

Medical Oriented District (MOD)

Draft Generic Environmental Impact Statement (DGEIS)

&

MOD Development Plan

Draft Environmental Impact Statement (DEIS)

FINAL SCOPE

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A. Project Description

The Proposed Action is: 1) the adoption of zoning to establish a Medical Oriented District (MOD) in the area surrounding the existing New York Presbyterian Hospital (NYPH) facility (to support the creation of a mixed-use commercial center); and 2) site plan approval for the MOD Development Plan which includes a mix of medical, residential, and commercial uses as well as parking and public amenities on multiple parcels. Throughout the text, “Proposed Action” will refer to both the adoption of the MOD zoning and the MOD Development Plan.

The MOD is a planning strategy that originated as part of *Envision Cortlandt*, the Town’s Sustainable Comprehensive Plan. The proposed MOD zoning would allow property owners with eligible parcels in the district to apply to receive an MOD campus designation which would be affixed to a qualifying parcel of land. Once a parcel receives a MOD campus designation, the parcel would be governed by the uses, dimensional requirements and other provisions of the MOD zoning regulations and the MOD zoning would replace the existing zoning. The intent of the MOD is to encourage economic revitalization in the area surrounding the hospital center by:

- Providing additional medical oriented uses in proximity to the hospital.
- Providing a spectrum of health care services;
- Allowing residents to age in place and have a continuum of care through various life stages;
- Providing a variety of housing options;
- Providing complementary and accessory commercial uses such as eateries, pharmacies, medical supplies, and a hotel;
- Sharing infrastructure opportunities such as parking and pedestrian amenities (crosswalks, streetscape);
- Encouraging a dynamic mix of uses with more sit-down restaurants, specialty grocery stores, and coffee shops, etc;
- Creating a sense of place through vibrant outdoor spaces, streetscape improvements, sidewalks, pedestrian amenities;
- Connecting the MOD to the Town and Region via various transit options including micro-mass transit (shuttles) and Westchester County beeline bus services.

Gyrodyne, LLC and VS Construction (referred to as “the Applicants”) propose to develop a mix of uses within the proposed MOD on approximately 42 acres (see Figure 1 for location of the Project Site). Gyrodyne is proposing to construct Class A medical office space, 200 residential units, accessory retail and public amenities on a 13.8 acre site directly across Crompond Road from the NYPH Campus. VS Construction is proposing to build a 100 room hotel, 130 assisted living units, 4,000 sf of medical office space, 36,000 sf of office and retail space, and 166 residential units as well as associated parking. Together these projects are referred to as the “MOD Development Plan.”

To develop within the MOD, the applicants have initiated the following: First, the Applicants have applied for a MOD designation from the Cortlandt Town Board to enable the development of the Gyrodyne and VS Construction site plans. The approval of the MOD designation is contingent on the proposals meeting the intent of the MOD and bulk standards of the proposed MOD zoning amendment. Second, the Applicants are seeking Site Plan Approval from the Town of Cortlandt Planning Board for the MOD Development Plan, which will include a medical office building, hotel, assisted living facility, residential apartments, retail, and office. The location of MOD Development Plan is shown on Figure 2. The Applicants intend to begin the first phase of construction of the MOD Development Plan by the end of 2019, pending receipt of the necessary approvals. To evaluate the impacts of the proposed MOD zoning a Draft Generic Environmental Impact Statement (DGEIS) will be prepared. The DGEIS will also

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include a site specific Draft Environmental Impact Statement (DEIS) to analyze the potential impacts of the proposed MOD Development Plan.

For ease of understanding, each technical chapter of the combined DGEIS and MOD Development Plan DEIS will be organized to include a generic analysis of the proposed MOD zoning and a site specific analysis for the proposed MOD Development Plan elements. Within each chapter the existing conditions, future without the MOD Zoning and MOD Development Plan, probable impacts of the MOD zoning and MOD Development Plan, and mitigation will be discussed.

The combined DGEIS and MOD Development Plan DEIS will be prepared in accordance with this Scoping Document and will include, at a minimum, the elements described below.

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REQUIRED APPROVALS

The Proposed Action will require the adoption of the MOD zoning as well as site plan approval for the proposed MOD Development Plan. The site plan approval for the MOD Development Plan is dependent on the adoption of the proposed MOD zoning. The MOD Development Plan will require the submission of site development plan applications, and applications for applicable local, state, and federal approvals. Table 1 sets forth the anticipated permits, approvals, and reviews that will be required.

**Table 1
Required Approvals***

Agency	Approval or Permit Required
Town of Cortlandt Town Board	Zoning Text Amendment
Town of Cortlandt Town Board	MOD Designation
Town of Cortlandt Planning Board	Site Plan Approval
Town of Cortlandt Planning Board	Subdivision Approval
Town of Cortlandt	Road Opening Permit Water Main Extension Application Sewer Main Extension Application (Town Code Permits / Steep Slopes, Wetlands, Tree, Topographical, Stormwater Management, Alteration, et) Architectural Review Council (ARC)
Westchester County Division of Planning and Environmental Management	GML Section 239 Project Review
Westchester County Department of Health	Ground and/or Surface Water Withdrawal Water Supply Sanitary Sewer
NYS Department of Environmental Facilities	Sanitary Sewer Extension
NYS Department of Environmental Conservation (DEC)	Public Water Supply Permit
NYS Department of Health (DOH)	Public Water Supply Permit
NYS DEC	SPDES Permit(s) – General Permit for Stormwater Discharges from Construction Activity
NYS DOH	Sewer System Extension Permit
NYS DEC	Article 24 Freshwater Wetland Permit
NYS DEC	Water Quality Certification (Section 401)
NYS DEC	Air Quality Permit or Registration
NYS DEC	Sewer Extension Approval/Formation of Sewage Corporation
NYS DEC	Protected Species and Habitats Review
NYS Department of Transportation	Highway Work Permit
New York State Historic Preservation Office (SHPO)	Section 106 and Section 14.09 Cultural Resources Coordination
US Army Corps of Engineers	Nationwide or Individual Wetland Permit
U.S. Fish and Wildlife Service (USFWS)	Threatened and Endangered Species Review

*or any other agency with approving authority

B. REQUIRED ELEMENTS OF THE COMBINED DGEIS & MOD DEVELOPMENT PLAN DEIS

The combined DGEIS and DEIS shall contain an analysis of environmental impacts in the substantive areas outlined below:

- A description of the Proposed Action, MOD Development Plan, and their environmental settings;
- A Site specific description of the environmental setting;
- A generic analysis of the potential environmental impacts of the MOD Zoning including the short- and long-term effects and typical associated environmental effects;
- A Site specific analysis of the potential environmental impacts of the MOD Development Plan, including short- and long- term effects, and typical associated environmental effects;
- An identification of significant adverse environmental effects that cannot be avoided if the MOD zoning is adopted and the MOD Development Plan is implemented;
- A discussion of alternatives to the Proposed Action;
- An identification of irreversible and irretrievable commitments of resources that will be involved if the MOD zoning is adopted and the MOD Development Plan is implemented; and,
- A description of mitigation measures proposed to minimize or avoid significant adverse environmental impacts of the Proposed Action.

DGEIS AND DEIS ASSUMPTIONS

For purposes of evaluating the potential impacts of the Proposed Action the combined DGEIS and DEIS will assume that certain other projects within the planning study area, such as those within Cortlandt, Peekskill and Yorktown will be completed as approved. These projects will be considered in determining the baseline condition, also sometimes known as the ‘no-build’ condition, for purposes of this combined DGEIS and DEIS.

Finally, the impact analysis of this DGEIS will be organized into two parts. First, a ‘generic’ impact analysis will be presented of the proposed MOD zoning. Second, a more detailed and site specific impact analysis of the MOD Development Plan proposed for approximately 42 acres within the MOD will be presented.

MOD DGEIS & MOD Development Plan DEIS Scope

ORGANIZATION AND EXPECTED CONTENT OF THE COMBINED DGEIS & MOD DEVELOPMENT PLAN DEIS

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet shall identify: the Proposed Action including the adoption of the MOD zoning and the MOD Development Plan; its location; the name, address, and phone number of the Lead Agency; the name, address, and phone number of the Preparer of the combined MOD zoning DGEIS and MOD Development Plan DEIS; the document as a combined DGEIS and Site specific DEIS; the Date of Acceptance of the combined DGEIS and DEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list: the name(s) and address(es) of the applicant and its representatives; and the name(s) and address(es) of all consultants involved in the project and their respective roles.

The combined DGEIS and DEIS shall include a list of all Involved and Interested Agencies to which copies of the document and supporting material will be distributed.

A Table of Contents followed by a List of Tables and List of Figures shall be provided.

EXECUTIVE SUMMARY

- A. Introduction
- B. Description of the Proposed Action
- C. List of all Local, County, State, and other approvals required
- D. Statement of project purpose and need
- E. Summary of significant adverse environmental impacts identified in each subject area
- F. Summary of mitigation measures proposed for significant adverse environmental impacts
- G. Description of alternatives analyzed

CHAPTER 1 – PROJECT DESCRIPTION

- A. Project Site Description and Setting
 - 1. MOD zoning area
 - 2. MOD Development Plan parcels
- B. Proposed Action – Describe the two components as follows:
 - 1. MOD zoning – Proposed amendments to the zoning regulations. (proposed MOD zoning)
 - 2. MOD Development Plan – Detailed description in text and graphics of the physical components of the MOD Development Plan program, including the locations and architectural designs of the proposed medical office space, hotel, assisted living facility, multi-family residential buildings, office space and retail as well as associated parking and amenities including public spaces. This section will evaluate the consistency of the MOD Development Plan components with the MOD zoning guidelines, minimum standards, and sustainability goals for *Envision Cortlandt*, the Town’s Comprehensive Plan.
- C. Purpose and Need
- D. Project History
 - 1. Origin and background of MOD zoning concept

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2. Existing on site development, including a description of existing structures and other site features that will be reused/rehabilitated and those that will be demolished.

E. Permits and Approvals

CHAPTER 2 – LAND USE, COMMUNITY CHARACTER, ZONING, AND PUBLIC POLICY

A. Proposed Zoning Action

1. Existing Conditions

- a. Describe and map existing land uses within $\frac{1}{4}$ mile of the MOD.
- b. Describe and map existing zoning within $\frac{1}{4}$ mile of the MOD.
- c. Describe the existing zoning
- d. Describe pending or recently approved projects within the Town of Cortlandt, City of Peekskill, and Town of Yorktown as specified by the Planning Departments within proximity to the MOD.
- e. Describe community character using text and photographs.
- f. Summarize relevant sections of relevant public policy documents (Town of Cortlandt, Westchester County; New York State).

2. Future Without the Proposed Action (No-Build Condition)

- a. Identify projects that are already approved within $\frac{1}{4}$ -mile of the MOD, or other relevant projects as specified by the Lead Agency.

3. Probable Impacts of the Proposed Zoning Action (Build Condition)

- a. Land Use, Community Character, and Zoning
 - i. Describe potential build-out under existing zoning
 - ii. Describe the impacts of the MOD Zoning on land use, community character, and zoning;
 - iii. Describe cumulative impacts of MOD Zoning and other approved projects as specified in Section 2.A.2.a.
- b. Consistency with Public Policy – Describe the consistency of the Proposed Zoning Action with existing planning documents and public policies identified above in 2.A.1.f. Describe the purpose and need for the MOD
 - i. Need for continuum of care
 - ii. Aging in place and a range of housing options

4. Mitigation – Describe the measures, if any, which will be implemented to mitigate adverse impacts to Land Use, Community Character, Zoning, and Public Policy from the Proposed MOD Zoning

B. MOD Development Plan —The land use, community character, zoning, and public policy analysis will assess the potential for impacts on any sensitive land uses from the MOD Development Plan. The analysis will evaluate impacts within an area of approximately $\frac{1}{4}$ -mile around the MOD Development Plan sites.

1. Existing Conditions

- a. Land Use and Community Character - This analysis will describe existing land uses and character of the MOD Development Plan sites and the area immediately adjacent to the sites. All land use information will be compiled and mapped primarily from published data, supplemented with field surveys and aerial photography, as appropriate.

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- b. This analysis will describe existing zoning regulations that apply to the MOD Development Plan sites, including information on allowed uses, building bulk, and setbacks.
 - c. Public Policy - The analysis of public policy will outline the relevant land use policies that apply to the MOD Development Plan sites.
2. Probable Impacts
- a. Land Use - Potential land use impacts will be assessed based on the activities associated with MOD Development Plan, relative to the surrounding land uses.
 - b. Zoning - Describe the proposed zoning changes that will apply to the MOD Development Plan sites and how the site will conform to the zoning.
 - c. Public Policy - The public policy analysis will consider consistency of the MOD Development Plan with existing land use policies that apply to the sites.
3. Mitigation
- a. Discuss measures, if any, which will be implemented to mitigate any adverse impacts to land use, zoning, or public policy from the MOD Development Plan.

CHAPTER 3 – COMMUNITY SERVICES

- A. Proposed Zoning Action (Generic Analysis)
- 1. Existing Conditions
 - a. Describe educational, police, fire, emergency service, health care, recreational and solid waste facilities and providers potentially affected by the adoption of the MOD.
 - 2. Future Without the Proposed Action (No-Build Condition)
 - a. Using publicly available information, describe impacts to educational, police, fire, emergency service, health care, recreational, and solid waste facilities and providers in the Future Without the Proposed Action.
 - 3. Probable Impacts of the Proposed Zoning Action.
 - b. Describe impacts of the Proposed MOD zoning on the provision of educational, police, fire, emergency service, health care, recreational, and solid waste facilities and providers.
 - 4. Mitigation
 - a. Describe mitigation that may be required as a result of the Proposed MOD zoning.
 - b. Compare the potential costs of providing community services to the economic benefits of the MOD zoning detailed in Chapter 14.
- B. MOD Development Plan
- 1. This section will describe the potential impacts of MOD Development Plan on educational, police, fire, emergency service, health care, recreational, and solid waste facilities and providers and any proposed mitigation including estimated costs associated with manpower and equipment.
 - a. Educational - Estimates of the numbers of school-aged children that would be expected to enroll in the Lakeland School District would be derived using census data for New York State (i.e., the “Rutgers Study”)

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and, if available, appropriate case studies of existing proximate and comparable residential development. Using this estimate and school budget information, analyze the potential marginal cost of the public school-aged children and compare that cost to the projected school district tax revenues generated by the MOD Development Plan. Use available public information on the Lakeland School District, and consult with the school district if necessary, to determine existing capacity to accommodate school-age children who would attend public school.

- b. Police - assess potential impacts of the MOD Development Plan on police protection.
- c. Fire - assess potential impacts of the MOD Development Plan on fire protection (in particular, the ability of existing fire apparatus to service the sites based on site plans and heights of the proposed structures).
- d. Emergency Services - assess potential impacts of the MOD Development Plan on emergency service provision on-and off-site.
- e. Health care - assess potential impacts of the MOD Development Plan on health care provision on-and off-site.
- f. Recreational - assess potential impacts of the MOD Development Plan on emergency service provision on-and off-site.
- g. Solid Waste - assess potential impacts of the MOD Development Plan on solid waste provision on-and off-site.

CHAPTER 4 – GEOLOGY, SOILS, AND TOPOGRAPHY

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions

- a. Describe and map existing geology using existing available information.
- b. Describe and map existing soils using existing available information. NRCS
- c. Describe and map existing topography. Identify slopes in the following categories: 0-15%; 15%-30%; >30%.

2. Future Without the Proposed Action (No-Build Condition)

- a. Using publicly available information and previously completed documentation, describe the potential impacts on geology, soils and topography from the full build-out of MOD

3. Probable Impacts of the Proposed Action (Build Condition)

- a. Describe impacts of full build-out development of the MOD on Site geology, topography and soils

4. Mitigation

- a. Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Zoning Action.

B. MOD Development Plan

1. Existing Conditions

- a. Describe and map existing geology, soils and topography within the boundaries of MOD Development Plan.
- b. Summarize data collected during site specific geotechnical investigations.

2. Probable Impacts of MOD Development Plan.

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- a. Describe potential impacts of MOD Development Plan development including approximate quantities of soil disturbance and cut and fill. Indicate the approximate number of truck trips to and from the Site, the approximate duration of the truck trips, and, if known, the origin and/or destination of the trips.
3. Mitigation
 - a. Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from MOD Development Plan to geology, soils, and topography.

CHAPTER 5 – NATURAL RESOURCES

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions

- a. Using publicly available and previously published information, and aerial photography, describe and map habitat types present within the MOD.
- b. Based on existing site surveys, consultation with the NYSDEC Natural Heritage Program, Environmental Resource Mapper and USFWS, and drawing on other resources as appropriate, describe Rare, Threatened and Endangered Species or species listed as Special Concern, which may be located in the MOD.

2. Future Without the Proposed Action (No-Build Condition)

- a. Using publicly available information and previously completed studies, describe the potential environmental impacts on natural resources from the development of previously approved project(s) within the MOD.

3. Probable Impacts of the Proposed Zoning Action (Build Condition)

- a. Describe the potential environmental impacts to natural resources, including impacts to Rare, Threatened and Endangered Species or species listed as Special Concern as a result of the Proposed Zoning Action
- b. Identify potential cumulative impacts to natural resources from the Proposed Zoning Action and other approved projects as described in Chapter 2.

4. Mitigation

- a. Identify the measures, if any, which will be implemented to mitigate adverse impacts to natural resources.

B. MOD Development Plan

1. Existing Conditions

- a. Discuss and document the vegetation, wildlife, threatened and endangered species and habitats present on the MOD Development Plan sites through site specific field surveys and a review of other existing material as appropriate.

2. Probable Impacts of MOD Development Plan

- a. Describe the potential impacts to natural resources, including any impacts to Threatened and Endangered Species or species listed as Special Concern from the MOD Development Plan.

3. Mitigation

MOD DGEIS & MOD Development Plan DEIS Scope

- a. Discuss measures, if any, which will be implemented to mitigate any adverse impacts to natural resources from the MOD Development Plan
- b. Describe in text and graphics the conceptual landscaping plan.

CHAPTER 6 – SURFACE WATER RESOURCES AND WETLANDS

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions

- a. Identify and describe surface water resources and wetlands based on published, federal, state and local wetland mapping resources and site specific, previously issued USACE Jurisdictional Determinations and NYSDEC Freshwater Wetland Validations.
- b. Identify any principal or primary aquifers within the MOD. Describe the water table depth within the MOD, to the extent it is known.
- c. Identify and map areas that have an increased risk of flooding, including any FEMA identified flood zones and dam hazard areas.

2. Future Without the Proposed Action (No-Build Condition)

- a. Using publicly available information and previously prepared studies, describe the potential impacts to surface water resources and wetlands in the Future Without the Proposed Action.

3. Probable Impacts of the Proposed Zoning Action (Build Condition)

- a. Qualitatively discuss the potential impact of development of the Project Site on surface water resources and wetlands.
- b. Identify the impacts to any aquifers that are located within the MOD. Describe the impacts that the MOD zoning may have on the local water table level.
- c. Identify the impacts of the MOD zoning on areas of increased flooding risk.

4. Mitigation

- a. Describe proposed mitigation measures, if any, to address potentially adverse impacts to surface water resources and wetlands.
- b. Wetlands and associated buffers, shall be mitigated at minimum 1:1 or as required by the agency with approving jurisdiction.

B. MOD Development Plan

1. Existing Conditions

- a. Document the surface water resources and wetlands within the boundaries of the MOD Development Plan.

2. Probable Impacts of the MOD Development Plan

- a. Describe the potentially adverse impacts to surface water resources and wetlands from the MOD Development Plan.
- b. Identify the impacts to any aquifers that are located on the MOD Development Plan sites. Describe the impacts that MOD Development Plan may have on the local water table level, or that the water table level may have on the MOD Development Plan.
- c. Identify the impacts of the MOD Development Plan on areas of increased flooding risk.

3. Mitigation

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- a. Describe the measures, if any, which will be implemented to mitigate potentially adverse impacts to surface water resources and wetlands from the MOD Development Plan.

CHAPTER 7 – STORMWATER MANAGEMENT

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions
 - a. Describe the general drainage flow patterns, existing facilities and impervious surface coverage, and stormwater infrastructure that prevail on the Project Site.
2. Future Without the Proposed Action (No-Build Condition)
 - a. Using publicly available information, discuss the possible stormwater impacts of other approved projects within the study area.
3. Probable Impacts of the Proposed Zoning (Build Condition)
 - a. Discuss potential stormwater impacts from the Proposed Zoning
 - b. Discuss the potential for cumulative stormwater impacts from the Proposed Zoning and other approved projects within the study area.
4. Mitigation
 - a. Discuss the regulatory context of stormwater runoff management, including the involvement of local, state, and regional authorities.
 - b. Discuss the requirements of stormwater management.
 - c. Discuss the process for evaluating and mitigating possible stormwater impacts.
 - d. Discuss potential stormwater treatment techniques that may be applied.

B. MOD Development Plan

1. Existing Conditions
 - a. Describe existing drainage facilities and patterns within the MOD Development Plan sites.
2. Probable Impacts of MOD Development Plan
 - a. Describe potential stormwater impacts from the MOD Development Plan.
3. Mitigation
 - a. Describe the proposed stormwater drainage and treatment systems within the MOD Development Plan sites, including stormwater collection, conveyance and treatment practices.
 - b. Describe ownership and maintenance responsibilities for the stormwater facilities.
 - c. Provide a Comprehensive Stormwater Pollution Prevention Plan designed in accordance with the New York State Department of Environmental Conservation Stormwater Design Manual (latest revised), Westchester County Best Management Practices Manual, and Town Code Chapter 262 - Stormwater Management and Erosion and Sedimentation Control.
 - i. Summarize the preliminary SWPPPs prepared for MOD Development Plan sites and its conformance with applicable NYS standards.

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- ii. The report must show both quantitatively and qualitatively that there is no increase peak flow or velocity from pre-existing hydraulic and hydrologic conditions.
 - iii. The design storm shall be a 100-year storm with Type III rainfall distribution in accordance with the manual.
 - iv. Provide runoff reduction calculations in accordance with Chapter 3, 4, 9 and 10 of the Manual.
 - v. Documentation of deep test hole and percolation test shall be provided in accordance with Appendix D of the NYSDEC Design Manual.
 - vi. An erosion and sedimentation control plan shall be provided in accordance with the most current SPDES General Permit for Stormwater Discharge from Construction Activities.
 - vii. A completed Notice of Intent shall be incorporated into the SWPPP along with a maintenance protocol and schedule for all existing and proposed Stormwater best management practices.
 - viii. Provide documentation that existing onsite Stormwater best management practices including but not limited to underground infiltration, constructed wetlands, detention/retention ponds and sediment forebays have been properly maintained since construction.
 - ix. Details of all Stormwater best management practices must be provided.
 - x. Proprietary systems must be on the approved NYSDEC list.
- d. Summarize the Erosion and Sediment Control Plans for the MOD Development Plan sites that will be detailed in Chapter 18, Construction Impacts.

CHAPTER 8 – WATER SUPPLY

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions

- a. Identify the existing water supply to the MOD.
- b. Describe the current requirements for water supply systems within the MOD.

2. Future Without the Proposed Action (No-Build Condition)

- a. Using publicly available information and previously completed studies, describe the anticipated impact to water supplies of previously approved projects within the study area.

3. Probable Impacts of the Proposed Zoning (Build Condition)

- a. Describe the proposed water conveyance system to serve the MOD.

4. Mitigation

- a. Discuss the requirements of local, state, and regional regulations.
- b. Discuss the potential build out of the water systems that will serve the Project Sites, including sources, treatment facilities, and transmission and distribution networks.
- c. Discuss potential impacts that the development of the proposed water system will have and mitigation required for areas within the study area.

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B. MOD Development Plan

1. Existing Conditions

- a. Describe existing on site and public off site water supply including capacity for domestic, fire protection and irrigation.

2. Probable Impacts of MOD Development Plan

- a. Describe the water supply requirements for MOD Development Plan, including usage, sources, and location of proposed infrastructure.
- b. Describe the proposed conveyance system and related infrastructure.
- c. Describe ownership and maintenance responsibilities for the water supply system.

3. Mitigation

- a. Describe plans for provision of water to MOD Development Plan, including sources, treatment facilities, and proposed transmission and distribution networks.
- b. Summarize the hydrogeological assessment performed as available.

CHAPTER 9 – SANITARY SEWER SERVICE

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions

- a. Describe the sewage collection and treatment systems that serve the MOD.
- b. Describe the infrastructure of the MOD, including a discussion of the capacity of the treatment plant.

2. Future Without the Proposed Action (No-Build Condition)

- a. Describe the potential impacts of currently approved projects on the capacity of the existing treatment plant.

3. Probable Impacts of the Proposed Zoning Action (Build Condition)

- a. Describe the demand for wastewater treatment generated by full build-out of the Project Site.
- b. Describe the proposed plan for providing sanitary sewer service to the MOD including ownership and maintenance responsibility.
- c. Describe the impacts of the full build-out on the capacity of the existing treatment plant.

4. Mitigation

- a. Regulatory Context – Discuss the requirements of local, state, and regional regulations. Discuss the potential build out of the sewage collection and conveyance systems that will serve the MOD.

B. MOD Development Plan

1. Existing Conditions

- a. Describe existing sanitary sewer service including the location of lines, sewer district boundaries, capacity and demand.
- b. Confirm parcels are located within the Peekskill Sanitary Sewer District
- c. Provide sanitary sewer map of the site and the surrounding parcels within a ¼ mile radius of the MOD boundary.

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2. Probable Impacts of MOD Development Plan
 - a. Describe anticipated increase in demand generated by the MOD Development Plan sites.
 - b. Describe the proposed collection system for the MOD Development Plan sites.
3. Mitigation
 - a. Discuss proposed plans for providing sanitary sewer service to MOD Development Plan sites, including collection and conveyance.
 - b. Evaluate the feasibility of future off-site sanitary connections within a ¼ mile radius of the MOD boundary.
 - c. Summarize any previous plans for sewer district formation and extension.
 - d. Describe ownership and maintenance responsibilities for the wastewater treatment system.
 - e. Provide Map Plan and Report

CHAPTER 10 – ENERGY & TELECOMMUNICATIONS

- A. Proposed Zoning Action (Generic Analysis)
 1. Existing Conditions
 - a. Describe the current electrical and telecommunications services provided to the MOD, as well as the capacity of current service providers and infrastructure.
 2. Future Without the Proposed Action(No-Build Condition)
 - a. Using publicly available information, describe the potential demand for energy and telecommunications in the Future Without the Proposed Action
 3. Probable Impacts of the Proposed Zoning Action (Build Condition)
 - a. Describe the estimated electrical and telecommunication requirements generated by full build-out of the MOD.
 4. Mitigation
 - a. Regulatory Context – Describe the requirements of local and state regulations with respect to the provision of energy and telecommunications.
 - b. Describe plans to provide electricity and other energy required for the MOD
 - c. Electricity – Describe the capacity of local service providers to provide electricity to the MOD. Discuss the potential for non-traditional energy generation in the MOD, including renewable energy generation.
 - d. Heating Energy – Describe the plans for providing energy for the MOD’s heating and non-electrical energy needs.
 - e. Telecommunications – Discuss infrastructure improvements that will be required to provide the MOD with required telecommunications service including the provision of free outdoor wi-fi in public spaces.

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B. MOD Development Plan

1. Existing Conditions
 - a. Describe the current electrical and telecommunications services provided to the MOD Development Plan sites, as well as the capacity of current service providers and infrastructure
2. Probable Impacts of MOD Development Plan
 - a. Describe the anticipated electrical and telecommunications demands generated by MOD Development Plan.
3. Mitigation
 - a. Electricity
 - i. Discuss the capacity of local service providers to provide electricity service for MOD Development Plan. Describe any plans for the provision of energy from non-traditional sources, such as renewable energy.
 - ii. Identify the location of infrastructure improvements required for MOD Development Plan.
 - b. Heating Energy
 - i. Discuss plans for providing energy for the heating and non-electrical energy needs of the MOD Development Plan.
 - ii. Describe infrastructure improvements that will be required for MOD Development Plan, including safety requirements.
 - c. Telecommunications
 - i. Discussion of the infrastructure improvements that will be required for the MOD Development Plan telecommunications service.

CHAPTER 11 – TRAFFIC AND TRANSPORTATION

This chapter will summarize and incorporate the key findings of the Traffic Impact Study (TIS) and present the results of the traffic related analyses including existing conditions, project related trip generation and assignment, no-build and build condition volumes (Build Year 2021), pedestrian and transit assessment, accident analysis, and related roadway and intersection improvements.

A. Proposed 2021 MOD Development

1. Existing Conditions
 - a. Describe the physical conditions of the street network in and immediately surrounding the MOD, including roadway classifications, general condition, speed limits, number of lanes by direction, pavement markings, and traffic control.
 - b. Perform capacity analyses to establish the existing usage and capacity (capacity analyses will be conducted based on the methodology presented in the 2010 Highway Capacity Manual (HCM 2010), utilizing the most recently approved versions of the Synchro traffic software (version 10) as required by NYSDOT) including Level of Service (LOS) and queue conditions for the weekday AM and PM peak hours at the following intersections:
 1. Route 202/35 and Dayton Lane
 2. Route 202/35 and Dimond Avenue/Shiplely Drive
 3. Route 202/35 and Forest Avenue

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4. Route 202/35 and Buttonwood Avenue
 5. Route 202/35 and Locust Avenue
 6. Route 202/35 and Rick Lane
 7. Route 202/35 and Medical Center Driveway
 8. Route 202/35 and Crestview Avenue
 9. Route 202/35 and Arlo Lane
 10. Route 202/35 and Lafayette Avenue
 11. Dayton Lane and Beach Shopping Center
 12. Bear Mountain Parkway and Arlo Lane
 13. Route 202/35 and Conklin Avenue
 14. Route 6 and Dayton Lane
 15. Bear Mountain Parkway and Locust Avenue
 16. Route 202/35 and Tamarack Drive
 17. Route 6 and Conklin Avenue
 18. Route 202/35 and Bear Mountain Parkway
 19. Route 6 and Lexington Avenue
 20. Route 202/35 and Croton Avenue
 21. Route 202/35 and Lexington Avenue
 22. Lafayette Avenue and Ridge Road
- c. Describe the existing pedestrian circulation within and adjacent to the MOD.
 - d. Describe the existing public transportation system that serves the MOD.
2. Crash History and Safety Assessment
- a. Obtain three (3) years of the most recent available crash data records from the New York State Department of Transportation (NYSDOT) and the Town of Cortlandt for intersections in the Traffic Study Area and summarize in tabular form to determine general vehicular safety conditions in the study area.
 - b. Collect existing speed data at two locations along Route 202/35 in the vicinity of the MOD development and one location along Lafayette Avenue between Ridge Road and Route 202/35 to determine the 85th percentile speed on the corridors. This information will also be used to identify the required intersection sight distance (ISD) needed for the unsignalized intersections along Route 202/35 in the Traffic Study Area. The speed limit for each roadway where speed data was collected will be noted and where necessary traffic calming measures will be proposed where speeding is identified.
3. Future Without the Proposed Action (No-Build Condition)
- a. Utilizing a background growth rate developed in coordination with the Town of Cortlandt and NYSDOT grow existing volumes and add traffic from any notable No Build projects in the study area. Perform capacity analyses at the intersections described above in 11.A.1.b to establish the Future No Build intersection LOS and queue conditions for the weekday AM and PM peak hours.

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4. Future With the Proposed Action (Build Condition)

Traffic:

- a. Prepare the Trip Generation for the proposed MOD projects to be constructed by 2021 based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Develop project generated assignments for the study area.
- b. Overlay project generated trips onto the No Build volumes in order to perform capacity analyses at the intersections described above in 11.A.1.b to establish the Future Build intersection LOS and queue conditions for the weekday AM and PM peak hours.
- c. Pedestrian - Identification of potential impacts to pedestrian facilities within the MOD.
- d. Transit – Identification of impacts to public transit from the MOD.

5. Mitigation

- a. Traffic - Project related impacts will be identified and mitigation measures will be developed to offset project related traffic impacts.
- c. Pedestrian - Identification of the requirements for pedestrian improvements within the MOD. Describe new circulation patterns and amenities that will be provided.
- d. Transit – Identification of requirements for improvements to public transit with the MOD.

6. Construction Phasing Sensitivity Analysis

- a. A sensitivity analysis will be performed for the intersections described above in 11.A.1.b for two phases of construction for the Proposed MOD Development prior to full-build out to determine the necessary mitigation measures identified in 11.A.4.a which will need to be constructed by each construction phase based on traffic thresholds.

CHAPTER 12 – AIR QUALITY

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions
 - a. Discuss commercial, institutional, or large residential developments within the MOD and describe the potential impacts of those developments on air quality within and immediately adjacent to the MOD.
2. Future Without the Proposed Action (No-Build Condition)
 - a. Using publicly available information, describe potential impacts to air quality in the future without the Proposed Action.
3. Probable Impacts of the Proposed MOD Zoning (Build Condition)
 - a. AKRF will qualitatively discuss the Full Build Out of the MOD using the results of the MOD Development Plan’s assessment. The discussion will include identifying potential air quality impacts beyond those identified, if any, for the MOD Development Plan, and recommend future actions to be taken for environmental review of the final design of the Full Build Out.

B. MOD Development Plan

1. Existing Conditions
 - a. Discuss commercial, institutional, or large residential developments adjacent to the Project Site and describe the potential impacts of those developments on air quality within and immediately adjacent to the MOD Development Plan

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2. Probable Impacts of the MOD Development Plan
 - a. Mobile Source
 - i. A screening analysis of intersections evaluated under the traffic analysis to will be performed to determine if further detailed study is warranted for any location. The analysis will use procedures from the latest New York State Department of Transportation (NYSDOT) guidance found in *The Environmental Manual (TEM)*, and traffic data (i.e., volume diagrams, HCS outputs, etc.) from the Traffic Impact Study (TIS).
 - ii. For intersections with a Level of Service of “D” or worse in the Build Condition, use the *TEM* capture criteria to determine whether intersections require further study. If any of the capture criteria are met, a volume threshold screening analysis is performed at the affected intersections. The intersections selected for first level screening will be based on the traffic network.
 - iii. A semi-quantitative screening analysis for particulate matter (PM) less than 10 microns and less than 2.5 microns in diameter (PM₁₀ and PM_{2.5}) from mobile sources will be performed. Based on EPA and NYSDOT guidance regarding PM, traffic data for the intersections that would be affected by the Proposed Project, such as the Level of Service at these intersections, the increase in the number of diesel vehicles, and potential receptor locations will be considered to determine whether a refined microscale modeling analysis would be warranted for PM₁₀ and PM_{2.5}.
 - b. Stationary source
 - i. Stationary source emissions will be evaluated using NYSDEC Policy DAR-1 (Air Guide 1) screening analyses to determine the potential for significant pollutant concentrations from fossil-fuel fired HVAC heating systems. Project-on-project impacts will also be determined, where applicable. In addition, a screening level analysis will be conducted to determine the potential for significant adverse impacts from nearby commercial, institutional or large residential developments on the proposed project.
 - c. Parking
 - i. AKRF will perform a screening analysis of proposed surface lot parking facilities to determine if there is a potential for exceedance of the ambient standards at nearby receptor locations. The screening analysis will use the procedures outlined in the New York City *CEQR Technical Manual* for evaluating air quality impacts from parking lots. These procedures consider the distance to nearby receptor locations, the physical dimensions of the surface lot, and the anticipated hourly utilization of the lot.
3. Mitigation
 - a. Mobile Sources
 - i. For locations where significant traffic impacts are identified, the feasibility of potential mitigation measures will be evaluated
 - b. Parking
 - ii. For locations where significant traffic impacts are identified, the feasibility of potential mitigation measures will be evaluated.
 - c. Stationary Sources –
 - iii. In the event that exceedance of NAAQS are predicted, design features, such as fuel switching, adjusting the stack locations on the buildings, and

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adjusting stack heights or velocities will be considered to reduce pollutant levels to within NAAQS.

CHAPTER 13 – NOISE

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions

- a. Description and quantification of existing levels of noise in the MOD based on noise monitoring at specified receptor locations.

2. Future Without the Proposed Action (No-Build Condition)

- a. Determine future noise levels without the proposed project for the future analysis year. At each receptor location identified above, noise levels without the proposed action would be determined using existing noise levels, and proportional modeling techniques or other approved analysis methodologies to account for increases in traffic volumes.

3. Probable Impacts of the Proposed Zoning Action (Build Condition)

- a. Qualitative discussion of the potential noise impacts resulting from full build-out of the MOD on sensitive receptors surrounding the MOD.
 - i. Building HVAC system - Qualitative discussion of potential noise impacts from full build-out of the MOD.
 - ii. Vehicular traffic noise related impacts
 - iii. Construction related noise – Qualitatively describe the potential for construction noise impacts, including: types of equipment and activities, location of activities, duration of activities, material deliveries, and work schedules. Identify noise sensitive locations adjacent to the proposed construction activities.

4. Mitigation

- a. Qualitatively describe the process for mitigating impacts of the MOD zoning including:
 - i. Mobile source noise mitigation, if any
- b. Qualitative discussion of building attenuation to achieve acceptable noise levels within MOD buildings.
- c. Describe codes and ordinances applicable to construction related noise.

B. MOD Development Plan

1. Existing Conditions

- a. Select appropriate noise descriptors. Appropriate noise descriptors to describe the noise environment and the impact of the proposed project would be selected. The one-hour equivalent noise level, $L_{eq(1)}$, levels will be examined.
- b. Select receptor locations for detailed analysis of the proposed project. These sites would include sensitive and representative locations in the study area. A maximum of four (4) receptor sites will be selected. Receptor sites will be selected at locations adjacent to the project site, at nearby sensitive receptor locations, and along major feeder streets to and from the project site.
- c. Determine existing noise levels. Existing noise levels will be determined primarily by field measurements. Measurements will be made during two time periods--the weekday AM and PM peak periods. Measurements will be made using a Type I noise analyzer and would include measurements of both 1/3-octave band and A-weighted average and statistical noise levels. Where

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necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels.

2. Probable Impacts of MOD Development Plan
 - a. Determine future noise levels with Phase 1 of the proposed project for the future analysis year. At each receptor location identified above, noise levels with the proposed project for the analysis years would be determined 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, as well as increases in noise levels due to project-related outdoor activities at public spaces and during operation of on-site mechanical equipment (i.e. HVAC equipment).
 - b. Compare noise levels with standards, guidelines, and other criteria, and impact evaluation. Existing noise levels and future noise levels with and without the proposed action will be compared with various noise standards, guidelines, and other noise impact criteria.
 - c. Describe construction related noise impacts.
3. Mitigation
 - a. Examine mitigation measures. Recommendations of measures to reduce noise impacts to within acceptable levels will be made, if needed.
 - b. Consider noise exposure. The predicted noise levels at the proposed new uses will be compared to generally accepted noise level standards for those uses.

CHAPTER 14 – ECONOMIC CONDITIONS

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions
 - a. Describe the existing demographic and economic conditions in the Town of Cortlandt and Westchester County using 2010 Census data and American Community Survey Data.
 - b. Describe the existing inventory of medical office, hotel, assisted living, retail, residential, and other commercial uses in the Town.
 - c. Describe the existing tax revenues to the Town, School District, other special taxing districts, County, and State from properties within the MOD zoning area.
2. Future Without the Proposed Action (No-Build Condition).
 - a. Using publicly available information and previously prepared and approved documents summarize the potential economic impacts of previously approved projects in the Town of Cortlandt.
3. Probable Impacts of the Proposed Zoning Action (Build Condition)
 - a. Qualitatively describe the potential economic impacts of MOD full build out.
 - i. To estimate the projected tax revenues generated by the proposed Phase I development, consult with the Town Assessor to determine whether property valuation for analysis purposes should utilize a construction cost-based approach or an income-based approach. If the latter, work with the Town Assessor to determine an appropriate cap rate. The estimates of tax revenue per square foot by use for the Phase I development can be applied to the Full Build Out condition.

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4. Mitigation

- a. Using the analysis performed in Chapter 3, Community Facilities, compare the estimated economic benefits of the MOD zoning with the potential costs associated with providing additional municipal services at the local, county and State level.

B. MOD Development Plan

1. Existing Conditions

- a. Summarize the existing economic conditions within the MOD Development Plan sites.

2. Probable Impacts of MOD Development Plan

- a. Discussion to include the number of new jobs that would be generated by the MOD Development Plan and well as the multiplier effects. The quantified analysis of the proposed projects' residential components will utilize a "Per Capita Multiplier Method"¹ to estimate the municipal costs of the projects as well as the project benefits. Estimates of the numbers of school-aged children that would be expected to enroll in the Lakeland School District would be derived using census data for New York State (i.e., the "Rutgers Study") and, if available, appropriate case studies of existing proximate and comparable residential development. Using this estimate and school budget information, AKRF will analyze the potential marginal cost of the public school-aged children and compare that cost to the projected school district tax revenues generated by the proposed projects.
 - b. The fiscal impact analysis will be based on the most recently available tax records and budgets. We understand that the 2021 closure of Indian Point Nuclear Power Plant will affect property taxes for the Town of Cortlandt. Best information available at the time of analysis will be used to qualitatively describe the potential effects of Indian Point's closure on the fiscal impact assessment's findings.
- #### 3. Proposed Mitigation
- a. Using the analysis performed in Chapter 3, Community Services, compare the estimated economic benefits of the MOD Development Plan with the potential costs associated with providing additional municipal services at the local, school district, other special taxing districts, county and state level.
 - b. Qualitatively describe the potential effects of the closure of Indian Point on the fiscal assessment.

CHAPTER 15 – CULTURAL RESOURCES

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions

- a. Describe applicable state and federal requirements related to historic and cultural resources.

¹ The Per Capita Multiplier Method is primarily used for residential development fiscal impact analyses, and uses average government cost per person and school costs per pupil multiplied by a projected of the expected number of new people and students to estimate the costs of new development.

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- b. Describe potential historic properties and areas of archaeological sensitivity in the MOD.
2. Future Without the Proposed Action (No-Build Condition)
 - a. Using publicly available information, describe the potential impacts to cultural resources of approved projects on the Project Site.
3. Probable Impacts of the MOD Zoning (Build Condition)
 - a. Using existing studies and resources currently available, qualitatively describe the potential impacts to cultural resources from the MOD zoning.
4. Mitigation
 - a. Describe the process for evaluating and mitigating impacts resulting from development of the Project Site.

B. MOD Development Plan

1. Existing Conditions
 - a. Describe potentially historic properties and areas of archaeological sensitivity within the MOD Development Plan area
 - b. Coordinate with the Office of Parks, Recreation and Historic Preservation (OPRHP).
2. Probable Impacts of MOD Development Plan
 - a. Describe and map all cultural resources identified in the indirect and direct areas of potential effect (APE) of MOD Development Plan.
 - b. Identify cultural resources that may be indirectly impacted by the MOD Development Plan, in accordance with state requirements and guidance.
3. Mitigation
 - a. If listed or eligible resources are identified that will be adversely affected by the MOD Development Plan, describe measures to mitigate those unavoidable impacts.

CHAPTER 16 – VISUAL RESOURCES

A. Proposed Zoning Action (Generic Analysis)

1. Existing Conditions
 - a. Provide a description and photography of existing visual conditions in the MOD during leaf off condition.
2. Future Without the Proposed Action (No-Build Condition)
 - a. Using publicly available information, describe the anticipated visual impact of approved projects on the MOD.
3. Probable Impacts of the Proposed Zoning Action
 - a. Qualitatively describe the visual impacts of the MOD.
 - b. Discuss the effect on night time light conditions.
4. Mitigation
 - a. Describe the process for defining and mitigating impacts resulting from full build-out of the MOD.

B. MOD Development Plan

1. Existing Conditions
 - a. Document, through photographs and descriptive text, the visibility of the MOD Development Plan sites from locations as specified by the Lead Agency.
2. Probable Impacts of MOD Development Plan
 - a. Prepare renderings and/or visual simulations documenting the anticipated visual

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- impacts of MOD Development Plan from locations specified by the Lead Agency.
- 3. Mitigation
 - a. Describe measures, if any, which will be implemented to mitigate the visual impacts of MOD Development Plan.

CHAPTER 17 – HAZARDOUS MATERIALS

- A. Proposed Zoning Action (Generic Analysis)
 - 1. Existing Conditions
 - a. Based on an Environmental Site Assessment, site inspections, and a review of available records and historical maps and/or aerial photography, describe the previous uses in the MOD.
 - b. Describe the potential for hazardous materials to be present within the MOD based on the above and an evaluation of regulatory database listings.
 - 2. Future Without the Proposed Action (No-Build Condition)
 - a. Discuss the potential for the future removal of hazardous materials within MOD in the absence of the MOD full Build-out.
 - 3. Probable Impacts of the Proposed Zoning (Build Condition)
 - a. Qualitatively describe the potential impacts to hazardous materials from development of the MOD.
 - 4. Mitigation
 - a. Describe the requirements to document hazardous materials in the MOD, as well as what mitigation may be required.
- B. MOD Development Plan
 - 1. Existing Conditions
 - a. Summarize the Environmental Site Assessments, site inspections and review of available records and historical maps and/or aerial photography for the MOD Development Plan sites.
 - 2. Probable Impacts of MOD Development Plan
 - a. Discuss the potential impacts of MOD Development Plan on hazardous materials identified on the MOD Development Plan sites.
 - 3. Mitigation
 - a. Describe the mitigation measures, if any, which will be required to mitigate the impacts to hazardous materials from MOD Development Plan.

CHAPTER 18 – CONSTRUCTION

- A. Proposed Zoning Action (Generic Analysis)
 - 1. Introduction
 - a. Phasing – Discuss the anticipated phasing of construction for the MOD zoning full build-out, including a description of the areas included in each phase, the general types of construction anticipated to occur within each phase, and the anticipated development timeline.
 - b. Qualitatively describe site preparation and grading work that will be required.
 - c. Discuss the local, regional, and State requirements relating to construction noise, impacts to air quality and traffic, stormwater, and erosion control.
 - 2. Future Without the Proposed Action (No-Build Condition)

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- a. Using publically available information and previously completed and approved documentation, describe the potential construction impacts from approved projects within the Project Site.
3. Probable Impacts of Construction (Build Condition)
 - a. Qualitatively describe the impacts of MOD full build-out construction on traffic generation, air quality, and noise.
4. Mitigation
 - a. Describe a range of general construction mitigation measures, which will be implemented to mitigate the impacts of construction in the MOD zoning area and to adjacent land uses.

B. MOD Development Plan

1. MOD Development Plan Construction Plan – Detailed description of the construction plan for MOD Development Plan including anticipated truck routes and staging areas, blasting and rock removal, and processing of material (cut and fill).
2. Probable Impacts of MOD Development Plan
 - a. Qualitatively describe the impacts of MOD Development Plan construction on traffic generation, air quality, noise, stormwater, and erosion control.
3. Mitigation
 - a. Describe measures, if any, which will be implemented to mitigate the impacts of MOD Development Plan construction on traffic, air quality, noise, and stormwater.
 - b. Describe the erosion and sediment control plan.

CHAPTER 19 – ALTERNATIVES

- A. No Action Alternative
- B. Development under Existing Zoning
- C. Reduced Residential Alternative with a maximum of 150 residential units (excluding Assisted Living Units)

CHAPTER 20 – UNAVOIDABLE ADVERSE IMPACTS

- A. Proposed Zoning Action (Generic Analysis)
 1. Document the significant unavoidable impacts identified in the previous chapters.
- B. MOD Development Plan
 1. Discuss significant unavoidable impacts identified related to MOD Development Plan.

CHAPTER 21 – MITIGATION

- A. Proposed Zoning Action (Generic Analysis)
 1. Describe measures proposed to mitigate the significant unavoidable impacts disclosed in the previous chapter.
 2. Describe the process for evaluating and mitigating significant unavoidable impacts from future phases of the MOD Development Plan not described in the DGEIS.

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- B. MOD Development Plan
 - 1. Describe measures proposed to mitigate the significant unavoidable impacts resulting from the MOD Development Plan.

CHAPTER 22 – IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

- A. Proposed Zoning Action (Generic Analysis)
 - 2. Qualitatively describe the irreversible and irretrievable commitment of resources resulting from the Proposed Zoning Action.
- B. MOD Development Plan
 - 1. Qualitatively describe the irreversible and irretrievable commitment of resources resulting from the MOD Development Plan.

CHAPTER 23 – GROWTH INDUCING EFFECTS

- A. Proposed Zoning Action (Generic Analysis)
 - 1. Discuss the potential growth-inducing impacts resulting from development of the Project Site.
- B. MOD Development Plan
 - 1. Discuss the potential growth-inducing impacts from the MOD Development Plan.

CHAPTER 24 – IMPACTS ON THE USE AND CONSERVATION OF ENERGY

- A. Proposed Zoning Action (Generic Analysis)
 - 1. Summarize the anticipated energy demands of the MOD Development Plan as described in Chapter 10.
- B. MOD Development Plan
 - 1. Summarize the anticipated energy demands of MOD Development Plan.
 - 2. Discuss the strategies proposed for reducing the energy demands of the MOD Development Plan. These strategies should include practices such as green infrastructure, LEED accreditation, white roofs, use of solar or other alternative energy sources in buildings such as heat pump/exchanges, geo-thermal or alternative fuel consumption, passive solar, and other sustainable practices.
 - 3. Discuss the project's consistency with the Town's Climate Smart Community designation as well as the sustainability strategies enumerated in the Town's 2016 Comprehensive Plan.