DEIS SCOPE
Landmark at Eastview
Town of Greenburgh, Westchester County, New York

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed new zoning district, Planned Economic Development (PED), and its application to the Landmark at Eastview site, a ±100-acre property proposed to support a new retail/commercial and hotel development in the Town of Greenburgh, NY. This Scoping Document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (5).

This draft Scoping Document is intended to serve as the foundation for the identification and evaluation of all potentially significant adverse impacts that are pertinent to the proposed action, and to identify appropriate mitigation measures to be considered in the DEIS. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

Classification of Action: Type I

Lead Agency: Town Board
Town of Greenburgh

Scoping Meeting: April 25, 2012
7:30 PM
Greenburgh Town Hall, 177 Hillside Avenue

Description of Proposed Action:

The Proposed Action to be addressed in this DEIS includes:
- Creation and adoption of a new zoning district in Greenburgh: Planned Economic Development (PED)
- Mapping of the Landmark at Eastview site with the PED district
- Conceptual Site Plan on the site utilizing the parameters of PED

The proposed action involves rezoning the approximately 100.17-acre site to Planned Economic Development (PED), to permit the construction of approximately 500,000 sf of retail and commercial uses, a hotel as well as approximately 34 acres to be preserved as permanent open space. The subject site is located between the Saw Mill Parkway to the west, Saw Mill River Road (Route 9A) to the east, Old Saw Mill River Road and the Madison Square Garden training facility/laboratory properties to the north, and the various distribution facilities to the south. The site is currently undeveloped and zoned by the Town of Greenburgh as Office Business (OB) and Multifamily Residence (M-6 and M-10) Districts. The proposal requires adoption of the new PED zone in the town, applying the PED zoning to the site, and approval of a conceptual site plan.

The primary goal of the proposed new district and the application of the PED District to the subject site to accommodate the proposed development is to preserve sensitive environmental...
features within permanent open spaces, while also providing valuable economic development opportunities for the Town, including tax revenues and jobs.

The DEIS will contain the following information and address the following issues as they relate to the proposed action:

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**COVER SHEET** identifying:

1. The Proposed Action and its location;
2. The name, address and telephone number of the Lead Agency and contact person;
3. The name, address and telephone number of the preparer of the DEIS;
4. The name, address and telephone number of the Applicant; and
5. The date of DEIS submission and acceptance; and
6. Public hearing date and DEIS comment period.

The Cover Sheet is to be followed by a list of the names, mailing addresses, and telephone numbers of each of the consultants involved in the project and preparation of the DEIS. A list of all interested and involved agencies, parties, and agencies should also be provided.

**TABLE OF CONTENTS**, indicating the chapters of the DEIS and page numbers, as well as lists of figures, tables, photographs, and appendices.

The DEIS should contain the following chapters and text:

I. **EXECUTIVE SUMMARY**

   *Chapter I* is to consist of an executive summary which briefly describes: the Proposed Action; the Proposed Action’s purpose, need, and public benefit; existing conditions; potential impacts; proposed mitigation measures; and the alternatives to the Proposed Action. *Chapter I* is to also include a list of all required reviews, permits, and approvals from Town, County, and State agencies.

II. **PROJECT DESCRIPTION**

   *Chapter II* is to include a detailed description of the Proposed Action and its component parts through text, photographs, maps, and/or sketches, as necessary. *Chapter II* is to include the following:

   A. **Project Site Location and Description**

   The project site is to be located and described, both regionally and in the project area. On-site and abutting land uses and zoning categories are to be discussed, including a description of all uses that are currently located on the
A comprehensive history of the project site, including any and all prior uses and previous development proposals and prior zoning changes is to be presented. The stage at which each previous development proposal was abandoned (e.g., no official application submitted, application withdrawn before decision, application denied, etc.) is also to be indicated. A detailed description of the recent history of development that has occurred on adjacent parcels that are owned or controlled by the applicant and/or its associated entities is to be provided. Finally, the adjacent parcels owned or controlled by the applicant and/or its associated entities that currently are undeveloped, significantly under-developed, or under-utilized are to be identified and described.

B. Proposed Action

The site plan, design concept, and the development program are to be presented. The description of the Proposed Action is to include the number and types of building and uses, the compliance with existing zoning (i.e., site plan to establish Floor Area Ratio), the proposed change of zone, and the requested amendment to the Town Zoning Code to the proposed Planned Economic Development (PED) District. The procedures to be followed in developing and approving the detailed site plan, if the proposed zoning amendments and conceptual site plan are approved by the Town Board are also to be described.

A description of the general layout, access, open space/buffer areas, the internal road system, utilities, and stormwater is to also be included, along with a discussion of any special features. In addition, a discussion of how the Proposed Action will be designed (to the extent possible) to conform to the requirements of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ will be included, as well as a discussion of the potential use of green building technologies to meet these requirements.

In addition, the phasing of the proposed project is to be explained in detail, illustrated with appropriate maps and tables. The anticipated project build year and the timing and duration of each phase of construction are to be specified.

C. Project Purpose, Needs, and Benefits

The purpose and objectives of the Proposed Action is to be described from a regional, local, neighborhood, and site perspective. Also, the public need for and/or public benefits from the implementation of the Proposed Action are also to be analyzed, identified, and described. To the extent possible, the needs analysis is to be based on similar projects that have been constructed in proximity to the project site and is to include existing demographic conditions in the Town and region and any other information.
D. Reviews and Approvals

An identification and description of the various reviews, approvals, and permits (and associated requirements and compliance thereto) needed to implement the Proposed Action (e.g., Federal, State, regional, and local) are to be enumerated.

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

A. Land Use and Zoning

1. Existing Conditions

Existing land use, zoning, and development patterns within one-half mile radius of the project site is to be described with narrative and maps. The land use investigation is to identify the specific types of land uses and facilities that lie adjacent to the subject property, in addition defining these neighboring uses in generic terms such as “industrial” and “commercial.” Any development proposals that are pending, proposed, or planned for other parcels owned or controlled by the applicant and/or its associated entities are also to be identified and described. In addition, any planned development projects and planned public improvements in the vicinity of the Proposed Action will be discussed.

2. Potential Impacts

The relationship of the proposed development to overall land use patterns within the study area, and to adjacent properties is to be discussed. A discussion of the proposed project’s compliance or non-compliance with local land use and zoning regulations, as well as the Proposed Action’s relationship to Town and County Plans is to be discussed. These Town and County plans are to include:

- 1986 Town of Greenburgh Targeted Commercial Zoning Study;
- 2000 Town of Greenburgh Comprehensive Plan;
- 2002 Comprehensive Plan Draft Generic Environmental Impact Statement (DGEIS);
- 2003 Comprehensive Plan Final Generic Environmental Impact Statement (FGEIS); and
- 1996 Patterns for Westchester: The Land and the People.
- Westchester 2025
- Town of Greenburgh 2012 Draft Comprehensive Plan
An analysis of why the existing zoning of the subject property is believed to be inappropriate and/or less desirable than the proposed PED zoning is to be discussed.

An analysis of the impact of creating components of an approval process with no future environmental review as part of the proposed zoning is to be studied. In addition, an analysis detailing the function of separate 10,000 sq. ft. lots within a unified development, as related to lot and bulk requirements at the time of approval and as part of any subsequent subdivision, will also take place.

3. Proposed Mitigation

The DEIS will identify reasonable mitigation in the event that the analysis indicates that significant impacts would occur.

B. Visual Resources

1. Existing Conditions

The visual character of the site and the immediately surrounding area is to be described through captioned photographs and narrative. The methodology of determining the selection of the views for the visual impact assessment is to be included. The following views (Figure 1) are to be documented:

i. Looking west from Route 100C
ii. Looking southwest from Route 9A
iii. Looking northeast from Saw Mill River Parkway
iv. Looking south from loop road near MSG
v. Looking southwest from east intersection of loop road and Old Saw Mill River Road
vi. Looking east from bike path at powerline crossing
vii. Looking east from Hackley School ballfield
viii. Looking southeast from Kykuit Hill
ix. Looking south from southern portion of loop road

2. Potential Impacts

Cross section, captioned photographs, sample elevations, and/or other graphics (e.g., Google SketchUp, ArcGIS 3D Analyst) shall be provided to illustrate potential views from surrounding areas.
3. Proposed Mitigation

Consideration is to be given to the inclusion of the following types of measures to mitigate project-related impacts on visual resources:
- A landscape and buffer plan, including use of native species in landscaping;
- Design of lighting utilizing low height poles, fully-shielded, downward directed lighting and other proposed mitigation.

C. Community Character

1. Existing Conditions

The existing character of the community is to be described through narrative and photographs based upon information presented in other sections of the DEIS, including:
- Visual conditions;
- Land use setting;
- Open space and development density; and
- Traffic congestion and traffic safety.

Based on any planned development projects, public policy initiatives, and planned public improvements, the changes that could be expected to the community character without the Proposed Action is to be discussed.

2. Potential Impacts

The potential impacts upon the surrounding area’s community character resulting from the Proposed Action are to be evaluated and described. The relationship of the Proposed Action to the surrounding community, including a comparison of the Proposed Action’s building design, height, bulk, and scale to surrounding uses is to be included.

3. Proposed Mitigation

Consideration is to be given to the inclusion of the following types of measures to mitigate project-related impacts on community character:
- Inclusion of architectural design and treatment to buildings;
- Treatment of appropriate gateways;
- Preservation of open space within the project site, and
- An alternative analysis of the potential for a parking structure serving multiple uses in order to reduce the vast amount of impermeable surface of surface parking lots, reduce traffic
congestion, and avoid the appearance of excessive asphalt surface parking.

The Applicant should also provide form-based design guidelines or design criteria for consideration as part of subsequent site-specific reviews, which can allow greater flexibility for attractive development sited at the front of the lot, particularly for the proposed retail ‘c’ cluster area of development (along Old Saw Mill River Road/NYS Route 9A).

D. **Soils, Topography, and Steep Slopes**

1. **Existing Conditions**

   Existing on-site soils, topography, and steep slopes and their relationship to surrounding topography is to be described with narrative, tables, and maps. Soil information is to utilize the *Soil Survey of Westchester and Putnam Counties*, as well as any on-site soil investigation that has been conducted. The steep slope analysis is to be consistent with the categories (i.e., steep slope, very steep slope, and excessively steep slope) set forth in the Town’s Steep Slopes law (§245). All rock outcroppings on the project site are to be described and mapped.

2. **Potential Impacts**

   The potential impacts of site grading with respect to soil erosion and slope stabilization are to be assessed, including an estimate of cut and fill and description of impacts if cuts and fills are not balanced. Impacts to steep slopes, if any, are also to be determined and described with narrative, tables, and maps. Areas of the site in each slope category defined under the Town’s Steep Slopes law (§245) to be impacted are to be presented as part of this analysis. A detailed analysis of blasting impacts, in terms of location, duration, quantity of rock to be removed, magnitude of blasting, anticipated ground vibration and noise levels during blasting, proximity to sensitive receptors, and other relevant parameters is to be included. This information is also to be summarized in the Construction Impacts section of the DEIS *(IV. Significant Adverse Impacts that Cannot be Avoided, A. Short Term Construction Impacts)*.

3. **Proposed Mitigation**

   The DEIS will address the development of a preliminary short- and long-term sedimentation and erosion control plan, prepared in
accordance with Westchester County Best Management Practices, New York Guidelines for Erosion and Sediment Control, and requirements of the New York State Department of Environmental Conservation (NYSDEC), the New York City Department of Environmental Protection (NYCDEP) and the Town of Greenburgh. If necessary, compliance with blasting regulations.

E. Flora and Fauna

1. Existing Conditions

A detailed description and analysis of on-site animal species, trees (as required based on Chapter 260 of the Code of the Town of Greenburgh – the current Town tree ordinance), and ecological communities is to be included. The description of the ecological setting of the subject property is to include a discussion of the site’s relationship to adjacent and nearby natural areas.

A field survey of on-site vegetation is to be conducted by a qualified botanist and supplemented by a review of existing information sources regarding species that potentially are present on the site. A map of ecological communities, derived from observations made during the on-site reconnaissance, in conjunction with aerial photographs is to be included. The vegetation mapping units are to be based on classification into distinct ecological communities, as defined by the New York State Natural Heritage Program. A comprehensive species list for plants documented to be present on the subject property is to be included as well. A survey of trees greater than six inches diameter at breast height (dbh), identifying species, size, location, and condition is to be conducted in accordance with the current Town tree ordinance. The tree survey will only include the portion of the site that is proposed to be disturbed. A comprehensive species list for wildlife known or expected to be present on the subject property is to be included. The wildlife inventory is to include a field survey by a qualified biologist and supplemented by a review of existing information sources regarding species that potentially are present on the site. The analysis is to include the identification of any on-site threatened, endangered, or special concern species, or significant habitats. The identification is to include referral to NYSDEC – 1) Division of Environmental Permits and 2) New York Natural Heritage Program, as well as the United States Department of the Interior, Fish and Wildlife Service (USF&WS), in addition to review of other appropriate information sources.
2. Potential Impacts

The loss of wooded areas and habitat fragmentation effects are to be quantified. Impacts on resident plant and animal populations, and any existing wildlife corridors are to be discussed. Trees that would be retained versus trees that would be removed under the proposed development plan are to be identified and mapped, and a quantitative analysis is to be presented regarding the degree to which significant trees would be preserved on the developed site. The faunal impact analysis is to include an assessment of the impact that the proposed development would have on local and regional population levels of the wildlife species that currently occupy the site. The limits of site clearing under the proposed development plan in relation to the existing vegetative/ecological communities is to be delineated. The extent to which the proposed development plan would result in the removal or preservation of each community is to be quantified. The degree to which the proposed development effectively avoids areas of ecological importance is to also be analyzed. The issue of fragmentation of habitat will also be addressed.

3. Proposed Mitigation

The DEIS will also address development of a landscaping plan and the preservation of natural areas. The extent to which native vegetation would be used in the proposed landscaping plan (including, as applicable, the augmentation of areas of existing vegetation to be preserved, as well as replanting within the proposed limits of clearing) is to be described in specific terms (e.g., species, planting densities, planting locations, spatial extent, etc.).

F. Waterbodies and Wetlands

1. Existing Conditions

Surface watercourses are to be mapped and described and classified, including a description of any watersheds and component streams and tributaries on-site. The mapping is to be based on in-field delineation conducted by a qualified wetland scientist in accordance with applicable criteria and is to illustrate the existing extent of on-site State, federal, and local wetlands and watercourses. The criteria on which the wetland mapping on the subject parcel is based is to be discussed in detail. Functions and quality of on-site wetlands are to be discussed as well. Relevant water quality standards and classifications pertaining to the water bodies and wetlands on and in the vicinity of the subject property are to be defined. In addition, a map illustrating the extent of
the 100-year floodplain on the subject parcel, as derived from federal Flood Insurance Rate Maps (FIRM) is to be included.

2. Potential Impacts

Potential impacts to any on-site watercourses or wetlands are to be described and mapped. The mapping is to delineate the areas of watercourses, wetlands, and associated buffers that would be disturbed under the proposed development plan. The Applicant should ensure that the four (4) wetlands areas not mapped on a plan prepared by Charles H. Sells on February 5, 1996 are verified through the application. The impact assessment is to address both direct impacts (e.g., encroachment of proposed development into waterbodies and wetlands) and indirect impacts (e.g., stormwater runoff discharges into waterbodies and wetlands from developed areas, likelihood that residents of the proposed development would intrude into sensitive areas, etc.). The acreage of mapped wetlands that would be disturbed by the proposed development is to be quantified and the value of the habitat (e.g., in terms of species present and other suitable parameters) in each area of disturbance is to be analyzed. The acreage of wetland buffer areas that would be disturbed by the proposed development is to be similarly quantified and described. The degree to which the Proposed Action would or would not be protective of water quality standards and classifications is to be analyzed. In addition, the degree to which the proposed development would or would not conform to pertinent flood protection standards is to be analyzed.

Potential impacts to important underground aquifers on the property are to be described and mapped, including mapping of the presence of underground aquifers based on readily available information and including a description of their function (i.e., drinking water supply). The impact assessment is to address direct impacts (i.e., stormwater infiltration).

3. Proposed Mitigation

Consideration is to be given to the inclusion of the following types of measures to mitigate project-related impacts on underground aquifers, waterbodies, and wetlands:

- Inclusion of avoidance measures and design aspects proposed to offset, reduce, or otherwise eliminate or lessen potential impact losses and/or disturbances;
- Creation of new wetlands and/or enhancement of existing wetlands;
- Mitigation should be explored for protection and recharge of these resources, including on-site and downstream areas;
- Development of a short- and long-term sedimentation and erosion control plan; and
- Development of a stormwater pollution prevention plan.

G. Stormwater Management

1. Existing Conditions

Drainage patterns and their relationship to the project site are to be described. In addition to a description of existing drainage patterns, suitable mapping to illustrate these drainage patterns and delineate sub-watersheds is also to be provided. Stormwater flow volumes and peaks would be provided for 1-, 2-, 10-, 25-, 50-, 100- and 200-year storm events, as required by the NYSDEC Phase II and/or Town regulations.

2. Potential Impacts

The proposed drainage facilities and detention areas are to be described. Project-related alterations to drainage patterns and sub-watersheds that would result from site grading are to be described, mapped, and analyzed. In addition, increased runoff volumes and peak flows (due to the expansion of impervious surfaces) are to be quantified (for the 1-, 2-, 10-, 25-, 50-, 100- and 200-year storm events) and the ability of the proposed stormwater management system to accommodate these volumes and flows is to be quantitatively analyzed on a sub-watershed basis. Impact of the development on the constant flooding that occurs in downstream areas on NYS Route 9A and the relation of flooding to traffic is to be studied. Project-related construction impacts are to be evaluated as well.

4. Proposed Mitigation

The proposed stormwater management system and implementation of Best Management Practices based on the NYSDEC Phase II regulations is to be described, including methods to maintain water quality standards and peak hour runoff rates. An analysis of the impact of incorporating pervious pavement, grasscrete, infiltration landscaping islands, structured parking, and other “green” infrastructure beyond an appropriately sized drainage basin should be considered. The DEIS will address the development of a stormwater pollution prevention plan. Measures to mitigate project-related construction impacts are to be considered as well.
H. Water, Sewer, and Other Utilities

Direct coordination with each of the respective service providers is to occur in order to ascertain existing conditions, potential impacts, and any mitigation measures.

1. Existing Conditions

Existing water and sewer lines within adjoining roadways are to be described and mapped to illustrate the location of the facilities. Existing water system capacities and sewage system (up to the trunk line that serves the site) treatment and collection capacities are to be analyzed. In addition, the type, location, and availability of existing utilities that service the project site are to be described, including the current overall capacity of the electrical supply system.

2. Potential Impacts

Proposed water mains and sewer lines, and the ability of existing systems to accommodate projected flows, are to be discussed. The identification of mitigation measures that will offset the projected increase in flow through reductions in inflow/infiltration (I&I) at a ratio of three for one are to be discussed. The calculation of water use for the proposed project is to account for both domestic water consumption and irrigation. With regard to the public water system, the adequacy of both the water supply volume and pressure is to be evaluated. An evaluation of the capacity of the other existing utilities to accommodate the Proposed Action is to be discussed. Specifically, the adequacy of the existing electrical infrastructure serving the subject property is to be assessed. The identification of any needed changes or upgrades needed to such facilities is to be included, if any. An analysis of whether it would be necessary to set aside land to accommodate the construction of an additional substation or other electrical facilities to accommodate the electrical demand of the proposed development is to be included. The potential cumulative impacts of all pending and proposed development projects within the respective service areas of the local water purveyor and County sewer district that encompass the subject parcel are to be examined. The extent to which the project would be energy-efficient is to be discussed. In addition, the degree to which the proposed construction (which conforms to Chapter 233 Green Building Initiative and Energy Conservation Standards) would reduce energy and water consumption, as well as the generation of greenhouse gases and other air emissions, as compared to standard construction is to be discussed.
3. Proposed Mitigation

The DEIS will consider the use of water saving devices and off-site water main extension along Grasslands Road to improve the Town distribution system, as requested by the Town. The mitigation analysis is to describe any design features for water and energy conservation that is to be included in the proposed development.

Provide specific details on how implementation of I&I improvements are to be accomplished. For example, will the Applicant be required to place funds into a dedicated account for I&I work based on a per gallon cost of removal of flow through I&I? How will I&I projects be identified? Who will conduct the work and in what timeframe?

I. Socioeconomic

1. Fiscal Impacts

The current property taxes provided to each taxing jurisdiction (e.g., town, county, school) are to be identified.

2. Retail Activity

Existing shopping and retail locations in the project vicinity shall be identified.

3. Potential Impacts

A fiscal impact assessment is to be provided that includes estimated net town, county, and school tax impacts, as well as special district tax impacts. The Town Tax Assessor is to be contacted to obtain an estimated assessed value for the project site after construction of the Proposed Action. Based on the tax rates for each taxing jurisdiction, the tax revenues that would be generated by the proposed development are to be estimated and presented.

4. Proposed Mitigation

The DEIS will identify reasonable mitigation in the event that the analysis indicates that significant impacts would occur.

J. Community Facilities and Services

Direct coordination with each of the community service facilities/services providers is to occur in order to ascertain existing conditions, potential impacts, and any mitigation measures.
1. Police, Fire, and Emergency Services

a. Existing Conditions

The location, response time, staffing, and equipment at existing facilities that would serve the project site are to be described.

b. Potential Impacts

The potential impacts to community facilities from the proposed development, particular capital needs, if any, based upon information provided by service providers is to be described. The availability of adequate water supply for fire control purposes is also to be evaluated.

c. Proposed Mitigation

The DEIS will identify the fire prevention and security measures to be included within the project’s design.

2. Solid Waste

a. Existing Conditions

Existing services and facilities that would potentially serve the project site are to be described.

b. Potential Impacts

The amount of solid waste to be generated by the proposed development is to be identified. Collection methods and disposal facilities are to be described. The ability of existing disposal facilities to accommodate the additional solid waste to be generated by the Proposed Action is to be analyzed. The Applicant should be advised of the recently expanded County recycling law to include all plastics numbered 1 through 7. Any proposed recycling program should take the adequate storage of these recyclables into account.

c. Proposed Mitigation

The composting and recycling program to be implemented for the proposed development is to be described in detail. A discussion of food composting should be included, particularly if cafeteria or other foodservice facilities are included in the development. By composting food waste, the burden on the waste stream from the site can be reduced and a product could be created for use on-site for landscaping.
K. Traffic and Transportation

1. Existing Conditions

a. Prepare a description of existing area roadways including, at a minimum, pavement width/conditions, sidewalk width, number of lanes, posted speed limit, types of roadways, parking, and traffic controls.

b. Prepare existing vehicular traffic volume data in the weekday PM (4:00 to 6:00 PM), weekend (11:00 AM to 3:00 PM) peak hours and Saturday Peak Midday period, and existing levels of service for each of the following intersections is to be described:
   i. Old Saw Mill River Road and Saw Mill River Parkway On and Off Ramps
   ii. Old Saw Mill River Road and Landmark at Eastview Driveways
   iii. Route 9A and Route 100C/Wellesley Inn Driveway
   iv. Old Saw Mill River Road and Route 9A Southbound Ramp
   v. Old Saw Mill River Road and Route 100C
   vi. Route 100C and Route 9A Northbound Ramp
   vii. Route 100C and Clearbrook Road/Beeline Boulevard
   viii. Route 9A and Hunter Lane
   ix. Route 9A and Dana Road (Grasslands Access)
   x. Route 100C and Sprain Brook Parkway Ramps
   xi. Route 100C, Route 100A, and Route 100
   xii. Route 100C and Westchester Medical Center Main Access/Taylor Road
   xiii. Route 9A and Old Country Road
   xiv. Route 9A and Payne Street
   xv. Route 9A and I-287 Ramps
   xvi. Route 9A and Frontage Road
   xvii. Route 9A and Route 119
   xviii. Route 9A and Beaver Hill Road/Warehouse Lane

c. In order to verify the accuracy of the above-mentioned manual counts, one-week machine (ATR) counts are to be performed at Route 100C immediately east of the Route 9A northbound ramps

d. Heavy vehicle classification counts are to be performed along each of the roadways listed above in ‘b’.

e. Available traffic accident reports for the past three years for the above intersections and the road segments between these intersections are to be analyzed. Potential improvements at the
locations where the accidents exceed the State average are to be identified.

f. A discussion of the proposed Route 9A bypass is to be included, including a description of the proposal and the status of the project.

g. Existing public transportation and associated facilities (i.e., parking) in the vicinity of the project site are to be identified and discussed.

h. Existing bicycle connections to the Tarrytown/Kensico Trailway and the South County Trailway.

2. Potential Impacts

Estimate the project-generated peak-hour vehicular traffic for the subject project, including an analysis of the varieties of permitted uses allowed, as well as for any nearby developments based on information contained in the 8th Edition of Trip Generation, prepared by the Institute of Transportation Engineers. However, an emphasis should be added to the potential for predominantly commercial uses, which appear to generate significant traffic counts. Levels of Service (LOS) analyses are to be performed with project generated and no-build traffic, including an analysis of access and sight distance requirements at the site access drives. The year when the project is expected to be completed and occupied (“Design Year”) is to be identified. Provide the anticipated distribution (arrival/departure) patterns of project-generated traffic on area roads. Provide capacity analysis for the anticipated No-Build traffic conditions for the intersections defined above. The No-Build traffic volumes are to be estimated using a 2 percent annual growth rate, as well as the generations of other proposed developments that might impact traffic volumes in the area (these other developments are to be identified through discussions with representatives from Greenburgh, Mount Pleasant, and the adjacent villages). Calculate background traffic volume for the design year including a general background growth factor and traffic expected to be generated by pending or approved projects in the immediate vicinity of the project site. The sight distance analyses are to be performed using American Association of State Highway and Transportation Officials (AASHTO) standards for intersection sight distance. Capacity analyses are to be performed using the latest available highway capacity (HCS) software. The actual peak hour factors and heavy vehicle percentages are to be computed from the traffic counts. The traffic study is to use a conservative generation rate. SYNCHRO or other accepted software is to be used.
where system analyses are needed. The percentage of vehicular commuters is to be estimated.

The following constitutes impact criteria for determining significant adverse traffic impacts:

- No-build LOS – Permitted increase between build and no-build;
- LOS A, B, or C – Up to mid-LOS D;
- LOS D – Less than 5 seconds;
- LOS E – Less than 4 seconds;
- LOS F – Less than 3 seconds; and
- LOS F and delay that exceeds 120 seconds – Less than 1 second.

Impacts related to the proposed Route 9A bypass, including up-to-date conceptual bypass variations that are being considered, particularly if there is potential for the siting of a portion of the bypass on or about the subject property, are to be identified as well.

Include an analysis of the potential for new bus shuttles to existing public transit. In addition, include a discussion on what impacts, if any, the proposed development will have on the provision of bus service in the area and whether or not improvements to the bus stops serving the site are required or desired.

An analysis should be included of the traffic impacts stemming from the lack of a pedestrian, bicycle, and/or vehicular connection from the proposed retail ‘c’ cluster and the existing looped road, which provides access to the proposed retail ‘g’ and ‘h’ clusters.

In addition, anticipated pedestrian activity, if any, internal bicycle circulation and safety considerations are to be identified. A discussion of bicycle parking, particularly since the Landmark at Eastview campus is directly served by a trailway that connects to three other trailways – North County Trailway, South County Trailway, and Tarrytown Lakes Trailway.

Old Saw Mill River Road is a County Road (CR 303) in the westbound direction only. The DEIS should note that approval from the County Department of Public Works and Transportation (WCDPW&T) under Section 239 F of the General Municipal Law is required. Pertinent drainage, utility, erosion control, and curb cut details need to be provided at the time of Section 239 F submittal. Driveways and entrance roads must also be designed in accordance with current County, State, and AASHTO standards.

Construction traffic impacts are also to be addressed.
3. The DEIS will identify mitigation measures based upon the impact criteria described above and will include, but not be limited to, road signage, intersection and roadway improvements (including pedestrian and bicycle lanes and bicycle parking), traffic controls, and measures to be implemented during construction. The applicant’s responsibility for the mitigation measures is to be identified.

L. Air Quality

1. Existing Conditions

The general quality of air in and around the project site is to be characterized, including any nearby emissions generators. The site’s location within Westchester County, New York State, the United States Environmental Protection Agency (USEPA) Region II, the USEPA New York-N, New Jersey-Long Island, NY-NJ-CT metropolitan region for air quality, and other air quality geographic areas is to be discussed, including such areas’ current attainment status.

2. Potential Impacts

The effect of tailpipe emissions from project-generated traffic is to be analyzed.

3. Proposed Mitigation

Consideration is to be given to the inclusion of mitigation measures identified to mitigate any significant adverse air quality impacts resulting from construction activity, traffic, or the various project components.

M. Noise

1. Existing Conditions

A general description of the existing noise environment, including existing noise generators (i.e., roadway traffic) is to be provided. Ambient noise levels are to be recorded at various locations on the subject property.

2. Potential Impacts

The suitability of the subject property for the proposed commercial development, in terms of ambient noise conditions associated with the surrounding development, is to be assessed.
3. Proposed Mitigation

Consideration is to be given to the inclusion of mitigation measures identified to mitigate any significant adverse noise impacts resulting from construction activity, traffic, or the various project components.

N. Cultural Resources

1. Existing Conditions

The discussion of cultural resources is to detail the existing historic and archaeological resources on the project site, and evaluate the site’s potential archeological or historic sensitivity based on on-going cultural resource studies, including an evaluation of the portions of the site that had been utilized for quarrying of material for making tools by pre-contact inhabitants of the general area. All cultural resource investigations are to conform to the protocols established by the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP).

2. Potential Impacts

Potential impacts to archeological or historic resources are to be identified.

3. Proposed Mitigation

The DEIS will be prepared in coordination with NYSOPRHP, specifically the State Historic Preservation Office (SHPO).

O. Construction Impacts

Describe proposed construction phasing and schedule, to the extent possible.

IV. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

A. Short Term Construction Impacts

An analysis of short-term, construction-related impacts is to be included. Impacts are to include construction-related impacts to: traffic, noise, air quality, stormwater discharges, and sediment transport.

B. Long Term Impacts

An analysis of long-term impacts is to be included. Impacts are to include: traffic, noise, air quality, stormwater discharges, and sediment transport.
V. ALTERNATIVES

A number of alternatives are to be evaluated. These alternatives are presented in Table 1 and described below.

A. No Action

The No Action Alternative, which assumes no development under existing zoning, is required by SEQRA to be described in the DEIS. Under the No Action Alternative, the Project Site would remain in its current state, as a vacant parcel of land. Therefore, no residential units and/or square footage of office or commercial space would result.

B. Development Under Existing Zoning, Residential and Office

An alternative that includes 377 residential units and 262,462 square feet of office space (development under existing zoning – residential and office) is to be described. An objective assessment of the relative drawbacks and benefits of such a development in comparison to the proposed PED District including a comparison of impacts is to be provided. If any of the mitigative measures included as part of the Proposed Action could not apply to this alternative, it is to be discussed in the context of the comparative assessment.

C. Alternative Retail Mix and Layout

Alternative location and mix of uses shown on the conceptual site (i.e., retail and hotel) for the front and rear portions of the site.

D. Alternative Uses

Alternative uses included in the proposed PED regulations (i.e., research and development, hotel, office and combinations thereof) in terms of potential tax revenues.

E. Alternative Zoning Approaches

1. Research and Development Cluster North

The Research and Development Cluster North (R&DCN), as suggested in the Town’s draft Comprehensive Plan update, represents a future land-use designation that envisions a unified biotech (or other science based sector) campus development in the north-western portion of unincorporated Greenburgh. The R&DCN is generally bordered by the Saw Mill Parkway to the west, Old Saw Mill River Road/Grasslands Road (NYS Rt. 100C) to the north, which comprises the municipal boundary separating...
Unincorporated Greenburgh and the Town of Mount Pleasant, and an existing Nonresidential Planned Development (PD) District to the south and east. Predominant land uses existing in the vicinity of the R&DCN include an athletic training facility, research and development laboratories, transportation, recreation, open space, commercial (e.g., retail, offices) light industrial, warehouse and storage, and office park developments.

The draft Comprehensive Plan’s vision for a unified biotech campus arises from a combination of the existing successful industries that occupy the area of the R&DCN, local site conditions (such as underdeveloped parcels with infill development potential and undeveloped adjacent vacant parcels), regional considerations such as proximity to several universities and hospitals, and convenient highway and airport access. The existing biotech facilities within the R&DCN include: (1) Regeneron, Inc., (777 Old Saw Mill River Road), a leader in human antibody technologies, employing approximately 1,700 people; and (2) PsychoGenics Inc. (765 Old Tarrytown Road), a leader in preclinical contract research and drug discovery, employing approximately 80 people. In addition, several similar facilities exist and/or are planned for expansion on adjacent sites in the Town of Mount Pleasant. The benefits of agglomeration, commonly seen in larger hubs such as in the Massachusetts biotechnology industry, could be expected to continue in this portion of Westchester, as an intensification of the industry grows and is supported.

From a development perspective, the sites of the existing biotech facilities appear to be underdeveloped when considering their expansive existing surface parking lot areas. An adjacent undeveloped site to the south, containing greater than 100 acres (i.e., the subject site), also provides great potential for a unified research and development cluster. This cluster is envisioned as part of a Westchester County hub of biotech facilities containing a broad range of research and development uses, commercial and office uses, and the placement of satellite office/research uses of universities and medical centers.

This portion of unincorporated Greenburgh is unique in that it is heavily buffered from residential uses due to distance, site topographies, and wooded coverage. These unique site features provide the potential for significantly larger densities and heights of buildings, primarily used as biotech research and development uses to spur economic development through job growth. A unified biotech campus development could be expected to encompass open space preservation, bike and pedestrian trails and linkages, and compact development through the allowance of greater Floor Area Ratio (F.A.R.) and building heights, and the inclusion of structured parking. A gateway entrance use, at the junctions of Old Saw Mill River Road, North Saw Mill River Road and Grasslands Road, could
provide an attractive secondary presence for the R&DCN to complement the existing frontage along Grasslands Road. In order to further support the R&DCN, uses complimentary to those necessary for successful biotech clusters are recommended to be permitted in the existing Nonresidential Planned Development (PD) Districts.

The planned R&DCN sites contain environmental features such as steep slopes, wetlands and watercourses, and wooded areas, and are located tributary to areas prone to flooding. Concentrated development on the existing biotech facility sites in areas currently occupied by surface parking lots, coupled with a minimization of expansive surface parking lots on sites currently undeveloped, by way of shared/joint structured parking, can enable cohesive and compact site layouts. Current zoning districts do not permit the flexibility necessary to justify structured parking and/or other unified site components. The continued transformation of this portion of unincorporated Greenburgh into a major unified research and development cluster, as envisioned in the draft Comprehensive Plan update, would provide local and regional economic benefits and is recommended to be supported through future rezoning efforts.

2. Creating two different zoning districts, or sub-districts in the proposed PED, for the two parcels separated by the knoll. The parcel fronting along Old Saw Mill River Road/NYS Route 9A appears to be distinctly different from the parcel behind the office and laboratories with access to/from the loop road.

3. Changing the existing zoning on the entire 100-acre site to OB or PD.

4. Adding LI light industrial uses as permitted uses in the proposed PED regulations, including potential reuse possibilities for big box stores.

F. Parking Structure

Include an analysis of the potential for a parking structure serving multiple uses in order to reduce the vast amount of impermeable surface of surface parking lots, reduce traffic congestion, and avoid the appearance of excessive asphalt surface parking.

VI. OTHER SEQRA CHAPTERS

A. Growth Inducement

B. Effects on Energy
The energy sources to be used, anticipated levels of consumption, efficiency of energy consumption, and energy conservation measures are to be discussed. The discussion is to include a presentation of how the proposed development will meet all the standards of the New York State Energy Code, as well as how the proposed development is consistent with New York State Energy Research and Development Authority (NYSERDA) programs.

C. Irreplaceable and Irretrievable Commitment of Resources

Appendix
A. SEQRA Documentation (EAF, Notices, Adopted Scoping Document)
B. Other Project Correspondence
C. Proposed Zoning Text
D. Stormwater Pollution Prevention Plan
E. Cultural Resources Reports
F. Traffic Impact Study
### Table 1
Comparative Table of Project Alternatives

<table>
<thead>
<tr>
<th>Alternative</th>
<th>Description</th>
<th>Approximate Number of Residential Units</th>
<th>Commercial/Office Square Footage</th>
<th>Type of Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Action</td>
<td>Current PED concept.</td>
<td>0</td>
<td>500,000 sq. ft.</td>
<td>NA</td>
</tr>
<tr>
<td>No Action</td>
<td>No rezoning or development. Required by SEQRA.</td>
<td>0</td>
<td>0</td>
<td>NA</td>
</tr>
<tr>
<td>Conventional Plan – Residential and Office</td>
<td>Development under existing zoning.</td>
<td>377</td>
<td>262,462 (office)</td>
<td>No restrictions</td>
</tr>
<tr>
<td>Alternative Retail Mix and Layout</td>
<td>Same uses as Proposed Action.</td>
<td>0</td>
<td>500,000 sq. ft.</td>
<td>NA</td>
</tr>
<tr>
<td>Alternative Uses</td>
<td>Alternative uses included in the proposed PED regulations.</td>
<td>0</td>
<td>TBD</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Research and Development Cluster North</strong></td>
<td>Future land-use designation that envisions a unified biotech (or other science based sector) campus development in the north-western portion of unincorporated Greenburgh.</td>
<td>TBD</td>
<td>TBD</td>
<td>NA</td>
</tr>
<tr>
<td>Two Zoning Districts</td>
<td>Creating two different zoning districts, or sub-districts in the proposed PED, for the two parcels separated by the knoll.</td>
<td>0</td>
<td>TBD</td>
<td>NA</td>
</tr>
<tr>
<td>Office Business</td>
<td>Rezoning of the entire property to OB or PD, and development in accordance with that zoning.</td>
<td>0</td>
<td>1,000,000 sq. ft. (office)</td>
<td>NA</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>Adding LI light industrial uses as permitted uses in the proposed PED regulations.</td>
<td>0</td>
<td>TBD</td>
<td>NA</td>
</tr>
<tr>
<td>Parking Structure</td>
<td>Include an analysis of the potential for a parking structure serving multiple uses.</td>
<td>0</td>
<td>TBD</td>
<td>NA</td>
</tr>
</tbody>
</table>