

Introduction

Port Cortlandt Development LLC, the “Applicant,” is proposing a new port and manufacturing facility on an approximately 54-acre parcel of land (tax parcel ID 43.13-1-3) in the hamlet of Verplanck, Town of Cortlandt, Westchester County (the “Project Site” or “Site”). The Applicant’s proposal involves construction of a new port, associated manufacturing facility, and areas designated for outdoor storage and surface parking (the “Proposed Project”). The Project Site is currently vacant, owned by the Town of Cortlandt (the “Town”),¹ and generally bounded by Broadway to the east, 11th Street to the south, the Hudson River to the west, and the Village of Buchanan municipal boundary to the north (see **Figure 1**). The proposed on-shore facilities would provide supply chain resources for the rapidly growing offshore wind energy industry, generate local jobs and partially offset tax revenue and job losses associated with the impending closure of the nearby Indian Point Energy Center (IPEC).

Description of the Proposed Action

To develop the Proposed Project, the Applicant has petitioned the Town Board of the Town of Cortlandt (“Town Board”) for amendments to the Town’s Zoning Map and Zoning Ordinance (herein referred to as the “Proposed Action” or “Proposed Zoning”) as follows:

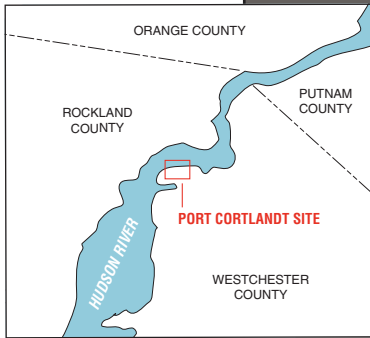
- Amend the Town’s zoning map to rezone the portion of the Project Site located approximately 400 feet west of Broadway between 11th Street to the south and 16th Street to the north (currently owned by the Town) from an R-15 (Single Family Residential) to a MD (Designed Industrial) zoning district (see **Figure 2**); and
- Amend the Town’s Zoning Ordinance to allow by Special Permit issued by the Town Board, “offshore wind energy component manufacturing/fabrication” in the MD zoning district, provided certain conditions are met (e.g., location, bulk, and dimensional requirements for such use). It should be noted that it is not the Town’s intention to allow wind turbines to be erected either on the subject parcels or within the Hudson River adjacent to those parcels. Review and approval of the Development Concept Plans by the Town Board would be required as part of the Special Permit criteria. Site Plan approval from the Town’s Planning Board would also be required.

In addition to the above zoning-related actions, a potential subdivision of land is proposed to remove the Quarry Pond and ballfield (to remain under Town ownership) from the Project Site parcel.

Description of the Proposed Project




The Proposed Project would be facilitated by the Proposed Action and would consist of the following components on the Project Site (tax parcel ID 43.13-1-3) (see **Figures 3 through 5**):

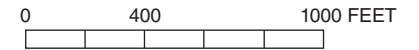
¹ The Town of Cortlandt meets the criteria for a disadvantaged community as defined by the Climate Leadership and Community Protection Act. Disadvantaged communities are prioritized as potential port locations for the New York State Energy Research and Development Authority (NYSERDA) “Purchase of Offshore Wind Renewable Energy Certificates, Request for Proposals” (ORECRFP20-1) procurement.

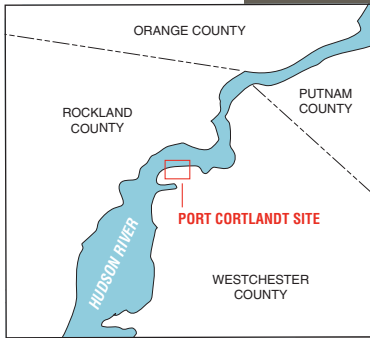


Source: Westchester County GIS, 2018 - New York State, Rockland County GIS, 2016







-  Project Site
-  MD Zoning District Boundary
-  Approximate Tax Parcel in MD District

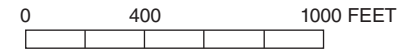




Source: Westchester County GIS, 2018 - New York State, Rockland County GIS, 2016



-  Project Site
-  MD Zoning District Boundary
-  Proposed Rezoning to MD Zoning District
-  Approximate Tax Parcel in MD Zoning District





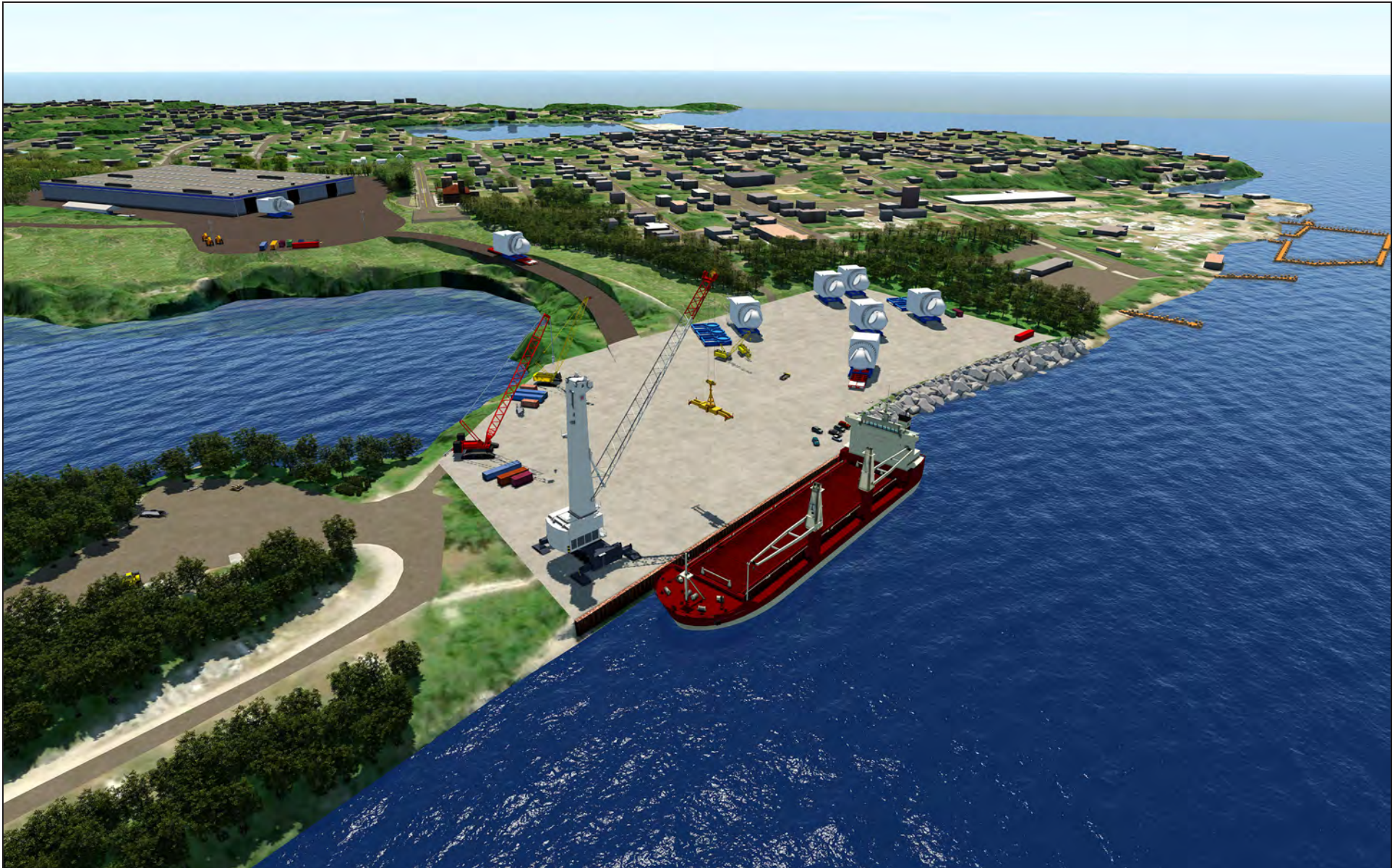
--- Parcel Boundary
--- Lease Area Boundary
--- MD Zoning District Boundary
 Existing Wetland
 Access Road / Parking Lot
 Wind Turbine Component Storage
 Graded Landscape Slope
Parcel ID

PARCEL INFORMATION

1	TOWN OF CORTLAND WATERFRONT PARCEL
2	TOWN OF CORTLANDT UPLAND PARCEL
3	DWAYNE REITH PARCEL
4	RANDALL KING PARCELS
5	IPEC PARCEL D
6	IPEC PARCEL C
7	IPEC TRAINING FACILITY PARCEL
8	CON ED PARCEL 1
9	CON ED PARCEL 2
10	TOWN OF CORTLANDT RESTRICTED ACCESS PARCEL

Note:
 All existing conditions information depicted on this plan is approximate and taken from publicly available GIS data.







- An approximately 220,000-square-foot (approximately 5-acre), 50-foot-tall manufacturing building on the eastern (i.e., upland) portion of the Project Site. Large-scale wind turbine components would be manufactured/fabricated inside the building. These components would be temporarily stored outside on an approximately 12-acre, fully graded and paved pad with perimeter landscaping.
- An approximately 8-acre riverfront port facility on the western (i.e., waterfront) portion of the Project Site, where components manufactured on-Site can be loaded via crane onto barges for transport south through New York Harbor to staging ports in the region or directly out to sea for assembly at wind farms off the coast of New York State. The proposed berth at the port is currently envisioned to accommodate one barge at a time, with a reinforced shoreline consisting of sheet pile bulkhead and rip-rap revetment.
- A 50-foot-wide (two-lane) internal private road, connecting the Site's primary access/egress point on Broadway (approximately 975 feet north of 16th Street) to the manufacturing building/storage area and the riverfront port area.
- An approximately 300-space open-air surface parking lot for use by facility staff, proposed on the upland portion of the Project Site to the west of the manufacturing building. This lot would be accessible via a 25-foot-wide driveway extending off the main access road.

Purpose and Need for the Proposed Action

New York State boasts the nation's most ambitious offshore wind energy goal, with the call for 9,000 megawatts (MW) of offshore energy by 2035, as codified in the Climate Leadership and Community Protection Act. Furthermore, a July 21, 2020 solicitation released by the NYSERDA entitled "Purchase of Offshore Wind Renewable Energy Certificates, Request for Proposals ORECRFP20-1," provides further context with regard to the urgent need for port infrastructure and industrial development. Governor Cuomo has called for New York State to invest up to \$200 million in New York port infrastructure to leverage and strengthen private investment and maximize the long-term economic benefits to the State. This commitment represents the nation's largest infrastructure commitment to offshore wind and is a critical ingredient in realizing the potential long-term economic benefits to the State from the regional development of offshore wind.

The July 21, 2020 NYSERDA solicitation included Port Cortlandt as 1 of only 11 ports eligible (via shortlist) for New York State reimbursement-based grant funding and State-assisted financing for the ORECRFP20-1 energy solicitation for a minimum of 1,000 MW and maximum 2,500 MW. The bids for ORECRFP20-1 are due on October 20, 2020, and a decision on the award is expected by the end of 2020. This scope of work for a Draft Generic Environmental Impact Statement (DGEIS) has been developed to identify the potential uses on the Site in the ORECRFP20-1 solicitation and will discuss potential future phases on adjacent sites.

The Project Site is a waterfront property situated largely in an existing manufacturing zoning district alongside a deep-water channel fewer than 225 nautical miles from the more than 10 offshore wind farm projects currently in development or expected in the near future off the coast of the Northeastern U.S. In the Applicant's opinion, these physical and environmental attributes place the Site in the heart of New York's multi-tiered offshore wind supply chain for wind developers and their manufacturers, fabricators, and associated businesses.

In addition, the closure of the IPEC—expected by May 2021—will result in the loss of significant payments in lieu of taxes (PILOT) to local government, school districts, fire districts, and libraries.

The decline in PILOT income in this disadvantaged community began in 2020 and will increase in future years, posing a significant challenge to local residents and businesses.

The purpose of the Proposed Action is to provide a solution to this challenge, in keeping with the needs of the Town and local stakeholders. In the Applicant's opinion, the Proposed Project would support the creation of green jobs, generate renewable energy offshore for many years, and represent vital economic relief to local communities and the greater region during and after the decommissioning of IPEC.

Potential Future Phases / Buildout of Select Waterfront Areas/Parcels

The Proposed Zoning would apply to parcels mapped in the Town's MD zoning district. As a result, in addition to the Project Site, other parcels could apply to the Town Board for offshore wind energy component manufacturing uses should they meet the Special Permit criteria. Furthermore, the potential for future phases of development exists on properties adjacent to the south and north of the Project Site within the Town of Cortlandt and the Village of Buchanan; these include parcels currently controlled by IPEC. Therefore, the DGEIS will be prepared to analyze the Proposed Project described above, potential future phases on property within the Village of Buchanan, and a reasonable and theoretical build-out of the Town's MD zoning district parcels that meet the Special Permit criteria detailed in the Proposed Zoning.

The DGEIS will include a separate chapter dedicated to this potential future development, assuming an analysis year of 2025. Concept plans will be presented and this chapter will incorporate the same technical analysis areas for the Proposed Project, as outlined below. Depending on the particular technical area, best available information/data will be presented in order to analyze the potential for significant adverse environmental impacts utilizing a combination of qualitative and quantitative methods.

Required Approvals

The Proposed Action may require some or all of the approvals listed below. The governmental agencies responsible for those approvals, identified in parentheses, would be identified as "Involved Agencies" pursuant to the New York State Environmental Quality Review Act (SEQRA).

Local Approvals

- Zoning Map Amendment (Town Board, Town of Cortlandt)
- Zoning Text Amendment (Town Board, Town of Cortlandt)
- Concept Development Plan Approval (Town Board, Town of Cortlandt)
- Site Plan Approval (Planning Board, Town of Cortlandt)
- Stormwater Pollution Prevention Plan (SWPPP) (Town Engineer, Town of Cortlandt)
- Wetland Permit (Town of Cortlandt)
- Tree Cutting Permit (Town of Cortlandt)
- Steep Slopes Permit (Town of Cortlandt)
- Flood Damage Protection (Town of Cortlandt)
- Blasting Permit (Town of Cortlandt)
- Road Improvement Permit (Town of Cortlandt)
- Off-site traffic mitigation approval (if required) (City of Peekskill and Village of Buchanan)

- Building Construction and Site Work Permit (Town of Cortlandt)
- MS4 (Stormwater) Approvals (Town of Cortlandt)

County Approvals

- Water and Sewer Approvals (Westchester County Department of Health)
- GML 239-m Review (Westchester County Department of Planning)
- Off-site traffic impact mitigation approval (if required) (Westchester County Department of Transportation)

Federal Approvals

- Section 404 and Section 10 Permits including a Water Quality Certification (United States Army Corps of Engineers (USACE)/New York State Department of Environmental Conservation (NYSDEC))
- Vessel Activity and Private Aids to Navigation Permit (United States Coast Guard)
- Endangered or Threatened Aquatic Species, Essential Fish Habitat, Marine Mammals (National Oceanic and Atmospheric Administration (NOAA)/National Marine Fisheries Service (NMFS))
- Section 7 Consultation (United States Fish and Wildlife Service (USFWS))

State Approvals

- Permit for Work in State Protected Waters - Hudson River (NYSDEC)
- Stormwater Permits - SPDES General Permit, etc. (NYSDEC)
- Coordination with the New York Natural Heritage Program (NYSDEC)
- Coastal Zone Consistency Determination (New York State Department of State)
- Modification to State Owned Lands Underwater (New York State Office of General Services)
- Section 14.09 and 106 Reviews (New York State Office of Parks, Recreation and Historic Preservation (OPRHP))
- Threatened, Endangered, and Special Concern Species Consultation (NYSDEC)
- Off-site traffic impact mitigation approval (if required) (New York State Department of Transportation (NYSDOT))

In addition to the above approvals, pursuant to §277.61 of the Westchester County Administrative Code, the Proposed Zoning must be referred to the Westchester County Planning Board prior to final action by the Town Board and the site plan must be referred at least 30 days prior to final action.

Positive Declaration

On September 8, 2020, the Town of Cortlandt Town Board declared its intent to serve as Lead Agency for the SEQRA environmental review of the Proposed Action. Pursuant to the rules and regulations of the State Environmental Quality Review Act (SEQRA, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 NYCRR 617), the Town Board of the Town of Cortlandt, acting as Lead Agency adopted a Positive Declaration, thereby finding that the Proposed Action may potentially have a significant adverse impact on the environment and therefore requiring preparation of a DGEIS.

The SEQRA Positive Declaration adopted by the Town Board on September 8, 2020 found that the implementation of the Proposed Action, when compared with the SEQRA criteria of

environmental effects listed in Section 617.7 of the SEQR regulations, may have potential significant adverse impacts on the environment as listed the following as reasons supporting its Determination of Significance:

- The Proposed Action would result in excavation and other disturbance on several acres of currently undeveloped land.
- The potential for extended construction resulting from the Proposed Action.
- The Proposed Action would introduce new waterfront development with the potential for significant adverse impacts on aesthetic resources including selected viewpoints in the vicinity of the Project Site.
- Increased stormwater runoff and erosion resulting from site disturbance and construction of new impervious surfaces in the form of structures, access roads, and port facilities may potentially impact surface water, specifically the adjacent Hudson River and Quarry Pond.
- The Proposed Action would involve site disturbance and new construction within the 100-year floodplain and proximate to federally regulated freshwater wetlands.
- The Proposed Action involves a waterfront property on the Hudson River. Therefore, the potential for sea level rise, storm surge, and related issues to impact the Proposed Project will be considered and analyzed.
- The Proposed Action may result in increases to mobile and stationary sources of noise in proximity to existing residential uses, during both construction and operation.
- The Proposed Action may result in increases to mobile and stationary sources of air emissions in proximity to existing residential uses, during both construction and operation.
- The Proposed Action would result in an increased demand on water delivery and possibly on sewage disposal systems.
- The Proposed Action may impact the habitat of species that have been identified as species of special concern, endangered and/or threatened by NYSDEC and/or USFWS (including the bald eagle, Indiana bat, Atlantic sturgeon, and short-nosed sturgeon).
- The Proposed Action would occur within an area identified as potentially sensitive for archaeological resources.
- The Proposed Action would result in an increase in daily vehicle trips, which may impact the surrounding roadway network, during both construction and operation.
- The Proposed Action would result in a localized increased demand for energy.
- The Proposed Action would occur in proximity to property(s) currently subject to remediation oversight by NYSDEC, which may have impacted subsurface conditions at the Project Site.
- The Proposed Action may result in an increased demand on community facilities and services (e.g., public safety, public schools, open space/recreation, and solid waste/recycling service).

These potential adverse impacts identified by the Lead Agency in the Positive Declaration will be addressed in the DGEIS.

Scoping

Pursuant to Part 617.8, the Lead Agency is conducting scoping, the primary goals of which are to focus the DGEIS on potentially significant adverse impacts, and to eliminate consideration of

those impacts that are not significant or irrelevant. This Scoping Document has been prepared in accordance with Part 617.8(e) and sets forth the following:

- A description of the Proposed Action, potential future phases and the environmental setting;
- A statement of the environmental impacts of the Proposed Action, potential future phases, including temporary and permanent effects;
- An identification of significant adverse environmental effects that cannot be avoided if the Proposed Action and potential future phases are implemented;
- A discussion of the reasonable alternatives to be considered;
- An identification of irreversible and irretrievable commitments of resources resulting from implementation of the Proposed Action and potential future phases; and,
- A description of mitigation measures proposed to minimize or avoid significant adverse environmental impacts of the Proposed Action and potential future phases.

Required Organization and Expected Content of the Draft GEIS

General Guidance

The DGEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Action to the Town of Cortlandt Town Board (as Lead Agency) and other boards and agencies involved or interested in the review of the Proposed Action. The DGEIS is also intended to convey the same information to the interested public. The preparer of the DGEIS will keep this audience in mind as it prepares the document. Enough detail will be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided. Efforts will be made to avoid the use of technical jargon; however, since the Proposed Action requires an understanding of the offshore wind energy sector and major manufactured components required for such, where technical information will be necessary, definitions and explanations will be provided for clarity.

Narrative discussions will be accompanied by appropriate tables, charts, graphs, and figures whenever possible. Where a particular subject can be most effectively described in graphic format, the narrative discussion will attempt to summarize and highlight the information presented graphically. Plans and maps showing the Project Site will include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies.

Pursuant to the requirements of SEQRA, this Scoping Document includes an initial identification of mitigation measures. As the impact analyses have not yet been performed, it is not yet possible to identify other possibly needed mitigation measures. Discussions of mitigation measures will include an explanation of how those measures would be implemented, potential environmental impacts of such implementation, the time frame associated with such implementation, and the entity that would be responsible for implementing the mitigation. The discussion will indicate proposed improvements that have been incorporated into the Proposed Action.

Required Elements

The DGEIS shall contain an analysis of environmental impacts in the subject areas outlined below and an identification of potential significant adverse environmental effects that cannot be avoided if the Proposed Action is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the Proposed Action (the “No Build” condition), potential impacts of the Proposed Action and future potential

phases, and mitigation measures for potential significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if potential significant adverse impacts exist. An Executive Summary describing the Proposed Action and potential significant adverse impacts identified shall also be included.

The current conditions on the Project Site and adjacent area for potential future phases shall be considered the existing conditions throughout the technical analyses. The “build year” for the Proposed Action shall be the expected first year of full occupancy and operation (2023). In addition, a future phase build year (2025) will be used to examine the potential impacts from the Proposed Action and potential future phases, within the separate DGEIS chapter described above under “Potential Future Phases/Buildout of Select Waterfront Areas/Parcels.” The analysis of the future without the Proposed Action (the No Build condition) will be based on conditions projected in the build year for the Proposed Action.

Organization and Content of DGEIS

Cover Sheet and General Information

Introductory Material - Cover Sheet that includes:

Title (i.e., Generic Environmental Impact Statement)

Identification of the Proposed Action, including name and location

Identification of the Lead Agency for the project

The following contact information for the Lead Agency:

Linda D. Puglisi, Town Supervisor
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567
Email: lindap@townofcortlandt.com

The following websites where SEQRA documents will be located:

<http://www.townofcortlandt.com/cn/webpage.cfm?tpid=2514>

<https://portcortlandt.com/>

Date submitted and revision dates

Date of acceptance of the DGEIS

Date, time and location of public hearing on the DGEIS

Deadline by which comments on the DGEIS are due

Name and address of sponsor of Proposed Action, and the name, address and email address for a contact person representing the sponsor

The name and address of the primary preparer(s) of the DGEIS and a list of consultants involved with the Project for the applicant

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1.2. SUMMARY DESCRIPTION OF THE SITE

1.2.1. *Project Site and its Environmental Setting*

1.3. SUMMARY OF THE PROPOSED ACTIONS

1.3.1. *Proposed Zoning Map and Text Amendments*

1.3.2. *Proposed Project*

The section will describe the Development Concept Plans, including access to the Site, arrangement of uses, design and layout of proposed Site improvements, and a description of the anticipated construction phasing of the Proposed Action, if known.

1.4. PURPOSE AND NEED

1.5. SUMMARY OF POTENTIAL SIGNIFICANT ADVERSE IMPACTS AND MITIGATION MEASURES

1.6. DESCRIPTION OF ALTERNATIVES ANALYZED

1.7. LIST OF APPROVALS REQUIRED

2. PROJECT DESCRIPTION

2.1. PROJECT IDENTIFICATION

The introduction will identify the document as the DGEIS for the Proposed Action, inclusive of the Proposed Project and Proposed Zoning, and will describe the location and main programmatic elements of the Proposed Action.

2.2. PROJECT SITE

Identify and describe the current condition and environmental setting of the Project Site in text and graphics, including the Site's location, access and improvements. Describe the Site's environmental setting and its relationship to neighboring properties. The description will include a discussion of the Site's natural and man-made features, its built character, and its location relative to transportation corridors, the Hudson River, the Village of Buchanan, and the hamlet of Verplanck and other population and service centers.

2.3. PROPOSED ZONING

Describe the zoning map and text amendments proposed, including a comparison to the current MD zoning district regulations.

Qualitatively describe the change in the development potential of parcels within the MD zoning district as a result of the Proposed Zoning.

2.4. PROPOSED PROJECT

Describe in text and graphics the uses and buildings proposed, inclusive of the port, Site access and internal Site-circulation, utilities, landscaping, grading, drainage, parking and loading.

The chapter will include graphic depictions of the Proposed Project, including site plans, building elevations, and building massings or renderings to supplement the narrative descriptions provided.

2.5. PURPOSE AND NEED

Description of the Applicant's purpose and need for the Proposed Action.

2.6. REQUIRED APPROVALS

List the approvals required by Town, County, State, and Federal agencies.

3. LAND USE, ZONING, AND PUBLIC POLICY

This Chapter will discuss the potential impacts on land use and zoning as a result of the Proposed Project. As outlined above, an analysis of land use and zoning will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

3.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the consistency of the Proposed Action with existing proximate land uses, zoning, and applicable adopted public policies, and measures proposed to mitigate potential significant adverse impacts from the Proposed Action.

3.2. LAND USE & ZONING

3.2.1. *Existing Conditions*

Describe the existing land uses and zoning for the Project Site, those Sites within ½ mile of the Project Site, and those sites in the MD zoning district to which the Proposed Zoning would apply.

3.2.2. *Future Without the Proposed Action*

Describe pending land use and zoning changes within ½ mile of the Project Site and MD zoning district parcels to which the Proposed Zoning would apply in the future without the Proposed Action.

3.2.3. *Potential Impacts of the Proposed Action*

Describe the land uses proposed to be added as Special Permit uses within the MD zoning district and their compatibility with surrounding land uses.

Describe the proposed zoning changes and their consistency with the intent of the MD zoning district.

3.3. PUBLIC POLICY

Analyze the consistency of the Proposed Action with the applicable portions of the following adopted policy documents and policies:

3.3.1. *Town of Cortlandt Master Plan, 2016*

3.3.2. *Westchester County's Patterns for Westchester and Westchester 2025*

4. GEOLOGY, SOILS AND TOPOGRAPHY

This Chapter will focus on potential impacts on geology, soils and topography as a result of the Proposed Project. As outlined above, an analysis of potential impacts on geology, soils, and topography will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

4.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize key findings of the existing site conditions assessment, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate potential impacts from the Proposed Project.

4.2. EXISTING CONDITIONS

Identify the major geologic, soil, and topographical conditions on the Project Site, focusing on the suitability of the Site for development using published data (i.e., USDA-NRCS Web Soil Survey and a site-specific geotechnical engineering report, and topographical data from a site survey). Slopes will be categorized according to the Town's definition of a steep slope found in Chapter 259, §259-3 of the Town Code.

4.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Describe potential impacts to bedrock, rock outcroppings and soil conditions as a result of the Proposed Project. Potential impacts of grading and excavation, including potential impacts to steep slopes, will be quantified (i.e., cut and fill) and discussed. Potential impacts with regard to soil erosion will be discussed.

Identify areas, where blasting may be required for construction of the Proposed Project.

4.4. MITIGATION MEASURES

Summarize the measures that would be implemented to mitigate potential significant adverse impacts resulting from the Proposed Project, including the proposed sediment and erosion control measures and preparation of a blasting plan prior to construction, if required.

5. STORMWATER MANAGEMENT

This Chapter will focus on potential impacts related to stormwater management as a result of the Proposed Project. As outlined above, an analysis of potential impacts to stormwater management will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

5.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize key findings of the existing conditions assessment, the analysis of the potential impacts of the Proposed Actions, and measures proposed to mitigate potential significant adverse impacts resulting from the Proposed Actions.

5.2. EXISTING CONDITIONS

Describe existing drainage patterns on the site and within surrounding off-Site areas located within the same drainage basin(s), inclusive of the stormwater's eventual discharge to the Hudson River and other waterbodies.

Calculate and describe the pre-development peak runoff volumes and rates for the 1-, 10-, and 100-year storm events.

Describe the existing stormwater runoff quality.

5.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT AND MITIGATION MEASURES

Describe and depict the proposed post-construction stormwater management system, including changes to existing drainage patterns, subsurface conveyance systems, water quality treatment practices and water quality control practices.

Calculate and describe the post-development peak run-off rates and volumes for the 1-, 10- and 100-year storm events using a methodology in conformance with the Natural Resources Conservation Service Technical Release Number 55 (TR-55) and specific to Westchester County. Describe the potential impacts to downstream wetlands, ponds, streams, and the Hudson River.

Prepare a Preliminary SWPPP in accordance with the requirements of the Town of Cortlandt and NYSDEC, including those with respect to stormwater quality, quantity, and green infrastructure.

The SWPPP shall include a maintenance program to inspect, repair, and clean out proposed stormwater management facilities on an ongoing basis.

Describe the operational policies included as part of the Proposed Project to minimize pollutant loading to stormwater runoff.

6. SURFACE WATER AND WETLANDS

This Chapter will focus on potential impacts to surface water and wetlands as a result of the Proposed Project. As outlined above, an analysis of potential impacts to surface water and wetlands will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

6.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate potential significant adverse impacts from the Proposed Project.

6.2. EXISTING CONDITIONS

Describe and map surface water or wetland features, including State- or Town-regulated adjacent areas/buffers, on or adjacent to the Project Site based on published data (e.g., Town, State, or Federal wetland maps) and investigations performed by the Applicant in accordance with applicable Town, State, and Federal regulations. Identify the agency(ies) that regulate the wetlands, waterbodies, or their adjacent areas/buffers on or proximate to the Project Site.

Describe existing on-Site surface water conditions of each delineated wetland, watercourse and open water resource. Describe the existing condition of wetland and watercourse adjacent areas/buffers.

6.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Identify and describe in text and graphics the potential direct or indirect impacts to surface waters or wetlands and their adjacent areas/buffers as a result of the Proposed Project. Identify the local, State, and Federal permits required for disturbance.

6.4. MITIGATION MEASURES

Describe the measures required to mitigate potential significant adverse impacts to wetlands, watercourses, open waters and/or adjacent areas/buffers as a result of the Proposed Project, in accordance with Town of Cortlandt, NYSDEC, and USACE requirements as applicable.

7. VEGETATION AND WILDLIFE

This Chapter will focus on potential impacts on vegetation and wildlife as a result of the Proposed Project. As outlined above, an analysis of potential impacts on vegetation and wildlife will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

7.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize key findings of the existing conditions survey, the analysis of the potential significant adverse impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.

7.2. EXISTING CONDITIONS

Using information from Federal, State, and County resources, supplemented with field inspections, identify known protected plants or habitats on the Project Site and protected species known to occur or that have the potential to occur on the Project Site, including the bald eagle, Indiana bat, Atlantic sturgeon, and short-nosed sturgeon.

Prepare a tree inventory for the Project Site as defined in Chapter 283 of the Town Code.

7.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Identify and assess the potential direct impacts to existing vegetative communities or wildlife habitat as a result of the Proposed Project. Identify and assess the potential direct and indirect impacts to the wildlife presently occurring, or expected to occur, on or in proximity to the Project Site. Assess the potential direct and indirect impacts to protected species or habitat that occur, or have the potential to occur, on or in proximity to the Project Site. With respect to the bald eagle, potential impacts will be assessed following the National Bald Eagle Management Guidelines, published by USFWS. For the Indiana bat, the USFWS's Draft Recovery Plan will be considered.

Potential impacts to the bald eagle, Indiana bat, Atlantic sturgeon, and short-nosed sturgeon during the construction of the Proposed Project, including those relating to habitat impacts as well as impacts from noise, will be discussed in this Chapter.

Identify the trees to be removed by the Proposed Project and those that may be threatened by construction or operation of the Proposed Project, including the installation of utility service. Identify required tree cutting permits pursuant to Chapter 283 of the Town Code. Describe the proposed landscape concept plan.

7.4. MITIGATION MEASURES

Describe measures that would be implemented to mitigate potential significant adverse impacts resulting from the Proposed Project. Identify and describe the approximate number, species, and location of trees to be planted as part of the Proposed Project to replace the trees proposed to be removed. Describe the measures proposed to be

included in the Site Plan to protect the trees that are proposed to remain on-Site during and after construction of the Proposed Project.

8. HISTORIC AND CULTURAL RESOURCES

This Chapter will focus on potential impacts on historic and cultural resources as a result of the Proposed Project. As outlined above, an analysis of potential impacts on historic and cultural resources will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

Because the Proposed Project would require the preparation of a SWPPP, the Proposed Project is subject to compliance with the January 2015 Letter of Resolution (LOR) executed between NYSDEC and OPRHP pursuant to Section 14.09 of the New York State Park Recreation and Historic Preservation Law (Section 14.09). In addition, USACE involvement related to wetlands permitting is subject to Section 106 of the National Historic Preservation Act. Therefore, a cultural resources analysis will be prepared and OPRHP will need to make a finding regarding the Project's potential impacts on cultural resources. The Project will be submitted to OPRHP for OPRHP to make a determination of impact.

8.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the conclusions of the cultural resources analysis and consultation with OPRHP. Describe measures proposed to mitigate potential significant adverse impacts to cultural resources that could result from the Proposed Project.

8.2. ARCHAEOLOGICAL RESOURCES

The Project Site is located in an area indicated as potentially sensitive for archaeological resources by OPRHP. Consultation with OPRHP is necessary to determine whether the Project Site is itself considered sensitive for archaeological resources. If the Project Site is considered by OPRHP to be potentially sensitive for archaeological resources and OPRHP requests the preparation of an archaeological study, it will be prepared as directed by OPRHP, submitted to OPRHP for review, and the DGEIS shall summarize the report and assess the potential for the Proposed Project to adversely affect those resources.

8.3. HISTORIC RESOURCES

The Project Site does not appear in a search of OPRHP's online database as being proximate to previously identified (National Register [NR]-listed or eligible) historic architectural resources. As part of the cultural resources analysis, a survey will be undertaken to determine whether there could be unidentified potential historic architectural resources proximate to the Project Site. The DGEIS shall describe identified historic architectural resources and assess the potential for the Proposed Project to impact such resources.

9. VISUAL RESOURCES AND COMMUNITY CHARACTER

This Chapter will focus on potential impacts to visual resources and community character as a result of the Proposed Project. As outlined above, an analysis of potential impacts to visual resources and community character will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

9.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Action, and measures proposed to mitigate potential significant adverse impacts from the Proposed Action.

9.2. EXISTING CONDITIONS

Describe the existing visual character of the Project Site and the other parcels within MD zoning district, which meet the Special Permit criteria in the Proposed Zoning. The description will include text and graphics describing on- and off-Site structures, their setbacks from adjacent streets, land-forms, vegetative cover, and illumination patterns as visible from public rights-of-way.

In consultation with the Town, identify, describe, and document with photographs in both the leaf-on and leaf-off condition the views into the Project Site from various viewpoints.

9.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Analyze the impacts to the existing visual and community character as a result of the Proposed Project. Specifically, analyze the changes to the community character as a result of the proposed building and landscaping program.

Describe and visually demonstrate the changes to the views into the Project Site from the publicly accessible vantage points listed above using a combination of photographs and computer simulations depicting the existing conditions and simulations depicting the proposed future conditions, supplemented as necessary by section drawings. A comparison between views in the leaf-on and leaf-off condition will be provided.

Describe and locate on a plan the generalized zones of outdoor site lighting that could be expected with the Proposed Project.

9.4. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate potential significant adverse visual or community character impacts that may result from the Proposed Actions.

10. FISCAL AND ECONOMIC IMPACTS

This Chapter will focus on the potential fiscal and economic impact of the Proposed Project. As outlined above, an analysis of potential fiscal and economic impacts will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

10.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the existing conditions, summarize the proposed conditions with the Proposed Actions, and summarize the analysis of the potential impacts of the Proposed Project and measures proposed to mitigate potential significant adverse impacts from the Proposed Project.

10.2. EXISTING CONDITIONS

Describe the current relevant demographic characteristics of the Town using existing available data sources.

Describe existing tax revenues, costs and/or PILOT revenues generated by the Project Site (Municipal, Hendrick Hudson School District [HHSD], other special taxing districts, County, and State).

10.3. FUTURE WITHOUT THE PROPOSED ACTION

Describe estimated tax revenues, costs and/or PILOT revenues generated by the Project Site in the future without the Proposed Action.

Describe the loss of PILOTS, jobs and revenue from the closure of IPEC.

10.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Evaluate the potential economic and fiscal impacts of the Proposed Action. Describe the anticipated municipal cost of the Proposed Action. Using IMPLAN (IMPact analysis for PLANning) input-output modeling system, identify the direct and indirect economic benefits of the Proposed Project generated during construction and operations.

10.4.1. *Construction Period:*

Analyze direct jobs, employee compensation, and economic output by estimating the total number of construction jobs that would be created through construction of the proposed facility, as well as the direct employee compensation and total economic output. Jobs will be reported in person-years of employment, i.e., the equivalent of one construction worker working full-time for one year.

Estimate the number of indirect jobs (jobs generated by business-to-business purchases of goods and services), induced jobs (jobs created by growth in income and consumer spending in the study area), and indirect and induced employee compensation and economic output generated during the construction period.

10.4.2. *Operational Period*

Estimate the annual economic benefits resulting from labor and expenditures used to operate the Proposed Project.

Estimate the effects of business-to-business purchases on the local economy. Using IMPLAN, estimate indirect jobs, employee compensation, economic output, and induced effects generated within Westchester County and New York State.

Describe the likely effects of the Proposed Project on residential and commercial market conditions and property taxes within the local area and more broadly within the affected taxing jurisdictions.

10.5. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate potential significant adverse fiscal and/or economic impacts that may result from the Proposed Action and Proposed Project.

11. COMMUNITY FACILITIES AND SERVICES

This Chapter will focus on the potential impacts to community facilities and services as a result of the Proposed Project. As outlined above, an analysis of potential impacts to community

facilities and services will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

11.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the potential impacts of the Proposed Action, and measures proposed to mitigate potential significant adverse impacts from the Proposed Action.

11.2. EXISTING CONDITIONS

Describe existing police, fire, and emergency service providers, the school district, and solid waste disposal service provider(s) who would serve the Project Site.

11.3. FUTURE WITHOUT THE PROPOSED PROJECT

Using information made available by the emergency service providers, the school district, and solid waste disposal service provider(s), describe planned changes to staffing levels, service levels, equipment and/or facilities. Discuss the potential changes in property tax revenue that are likely to occur in the future without the Proposed Project.

11.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Assess potential impacts of the Proposed Action on staffing levels, service levels, equipment and/or facilities on- and off-Site. Provide a tax impact analysis. Discuss the potential changes in property tax revenue that are likely to occur in the future with the Proposed Project. Identify whether the Proposed Project would be subject to the Westchester County solid waste reporting requirements for businesses with more than 100 employees.

11.5. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate potential significant adverse impacts on public safety (police, fire, EMS), public schools, and/or solid waste and sanitation services as a result of the Proposed Action.

12. INFRASTRUCTURE AND UTILITIES

This Chapter will discuss and analyze the potential impacts of the Proposed Project on water supply, sanitary wastewater, electric and gas infrastructure. Potential impacts to stormwater and roadway infrastructure are discussed in other chapters, as noted in this Scoping Document. As outlined above, an analysis of potential impacts on infrastructure and utilities will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

12.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Actions, and measures proposed to mitigate potential significant adverse impacts from the Proposed Actions.

12.2. WATER SUPPLY

12.2.1. *Existing Conditions*

Describe in text and graphics the location, condition, and capacity of the water supply infrastructure serving the Project Site based on, at a minimum, hydrant flow tests.

12.2.2. *Future Without the Proposed Project*

Using information made available by the Town, the school district(s), describe planned changes to infrastructure in the future without the Proposed Actions.

12.2.3. *Potential Impacts of the Proposed Project*

Quantify the anticipated water demand (domestic, fire, and irrigation) of the Proposed Project using rates published by NYSDEC.

Analyze the capacity of the water supply system to serve the anticipated demands of the Project.

Describe, in text and graphics, improvements to the water supply distribution systems that would be included in the Proposed Project.

Identify the State, County, and local permits, approvals, and reporting requirements that would be required to construct and operate the proposed water supply.

12.2.4. *Mitigation Measures*

Describe measures that would be implemented to mitigate potential significant adverse impacts from the Proposed Actions.

12.3. SANITARY WASTEWATER

12.3.1. *Existing Conditions*

Describe in text and graphics the on- and off-Site sanitary sewer infrastructure serving the Project Site and other parcels within the MD zoning district to which the Proposed Zoning would apply.

The Site is not currently serviced by a wastewater treatment plant. However, this section will identify the nearest wastewater treatment plant that could potentially receive sanitary wastewater flow from the Project Site and the other parcels within the MD zoning district to which the Proposed Zoning would apply, including the capacity and current flow conditions at the plant.

12.3.2. *Future Without the Proposed Project*

Using information from the County and/or Town Sewer Districts, identify planned improvements to the sanitary sewer conveyance system and significant new wastewater demands planned or expected in the future without the Proposed Project.

12.3.3. *Potential Impacts of the Proposed Project*

Quantify the anticipated sanitary sewer flow generated by the Proposed Project using rates published by NYSDEC.

Determine the infrastructure needed to deliver sanitary sewer flow to the nearest wastewater treatment plant, and as provided by the plant operator, the capacity of the sewage treatment plant to serve the anticipated demands of the Project.

Alternatively, a package plant for the treatment of sanitary flow from the Project will also be assessed.

12.3.4. *Mitigation Measures*

Describe measures, which would be implemented to mitigate potential significant adverse impacts from the Proposed Project, including potential improvements to the wastewater conveyance system.

12.4. ENERGY USAGE (ELECTRICITY AND GAS)

12.4.1. *Existing Conditions*

Describe the existing electricity and gas service and infrastructure, including location and conditions, to and within the Project Site.

12.4.2. *Future Without the Proposed Project*

Using information provided by the utility providers, identify improvements to the electric or gas systems planned or expected to be undertaken in the future without the Proposed Project.

12.4.3. *Potential Impacts of the Proposed Project*

Quantify the anticipated electric and gas demand from the Proposed Project. Based on information received from the electric and gas providers, determine if the capacities of the electric and gas systems are adequate to meet the projected demand of the Project.

12.4.4. *Mitigation Measures*

Describe measures that would be implemented to mitigate potential significant adverse impacts from the Proposed Project.

13. TRAFFIC AND TRANSPORTATION

This Chapter will focus on the potential impacts to traffic and transportation as a result of the Proposed Project, utilizing an analysis year of 2023. As outlined above, an analysis of potential impacts to traffic and transportation will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels (analysis year 2025), within which trip generation and project-generated vehicle assignments for the peak periods will be described, and potential impacts and mitigation measures will be discussed.

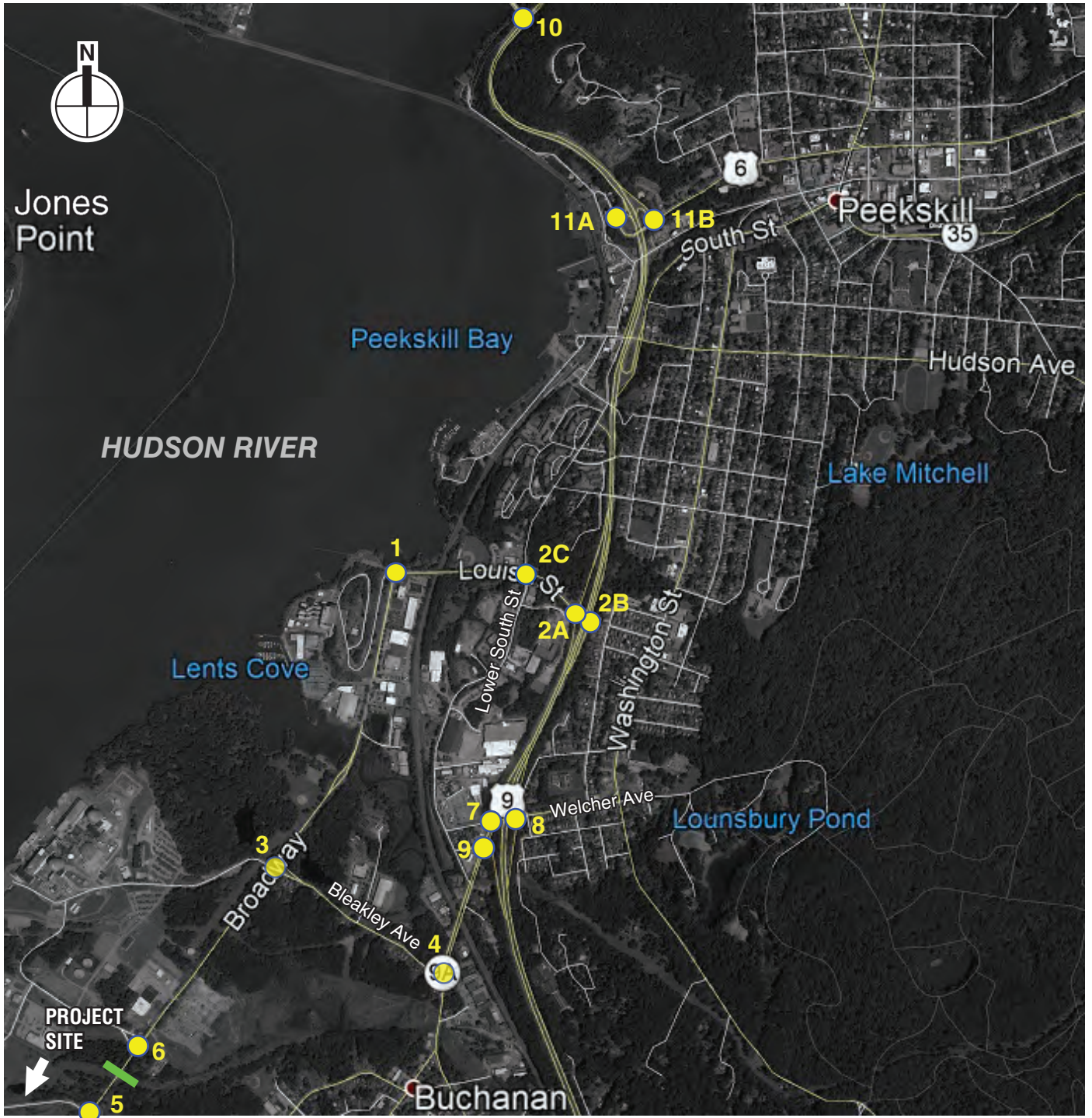
13.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate potential significant adverse impacts from the Proposed Project on the traffic and transportation systems.

13.2. EXISTING CONDITIONS

Describe the roadway characteristics in the area surrounding the Project Site.

For the weekday AM, PM, and weekend peak periods document and show on a figure historical information/data on traffic conditions during the most recent activity in the vicinity of the Project Site (i.e., Study Area), which includes the following proposed traffic analysis locations (see **Figure 6**; numbers correspond to those shown on the figure):



- Proposed Turning Movement Count Location
- Proposed Automatic Traffic Recorder (ATR) Count Location

Note: Traffic analysis locations are listed in Section 13 of the Scoping Document

- John Walsh Boulevard at Louisa Street (1)
- Louisa Street at Route 9 southbound ramps (2A)
- Louisa Street at Route 9 northbound ramps (2B)
- Louisa Street and Lower South Street (2C)
- Broadway at Bleakley Avenue (3)
- Bleakley Avenue at Route 9A (4)
- Broadway at Continental Driveway (5)
- Broadway at Entergy Driveway (2 driveways) (6)
- Welcher Avenue at Route 9A/Route 9 southbound off-ramp (7)
- Welcher Avenue at Route 9 northbound ramps (8)
- Route 9A at Route 9 southbound on-ramp/Belock Avenue (9)
- Route 9/Bear Mountain Parkway at Jans Peeck Bridge (10)
- Route 6 at Route 9 southbound ramps (11A)
- Route 6 at Route 9 northbound ramps (11B)

Conduct capacity analyses (Level of Service) for each of the above intersections using the SYNCHRO or Highway Capacity software.

Summarize the existing Levels of Service in tabular format.

Describe the Bee-Line bus routes and stops near the Project Site.

Summarize the crash experience at the study area intersections based on the most recent three years of data.

13.3. FUTURE WITHOUT THE PROPOSED PROJECT

Estimate traffic volumes, as well as parking requirements/options in the future without the Proposed Project (i.e., No Build condition) in a future analysis year, utilizing:

- A background growth factor based on historical data,
- Traffic volumes from other pending or approved projects proximate to the Project Site as identified and provided by the Town,
- Determine the traffic volumes (included in the Existing Conditions) associated with the decommissioning of IPEC that will no longer exist in the traffic network as of 2021 (also state the level of traffic generated by IPEC when it was operating at full capacity).

Calculate the analysis year No Build traffic volumes for each of the peak hours and show on a figure.

Conduct capacity analyses (Level of Service) for each of the above intersections using the SYNCHRO or Highway Capacity software for the Design Year No Build condition.

Summarize the Levels of Service in tabular format for the Design Year No Build condition.

Describe known changes to the Bee-Line bus routes and stops adjacent to the Project Site that are expected to occur in the future without the Proposed Project.

Discuss No Build crash conditions.

13.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT (2023)

Estimate Site-Generated Traffic based on information from wind energy component manufacturing. Assign the Site-Generated Traffic Volumes to the roadway network based on the anticipated arrival and departure distributions.

Combine the Site-Generated Traffic Volume with the Design Year No Build traffic volumes to obtain the Build Traffic Volumes for each of the peak hours and show on a figure.

Conduct capacity analysis (Level of Service) for each of the above intersections using the SYNCHRO or Highway Capacity software for the Build condition.

Summarize the Levels of Service in tabular format for the Build condition.

Compare traffic generation and parking requirements of the Proposed Project to peak IPEC operations.

Qualitatively describe any potential impacts on the Bee-Line bus system.

Discuss Build crash conditions.

Discuss on-Site circulation and driveway sight distance conditions.

13.5. MITIGATION MEASURES

Based on the results of the traffic analyses, identify improvements to the traffic and transportation systems to address potential significant adverse impacts where necessary.

14. AIR QUALITY

This Chapter will focus on the potential impacts to air quality as a result of the operation of the Proposed Project. As outlined above, an analysis of potential impacts to air quality will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

14.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate potential significant adverse impacts from the Proposed Project.

14.2. EXISTING CONDITIONS

Describe existing ambient air quality using information from NYSDEC's Ambient Air Quality Monitoring Network. In addition, describe the latest information regarding the status of the State Implementation Plan (SIP) and attainment status.

14.3. FUTURE WITHOUT THE PROPOSED PROJECT

Describe the potential impacts to air quality resulting from the No Build projects included in the Traffic Impact Study.

14.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

14.4.1. Stationary Source Analysis

Analyze the potential for stationary sources of air emissions (i.e., HVAC systems, manufacturing venting, marine vessels, etc.) to have a potential significant adverse impact to air quality.

Perform a dispersion modeling analysis to determine whether emissions from any on-site fuel-fired equipment could cause potential significant adverse air quality impacts from air pollutants, such as nitrogen dioxide (NO₂), particulate matter (PM₁₀ and PM_{2.5}), carbon monoxide (CO) and, if fuel oil is proposed to be used, sulfur dioxide (SO₂). The analysis will utilize the AERMOD dispersion model and five recent years of representative meteorological data. Determine pollutant concentrations in accordance with the NYSDEC Division of Air Resources (DAR) Guidelines on Dispersion Modeling Procedures for Air Quality Impact Analysis (DAR-10).

14.4.2. *Mobile Source Analysis*

Analyze the potential for Project-generated mobile emission sources (e.g., from Project-generated traffic) with the potential for a significant adverse impact on air quality on carbon monoxide (CO) concentrations using the procedures outlined in NYSDOT's The Environmental Manual (TEM) or latest available NYSDOT guidance and the United States Environmental Protection Agency's (EPA) Guidelines for Modeling Carbon Monoxide Roadway Intersections.

For intersections with a Level of Service of "D" or worse in the build year, use the TEM capture criteria to determine whether the intersections require further study. If any of the capture criteria are met, perform a volume threshold screening analysis at affected intersections.

If any intersections do not pass the volume threshold screening criteria, perform a refined mobile source analysis. Such analysis would use vehicular CO engine emission factors from EPA's MOVES model based on provided speed and vehicle mix data and either EPA's CAL3QHC dispersion model or the AERMOD model to predict the maximum change in CO concentrations and determine if the potential for exceedances of the carbon monoxide ambient standard exists at intersections near the Project Site.

Perform a semi-quantitative screening analysis for PM₁₀ and PM_{2.5} from mobile sources using EPA guidance that evaluates traffic data for the affected-area intersections, the increase in the number of diesel vehicles, and the potential receptor locations to determine whether a refined microscale modeling analysis would be warranted for PM₁₀ and PM_{2.5}. If there is the potential for PM₁₀ and/or PM_{2.5} impacts, perform a refined mobile source analysis.

14.5. MITIGATION MEASURES

Describe measures that would be implemented to mitigate potential significant adverse impacts from the Proposed Project as identified in the analysis above.

15. NOISE

This Chapter will focus on the potential for operational mobile and stationary noise impacts on existing noise-sensitive (i.e., residential) land uses as a result of the Proposed Project. As outlined above, an analysis of potential operational noise impacts will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

15.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize key findings of the existing conditions analysis, the analysis of the potential impacts of the Proposed Actions, and measures proposed to mitigate potential significant adverse impacts from the Proposed Actions if necessary.

Describe the fundamental effects and characteristics of noise as they relate to the noise analysis.

15.2. EXISTING CONDITIONS

Using a combination of new and historic data, noise measurements will be compiled from nearby sensitive receptor locations and along major feeder streets to and from the Project Site to determine existing noise levels and noise characteristics within the study area. New measurements will be made during the AM and PM peak periods, as well as expected hours of operation and are proposed for monitoring at the following locations (see **Figure 7**; numbers correspond to those shown on the figure):

- Broadway near the intersection with 11th Street (1)
- Westchester Avenue near the intersection with 14th Street (2)
- Cul-de-sac at the end of Pheasants Run (3)
- Parking lot of the Buchanan-Verplanck Elementary School (4)
- Bleakley Avenue near the intersection with Broadway (5)
- Charles Point Park near the intersection of Broadway and Louisa Street (6)

Measurements will be made using a Type I noise analyzer and would include measurements of L_{eq} , L_1 , L_{10} , L_{50} , and L_{90} noise levels. Where necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels.

15.3. FUTURE WITHOUT THE PROPOSED PROJECT

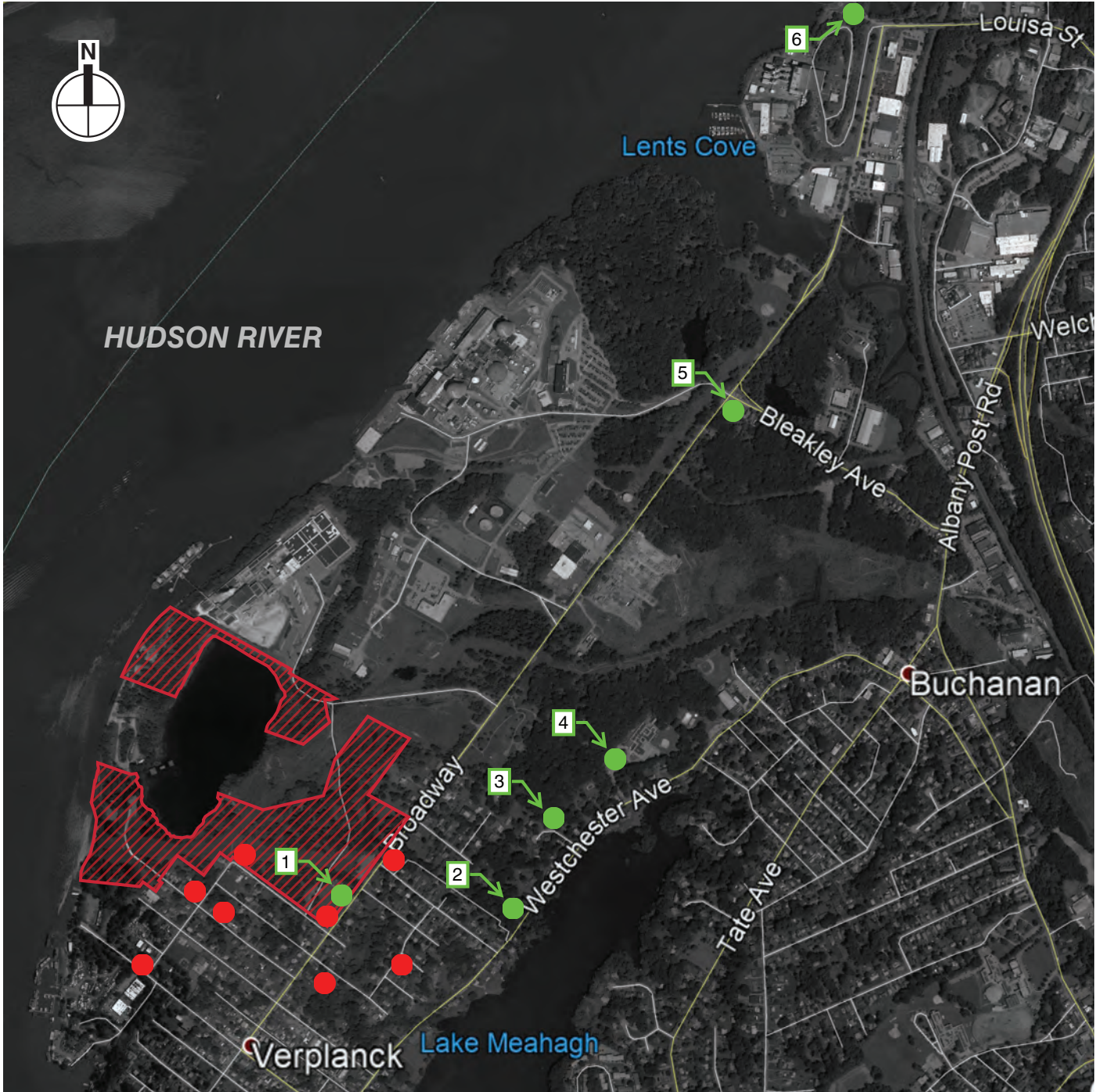
At each receptor location, determine the noise levels without the Proposed Project using existing noise levels and proportional modeling techniques. Compare existing noise levels and future noise levels without the Proposed Project, as analyzed in the Traffic Impact Study, with various noise standards, guidelines, and other noise criteria.




15.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

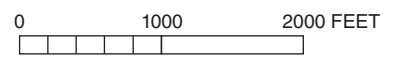
At each receptor location identified above, determine the noise levels with the Proposed Project for the analysis years using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for changes in traffic volumes due to the Proposed Project.

Appropriate noise models will be employed to analyze increases in noise levels due to operation of proposed new on-Site mechanical equipment and other operational noise from the proposed manufacturing activities (ex: internal operations, movement of materials outside of structures, loading, delivery, and movement of barges).

Compare noise levels with standards, guidelines, and other criteria, and impact evaluation. Existing noise levels and future noise levels with and without the Proposed Project will be compared with applicable noise standards, guidelines, and other noise impact criteria.



-  Project Site
-  Historical Noise Monitoring Location
-  Proposed Noise Monitoring Location



Note: Noise monitoring locations are listed in Section 15 of the Scoping Document

15.5. MITIGATION MEASURES

Describe measures that would be implemented to mitigate potential significant adverse impacts from the Proposed Action as identified in the analysis above.

16. CONSTRUCTION

Construction impacts, though temporary, could have a disruptive and noticeable effect on the surrounding community. This Chapter will focus on the technical areas where construction activities associated with the Proposed Project may pose specific environmental problems. As outlined above, an analysis of potential impacts from construction activities will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

16.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the major periods of construction, potential significant adverse impacts expected to result from construction, and measures proposed to avoid and/or mitigate those significant adverse impacts.

16.2. CONSTRUCTION SCHEDULE

Generally describe the anticipated construction schedule and timeline by construction period. Describe the construction processes, activities, and tasks within each period. Identify preliminary construction staging areas and areas for construction worker parking.

16.3. CONSTRUCTION PERIOD IMPACTS AND MITIGATION

16.3.1. *Traffic and Transportation*

Identify potential temporary impacts to the traffic network resulting from construction activity. This assessment will consider temporary increases in vehicle trips from construction workers and equipment and potential impacts from truck traffic.

Identify measures necessary to mitigate potential significant adverse impacts to traffic and transportation during the Project's construction.

16.3.2. *Erosion and Sediment Control*

Describe the Erosion and Sediment Control Plan and its compliance with NYSDEC and Town regulations.

16.3.3. *Air Quality*

Qualitatively discuss potential temporary air quality impacts from emissions generated by construction equipment, worker and delivery vehicles, and fugitive dust, and how these potential impacts would be avoided and minimized.

16.3.4. *Noise*

Discuss potential temporary noise impacts to sensitive off-Site receptors from each period of construction activity and describe Town's requirements and limitations on hours of construction work as described in the Town Code. (Potential construction-period noise impacts to bald eagles would be covered under the "Vegetation and Wildlife" chapter).

16.3.5. *Blasting*

Discuss whether construction of the Proposed Project is expected to require blasting. At the time the scope of work was prepared, blasting during

construction is not anticipated. However, if it is determined that blasting may be required at a later date, identify the areas of potential blasting and the amount of material that may need to be removed via blasting. Blasting shall be conducted in accordance with Chapter 1616, “Explosives and Blasting,” of the Town Code. This section shall describe the measures required by the Town Code to avoid potential impacts to neighboring properties.

16.3.6. *Hazardous Materials*

Based on a site inspection and review of regulatory databases and historic maps/aerial photos, discuss the potential for hazardous materials to be present in areas proposed for new development. Based on this discussion, identify the potential impacts of the Proposed Project with respect to hazardous materials and the measures proposed to avoid or mitigate potentially significant adverse impacts.

17. SEA LEVEL RISE AND STORM SURGE

This Chapter will focus on the potential for sea level rise, storm surge, and related issues to impact the Proposed Project. As outlined above, an analysis of potential impacts from sea level rise, storm surge, and related issues will also be provided within the separate chapter of the DGEIS dedicated to potential future phases/buildout of select waterfront areas/parcels.

17.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the existing conditions, the analysis of the potential impacts on the Proposed Project, and measures proposed to mitigate potential significant adverse impacts resulting from sea level rise, storm surge, and related issues on the Proposed Project.

17.2. EXISTING CONDITIONS

Using information from Federal, State, and local resources, supplemented with field inspections, elevation and topographic data, as well as site-specific research, document existing conditions at the Project Site related to sea level rise, storm surge, inundation and ice shear.

17.3. POTENTIAL IMPACTS TO THE PROPOSED PROJECT

Identify and assess the potential direct impacts to the Proposed Project considering elevation and topography as they relate to the susceptibility of the shoreline development to sea level rise inundation, flooding, storm surge, and ice impacts. The assessment will follow guidance provided in the New York State Community Risk and Resilience Act - 6 NYCRR Part 490, Projected Sea-level Rise Rulemaking (<http://www.dec.ny.gov/energy/102559.html>). The New York State Department of State’s Geographic Information Gateway (<http://opdgig.dos.ny.gov/#/home>) will be used as a resource as well. Additionally, design features developed by the USACE Cold Regions Research Labs (CRREL) will be considered with regard to prevention of ice damage.

17.4. MITIGATION MEASURES

Describe Proposed Project design features that would be implemented to offset potential future adverse significant impacts resulting from projected sea level rise, storm surge, inundation and ice shear.

18. ALTERNATIVES

Pursuant to Part 617, the DGEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action that are feasible for the applicant to pursue, taking into account the objectives and capabilities of the Project Sponsor. The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

This Chapter will provide a narrative description of each alternative and a summary of the comparative analysis in tabular format. For each alternative, this Chapter will evaluate the potential for significant adverse environmental impacts. If the impacts of the alternative for a given environmental impact category are expected to be the same as the Proposed Project, a description of why will be provided.

18.1. NO ACTION

The No Action alternative assumes that the existing conditions of the Project Site and MD zoning district would remain absent the Proposed Action.

18.2. CORTLANDT PITCH SOCCER FIELD

This alternative would evaluate the potential environmental impacts of a soccer facility on the Project Site. Similar to the Proposed Project, this alternative would likely require zoning changes through the Town Board.

18.3. CIDERY/RESTAURANT

This alternative would evaluate the potential environmental impacts of a cidery/restaurant development on the Project Site. Similar to the Proposed Project, this alternative would likely require zoning changes through the Town Board.

19. UNAVOIDABLE ADVERSE IMPACTS

Identify those significant adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Action is implemented.

20. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Identify irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Action should it be implemented.

21. GROWTH-INDUCING ASPECTS

Identify growth-inducing impacts that could reasonably be expected to occur in the future with the Proposed Action, including potential offshore wind energy component manufacturing/fabrication on MD zoning district properties that meet the Special Permit criteria and uses complementary/supportive thereto.

22. POTENTIAL FUTURE PHASES / BUILDOUT OF SELECT WATERFRONT AREAS/PARCELS

The Proposed Zoning would apply to parcels mapped in the Town’s MD zoning district. As a result, in addition to the Project Site, other parcels could apply to the Town Board for offshore wind energy component manufacturing uses should they meet the Special Permit criteria. Furthermore, the potential for future phases of development exists on properties adjacent to the

south and north of the Project Site within the Town of Cortlandt and the Village of Buchanan; these include parcels currently controlled by IPEC.

The DGEIS will include a separate chapter dedicated to this potential future development, assuming an analysis year of 2025. Concept plans will be presented and this chapter will incorporate the same technical analysis areas for the Proposed Project, as outlined above. Depending on the particular technical area, best available information/data will be presented in order to analyze the potential for significant adverse environmental impacts utilizing a combination of qualitative and quantitative methods. *