

**SCOPING DOCUMENT**  
**THE JEFFERSON AT SAW MILL RIVER**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

**Name of Project:** The Jefferson at Saw Mill River

**Applicant:** JPI/TDI Companies

**Project Location:** One Lawrence Street  
Town of Greenburgh  
Westchester County, NY

**Tax ID:** Section 8.370, Block  
265, Lots 1,2,3, & 4.

**SEQRA Classification:** Type I

**Lead Agency:** Town of Greenburgh Town Board  
177 Hillside Avenue  
White Plains, NY

**Lead Agency Contact:** Garrett Duquesne, AICP  
Commissioner, Department of  
Community Development and  
Conservation  
Town of Greenburgh  
(914) 989-1532

**Date of Scoping Meetings:** January 13, 2016 and February 10, 2016

**Date of Scope Adoption:** **March 23, 2016 (Proposed)**

## **DESCRIPTION OF THE PROPOSED ACTION**

The project sponsor, JPI/TDI Companies, proposes the re-development of a property fronting on Lawrence Street and running northerly along Saw Mill River Road (NY 9A) in the Town of Greenburgh, NY. The proposed re-development includes the construction of one four-story residential apartment building that will include a total of 272 rental apartment units with 438 parking spaces, consisting of 122 surface parking spaces and 316 parking spaces within a 4-story parking structure with rooftop parking surrounded by the apartment building. Access to the Site is proposed from Lawrence Street via a centrally located driveway. A secondary access/emergency egress will also be provided off of Western Avenue. Western Avenue is a Village of Dobbs Ferry public right-of-way which historically has provided access to the property. Also, 21 parking spaces are proposed along Western Avenue, to be used for South County Trailway parking in order to formalize this “informal” trailhead.

The combined tax lots comprise approximately 10.32 acres, plus an approximately 0.45 acre roadway right-of-way that is proposed to be de-mapped, for a total Site acreage of approximately 10.77 acres. The Site is bounded by Lawrence Street to the south, Saw Mill River Road (NY 9A) on the east, and the Saw Mill River Parkway to the west. The South County Trailway is adjacent to the west of the Site. The Saw Mill River bifurcates to the north and flows around the property, with a westerly branch situated between the South County Trailway and the Saw Mill River Parkway, and the main branch flowing within the property to the north and east. The Site contains FEMA designated floodplains and wetlands in addition to the Saw Mill River.

The Site is within the Town of Greenburgh's GI ("General Industrial District") zone. The GI zone regulations provide as a Special Permit Use by the Zoning Board of Appeals in Section 285-33A(2)(b) “[a]ny use not specifically permitted and not otherwise prohibited by law.” Thus, the development of such a multifamily residential use is a Special Permit Use by the Greenburgh Zoning Board of Appeals.

The following approvals are requested from the Town:

- Right-of-Way Acquisition of Danforth Avenue, Eastern Avenue, and Meadow Avenue from the Town Board;
- Site Plan Approval for a Site over 5 acres from the Town Board for the redevelopment of the Subject Property with 272 rental apartment units
- Wetland Permit for disturbance of a Wetland Adjacent Area from the Planning Board
- Steep Slopes Permit from the Planning Board
- Structured Parking Permit from the Planning Board
- Special Permit from the Zoning Board of Appeals
- Area variances for building stories, building coverage and building side yard setback from the Zoning Board of Appeals,
- NYSDEC Notice of Intent (NOI)/ Stormwater Pollution Prevention Plan (SWPPP) Approval from the Town Engineering Department
- Floodplain Development Permit from the Town Engineering Department, and
- Building permits from the Town Building Department.

## **PURPOSE OF SCOPING**

This 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. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

## **GENERAL SCOPING GUIDELINES**

The Applicant will prepare a Draft Environmental Impact Statement (DEIS) addressing all items identified in the Scoping Document. The Applicant will incorporate information from other developments underway or proposed in the local area, including those outside of the Town of Greenburgh, and include, where appropriate, discussions on cumulative adverse impacts.

The Applicant will follow the SEQRA regulations (6 NYCRR 617) for direction on the required content of a DEIS. The DEIS will assemble relevant and material facts and evaluate reasonable alternatives. Any assumptions that are not “worst case” assumptions will be clearly identified and the rationale for not incorporating the “worst case” assumption(s) will be provided.

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, it will be referenced in the DEIS and included as an appendix.

Narrative discussion will be accompanied, to the greatest extent possible, by illustrative tables and graphics. All graphics will clearly identify the project area. The DEIS will identify each impact topic, describing existing conditions, anticipated impacts and proposed mitigation to permit more efficient review.

Discussion of mitigation measures will clearly indicate which measures have been incorporated into the Proposed Action, versus measures that have not been incorporated into the Proposed Action plans. Those mitigation measures not incorporated into the Proposed Action, and not believed to be practicable, will be explained.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats. The electronic format will be in Adobe Acrobat (.pdf) file on CD-ROM. When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided to allow placement of a copy at the Greenburgh Library and Town Hall for public review during normal business hours. In addition, the full DEIS will be posted on the Town website for public review in accordance with the SEQRA law.

# ENVIRONMENTAL IMPACT STATEMENT CONTENT

## I. INTRODUCTION MATERIAL

### A. Cover Sheet

The DEIS will be preceded by a cover sheet that identifies the following:

1. Title of the document: Draft Environmental Impact Statement
2. Title of the Proposed Action: The Jefferson at Saw Mill River
3. Location: 1 Lawrence Street, Town of Greenburgh, Westchester County, New York
4. Name, address and phone number of the Lead Agency, and name of contact person:

Lead Agency: Town of Greenburgh Town Board

Contact Person: Garret Duquesne, AICP  
Commissioner of Community Development & Conservation  
177 Hillside Avenue  
Greenburgh, NY 10607  
Telephone (914) 989-1532

5. The name and address of the Project Sponsor (a/k/a “the Applicant”) and the name and telephone number of a contact person representing the Applicant: JPI/TDI Companies, Mr. Tom Moran, (212) 660-0250
6. The name and address of the primary preparer(s) of the DEIS, and the name and telephone number of a contact person representing the preparer(s): James A. Ryan, RLA, JMC, (914) 273-5225
7. Date of acceptance of the DEIS.
8. Deadline by which comments on the DEIS are due.

### B. List of Consultants Involved With the Project

The names, addresses, contact information, and project responsibilities of all consultants involved with the project, including the Town’s review consultants, will be listed.

Applicant’s Consultants:

*Lead Consultant,*  
*DEIS Preparation, Civil & Traffic Engineering & Landscape Architecture*  
JMC Planning, Engineering, Landscape Architecture  
& Land Surveying, PLLC  
120 Bedford Road  
Armonk, NY 10504  
Telephone (914) 273-5225

*Project Architect:*  
Niles Bolton Associates  
3060 Peachtree Road NW, Suite 600  
Atlanta, GA 30305  
Telephone (404) 365-7600

*Wetlands Consultant:*  
Evans Associates Environmental Consulting, Inc.  
205 Amity Road  
Bethany, CT 06524  
Telephone (203) 393-0196

*Geotechnical & Environmental Consultant:*  
The Vertex Companies, Inc.  
3322 Route 22W, Suite 907  
Branchburgh, NJ 08876  
Telephone (908) 333-4312

*Project Attorney:*  
Cuddy & Feder, LLP  
445 Hamilton Avenue, 14<sup>th</sup> Floor  
White Plains, NY 10601  
Telephone (914) 761-1300

Town's Consultants:

*Lead Consultant,  
Land Use, Zoning, Traffic & Socio-Economic Resources:*  
Ferrandino & Associates Inc.  
Planning & Development Consultants  
Three West Main Street, Suite 214  
Elmsford, NY 10523  
Telephone (914) 345-5820, ext. 101

*Engineering & Environmental Consultant:*  
D&B Engineers & Architects  
P.C.4 West Red Oak Lane, Suite 104  
White Plains, NY 10604  
Telephone (914) 467-5300

*Design/Visual Consultant:*  
Stephen Tilly, Architect  
22 Elm Street  
Dobbs Ferry, NY 10522  
Telephone (914) 693-8898

**C. Table of Contents**

All headings appearing in the text will be presented in the Table of Contents, along with appropriate page numbers. In addition, the Table of Contents will include a list of figures, a list of tables, a list of appendices and a list of additional DEIS volumes, if any.

**D. List of Full-Sized Drawings includes, but is not limited to:**

**JMC Site Plans:**

SP-1	“Cover Sheet”	05/27/2015
SP-1	“Cover Sheet”	05/27/2015
SP-2	“Site Existing Conditions”	05/27/2015
SP-3	“Slope Analysis Plan”	05/27/2015
SP-4	“Site Layout Plan”	05/27/2015
SP-5	“Site Grading Plan”	05/27/2015
SP-6	“Site Utilities Plan”	05/27/2015
SP-7	“Site Erosion and Sediment Control Plan”	05/27/2015
SP-8	“Site Landscaping Plan”	05/27/2015
SP-9	“Site Landscaping Plan”	05/27/2015
SP-10	“Construction Details”	05/27/2015
SP-11	“Construction Details”	05/27/2015

**Niles Bolton, Architects Drawings:**

A2.01	“Building Plans”	05/06/2015
A2.02	“Building Plans”	05/06/2015
A4.01	“Building Elevations”	05/06/2015

**II. EXECUTIVE SUMMARY**

The DEIS will include an executive summary to give the reader a clear and cogent understanding of the Proposed Action, its alternatives, its potential significant adverse impacts, if any, and measures to mitigate them, if necessary. The executive summary will include information found elsewhere in the main body of the DEIS and will be organized as follows:

- A.** Brief description of the Proposed Action.
- B.** Summary of existing environmental conditions and setting.
- C.** Summary of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS.
- D.** Summary description of the project alternatives considered in the DEIS.
- E.** List of **Involved Agencies** and required approvals and/or permits.

At this time it is anticipated that the following approvals and permits will be required:

<b>Agency</b>	<b>Approval/Permit</b>
1. Town of Greenburgh Town Board	<ul style="list-style-type: none"> <li>• SEQRA Determination (§200-8)<sup>(1)</sup></li> <li>• Right-of-Way Acquisition (Danforth Avenue, Eastern Avenue, and Meadow Avenue)</li> <li>• Site Plan Approval (More Than 5 Acres) (§285-53.A)<sup>(1)</sup></li> </ul>
2. Town of Greenburgh Planning Board	<ul style="list-style-type: none"> <li>• Wetland Permit (Adjacent Area) (§280-8.A)<sup>(1)</sup></li> <li>• Steep Slopes Permit (§245-8.A)<sup>(1)</sup></li> <li>• Structured Parking Permit (§285-38.A)<sup>(1)</sup></li> <li>• Tree Removal Permit (§260-4)<sup>(1)</sup></li> </ul>
3. Town of Greenburgh Zoning Board of Appeals	<ul style="list-style-type: none"> <li>• Special Permit (§285-33.A(2)(b))<sup>(1)</sup></li> <li>• Area Variances (see Section II.A.3.c) <ul style="list-style-type: none"> <li>a. Building Stories (§285-33.B(6))<sup>(1)</sup></li> <li>b. Building Coverage (§285-33.B(3)(a))<sup>(1)</sup></li> <li>c. Building Side Yard Setback (§285-33.B(4))<sup>(1)</sup></li> </ul> </li> </ul>
4. Town of Greenburgh Engineering Department	<ul style="list-style-type: none"> <li>• NYSDEC Stormwater Pollution Prevention Plan (SWPPP) Approval (§248-8.A)<sup>(1)</sup></li> <li>• Floodplain Development Permit (§220-4.B(1))<sup>(1)</sup></li> </ul>
5. Town of Greenburgh Building Department	<ul style="list-style-type: none"> <li>• Building Permit</li> </ul>
6. Town of Greenburgh Department of Public Works	<ul style="list-style-type: none"> <li>• Street Opening Permit (Lawrence Street Curb Cuts)</li> </ul>
7. Village of Dobbs Ferry Department of Public Works	<ul style="list-style-type: none"> <li>• Street Opening Permit (Western Avenue ROW Improvements)</li> </ul>
8. Village of Dobbs Ferry Planning Board	<ul style="list-style-type: none"> <li>• Site Plan Approval (<i>unless extent of work remains within County or State owned land which would be exempt from Village approval</i>)</li> </ul>
9. United Water Westchester Inc.	<ul style="list-style-type: none"> <li>• Backflow Prevention</li> <li>• New Water Service</li> </ul>
10. Westchester County Health Department	<ul style="list-style-type: none"> <li>• Backflow Prevention</li> </ul>
11. Westchester County Planning Board	<ul style="list-style-type: none"> <li>• §239-m,n General Municipal Law Referral</li> </ul>
12. Westchester County Parks Dept.	<ul style="list-style-type: none"> <li>• Permit to Provide Parking for South County Trailway</li> </ul>
13. Westchester County Department of Environmental Facilities	<ul style="list-style-type: none"> <li>• Work Within County Sanitary Easement</li> <li>• County Trunk Sewer Connection Permit</li> </ul>
14. New York State Department of Environmental Conservation (NYSDEC)	<ul style="list-style-type: none"> <li>• SPDES General Permit GP-0-15-002 For Stormwater Discharges From Construction Activities</li> <li>• Protection of Waters Permit (work within 50 feet of edge of Saw Mill River)</li> <li>• Brownfield Cleanup Program</li> </ul>
15. New York State Department of Transportation (NYSDOT)	<ul style="list-style-type: none"> <li>• Highway Work Permit (NY Route 9A)</li> </ul>

Note:

<sup>(1)</sup> Town of Greenburgh Code

**F. List of Interested Agencies.**

Interested Agencies include:

- Village of Ardsley
- Village of Dobbs Ferry
- Village of Hastings on Hudson
- Ardsley School District

**III. DESCRIPTION OF THE PROPOSED ACTION**

**A. Project Overview and Description of the Proposed Action**

This chapter introduces the reader to the Proposed Action approvals for the proposed *Jefferson at Saw Mill River*, the re-development of a property fronting on Lawrence Street and running northerly along Saw Mill River Road (NY 9A) in the Town of Greenburgh, NY. The proposed re-development includes the construction of one four-story residential apartment building that will include a total of 272 rental apartment units with 438 parking spaces, consisting of 122 surface parking spaces and 316 parking spaces within a 4-story parking structure with rooftop parking surrounded by the apartment building.

The JPI family of companies has developed or is currently developing over 300 projects consisting of just over 90,000 units located in 126 cities covering 27 states and Canada. With a 25 year history of developments and Class A multi-family assets, JPI stands as one of the most active, privately held real estate companies in America.

**B. Site Description**

This section shall include a description of the following:

1. Describe the Site location, including acreage; zoning and tax map designations; frontage and access along Lawrence Street and Western Avenue; existing topography; and existing landscaping.
2. Describe the remnants of the existing buildings on the Site and the former uses of each.
3. Include any restrictive covenants or deed/restrictions associated with the Proposed Action parcels.
4. Describe the Site in the context of the surrounding neighborhood.

**C. Project Development Data**

This section shall include the following data:

1. Special Permit Use permitted in General Industrial districts and area requirements. A list and description of required approvals and/or permits necessary for the project to move forward.
2. Proposed use:
  - a. Describe the proposed use of the property including all existing buildings.
  - b. Provide the number of dwelling units by type, estimated rent ranges (both market rate and affordable). Define what the “affordable” units are: e.g. the targeted Area Median Income (AMI), age restricted, etc. Identify which units or unit types will be affordable, where they will be located and any differences between market rate and affordable units.

- c. Provide the estimated number of employees and staff. Describe planned shifts and hours of operation.
  - d. Describe anticipated deliveries and schedules.
  - e. Describe solid waste storage and removal.
3. Proposed site plan:
- a. Site layout, access, internal circulation, curbs cuts and number and location of parking spaces.
  - b. Non-compliance with the dimensional regulations and requirements of the GI-General Industrial District.
  - c. Total building area, impervious surfaces and open space (undisturbed land vs. “replaced” open space) and landscaping and buffers.
  - d. Access for fire trucks and service vehicles.
  - e. Utilities and stormwater management.
  - f. Use of green building techniques and impact on energy usage.
  - g. Proposed grading and retaining walls.
  - h. Description of proposed architectural design of the building.
  - i. Sample floor plans of main building showing layout and services.
  - j. Description of exterior site lighting and proposed building lighting.
  - k. Description of affordable housing component (number and type of units, AMI, etc.).
  - l. Applicant’s role in making improvements associated with the Proposed Action, as well as any improvements required by the Town or third-party utilities provider.

**D. Project Design Evolution**

Describe how the design of the Proposed Project evolved from its initial presentation to the Town Board into the Proposed Project described in the DEIS. Include description of any previous development proposals for the Site and adjacent parcels. Document how the project complies with municipal objectives, as set forth in the Town’s Comprehensive Plan, as well as other local and regional planning initiatives if applicable (cross reference with Section V. Land Use and Zoning as needed).

**IV. PURPOSE AND NEED FOR THE PROPOSED ACTION**

- A.** Description of the Applicant and existing and proposed facilities it operates.
- B.** Purpose and need for the project; provide data and/or demographic market trends and identified housing demand for a project of this size and for the rents to be charged; description of modern housing to accommodate demand, including typical density; target audience; document same or provide sources. Document the need for the proposed project compared with the need for other specifically identified Permitted or Special Permit Uses identified in the General Industrial District.
- C.** Benefits of the Proposed Action.

## **Environmental Analyses**

Each environmental impact category will be treated as a separate chapter within the DEIS. The DEIS will include a discussion of the existing environmental conditions, potentially significant adverse or beneficial short term, long term, and cumulative impacts of the Proposed Action and proposed mitigation measures:

### **V. LAND USE AND ZONING**

#### **A. Land Use**

1. Define and map a primary Land Use Study Area utilizing available GIS data with in-field spot-checks as necessary. The primary Land Use Study Area shall include properties within a ½ mile radius of the project Site, including properties outside of the Town of Greenburgh municipal boundary, including those within the Villages of Ardsley, Dobbs Ferry and Hastings-on-Hudson (Hastings).
2. Evaluate a secondary Land Use Study Area within the context of the proposed project Site encompassing an area within a 1-mile radius of the project Site. This analysis will not be as detailed as the primary, ½ mile radius study area, but will serve to evaluate the impact of the project on downtown Ardsley located to the north of the project Site as well as any land located within the Villages of Dobbs Ferry and Hastings-on-Hudson (see attached Primary and Secondary Land Use Study Area map).
3. Inventory and map existing land uses within both the primary and secondary Land Use Study Areas. Describe existing conditions within the primary and secondary Land Use Study Areas, including photographs. Analyze land use compatibility with adjoining uses and with the overall land use character of the Study Areas.
4. Discuss the Project in the context of the Town of Greenburgh's 2015 Third Draft Unincorporated Town Comprehensive Plan, the Comprehensive Plan of the Village of Hastings and other local planning documents, the County's 1996 "Patterns for Westchester", the updated "Westchester 2025" planning documents, and other regional and comprehensive planning documents such as the Mid-Hudson Sustainability Plan, The Regional Plan Association's Third Regional Plan for NY, NJ and CT Metropolitan Area, the Mid-Hudson Economic Development Council, the FEMA Flood Insurance Program, the NYSDEC Stormwater Management Program, the NYS Office of Emergency Management Agency Hazard Mitigation Plan, and the USEPA & NYSDEC Climate Action Plan, among others.
5. Describe any land use impacts on the existing South County Trailway.
6. Describe any proposed mitigation measures, if any.

#### **B. Zoning**

1. Identify and map all existing zoning districts within the primary and secondary Land Use Study Areas and provide a matrix and clear summary of the existing zoning regulations, including residential density permitted, and any pending zoning actions and/or Comprehensive Plan changes proposed.
2. Describe the permitted uses, lot height and bulk requirements, parking and loading requirements, etc. within the General Industrial District.

3. Analyze the impact of the proposed Special Permit on General Industrial District zoned areas in the Town of Greenburgh and other proximate zoning districts within the Town and surrounding Villages including the Rivertowns Square project, and zoning districts within the Villages of Ardsley, Dobbs Ferry and Hastings.
4. Describe and show graphically the Site development potential (e.g., lot coverage, height, setbacks) under existing zoning vs. under the proposed Special Permit use.
5. Discuss potential options for increasing the number of affordable housing units in the Town. Note: the Town's General Industrial District does not require affordable units set aside and the Town is not an eligible community under the HUD Settlement Agreement.
6. Describe proposed mitigation measures, if any.

## **VI. SOILS, TOPOGRAPHY AND GEOLOGY**

- A.** Identify and map soils on the Site in accordance with Westchester County Soil Survey. Delineate soil characteristics including texture, soil bearing capacity, erodibility, depth to water table, drainage characteristics, limitations of/suitability for excavation, and construction of buildings, roads and utilities.
- B.** Describe existing Site topography and steep slopes through Site cross-sections running east-west and north-south. Map all areas of steep slopes in accordance with the *steep, very steep and excessively steep slopes* categories of Section 245 of the Town Code (Protection of Steep Slopes). Include portions of adjacent properties for context, extending 50 feet beyond the Site property line in all directions. Topographic information for neighboring properties will be obtained from the Westchester County GIS database or other sources as necessary to provide the technical information needed to make a full assessment.
- C.** Describe proposed site grading and use of retaining walls through site cross-sections running east-west and north-south. Provide all cut and fill calculations for site grading; describe disposal of excess material and the number and route of trucks for removal, as well as the amount of fill that may be required, the number of trucks and routes for importing material. Cross reference with Sections VIII Stormwater Management/Saw Mill River Flooding, XVII Construction and XVIII Hazardous Materials where necessary.
- D.** Using USGS or other available information identify bedrock formations, depth to bedrock, potential susceptibility of on-site and surrounding rock structure to blasting. Describe the purpose, location and amount of any rock removal and blasting, if necessary, and use/disposal of rock to be removed. Describe all plans and protocols, including any Town blasting ordinance requirements to be met, to be employed during rock removal or blasting, if necessary.
- E.** Identify any increases in impervious surface on the Site. Identify where, if any, pervious pavement is to be located.
- F.** Identify and discuss any wetlands adjacent area disturbance, mitigation and plans to ensure proper delineation in accordance with and as agreed upon by the regulating agencies.

## **VII. VEGETATION AND WILDLIFE**

- A.** Identify, map and fully describe all of the Site's existing flora and fauna, including that along the adjacent Saw Mill River.

- B.** Describe proposed landscape plan, including use of native species. Identify any Town ordinance or requirements to be met.
- C.** Discuss the mechanism (e.g., conservation easement) to preserve open space and lawn area or any land to be dedicated to the Town. Discuss maintenance plans, including who is responsible for financing future maintenance of the open space/lawn.
- D.** Discuss the impact of construction activities and ongoing use on adjacent vegetation including trees and their root systems, shrubs, and plant materials, and on wildlife and terrestrial and aquatic ecosystems.
- E.** Describe proposed maintenance practices for lawn or other plantings, including potential use of any herbicides or pesticides, and opportunities for integrated pest management and leaf mulching.
- F.** Describe any proposed mitigation measures.

### **VIII. STORMWATER MANAGEMENT/ SAW MILL RIVER FLOODING**

- A.** Describe existing surface water drainage patterns within the Site and in the vicinity of or tributary to the Site and any off-site drainage patterns that ultimately drain to/from the Site. Identify discharge points of existing stormwater runoff. Include flood plain delineation and mapping within the Site locations with elevations clearly defined in accordance with the latest FEMA mapping (preliminary or final map as available).
- B.** Provide data on the average number of days that flooding on or near the Site closes local roadways during a typical year (cross reference with Section X. Traffic & Parking).
- C.** Analyze off-site/downstream stormwater systems and the final stormwater destination location for run-off from the Site.
- D.** Provide calculations to show that post-construction stormwater runoff quantity and quality will be in conformance with all requirements of the NYSDEC.
- E.** Describe the impacts of the Proposed Action on off-site/downstream stormwater systems and final stormwater destination location for run-off from the Site. Include any anticipated changes to the number of days or level of flooding experienced on or near the Site annually (cross reference with Section X. Traffic & Parking).
- F.** Describe sediment and erosion control procedures for the Site during and after construction (cross reference with Sections XVII Construction and XVIII Hazardous Materials).
- G.** Provide a stormwater management plan and describe any permanent improvements to be made to the Site, including any green infrastructure practices to be implemented.
- H.** Describe the necessary maintenance of the permanent stormwater and erosion management controls and identify the responsible entities.
- I.** Describe any other proposed mitigation measures.

## **IX. UTILITIES**

This impact analysis shall document demand for major utility services generated by the Proposed Action, as well as existing supply. The analysis should also examine the supply and demand capacity for each utility and service. The utilities/services of concern are primarily water supply, sanitary sewer, electric and gas and telecommunications.

- A.** Water service: Existing capacity, projected peak water consumption, and ability to service proposed redevelopment. Indicate potential location, size and operation of new water service. Identify any opportunities for water conservation methods, including restrictions on Site irrigation. Reach out to utility providers for comment on potential impacts to facilities, staffing and budget; document same.
- B.** Sanitary service.
  - 1. Existing capacity, projected peak sewage generation, and ability to service the proposed redevelopment. Indicate potential location, size, and operation of new sanitary sewer lines. Reach out to utility providers for comment on potential impacts to facilities, staffing and budget; document same.
  - 2. Discuss potential impacts to any lateral sewers and the Westchester County trunk sewer infrastructure during and after the completion of the proposed development.
  - 3. Identify mitigation measures that will offset the projected increase in flow through reductions in inflow/infiltration (I&I) at a ratio of three for one for market rate units and at a ratio of one for one for any affordable units.
- C.** Electric and natural gas, telecommunications, cable and internet access: existing capacity, projected peak consumption and ability to service proposed redevelopment. Reach out to utility providers for comment on potential impacts to facilities, staffing and budget; document same.
- D.** Describe any proposed mitigation measures.

## **X. TRAFFIC & PARKING**

- A.** Existing Conditions
  - 1. Describe roadway network and local intersections. Descriptions are to include number of lanes and lane widths, pavement condition, speed limits, sidewalks and crosswalks, and traffic control.
  - 2. Collect current traffic data. The data used for analysis shall reflect periods when schools are in session, outside of traditional vacation times, and during times of fair weather and normal driving conditions, when area roadways are operating normally and without closures, restrictions, accidents, construction or other factors impacting normal traffic operating conditions.
    - a. Automatic Traffic Recorder

24 hour Automatic Traffic Recorder counts will be performed on Route 9A approximately 400 feet north of Lawrence Street. These 24-hour counts will be supplemented by available count information from such sources as the New York State Department of Transportation (DOT) and Westchester County Department of Public Works and Transportation.

b. Manual Traffic Counts

Manual turning movement counts are to be collected at the following intersections on a weekday from 7:00-9:00 AM and from 4:00-6:00 PM to cover the critical evening peak hour.

- i. Route 9A & Ashford Avenue
- ii. Route 9A & Ridge Road/Bridge Street
- iii. Route 9A & Interstate 87 Exit 7 On/Off-ramps
- iv. Route 9A & Lawrence Street
- v. Route 9A & Jackson Avenue/Ravensdale Road
- vi. Saw Mill River Parkway & Lawrence Street

These manual counts will be supplemented by available count information from such sources as the New York State Department of Transportation (DOT) and Westchester County Department of Public Works and Transportation and any counts contained in recent studies conducted for other proposed /approved developments at the following intersections:

- i. Lawrence Street & Stanley Avenue
- ii. Ashford Avenue & Saw Mill River Parkway Northbound On/Off Ramps
- iii. Ashford Avenue & Southfield Avenue
- iv. Ashford Avenue & Ogden Avenue

c. Manual turning movement counts are to be collected on a weekend Saturday from 12:00-2:00 PM at the following intersections.

- i. Route 9A & Ashford Avenue
- ii. Route 9A & Jackson Avenue/Ravensdale Road

d. Discuss peak hour volumes on Saturday compared with the weekday PM peak hour at the following intersections.

- i. Route 9A & Lawrence Street
- ii. Saw Mill River Parkway & Lawrence Street

e. Traffic Operating Conditions. Perform a capacity and Level of Service (LOS) analysis using the latest Highway Capacity Manual (HCM) reference utilizing synchro software. Also provide the computer generated simulation of traffic flows in the studied network. Provide a discussion of existing traffic operating conditions during normal periods, as well as during periods when traffic is heavy and alternative travel routes are utilized

f. Provide recent accident history at all study locations in b. above using traffic safety data from local, County or State police records for the most recent three-year period. Include pedestrian and bicycle accidents that have occurred during the study period. Summarize the data in tabular form.

g. Provide descriptions and discussions of public transportation (commuter rail, bus, other), bicycle, and pedestrian patterns, including on the South County Trailway based on available record data.

h. Qualitatively discuss school bus traffic and patterns. Describe the proximity of the site to area schools. Generally compare area road traffic during school dismissal to the weekday peak PM hour of the roadways.

i. Address truck traffic, including local truck deliveries, truck traffic associated with Rivertowns Square, and bypass truck traffic along 9A.

j. Provide an analysis of train station parking at the Dobbs Ferry, Hartsdale and Hastings stations. Describe the parking inventories, current utilization, waiting list/parking policies for non-residents and potential to accommodate additional demand.

- k. Provide an inventory and analysis of public metered parking on a Weekday and Saturday from 12:00-3:00 PM and Friday from 6:00-8:00 PM in Downtown Ardsley. With cooperation and assistance from the Village of Ardsley, including any relevant studies which may have been previously prepared for the Village.

**B. Future Traffic Conditions Without the Proposed Project.**

1. Background Traffic Growth – Based on a future No-Build/Build Year 2023. The No Build scenario shall include other development traffic (for applications submitted up through the adoption of this Scoping Document) and an annual growth factor. Other developments shall include (but not be limited to) cumulative traffic impacts from :
  - a. Rivertowns Square
  - b. Saw Mill River Lofts
  - c. Water Wheel Complex
2. Discussion of planned, proposed or underway traffic improvements, including projects on the NYSDOT Transportation Improvement Plan, as well as all improvements required as part of Rivertowns Square.
3. Traffic Operating Conditions. Capacity and Level of Service (LOS) analysis using the same methodology as that described for existing conditions. Also provide the computer generated simulation of traffic flows in the studied network. Qualitative discussion of traffic operating conditions during normal periods, as well as during periods when traffic is heavy, such as flooding, and alternative travel routes may be utilized.

**C. Potential Impacts of the Proposed Project**

1. Trip Generation. Using the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, latest edition, provide estimates of traffic generated by the proposed project for the Build Year 2023. Projects involving NYSDOT roadways require the build year to be the estimated time of completion (ETC) plus five years.
2. Proposed Trip Distributions. Add Site generated traffic to the study streets and intersections, and describe the methodology used to determine the patterns of the new traffic. Discuss roadways anticipated to be utilized by site generated traffic destined to/from Dobbs Ferry.
3. Traffic Operating Conditions. Capacity and Level of Service (LOS) analysis using the same methodology as that described for existing conditions. Also provide the computer generated simulation of traffic flows in the studied network. Qualitative discussion of the impact of site generated volumes on existing traffic operating conditions during normal periods, as well as during periods when traffic is heavy, such as flooding, and alternative travel routes may be utilized.
4. Mitigation. Based on the results of the Level of Service analyses, identify and describe roadway and operational improvements at the study locations needed to mitigate project impacts. Such improvements should be designed, to the extent needed, to at least maintain or, preferably, improve traffic flow and safety conditions at the impacted locations. Describe possible mitigation including, but not limited to the following (indicate what traffic/road improvement will be made by this development and who will pay for them):
  - Right turn exit lane on Saw Mill River Pkwy at Lawrence Street
  - Left hand turn from 9A onto Lawrence Street
  - Widening 9A, Jackson Avenue and Ashford Avenue to accommodate additional lanes, bike lanes and sidewalks

- Utilization of shuttle bus to train stations, downtown shopping areas, etc. and include schedules and a guarantee of continued service
  - Review of the EIS documents for recently approved projects in the area that summarizes their traffic issues in particular and the mitigation solutions chosen and review how effective their mitigations have been
5. Impacts on Public Transportation, Bicycles and Pedestrians. Generally, discuss ridership on Metro North trains and project the number of additional riders. Contact and/or provide documentation from Metro North on impacts of Proposed Action on ridership and capacity of rail line(s) to service the project. Provide a transportation management program that evaluates potential traffic reduction measures that can be applied by the Applicant such as: shuttle bus service to the train station, bike/pedestrian amenities, expanded car-pool programs, etc.
  6. Evaluate pedestrian safety conditions along 9A/Saw Mill River Road, crossing 9A/Saw Mill River Road, and across Saw Mill River Parkway at Lawrence Street.
  7. Sight Distance Analysis for Proposed Driveway on Lawrence Street and Western Avenue. Provide the two types of sight distance measurements – Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD) using the standards and methodology published by the American Association of State Highway and Transportation Officials (AASHTO).
  8. Internal Site Traffic Circulation. Discuss access to the Site and planned circulation within the Site.
  9. Parking Facilities On-Site. Identify parking requirements based on municipal code and compare with estimated parking demand. Describe method for providing sufficient parking.
  10. Loading, Trash & Delivery Areas On-Site. Truck traffic impacts, including local truck deliveries, trucks associated with Rivertowns Square and by-pass truck traffic on 9A.
  11. Qualitatively discuss impact on school bus traffic weekday data between the hours of 2:00 and 4:00 PM
  12. Discuss any potential impacts to parking in downtown Ardsley from the project tenants who may utilize the downtown.
  13. Explore the feasibility of the following large scale traffic improvements to the extent that they are proportionally relevant to the project:
    - i. Widening of Lawrence Street and 9A from Jackson Avenue to downtown Ardsley.
    - ii. Construction of sidewalks and bike lanes on Lawrence Street and 9A from Jackson Avenue to downtown Ardsley.
    - iii. Construction of a grade separated intersection at Lawrence Street and Saw Mill River Parkway.
    - iv. Study the possibility of construction of an overpass for vehicles travelling from Lawrence Street westbound to Saw Mill River Parkway southbound. Such overpass could also accommodate pedestrians.
    - v. Study the potential benefit of additional parking in downtown Ardsley relative to the increased demand from the proposed Project.
    - vi. Qualitatively discuss the construction of additional parking at Dobbs Ferry, Hastings and Hartsdale train stations. If other stations (e.g. Scarsdale train station) are projected to accommodate some of the Site's demand, parking impacts at those stations shall be included.
    - vii. Consider shuttle bus service between the site and area train stations as well as

downtown Ardsley.

14. Discuss the anticipated necessity of interim traffic improvements while the Ashford Avenue Bridge is under construction based on the anticipated completion dates of the bridge reconstruction and the Proposed Action.

## **XI. NOISE, AIR QUALITY & LIGHTING**

- A.** Noise – Describe potential sources of noise (including vehicle ingress and egress, building mechanical equipment, delivery activities, solid waste removal and emergency vehicles). Examine impacts on sensitive land uses (including neighborhoods, residences and parkland) that would be adversely affected by noise resulting from the Proposed Action and identify methods to minimize impacts. Noise measurements will be taken at the Site, and at nearby sensitive noise receptors to document existing (ambient) noise conditions. These measurements will be completed in general conformance with the NYSDEC Policy for “Assessing and Mitigating Noise Impacts” and consistent with American National Standards Institute (ANSI) Standard S1.
- B.** Air Quality – Determine if the proposed development 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. This evaluation should take into account the cumulative air quality impacts of proximate development, including Rivertowns Square.

NYS DOT 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 shall be conducted as part of the DEIS.

- C.** Lighting – Describe proposed lighting, resulting illuminance levels on the Project Site and beyond the Site boundaries, standards used for evaluation, compliance with applicable standards, and methods to reduce sky glow and minimize impacts to neighboring roadways and properties.

## **XII. VISUAL/AESTHETICS/NEIGHBORHOOD CHARACTER**

The purpose of this section is to juxtapose existing conditions with the Proposed Action vis-à-vis compatibility, from design and visual perspectives, with surrounding uses.

- A.** Document existing visual character of on-Site development through photographs taken from the following locations during periods when leaves are off the trees:
  1. Route 9A (north-south)
  2. Saw Mill River Parkway (north-south)
  3. Near-by residential streets within one quarter mile of the Site.
  4. Near-by commercial properties
  5. South County Trailway
  6. From an uphill location which will have a view of the proposed project
- B.** Document existing visual character of abutting uses, including Route 9A, Saw Mill River Parkway, the South County Trailway and the adjacent properties to the north and south through photographs.

- C. Demonstrate visibility of the Proposed Project (using leaf off conditions) through Site sections, digitally manipulated photography and renderings showing proposed structures and proximate properties, buildings, roadways, from:
  1. Route 9A (north-south)
  2. Saw Mill River Parkway (north-south)
  3. The South County Trailway
  4. Adjacent Properties
  5. Hillside residential areas in Ardsley and Dobbs Ferry
- D. Prepare a three-dimensional model of the Proposed Project demonstrating proposed grading and Site improvements as well as the massing of the proposed building. The model should demonstrate how the Proposed Project relates to adjacent properties along the Saw Mill River Parkway and Route 9A corridors.
- E. Use both north-south and east-west cross-sections to demonstrate massing of the proposed building in relation to existing and proposed grading.
- F. Undertake a shadow study to assess the potential impact of shadows from the new structure(s) on adjacent properties with a focus on impacts to the adjacent South County Trailway or other adjacent sunlight-sensitive resources that are dependent on natural light.
- G. Describe the architectural design, including materials, colors, characteristic details and dimensions of proposed structures (elevations and perspectives) for each façade. Show consistency or compatibility with architecture in the area.
- H. Describe proposed mitigation including buffers, and landscaping plan including any proposed vegetative screening, boundary walls, fencing and signage.

### **XIII. SOCIO-ECONOMIC RESOURCES**

The socio-economic conditions analysis will draw upon existing data and/or demographic market trends and identified housing demand for a project of this size and for the rents to be charged; description of modern housing to accommodate demand, including typical density; target audience; document same or provide sources. In addition, noteworthy population and demographic data from the 2010 Census and trends from *American Community Survey* (ACS) data will be utilized.

#### **A. Market Demand:**

- Identify target market/population via a market study for the project (e.g. millennials, empty nesters, seniors, etc.) and determine demand for the project by target population, income, etc., in southern Westchester. Utilize local and regional data.
- As part of the market study, provide market data on local comparable rental properties in southern Westchester with a focus on the Bronxville, Scarsdale, Edgemont, Hastings and Irvington school districts, including number of units, unit breakdowns, unit size, rents, amenities, occupancy, parking location/costs, etc.
- Review recently completed multi-family projects, in the Scarsdale, Edgemont and Irvington school districts, and compare targeted population (based on SEQRA documentation) with actual population. Specifically compare the number of school children projected in these projects with actual generation.

**B. Fiscal Impacts:**

1. Cite existing tax revenues for each taxing jurisdiction, including the Ardsley School District and all special districts.
  2. Project anticipated tax revenues for each taxing jurisdiction, including the Ardsley School District and all special districts. In addition to total taxes projected, provide anticipated taxes on a per unit basis. Provide methodology for estimate.
  3. Identify any anticipated Payment in Lieu of Taxes (PILOT), tax certiorari, or other tax relief/abatement programs that the Proposed Action may apply for, before or after construction, and the impacts that those programs may have on the anticipated taxes paid to each taxing jurisdiction, including the Ardsley School District.
  4. Discuss any impacts to anticipated taxes generated by the Proposed Action from the affordable housing units.
  5. Discuss how the NYS Brownfields Program will offset any costs to (1) the developer and (2) the Town of Greenburgh.
  6. Using accepted methodology, estimate construction expenditures and economic impacts of construction activities. Estimate multiplier impacts associated with the construction of the Proposed Action, e.g. secondary spending during construction.
  7. Using accepted methodology, estimate the secondary (off-Site) real estate and sales tax revenues and/or multiplier economic benefits associated with the Proposed Action for the Town of Greenburgh and surrounding Villages. Additionally estimate secondary spending impacts by site occupants after housing is complete.
  8. Juxtapose via a matrix and supporting narrative, taxes generated with costs to the Town, County and other local taxing districts for utilities and services provided (cross reference with other sections as needed).
- C.** Jobs – estimate the number and types of full and part-time jobs to be generated and/or lost from the Proposed Action. Describe any efforts planned to employ local labor or firms during construction. Identify whether union or non-union labor will be employed during or after construction.
- D.** Qualitatively discuss anticipated impacts to property values of surrounding properties in the Town of Greenburgh and the Villages of Ardsley, Dobbs Ferry and Hastings.

**XIV. RESIDENT HEALTH & SAFETY AND EMERGENCY RESPONSE**

- A.** Describe on-site systems and services related to Site security & life safety.
- B.** Demonstrate compliance of the Proposed Site Plan with New York State Fire Code. Identify location of existing and proposed fire hydrants on and off the project Site. Demonstrate adequacy of water pressure for fire-fighting purposes.
- C.** Describe access routes (including width, turning radii and grade) for first responder emergency service, as well as mutual aid, and secondary response vehicles and demonstrate sufficient access for fire truck traffic by applying appropriate turning templates.
- D.** Describe the facility's emergency evacuation plan, resident assembly and emergency response staging areas, and backup power generation plan.
- E.** Estimate the number of emergency calls to be generated by the Proposed Action annually to each

service provider; document same.

- F.** Assess the potential impact of the Proposed Project on Town of Greenburgh and Village of Ardsley Police, Fire Department, local ambulance corps, hospital and any other first responders likely to service the proposed project; document same.
- G.** Reach out to all Town of Greenburgh and Village of Ardsley service providers for comment on potential impacts to facilities, staffing and budget; document same.
- H.** Qualitatively discuss impacts to first responder response times resulting from increases in traffic and flooding during the construction and operation of the Proposed Action.
- I.** Compare costs and benefits of the Proposed Action on service providers from the Town of Greenburgh and Village of Ardsley, particularly on those service providers which are volunteer organizations.
- J.** Identify appropriate mitigation measures for both Town and Village services as needed.

## **XV. COMMUNITY FACILITIES AND SERVICES**

This task should determine if community services are adequate to meet the needs of the Proposed Action. This task must provide Site-specific information pertinent to day care, library, public works, sanitation, recreational and health facilities and services.

- A.** Estimate the population to be generated by the Proposed Action over time. Based upon accepted multipliers or similar rental projects developed by the Applicant, and in the area, including data from the Applicant's market study, project age cohorts for prospective tenants, including school age children, elderly, etc.
- B.** Based upon the socio-economic conditions analyzed in Section XIII, compare the costs and benefits of the Proposed Action on the following community facilities and services: Town library, parks and recreation programs and the likely utilization of Town facilities and services. Due to the proximity of the Proposed Action to the Village of Ardsley, also compare costs and benefits of the Proposed Action on the community facilities and services in the Village of Ardsley, including the Village library, parks and recreation programs and other Village facilities and services likely to be utilized by the residents of the proposed project.
- C.** Anticipated recreation fees to be paid to the Town of Greenburgh. Discuss costs and benefits to the Town's recreation services, as well as to services provided by the Village of Ardsley that are likely to be utilized by residents.
- D.** Effect on water rates paid by the Town to water providers and any changes to the excess water rates paid by the Town.
- E.** Compare the costs and benefits of the Proposed Action on the municipal and/or private vendor for garbage collection and recycling. Determine impacts of solid waste generation on collection needs and disposal capacity, as well as traffic, safety and noise. Discuss the provision of sufficient on-Site space for the storing of recyclables. Note: proposed private vendor for snow removal.

## **XVI. ARDSLEY SCHOOL DISTRICT**

- A.** Describe existing conditions in the Ardsley School District, including, but not limited to,

description of existing facilities (location and grades), current space utilization, class size vs. class size policy, teacher to student ratio and current school year budget and taxes. Reach out to the Ardsley School District for comment on potential impacts to school facilities, class sizes, after school activities, staffing and budget; document same.

- B.** Based upon the Applicant's multipliers and based upon similar multi-family projects in the Bronxville, Scarsdale, Edgemont and Irvington school districts if/as available, estimate the number of school age children anticipated to be generated by the Proposed Action. Where available, local school children generation rates should be extrapolated from comparable multifamily rental housing, including any information the Ardsley School District can provide. Information from realtors in the community should be obtained to ascertain the number and frequency of requests for rentals in the Ardsley School District; document same.
- C.** Provide the cost of education per student utilizing Ardsley School District data and estimate the total cost to educate students from the project.
- D.** If it is determined that the Proposed Action will create impacts not sufficiently offset by projected revenues, include potential costs for new staff (based on current space utilization, class size and the District's class size policy), estimated cost for additional bussing and potential costs/feasibility for additional building space or a new school building, as it relates to the anticipated impacts.
- E.** Analyze the impacts of the Proposed Action on the Ardsley School District and any cumulative impacts, based on available data, for other nearby developments currently under construction or proposed, including, but not limited to:
  - Rivertowns Square
  - Saw Mill River Lofts
  - Water Wheel Complex
- F.** Discuss potential impacts of increased school enrollment from the project on Ardsley School District taxes, adjusting revenue projections to comply with what is allowable under the NYS tax levy cap formula. Include the potential impact of decreased tax revenue on the District's ability to cover the educational costs associated with increased enrollment from the project. Discuss the tax levy cap as it relates to covering the additional educational costs, and the impacts of a successful override on the tax freeze credit or any other State incentives provided to the Ardsley School District taxpayers (cross reference with Section XIII. Socio-Economic Resources, as needed).
- G.** Prepare an analysis regarding costs vs. benefits to the School District. Prepare a cost-benefit matrix and supporting narrative to describe this analysis.
- H.** Identify appropriate mitigation measures. Measures to be considered may include, but are not limited to, analyzing the feasibility of redistricting the Site to a different school district that could absorb the student population, analyzing the feasibility of expanding the school facilities through an expansion of existing facilities or the construction of a new school. Mitigation measures shall discuss the tax implications, including the impacts to the tax cap, and the required financing to make the mitigation measure feasible, including the portion of the financing to be provided by the Proposed Action.

## **XVII. CONSTRUCTION**

Based on the Applicant's preliminary Construction Management Plan (to be included as an Appendix to the DEIS), provide information on:

- A. Phasing, time frame for project completion number of employees and deliveries anticipated, temporary parking for construction workers, and hours of construction activity.
- B. Potential impacts related to the construction phase associated with noise, dust, and lighting from activities such as blasting/rock removal and truck traffic. Cross-reference with Section XI and XIX.
- C. Describe potential impacts of truck/worker/delivery traffic, including trucks removing excess material and any large trucks that would be required to deliver building materials. Describe any traffic routing plans proposed and their impacts on local traffic.
- D. Examine any cumulative impacts related to construction of other nearby projects. Include the impact of the construction of any needed road improvements.
- E. Identify mitigation measures as needed, including any controls (e.g. dust control and blasting plans) that are proposed.

## **XVIII. GREEN BUILDING AND SUSTAINABILITY**

- A. Identify green building and sustainability measures and programs to be employed by the developer.
- B. Describe conservation benefits of employing green building and sustainability measures at the Site.
- C. Describe green building commitments, such as LEED compliance, use of Energy Star appliances, etc.

## **XIX. HAZARDOUS MATERIALS**

- A. Provide a full copy of the Phase I Environmental Assessment Report and any Brownfield Remediation Activities and NYSDEC correspondence and concurrence reports.
- B. Describe recommended actions based on the approved Brownfield Remediation Plan.

## **XX. ALTERNATIVES**

SEQRA mandates that impact statements analyze a reasonable range of alternatives. These analyses must include a description of the impacts (adverse, beneficial, long and short term, cumulative) created by the Alternatives, as well as their probability and significance compared with those of the Proposed Action. The alternatives will be analyzed qualitatively, except where project impacts have been identified, in which case quantitative analyses comparing impacts will be performed. This comparative analysis will be provided in both narrative and matrix form.

The following Alternatives will be examined:

- A. No Action (no construction on subject property).
- B. As-of-right Principal Permitted Use in the General Industrial District – use of the Site for biotech, co-working or related non-residential use as recommended in the Third Draft Greenburgh Comprehensive Plan (2015).

- C. Revised Multi-Family Design (Zoning Compliant) – re-development of the Site under Special Permit with 3-stories, no area variances and no wetland buffer disturbance.

## **XXI. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED**

Where significant adverse impacts of the Proposed Action cannot be mitigated, these will be described as unavoidable impacts and identified in this chapter. Impacts may be both short term (e.g. construction) and long term in nature.

## **XXII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

An evaluation will be made of the environmental resources that would be irretrievably and irreversibly committed to the development of the Proposed Action.

## **XXIII. GROWTH-INDUCING IMPACTS**

This chapter of the DEIS will assess and analyze, together with the impacts of the Proposed Action, whether additional off-Site growth would be stimulated and the type of growth anticipated, especially along the Route 9A corridor (Saw Mill River Road) and in the Village of Ardsley downtown. The DEIS will address specific impacts on the immediate neighborhood, community and health and other service impacts.

## **XXIV. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES**

This chapter will summarize the Proposed Project's consumption of energy, carbon footprint, expressed in tons of CO2 equivalent and opportunities for energy conservation and alternative sources of energy, including through use of travel demand management incentives (e.g., car-pooling or Metro Pool public/private transit for employees).

## **XXV. APPENDICES**

The DEIS will provide a glossary and listing of sources consulted to ensure that the public can adequately comment on technical analyses within the DEIS. The Appendices will also identify supplemental sources of information used in preparing the document as well as all technical studies, third-party verification letters, traffic counts, etc.

## **XXVI. SOURCES CONSULTED**

# Primary and Secondary Land Use Study Areas for The Jefferson at Saw Mill River 1 Lawrence Street, Town of Greenburgh

