

**SCOPING DOCUMENT**  
For Preparation of a Draft Environmental Impact Statement for  
**CHAPPAQUA CROSSING**  
Town of New Castle, Westchester County, New York

SEQR Classification of Action:	Type 1
Lead Agency:	Town of New Castle Town Board
Lead Agency Contact:	Gennaro J. Faiella, Town Administrator Town of New Castle 200 South Greeley Avenue Chappaqua, New York 10514 (914) 238-4742
Applicant:	SG Chappaqua B LLC c/o Summit Development 40 N. Water Street South Norwalk, Connecticut 06854
Scoping Session:	TBD
Date Scope Adopted by Lead Agency:	TBD

**SUMMARY DESCRIPTION OF PROPOSED ACTION**

Chappaqua Crossing (the “Proposed Action”) consists of the redevelopment of existing office space and the construction of a new multifamily residential project on the former Reader’s Digest corporate headquarters site in the Town of New Castle, in northern Westchester County, New York. Chappaqua Crossing is being proposed by SG Chappaqua B LLC, a partnership of Summit Development of Norwalk, CT and Greenfield Partners of Norwalk, CT (the “Applicant”).

The project site (“Site”) consists of 119.7 acres that currently contain approximately 700,000 square feet of office and support uses, approximately 1680 on-grade parking spaces, and three single-family homes. The office and multifamily residential uses, as described in detail below, are proposed to be located on separate adjoining parcels while sharing some physical infrastructure. Approximately 90% of the new homes would be restricted to residents fifty-five years of age and older, and 20% of the homes would be reserved for persons meeting the Westchester County affordable housing standard. The Proposed Action also includes traffic improvements to surrounding roadways and the offer of property along Roaring Brook Road to the Town of New Castle for municipal use.

The Site is bordered by existing single-family residences, NYS Route 117 (Bedford Road), Roaring Brook Road and the Metro-North Harlem line railroad right of way. Horace Greeley High School is located to the south of the site across Roaring Brook Road, and the Saw Mill River Parkway is located directly to the west.

The purpose of the Proposed Action is to facilitate the redevelopment of the former Reader’s Digest world headquarters campus by retaining a substantial amount of office use, while providing a mix of both affordable and market rate homes for residents fifty-five years of age and older, as well as affordable

workforce housing. The current zoning on the site includes approximately 87 acres of Research and Office Business (B-RO-20) and 28 acres of One Acre Residence (R-1A). The Applicant also has an option to acquire four adjacent residential lots along Roaring Brook Road totaling approximately four acres. The Proposed Action would reduce the 87 acres of B-RO-20 zoned land to approximately 49 acres, and would apply the Multifamily Planned Development District (MFPD) zone to approximately 64 acres. Two of the residential lots along Roaring Brook Road, constituting approximately two acres, would be offered to the Town for municipal use.

### Office Component

The Proposed Action would retain the majority of the office buildings on the former Reader's Digest campus, which would provide the Applicant an opportunity to continue the corporate use on the site within the Town of New Castle. The office component of the project would preserve approximately 520,000 square feet of the existing 700,000 square feet of office space within approximately 49 acres of existing B-RO-20 zoned land. Office tenants, including the Reader's Digest Association, would occupy the original Georgian-styled brick buildings that have identified the company's headquarters in the community since the 1930s. Two existing office buildings (buildings #600 and #700), totaling approximately 155,000 square feet, as well as an existing maintenance garage, one former house used for office purposes, and the auditorium, would be demolished.

Overall, the Proposed Action would include approximately 265,000 square feet of recently renovated space occupied by Reader's Digest through a long-term lease, approximately 180,000 square feet of office space to be renovated, modernized and leased to other tenants, and approximately 75,000 square feet of common office support facilities (health club, cafeteria and service uses) to service all the office tenants. Several of the existing parking areas would be removed and others would be reconfigured and/or expanded to provide enhanced circulation and access from both the western site entrance at the Saw Mill River Parkway and the eastern entrance at Bedford Road.

### Residential Component

The Proposed Action would include a new neighborhood of senior age-restricted housing combined with affordable workforce housing. Approximately 10% of the age-restricted housing would be affordable, as would all of the workforce housing. The new residences would be situated within approximately 64 acres of the former Reader's Digest campus and would make use of the landscaping, mature vegetation and trails that exist as part of the campus today. The Chappaqua Crossing neighborhood would provide alternative housing options for both older residents in the community who no longer require or desire a traditional single-family home, and qualifying families in the Town who desire affordable housing in order to live in the town where they work.

The application of the MFPD zone to a portion of the former Reader's Digest parcel would allow for the development of a neighborhood consisting of 278 two- and three-bedroom senior and affordable workforce residential units. The proposed Chappaqua Crossing neighborhood would include 20%, or 56, affordable housing units. Two hundred thirty four dwelling units are proposed to be located in eight three-story buildings with enclosed parking in the northern and eastern portions of the Site; the remaining 44 dwelling units are proposed to be two-story townhouses with individual garages in the eastern portion of the Site. The neighborhood would contain recreation and social facilities, as well as include 40 acres of perimeter open space along with approximately 10 acres of internal lawns and garden areas.

The approvals required from the Town of New Castle Town Board for the Proposed Action include the approval of a Preliminary Development Concept Plan for the proposed MFPD district pursuant to section

60-417.4 of the New Castle Town Code, and the revision to the *Town Zoning Map* to reflect the modified B-RO-20 district and the new MFPD district. The approval required from the Town of New Castle Zoning Board of Appeals for the Proposed Action is the issuance of an area variance related to the four-tenant restriction currently applied to the office portion of the Site within the B-RO-20 district. The Applicant requests this area variance to remove the arbitrary user restrictions that prevent it from leasing the office portion of the Site to more than one single large tenant or one primary tenant, as well as the dimensional restriction that limits tenants other than the primary tenant to a combined area of no more than 171,000 square feet. In addition, the approval by the Town of New Castle Planning Board of a detailed Site Development Plan, subdivision plat, and other permits would be required in accordance with the new zoning and MFPD Preliminary Development Concept Plan approved by the Town Board. Additional state and county approvals would also be required.

### GENERAL GUIDELINES

“Scoping” means the process by which the Lead Agency identifies the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the Draft Environmental Impact Statement (DEIS), including the content and level of detail of the analysis, the mitigation measures needed, the range of alternatives and the identification of non-relevant issues. Scoping provides a project sponsor with guidance on matters that must be considered and provides an opportunity for early participation by Involved Agencies and the public in the review of the Proposed Action. The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or nonsignificant.

The DEIS for the Proposed Action shall cover all items in this Scoping Document. Each impact issue (e.g., soils, surface water, traffic, etc.) will be presented in a separate subsection that includes a discussion of existing conditions, significant impacts associated with the Proposed Action, and mitigation measures designed to minimize the identified impacts. If appropriate, areas of analysis listed separately in this document may be combined in the DEIS, as long as all issues are addressed.

Narrative discussions shall be accompanied by tables, charts, graphs, figures, renderings and photo simulations whenever appropriate and practicable. If a particular subject can be most effectively described in graphic format, the narrative discussion would merely summarize and highlight the information presented graphically. All plans and maps showing the Site shall, to the extent practicable, include adjacent homes, other neighboring uses and structures, roads and water bodies within a distance of not less than two hundred and fifty (250) feet from the property line of the Proposed Action based upon existing available data sources.

An overall site plan depicting the entire site and immediate environs on a single sheet shall be prepared at 1 inch = 100 feet. The proposed DEIS plans for the entire site shall be prepared at a scale of 1 inch = 50 feet. If additional site plans depicting the entire site are needed to illustrate other components of the proposed development, such site plans shall be prepared at 1 inch = 100 feet to show the Site on a single sheet. Reduced scale drawings shall also be incorporated into the DEIS text, as appropriate.

Information shall be presented in a manner that can be readily understood by the public, and the use of technical terminologies shall be avoided. When practical, impacts shall be described in terms that the lay person can readily understand.

This scoping document presents a comprehensive range of potential mitigation measures to avoid or minimize any adverse environmental impacts. The Applicant may also suggest additional mitigation measures.

The DEIS shall be written in the third person (i.e., the terms “we” and “our” shall not be used). The Applicant’s conclusions and opinions, if given, shall be identified as those of “the Applicant.”

Any assumptions incorporated into assessments of impact shall be clearly identified.

The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

### INTRODUCTORY MATERIAL

The DEIS shall be prepared to comply with the requirements of 6 NYCRR Part 617, State Environmental Quality Review. The introductory material at the beginning of the DEIS shall include:

- Cover Sheet stating:
  - A. Type of document (Draft Environmental Impact Statement).
  - B. Date submitted and any revision dates.
  - C. Name and location of the project.
  - D. Lead Agency for the project.
  - E. Name, address and telephone number of the following person at the Lead Agency to be contacted for further information:  
Gennaro J. Faiella, Town Administrator  
Town of New Castle  
200 South Greeley Avenue  
Chappaqua, New York 10514  
(914) 238-4742
  - F. Name and address of the project sponsor, and name and telephone number of a contact person representing the sponsor.
  - G. Name and address of the primary preparer(s) of the DEIS, and name and telephone number of a contact person representing the preparer.
  - H. Date of acceptance of the DEIS (to be inserted later).
  - I. Date by which comments are to be submitted to the Lead Agency (to be inserted later).
- List of Consultants: Names, addresses and project responsibilities of all consultants who have contributed to the preparation of the DEIS.
- Table of Contents including:
  - A. Chapter and section headings with page numbers.
  - B. List of figures.
  - C. List of tables.
  - D. List of appendices.
  - E. List of DEIS plans (large-scale drawings).
  - F. List of additional DEIS volumes, if applicable.

### DRAFT ENVIRONMENTAL IMPACT STATEMENT

#### I. DEIS SUMMARY

The DEIS shall include a summary that will provide the reader with a clear and cogent

understanding of the information found elsewhere in the main body of the document. The summary shall include:

- A. Brief description of Proposed Action including background leading to the development of this project, anticipated build year and expected phasing of the project components.
- B. Description of required permits and approvals, including list of Involved Agencies.
- C. List of Interested Agencies and Parties.
- D. Brief listing of anticipated significant impacts and proposed mitigation measures for each significant impact issue discussed in the DEIS.
- E. Brief description of reasonable alternatives to the Proposed Action or to specific elements of the action. The DEIS shall include a table comparing the Proposed Action and each alternative with regard to the various environmental impact issues.
- F. Brief description of the costs and benefits to the Town (economic and non-economic), to include specifics on Town costs (such as traffic infrastructure improvements, Fire Department equipment investments, School District costs due to increased enrollment), and benefits to the town (such as percent of project residents that are expected to move from within New Castle).

## II. DESCRIPTION OF PROPOSED ACTION

- A. Project Purpose, Need & Benefits.
  - 1. Project Sponsor – identification, background, experience and objectives.
  - 2. Purpose and Need for the Project discussed in terms of each project component, including discussion of:
    - a. Reader's Digest recent history at the Site and sale of property to Applicant.
    - b. Amendment to B-RO-20 District adopted by the Town Board in June 2005 and subsequent occupancy by tenants other than Reader's Digest.
    - c. Proposed area variance for removal of restrictions that prevent the property from being leased to more than one single large tenant or one primary tenant, as well as the dimensional restriction that limits tenants other than a primary tenant to a combined area of no more than 171,000 square feet.
    - d. Basis for the application of the MFPD zone to a portion of the Site.
    - e. Basis for the proposed affordable housing component, including a discussion of the need for senior and workforce housing in the Town and Region.
    - f. Basis for proposed age restriction on residents.
    - g. Basis for proposed residential density and its consistency with the density permitted in the MFPD zoning district.
    - h. Basis for proposed commercial density, including information on leasing efforts and tenant size and general condition of office rental market in northern Westchester County.
    - i. Basis for other proposed land uses as a function of demand for both residential and office uses.
    - j. Discuss Applicant's experience with similar office developments and residential age-restricted and non-age restricted developments.

- B. Project Location.
1. Description and mapping of site location including tax map designation, adjoining properties and roadways, site access, current zoning designations and current sewer district boundaries.
  2. Description of the existing site character and the character of the surrounding neighborhood in the context of the proposed development for the Site.
  3. Description and mapping of surrounding neighborhoods and land uses, including adjacent residential areas, Horace Greeley High School, Saw Mill River Parkway, Route 117, and Metro-North Railroad, including identification of existing buildings on adjoining properties and those located on properties opposite adjoining roadways.
  4. Mapping of existing site buildings and improvements including planimetric and topographic survey information and location of existing easements, if any.
- C. Project Description – narrative and mapping shall identify the proposed land use program, site access/circulation both on and off the Site, site design and building layout, parking, open space/landscape design, on- and off-site improvements and construction of the project. Specific subsections shall include the following:
1. Proposed Development Program.
    - a. Office.
      - (1) Reduction of B-RO-20 zone and subsequent reduction in square footage for permitted uses.
      - (2) Reader’s Digest lease and occupancy.
      - (3) Proposed demolition of existing buildings.
      - (4) Renovation of existing buildings for multi-tenant use.
      - (5) Office support facilities (e.g. health club, cafeteria, etc.).
      - (6) Multi-tenant use of the buildings.
      - (7) Identify projected employee and staffing levels for proposed office uses and office support facilities.
    - b. Residential.
      - (1) Designation of remaining B-RO-20 acreage and existing R-1A acreage as an MFPD zone and consistency with zoning regulations.
      - (2) New Residential.
        - (a) Number and specific location of units and mix, by unit type, bedroom count and square footage, and tenure (ownership and rental). Discussion shall also include the number of floors per unit.
        - (b) Proposed affordable workforce housing and affordable age-restricted housing.
        - (c) Proposed age restrictions, including legal basis for such restrictions.
        - (d) Describe integration of affordable and market rate housing and complementary interaction between residents.
        - (e) Identify the specific location of the proposed age restricted affordable dwelling units and proposed workforce affordable housing units on the proposed site and architectural plans. Identify the total floor area and number of bedrooms proposed for the affordable dwelling units.
      - (3) Existing Residential.
        - (a) Removal of two (2) Roaring Brook Road residential lots and driveways, including one vacant lot and one single family home.

- (b) Retention of two (2) Roaring Brook Road residences and driveways.
    - (c) Continuation of accessory residential use along Roaring Brook Road.
  - c. Municipal uses.
    - (1) Removal of two (2) Roaring Brook Road residential lots and driveways as part of the offer of land to the Town of New Castle as a location for a new municipal use.
  - d. Accessory uses, both existing and proposed, including opportunity for shared use by on-site residents and employees.
    - (1) Limited use retail, including detailed discussion of type(s) of retail uses that are currently permitted in the B-RO-20 District and type(s) of retail use within principal buildings proposed as part of Chappaqua Crossing development.
    - (2) Recreational facilities.
- 2. Proposed Site Design Concept in Neighborhood Context, to include:
  - a. Discussion of orientation of Proposed Action components in relation to neighboring land uses, as well as the function of a multifamily district as a transitional zone between more and less intensive development.
  - b. Discussion of historical and existing land use conditions, physical conditions and visual conditions on the Site and in the areas immediately surrounding the Site.
- 3. Site Access and Circulation – provide description of on- and off-site roadways, proposed on-site roads and proposed off-site roadway improvements, if applicable.
  - a. Vehicular Access to Public Roads.
    - (1) East – Route 117.
    - (2) West - Roaring Brook Road.
    - (3) South – Roaring Brook Road.
  - b. On-site Vehicular Circulation.
    - (1) Access control and separation of office and residential circulation flows.
    - (2) Service vehicles.
    - (3) Emergency vehicles.
    - (4) “Road and driveway design standards” that would describe proposed features of site plan in relation to existing Town standards (pursuant to Chapter 60 and Chapter 109 of New Castle Town Code as pertinent).
  - c. Pedestrian Circulation.
    - (1) Accessibility of proposed site features and grading, etc.
    - (2) Connectivity throughout the Site.
    - (3) Connectivity between the Site and other areas of the Town, e.g., community facilities and services, railroad station, retail areas.
- 4. Site Design and Grading – provide proposed grading plan showing buildings, parking, limits of disturbance, stormwater management facilities and utilities.
  - a. Reuse of areas previously occupied by buildings and parking.
  - b. Areas of new site disturbance.
- 5. Proposed Buildings – provide typical plans and elevations for different unit types.
  - a. Identify the location and arrangement of proposed building layouts.
  - b. Describe the dimensions and heights of typical unit types.
    - (1) Discuss compliance of proposed buildings and their placement with the current dimensional requirements of the MFPD zoning district.
  - c. Describe building materials, color and architecture.
  - d. Describe compliance with applicable provisions of New York State Fire and Building Codes and National Fire Protection Association Guidelines.

6. Parking and Loading – Describe number of parking spaces for each land use, their location on the Site, parking operations and loading requirements, and compliance with parking lot design standards (pursuant to Chapter 60 and any other provisions of Town Code that may be applicable).
  - a. Office use to include discussion on employees without cars and how they will travel to and from that campus.
  - b. Residential use.
    - (1) Multifamily dwellings.
    - (2) Townhouse dwellings.
  - c. Accessory use(s).
8. Landscaping and Open Space.
  - a. Existing vegetation to be preserved.
  - b. Open space – proposed accessibility by residents, office workers and public, including discussion of recreation fees.
  - c. Proposed landscaping – provide concept plan and narrative description, including discussion of use of native species.
  - d. Proposed lighting for the project.
9. Stormwater Management – describe system to comply with New York State Department of Environmental Conservation Phase II Stormwater Regulations and New York State *Stormwater Management Design Manual*.
  - a. Stormwater quantity measures – provide and discuss analyses (including peak flows and total runoff volume) for 1-, 2-, 5-, 10-, 25- and 100-year storm events.
  - b. Stormwater quality measures.
10. Utilities and Public Works – describe anticipated demand and means of obtaining service.
  - a. Water supply.
  - b. Sanitary sewer.
  - c. Electric and gas.
  - d. Telephone and cable.
  - e. Refuse and garbage collection.
  - f. Road maintenance.
11. Off-Site Improvements, if any.
  - a. Roadway improvements.
  - b. Other improvements, if applicable.
12. Construction – provide a project schedule and description of the construction sequence including the construction duration, project phasing and description of the construction process.
  - a. Proposed phasing and/or sequencing plan.
  - b. Erosion and sedimentation control measures and plan.
  - c. Tree protection plan.
  - d. Demolition plan.
  - e. Excavation and blasting control program.
  - f. Construction traffic.
13. Ownership and management of all project components.
  - a. Office buildings.
  - b. Residential buildings.
  - c. Accessory buildings and facilities.
  - d. Roads.
  - e. Pedestrian circulation features.
  - f. Utilities.



- g. Open space.
  - h. Other.
14. Operational Practices.
- a. Detailed description of measures to be employed to ensure the continued implementation of various techniques that are proposed to mitigate potential impacts resulting from the Proposed Action and/or conditions that are otherwise offered by the Applicant.
  - b. Discussion of techniques to be employed to ensure occupancy of proposed affordable and age restricted dwelling units by intended persons.
  - c. Description and analysis of all the legal mechanisms proposed to ensure the funding, implementation and long-term maintenance of all proposed mitigation measures.
  - d. Description of steps to be taken to enforce the applicable requirements if any of the legal restrictions are violated by a dwelling unit owner and/or occupant.
- D. Anticipated Permits and Approvals.
1. Involved Agencies – provide listing of all Involved Agencies and required permits and approvals.
- a. Town of New Castle.
    - (1) Town Board.
      - (a) Approval of preliminary development concept plan and establishment of MFPD district.
      - (b) Sewer District – extension to entire property.
    - (2) Zoning Board of Appeals
      - (a) Approval of an area variance related to the tenant restrictions currently applied to the office use within the B-RO-20 district.
    - (3) Planning Board.
      - (a) Approval of Site Development Plan.
      - (b) Subdivision approval, if applicable.
      - (c) Wetlands Permit, if applicable.
      - (d) Steep Slope Permit, if applicable.
      - (e) Tree Removal Permit, if applicable.
    - (4) Board of Architectural Review.
      - (a) Approval of building architectural plans.
    - (5) Other permits, if applicable.
  - b. Westchester County.
    - (1) Board of Legislators – extension of sewer district.
    - (2) Department of Health – sanitary sewer, water supply.
  - c. New York City Department of Environmental Protection.
    - (1) Stormwater.
    - (2) Sanitary sewer.
  - d. New York State.
    - (1) Department of Transportation – highway work permit.
    - (2) Department of Environmental Conservation – SPDES General Permit for stormwater discharge associated with construction activities.
  - e. U.S. Army Corps of Engineers – wetlands permit, if required.
- E. Interested Agencies – provide listing of other interested agencies and authorities, including:
- a. Town of New Castle Environmental Review Board.
  - b. Town of New Castle Conservation Board.

- c. Town of New Castle Parks and Recreation Commission.
- d. Town of New Castle Department of Public Works.
- e. Town of New Castle Town Engineer.
- f. Town of New Castle Police Department.
- g. Town of New Castle Housing Advisory Committee.
- h. New Castle Fire District No. 1.
- i. Chappaqua Central School District.
- j. Village/Town of Mount Kisco.
- k. Town of North Castle.
- l. Westchester County Planning Board.
- m. Westchester Housing Opportunities Commission
- n. Westchester County Department of Transportation.
- o. Metro-North Railroad.

F. Civic or neighborhood associations, or other interested entities, including:

- a. The Cowdin Lane Association.
- b. Roaring Brook Road Association.
- c. Lawrence Farms East Association.
- d. Chappaqua Volunteer Ambulance Corps.
- e. Housing Action Council.
- f. The Hillholme Association.
- g. The League of Women Voters of New Castle.
- h. Greater Chappaqua Chamber of Commerce.
- i. Chappaqua/Millwood Business Association.

III. EXISTING ENVIRONMENTAL CONDITIONS, POTENTIAL IMPACTS, POTENTIAL MITIGATION MEASURES

For each of the different environmental issues listed below, the DEIS shall include a discussion of the existing environmental conditions, the future conditions should the project not be constructed, potential significant adverse or beneficial impacts related to the project, and potential mitigation measures for significant adverse impacts identified. Unless modified, for the purposes of this analysis, the actual physical and occupancy conditions of the Site as of the submission of the Zoning Petition in July 2007 shall be described as the “Existing Condition”. Future Conditions will be analyzed in 2013, the anticipated “build year”, which reflects the anticipated completion and full occupancy of the Proposed Action. Potential impacts will be measured against the future without the Proposed Action scenario.

This DEIS analysis will integrate both the Area Variance petition requested of the Zoning Board of Appeals and the MFPD Zoning Petition requested of the Town Board and Planning Board, reflecting the parallel reviews that are before those Boards.

The discussion of potential impacts shall include a description of the specific methodology used to compute potential impacts, including identification of all assumptions upon which such analysis is based and the basis for such assumptions.

Each subheading listed below represents specific topics to be addressed in the DEIS. Some topics may require quantitative or similarly detailed analyses, while other topics may require a more qualitative narrative discussion.

A. LAND USE AND ZONING

1. Existing Conditions.
  - a. Identify and discuss existing zoning of the Site and the adjacent zoning districts.
    - (1) Discuss all applicable zoning and other Town standards affecting land use and development of the Site, including but not limited to permitted land uses and applicable minimum/maximum numerical requirements pertaining to proposed land uses and specific site features (e.g., building and development coverage, building and parking setbacks, landscape buffering requirements, road and driveway design, etc.).
  - b. Discuss zoning that existed prior to adoption of Local Law No. 4 of 2005 for purposes of providing historical context.
  - c. Identify and analyze the recommendations for the Site within the context of its current zoning districts outlined in the Town of New Castle's *Zoning Ordinance*.
  - d. Identify and describe existing land uses on and within ½ mile of site.
    - (1) Identify, describe and color map existing land uses within ½ mile of the Site.
  - e. Identify and analyze the recommendations for the Site outlined in the Town of New Castle *Town Development Plan*.
  - f. Identify and analyze the recommendations for the Site outlined in other Town of New Castle planning documents.
  - g. Identify and analyze the recommendations applicable to the Site outlined in the Westchester County Planning Board's *Patterns for Westchester*.
  - h. Describe existing or planned approved large-scale (100+ units) housing development projects within the surrounding 15 miles, to include location, physical description, tenure, housing type and floors per unit, and adult/child demographics, if available.
2. Future Conditions Without Project.
  - a. Discuss why the Site is not proposed for or cannot be developed under the existing zoning districts.
3. Potential Impacts.
  - a. Discuss the compatibility of the proposed introduction of age-restricted and affordable workforce multi-family residential with existing office, school and single-family residential uses within the ½ mile study area.
  - b. Discuss and analyze the consistency of the proposed application of the MFPD floating zoning to the parcel with the Town of New Castle *Town Development Plan*.
  - c. Evaluate how the proposed development concept and site plan are consistent with the goals for density expressed in the *Town Development Plan*, and with the prevailing character of surrounding areas.
  - d. Discuss and analyze the compliance of the Proposed Action with the Town's *Zoning Ordinance*.
  - e. Discuss the compatibility of the proposed site plan with applicable land use plan and planning policy recommendations as identified in the Town's and Westchester County's planning documents identified above.
  - f. Provide a qualitative discussion of the need for affordable housing in Westchester County and the Town of New Castle, including an analysis of the Westchester County Housing Opportunity Commission's Affordable Housing Allocation Plan.

- g. Provide qualitative discussion of the demand for senior active developments of the type currently proposed for the Site in the future based on general demographic trends.
  - h. Evaluate other existing developments in the Town of New Castle (e.g., Riverwoods, Pheasant Run, Old Farm Lake, Ledgewood Commons and Random Farms) in comparison to the proposed development for the Site, with a specific focus on parcel area, density, dwelling unit type, and bedroom configuration.
  - i. Evaluate potential impacts of proposed multifamily age restricted and affordable residential uses on the existing adjacent office use and surrounding residential neighborhood.
  - j. Discuss and evaluate impacts associated with the creation of a “gated” community in the Town. Describe any other gated communities within the Town.
  - k. Measure proposed building height in feet individually for each building façade from the point of above-ground exposure to the top of the roofline (or parapet, if proposed) as well as the measurement of building height in stories and feet for the entire building in accordance with the Chapter 60 definition of “building height”.
4. Potential Mitigation Measures.
- a. Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on existing land uses on the Site as well as surrounding land uses.
  - b. Describe and discuss potential project site design guidelines.
  - c. Describe and discuss project features that promote consistency between the proposed development concept and the land use and density recommendations of the Town of New Castle *Town Development Plan* and *Zoning Ordinance*, respectively.

**B. SOCIOECONOMIC AND FISCAL CONDITIONS**

1. Existing Conditions
- a. Demographic Conditions (Town of New Castle and Westchester County) Information shall be presented on the following topics based upon 2000 U.S. Census data and/or more recent sources, if available.
    - (1) Population characteristics and trends to include population count and age characteristics.
      - (a) Trends in Town of New Castle and Westchester County from 2000 to 2005 using readily available Census data.
      - (b) Present-day conditions.
    - (2) Household characteristics and trends by income, age of householder and presence of school-aged children.
      - (a) Trends in Town of New Castle and Westchester County from 2000 to 2005 using readily available Census data.
      - (b) Present-day conditions.
    - (3) Employment characteristics and trends by labor force participation by head of household.
      - (a) Trends in Town of New Castle and Westchester County from 2000 to 2005 using readily available Census data.
      - (b) Present-day conditions.
  - b. Affordable/Workforce Housing.
    - (1) Based on the existing socioeconomic conditions identified in the discussion above, discuss the following:

- (a) The documented needs in Town of New Castle based upon guidelines set forth by Westchester County and other available reports.
    - (b) Available workforce dwelling units in Town of New Castle by number, type and affordability level, including assessment of the gap between documented needs and available dwelling units.
    - (c) Target households in New Castle meeting affordability eligibility criteria.
    - (d) Mechanism by which such dwelling units have been established and operated.
  - c. Fiscal Conditions (Town of New Castle).
    - (1) Taxes: Identify property taxes generated based on the current assessed valuation of the Site and in comparison to costs of providing services.
      - (a) School.
      - (b) Town.
      - (c) County and other.
    - (2) Discuss the certiorari proceedings that resulted in the current assessment of the Reader's Digest property and the impact on Town revenues due to the proceedings.
- 2. Future Conditions Without Project.
- 3. Potential Impacts
  - a. Demographic Conditions (Town of New Castle and Westchester County) Information shall be presented on the following topics based upon 2000 U.S. Census data and/or more recent sources, if available.
    - (1) Population characteristics and trends to include population count and age characteristics.
      - (a) Projections for build year.
    - (2) Household characteristics and trends by income, age of householder and presence of school-aged children.
      - (a) Projections for build year.
    - (3) Employment characteristics and trends by labor force participation by head of household.
      - (a) Projections for build year.
  - b. Affordable/Workforce Housing.
    - (1) Based on the potential socioeconomic conditions identified in the preceding subsection, evaluate the following:
      - (a) Proposed affordable/workforce dwelling units by number, type, affordability level and location within proposed development.
      - (b) The extent to which such affordable/workforce dwelling units will meet the need for such housing in the Town of New Castle.
      - (c) Mechanism by which such dwelling units would be established, occupied and operated.
  - c. Fiscal Conditions (Town of New Castle).
    - (1) Taxes: Identify projected tax revenues based upon projected assessed valuation of the Site (in consultation with the Town Assessor) and in comparison to projected costs of providing services.
      - (a) School.
      - (b) Town.
      - (c) County and other.

- (2) Potential future assessed value as a function of full property valuation for condominium townhouse dwellings in comparison to fee simple single-family detached dwellings in the Town of New Castle.
- 4. Potential Mitigation Measures
  - a. Demographics Conditions.
    - (1) Population characteristics.
    - (2) Household characteristics.
    - (3) Employment characteristics.
  - b. Affordable/Workforce Housing.
  - c. Fiscal Conditions (Town of New Castle).

C. LAND, WATER AND ECOLOGICAL RESOURCES

- 1. Land Resources.
  - a. Existing Conditions.
    - (1) Geology & Soils – describe and locate site soil classifications and underlying bedrock geology including rock outcrops and other geological formations. Provide a site-specific survey map locating existing soil classifications. Describe soil characteristics related to development, including erosion-prone soils, poorly drained soils, hydric soils, soils with shallow depth to bedrock or high/seasonally high water table. Identify soil classifications for the Site based upon Natural Resource Conservation Service (NRCS) soil types. Describe soil characteristics.
    - (2) Topography and Slopes – describe existing topographic character and relationship to surrounding topography; provide slope analysis and map based on regulated steep slope categories criteria in Chapter 108 of New Castle Town Code.
    - (3) Hazardous Materials – describe location and nature of known environmental conditions within the Site, if any, including discussion of Phase 1 Environmental Site Assessment and any subsequent environmental investigations of the property, including examination of existing Maintenance Garage and its environs.
    - (4) Buildings and Parking – provide a description of existing site improvements including the location, condition, and size of existing buildings, parking areas and other surface improvements.
  - b. Future Conditions Without the Project.
  - c. Potential Impacts.
    - (1) Geology and Soils.
      - (a) Identify potential locations and amount of blasting activity proposed and evaluate the effect of blasting activity; describe blasting procedures.
      - (b) Identify the acreage of the Site that may be cleared at any one time and evaluate the effect of the proposed clearing.
      - (c) Identify and analyze the extent of construction in areas that may be difficult for development due to soil or geologic characteristics.
      - (d) NRCS soil types affected by the Proposed Action are to be identified, with an analysis of the limitations of each soil type with respect to stormwater management and erodibility during construction.
    - (2) Topography and Slopes.

- (a) Provide analysis of proposed cut and fill activities and potential impacts associated with these activities.
  - (b) Describe impacts on site topography including the extent of rock removal or blasting, site clearing and disturbance, disturbance to existing steep slopes and the creation of new steep slopes, if applicable.
  - (c) Identify acreage impacted by construction for each of the Town of New Castle's regulated steep slope categories.
  - (d) Describe procedures for removal of excess material off-site.
  - (e) Evaluate compliance with Chapter 108 (Steep Slopes Protection) of the New Castle Town Code.
- (3) Hazardous Materials.
- (a) Evaluate the potential impacts related to the demolition of existing buildings and parking areas as well as overall site disturbance, including a discussion of testing for hazardous materials.
  - (b) Describe the removal of hazardous materials, if any.
  - (c) Describe the removal of construction debris.
- d. Potential Mitigation Measures.
- (1) Geology and Soils.
- (a) Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on shallow bedrock and/or noteworthy geological formations.
  - (b) Describe blasting mitigation plan, including pre-blast survey and monitoring procedures and all applicable regulations.
  - (c) Describe features of the proposed site plan that reflect steps taken to avoid disturbances to NRCS soil types with severe limitations.
- (2) Topography and Slopes.
- (a) Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate disturbance to existing steep slopes and the creation of new steep slopes.
  - (b) Identify limitations on site disturbance and provide a map delineating the proposed clearing and grading limit line.
  - (c) Provide and discuss soil erosion and sedimentation control measures, including a plan prepared in accordance with the *New York Guidelines for Erosion and Sediment Control* and the New York State Department of Environmental Conservation publication, *Reducing the Impacts of Stormwater Runoff*.
  - (d) Describe proposed site stabilization and protection of steep slopes.
  - (e) Identify possible additional modifications to the proposed development concept and/or site plan to further reduce potential impacts to existing Town-regulated steep slopes.
- (3) Environmental Conditions.
- (a) Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate impacts associated with demolition.
  - (b) Describe proposed environmental remediation, if applicable.
2. Water Resources.
- a. Existing Conditions.
- (1) Groundwater.
- (a) Describe the on-site depth to groundwater and current condition and classifications.

- (2) Surface Water Bodies and Wetlands.
  - (a) Identify and map Town of New Castle, NYCDEP, NYSDEC and U.S. Army Corps of Engineers regulated surface water bodies, intermittent and perennial streams, 100-year floodplains and wetland areas within and contiguous to the project site, along with all regulated buffer areas by separate jurisdiction, as applicable. Town of New Castle mapping shall be based upon criteria in Chapter 137 of New Castle Town Code.
    - i. On-site.
      - 1) Pond.
      - 2) Watercourses.
      - 3) Additional wetlands.
      - 4) Identify and assess any existing artesian wells and springs in the meadow area on the site and adjacent properties.
    - ii. Off-site.
      - 1) Chappaqua Brook and adjoining wetlands tributary to Kisco River.
      - 2) Eastern stream, watercourses and wetlands tributary to Kisco River.
  - (b) Identify and discuss existing drainage patterns on the Site and within surrounding off-site areas located within the same drainage basin(s).
  - (c) Provide current condition, classifications, characteristics, function and quality of surface water bodies and wetlands, as well as pertinent regulated buffer areas.
  - (d) Evaluate *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources (i.e., Watershed Rules and Regulations)*, including a description of the NYCDEP's stormwater permitting authority, impervious surface limitations, and wastewater collection and treatment requirements.
- (3) Stormwater
  - (a) Describe existing stormwater system on site and identify watersheds draining through site.
  - (b) Identify and map existing flood zones, if any, on site and downstream of site.
  - (c) Identify and discuss existing rate of stormwater runoff (including peak flows and total runoff volume) based on analysis of 2-, 10-, 25-, 50- and 100-year storm events.
  - (d) Estimate the Site's existing pollutant load per methodologies included in the New York State *Stormwater Management Design Manual* and describe stormwater quality.
  - (e) Identify and describe the Town laws, if any, adopted in response to the *Heightened Permit Requirements For MS4s in the East of Hudson Watershed* proposed and/or adopted by the NYSDEC.
  - (f) Discuss historical flooding problems in the vicinity of the Metro-North Railroad right-of-way near the Site, whether or not such problems are documented on existing floodplain maps.



- (g) Assess Site's existing pollutant load include an evaluation of the Site's existing contribution to the total maximum daily load (TMDL) for phosphorus.
- b. Future Conditions Without Project.
- c. Potential Impacts.
  - (1) Groundwater.
    - (a) Identify potential impacts on quantity aspects of the on-site and, if applicable, downstream groundwater.
    - (b) Identify potential impacts on quality aspects of the on-site and, if applicable, downstream groundwater.
    - (c) Discuss potential impacts to groundwater from fertilizers and pesticides, if proposed for use. If not proposed for use, discuss measures to promote non-use of fertilizers and pesticides on an ongoing basis.
  - (2) Surface Water Bodies and Wetlands.
    - (a) Identify, discuss and analyze direct and indirect disturbances to regulated surface water bodies and wetlands and regulated buffer areas, as applicable.
    - (b) Identify and discuss proposed changes to existing drainage patterns and discharge points.
  - (3) Stormwater.
    - (a) Quantify and describe the proposed change in impervious surface areas on the Site.
    - (b) Describe potential impacts to stormwater quantity by modeling the proposed stormwater runoff volume and peak discharge rates for the 2-, 10-, 25-, 50- and 100-year storm events per methodologies included in the *New York State Stormwater Management Design Manual*.
    - (c) Describe potential impacts to stormwater quality by estimating the Proposed Action's anticipated pollutant loads per methodologies included in the *New York State Stormwater Management Design Manual*.
    - (d) Evaluate and describe how the Proposed Action would comply with Town laws, if any, adopted in response to the *Heightened Permit Requirements For MS4s in the East of Hudson Watershed* proposed and/or adopted by the NYSDEC.
    - (e) Describe the proposed stormwater management practices, and demonstrate that the stormwater management practices have been sized to capture and treat runoff from the 2-year, 24-hour storm.
    - (f) Identify and assess any altered drainage patterns. Evaluate the potential adverse impacts that increased or, in some cases, decreased runoff amounts will pose to existing wetlands and streams, separate from the analysis completed for each drainage basin on a post-development basis.
    - (g) Discuss Proposed Action in the context of the NYSDEC TDML program, an assessment of total phosphorus loading generated from the Site and an evaluation of the Town of New Castle's ability to meet the TDML requirement for phosphorus.
- d. Potential Mitigation Measures.

- (1) Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on groundwater, surface water, wetlands and wetland buffer areas.
  - (2) Provide and discuss Stormwater Management and Erosion and Sediment Control Plans developed according to the *New York State Stormwater Management Design Manual* and the *New York State Guidelines for Urban Erosion and Sediment Control*.
    - (a) Construction – minimization of erosion and sedimentation.
    - (b) Stormwater quantity and quality control measures, including measures proposed to reduce phosphorus loading.
    - (c) Ownership, management and operation of stormwater measures.
  - (3) Discuss project conformance with NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities, GP-02-01.
  - (4) Discuss features of the proposed site plan that reflect steps taken to achieve a positive or neutral impact on the Town's ability to meet the TDML requirement.
  - (5) Discuss measures taken to reduce impervious surfaces through the use of such techniques as minimum road and driveway widths, reduced building footprints, multi-level parking structures, land-banking of parking spaces, and porous alternatives to asphalt paving materials.
  - (6) Describe the implementation of best management practices for landscape maintenance.
  - (7) Discuss additional measures to avoid, minimize or mitigate impacts to surface water bodies and wetlands.
    - (a) Avoidance of wetland and buffer areas.
    - (b) Minimization of wetland impacts.
    - (c) Replacement of disturbed wetlands.
3. Ecological Resources.
- a. Existing Conditions – conduct site-specific investigation of plant and animal species existing on the Site, including a description of any threatened, endangered or protected species on the Site based upon site-specific field survey and contact with the New York State Natural Heritage Program.
    - (1) Vegetation – Provide a description, acreage and assessment of vegetative communities, including significant vegetation on the Site.
    - (2) Provide a tree survey for all areas to be disturbed, including information on species, size, health condition and future status, based upon criteria in Chapter 121 of New Castle Town Code.
    - (3) Wildlife Habitat – Provide a description of habitat types, existing wildlife species, and the affected area's value as habitat.
  - b. Future Conditions Without Project.
  - c. Potential Impacts.
    - (1) Discuss the amount, type and significance of vegetation removal and increased erosion.
    - (2) Provide a map identifying the vegetative communities proposed for vegetation removal and the limits of disturbance.
    - (3) Provide a map identifying the Town-regulated trees proposed for removal, cross-referenced to the above-described tree survey.
    - (4) Discuss the potential impacts on threatened, endangered or protected species, including the loss of or impacts to habitat areas.

- (5) Discuss the potential disturbance to wildlife and evaluate the effect of such impacts.
- (6) Evaluate compliance with Chapter 121 (Tree Preservation) of the New Castle Town Code.
- d. Potential Mitigation Measures.
  - (1) Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on trees and other vegetation as well as areas of significant wildlife habitat.
  - (2) Describe the protection of significant vegetation and trees, including guidelines for tree protection.
  - (3) Provide a tree preservation plan showing trees to remain and trees to be removed.
  - (4) Provide a proposed landscape plan to illustrate the replacement of impacted vegetation and proposed additional plantings, reflecting the proposed use of native species.
  - (5) Describe the enhancement or augmentation of existing wildlife habitats, if impacted.
  - (6) Identify possible additional modifications to the Proposed Action and/or site plan to further reduce potential impacts to existing Town-regulated trees.

**D. COMMUNITY FACILITIES & SERVICES**

- 1. Existing Conditions – Describe the community services that are currently provided for the Site, including police and fire protection, emergency services, schools, open space and recreation, and public works services.
  - a. Schools.
    - (1) Identify and discuss location of Chappaqua Central School District facilities, enrollment by grade, capacity by grade and budget.
    - (2) Describe current and/or past use of Reader’s Digest facilities by School District.
    - (3) Describe existing school bus service in terms of number of buses available, bus routes used, bus service schedule and number of school children served by grade.
    - (4) Evaluate census data compiled and/or demographic studies undertaken by the Chappaqua Central School District to project future public school enrollment trends (including consideration of special needs students), capacity needs by school building and grade, personnel needs and other aspects of needed educational services (both in the near-term and on a longer-term basis).
  - b. Open Space and Recreation.
    - (1) Identify and describe existing Town or other public open space and recreational facilities within the Town of New Castle.
    - (2) Identify and describe the Town’s recreational programming and related transportation services that are provided for seniors.
    - (3) Describe current and/or past use of Reader’s Digest facilities, including the Wallace Auditorium, by the Town.
  - c. Emergency Services – Police, Fire, Ambulance Services.
    - (1) Identify and discuss staff size and organization of each emergency service provider.

- (2) Provide location of service providers, average response times, average annual calls, available equipment and access to the Site.
- (3) Describe current and/or past utilization by Reader's Digest facilities.
- (4) Assess fire department equipment capabilities related to servicing the proposed residential buildings.
- (5) Analyze water supply and capacity for fire-fighting purposes.
- d. Solid Waste.
  - (1) Identify and describe the type and amount of solid waste and recyclables currently generated by the Site.
  - (2) Describe current procedures for collection and removal of solid waste and recyclables generated by the Site.
  - (3) Describe the Town's existing regulations and practices concerning garbage and refuse collection as set forth in Chapters 72 and 73 of New Castle Town Code, and how those provisions apply to the Site at the present time.
- e. Public Works – Provide a description of Town-supplied services such as road maintenance and snow removal, etc.
  - (1) Current and/or past utilization by Reader's Digest.
- f. Affordable/Workforce Housing – Provide a listing and description of existing age-restricted and affordable/workforce housing units within the Town.
  - (1) Describe affordable housing strategy and current allocation plan in Westchester County.
  - (2) Describe Town services and commissions related to affordable housing.
- g. Public library facilities and services.
- 2. Future Conditions Without Project.
- 3. Potential Impacts, including discussion of average cost and, if available, marginal cost analyses.
  - a. Schools
    - (1) Provide estimate of increased public school children enrollment by grade, if any, and evaluate implications of such increase on school facilities, personnel and other related aspects of educational services, including quantification of potential additional costs. Include a breakdown of the estimated public school children by age-restricted units and workforce units.
    - (2) Examine effect of Proposed Action on existing school bus service and number of school children served by grade, and whether the addition of new school children on the Site would produce a need for acquisition of additional school buses, modification of existing school bus service schedules and/or other type of operational change(s).
    - (3) Document enrollments generated by the Chappaqua Central School District for previously approved and occupied multifamily development projects in the Town of New Castle within the past ten years, as well as, to the extent such information is reasonably available, in up to three similarly high-performing school districts to be identified by the Applicant in consultation with the Chappaqua Central School District and the New Castle Town Board.
    - (4) Evaluate the following:
      - (a) The rate at which newly constructed dwelling units on the Site will be occupied.
      - (b) The projected number of new school children resulting from occupancy of the newly constructed dwellings on the Site.

- (c) The rate at which new school children resulting from the occupancy of the Proposed Action will need to be absorbed into the School District by grade.
  - (d) Describe specific methodology used to compute potential impacts under the preceding subsections, including identification of all assumptions upon which analysis is based and the basis for such assumptions. For purposes of quantifying the costs associated with “Potential Impacts,” include the potential need for additional classroom sections (based on district class size guidelines), the potential need for additional school space (classrooms, common areas and recreation fields), the potential need for increased staffing (salary and benefits), the potential need for additional special education and related services resources and the potential need for additional bus service.
- b. Open Space and Recreation.
  - (1) Open Space and Recreation projections shall be evaluated for the Proposed Action’s Build Year.
  - (2) Identify potential for increased demand for public recreation services and facilities as a result of residential development for seniors and workforce housing, and evaluate implications of such increase on staffing, existing facilities, related transportation services and the recreation budget (including quantification of potential additional costs).
- c. Emergency Services.
  - (1) Identify potential for increased demand for emergency services for each service provider, and evaluate implications of such increases on facilities, equipment, personnel and response times, including quantification of potential additional costs. Describe access to the Site for service providers.
  - (2) Evaluate and discuss proposed fire safety protocol and on-site circulation requirements for emergency service vehicles in relation to roadway and turnaround dimensions, establishment of fire lanes, surface parking locations and access, structured parking locations and access, enforcement of parking regulations, availability of sufficiently wide firm surface for parking of fire apparatus outside of potential building fall zone, building locations and setbacks, building access, building elevations for fire suppression and rescue related activities (i.e., height measurements from final grade to roof top along all sides of the buildings), location of proposed refuse storage areas, and storage and use of hazardous materials, among other factors to be discussed with representatives of the Chappaqua Fire Department and/or Board of Commissioners of New Castle Fire District No. 1, the Town of New Castle Police Department and the Chappaqua Volunteer Ambulance Corps prior to submission of DEIS.
- d. Solid Waste.
  - (1) Provide estimate of increased solid waste and recyclables generation for proposed uses on the Site and evaluate implications of such increase on service providers (either public or private), including quantification of potential additional costs. Identify and describe the type of solid waste to be generated by the existing and proposed uses on the Site, the proposed service provider(s) for each of the proposed uses on the Site, and the type of collection desired for residential uses (i.e., for individual dwelling units

- or at centrally located dumpster areas), and how the proposed development would operate in relation to the Town's existing Residential Refuse and Garbage District.
- (2) Describe the proposed solid waste plan for the Proposed Action in detail and analyze local facilities' ability to accommodate additional solid waste and recyclables generated by the proposed development on the Site.
- e. Public Works.
  - (1) Identify need for additional public works services, equipment or facilities as a function of proposed form of road ownership, implications of such additional needs and potential impact on services in the surrounding area, including quantification of potential additional costs.
- f. Describe proposed land offered for municipal use on Roaring Brook Road.
- 4. Potential Mitigation Measures.
  - a. Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on community facilities and services.
  - b. Open Space and Recreation.
    - (1) Describe provision of proposed on-site recreational facilities and/or payment of recreation fee-in-lieu of on-site provision of recreation facilities, or a combination thereof.
    - (2) Describe potential for trail linkages between the Site and other areas of the Town, such as but not limited to community facilities and the Chappaqua Hamlet.
  - c. Solid Waste.
    - (1) Describe any proposal for formation of a commercial garbage district to service the office uses on the Site.
    - (2) Discussion potential use of garbage compactor on the Site.
  - d. Community Events and Facilities.
    - (1) Describe the benefits associated with the proposed offering of land to the Town of New Castle for municipal use on Roaring Brook Road.
    - (2) Identify the use of parking facilities on the Site for overflow parking associated with Horace Greeley High School events.

**D. HISTORICAL AND ARCHAEOLOGICAL RESOURCES**

- 1. Existing Conditions.
  - a. Provide an analysis of historical resources including maps and photographs, as appropriate.
    - (1) Describe character of and resources within surrounding area.
    - (2) Describe history of Reader's Digest at the Site.
    - (3) Evaluate the Site and its existing buildings for qualifications for landmark status and/or listing on the State or National Register of Historic Places.
  - b. Provide an analysis of archaeological resources based on the New York State Standards for Cultural Resource Investigation, including maps and photographs, as appropriate.
    - (1) Phase 1A literature search and sensitivity study.
    - (2) Phase 1B field investigation, if warranted by Phase 1A study.
- 2. Future Conditions Without Project.
- 3. Potential Impacts.
  - a. Describe and evaluate change in character of surrounding area.

- b. Describe and evaluate effects on historic and archaeological resources, if any.
- 4. Potential Mitigation Measures.
  - a. Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on historic or archaeological resources.
  - b. Discuss the photographic archiving of aspects of existing buildings, if applicable, including discussion of other appropriate mechanisms.
  - c. Discuss the preservation or archiving of artifacts found on the Site.

E. VISUAL RESOURCES

- 1. Existing Conditions
  - a. Photograph and document existing views to the Site in winter(no foliage) and summer(with foliage), including those from:
    - (1) Roaring Brook Road and Saw Mill River Parkway.
    - (2) Roaring Brook Road at entry to Horace Greeley High School.
    - (3) Roaring Brook Road and Saw Mill River Parkway.
    - (4) Apple Tree Close at the intersection of Roaring Brook Road.
    - (5) Bedford Road (Route 117) at main entry gate.
    - (6) Cowdin Lane at pond and across existing meadow to south and north of pond and a multiple locations where new buildings or other structures would be most visible.
    - (7) Representative adjoining residences selected in consultation with the Lead Agency based upon consideration of points of maximum visibility of proposed development from perspective of residences on adjoining properties.
    - (8) Ridge to west of Saw Mill River Parkway.
  - b. Describe the existing lighting on the Site during the evening and night time hours.
  - c. Describe the existing character of the surrounding neighborhoods, including lighting, mix, scale and density of land uses in the surrounding areas.
- 2. Future Conditions Without Project.
- 3. Potential Impacts.
  - a. Provide visual simulations inserting proposed development into photographs of existing conditions during winter (no foliage) and summer (with foliage). Visual simulations shall reflect proposed removal of existing vegetation. Show proposed architecture, materials, colors, landscaping and lighting, and discuss:
    - (1) Change to views of site from public vantage points.
    - (2) Change to views of site from private residences.
    - (3) Provide color renderings and computer-generated simulations.
  - b. Analyze effects of site lighting, including footcandle levels and technical specifications, as well as the effect on the night sky.
  - c. Describe the potential change in character in the surrounding neighborhoods as a result of the Proposed Action.
- 4. Potential Mitigation Measures.
  - a. Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on visual resource.
  - b. Discuss and evaluate the provision of visual buffers, including preservation of existing vegetation, proposed landscape screening and landscaped berms.
  - c. Discuss architectural design of the buildings in keeping with the existing character of the Reader's Digest site and the surrounding neighborhoods.
  - d. Describe proposed site lighting controls.

F. UTILITIES

1. Existing Conditions

- a. Water Supply – Describe facilities within site and infrastructure in the surrounding area for domestic and fire protection.
  - (1) Existing site water usage level.
  - (2) Available pressure on site and within surrounding system.
  - (3) Available capacity of public water supply.
  - (4) Existing easements or restrictions.
- b. Sanitary Sewer – Identify existing wastewater treatment facilities and discuss their ability to accept additional waste.
  - (1) Existing site sanitary usage level.
  - (2) Existing municipal sewer system and lines.
  - (3) Available municipal treatment plant capacity and connection policies.
  - (4) Existing easements or restrictions.
- c. Electric and Gas – Identify existing availability of services, system capacity and service providers.
  - (1) Existing service and providers.
  - (2) Existing facilities and connection points.
  - (3) Existing easements or restrictions.
- d. Telephone and Cable - Identify existing availability of services, system capacity and service providers.
  - (1) Existing service and providers.
  - (2) Existing facilities and connection points.
  - (3) Existing easements or restrictions.

2. Future Conditions Without Project.

3. Potential Impacts.

- a. Water Supply.
  - (1) Provide the proposed water usage for the project and describe the increase in water demand in relation to the available supply and capacity.
  - (2) Describe potential impacts on water supply, pressure and fire protection in adjoining neighborhoods.
  - (3) Evaluate and discuss projected average demand, peak demand and demand for fire-fighting purposes, water flow pressure for potable water consumption and fire-fighting purposes, redundancy of water supply sources for fire-fighting purposes, location of proposed fire hydrants and standpipe configurations.
- b. Sanitary Sewer.
  - (1) Provide estimate for quantity of sewage effluent discharge based upon consideration of total average daily and peak rate of flow.
  - (2) Evaluate potential sewage treatment impacts on existing sewer infrastructure.
  - (3) Discuss and evaluate the need to extend Westchester County sewer district.
  - (4) Discuss alternative means of sanitary sewage treatment if extension of Westchester County sewer district is not approved.
- c. Electricity and Gas.
  - (1) Provide an electric and gas service analysis and describe increase in electric and gas demand.



- (2) Describe proposed installation of new service lines and infrastructure improvements.
- 4. Potential Mitigation Measures.
  - a. Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on utilities.
  - b. Describe proposed municipal system and infrastructure improvements, if any.
  - c. Identify and discuss the potential for extension of proposed sewer lines within or to the property lines of the Site to allow for future sewer line connections for additional residential properties that are already located in the existing Sewer District but are not currently served by public sewers.
  - d. Describe implementation of resource conservation measures to reduce demand.
    - (1) Site and/or building design features that are intended to promote energy conservation and/or use of alternative energy sources.
    - (2) Water conservation fixtures.
    - (3) Energy conservation and efficiency measures.
    - (4) Modification of development concept to reflect change in type of principal and accessory uses proposed and/or a reduction in the size of proposed residential dwelling units.

G. TRAFFIC, TRANSPORTATION AND PARKING

- 1. Existing Conditions
  - a. Measure street and lane widths as well as other conditions required for intersection and system analyses. Obtain signal timings, accident reports (for the most recent 3-year period) and other pertinent information from State agencies. The accident data shall be analyzed and a summary of conclusion shall be provided. Measure existing traffic flows during the typical weekday morning and afternoon peak hours (when school is open) and during Saturday midday peak periods at the following intersections:
    - (1) Route 117 at Route 120.
    - (2) Route 117 at Whippoorwill Road.
    - (3) Route 117 at Roaring Brook Road.
    - (4) Route 117 at Annandale Drive.
    - (5) Route 117 at Reader's Digest East Driveway
    - (6) Route 117 at Route 128.
    - (7) Roaring Brook Road at Horace Greeley High School Access Driveway.
    - (8) Roaring Brook Road at Reader's Digest West Driveway.
    - (9) Roaring Brook Road at Saw Mill River Parkway.
    - (10) Saw Mill River Parkway at Old Roaring Brook Road.
  - b. Hourly and daily traffic data shall be obtained from the NYSDOT and compared to the results of the manual traffic counts. Additionally, automatic traffic recorders (ATRs) shall be installed on the following roadways for at least three weekdays and one Saturday:
    - (1) Route 117 north of Roaring Brook Road.
    - (2) Roaring Brook Road west of Route 117.
    - (1) Roaring Brook Road east of Saw Mill River Parkway.
  - c. In each section - "Existing Conditions," "Future Conditions without Project" and "Potential Impacts" – the DEIS shall evaluate traffic patterns during the relevant peak hours as those conditions affect accessibility of the Site for emergency service by police, fire and ambulance corps personnel and apparatus, and to

- require identification and description of emergency and truck routes, both on the Site and in the study area, as appropriate.
- d. Analyze the capacity of the street system in the study area for the weekday morning and afternoon peak hours and the Saturday midday peak hours and determine the existing levels of service, volume-to-capacity ratios, and delays for each intersection.
  - e. Describe overall street width, pavement conditions, presence of sidewalks, traffic flow directions, parking, roadway lighting and speed limits for all study area roadways and intersections.
  - f. Applicant shall consult with the Chappaqua Central School District to obtain information on special events to determine how often these events happen and how many people typically attend, and analyze whether the arrivals and departures for those events correspond to any of the peak traffic hours for the Proposed Action.
  - g. Perform traffic counts (including but not limited to information on heavy vehicles, buses and pedestrians) on:
    - (1) Weekdays during typical peak hours.
    - (2) Saturday midday peak period.
  - h. Traffic counts:
    - (1) Shall be completed on the basis of acceptable traffic engineering standards, the installation of ATRs at the three intersections specified above even if traffic count data is available from the NYSDOT for those intersections.
    - (2) Backup data (including computer printouts) shall be submitted for purposes of verifying acceptability of peak hours selected for more detailed study.
    - (3) Traffic volume data shall be presented in diagrams to depict turning movement counts at intersections selected for study.
  - i. Accident Data.
    - (1) DEIS shall provide accident data obtained from Town of New Castle Police Department and the New York State Department of Transportation, with a summary of data for purposes of identifying and evaluating significant findings and trends.
  - j. Methodology.
    - (1) DEIS shall use latest Highway Capacity software or other approved computer program for capacity analysis purposes.
    - (2) Results of this analysis shall be summarized in tabular form, showing the delay, Level of Service (LOS) and v/c (volume-to-capacity ratios) for each lane group movement at each study area intersection for each time period evaluated.
    - (3) Analysis shall also include 95<sup>th</sup> percentile queues at study area intersections and a summary of the results of this analysis, showing existing queue length (in feet) and available queue storage (feet).
  - k. Mass Transit.
    - (1) Commuter train service – frequency, usage.
    - (2) Train station parking – capacity, availability.
    - (3) Bus service – available routes, frequency of service.
    - (4) Evaluate how train operations/presence during the morning, afternoon and Saturday peak hours affect operations on Roaring Brook Road, the Site's

westerly access driveway and the Saw Mill River Parkway when a train is passing by Roaring Brook Road.

- (a) Identify and measure queues and back-ups resulting from train operations at this location.
- l. Off-Street Parking.
  - (1) Describe existing parking facilities on the Site.
  - (2) Describe existing parking facilities available in Chappaqua hamlet business center for shoppers and merchants, including on-street parking and off-street parking.
- m. Discuss use of Annandale Drive, Kittle Road and Taylor Road as shortcut between Route 117 and Route 128.
- n. Discuss pedestrian and bicycle facilities within one mile of the Site as well as those that are or could be used for travel between the Site and the Chappaqua Railroad Station and for travel between the Site and the Mount Kisco business district.
  - (1) .
2. Future Conditions Without Project.
  - a. Traffic.
    - (1) In coordination with the Town of New Castle’s traffic consultant, estimate future traffic volumes, including those for the Site and those associated with off-Site developments that have been approved but not yet constructed or for which formal applications have been filed in the Town of New Castle. Assign appropriate percentages of those volumes to the study area roadway network affected by the Proposed Action. Use a background growth rate of one percent (1%) per year for anticipated generalized traffic increases in the region for the build year(2013), unless the build year for the Proposed Action would extend beyond that time, in which case the more distant date shall be used for purposes of this analysis.
    - (2) Coordinate with NYSDOT (Saw Mill River Parkway and Route 117) and the Town of New Castle (Roaring Brook Road) regarding any proposed improvements to roadways adjoining the Site.
    - (3) Analyze the capacity of the street system in the study area for the weekday morning and afternoon and Saturday midday peak hours and determine the “no-build” levels of service, volume-to-capacity ratios, and delays for each intersection.
    - (4) Time frame for future traffic projections shall coincide with the year during which full occupancy of the proposed development (both office and residential components) is anticipated.
    - (5) Applicant to provide data obtained from the NYSDOT and the Westchester County Department of Public Works that substantiates the acceptability of using a growth factor of 1% per year for purposes of projecting traffic generation under a “Future No Build” scenario.
  - b. Mass Transit – discuss any anticipated changes in train service, train parking availability and bus service.
  - c. Pedestrian and bicycle facilities within one mile of the Site as well as those that are or could be used for travel between the Site and the Chappaqua Railroad Station and for travel between the Site and the Mount Kisco business district.
  - d. Analysis of traffic impacts associated with office space (under alternative assumptions of single tenant occupancy, multiple smaller tenant occupancy for

- general office use and medical office use), office support facilities (by individual use) and Wallace Auditorium events.
- e. Parking: Address potential impacts on parking facilities in the Chappaqua hamlet business center, including commuter parking, on-street parking, and off-street parking.
3. Potential Impacts.
    - a. Increase in traffic.
      - (1) Proposed Development Traffic.
        - (a) Calculate the anticipated vehicular volumes associated with the project for the weekday morning and afternoon peak hours and Saturday midday peak hours. Traffic generation for the proposed senior age-restricted residences shall be based on ITE Residential Condominium/Townhouse rates and not on ITE rates for “senior” or “congregate care” developments.
          - i. Identify separate trip generation estimates for each project component, i.e., residential dwellings, office space (under alternative assumptions of single tenant occupancy, multiple smaller tenant occupancy for general office use and medical office use), office support facilities (by individual use), other commercial uses, and identification of estimate for the number of trucks anticipated to serve the Site.
          - ii. Clarify existing text provisions to require that the trip generation data be summarized and distributed by proposed use and that the results of this analysis be summarized in tabular form.
          - iii. Describe specific methodology used to compute potential impacts, including identification of all assumptions upon which analysis is based and the basis for such assumptions.
        - (b) Capacity analysis.
          - i. Assign the traffic volumes from the proposed development to the surrounding roadway network for each analysis period and evaluate the changes in levels of service, volume-to-capacity ratios, and delays for each analyzed intersection, lane, ramp and/or approach for the build year(2013), unless the build year for the proposed development would extend beyond that time, in which case the more distant date shall be used for purposes of this analysis.
      - (b) Identification of impacts.
        - i. Analyze and discuss whether the traffic impacts of the Proposed Action are significant based upon consideration of the following guidelines:
          - 1) For signalized intersection lane group with Level of Service deteriorating from (A, B, C) to D, E and F shall be considered significant.
          - 2) For unsignalized intersections, the same criteria as for signalized intersections shall apply.
          - 3) If the v/c ratio is equal to or less than 1.0 in the No Build scenario, but increases to over 1.0 in the Build scenario for individual lane groups, the impact shall be considered significant.

- 4) If the No Build scenario queue length does not exceed the storage length, but the Build scenario queue length does exceed the storage length, the impact shall be considered significant.
    - (d) Time frame for future traffic projections shall coincide with the build year (2013) during which full occupancy of the proposed development (both office and residential components) is anticipated.
    - (e) Discuss potential for Site-generated traffic to follow travel shortcut patterns described above (using Annandale Drive, Kittle Road and Taylor Road as shortcut between Route 117 and Route 128).
    - (f) Identify the anticipated additional site-generated demand for pedestrian and bicycle facilities and an evaluation of potential impacts on existing pedestrian and bicycle facilities within one mile of the Site as well as those that are or could be used for travel between the Site and the Chappaqua Railroad Station and for travel between the Site and the Mount Kisco business district.
    - (g) Identify the anticipated additional site-generated demand for train service, train station parking and bus service based upon a reasonable worst-case assumption regarding potential demand for parking and an evaluation of potential impacts on existing facilities and services (in consultation with Metro-North Railroad and Westchester County Department of Transportation), including but not limited to existing parking lots and on-street parking.
    - (h) Identify available and potential sight distance (both intersection sight distance and stopping sight distance) at all existing and proposed Site access driveways in comparison to required sight distance standards, including a tabular summary of the results of these analyses.
    - (i) Evaluate the Build scenario in relation to train operations/presence during the morning, afternoon and Saturday peak hours and how those conditions affect operations on Roaring Brook Road, the Site's westerly access driveway and the Saw Mill River Parkway when a train is passing by Roaring Brook Road, to include identification and measurement of queues and back-ups resulting from train operations at this location.
    - (j) Discuss the impact on school bus routes.
  - (2) Construction traffic – describe the anticipated volume and nature of construction traffic (workers and trucks) during the duration of construction activities at the Site.
  - b. Provide a parking analysis to substantiate parking needs and compare results of that analysis to off-street parking requirements of Town *Zoning Ordinance*.
  - c. Community character:
    - (a) Discuss impacts on community character of the Chappaqua hamlet, to include potential impacts on parking facilities in the Chappaqua hamlet business center (e.g., commuter parking, on-street parking and off-street parking.)
    - (b) Discuss impacts associated with proposed roadway modifications and an evaluation of their compatibility with the existing character of the neighborhood in which they are proposed to be implemented.
4. Potential Mitigation Measures.

- a. Discuss features of proposed development program and site plan that reflect steps taken to avoid, minimize or mitigate potential impacts relating to access, circulation, traffic generation and parking.
- b. Perform capacity and/or other analyses with and without the mitigation proposed by the Applicant in order to demonstrate the benefit/effectiveness of the proposed mitigation.
- c. Describe formulation of construction traffic plan.
- d. Describe off-site intersection/roadway improvements.
- e. Describe provision of jitney for resident transport to station and other local trips.
  - (1) Discuss other similar developments where jitney bus service is in use or where such service was previously discontinued for lack of ridership or other reasons.
  - (2) Discuss techniques to be employed to ensure that proposed jitney service continues to be provided for as long as the proposed development exists and is occupied in the manner proposed.
- f. Discuss mitigation measures (in addition to jitney service proposal) that may need to be considered if demand for train station parking exceeds available supply of parking spaces, including but not limited to need to increase capacity of train station parking lot with additional surface parking or construction of parking structure.
- g. Describe measures proposed to facilitate additional public transportation services.
- h. Describe provision of on-site services (e.g., dry cleaner, general store) for use by office personnel and residents to reduce vehicular trips.
- i. Accessibility
  - (1) Describe provision of improved pedestrian and bicycle routes.
  - (2) Describe provision of sidewalks for use by pedestrians and wheelchairs to provide for maximum accessibility for all prospective resident of the proposed development.
  - (3) Evaluate likelihood of sidewalks and bicycle routes being used as means of access within the Site and between the Site and other part of the community in light of existing topographical and roadway conditions and the projected age of occupants of the proposed dwelling units.
- j. Describe application of operational practices, such as but not limited to staggered business hours for office employees, which could be employed to reduce potential traffic impacts.
- k. Alternate Off-Site Traffic Improvements.
  - (1) Roadway improvements such as but not limited to northbound LEFT turn lane on Route 117.
  - (2) Provision of Westchester County DOT bus service between the Site and the Chappaqua Train Station.
  - (3) Traffic calming techniques on Roaring Brook Road.
  - (4) Widening of Roaring Brook Road at its intersection with Route 117 to provide for clear and wide left and right turning lanes on eastbound Roaring Brook Road for turns onto Route 117.
  - (5) Widening of westbound Roaring Brook Road to two lanes between its intersection at Route 117 and the High School entrance to provide dedicated lanes to carry traffic turning onto Roaring Brook Road from

- both northbound and southbound Route 117 and to provide potentially better traffic flow in the area of the High School.
- (6) Construction of a Route 117 southbound right turning lane for turns onto Roaring Brook Road.
  - b. Evaluate techniques to prevent the use of shortcuts (as described above), using Annandale Drive, Kittle Road and Taylor Road as shortcut between Route 117 and Route 128).
  - c. Retain existing emergency access driveway along Roaring Brook Road in its current location.
  - d. Describe all approvals required to implement mitigation measures and provide written evidence of the approving board or agency's preliminary findings that the proposed mitigation measures appear to be reasonable and feasible.
  - e. Discuss specific commitments from all necessary agencies and property owners in regard to funding, implementation and/or maintenance of all proposed traffic, parking and/or mass transit improvements and/or other types of mitigation measures.

#### H. AIR QUALITY AND NOISE

1. Existing Conditions.
  - a. Air Quality.
    - (1) Describe the National Ambient Air Quality Standards (NAAQS).
    - (2) Identify the project area's air quality attainment status for the NAAQS, and discuss relevant aspects of the State Implementation Plan.
    - (3) Obtain the latest available three years of ambient air quality monitoring data from the NYSDEC monitors closest to the project site, as well as designated vehicular emission "hot spots" and other sources of air pollution.
    - (4) Analyze and compare these data to the National Ambient Air Quality Standards to characterize the existing air quality at the Site.
    - (5) Provide a quantitative discussion of existing conditions if potential traffic impacts are projected to be significant based upon Section G: Traffic and Transportation of this document.
  - b. Noise.
    - (1) Measure existing ambient and regularly recurring (i.e., train-related, vehicular, etc.) noise levels on and in the vicinity of the Site.
    - (2) Discuss sensitive noise receptors in proximity to the Proposed Action including:
      - (a) Horace Greeley High School.
      - (b) Property line abutting residences on the northern portion of Cowdin Lane.
      - (c) Property line abutting residences on the southern portion of Cowdin Lane.
      - (d) Property line at the corner of Roaring Brook Road and Route 117.
      - (e) Southern property line west of Horace Greeley High School access driveway.
      - (f) Intersection of Roaring Brook Road and Apple Tree Close.
2. Future Conditions Without Project.
3. Potential Impacts.
  - a. Air Quality.

- (1) Identify, analyze and evaluate potential emissions from additional vehicular traffic if impacts are projected to be significant based upon criteria outlined in Section G: Traffic and Transportation of this document.
  - (2) Identify, analyze and evaluate potential temporary construction impacts of dust from blasting and/or other types of earthwork activities.
  - (3) Identify, analyze and evaluate potential temporary construction impacts related to dust and vehicle emissions.
  - (4) Identify, analyze and evaluate any potential effects on climate change.
  - (5) Evaluate impacts in the year by which full occupancy of the proposed development (both office and residential components) is anticipated.
  - (6) Describe specific methodology used to compute potential impacts, including identification of all assumptions upon which analysis is based and the basis for such assumptions.
  - (7) Present results of these analyses in summary tabular form.
- b. Noise.
- (1) Identify, analyze and evaluate potential impacts from additional vehicular traffic if impacts are projected to be significant based upon criteria outlined in Section G: Traffic and Transportation of this document.
  - (2) Identify, analyze and evaluate potential temporary construction impacts of noise from blasting and/or from use of pile drivers, if applicable.
  - (3) Impact criteria shall be based upon absolute values identified in Chapter 90 of the New Castle Town Code.
  - (4) Evaluate impacts in the year by which full occupancy of the proposed development (both office and residential components) is anticipated.
  - (5) Describe specific methodology used to compute potential impacts, including identification of all assumptions upon which analysis is based and the basis for such assumptions.
  - (6) Present results of these analyses in summary tabular form.
4. Potential Mitigation Measures.
- a. Air Quality.
- (1) Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on air quality.
  - (2) Discuss application of operational practices, such as but not limited to staggered business hours for office employees, which are intended to reduce air quality impacts associated with increased traffic.
  - (3) Describe implementation of erosion control measures for dust control during construction.
  - (4) Discuss measures for properly maintaining and operating construction equipment.
  - (5) Discuss and evaluate alternatives to blasting.
- b. Noise.
- (1) Discuss features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential noise impacts.
  - (2) Describe Town noise regulations re: permitted time, decibel levels of construction activities, etc.
  - (3) Discuss and evaluate alternatives to blasting.

## H. CONSTRUCTION

### 1. Existing Conditions.



- a. Identify all hazardous materials that exist on Site, if any.
2. Future Conditions Without Project.
3. Potential Impacts – describe and discuss all aspects of proposed construction phasing and sequencing plan.
  - a. Discuss demolition of existing buildings and parking areas, including a description of the demolition process, identification of type and amount (in cubic yards) of materials to be removed, evaluation and treatment of potential hazardous materials, location where materials from demolition activities are to be taken, and impacts on existing tenants on the Site during the demolition phase.
  - b. Discuss earthwork and blasting, including affected areas, duration and method of blasting. Indicate whether fill would be required and, if so, identify the projected amount of fill and number of truck trips associated with importation of fill to the Site.
  - c. Identify and analyze potential construction traffic during the demolition and construction phases, including description of types and number of vehicles to be used over the course of the demolition and construction phases, average, maximum and total number of truck traffic trips to and from the Site on a daily basis, proposed truck routes and plans for traffic control along adjacent roadways during the demolition and construction phases.
  - d. Identify and analyze impacts on noise during the demolition and construction phases, including sources, controls, and potential environmental and residential receptors.
  - e. Identify and analyze impacts on air and water quality during the demolition and construction phases.
  - f. Describe removal plan for existing hazardous materials on Site, if any.
  - g. Discuss plans for provision of emergency services (e.g., police, fire, ambulance) to the Site during the demolition and construction phases, including description of proposed fire safety protocol and consideration of on-site circulation requirements for emergency service vehicles in relation to roadway and turnaround dimensions, availability of sufficiently wide firm parking surface for fire apparatus outside of potential building fall zone, building access, location of building material lay down areas, and storage and use of hazardous materials, among other factors to be discussed with representatives of the Chappaqua Fire Department and/or Board of Commissioners of New Castle Fire District No. 1, the Town of New Castle Police Department and the Chappaqua Volunteer Ambulance Corps prior to submission of DEIS.
  - h. Discuss impact of demolition and construction activities on vehicular and pedestrian traffic in the vicinity of Horace Greeley High School.
4. Potential Mitigation Measures.
  - a. Discuss features of proposed site plan and/or construction phasing plan that reflect steps taken to avoid, minimize or mitigate potential impacts associated with construction activities, including but not limited to earthwork activities and construction traffic.
  - b. Provide and describe a Construction Logistics Plan and Schedule.
  - c. Provide and describe blasting control and monitoring methods.

#### IV. ALTERNATIVES

Each reasonable alternative shall be discussed with regard to the applicable environmental impact issues described in Section III, V, VI, VII, VIII of this document in sufficient detail to

enable a meaningful comparison among such alternatives. The results of these comparisons shall be presented in a summary matrix that quantifies potential impacts to the maximum extent practicable. The DEIS shall include conceptual site plans for each alternative and shall present the accompanying analyses that reflect consideration of existing site constraints and inherent limitations to development. The design of each alternative shall reflect an accurate assessment of the requisite environmental mitigation, including but not limited to the extent of stormwater management measures necessary to achieve no increase in peak rates of runoff and no increase in pollutant loading over existing conditions. To the extent that any of the below alternatives include features that could be viewed as mitigation measures, such features may also be addressed as part of the “Potential Mitigation Measures” subsections in Section III of this Scope.

A. No Action

1. Reader’s Digest occupancy of 265,000 square feet plus 75,000 square feet of support facilities; remaining existing buildings vacant.

B. Future Conditions Without the Proposed Action

1. Reader’s Digest occupancy of 296,000 square feet plus 75,000 square feet of support facilities; 171,000 square feet occupied by up to three additional tenants per Local Law No. 4 of 2005.

C. As-of-Right Alternatives

1. Full occupancy of existing 700,000 square foot office facility by a single tenant.
2. Development of permitted R-1A uses on site.
3. Expansion of permitted B-RO-20 uses on site.

D. Development Alternatives Under Variance or Amended Zoning

1. Variance from B-RO-20 District regulations to permit unrestricted multiple tenant office use.
2. Re-use of existing buildings for residential or mixed use.
3. Extension of R-1A Single-Family Residential District within Site.
  - a. Portion of site.
  - b. Entire site.

E. Alternative Plan Configurations

1. Alternative residential unit types or mixes.
2. Alternative residential unit location.
3. Retain four single-family house lots on Roaring Brook Road.

V. ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

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

VI. GROWTH INDUCEMENT

This section will assess and analyze, together with the impacts of the Proposed Action, whether additional off-site growth would be stimulated, where this growth would occur and the type and magnitude of growth anticipated.

VII. USE AND CONSERVATION OF ENERGY

This section will address the energy resources to be used if the Proposed Action is implemented, the anticipated levels of consumption, and ways to reduce energy consumption.

VIII. IRRETRIEVABLE & IRREVERSIBLE COMMITMENT OF RESOURCES

This section will assess the natural and human resources that would be consumed, converted or made unavailable for future use if the Proposed Action is implemented.

IX. SOURCES & BIBLIOGRAPHY

X. APPENDICES

A. SEQR Documentation

1. Environmental Assessment Form
2. Positive Declaration
3. DEIS Scoping Document

B. Correspondence and Contacts related to issues discussed in the DEIS

C. Technical Studies

1. Phase 1 Environmental Report.
2. Geotechnical Report.
3. Historical and Archaeological Report.
4. Wetlands and Ecological Report.
5. Stormwater Management Study.
6. Traffic Study.
7. Parking Analysis.
8. Commercial and Residential Market Study.
9. Affordable Housing Study.
10. Air Quality Analysis.
11. Noise Analysis.