

MEADOWS AT BRIARCLIFF
SUBDIVISION
Town of Mount Pleasant, New York



DRAFT
ENVIRONMENTAL IMPACT
STATEMENT

Lead Agency:

Town of Mount Pleasant Planning Board
One Town Hall Plaza
Valhalla, NY 10595

Contact:

Michael McLaughlin, Chairman
(914) 742-2327

Applicant:

Zappico Real Estate Development, LLC

NOVEMBER 2022

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MEADOWS AT BRIARCLIFF SUBDIVISION

715 Sleepy Hollow Road, Briarcliff Manor, NY 10510
Town of Mount Pleasant, New York
(TMDN: 105.17-1-15)

DRAFT ENVIRONMENTAL IMPACT STATEMENT

Lead Agency:

Town of Mt. Pleasant Planning Board
One Town Hall Plaza
Valhalla, NY 10595
Contact: Michael McLaughlin, Chairman
(914) 742-2327

Project Applicant/Sponsor

Zappico Real Estate Development, LLC
17 Saw Mill River Road
Hawthorne, NY 10532
Contact: Brian Zappi, P.E.
(914) 232-1342

DEIS Preparation:

Kimley Horn Engineering & Landscape Architecture, PC
1 North Lexington Ave, Suite 505
White Plains, NY 10601
Contact: Bonnie Von Ohlsen, AICP, RLA
(914) 368 – 9200

DEIS Submission Date: _____

Date of DEIS Acceptance: _____

DEIS Public Hearing Date: _____

Public Comment Period Ends: _____

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Participating Consultants:

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Contact: Kory Salomone, Esq.
Tel: (914) 682-7800 ext.138

Surveying:

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76 Mamaroneck Avenue
White Plains, NY 10601
Contact: Steve Willard, EIT
(914) 949-6000

Site Engineering, Utilities:

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NYS Professional Engineer
PO Box 950
Mahopac, NY 10541
Contact: Roy A Fredriksen, P.E.
(518) 335-4282

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Contact: Sara Mascia
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DEIS Preparation:

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(914) 552 - 8413

Interested and Involved Agencies:

Lead Agency:

Town of Mt. Pleasant Planning Board
One Town Hall Plaza
Valhalla, NY 10595
Contact:
Hon. Michael McLaughlin, Chairman
(914) 742-2327

Involved Agencies:

Hon. Carl Fulgenzi, Supervisor
Town of Mount Pleasant Town Board
One Town Hall Plaza
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(914) 742-2300

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Town of Mount Pleasant Highway Department
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Town of Mount Pleasant Police Department
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Paul Oliva, Police Chief
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Archville Fire Department

Department 263 1 Union Street
Scarborough, NY 10510
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(914) 762-3156

Briarcliff Manor Fire Department 1
Department 205: Scarborough, NY 10510
Contact William Mackintosh
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Briarcliff Manor Fire Department 2
Department 205: 1111 Pleasantville Road
Briarcliff Manor, NY 10510
Contact William Mackintosh
(914) 941-4440

Pocantico Hills Fire Department
Department 238: 531 Bedford Road
Pocantico Hills, NY 10591
Contact: Erwin Lebold
(914) 631-2710

Dr. Sherlita Amler, Commissioner
Westchester County Department of Health
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New Rochelle, NY 10801
(914) 864-7292

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HP Field Service Bureau
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Waterford, NY 12188-0189

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Albany, NY 12207
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Kelly Turturro, Regional Director
New York State Department of Environmental Conservation, Region 3
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New Paltz, NY 12561
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Village of Briarcliff Manor
c/o Christine Dennett, Village Clerk
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Briarcliff Manor, NY 10510

Village of Briarcliff Manor Engineering Department
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Briarcliff Manor, NY 10510
Contact: David Turiano P.E.
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Interested Agencies:

Steve Kavee, Chairman
Conservation Advisory Council
Town of Mount Pleasant
One Town Hall Plaza
Valhalla, NY 10595
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Norma Drummond, Commissioner
Westchester County Planning Board
148 Martine Avenue, 4th Floor
White Plains, NY 10601
(914) 995-2085

Vincent Sapienza PE, Commissioner
Matthew Castro, Acting Property Management Supervisor,
City Lands Stewardship
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(845) 340-7800

Interested Parties:

Pocantico River Watershed Conservancy
Office of the Chairman Elisabeth Haub School of Law
Aloysia Hall 100, 78 North Broadway
White Plains NY 10603
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(914) 422-4244

Scenic Hudson Inc.
One Civic Center Plaza
Suite 200 Poughkeepsie, NY 12601
Contact: Jeffrey Anzevino
(845) 473-4440

Riverkeeper
20 Secor Road
Ossining, NY 10562
Contact: Tracy Brown, President
(914) 396-8326

Notices Only:

Environmental Notice Bulletin – Environmental Permits
(enb@dec.state.ny.us)

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Meadows at Briarcliff DEIS

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3. Notice of Intent to Serve as Lead Agent, Town of Mount Pleasant Planning Board, June 3, 2021	
4. Confirmation of Lead Agency and Positive Declaration, Town of Mount Pleasant Planning Board, September 20, 2021	
5. Scoping Document Public Hearing Transcript, Town of Mount Pleasant Planning Board, October 18, 2021	
6. Adopted Scoping Document, Town of Mount Pleasant Planning Board, December 20, 2021	
7. Lead Agency Distribution List	
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1. Meadows at Briarcliff, LLC Tax Map No. 105.17-1-15 Development Adjacent to NYC Croton Aqueduct Easement, NYCDEP, October 14, 2021	
2. Draft Scope Comments “Meadows at Briarcliff” Cluster Subdivision, Town of Mount Pleasant Conservation Advisory Council (CAC), October 15, 2021	
3. Draft Scope Redline, Town of Mount Pleasant Conservation Advisory Council (CAC), October 15, 2021	
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3. Lead Agency Notification Response, Westchester County Planning Board, July 9, 2021	
4. Letter from Planning & Development Advisors to Briarcliff Manor Village Engineer, November 1, 2021	
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- Oliva, November 1, 2021
- 6. Letter from Planning & Development Advisors to Archville Fire Department, November 1, 2021
- 7. Comments on SEQRA Process and Environmental Assessment Form, BFJ Planning, not dated
- 8. Letter from Consolidated Edison dated August 27, 2021
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 - 2. Petry, July 27, 2021
 - 3. Pocantico River Watershed Conservancy, July 12, 2021
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 - 2. Effect Finding, OPRHP, January 28, 2022
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 - 1. Wetlands Survey, Wetlands and Soils Consulting, October 1, 2020
 - 2. Custom Soil Resource Report for Westchester County, New York, NRCS, January 6, 2021
 - 3. Threatened and Endangered Species Habitat Suitability Assessment Report, Ecological Solutions, LLC May 17, 2021
 - 4. Waterbody Segment Assessment Factsheet, NYSDEC, December 7, 2021
 - 5. Natural Resources Survey/Assessment, Ecological Solutions, LLC, December 31, 2021
 - 6. Westchester County Local Law 694
 - 7. Steep Slope Permit Application for Conventional Subdivision, March 9, 2021

- 8. Steep Slope Permit Application for Cluster Subdivision
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 - 1. Cluster Subdivision Drainage Analysis, WASP Engineering Group, PLLC, January 18, 2022
 - 2. Conventional Subdivision Drainage Analysis, WASP Engineering Group, PLLC, May 10, 2021
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 - 1. Phase IA/B Archaeological Investigation, Historical Perspectives, Inc., January 2022
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 - 1. Zoning Board of Appeals Decision Letter, Town of Mount Pleasant ZBA, July 15, 1974
 - 2. Approved Plan Set for Caretaker's House, LRM, October 11, 1994
 - 3. Building Permit, Town of Mount Pleasant Building Department, October 12, 1994
 - 4. Zoning Board of Appeals Letter, Town of Mount Pleasant ZBA, December 13, 1994
 - 5. Building Permits for 2000 through 2002, Town of Mount Pleasant Building Department
 - 6. Survey Verification Letter, Town of Mount Pleasant Building Department, March 2, 2020
 - 7. Notice of Violation, Town of Mount Pleasant Building Department, July 14, 2021
 - 8. Building Department Complaints, Town of Mount Pleasant Building Department, July 23, 2021
 - 9. Update on Violations, Town of Mount Pleasant Building Department, September 15, 2021
 - 10. Subdivision Application and Zoning Table, Town of Mount Pleasant, May 21, 2021
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 - 2. Cluster Plan Set, Zappico Real Estate Development, February 22, 2021
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Chapter I

Executive Summary

I. Executive Summary

A. Summary of Proposed Action

Zappico Real Estate Development, LLC (the “Applicant”), proposes to subdivide a 36.8± acre property located at 715 Sleepy Hollow Road in the Town of Mount Pleasant (the “Site”)¹ into a 32-lot cluster subdivision consisting of 31 single-family building lots and 1 non-buildable open space / conservation lot. The proposed development utilizes the environmentally sensitive cluster subdivision technique allowed under Section A227-32 of the Town of Mount Pleasant Town Code and §278 of NYS Town Law (the “Proposed Action”). The open space lot will be created to preserve the existing character of the Site in its current state, with the remaining 31 building lots to be developed with single-family homes. This includes the preservation of Primary Residence and the Caretakers Cottage existing on the Site. The proposed roads will be constructed to Town standards and are proposed to be private, owned and maintained by a newly formed Homeowner’s Association (HOA).

The portion of the property located closest to Pocantico Lake County Park is proposed to be restricted by a permanent conservation easement, which is intended to be preserved as open space in perpetuity. Covering approximately 60 percent of the Site, the conservation easement includes the 18.8± acre open space lot and an additional 3.33± acres spanning across a portion of lots 6 through 12 and lots 26 through 31, totaling 22.13± acres of conserved area. The Applicant intends on providing payment-in-lieu of parkland however should the Planning Board prefer parkland then a recreation area would be recorded in the deeds for the common use of the property owners in the subdivision.

The proposed conservation subdivision lot count is based upon a conventional subdivision of the property into 31 zoning compliant building lots. No modifications are proposed to the existing zoning to accommodate the project, nor are any variances required.

The Site is located in Westchester County Saw Mill Sewer District, however, the Applicant intends to prepare a petition to be included into the Ossining district. This connection will utilize the Village of Briarcliff Manor sewer infrastructure requiring approval from Briarcliff Manor. Water service is currently provided to the Site by the Village of Briarcliff Manor Water Department as an exterior service connection. The Proposed Action includes on-site improvements for new sewer and water infrastructure to service the new homes. The Site will continue to be serviced as an exterior service connection. (the “Proposed Action”, or “the Project”).

This Draft Environmental Impact Statement (“DEIS”) follows the adopted Scoping Document which represents issues and known concerns identified by the Planning Board and the public

¹ Mount Pleasant Tax Map Section 105.17 Block 1 Lot 15

during the review of the Project's subdivision application and at the scoping sessions that were held for the DEIS.

The Site lies within the R40 – One-Family Residential District and is accessed from Sleepy Hollow Road. A 66-foot wide subterranean easement for the NYC Department of Environmental Protection (“NYCDEP”) New Croton Aqueduct (dating to the late 1800s) the southwestern portion of the Site. A second NYCDEP easement overlaps the Aqueduct easement in this same vicinity of the Site. Both easements are subterranean for the New Croton Aqueduct. No development is proposed over the aqueduct easements. In the same general area of the NYCDEP New Croton Aqueduct easements, there is a locally regulated wetland, which is proposed to remain undisturbed.

The Site is generally flat on its western and central portions and slopes down toward Pocantico Lake which adjoins the entire eastern border of the Site. There are various rock outcroppings on the Site, particularly along the eastern portion of the Site where it slopes down to Pocantico Lake. The Site is largely surrounded by residential uses to the north, west, and south. To the east of the Site is the Pocantico Lake County Park, which is designated as a Critical Environmental Area (CEA) by Westchester County. To the north of the Site are single-family residences in Briarcliff Manor, and to the west, across Sleepy Hollow Road, are single-family homes located in Mount Pleasant. To the south is King's Grant Way, a 27-lot residential subdivision similar in character to the Proposed Action approved by Mount Pleasant in 1970.

B. Summary of Significant Impacts and Mitigation Measures

1. Land Use and Zoning

Land Use

The Proposed Action is a cluster subdivision, proposed in order provide housing and also preserve open space and minimize impacts beyond those that would be created with a conventional subdivision. This includes the preservation of approximately 22.13 acres (60 percent) of the 36.83± acre as open space.

The proposed residential subdivision is consistent with land uses in the surrounding area, including the development of other single-family lots within ½-mile of the Site, in both Mount Pleasant and Briarcliff Manor. The Site is adjacent to the 27-lot single-family residential subdivision located on Kings Grant Way (approved in 1970) to the south, which is similar in character to the proposed subdivision.

The relationship of the Proposed Action on the Site to the overall land use patterns within the study area and surrounding uses including Pocantico Lake County Park, Rockefeller State Park Preserve (RSPP), Audubon Preserve and Briarcliff Pocantico Lake Park are not anticipated to change after development.

The Proposed Action does not propose any homes or Site improvements to be installed over the New Croton Aqueduct or any NYCDEP easement, and therefore the not anticipated to impact or interfere with the easements on subterranean infrastructure in any way.

The subdivision plan has been designed to use the previously cleared and developed areas, as well as utilizing the natural grades to the extent practical, so the proposed homes blend into the existing topography with minimal disturbance. Reconfiguration of lots, or reduction of number of lots is not proposed, nor is it considered necessary to mitigate any significant adverse impacts.

The Proposed Action includes buffer areas and proposed landscaping to mitigate potential visual impact of new development on surrounding land uses to the extent practicable. All potential exterior lighting impacts from the exterior lighting on homes will be Dark Sky compliant futures, which will be described in the HOA by laws.

The proposed open space parcel is intended to be owned and maintained by a land conservation agency of choice or by the proposed HOA. If the conservation land is not deeded to a conservation agency, then it will be deeded to the HOA and Enforced by a 3rd party for a fee.

The Critical Environmental Area (CEA) in the vicinity of the Site is known as “Pocantico Lakes and Watershed Property CEA. The Applicant contends that the Proposed Action is consistent with the existing single-family land use pattern of the surrounding area. The proposed conservation easement will benefit the CEA around Pocantico Lake as that portion of the Site will remain undisturbed permanently screening the Site in perpetuity. Furthermore, the Applicant notes that this CEA was established in 1990 because of its potential to serve as a multi-municipal back up water supply and not for its scenic or aesthetic character. Since the CEA designation, waterbody assessments of the Lake have been conducted by the DEC as recent as 12/7/21. The waterbody assessment remains a Class A waterbody however the “use assessment” of the lake is currently “impaired” but unconfirmed pending additional information.

The Proposed Action is generally consistent with the goals and policies that the Town of Mount Pleasant, Village of Briarcliff Manor, and Westchester County envision for land development of the Site and surrounding area as expressed in their planning documents. Additionally, the Proposed Action is consistent with the goals and policies outlined in the Village of Briarcliff Manor comprehensive plan for the land north of the Site. The Proposed Action utilizes the area of the Site not burdened or restricted by environmental features for the proposed development while preserving the most important areas of the Site which border the Pocantico County Lake County Park. Planning documents reviewed in this DEIS include:

- Envision Mount Pleasant (draft July 2020)
- Town of Mt. Pleasant Comprehensive Master Plan (1970)
- Comprehensive Plan of the Village of Briarcliff Manor (dated November 2007)
- Westchester 2025
- Patterns for Westchester (1995)

Specifically relative to Envision Mount Pleasant, the Proposed Action reflects one of the primary important goals, which is to balance the preservation of valued natural resources with the need to accommodate development and the construction of necessary facilities and improvements to meet the continually changing needs of the community. The Proposed Action employs “proactive conservation” mitigates stormwater runoff and protects locally regulated wetlands. The Proposed Action also provides new, energy efficient housing to meet on-going market demand. Envision Mount Pleasant acknowledges the demand for new housing and further states that there are still large estates within the Town that can be developed and provide significant additional single-family homes. The Applicant points out the importance of this statement as it is accompanied with below a photo of the primary residence on the Site.

Zoning

In order to provide the proposed Cluster Plan, a conforming Conventional Subdivision Plan Set was provided to the Town. The Conventional Plan Set was prepared in accordance with the Town’s Subdivision Regulations and demonstrates how all R-40 zoning requirements are met. The Conventional Subdivision Plan was accompanied by several other pages demonstrating compliance with the other applicable codes and requirements. The level of detail that the Conventional Plan Set was designed to exceeds what is required in demonstrating a zoning compliant subdivision for lot count. The Applicant states that the Conventional Subdivision Plan was designed conservatively to minimize potential environmental impacts. The Applicant further states the Conventional Plan could have been submitted with an additional 4 zoning compliant lots, totaling 35, but wanted to avoid wetlands and maximize the distance from the Pocantico Lake. The Cluster Plan (the Proposed Action) is in conformance with cluster provisions of the Code as described on the Plan set.

The Cluster Plan contains 32 units on 31 residential lots plus 1 open space, non-buildable lot, for 32 lots total. Currently there are three existing units on one lot. The caretaker’s cottage is an existing nonconforming use which was legalized and is intended to remain as a two-family dwelling.

2. Flora and Fauna

The Proposed Action is anticipated to disturb approximately 11.3 acres (30%) of the 36.8± acre Site. The remaining 70% will be undisturbed, and much of that will be protected. The type of habitat cover that will be disturbed include forested areas and existing lawn. The wetlands ecological community will remain undisturbed. The impervious and lawn/landscaped areas will increase after development, and the forest areas will decrease.

The Proposed Action includes the removal of approximately 6.3 acres of forested area, including specimen trees, over a total disturbance area of 11.3± acres. It is conservatively estimated that all the trees within the proposed limits of disturbance would be removed due to construction, including the specimen trees (as defined by the Town of Mount Pleasant). The existing trees in the southern and eastern areas of the Site are proposed to be protected by a conservation easement for the continued protection of the land. This protected area is heavily wooded and will continue to buffer the Site from the surrounding community.

To maintain the proposed limits of disturbance (LOD), the LOD line will be survey located and marked out in the field prior to construction. Regulated trees that are proposed to remain shall have construction fence placed around the drip line of the tree to not damage root structures during construction.

In accordance with the Town Tree Code Chapter 201, reforestation calculations have been prepared. According to the calculations, the Proposed Action does not require tree any replacement, however, tree replacement is provided as shown on the Landscape Plan. The Landscape Plan includes street trees and screening trees between the proposed lots and adjacent properties, as well as foundation plantings, decorative trees, and flowering plants around the homes. Native species of trees and shrubs will be used for landscaping on the Site in accordance with the Town Conservation Advisory Committee recommendations.

The primary mitigation measure to minimize disturbance to flora and fauna is utilization of the Town's Cluster Plan provisions for the Proposed Action, as well as the proposed conservation easements which are indicated over 70% of the Site. Future ownership of the conservation areas is intended to be offered to a land conservation agency. If accepted, that agency would be responsible for protecting and preserving all the preserved open space around the lake. A split rail fence is proposed along the boundary of the conservation land which will serve as a physical barrier to delineate the conservation areas and prevent future homeowners from encroaching into those areas. The proposed HOA will be responsible for maintenance of the fence, and for including restrictions in their future bylaws regarding the conserved lands.

Most wildlife species found on the Site are typically found in suburban settings and have already adapted to proximal human habitation. These species will remain on the developed portion of the Site, though possibly in fewer numbers may be decreased in the developed areas as availability of basic habitat features (food, cover, and space) decrease. Direct

impacts to wildlife biodiversity from the Proposed Action will primarily be displacement of species that spend a large percentage of their life cycle underground (such as moles, voles).

Regarding potential impacts to species migration patterns, on a local level the Project will not significantly affect large mammal, or migratory bird species movements since these species are highly mobile and not typically confined to small corridors. The regulated wetlands on-site are considered the most likely migratory corridors for wildlife species on the Site, especially the more sensitive species of amphibians and reptiles which are less mobile. The wetlands are proposed to be left intact. The Atlantic Flyway is a major north south flyway for migratory birds from Greenland to South America. The Proposed Actions 11.3± acres of disturbance will have no impact on the Atlantic Flyway.

Regarding potential impacts to Pocantico Lake and its tributaries, erosion control measures and other best practices utilized on the Site will be designed to prevent impacts from runoff to the Lake and tributaries from the Site to the extent practicable. The HOA will have bylaws that will include restrictions the use of fertilizers, herbicides, and pesticides by future residents.

It is anticipated that the wildlife that uses Pocantico Lake now will remain in the area and will continue to travel between the likely travel corridor from Pocantico Lake and Swan Lake in Rockefeller State Park Preserve and surrounding woodlands in the park. In the Applicant's opinion, there are no potential impacts proposed to resident plant or animal populations within Pocantico Lake or its tributaries due to the Proposed Action.

Habitat fragmentation differs from forest fragmentation in that forest fragmentation is the practice of opening a densely closed forest canopy, allowing edge-oriented species to penetrate areas of the forest that they probably would not reach before. Given the preservation of a substantial area of the Site will be preserved as open space and the proposed disturbance is focused in the existing lawn area, the Applicant contends habitat fragmentation is not anticipated to result from the Proposed Action. The preserved areas on-site, including wetlands and forested areas, will allow the wildlife habitat to continue in those areas of the Site to be preserved.

No Threatened, Endangered or Species of Concern were found on-site. More specifically there was no presence of the Kentucky Warbler found on-site (including nests, mating calls or observations), therefore, there are no impacts anticipated to this species.

The potential impact resulting from the removal of 6.3± acres of forested area is negligible relative to overall carbon sequestration in the region.

3. Geology, Topography, Steep Slopes, and Soils

The proposed cluster subdivision is designed to minimize potential impacts to geology, topography, soils, and steep slopes to the extent practicable. The majority (over 52%) of the Site is relatively flat falling in the (0-15%) slope category. Over 17% of the Site contains slopes between (15-25%) which require an administrative permit from the Town Engineering Department. The remaining 30% of the Site consists of slopes greater than 25% which are primarily located on the eastern portion of the Property. There are no notable ridgelines that run through the Site and there is no ridgeline disturbance resulting from the Proposed Action. The Proposed Action will result in approximately 11.3± acres of land disturbance. No more than 5 acres be disturbed at any given time. This disturbance will not occur all at once and will be undertaken in workable units so stabilization and final restoration can occur.

The proposed road, driveway and lot layout has been designed to reduce the amount of steep slope disturbance almost entirely. Most of the land disturbance (9.3 acres / 82.3%) is on flat land falling in the flattest slope category (0-15%) and does not require a steep slope permit. 1.47 acres of the 15-25% slopes are proposed to be disturbed, requiring an administrative permit from the Town Engineering Department. The proposed layout indicates disturbance of 0.38 acre of the slopes between 25-35% and 0.24 acre of the Site with slopes over 35%, which requires a steep slope permit from the planning board. The Applicant has indicated how the Town's 25 review standards have been met for this permit. The Applicant further notes that the Town Code has no minimum area for a slope category, meaning the total slope disturbance can be comprised of multiple 10 square foot areas.

To minimize, reduce or eliminate disturbance of regulated steep slopes, some retaining walls have been incorporated into the proposed plan. The proposed walls have been designed in accordance with the Town requirements. Walls that are shown on the plan are primarily located in the rear yards of lots. Wall heights vary from 4' to 6' as permitted, but at no point do the walls exceed 6 feet.

The layout of the proposed roads and home sites were designed so the grades blend into the existing topography of the Site considering and minimizing the amount of excavation to balance the cut/fill spread. In areas along the eastern portion of the Site where test pits confirmed the presence of rock, the first-floor elevations of the proposed homes will be raised to minimize rock disturbance. The fill required for the Site is necessary to reduce the potential for blasting (and may possibly eliminate blasting entirely). Fill will be imported and placed around the proposed homes where appropriate. Minimal rock chipping will be expected in some areas around the footings of the proposed residences. Rock chipping may also be needed when installing the sewer and water mains. In the event blasting is needed, a permit will be obtained, and all parties adjacent to the Site including the NYCDEP, must be noticed and work shall be carried out in accordance with all applicable Town and NYS codes. The areas proposed to be cut along the entrance did not

indicate the presence of rock.

The proposed earthwork activity results in net fill of 16,429 cubic yards. The fill balance includes materials needed for the roads and driveways including base and sub-base materials. These materials account for roughly 3,715 cubic yards leaving the balance of fill needed closer to 12,754 cubic yards of fill. The imported fill shall be similar in nature to the soils on-site and suitable for backfill of the proposed residences.

A temporary sediment and erosion control plan has been prepared in conjunction with the Stormwater Pollution Prevention Plan (SWPPP) and will be implemented to control sediment transport and minimize soil erosion to the greatest extent practicable. Permanent slope stabilization methods to be implemented on-site have been incorporated into the Erosion and Sediment Control Plans.

4. Water Resources

Water resources on-site include approximately 4 acres of wetlands in the southwest portion of the Site. The wetlands and a 50-foot buffer surrounding them are regulated locally by the Town of Mount Pleasant. There are no NYSDEC wetlands on-site, and according to the National Wetland Inventory (NWI) mapper, the on-site wetland is not regulated by the US Army Corps of Engineers (ACOE). There are no waterbodies on-site that have year-round flow. There are no watercourses on-site that feed Pocantico Lake.

Pocantico Lake is off-site, but it is adjacent to the entire eastern property line of the Site. Pocantico Lake is a 28.9-acre manmade waterbody which was formed by damming the Pocantico River in the 1880's to provide water to nearby residents. Pocantico Lake is now part of a Westchester County owned public park.

In 1990 Pocantico Lake was designated as a Critical Environmental Area (CEA) because of its multi-municipal water source potential. New York State classified the lake as a Type A water body which is assigned to waterbodies used as a source of drinking water. An assessment by the NYSDEC (dated 12/07/21) found that the Lake's use as a water supply is Impaired but the assessment is still unconfirmed. The Lake also provides flood control, which has benefits downstream properties. US Fish and Wildlife Service (USFWS) includes Pocantico Lake and its tributaries within the National Wetlands Inventory (NWI). There are no regulated adjacent areas for NWI wetlands.

There are two main tributaries supplying the lake; one which discharges into the north end of the lake, and the second tributary that runs along Pocantico Lake Road before discharging into the east side of the lake.

The Site is within the Pocantico and Saw Mill River basin, which spans over 67 square miles. There are many drainage divides within the watershed further placing the Site within

the Pocantico River Drainage Basin. There are currently no stormwater management facilities on-site. All existing stormwater runoff currently drains as surface sheet flow down to Pocantico Lake or to the wetlands in the southwest of the Site. Existing drainage areas on-site were divided into three sub catchment areas. Subcatchment EDA-1 is ± 3.11 acres and drains just north of the Site before ending up in Pocantico Lake. Subcatchment EDA – 2 is ± 20.04 acres and drains directly into Pocantico Lake. Subcatchment EDA-3 is ± 13.68 acres and drains to the wetlands in the southwest area of the Site.

The proposed cluster subdivision layout has been designed to avoid wetlands and related buffer areas, as well as Pocantico Lake. All the wetlands and buffer areas are within proposed conservation areas to be protected.

Precautionary measures such as construction fence delineating the wetland buffer boundaries have been proposed to prevent encroachment. A detailed sediment and erosion control plan has been prepared which includes silt fence preventing sediment from running into controlled areas.

With the Proposed Action, all stormwater runoff from the Site will be treated and controlled with stormwater practice(s) prior to discharge. Other than reduction of stormwater runoff to the lake, no other impacts to stormwater are anticipated. Proposed drainage facilities have been designed in accordance with NYS Stormwater Design Manual (“the Design Manual”) as well as in accordance with Town Code. The proposed design is intended to convey all stormwater runoff to a single stormwater management basin located in the northeast area of the Site.

Proper implementation of a post-construction stormwater management practice inspection and maintenance program is proposed, as it is essential to long-term performance of the system. Site stormwater collection system components include catch basins, pipes, culverts and vegetated swales. Stormwater management practice components include stormwater infiltration practice, pretreatment structures and outlet controls. Sizing of all practices is specified by the criteria indicated in the Design Manual. Typical inspection and maintenance for the proposed stormwater components at the Site are proposed.

Performance of post-construction inspection and maintenance is proposed to be the responsibility of the HOA entity in lieu of individual homeowners. The HOA will be required to enter into legally binding and recorded agreement with the Town of Mount Pleasant to perform required inspection and maintenance tasks. Typical “stormwater maintenance agreements” follow the NYSDEC template made available through SPDES and MS4 permit programs. Ultimately the Town of Mount Pleasant will review and approve the terms of the agreement that implements the requirements of the NYSDEC and Town.

Reduced peak runoff rates and volumes include extreme storm events. The NYSDEC Stormwater manual lists several green stormwater management practices for preservation of natural features and conservation. All 6 practices listed below are implemented in the proposed design.

- Preservation of undisturbed areas
- Preservation of Buffers
- Reduction of clearing and grading
- Development in less sensitive areas,
- Open space design
- Soil restoration

The plan implements green infrastructure including a vegetated grass swale to direct runoff from the yards to the proposed basin. The stormwater basin will include vegetation on both sides of the embankment. Rain gardens on individual lots may be considered at a later date as a supplement surface water quality improvement. Similarly, pervious pavement is not proposed.

To prevent runoff from carrying sediment laden water downstream a detailed sediment and erosion control plan and construction management plan has been prepared to prevent it at the source. The plan has been designed to ensure minimal disturbance of less than 5 acres at any given time. Disturbed areas are required to provide temporary and permanent stabilization prior to storm events. Construction plan outlines the stormwater basin and swale will be constructed first so all runoff during construction will be captured. The basin will serve as a temporary sediment trap throughout the course of construction. Other sediment controls, such as silt fence and staked straw bale dikes, will reduce runoff rates and filter sediment.

Water quality of post-development runoff is proposed to be improved, since it will be both controlled and treated. In addition, water quality will be controlled since herbicides and pesticides will be restricted in future by HOA.

5. Sanitary Sewage and Water Supply

Conservatively assuming all residences contain 5 bedrooms, the Average Daily Flow (water demand and sewage generation) is calculated to be 17,050 gallons per day (gpd).

New York City Department of Environmental Protection (NYCDEP) provides water to the Village of Briarcliff Manor Water Department by various connections to the aqueducts. The Village does not have a formal water district but has availability to provide water service as an exterior service connection. The Site is currently provided water supply from the Village of Briarcliff Water Department (main house) as an exterior service connection,

and in addition to one private well on-site servicing the (caretaker's cottage). The proposed development will continue to be serviced as exterior service connection for the Proposed Action. The Village of Briarcliff Manor has 2 water mains adjacent to the Site, one of the mains runs through the south west portion of the Site servicing the homes on Kings Grant Way and the other main is within Sleepy Hollow Road running parallel to the western portion of the Site. A water main extension is proposed which will connect to the main running parallel to the Site and continue approximately 1,700 LF through the property before looping back to the main again. The proposed main shall be Class 54 Ductile Iron Pipe is proposed to service the new homes in the development. Once the water main improvements servicing the Project are constructed, inspected, and approved, Briarcliff Manor will take over the maintenance and operations of the new sanitary sewer facilities.

Water meters for the proposed water services will be located within each residence. It is anticipated that the Village of Briarcliff Manor Water Department will continue to maintain the water mains servicing the Site as an Exterior Service Connection. A hydrant rental agreement will also be entered into with the Village of Briarcliff Manor.

The overall water demand will increase slightly due to the Project (estimated 17,050 gpd), however, the Village has sufficient capacity to supply the Site. The well on-site will be abandoned in accordance with WCDOH rules and regulations.

Although the Site is located within Westchester County Saw Mill Sewer District and is directly adjacent to the Ossining Sewer District, the Site currently utilizes on-site subsurface wastewater treatment systems for sewage disposal. The Town of Mount Pleasant and the Village of Briarcliff each own municipal sewers in the vicinity of the Site, the closest existing municipal sewer line is approximately 300' north of the Site, in the Village of Briarcliff Manor.

The Site is proposed to be served by municipal sanitary sewers. The Applicant is proposing to send the sanitary effluent from the Site to the Ossining Sewer District via 360 linear feet (lf) of new gravity sewer pipe from the Site to the existing sanitary main, where it will then enter the existing sanitary lift station owned and operated by the Village of Briarcliff Manor. Since the Site is located within the Saw Mill Sewer District, this proposed arrangement will require the Applicant to petition the Town of Mount Pleasant to create a new sewer district on the Site. Once the new sewer district is created, the Village of Briarcliff Manor and the Town of Mount Pleasant will enter into an Inter-Municipal Agreement where Mount Pleasant will collect an out-of-district user fee on behalf of Briarcliff Manor in the form of a special district tax. Additionally, once the sewer facilities servicing the Site are constructed, inspected, and approved, Mount Pleasant will take over the maintenance and operations of the new sanitary sewer facilities.

After subdivision approval and upon completion of the newly constructed main, the

existing on-site wastewater treatment systems will be abandoned in accordance with Westchester County Department of Health (WCDOH) rules and regulations.

An Inflow and Infiltration (I&I) program is coordinated between Westchester County Department of Public Works (WCDPW) and municipalities to make repairs to sanitary sewers. The Applicant contends that the requirement for I & I mitigation does not apply to the Proposed Action as there is no policy in place within the Town of Mount Pleasant or Village of Briarcliff Manor to collect or implement funds for the improvements.

There are no impacts anticipated to the New Croton Aqueduct from the proposed water or sewer facilities.

6. Utilities

The Proposed Action will require expansion of existing utilities (electricity, propane, telephone, cable television) to the Site for the new homes, however, it will not generate significant adverse demand on that infrastructure, therefore, no mitigation is proposed.

The homes are proposed to be individually fueled by liquid propane (with above ground propane tanks set on a gravel pad servicing each residence). Propane will provide means of heating and power to appliances including stove, fireplace, dryer, and hot water heater. Electric condensers are used for means of air conditioning and cooling the residences.

Consolidated Edison (ConEd) has reviewed the proposed development relative to power demand and have stated they will provide electricity to meet the increased electricity demand on the property (assumed an average 24kw per home). ConEd will provide an electrical plan which will show which pole the electricity will come from. Altice and Verizon will also provide service to each proposed residence by a common underground trench with ConEd.

The subdivision plan proposes a 54' wide ingress/egress and utility easement along the proposed roadway. This easement will allow service providers access to install and maintain their services to the proposed residences. All underground services will be installed in the shoulders of the proposed roads except for individual service connections. Other utility providers located within the Sleepy Hollow right of way (such as Verizon and Cablevision), will also have access to install their utilities within the on-site easement.

Due to on-site conditions such as bedrock, geothermal systems would not be a cost-effective energy source for the Project. Solar panels may be used on a lot-by-lot basis and will be evaluated at a later date depending upon siting location, and cost. Alternative water source, such as private wells, is not a feasible option due to lot sizes in the cluster plan.

7. Traffic

The Site is located on the west side of Sleepy Hollow Road south of Wilderness Way and is currently developed with residential units which gain their access via a single driveway located approximately 160 feet south of Wilderness Way on Sleepy Hollow Road.

Four intersections were studied (Sleepy Hollow Road & Long Hill Road East, Sleepy Hollow Road & Old Sleepy Hollow Road Extension, US Route 9 (Albany Post Road) & Sleepy Hollow Road, and Sleepy Hollow Road & Site Driveway). Traffic Volume and turning movements were conducted on weekdays during peak hours both AM and PM at the study intersections.

Project traffic is the number of vehicular trips forecast to be generated by the Proposed Action. This Project traffic is calculated and dispersed throughout the road network and onto the study intersections by using trip generation, trip distribution, and trip assignment. The addition of 29 new homes will generate a total of 20 trips in the weekday AM peak hour and 27 trips in the weekday PM peak hour. The trip distribution along the roadway network is forecast to be:

- 40% to/from the north along Sleepy Hollow Road
- 10% to/from the west along Sleepy Hollow Road (west of Old Sleepy Hollow Road Extension)
- 50% to/from the south and east along Old Sleepy Hollow Road Extension

The Future Build conditions are defined as the forecast traffic conditions on the roadway network in the year 2024, with the proposed development. This includes background traffic growth and trips generated by the Proposed Action.

Intersection performance is evaluated in terms of “Level of Service” (“LOS”). LOS is used to denote the different operating conditions that occur at an intersection under various traffic volume loads. It is a qualitative measure that considers a number of factors including roadway geometry, speed, travel delay, and freedom to maneuver. LOS designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. Intersection capacity analyses were conducted at the four intersections identified in the approved scoping document for the Existing, No-Build and Build peak-hour traffic volumes. The results of the Synchro analyses indicate that the Project’s traffic will not have a significant adverse impact on traffic operations at the study intersections or on the surrounding roadways. See descriptive summary of the Synchro analysis results for each study intersection, below.

Sleepy Hollow Road & Long Hill Road East

- Under Existing conditions at this unsignalized intersection, all four approach movements operate at level of service (LOS) “A” during the weekday AM and PM peak hours.
- In the future under No-Build conditions (without the Proposed Action, but with forecast increases in existing traffic volumes), the individual movements will continue to operate at existing levels of service during both peak hours. Changes in individual movement delays will be imperceptible (0.1 seconds or less).
- Under future Build conditions (with the Proposed Action traffic), the individual movements will continue to operate at No-Build levels of service during both peak hours. Changes in individual movement delays will be imperceptible (0.1 seconds or less).

Sleepy Hollow Road & Old Sleepy Hollow Road Extension

- Under Existing conditions at this unsignalized intersection, all three approach movements operate at level of service LOS “A” during the weekday AM and PM peak hours.
- In the future under No-Build conditions (without the Proposed Action, but with forecast increases in existing traffic volumes), the individual movements will continue to operate at existing levels of service during both peak hours. Individual movement delays will remain effectively unchanged.
- Under future Build conditions (with the Proposed Action traffic), the individual movements will continue to operate at No-Build levels of service during both peak hours. Changes in individual movement delays will be imperceptible (0.2 seconds or less).

Sleepy Hollow Road & Site Driveway

- Under future Build conditions (with the Proposed Action traffic), the Site Driveway will experience LOS “A” conditions during both peak hours. Delays to main line traffic on Sleepy Hollow Road will be minimal (1.4 seconds or less).

US Route 9 & Sleepy Hollow Road

- Under Existing conditions at this unsignalized intersection, the northbound and southbound movements operate at level of service (LOS) “A” during the weekday AM and PM peak hours, while the Sleepy Hollow Road westbound movement operates at a LOS “F” during the AM peak hour and a LOS “D” during the PM peak hour. Although the Sleepy Hollow Road approach operates at LOS “F” during the AM peak hour, the volumes exiting onto US Route 9 are low (15) and the volume to capacity ratio (v/c ratio) of 0.27 indicates that the roadway is operating with available capacity.

- In the future under No-Build conditions (without the Proposed Action, but with forecast increases in existing traffic volumes), the individual movements will continue to operate at existing levels of service during both peak hours. Delays on the Sleepy Hollow Road approach will increase by 5.5 seconds during the weekday AM peak hour and by 0.8 seconds during the PM peak hour. There will be an imperceptible increase in the v/c ratio for the westbound approach during the AM peak hour (from 0.27 Existing to 0.28 No-Build).
- Under future Build conditions (with the Proposed Action traffic), the individual movements will continue to operate at No-Build levels of service during both peak hours. Delays on the Sleepy Hollow Road approach will be similar to No-Build delays during the AM and PM peak hours. The Project will add only 2 trips to the Sleepy Hollow Road approach during the AM peak hour and only 1 trip during the PM peak hour. The v/c ratio for the westbound approach will see a slight increase (from 0.28 No-Build to 0.31 Build), however, the approach will continue to have significant reserve capacity.

Based on the analysis provided, it is concluded that the increase in traffic volumes associated with the proposed development will not have a significant adverse impact on traffic operations at any of the study intersections in the Build or No Build Scenarios.

Based on the sight distance analyses, the proposed Site driveway on Sleepy Hollow Road will have sufficient sight distance.

Construction traffic impact, which will be temporary, will occur over the course of approximately 3 years. Therefore, any impacts associated with construction traffic are expected to be minimal and no mitigation is proposed.

Similarly, no significant impacts from the Project are anticipated to pedestrian or bike activity, hiking or trail head parking, public transportation, school buses or delivery vehicles as described below.

Due to the lack of pedestrian facilities and shoulders on area roads, there is minimal pedestrian and bicycle activity on the study area roadways. The surveys conducted at the study intersections revealed a total of 7 pedestrians during the entire 7-hour survey period. The Project will add up to 26 trips which will be dispersed on area roadways. Therefore, the additional Project traffic will not have a significant adverse impact on pedestrian or bicycle activity in the area.

The new residents will have the opportunity to use the nearby public trails. Assuming conservatively, that 10 percent of the Project's peak hour exiting trips or entering trips will drive to or from the trailhead parking areas, that would result in only 2 additional vehicles at the trailheads at any one time, and probably no more than one additional vehicle at any

trail head at any given time. Therefore, given the low volumes, the Project is not anticipated to have a significant adverse impact on any of the many trailhead parking areas.

The Project's residents will be able to travel by train from the nearby Scarborough or Pleasantville Metro-North Railroad stations or travel by bus via the Bee-line Bus routes along US Route 9. Although public transit usage by the Project's future residents is unknown, conservatively assuming one rail commuter per household, there would be 28 riders added who would be dispersed to the Scarborough and Pleasantville stations. These riders would likely not take the same train to and from work, further dispersing the riders. As such, it is not anticipated that the Project will have a significant impact on public transportation.

As with other homes in the area, delivery trucks from Federal Express, UPS, etc. will also deliver to the Project's new residences. Typically, delivery drivers will service an area simultaneously rather than making multiple trips over the course of a day to one area. As such, it is not anticipated that the new residences will significantly increase delivery traffic in the area. Therefore, delivery traffic is not anticipated to result in a significant adverse impact on traffic operations along area roadways. The same applies for refuse collection.

As with other Pocantico Hills School District homes in the area, school children will be picked up and dropped off by the many existing school buses that currently serve the area. Therefore, school bus impacts from the proposed development will be minimal.

8. Community Facilities

The DEIS describes the potential impacts and mitigation measures as they relate to the community facilities including police, fire/emergency medical service (EMS), health care, public schools, public parks and recreation, and solid waste/recycling. There are several municipal emergency service providers in both the Town of Mount Pleasant and the Village of Briarcliff. The town contains 4 different police stations including Mount Pleasant Police Department (PD), Westchester County PD, NY State PD and NYCDEP PD. There are 9 fire districts within the Town, 3 of which extend into adjacent villages. The Town has 3 volunteer ambulance corps. The Village of Briarcliff Manor has its own Police department. There are 2 firehouses within Briarcliff, one located at 1111 Pleasantville Road, and the other located on Scarborough Road.

Police: The Mount Pleasant Police Department response time to the Site has been estimated at 5 minutes or less depending on position of on-duty officers in relation to the Site, and availability of officers on patrol. The potential impact to police response time is anticipated to be minimal, as the Site is in one of the five patrol sectors for Police. The Site contains residential structures and driveway access in the existing condition, and access to the new homes on the Site is proposed to be from a new, improved roadway, improving emergency access. No significant adverse impacts relative to

increased Police Department service demand or costs is anticipated with the addition of new residents of the 29 new home lots.

Fire/EMS: The Applicant does not anticipate a significant adverse impact to the Fire/EMS response relative to increased service demand or costs with the addition of the new residents on the 29 new home lots. The resulting on-site population becomes a potential pool of volunteers for the Fire Department and Ambulance Corps. Emergency access to the Site will be on the new roadway, which will be compliant with all regulations and standards that are required for firefighting equipment in the Town. Fire hydrants will be installed along the new roadway according to Town Standards to facilitate emergency service.

Hospitals: The Applicant does not anticipate a significant adverse impact to the major medical facilities relative to increased service demand or costs with the addition of the new residents of the 29 new home lots.

Public Schools: The Proposed Action, containing 29 new single-family lots, is anticipated to generate approximately 26 total new public school-age children. Of the 26 projected public school age children, approximately five students would be in grades 9 through 12. The remaining 21 public school age children in grades kindergarten through eighth grade would represent an approximately 6 percent increase in overall school enrollment for the projected 2022-2023 school year. The Applicant contends that this increase would be imperceptible to the School District and its operations, as this figure represents approximately two public school age children per grade level in grades k-8. It is noted that the revenue generated in real estate taxes through the development of the Proposed Action will exceed the anticipated costs associated with educating the potential additional school children generated with the new residential community.

Parks, Recreation and Open Space: There are no significant adverse impacts anticipated to the parks, recreation, and open space. The estimated increase in municipal population as a result of the Proposed Action is less than one percent and would not substantially impact the provision of public recreation or park services in Town.

There are no separate, private recreation facilities proposed as part of the Proposed Action. As part of the subdivision application and approval process, a recreation fee of \$7,500 per new residential lot will be provided to the Town (\$217,500 total in recreation fees) as required. In addition, the Proposed Action calls for the preservation of approximately 22.13 acres of the Site as passive open space, the majority of which is adjacent to the Pocantico Lake County Park.

Solid Waste/Recycling: It is anticipated that that the projected new population of 110 residents would generate approximately 407 pounds of solid waste per day (74 tons annually). Based on Westchester County's recycling rate of approximately 50 percent, it is anticipated that approximately 37 tons annually would be recyclable and compostable

material and the remaining would be trash.

The Site will be served by Town-contracted private carters for solid waste and recycling pick up at the new homes. Addition of 29 new homes to the route and the residential volume of waste is not anticipated to be a significant adverse impact.

9. Socio-Economic / Fiscal

An increase of approximately 110 new residents to the Town, of which approximately 26 would be new public school age children in PHSD, is not anticipated to be a significant adverse impact on the Town or surrounding community.

The Site currently contributes approximately \$91,093 in annual property taxes to all taxing jurisdictions. Development of the Site as contemplated is anticipated to generate a total of approximately \$838,000 in property tax revenue to all taxing jurisdictions (\$747,010 annually over existing conditions), which is considered a positive benefit, as the costs to service the Proposed Action are not anticipated to be significant.

The Proposed Action includes a combination of existing and proposed residences for a total of 32 residential units:

- 21 proposed 4-bedroom homes
- 7 proposed 5-bedroom homes
- the existing 5-bedroom Main House
- the existing pool house to be renovated into one 4-bedroom unit
- the existing two-family caretaker's cottage (2 units - Unit A four-bedroom, Unit B two-bedroom)

It is estimated the Project would generate a population of approximately 120 total residents. The existing residences would account for approximately ten of the total residents. The estimated net population of 110 new residents is equivalent to an increase in town-wide population of approximately 0.4 percent. This level of population growth is not anticipated to be a significant adverse impact to community character of the Town and surrounding area, as single-family homes and conservation open space are consistent with the surrounding land uses. This is also consistent with the Town's most recent Comprehensive Plan, where this property is specifically mentioned regarding population increase, and it is indicated that higher density could be appropriate here.

Of the 110 new residents, approximately 26 would be new public school age children, and approximately 3 private or parochial school age children. It is anticipated that 5 of the total public school age children from the Proposed Action would be in grades 9 through 12. The Pocantico Hills School District (PHSD), where the Site is located, provides for grades K–

8, and 21 new students over nine grade levels are not anticipated to create a significant adverse impact to the PHSD.

The Pocantico Hills School District (PHSD) pays tuition for its students in grades 9 through 12 to attend their choice of one of three high schools. The PHSD pays the tuition to the 3 high schools based on their non-resident tuition rates set by New York State. Approximately 74 percent of high school age children in PHSD go to the Briarcliff Manor School District, 19 percent attend the Pleasantville Union Free School District, and the remaining 7 percent attend the Public School of the Tarrytowns. It is estimated that 3 of the projected 5 public high school age children would attend Briarcliff and one each would attend Pleasantville and Tarrytown. This represents an approximate increase in overall enrollment by jurisdiction of 0.5 percent for Briarcliff, 0.1 percent increase for Pleasantville and the Tarrytown. Therefore, the potential increase in high school enrollment in each of the 3 high school districts is not a significant adverse impact.

The proposed residences are anticipated to average approximately 4,800 square feet in size. Based on a per square foot evaluation it is anticipated that the Proposed Action would yield a conservative estimate of slightly more than \$838,000 in annual tax revenue to all jurisdictions. Subtracting out the existing tax revenue, a net increase of \$747,010 is estimated.

These revenues will be used to cover costs of services the proposed community. Regarding Mount Pleasant Police, based on the projected increase in new population of 110 residents, the anticipated cost would be approximately \$32,670 annually. The Proposed Action is anticipated to generate approximately \$102,000 in taxes to the Town annually. Regarding fire protection, the Proposed Action is anticipated to generate approximately \$49,480 in taxes toward fire protection annually. In addition, the new households and corresponding population has several positive benefits including becoming a new pool of volunteers for the Archville Fire Department and the Ambulance Corps which relies on volunteers to staff facilities and vehicles. The introduction of disposable income from every new household, a portion of which will be spent in the greater Mt. Pleasant community supporting local business and services is another beneficial impact.

It is anticipated that the Proposed Action would generate approximately \$458,000 in school taxes to the PHSD. It is anticipated that the 26 public-school age children generated by the Proposed Action would be spread throughout all grade levels and would not necessitate any capital expenditures on behalf of the School District. Approximately five students from the Project would be in grades 9 through 12, who may attend Pleasantville, Tarrytown, Briarcliff Manor High Schools. This is not considered a significant adverse impact.

10. Cultural Resources

To evaluate archaeological and historic resources, a Phase 1A and Phase 1B archaeological investigation of the Site was prepared. The western side of the Site contains an easement for the deeply buried State and National Register of Historic Places (S/NRHP) determined eligible New Croton Aqueduct, as well as locally mapped wetlands. Neither of these areas will be affected by the Proposed Action. The property supports a single-family home with several outbuildings and a pool in the central part of the Site and a former caretaker's house at the northern end of the Site. The two building areas are connected by a looping driveway.

The Proposed Action will retain the two residences and incorporate them into the new subdivision. The Proposed Action will not impact the deeply buried S/NRHP eligible New Croton Aqueduct or to Pocantico Lake and its shoreline, which will be preserved through a conservation easement. In addition, the edge of the S/NRHP listed Rockefeller Pocantico Hills Estate Historic District is located nearly 1,000 feet to the southwest of the Site and will also not be affected by the Proposed Action. No structures listed on the S/NRHP are 1,000 feet of the Site.

Based on the results of the Phase IB on-site testing program, no further archaeological testing is recommended within the Project area of potential effect.

The NYSOPRHP² has reviewed the IA and IB reports and has provided a "No effect" letter that indicated that the agency has no concerns regarding the Project's impacts to historic architectural resources. No properties, including archaeological and/or historic resources, listed in or eligible for the S/NRHP will be impacted by the Proposed Action. Therefore, no further mitigation measures are proposed for cultural resources.

11. Visual Resources

The visual character of the Site is defined primarily by its large expanse of wooded area along the Sleepy Hollow Road frontage and the forested edge facing Pocantico Lake. There are several existing structures on-site, including the caretaker's cottage, which can be seen from Sleepy Hollow Road and the main house which can be partially seen from select locations on the eastern shore of Pocantico Lake. The main house is located at the end of an interior driveway and is not visible from Sleepy Hollow Road. The main house has an open front lawn and pool, tennis court, and garden, but is not readily visible to the surrounding properties.

Specific views of the property have been documented, as publicly feasible, from the following locations, as required in the DEIS Scoping outline:

² New York State Office of Parks Recreation and Historic Preservation, or State Preservation Office (SHPO)

1. View along Sleepy Hollow Road south of Site facing north
2. View along Sleepy Hollow Road at the center of the Site
3. View along Sleepy Hollow Road north of the Site facing south
4. View of Site from Kings Grant Way
5. View of Site from Pocantico Lake Road
6. View from Pocantico Lake at 4 locations:
 - a. The bridge at the north end of the lake
 - b. The shoreline fishing access Site
 - c. The dam at the south end of the lake
 - d. Location of the Site from the lake's surface from the viewpoint of a person in a kayak
7. View of Site from public parkland including:
 - a. Pocantico Lake County Park
 - b. Rockefeller State Park Preserve
 - c. The Audubon Preserve
 - d. Briarcliff Pocantico Lake Park

The NYSDEC Program Policy DEP-00-2 was reviewed to base the assessment of anticipated visual impacts. This program policy has been used to evaluate aesthetic impacts that the Proposed Action may have on the community. The Applicant contends that the Proposed Action is not within the vicinity of a municipal protected aesthetic resource.

The photos documented in the existing conditions were taken in early January of 2022 when there is no leaf cover (leaf off season), and thereby represent the maximum potential impact condition. During the other 3 seasons of the year, the foliage would further restrict views of the Site. In the leaf off season, views from various points around the Site show how wooded area provide significant screening around the Site and prevent little if any views into the Site. This condition is anticipated to continue post -development in many areas where the Site could be visible.

Views on the west of the Site:

The Applicant contends that the views toward the Site from people in vehicles traveling along Sleepy Hollow Road will be limited. Drivers direct line of sight only faces the Site in two locations which include approaching from the southwest and from the north. Existing homes along Sleepy Hollow Road directly adjacent to the Site will see the center of the Site.

From the southwest approach on Sleepy Hollow Road there is a significant amount of overgrowth and mature vegetation screening the Site as viewed by motorists. Even in leaf

off condition, this vegetation and overgrowth restricts views of the Site as it densely covers a 6' high chain link fence running along the property line. Trees in the wetland buffer on Site are proposed to remain as a visual screen. It is possible that the roofs of some of the homes may be partially seen while traveling north. This visual impact is consistent with the predominant character of the neighborhood.

From the north approach, a motorist will not have a direct line of sight due to road curves, although they will likely see the rear of the proposed homes on lots one and two. It is likely this view will be brief. Traveling southbound along Sleepy Hollow Road the road bends to the right directing views, if any, away from the Site. These views are consistent with the predominant character of the neighborhood which is single family residential. The proposed landscape plan identifies screening in the back yards for privacy to the proposed residences.

Direct views at the center of the Site will only be from private, existing residences on the west side of Sleepy Hollow Road. The view from these private residences is currently screened by large conifers and 6' high chain link fence with excessive overgrowth which provide screening all year long. This buffer is proposed to remain. These views are consistent with the predominant single family residential character of the neighborhood.

Views on the south of the Site:

Potential impacts to views from the south include views from Kings Grant Way and Rockefeller State Preserve. Multiple viewpoints were observed along Kings Grant Way. Visual impacts to the south would be from motorists traveling from the entrance of Kings Grant Way to the cul-de-sac and back. The dense woods and sloping topography prevent views of the Site from Kings Grant Way, and the sharp bend in Kings Grant Way prevents motorists from having a direct line of sight to the property. All wooded areas seen from Kings Grant Way are proposed to remain. There is one point at the apex of the bend that a very small portion of the back of the existing residence could be seen in leaf off conditions. The closest home off Kings Grant Way is approximately 420 feet from the existing residence which is proposed to remain. The Applicant contends there is no change proposed to this view.

Views from Rockefeller State Park Preserve toward the Site are not anticipated to be impacted as the Site is not visible in the existing conditions.

Views on the east of the Site:

The Site is adjacent to Pocantico Lake County Park and is visible from several different viewpoints in the Park. The existing residence on-site is setback approximately 400' from the edge of the lake and is roughly 150' higher than the lake and densely screened. It is

noted that only a filtered (partial) view of the existing residence can be seen in existing conditions. Views of the existing residence are consistent with the proposed elevation, setbacks, and screening the proposed development would have on the lake.

The Site is primarily seen from the viewpoint of someone standing at the lake edge directly facing the Site. A thorough search of the Site from multiple viewpoints across the lake revealed a small portion of the existing residence could be seen but primarily hidden behind the trees, even with no foliage on the trees.

The Applicant contends that the impacts from the Proposed Action would be minimal and only during winter months and consistent with the current view of the existing house. The Applicant contends that during the other 3 seasons, proposed development on the Site would not be seen from any viewpoint around the lake.

The visual impacts to the community from public viewpoints are consistent with the current character of the surrounding area. The Applicant maintains that given the location of the proposed homes, the existing elevation change and dense tree cover to remain, that visual impacts will be minimal. Views of the Site from any of the viewpoints analyzed will be seasonal if at all.

The Applicant further contends that a majority of the public uses the County Park during the 3 seasons when there is foliage on the trees and only a small population utilizing the trail during the winter may have minimal views of the back of homes on lots 6 through 13. Proposed lots 6 through 13 may be visible from selected viewpoints along the eastern bank of Pocantico Lake. It should be noted that the viewpoints of the Site from the eastern bank of the lake clearly show the backs of the homes along Kings Grant Way with manicured yards down to the lakes edge. The views resulting from the Proposed Action will be consistent with the current view of the existing main house on-site and in no way resemble the views of the homes along Kings Grant Way.

Several planning board members walked the Site on March 29th, 2022. The board members walked the entire property including along the back of the lots 6-12 which are proposed adjacent to the lake. Weather balloons roughly 6' diameter were installed in the location of the proposed residences at the maximum roof heights during the Site visit to help demonstrate potential visual impacts. The Site visit included stopping at the north end of the lake where Briarcliff Park entrance is as well as across the lake from Pocantico Lake Road. In addition to the Site walk with the planning board an additional Site visit was conducted with the conservation advisory committee so they could also understand the potential impacts from the Proposed Action.

Based on the analyses herein, the Applicant maintains that there are no significant adverse impacts to visual resources or community character from the Proposed Action. Minimal impacts are proposed to be addressed by the development plans which include additional screening in the northwest portion of the Site and central portion of the Site along Sleepy Hollow Road to provide additional natural buffer to the adjacent properties and the surrounding community. The Applicant maintains that the visual impact from the Proposed Action is consistent with the surrounding single family residential community character and is not a significant adverse impact.

12. Construction

Construction of the Proposed Action is proposed to occur in two phases over a period of 2 to 3 years. Following receipt of all required approvals, the first phase is anticipated to take approximately 12 months (year 1) and will include clearing of approximately 3.5 to 4.5 acres of land for the construction and grading of the new roads and installation of utility mains. This phase will include installation of all erosion control measures, tree protection measures, initial clearing, and installation of the stormwater basin.

The second phase will consist of individual home construction and is expected to take 12 to 24 months (years 2 and 3). Both phases were designed to disturb less than 5 acres at a time to comply with NYSDEC and local MS4 regulations. It is noted that the sequencing of each of the residential components is subject to market demand, therefore, the schedule may change.

The construction plan and schedule will utilize management techniques to enable the proper sequencing of the various stages of construction activities to achieve maximum efficiency and effectiveness. One such technique is to use only the types of construction equipment necessary at the time. This helps to mitigate adverse construction impacts because no unnecessary equipment is generating equipment noise, exhaust, or fugitive dust, etc., and work is conducted once, in an efficient manner.

The erosion and sediment control plan indicates erosion control measures and BMPs which are designed to minimize soil disturbance impacts to the extent practicable. Erosion and sediment controls for the Project are designed to meet or exceed the criteria of the NYSDEC SPDES General Permit No. GP-0-20-001 for Stormwater Discharges from Construction Activities.

An Erosion and Sediment Control Management Program for the proposed development will be prepared, Weekly inspections will be conducted including inspections after storm events beginning at the start of construction, and continuing throughout its course, as

outlined in the New York State Standards and Specifications for Erosion and Sediment Control.

A Construction Management Plan will be prepared for the Project to additional mitigation of construction impacts by requiring strict controls on all aspects of the construction, including construction related impacts on adjacent properties and properties within the construction impact area. This Plan will address such issues as protection of adjacent residences from visual and noise impacts, as well as drainage, maintenance, fugitive dust control, etc, in accordance with the Construction Management Plan requirements.

Construction access will be from Sleepy Hollow Road. Most heavy equipment will remain on the Site for weeks to months depending upon its use. The labor force generally arrives at the Site early in the morning prior to the peak AM highway hour and departs in the early afternoon, prior to the peak PM highway hour, and will be specified in the Construction Management Plan. The specific construction trip generation during peak hours will vary depending on the type of site work being undertaken. All construction worker parking will be on the Site, on a temporary parking area consisting of crushed stone.

The contractor will comply with all Federal, State, and local sound control and noise level rules, regulations, and ordinances which apply to any work performed. In addition, each internal combustion engine, used for any purpose on the Property, is to be equipped with a properly operating muffler.

A continuing maintenance program will be implemented for erosion and sediment control after construction. The Applicant will have a qualified professional assess the Site prior to the commencement of construction and certify that the appropriate erosion and sediment controls have been adequately installed to ensure overall preparedness of the Site for the commencement of construction. In addition, the Applicant is to have a qualified professional conduct Construction Duration Inspections at least every seven calendar days.

C. Summary of alternatives analyzed in the DEIS

1. No Action:

In order to comply with SEQRA, the DEIS is required to submit a “No Action Alternative”. A “No action alternative” means the Site would be left in its current state and remain with its current limited residential use. This would eliminate any potential for adverse, or beneficial, impacts which could result from the Proposed Action. Although this alternative would eliminate any potential adverse impacts such as clearing of vegetation, it would not have any benefit for the Town in terms of increasing tax revenues and meeting the needs of the housing demand, or beneficial impacts of providing stormwater quality treatment where none exists today. This alternative does not meet the Applicant’s objectives. The No Action Alternative can be seen in Exhibit IV-A.

2. Conventional Subdivision Layout consisting of single-family residences conforming to the applicable R-40 zoning district requirements and other applicable requirements:

According to the SEQRA scoping outline, this DEIS is required to submit a Conventional Subdivision consisting of single-family residences which demonstrate conformance with the R-40 Zone, Subdivision Regulations and other requirements. To propose a Cluster (Conservation) Plan, a compliant Conventional Plan was first prepared and submitted to the Town. This Conventional Plan also establishes lot count for the Cluster Subdivision. The conventional subdivision layout was designed to avoid disturbance to all local wetlands and wetland buffers, and to maintain a vegetated buffer to Pocantico Lake via conservation easements.

The Conventional Plan contains the same number of residential buildings lots as the Cluster Plan and proposes preservation of approximately 15.18 acres of open space on the Site via a conservation easement. It does not include a non-buildable open space lot and has less preserved land than the Cluster Plan.

Total Site disturbance on the Conventional Plan alternative is estimated at 22.04 acres, as compared to ±11.3 acres in the Cluster Plan. Similarly, there is more tree removal anticipated (13.97 acres total) and more steep slope impact anticipated (4.46 acres on slopes over 25%) with the Conventional Plan alternative. Net earthwork would also increase with the conventional plan (366,304 CY cut required). There would be more impervious surfaces and stormwater management required since there is more roadway length required in the Conventional Plan.

Other potential impacts, such as relates to sanitary sewage generation and water supply, traffic, energy, population, schools and community facilities, would be substantially the same as the Proposed Action, since there would be the same number and size of single-

family homes proposed. One more aspect of the conventional plan is that the roads are anticipated to be dedicated to the Town, as well as the stormwater management facilities, so the maintenance responsibility would be with the Town (instead of a Homeowners Association).

The Conventional Subdivision Layout is provided in Exhibit IV-B and the detailed conventional engineering plan set included in DEIS Appendix K.

3. Conservation Layout with Alternative House Design:

The conservation layout with an alternative house design includes the same Site plan and subdivision layout as the Proposed Action. However instead of proposing center hall colonial homes which are generally consistent with the community, this alternative includes more modern and contemporary homes as well. A rendering of a contemporary home is provided in Exhibit IV-C as an example. Renderings of the homes and floor plans included in the Proposed Action can be found in Appendix K. Potential impacts related to Site disturbance, natural resources, schools, population, community facilities, utilities, traffic, and other subjects evaluated in this DEIS would be the same as the Proposed Action. The primary difference in this alternative would be the visual appearance and style of the homes from the exterior, which is not considered to be a significant adverse impact.

4. Conservation Subdivision that avoids all environmentally constrained lands

The Proposed Action, a Conservation (Cluster) Subdivision, avoids *nearly* all environmental constrained lands on the Site. Environmentally constrained lands in this context are considered regulated wetlands and wetland buffers, regulated steep slopes and regulated tree removal.

A conservation subdivision to completely avoid “environmentally constrained” that also provides single family clustered housing as per the existing zoning is not entirely feasible or practical on this Site. In addition, this alternative does not meet the applicant’s objectives. To provide this scenario, 2 primary areas of the Site would need to be avoided entirely (areas with steep slopes and tree removal). The regulated slope disturbance totals half an acre with the Proposed Action. Additionally, 3 areas of tree removal ranging in size from 1 to 2.5+/- acres and totaling 5 to 6+/- acres were proposed as part of the Proposed Action in order to leave most of the Site undisturbed.

Another reason an alternative avoiding all environmentally constrained lands is not entirely feasible is that the Town’s steep slope regulations provide no minimum area which can be considered de minimis. For example, a 1-acre property could be entirely flat, having slopes

less than 10-15%, but if it had a 10 square foot knob in the property with side slopes of 35%, that area would be regulated.

Regarding avoidance of regulated tree removal, according to the Town Code, tree removal is not regulated on a single-family lot with a home on it. This code applies to vacant undeveloped lots. As the property currently contains a single-family home, theoretically the subdivision application could be withdrawn, and it would be permitted by code to clear cut the property of trees. Clear cutting the property would go against the intentions of this application, however, this is mentioned relative to avoidance of all environmentally constrained lands.

To comply with the request to provide an alternative which avoids all environmentally constrained lands, the attached alternative in Exhibit IV-D has been prepared. This alternative proposes 29 attached single-family homes in a total of five buildings, plus the 3 existing units in the two existing homes, for a total of 32 units. In order to avoid “Environmentally Constrained Lands” all residential units would be accessed off the existing driveway and located along an access road which follows the alignment of the existing driveway to the Main House. This area of the Site is relatively flat and open. Both the Main House and the Caretaker’s house are proposed to remain. The plan is shown as one lot, with conservation areas totaling 26.67 acres.

Site disturbance on this Alternative is estimated at 10.15 acres, as compared to ± 11.38 acres in the Proposed Action plan. Similarly, there is less (but not zero) tree removal anticipated (3.46 acres total) and less steep slope impact anticipated (0.24 acre on slopes over 25%) as compared to the Proposed Action. Net earthwork would decrease as well (6,570 CY cut required). There would be less impervious surface as well.

Other potential impacts, such as relates to sanitary sewage generation and water supply, traffic, energy, population, schools, and community facilities, would be substantially the same as the Proposed Action, since there would be the same number of units. However, being attached single family homes, the new population and number of school children, as well as taxes generated, would likely be less.

This alternative makes the effort to avoid the environmentally constrained lands by following the existing driveway alignment and proposing development in the least steep areas, and out of wetlands and buffers, but still requires an impact of 0.24 acre of slopes over 25%. A $3.46\pm$ acre area of tree removal is also required. This alternative would not conform with the character of the single-family residential neighborhood or to the existing zoning. A zone change on the Site would be required to approve attached single family homes in this district.

It is noted that one of the purposes of the NYS environmental quality review process, and of the local permit process that accompanies regulated wetlands, slopes and trees is to weigh, balance and mitigate potential impacts, not to avoid them entirely. The permit processes exist so that the potential impacts can be evaluated. This Alternative layout which Avoids Environmentally Constrained lands is provided as Exhibit IV-D.

5. Alternative Access Location(s):

The Site is current accessed from an existing driveway on Sleepy Hollow Road. The northern and southern property lines are bounded by private residential property and the eastern portion of the property is adjacent to Pocantico Lake. Therefore, there is no other viable means of access to the Site other than the portion of the Site that fronts along Sleepy Hollow Road, a public roadway. Although the property has several hundred feet of frontage along Sleepy Hollow Road, the southwest portion of the property includes wetlands and steep slopes. To provide an access alternative, a plan layout has been prepared which shows access from the southern portion of the Site.

This alternative plan has greater overall disturbance (18.85 acres) than the Proposed Action, and would unnecessarily disturb local wetlands, wetland buffers and regulated slopes, therefore it would have more adverse impacts than the Proposed Action. A local wetland permit would be required, for disturbance of approximately 0.16 acre of local wetland and 0.12 acre of wetland buffer to construct a road crossing. Slightly more steep slopes would be impacted (0.62 acre of areas over 25%), and a larger area (7.02 acres) of tree removal would be required as compared to the Proposed Action.

Most of the other potential impacts, such as those to sanitary sewer and water supply, traffic, energy, population, schools, and community facilities, would be substantially the same, since there would be the same number and size of single-family homes proposed. Having two access points on the public road would provide additional accessibility for emergency service providers. However, it also would create a larger cleared area along Sleep Hollow Road, eliminating a large portion of the visual buffer that is proposed to remain in the Proposed Action. The layout with an Alternative Access Location is provided in Exhibit IV-E.

D. List of Interested and Involved Agencies and Required Approvals

1. List of Involved and Interested Agencies

Involved agencies under NYS Environmental Quality Review (SEQR) are those agencies that have permit approval over some aspect of the Proposed Action. Involved agencies and interested agencies/parties are listed below (identical list is found in the table of contents, and in Chapter II. Project Description).

Lead Agency:

Town of Mount Pleasant Planning Board
One Town Hall Plaza
Valhalla, NY 10595
Contact: Hon. Michael McLaughlin, Chairman
(914) 742-2327

Involved Agencies:

Town of Mount Pleasant Town Board
One Town Hall Plaza
Valhalla, NY 10595
Hon. Carl Fulgenzi, Supervisor
(914) 742-2300

Town of Mount Pleasant Building Department
One Town Hall Plaza
Valhalla, NY 10595
Salvatore Pennelle, Building and Fire Inspector
(914) 742-2305

Town of Mount Pleasant Engineering Department
One Town Hall Plaza
Valhalla, NY 10595
David A. Smyth, P.E., Town Engineer
(914) 742-2300

Town of Mount Pleasant Highway Department
One Town Hall Plaza
Valhalla, NY 10595
Richard Benkwitt, Highway Superintendent
(914) 769-1045

Town of Mount Pleasant Police Department
One Town Hall Plaza
Valhalla, NY 10595
Paul Oliva, Police Chief
(914) 769-1941

Archville Fire Department
Department 263 1 Union Street
Scarborough, NY 10510
Contact Pete West
(914) 762-3156

Briarcliff Manor Fire Department 1
Department 205: Scarborough, NY 10510
Contact William Mackintosh
(914) 923-1150

Briarcliff Manor Fire Department 2
Department 205: 1111 Pleasantville Road
Briarcliff Manor, NY 10510
Contact William Mackintosh
(914) 941-4440

Pocantico Hills Fire Department
Department 238: 531 Bedford Road
Pocantico Hills, NY 10591
Contact: Erwin Lebold
(914) 631-2710

Dr. Sherlita Amler, Commissioner
Westchester County Department of Health
145 Huguenot Street
New Rochelle, NY 10801
(914) 864-7292

Ruth L. Pierpont, Director
New York State Office of Parks Recreation and Historic Preservation
HP Field Service Bureau
P.O. Box 189
Waterford, NY 12188-0189

Basil Seggos, Commissioner
New York State Department of Environmental Conservation

625 Broadway
Albany, NY 12207
(518) 402-8013

Kelly Turturro, Regional Director
New York State Department of Environmental Conservation, Region 3
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3033

Village of Briarcliff Manor
c/o Christine Dennett, Village Clerk
1111 Pleasantville Road
Briarcliff Manor, NY 10510

Village of Briarcliff Manor Engineering Department
1111 Pleasantville Road
Briarcliff Manor, NY 10510
Contact: David Turiano P.E.
(914) 944-2770

Interested Agencies:

Steve Kavee, Chairman
Conservation Advisory Council
Town of Mount Pleasant
One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2300

Norma Drummond, Commissioner
Westchester County Planning Board
148 Martine Avenue, 4th Floor
White Plains, NY 10601
(914) 995-2085

Vincent Sapienza PE, Commissioner
Matthew Castro, Acting Property Management Supervisor,
City Lands Stewardship
New York City Department of Environmental Protection
71 Smith Ave
Kingston, NY 12401
(845) 340-7800

Interested Parties:

Pocantico River Watershed Conservancy
Office of the Chairman Elisabeth Haub School of Law
Aloysia Hall 100, 78 North Broadway
White Plains, NY 10603
Contact: Nicholas Robinson
(914) 422-4244

Scenic Hudson Inc.
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601
Contact: Jeffrey Anzevino
(845) 473-4440

Riverkeeper
20 Secor Road
Ossining, NY 10562
Contact: Tracy Brown, President
(914) 396-8326

Notices Only:

Environmental Notice Bulletin – Environmental Permits
(enb@dec.state.ny.us)

2. Required Approvals

Table ES-1 below (identical to Table II-1 Project Approvals/Reviews) lists the agencies and the corresponding approvals, reviews or permits required for the Project.

Table ES-1 (also Table II – 1)	
Project Approvals/Reviews	
Agency	Approval/Review
Mt. Pleasant Planning Board	Subdivision Approval & Steep Slopes Permit
Mt. Pleasant Town Board	Creation of Special Sanitary Sewer District & intermunicipal agreement with Village of Briarcliff Pleasant for new sanitary sewer district
Mt. Pleasant Highway Department	Curb cut Permit
Mt. Pleasant Building Department	Building Permits
Mt. Pleasant Engineering Department	Stormwater, SWPPP
Westchester County Planning Board	Advisory role under GML 239 L, M and N (as applicable)
Westchester County Board of Legislators	Acceptance to Ossining Sewer District
Village of Briarcliff Manor Board of Trustees	Water and sewer connections, will serve letters, intermunicipal agreement with Mt. Pleasant for new sanitary sewer district.
Westchester County Dept. of Health	Water Main Extension Sewer Main Extension Realty Subdivision
NYSDEC	SPDES Permit

Chapter II

Project Description

II. PROJECT DESCRIPTION

This Draft Environmental Impact Statement (“DEIS”) analyzes the potential significant adverse impacts and mitigation measures associated with the proposed development of an approximately 36.8-acre parcel of land located in the Town of Mount Pleasant, by Zappico Real Estate Development, LLC (the “Applicant”)¹. The proposed development consists of the subdivision of the property into 32 lots, utilizing the environmentally sensitive cluster subdivision technique allowed under Section A227-32 of the Town of Mt. Pleasant Town Code and §278 of NYS Town Law (the “Proposed Action”). An approximately 18.8± acre non-buildable lot will be created as an open space lot with the remaining 31 lots to be developed with single-family homes. This includes the preservation of two existing homes (referred to as the Main House and Caretakers House) and construction of 29 new homes. The proposed homes will be accessed by two new roads built to Town standards and will be private, owned and maintained by a newly formed homeowner’s association (HOA).

The portion of the property located closest to Pocantico Lake County Park is proposed to be restricted by a permanent Conservation Easement. The Conservation Easement is intended to be preserved as open space in perpetuity. Covering approximately 60 percent of the site, the Conservation Easement includes the 18.8± acre open space lot and an additional 3.33± acres of property across lots 6 through 12 and lots 26 through 31, totaling 22.13± acres.

The proposed cluster subdivision layout is based upon a conventional subdivision of the property into 31 zoning compliant building lots. No modifications are proposed to the existing zoning to accommodate the project, nor are any variances required. The property is located in the Westchester County Saw Mill Sewer District, however, the Applicant intends to prepare a petition to have the property included into the Ossining Sewer District. This connection will utilize the Village of Briarcliff Manor sewer infrastructure requiring approval from Briarcliff Manor. Water service is currently provided to the site by Village of Briarcliff Manor Water Department as an out of district service connection and is proposed to continue servicing the site. The Applicant intends on providing payment-in-lieu of parkland however should the Planning Board prefer parkland then a recreation area would be recorded in the deeds for the common use of the property owners in the subdivision.

A) Site Location and Description

The site is in the western portion of the Town of Mount Pleasant, Westchester County, on the eastern side of Sleepy Hollow Road. The northern boundary of the site is adjacent to the municipal border with the Village of Briarcliff Manor. The site is identified on the Tax Assessment Map of the Town of Mount Pleasant as Section 105.17, Block 1, Lot 15 and is more commonly known as

¹ Site is owned by Meadows at Briarcliff, LLC

715 Sleepy Hollow Road (hereinafter the “Site”), refer to Exhibit II-1 Project Location and Exhibit II-2 Existing Site Conditions.

The Site lies within the R-40 – One-Family Residential District, and is accessed from Sleepy Hollow Road, which is a town road running from the western side of Mount Pleasant into the Village of Briarcliff Manor. A 66-foot-wide subterranean easement for the NYC Department of Environmental Protection (“NYCDEP”) New Croton Aqueduct is located in the southwestern portion of the Site, running north-south. A second NYCDEP easement overlaps the Aqueduct easement in this same corner of the Site. The easement for the New Croton Aqueduct dates to the late 1800s. The Proposed Action does not propose any homes to be built over the aqueduct and will not impact it or interfere with it in any way (see Exhibit II-2, Existing Site Conditions).

A locally regulated wetland is located in the south-west area of the Site, in the same general area of the NYCDEP New Croton Aqueduct easement. These wetlands are proposed to remain undisturbed. See Section III. D, Water Resources, for more detail on the wetlands and water resources on and adjacent to the Site.

The Site is generally flat on its western and central portions before sloping down toward Pocantico Lake which adjoins the entire eastern border of the Site. There are various rock outcroppings on the Site, particularly in the eastern portion of the Site as it slopes down to Pocantico Lake. See Section III.C, Geology, Soils, Steep Slopes and Soils for more detail.

The Site is largely surrounded by residential uses to the north, west, and south. To the east of the Site is the Pocantico Lake County Park, which has been designated as a Critical Environmental Area (CEA) by Westchester County. To the north of the Site are single-family residences located in the Village of Briarcliff Manor. To the west, across Sleepy Hollow Road, are single-family homes located in Mount Pleasant. To the south is the 27-lot King’s Grant Way residential subdivision approved by the Planning Board in 1970. See Section III.A, Land Use, and zoning for more detail on surrounding land uses and zoning.

Regarding sanitary sewer and water supply, the Site is currently served by subsurface sewage disposal areas (Main House and Caretaker’s residence), Briarcliff Manor water supply (Main House) and private well (Caretaker’s residence). A 16” water main exists in Sleepy Hollow Road, which is proposed to be connected to (by an 8” main on-site) for the water supply for the new homes. An 8” existing sanitary main in Sleepy Hollow Road will be extended by an 8” sanitary line in order to serve the Proposed Action. See Section III.E for more detail on Sanitary Sewage and Water Supply.

Site characteristics and natural resources on and surrounding the Site are described in more detail in Section III of this DEIS.

B) Project Background and Site History

The Site is currently used for residential purposes. The Site was used as farmland/woodland until the 1920’s, when the existing main house was constructed. As indicated in Exhibit II-3 Site Aerial, most of the Site adjacent to the Lake is wooded, with existing residential structures and

outbuildings located along the northern property line and center of the Site. Exhibit II-3.a Site Aerial from 1926 shows most of the Site was cleared except for a small wooded area along the Lake.

The existing improvements on the Site include a Main House, a caretaker's house, and several outbuildings. The main house is an approximately 5,900 square foot (s.f.) six-bedroom home which was constructed in the 1920's at the southern end of the Site. The garage associated with the main house was constructed in 1947. The swimming pool house, and tennis court were constructed in the 1950's. The caretaker's dwelling located in the northern portion of the Site was constructed in the mid-1970's. Both the main house and caretaker's residence are currently accessed via a 1,600± linear foot macadam driveway off Sleepy Hollow Road. A Phase 1A and 1B cultural resources reports were prepared for the Project, which summarize Site history in more detail. See Section III.J and Appendix I for reports, which include historical records and historic aerial photography.

Currently, the caretaker's residence is utilized as a two-family home. Unit A contains 4 bedrooms and Unit B contains two bedrooms. The caretaker's residence was approved by the Zoning Board of Appeals, and then at a later date a building permit was filed where it was converted into a 2-family and then legalized by Certificate of Occupancy. Therefore, the caretaker's cottage is an existing nonconforming use which was legalized and is proposed to remain. There are no other previously issued permits or approvals other than building permits.

All previous violations on the Site have been documented and resolved. There were three violations issued on the property on 7/14/21, outlined in a letter from the Building Department. These violations were remedied, resolved, and acknowledged by a Building Department letter dated 9/15/21 found in Appendix J.

The Site was purchased by "Meadows at Briarcliff, LLC" in August 2020. Therefore, the legal status, use and ownership of the Site is entirely with Meadows at Briarcliff, LLC.

The Project application and SEQR review history with the Town is outlined below (SEQR documentation is provided in Appendix A):

5/21/21	Submission of subdivision application, steep slope application, required fees, Conventional Plan set, Cluster Plan, supporting technical reports, and Full Environmental Assessment Form Part 1
6/3/21	Notice of Intent to be Lead Agency circulated by Planning Board (Unlisted Action)
9/20/21	Confirmation of Lead Agency Designation and Determination of Significance (Positive Declaration) by Planning Board
10/18/21	Public Scoping Session
12/2/21	Written public comment period on Scoping Document ended
12/20/21	Scoping Document adopted by Planning Board

C) Proposed Action and Project Development

Conservation/Cluster Subdivision Process

The Proposed Action involves the subdivision of the ±36.8 acre Site into 32 lots (31 residential lots and 1 open space lot) utilizing the Town's Cluster Subdivision regulations. The development of a cluster subdivision (as permitted under §278 of New York State Town Law and §A227-32 of the Town Code) is predicated on the establishment of a lot count that would be allowable for a conventional subdivision designed in accordance with the existing zoning and land use regulations. A conventional 31-building lot subdivision has been submitted (May 21, 2021) that in the Applicant's opinion conforms to applicable R-40 zoning district requirements to justify and support the proposed cluster subdivision lot count.

Conventional Plan

Zoning compliance of the conventional plan is described on the zoning tables located on the Plan set in Appendix K and is described in Section IV, Alternatives. (See also Exhibit II-4, Conventional Subdivision Layout.) Specifically, according to existing zoning, a total number of 31 residential building lots have been established, that all comply with the minimum lot size (40,000 sf), width at front yard setback, mean lot width, mean lot depth, minimum floor area, yard setbacks, maximum building height, and maximum building coverage provisions. Access to the internal proposed lots would be via a roadway system that complies with Town Road standards. One lot is proposed with access via Sleepy Hollow Road. On the conventional plan layout, the entire Site is proposed to be subdivided, however, open space is still proposed to be preserved in the form of approximately 15 acres in conservation easements. This includes conservation easements on a portion of 9 lots that would have lot frontage directly on Pocantico Lake. None of the existing structures are proposed to be preserved or renovated on the Conventional Plan. Approximately 3.8 acres of impervious surface and approximately 22 acres of disturbance would be required to construct the conventional plan.

The proposed conventional subdivision plan set has been designed in accordance with the Town of Mount Pleasant Zoning Ordinance, Subdivision Regulations, and all applicable related chapters. The Zoning Data Tables demonstrate compliance with the Town's Zoning Ordinance (see large scale plan set and tables, attached as Appendix K and described in Section IV, Alternatives).

The initial design of the conventional plan yielded 35 zoning compliant residential lots. However, this number was reduced to 31 lots to avoid wetlands disturbance entirely and maximize distance to Pocantico Lake to the maximum extent practicable. The conventional plan utilizes most of the flatter portions of the Site while only disturbing minimal portions of regulated steep slopes. Steep slope disturbance associated with the conventional subdivision is approximately 2.21 acres of 25-35% slopes and 2.25 acres of slopes over 35% slopes and predominantly disturbed for the lots located on the eastern portion of the Site. The total regulated slope disturbance is primarily on the outskirts of the Site and minimal in comparison to the entire Site. Steep slope disturbance is

regulated by Chapter 180 of the Town Code. A steep slopes permit was submitted and demonstrates compliance with each of the steep slope review standards (see also Chapter III.C of this DEIS).

The proposed road profiles and average grade calculations have been provided to further demonstrate compliance of the proposed conventional plan (see large scale plan set in Appendix K). A stormwater analysis and report has been prepared in conformance with local and state regulations which demonstrates a reduction of runoff from the Site which exceeds that required by code, refer to Appendix G and Chapter III.D Water Resources of this DEIS.

The conventional plan also demonstrates conformance with the tree ordinance and no tree replacement is needed (see calculations on the Tree Protection Preservation Plan on sheet 7 of the conventional plan set in Appendix K). The conventional subdivision also includes 15.18± acres of open space which is intended for open space and recreational purposes such as hiking to the Lake. The Applicant intends on providing payment-in-lieu of parkland however should the Planning Board prefer parkland then this recreation area would be recorded in the deeds for the common use of the property owners in the subdivision.

The description of the development of the Site as a conventional subdivision is intended for the purposes of establishing a lot count only, and is addressed more fully in Section IV, Alternatives. The Applicant is not proposing to develop the Site with a conventional subdivision. The Applicant proposes the development of a cluster subdivision, described as the Proposed Action.

Cluster Plan/Proposed Action

The Proposed Action is consistent with the goals and objectives of cluster subdivisions as reflected in Section A227-32 of the Town of Mt. Pleasant Code and Section 278 of New York State Town Law. New York State Town Law defines a cluster development as: *“a subdivision plat or plats, approved pursuant to [Article 16], in which the applicable zoning ordinance or local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands”*².

The Site includes areas of environmentally constrained lands including locally regulated wetlands and steep slopes and the Site is adjacent to a Critical Environmental Area (“CEA”). These constrained lands are proposed to be avoided almost entirely by the Proposed Action cluster plan. New York State Town Law Section 278.2 states the purpose of a cluster subdivision in (b) *“The purpose of a cluster development shall be to enable and encourage flexibility of design and*

² Guide to Planning and Zoning Laws of New York State, NY Division of Local Governmental Services, June 2011, p. 82

development of a land in such a manner as to preserve the natural and scenic qualities of the open lands”.

The objective of the cluster layout is not to increase density, but to arrange the lots to minimize the adverse impacts on constrained lands and “preserve natural and scenic qualities”. Therefore, in this case, the same number (31) of residential building lots that is described on the conventional plan is consistent with the (31) building lots in cluster plan. There is no increase in the number of lots created by the Proposed Action. The cluster plan proposes one additional non-buildable open space lot that is proposed to be preserved as open space and restricted by a conservation easement.

On May 21st, 2021, the Applicant submitted a conventional subdivision plat with 31 zoning compliant lots, as described above.

Based on the lot count in the conventional subdivision layout, the Applicant prepared a cluster subdivision layout which preserves approximately 22.13 acres (roughly 60%) of the 36.82-acre Site. These 22.13± acres will be preserved in perpetuity as part of an open space conservation easement, refer to Exhibit II-5, Proposed Cluster Subdivision Layout (the “Cluster Plan”). The Proposed Cluster Plan includes a total of 32 lots (the proposed 31 building lots and the open space conservation lot). It is noted that there are existing structures on the Site that the Applicant intends to preserve and incorporate into the overall design. The existing structures include:

- The Main House, an approximately 5,900 s.f. six-bedroom single-family residence, which is proposed to be preserved, and be located on Lot 14.
- The former Caretaker’s Cottage, which is currently a two-family residence consisting of a four-bedroom unit and a two-bedroom unit, totaling approximately 5,415 s.f. is proposed be preserved and located on Lot 4; and
- The former Pool house with 2 car garage is proposed to be converted to a four-bedroom single family residence located on Lot 26.
- The existing detached garage north of the pool house is proposed to remain as an accessory structure to Lot 25.

Thus, the total unit count for the Proposed Action (the cluster layout) is 32 residential units on 31 building lots.

The Cluster Plan will preserve natural and scenic qualities more than the conventional plan due to avoidance or minimization of impacts to environmental features. The primary sensitive environmental features on the Site include the proximity to Pocantico Lake, the areas of regulated steep slopes and the area of locally regulated wetlands. The proposed cluster layout creates a buffer of approximately 300 feet between the proposed homes and Pocantico Lake along the entire eastern portion of the Site. The Cluster Plan avoids most of the steep slopes on the Site with an anticipated 0.38 acres of 25-35% slope disturbance and 0.24 acres of over 35% slope disturbance.

The Cluster Plan entirely avoids the 4.0± acres of on-site wetlands, as well as avoiding the regulated wetland buffer area. Furthermore, the cluster plan utilizes the previously developed existing lawn areas of the Site for the placement of the proposed homes to minimize tree clearing. (See Section III.B for more detail related to these features).

Access to the Site in the Cluster Plan is proposed by creating a new curb cut onto Sleepy Hollow Road and creating a private road system built to Town specifications in terms of pavement width, horizontal and vertical curves, and maximum grade. The proposed access roads are proposed to be privately owned and maintained by a homeowners association (HOA). Road A has been laid out to generally follow the existing driveway configuration to minimize disturbance. The proposed roadway design includes two cul-de-sacs (Road A and Road B) that will provide access to the proposed lots. Roadway A is an approximately 1,200 linear foot roadway providing access to proposed lots 1 through 3 and lots 5 - 21. Roadway B is an approximately 400 linear foot road that provides access to lots 22 through 31. Both roads are proposed at a positive one percent slope. Roadbed composition to consist of Item 4 as a subbase topped with asphalt binder followed by topcoat of asphalt. Belgian block curbing is proposed along the perimeter of the road. There is a 54' access and utility easement proposed around both proposed roads for utility construction. The existing access driveway shall remain servicing lot 4 via an easement and the remainder of the existing driveway will be removed. The portion of the existing driveway on lot 14, lot 15, lot 26 and 25 will remain. An ingress / egress and utility easement will encumber the entire roadway providing access to all lots.

To the extent practicable the proposed homes have been located within the existing open lawn areas of the Site to preserve as many trees as possible. The right of way for both proposed roads has been reduced to the edge of the curb to further reduce the amount of disturbance. Proposed roads will remain private and owned by the homeowner's association (HOA) which will be responsible for maintenance and other critical homeowner activities relating to property maintenance (e.g., prohibit the use of herbicides, pesticides and over fertilization of lawn areas). Thereby, the Town will not be responsible for paving, plowing or maintenance of these roadways.

The proposed conservation area provides a buffer between the proposed homes and Pocantico Lake, as well as protection over the local wetlands. The buffer to Pocantico Lake follows the entire east side of the Site.

Exterior light fixtures on the homes are proposed to comply with the International Dark-Sky Association (IDA) Fixture Seal of Approval program and would adhere to similar light levels as analyzed below to avoid light trespass on neighboring properties.

The Applicant has proposed a comprehensive landscaping plan that includes a planting plan for each individual lot utilizing native species.

Construction Phasing

The Proposed Action will be constructed in two phases, over a period of approximately 24-36 months total. See Section III.L Construction, for more detailed information. In the first phase the proposed utility improvements and roads will be installed on the Site, providing access to the proposed building lots. This phase is expected to be completed in 12 months. The second phase (12-24 months) will involve construction of the residences; however some home construction may occur simultaneously with the construction of the roads and utility improvements. No more than 5 acres of land will be disturbed at any given time (see phasing plan described on sheet 5, Sediment and Erosion Control Plan, in Cluster Plan Set, in Appendix K).

Utilities will be brought to the Site via existing water and sewer connections in Sleepy Hollow Road. Water will be brought to the Site via an existing 8-inch water main that is owned and maintained by the Village of Briarcliff Manor Water Department. The Site currently receives water from the Village of Briarcliff Manor Water Department pursuant to an Exterior Service Connector agreement.

Sanitary sewage from the Site is proposed to be sent to the Ossining Sewer District via an 8-inch gravity sewer main in Sleepy Hollow Road. The existing sewer main is approximately 75 feet from the north west corner of the Site and within the Village of Briarcliff Manor. To connect to the Ossining Sewer District as an out of district user, the Proposed Action will include petitioning the Town of Mount Pleasant to create a special sewer district for the Site. Upon creation of the new sewer district, the Town of Mount Pleasant and the Village of Briarcliff Manor will enter an intermunicipal agreement whereby Mount Pleasant will collect the taxes for the newly created sewer district on behalf of Briarcliff Manor. In return, Briarcliff Manor will receive the effluent from the Proposed Action.

While no statutory requirement exists, the Planning Board will impose a 3:1 I&I requirement as a condition of approval, as it routinely does.

There are currently no stormwater management facilities that exist on-site. All existing stormwater runoff currently drains as surface sheet flow down to Pocantico Lake or to the south-west portion of the Site where the existing wetlands are located. The proposed stormwater management system has been designed in accordance with Town of Mount Pleasant Stormwater Code §A227–25. The proposed stormwater design plan routes all stormwater runoff from the proposed homes and roads through High Density Polyethylene (HDPE) drainage culverts to a common stormwater detention basin located in the northeast portion of the Site.

The NYSDEC Stormwater manual lists several green stormwater management practices for preservation of natural features and conservation. The Proposed Action includes the following green practices: preservation of undisturbed areas; preservation of buffers; reduction in clearing and grading; locate development in less sensitive areas; incorporation of open space design; and soil restoration. (See Section III.D, Water Resources and Appendix G, Stormwater Pollution Prevention Plan and Sediment and Erosion Control Plans in Appendix K for further description of construction practices.)

In order minimize overall disturbance on the Site, the proposed roadway has a right of way of 24 feet with Belgian block curbing proposed along the perimeter of the road. The disturbance of the Site required by construction will be immediately stabilized to prevent erosion.

D) Project Purpose, Need & Benefits

In the Applicant's opinion, the Proposed Action has been designed to be consistent with the goals and objectives outlined in the various Town of Mount Pleasant, Village of Briarcliff Manor and Westchester County land use plans for the development of the Site. It is the Applicant's opinion that the Proposed Action will result in the creation new homes that are entirely consistent with the community and character of the surrounding area.

The Town of Mount Pleasant 1970 Comprehensive Master Plan is in the process of being updated, and Envision *Mount Pleasant Comprehensive Plan*³ (draft July 2020) includes references to the development of large estates within the Town. Chapter 5 Section 2 Market Segment Analysis notes that:

"Housing demand is high in Mount Pleasant, due to its centralized location, high quality schools, desirable community character, and the fact that there is little land available for new construction⁴." (Emphasis added)

Photo-documentation in Chapter 5 includes a photo of a large existing stone/white residence and below it states that there are large parcels of residentially zoned land which still exists in Town.

*"Should these parcels be sold, the potential for **significant** additional single-family residential development exists⁵."*(emphasis added)

The photo-documentation associated with the above statement depicts the existing Main House residence on the Site.

The Proposed Action will provide a single-family housing product that is in demand in the Town of Mt. Pleasant and Westchester County. This is based on the Applicant's experience in the housing construction industry in this region specifically, as described below. The Proposed Action provides an opportunity for new residents to move to the Mt. Pleasant community or existing residents to relocate from a smaller residence such as a multi-family residence or single-family home.

³ Envision Mount Pleasant Comprehensive Plan, July 2020

⁴ Ibid. page 5-3

⁵ Ibid. page 5-4

The Applicant has two primary objectives related to the Proposed Action. The Applicant has been in business building and developing residential communities for more than 30-years and their first objective is to design a residential community that would meet the current housing demand. The second objective is to ensure the Proposed Action is sensitively designed to preserve and protect the natural features of the Site. The Applicant contends that the Proposed Action can achieve this by clustering the proposed homes on roughly 11 acres while preserving approximately 22.13 acres as open space using a conservation easement.

Based on the Applicant's experience in the Mt. Pleasant real estate market, projected sale prices may vary depending on market conditions at the time but are anticipated to be around \$1.5M based on recent sales in the area. The projected household size is anticipated to be 3 people per household but may be up to 5 people per household. The projected age group would be young families with children that would attend the school districts. These projections are further described in chapter III.I Socio-Economic and Fiscal section of this DEIS.

The Applicant has designed the proposed cluster subdivision to include a typical lot size of at least 20,000 square feet. It is noted that several of the lots, while at least 20,000 square feet in size, are also encumbered by a portion of the proposed conservation easement. The portion of the proposed conservation easement located on the proposed single family lots would prohibit any development within that area and restrict the removal of trees. As allowed under the clustering provisions, the proposed building setbacks have been further reduced to minimize the disturbance and maximize the amount of conservation land. See plan set in Appendix K for the proposed zoning compliance table according to the Town zoning regulations for the R40 District. Future accessory structures including but not limited to generators, sheds, pools are proposed to comply with the proposed building setbacks and shall not encroach on conservation land.

Proposed housing types will be center hall colonial which, the Applicant contends, is consistent in character to the neighboring homes. Each new single-family residence will range from 2,400 sf to over 5,000 sf and will have a minimum 2 car garage in addition to two more parking spaces in the driveway. The number of bedrooms for each unit will depend on market demand but the Applicant anticipates that a typical unit will have four-bedrooms or five-bedroom units with potential for accessory apartments in the basement. Recent events have allowed many people to work from home where they utilize one of the bedrooms as a home office. Proposed building height shall not exceed 35 feet as required by zoning. Sample renderings of proposed residences and floor plans have been included in DEIS Appendix K.

As noted previously, access to the proposed residences will be through a proposed private road built to Town roadway standards and maintained by a proposed homeowners association (HOA). Proposed Road A is roughly 1,200 linear feet and 24 feet wide. Proposed Road B is roughly 400

linear feet and 24 feet wide. Both roads are proposed at a positive one percent slope. Roadbed composition to consist of Item 4 as a subbase topped with asphalt binder followed by topcoat of asphalt. Belgian block curbing is proposed along the perimeter of the road. There is a 54' access and utility easement proposed around both proposed roads for utility construction.

The Applicant proposes the inclusion of landscaping for each individual residence using native plant species.

The proposed conservation area shown on the plan is roughly 22.13 acres and in general terms includes the land area on the eastern portion of the Site adjacent to the existing Pocantico Lake County Park. The Applicant proposes to offer the conservation parcel for dedication to a land trust, or a similar conservation agency. In the event the conservation parcel is not accepted by a third party it will be owned and enforced by the homeowner's association. Hiking trails within the open space area may be implemented in the future serving as potential passive recreation use.

Based on demographic projections provided in more detail in Section III.I Socioeconomic/fiscal of this DEIS, the projected household size is anticipated to range from 3 to 5 people on average per household.

The proposed utilities which service the Site are: Village of Briarcliff for sanitary sewer and water, and Con Edison will provide power, and individual propane tanks. A will serve letter from Con Edison is provided in Appendix C, Local Correspondence.

The Applicant intends to construct the roads and infrastructure as part of the Proposed Action. The Applicant also intends on building the proposed homes, but some lots may be sold individually or as a package to be developed by others.

The Applicant contends that the Town will benefit from the Proposed Action by satisfying a market demand for single family homes in the greater Mt. Pleasant community. These new residences will allow for new residents to move into the community. As noted in Section III.I of the DEIS, the Proposed Action will generate approximately \$838,000 in overall annual property tax revenue for all taxing jurisdictions. In addition, secondary benefits include the discretionary spending anticipated from residents.

The new roads and stormwater management facilities will be maintained by the HOA so the Town will not have any maintenance responsibility. Runoff, which currently flows untreated directly into Pocantico Lake will now be controlled and treated, protecting the natural environment around the lake. The Proposed Action implements proactive conservation strategies to preserve open space as part of the Site layout. With a prospective third-party conservation agency owning the conservation lot, the Town will not be burdened with any maintenance responsibility.

E) Required Permits and Approvals

Table II-1 Project Approvals/Reviews, lists the agencies and the corresponding approvals, reviews or permits required for the Proposed Action. Involved agencies under NYS Environmental Quality Review (SEQR) are those agencies that have permit approval over some aspect of the Proposed Action. A listing of Involved and Interested agencies follows.

Table II-1	
Project Approvals/Reviews	
Agency	Approval/Review
Mt. Pleasant Planning Board	Subdivision Approval & Steep Slopes Permit
Mt. Pleasant Town Board	Creation of Special Sanitary Sewer District & intermunicipal agreement with Village of Briarcliff Pleasant for new sanitary sewer district
Mt. Pleasant Highway Department	Curb cut Permit
Mt. Pleasant Building Department	Building Permits
Mt. Pleasant Engineering Department	Stormwater, SWPPP
Westchester County Planning Board	Advisory role under GML 239 L, M and N (as applicable)
Westchester County Board of Legislators	Acceptance to Ossining Sewer District
Village of Briarcliff Manor Board of Trustees	Water and sewer connections, will serve letters, intermunicipal agreement with Mt. Pleasant for new sanitary sewer district.
Westchester County Dept. of Health	Water Main Extension Sewer Main Extension Realty Subdivision
NYSDEC	SPDES Permit

List of Involved / Interested agencies

Lead Agency:

Town of Mt. Pleasant Planning Board
One Town Hall Plaza
Valhalla, NY 10595
Contact: Hon. Michael McLaughlin, Chairman
(914) 742-2327

Involved Agencies:

Town of Mount Pleasant Town Board
One Town Hall Plaza
Valhalla, NY 10595
Hon. Carl Fulgenzi, Supervisor
(914) 742-2300

Town of Mount Pleasant Building Department
One Town Hall Plaza
Valhalla, NY 10595
Salvatore Pennelle, Building and Fire Inspector
(914) 742-2305

Town of Mount Pleasant Engineering Department
One Town Hall Plaza
Valhalla, NY 10595
David A. Smyth, P.E., Town Engineer
(914) 742-2300

Town of Mount Pleasant Highway Department
One Town Hall Plaza
Valhalla, NY 10595
Richard Benkwitt, Highway Superintendent
(914) 769-1045

Town of Mount Pleasant Police Department
One Town Hall Plaza
Valhalla, NY 10595
Paul Oliva, Police Chief
(914) 769-1941

Archville Fire Department
Department 263 1 Union Street

Scarborough, NY 10510
Contact Pete West
(914) 762-3156

Briarcliff Manor Fire Department 1
Department 205: Scarborough, NY 10510
Contact William Mackintosh
(914) 923-1150

Briarcliff Manor Fire Department 2
Department 205: 1111 Pleasantville Road
Briarcliff Manor, NY 10510
Contact William Mackintosh
(914) 941-4440

Pocantico Hills Fire Department
Department 238: 531 Bedford Road
Pocantico Hills, NY 10591
Contact: Erwin Lebold
(914) 631-2710

Dr. Sherlita Amler, Commissioner
Westchester County Department of Health
145 Huguenot Street
New Rochelle, NY 10801
(914) 864-7292

Ruth L. Pierpont, Director
New York State Office of Parks Recreation and Historic Preservation
HP Field Service Bureau
P.O. Box 189
Waterford, NY 12188-0189

Basil Seggos, Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12207
(518) 402-8013

Kelly Turturro, Regional Director
New York State Department of Environmental Conservation, Region 3
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3033

Village of Briarcliff Manor
c/o Christine Dennett, Village Clerk
1111 Pleasantville Road
Briarcliff Manor, NY 10510

Village of Briarcliff Manor Engineer
1111 Pleasantville Road
Briarcliff Manor, NY 10510
Contact: David Turiano P.E.
(914) 944-2770

Interested Agencies:

Steve Kavee, Chairman
Conservation Advisory Council
Town of Mount Pleasant
One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2300

Norma Drummond, Commissioner
Westchester County Planning Board
148 Martine Avenue, 4th Floor
White Plains, NY 10601
(914) 995-2085

Vincent Sapienza PE, Commissioner
Matthew Castro, Acting Property Management Supervisor,
City Lands Stewardship
New York City Department of Environmental Protection
71 Smith Ave
Kingston, NY 12401
(845) 340-7800

Interested Parties:

Pocantico River Watershed Conservancy
Office of the Chairman Elisabeth Haub School of Law
Aloysia Hall 100, 78 North Broadway
White Plains, NY 10603
Contact: Nicholas Robinson
(914) 422-4244

Scenic Hudson Inc.

One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601
Contact: Jeffrey Anzevino
(845) 473-4440

Riverkeeper
20 Secor Road
Ossining, NY 10562
Contact: Tracy Brown, President
(914) 396-8326

Notices Only:

Environmental Notice Bulletin – Environmental Permits
(enb@dec.state.ny.us)

Exhibit II-1 Project Location

Source: Westchester County GIS
(n.t.s.)

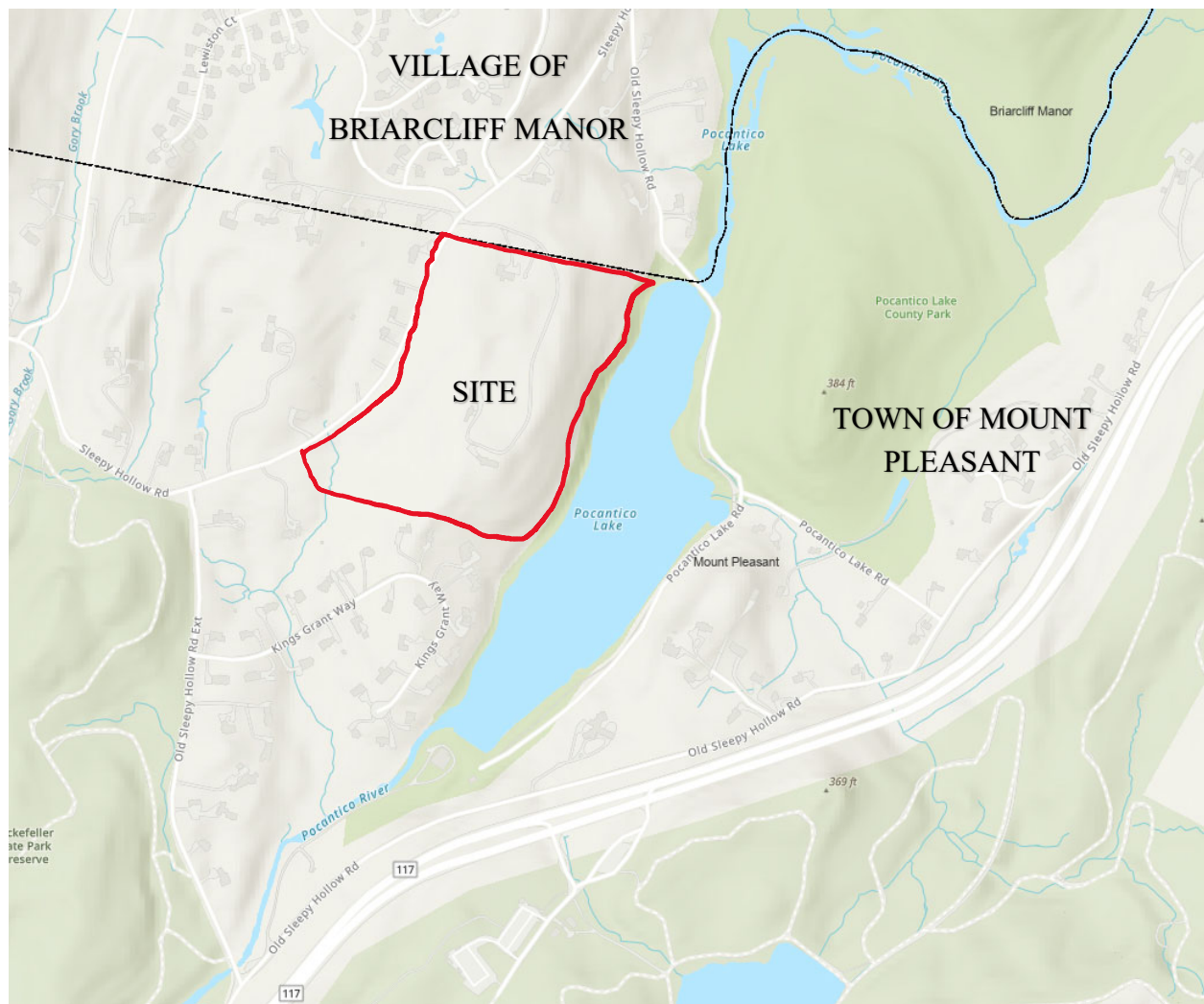


Exhibit II-2

Existing Site Conditions

Source: Zappico Real Estate Development LLC
(n.t.s.)



Exhibit II-3

Site Aerial

Source: Westchester County GIS
(n.t.s.)



Exhibit II-3A

Site Aerial from 1926

Source: Westchester County Department of Planning Historic Photo Viewer
(n.t.s.)



Exhibit II-4
Conventional Plan Layout
Source: Zappico Real Estate Development LLC
(n.t.s.)



Exhibit II-5

Cluster Plan/Proposed Action Layout

Source: Zappico Real Estate Development LLC

(n.t.s.)



Chapter III

Section A

Land Use and Zoning

A. Land Use and Zoning

This section of the DEIS describes the existing conditions, anticipated impacts, and mitigation measures as they relate to land use and zoning. Descriptions are supported by maps and figures which have been included to demonstrate how the Proposed Action relates to the community character of the neighborhood. This section also details compliance of the Proposed Action with the comprehensive master plan for the Town of Mount Pleasant, the Village of Briarcliff Manor, and Westchester County planning documents.

1. Existing Conditions:

a) On-Site Land Use

The ±36.8-acre Site consists of a single tax parcel (Section 105.17, Block 1, Lot 15). The Site has frontage on Sleepy Hollow Road to the west, is bounded by Pocantico Lake to the east, the Village of Briarcliff Manor municipal boundary to the north and the existing ±27-lot subdivision located off Kings Grant Way to the south.

On-site land uses include three existing residential units on one lot. There are two primary and several accessory residential structures:

- Primary Residence / Main House: six-bedroom two-story single-family residence with attached 2 car garage. Accessory structures to the Main House include a one and one-half story pool house with attached 2 car garage, one and one-half story 4 car garage, an outdoor pool, a tennis court, and garden.
- Caretakers Residence: one and one-half story, two-family caretakers' residence (Unit A consists of a four-bedroom unit and Unit B a two-bedroom unit)

The current use of the structures on-site are being used as permitted (for residential occupancy and/or accessory uses). The existing residential structures are accessed by a ±1,600 linear foot macadam driveway off Sleepy Hollow Road. An existing 66-foot wide easement is located along the western portion of the Site for the subterranean portion of the New Croton Aqueduct, (refer to Exhibit III.A-1, Existing Site Conditions). This easement benefitting the NYCDEP runs north-south. A second NYCDEP easement overlaps the Aqueduct easement in this same corner of the Site. Both easements are subterranean recorded during the construction of the New Croton Aqueduct. The easement for the New Croton Aqueduct dates to the late 1800s. The locally regulated wetlands in the south-west area of the Site are in the same general area as the NYCDEP easements.

b) Generalized Land Use

Exhibit III.A-2 depicts the primary land use patterns within Westchester County. In general terms, the land use pattern south of I-287 is densely developed and is associated with the more urbanized areas of the County. The land use pattern north of I-287 is more suburban in character with larger lot sizes and a predominantly single-family development outside of the cities and village centers. The general development patterns in the County are shown in Exhibit III.A-5. Westchester County shows the location of the Site in a medium density suburban area. The general development patterns support a gross residential density of 1 to 3 dwelling units per acre.

The land use pattern in the Town of Mt. Pleasant is presented in Exhibit III.A-3. The two largest land use designations within the Town are single family residential, which accounts for nearly 30 percent of the entire Town and Open Space/Recreation which accounts for slightly more than 32 percent of the total land area within the Town. The remaining 32± percent is comprised of non-residential, undeveloped land, rights of way and interior waterbodies. The existing land use on the Site is designated on this map as single family residential.

The Village of Briarcliff Manor is located to the north of the Site. The general land use pattern for the Village is presented in Exhibit III.A-4. The predominant land use in the Village is single family residential, which accounts for more than 48% of the land in the Village. Public parks and parkway lands accounts for over 8% of the Village. The Village's primary commercial area is focused along the Route 9A corridor. The lands directly adjacent to the Site in Briarcliff Manor are indicated as either vacant or single family residential.

The Site is largely surrounded by residential uses to the north, west, and south. To the east of the Site is the Pocantico Lake County Park, which was designated as a Critical Environmental Area (CEA) by Westchester County in 1990. To the north of the Site single-family residences in the Village of Briarcliff Manor, to the west, across Sleepy Hollow Road, are single-family homes in Mount Pleasant, and to the south the 27-lot King's Grant Way subdivision approved by the Mount Pleasant Planning Board in 1970.

c) Land Uses Within ½ Mile Radius

Surrounding land uses within one-half mile from the Site (primary study area) are illustrated on Exhibit III.A-6. The land use within the primary study area consists of 8 different land uses including single family residential, public parks and parkway lands, private recreation, water supply lands, institutional and public assembly, agricultural lands, vacant properties and ROW/Utilities. Refer to Table III.A-1, Land Uses within ½ mile of the Site.

Table III.A-1		
Land Uses Within ½ Mile of the Site		
Land Use	Acres (est.)	Percent
Single Family Residential	302.5	48.15%
Institutional	30.3	4.82%
Active Recreation	4.2	0.67%
Parkland	182.8	29.10%
Vacant	13.7	2.18%
Utilities/ROW	83.9	13.36%
Water Supply Lands	7.6	1.21%
Agricultural Use	3.2	0.51%

Source: Westchester County Planning, compiled by PDA

The majority of land uses immediately surrounding the Site within a half mile are single family residential and parkland associated with the Pocantico Lake County Park and the Rockefeller State Park Preserve. Northwest of the Site is the Briarcliff Manor Center for Rehabilitation and Nursing and the Sleepy Hollow Country Club Golf Course. The NYS Route 117 corridor is located southeast of the Site. More background on some of these land uses is provided below.

- **Pocantico Lake County Park** – Pocantico Lake County Park is an approximately 164-acre Westchester County Park which includes the approximately 28.9-acre Pocantico Lake. Pocantico Lake is a manmade waterbody that was formed by the damming of the Pocantico River. The lake was created by the New Rochelle Water Company in the 1880's to provide water to nearby residents. Pocantico Lake was designated as a Critical Environmental Area ("CEA") by Westchester County in 1990 to serve as a backup water supply¹.
- **Briarcliff Manor Center for Rehabilitation and Nursing** – To the north of the Site at 620 Sleepy Hollow Road in Briarcliff Manor is the Briarcliff Manor Center for Rehabilitation and Nursing. The 131-bed skilled nursing facility provides a wide array of clinical services including: post-operative subacute care, 24-hour nursing care, stroke recovery, pain management, hospice/respite, and Alzheimer's and dementia care.
- **Rockefeller State Park Preserve** is a 1,700+ acre area formerly owned by the Rockefeller family but donated to the State of New York. The Park Preserve consists of over 45 miles of scenic carriage roads and trails. The Park Preserve

¹ Westchester County Local Law 16-1989

entrance is located approximately 3.5 miles south from the Site accessed off NYS Route 117.

- **Sleepy Hollow Country Club** is an approximately 338-acre private country club that includes an 18-hole golf course, tennis, squash and paddle tennis courts, riding stables and pool available to its members. The facility also includes a catering facility with the ability to accommodate up to 400 guests.

d) Land Uses within One-mile of the Site

The secondary study area as shown in Exhibit III.A-7 extends to include the land uses within a one-mile radius of the Site. While the analysis is more general in nature, the land use within one mile of the Site is consistent with land uses within the one-half mile (primary study area), meaning predominately single family residential and parkland. These land uses include: single family residential (40.5%), parklands (32.5%), active recreation, water supply lands, institutional and public assembly, and vacant properties (see blue arrows in the map legend). There are three additional land uses within the Secondary Study Area that are not in the Primary: 2-3 Family and Multi Structure properties, Nature Preserve, and Commercial Retail. The Rockefeller State Park Preserve land comprises a large portion of the land area located south of the County Parkland and NYS Route 117. See table III.A-2 below.

Table III.A-2		
Land Uses Within 1 Mile of the Site		
Land Use	Acres (est.)	Percent
Single Family Residential	906.6	40.5%
Institutional	30.3	1.4%
Active Recreation	192.2	8.6%
Parkland	726.9	32.5%
Vacant	58.5	2.6%
Utilities/ROW	199.5	8.9%
Water Supply Lands	7.6	0.3%
Agricultural Use	106.2	4.7%
Multi Structure Properties	3.18	0.1%
Comercial Retail	4.8	0.2%
Nature Preserve	2.9	0.1%

Source: Westchester County Planning, compiled by Planning Development Advisors

e) Existing Zoning Within One-half Mile of the Site

There are three different zoning districts located within a ±half-mile radius of the Site (all are residential). These districts are listed in the table below and on Exhibit III.A-8, Surrounding Zoning.

Table III.A-3							
Zoning Districts within a ½-Mile Radius of the Site							
Municipality	Zone Name	Zone Type	Zone Description	Maximum Stories	Maximum Building	Minimum Lot Size	Maximum Height
Town of Mt. Pleasant							
R-40	One-Family Residential	Residential	1 DU's per 40,000 s.f.	2.5	10%	40,000 sf	35
Village of Briarcliff Manor							
R40B	One-Family Residential	Residential	1 DU's per 40,000 s.f.	2.5	12%	40,000 sf	30
R60A	One-Family Residential	Residential	1 DU's per 60,000 s.f.	2.5	11%	60,000 sf	30

Source: Westchester County GIS/Town of Mt. Pleasant Zoning Code/Village of Briarcliff Manor Code

The existing zoning districts within a half-mile of the Site include R-40 in Mt. Pleasant and R40B and R60A in the Village of Briarcliff Manor. Mount Pleasant's R-40 zone accounts for approximately 60 percent of the area within a half mile of the Site. Briarcliff Manor's R40B zone accounts for 38 of the remaining 40 percent with the last 2 percent falling in the R60A zone.

The Mount Pleasant R-40 One-Family Residential District requires a minimum 40,000 square feet per residential dwelling unit which is roughly equivalent to one-acre. Exhibit III.A-9, Schedule of Regulations, provides a list of the Permitted Principal Uses, Permitted Accessory Uses and Permitted Special Uses within Mount Pleasant.

Exhibit III.A-10, Schedule of Regulations, provides a list of the Permitted Principal Uses, Permitted Accessory Uses and Permitted Special Uses within the Village of Briarcliff Manor. R40B One-Family Residential District requires a minimum 40,000 square feet per residential dwelling unit which is roughly equivalent to one-acre. The R60A One-Family Residential District requires a minimum 60,000 square feet per residential dwelling unit which is roughly equivalent to one-acre

The Town of Mount Pleasant is comprised of 32 total zoning districts of which eight are residential zones. The Mount Pleasant zoning map provided in Exhibit III.A-11 shows the location of the Site within the Town. The zoning districts were created to establish a schedule of regulations which guide the future growth and development of the Town in accordance with the comprehensive plan and population density.

The Village of Briarcliff consists of 22 zoning districts, of which ten are residential districts. The R40B Zoning district is the largest zoning district within the Village and is located directly north of the Site. The R40B has very similar schedule of regulations to the Mount Pleasant R-40 Zone where both zones require a minimum 40,000 square feet per dwelling unit, see Village of Briarcliff Manor Schedule of Regulations. The Village of Briarcliff Manor Zoning Map is provided as Exhibit III.A-12.

f) Purpose and Intent of the R-40 Zone

Existing zoning on the Site is R-40 a single-family residential district that requires a minimum lot size 40,000. While the Zoning Code does not specifically outline the purpose and intent of the R-40 One Family Residential District, the Zoning Code under Section 218-1, describes the various purposes of the Code itself, particularly for the protection and promotion of the public health, safety, and welfare of the citizens of the Town of Mount Pleasant. Despite the specific purpose and intent of the R-40 zone not being enumerated in the Zoning Code, the unstated intent is to limit residential development to no more than one dwelling unit per 40,000 s.f. of land area.

These purposes are identified in Town Code 218-1 A-J as described below:².

A. To guide the future growth and development of the Town in accordance with a comprehensive plan of land use and population density that represents the most beneficial and convenient relationships among the residential, commercial and public areas within the Town, considering the suitability of the various uses in each area and the potentiality for such uses as indicated by existing conditions and trends in population, having regard for use of land, building development and economic activity, with such conditions and trends being considered both within the Town and in relation to adjoining areas.

B. To provide adequate light, air and privacy, to secure safety from fire and other danger and to prevent overcrowding of the land and undue congestion of population.

C. To protect the character and the social and economic stability of all parts of the Town and to ensure that all developments shall be orderly and beneficial.

D. To protect and conserve the value of buildings in the various districts established by this chapter.

E. To bring about the gradual conformity of the uses of land and buildings throughout the Town to the Comprehensive Zoning Plan set forth in this chapter and to minimize conflicts among the uses of land and buildings.

² Section 218-1 A-J of the Town of Mount Pleasant Code.

F. To promote the most beneficial relation between the uses of land and buildings and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and the provision of safe and convenient traffic access appropriate to the various uses of land and buildings throughout the Town.

G. To aid in providing a guide for public policy and action in the efficient provision of public facilities and services and for private enterprise in building development, investment and other economic activity relating to uses of land and buildings throughout the Town.

H. To limit development to an amount commensurate with the availability and capacity of public facilities and services.

I. To prevent the pollution of streams and ponds, to prevent floods, to safeguard the water table and to encourage the wise use and sound management of natural resources throughout the Town in order to preserve the integrity, stability and beauty of the community and the value of the land.

J. To broaden the variety of housing available in the Town and to provide opportunities for persons of varying needs, desires and abilities to live within Mount Pleasant and to strengthen the viability of older commercial areas of the Town and help preserve historic structures therein. [Added 12-30-1985]

It is noted that Section A227-32 of the Town Code specifically authorizes the Planning Board to utilize the cluster development techniques allowed for under New York State Town Law Section 278. This includes modification of the zoning ordinance to provide for an alternative method for the layout configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping to preserve the natural and scenic qualities of open lands³.

Compliance with existing R-40 zoning is shown in Exhibit III.A-20 in addition to the Conventional Subdivision Plan Set (see Appendix K), and further described later in the Anticipated Impacts. In order to design the proposed Cluster Plan, a conforming Conventional Lot Count Plan was developed and provided to the Town for lot count purposes.

It is noted that the caretakers cottage on the Site was approved as a secondary residence by the Mount Pleasant Zoning Board of Appeals. A copy of the decision can be found in Appendix J of this DEIS. Years later a building permit was filed where it was converted into a 2-family residence then legalized by Certificate of Occupancy (CO). Therefore, the caretaker's cottage is presently an existing nonconforming use which was legalized and is intended to remain as such post-development.

³ NYS Town Law, §278. Subdivision Review; approval of cluster development

g) Critical Environmental Areas

Critical Environmental Areas (CEAs) are areas in New York State which have been designated by a local or state agency to recognize a specific geographical area with one or more of the following characteristics (establishing criteria):

- A feature that is a benefit or threat to human health;
- An exceptional or unique natural setting;
- An exceptional or unique social, historic, archaeological, recreational, or educational value; or
- An inherent ecological, geological, or hydrological sensitivity to change that maybe adversely affected by any physical disturbance⁴.

The Proposed Action borders Pocantico Lake along its eastern property line (see proximity to Lake in Exhibits III.A-13 and III.A-14). Pocantico Lake was designated as a CEA by Westchester County as part of Local Law 16-1989 which added Chapter 694 to the laws of Westchester County designating specific geographic areas within the boundaries of Westchester County. A Westchester County Report, Description of CEA Designations Pursuant to Chapter 694 (the “CEA Designations Report”), Westchester County Charter, was published in January of 1990. Pocantico Lake and Watershed Property are listed on page 11 of the CEA Designations Report and described as follows: *The Pocantico Lake Reservoir provided drinking water to the residents of Hastings, Dobbs Ferry, North Tarrytown [Sleepy Hollow] and Ardsley until 1977 when it was abandoned as a water supply. The lake has also served a flood control function for downstream properties. Recognized as a potential future alternative water source, the reservoir is one of the waterbodies being studied as part of the County Health Department’s ambient water quality monitoring program. The State water quality classification of the Reservoir is “A”. This designation is being proposed because of its potential multi-municipal water source and its locational aspects which are intermunicipal*⁵. A copy of Westchester County Local Law 16-1989 can be found in Appendix F.

h) New Croton Aqueduct

New York City’s water supply system is shown in Exhibit III.A-15. The Croton watershed, in Westchester, Putnam and Dutchess Counties consists of 12 reservoirs and 3 controlled lakes. This system can hold up to 19 billion gallons of water and supplies water to roughly 10 percent of New York City and can supply more if needed. The watershed and aqueduct are maintained by NYCDEP. The Site is not located within the NYC watershed. However, there is a subterranean portion of the New Croton

⁴ <https://www.dec.ny.gov/permits/6184.html>

⁵ Description of CEA Designations Pursuant to Chapter 694, Westchester County Charter, January 1990, p.11

Aqueduct which runs underneath a portion of the Site. The NYCDEP acknowledges that a portion of the shaft runs through a 66-foot-wide subterranean easement on the western portion of the Site, refer to correspondence in Appendix B. The shaft is roughly 150' deep and runs through Westchester County. Exhibit III.A-16 indicates the location of the two NYCDEP New Croton Aqueduct easements on the Site.

i) Site Relationship to Parkland

The Proposed Action is located within a ½ mile of the following parks and open space areas: Pocantico Lake County Park, NYS Rockefeller State Park Preserve (RSPP), and Briarcliff Manor's Pocantico Lake Park. The RSPP is a public bird and wildlife observation area listed on the New York Audubon Society and Saw Mill River Audubon Society.

The closest parks to the Site are the Pocantico Lake County Park and Briarcliff Pocantico Lake Park. The main entrance to Pocantico Lake County Park is located south of the Site at the intersection of Old Sleepy Hollow Road Extension and Old Sleepy Hollow Road and the second entrance is at the end of Pocantico Lake Road. The Briarcliff Pocantico Lake Park entrance is located in Briarcliff Manor at the end of Old Sleepy Hollow Road which is located on the northern portion of the lake. Exhibit III.A-17 shows the three access points to the County park relative to the Site. The path around the lake which connects the three entrance points is shown on Exhibit III.A-18.

Further south from the Site is Rockefeller State Park Preserve (RSPP) which spans over 1,700 acres. The RSPP is managed by the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) and is open year-round. The RSPP consists of over 45 miles of scenic carriage roads and trails which are shown in Exhibit III.A-19. The park entrance is directly off Route 117, approximately 3.5 miles south of the Site. Although a vast majority of the RSPP is on the other side of 117 south of the Site, a small portion of the parkland stretches north to Sleepy Hollow Road and is roughly ¼ mile south-west. The RSPP has been recognized as an Important Bird Area designated by the National Audubon Society and further described in Chapter III.B Flora and Fauna.

j) Developments within the study area

The scoping outline requested the identification of (recently approved or proposed) developments within the study area of the Site. During preparation of the traffic study for this DEIS, inquiries to Mount Pleasant, Village of Briarcliff Manor and Village of Sleepy Hollow planning consultants did not identify any planned or approved developments that would add a significant volume of traffic to the study intersections.

As described above, the majority of the lands within the study area are already developed as single family homes or preserved as parkland.

2. Anticipated Impacts

a) Land Use Patterns

The Proposed Action calls for the use of a cluster subdivision in order preserve open space and minimize impacts. This includes the preservation of approximately 22.13 acres, or 60 percent, of the total 36.8± acre Site area preserved as open space. This proposed open space area is located around the proposed development and adjacent to the existing Pocantico Lake County Park to the east.

The proposed entrance is located off of Sleepy Hollow Road and the proposed single-family residences are, in the Applicant's opinion, entirely consistent with the community and character of the surrounding areas to the north, south, east and west, and in both the Town of Mount Pleasant and Village of Briarcliff Manor. The Site is adjacent to the existing single family residential subdivision located on Kings Grant Way to the south. The Proposed Action is very similar in character to this subdivision, which was approved in 1970. The relationship of the Proposed Action on the Site to the overall land use patterns within the study area and surrounding uses including Pocantico Lake County Park, RSSP, Audubon Preserve and Briarcliff Pocantico Lake Park (described above) are anticipated to be consistent with the surrounding land use after development. The Proposed Action focuses the development of the new homes along Sleepy Hollow Road and on the non-forested area of the Site leaving the predominantly wooded area undisturbed. See also Chapter III.K Visual Resources.

Regarding lighting from the Site, new lighting post development will occur only within the immediate vicinity of the proposed residences. Exterior lighting will include typical residential illumination including front door lights, garage lights, lanterns. All exterior home lighting fixtures will be dark sky lighting friendly, and lighting shall be directed downward or be low color temperature bulbs. This restriction will be incorporated into the HOA by-laws.

The Proposed Action does not propose any homes or Site improvements to be installed over the New Croton Aqueduct or any NYCDEP easement, therefore the Proposed Action is not anticipated to impact or interfere with the easements on subterranean infrastructure in any way. The subdivision plan has been designed to utilize the natural grades to the extent practical, so the proposed homes blend into the existing topography with minimal disturbance. This will be accomplished partially by filling between the proposed homes to eliminate the possibility of blasting. See Chapters III.C and III.L regarding excavation and rock removal.

The NYCDEP provided a comment memo for the Proposed Action⁶ and the following responses in bold support the reasoning there will be no significant adverse impact:

- No structures are proposed over the subterranean easement
- No blasting or chipping will occur within the easement or adjacent area. The Site will be predominantly fill so no blasting is expected. Furthermore, no blasting is anticipated along the balance of the Site. Should blasting be necessary NYCDEP will be contacted so that guidelines and monitoring can be done accordingly.
- There is no drilling or boring being proposed.
- N/A - No septic systems are proposed.
- No pile driving over the easement as part of the Proposed Action.

b) Compatibility with Goals and Objectives of Applicable Land Use Plans

The Applicant contends that the Proposed Action is consistent with the goals and policies that the Town of Mount Pleasant and Westchester County envision for land development of the Site and surrounding area as expressed in the planning documents below. The Proposed Action utilizes the area of the property not burdened or restricted by environmental features for the proposed development while preserving the most important areas of the Site which border the Pocantico County Lake County Park.

c) Town of Mt. Pleasant Comprehensive Master Plan (1970)

The Town of Mt. Pleasant Comprehensive Master Plan (the Master Plan) was adopted in 1970 and has limited relevancy as it is a nearly 50-year-old comprehensive planning document. However, a review of its contents provides useful historical context. Among other policy assumptions discussed in the Master Plan include a recognition that the Town still has a large amount of vacant land suitable for development and that single family residential use will continue to predominate in the Town's development. It is important to note, that even in 1970, the Master Plan (see page 28) identified cluster development as an attempt to make the best possible use of the land.

d) Envision Mt. Pleasant (July 2020 draft)

The following is a summary of the goals and policies outlined in the Town's current effort to update its Comprehensive Plan that are relevant to the Proposed Action. Responses in italics after each goal describe potential impacts and mitigating factors of the Project relative to each goal.

⁶ See Letter dated - Meadows at Briarcliff, LLC Tax Map No. 105.17-1-15 Development Adjacent to NYC Croton Aqueduct Easement, NYCDEP, October 14, 2021 in Appendix B.

i. Chapter 4 Natural Environment

Mount Pleasant’s residents value the Town’s natural resources, and a primary goal of Envision Mount Pleasant is to establish a framework for balancing the preservation of these valued natural resources with the need to accommodate development and the construction of necessary facilities and improvements to meet the continually changing needs of the community⁷.

Outlined goals include permanently preserve important open spaces, mitigate flooding impacts, limit the impact and footprint of new development – “Smart Growth” is desired, and connect open space resources.

- Goal 4-1 Preserve and Protect the open space resources that help define the character of the Town.
- Goal 4-2 Employ “proactive conservation” throughout the Town of Mt. Pleasant. *The Proposed Action proposes to preserve ±22.13 acres, or approximately 60 percent of the total Site area as open space through the use of a conservation easement. The proposed open space area is adjacent to the Pocantico Lake County Park and includes an on-site local wetland, thereby permanently preserving important open spaces, as proactive conservation.*
- Goal 4-6 Mitigate the Negative Impacts of Stormwater Runoff. *The Proposed Action includes a Stormwater Management Plan, where none exists today. Refer to Section III.D for a description of the mitigation provided as part of the stormwater management plan that mitigates potential water quality impacts to the adjacent Pocantico Lake.*
- Goal 4-7 Protect and improve the quality of surface and ground waters by reducing nutrient loading, toxins, sedimentation, and non-source pollution. *Refer to Response to Goal 4-6 above. In addition, the Applicant is proposing as part of the HOA by laws to control the use fertilizers, pesticides and herbicides as part of landscape maintenance*
- Goal 4-10 Reduce the incidence and severity of local flooding by controlling stormwater runoff, expanding permeable surface coverage, repairing infrastructure, and utilizing green infrastructure. *Refer to Section III.D. Water Resources of this DEIS for detailed discussion of the proposed stormwater management system provided as part of the Proposed Action. The stormwater management system is anticipated to*

⁷ Envision Mt. Pleasant, p.4-1

effectively mitigate any significant adverse impact of the Proposed Action on Pocantico Lake.

- Goal 4-14 Map all locally regulated wetlands and wetland buffers. *All of the locally regulated wetlands on the Site have been delineated and mapped. See Chapter III.D, Water Resources.*
- Goal 4-18 Protect and/or restore natural areas including watercourses, steep slopes, geologic formations, flora or fauna that are unusual, spectacular, historically important, scientifically valuable or unique or that represent outstanding or rare examples of native species. *The Proposed Action includes preservation of the existing locally regulated wetlands, which is included as part of a larger 22.13± acre conservation easement area. Also included within the conservation easement area are steep slopes and over 77% of the forested areas on the Site will remain. See Chapters III.B, Flora and Fauna, III.C, Geology, Topography, Steep Slopes & Soils, and III.D, Water Resources.*
- Goal 4-19 Connect existing fragmented habitat to create larger corridors of protected land in forest cover. *The Proposed Action includes creation of an approximately 22.13-acre conservation area open space immediately adjacent to the Pocantico Lake County Park, which will maintain forest cover and habitat.*
- Goal 4-20 Preserve and enhance the mature tree cover and plant communities that help define the character of the Town. *The Applicant proposes on creating a significant conservation easement (approximately 22.13 acres) which includes existing tree cover and plant communities. The tree survey prepared by the Applicant (see Appendix F of this DEIS) identifies over 77% of the trees and wooded area to remain and their associated habitat to be preserved. See Chapter III.B, Flora and Fauna.*

ii. Chapter 5 Economic Environment

Adequate housing for a multi-generational population. Chapter 5 Section 2 from the Envision Mount Pleasant Comprehensive Plan acknowledges the need for single family residential homes as stated below. “Housing demand is high in Mount Pleasant, due to its centralized location, high quality schools, desirable community character, and the fact that there is little land available for new construction⁸.”

⁸ Ibid. p. 5-3

Chapter 5 of Envision Mount Pleasant includes a photograph of the primary residence (Main House) on the property. Below the photograph it states there are large parcels of residentially zoned land which still exists in Town. “Should these parcels be sold, the potential for **significant** additional single-family residential development exists.”⁹ The Site is therefore specifically referenced for its significant potential for new residential properties.

- Goal 5-1 Ensure a robust housing market through the provision of a broad range of housing types and choices. *The Applicant proposes to construct new single-family residences and contends that there is a strong market demand for this specific housing type, based on their industry experience over many decades.*
- Goal 6-8 Coordinate new residential development resulting in the generation of school-age children with the school district to ensure that adequate educational capacity and resources are available. *Based on available documentation there is currently capacity in the Pocantico Hills Central School District to accommodate a potential increase in the number of public-school age children resulting from the Proposed Action. The Proposed Action is anticipated to generate twenty-six public school age children, some portion of which would attend Briarcliff Manor, Tarrytown, or Pleasantville High Schools. See Chapter III.H, Community Facilities.*
- Goal 7-1 Preserve the character of the Town’s residential neighborhoods. *The Applicant contends that the Proposed Action calls for the development of single-family homes which is a land use consistent with the surrounding neighborhood. In addition, through clustering, the Applicant proposes to preserve more than 60 percent of the Site as open space through the creation of a conservation easement, furthering the goal to preserve the character of this Site.*

Built Environment, Chapter 7 of the Comprehensive Plan states there’s “added pressure on the need for new construction, rather than the re-occupancy of existing homes¹⁰.”

“Another troubling housing statistic is that the Town’s housing stock is aging. Nearly 80% of the existing housing stock is over 40 years old – a point at which building systems and structural elements require renovation or replacement. This indicates that the pace of major renovations or knock-downs will increase,

⁹ Envision Mount Pleasant page 5-4

¹⁰ Ibid. p.7-8

resulting in impacts to the character of existing residential neighborhoods – one of the Town’s most highly valued assets”¹¹.

These factors all point toward a serious housing problem for the Town, that will only get worse over time. Recognizing that opportunities for significant additional single-family development are very limited, facilitating new higher density residential development in the Hamlets, where adequate infrastructure exists to accommodate additional growth, represents a prudent long-term housing strategy¹².

- *The Applicant contends based on market demand and their own experience with the Mount Pleasant housing market that the Proposed Action would provide an important housing resource to the Town.*
- *Goal 7-8 Maintain Housing Quality. The Applicant contends, based on their experience of building and developing residential homes within the Mount Pleasant community, that the proposed homes will be of high quality and finish.*
- *Goal 7-9 Ensure the housing stock meets the needs of the Town’s population. The Applicant contends that the Proposed Action provides a necessary housing resource within the larger Mount Pleasant community to contribute to meeting housing needs.*
- *Goal 10-4 Building Construction practices in Mount Pleasant must focus on increasing the efficiency of resource use – energy, water, and material – while reducing impacts on building occupants and the environment throughout the building’s life cycle: design, construction, operation, maintenance, and demolition. The Town has adopted the International Energy Conservation Code (IECC) which all new homes must comply with. This includes highly insulated homes that airtight and energy efficient. They must include natural light and ventilation, LED lighting, low flow fixtures. The Proposed Action will comply with all applicable codes.*

e) Village of Briarcliff Manor Master Plan

The Comprehensive Plan of the Village of Briarcliff Manor (dated November 2007) provides useful information which document the land use, zoning, and community character. A review of its contents provides useful historical context which states “*Much of the land was once held in large estates. Today, most of the large properties have been subdivided into smaller residential lots. A majority of housing units are*

¹¹ Ibid. p.7-8

¹² Ibid. p. 7-9

detached single-family homes” (page 12). The Comprehensive Plan states land use goal (page 80) is to value and protect the natural and manmade features of the Village. This is consistent with the Proposed Action. The stated Housing Goal is to “*Provide a range of housing styles and alternatives to meet the needs of a varied and diverse population.*” Furthermore, the goal indicates a desire to provide housing opportunities in areas with well-developed infrastructure and access to public transportation and major highways. The Proposed Action is near major highways and transportation and suitably improved with direct access to central sewer and water infrastructure.

f) Westchester 2025 (2006)

Prepared by the Westchester County Planning Board in 2006, the Westchester 2025 plan reviews the County’s planning policies in the context of the challenges facing the region today. The plan provides data and information on the municipalities in Westchester, the 42 different downtown centers, and 17 corridors within the County. Within these geographic areas, the plan focuses on looking at challenges facing such places as agricultural areas, hamlet centers, commercial areas, and rural residential areas.

Westchester 2025 is an internet-based collection of documents and tools, prepared as a follow up to the 1996 Patterns for Westchester planning document published by the Westchester County Department of Planning, as a countywide planning guide that aims to promote land use policies and municipal planning through a collaboration between Westchester County and its 45 municipalities. The intent of the Westchester 2025 plan is to demonstrate to residents and municipalities the importance of collaboration to shape and grow the county’s infrastructure and communications capabilities.

According to Westchester 2025’s, Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning, there is a need for housing in the County (page 4). The document also recommends the preservation of natural resources in the County, with focus on steep slopes and unique or critical habitats.

Westchester 2025 does not specifically identify the Site, nor does it provide a focus on the challenges facing the immediate area. However, it is noted that the Proposed Action does include the creation of a needed housing resource while at the same time preserving more than 60 percent of the Site through a dedicated conservation easement preserving on-site steep slopes, wetlands, and forest cover.

g) Westchester County Plan, Patterns for Westchester (1995)

Prepared by the Westchester County Planning Board and adopted in 1995, Patterns for Westchester (“Patterns”) is a broad policy document about the County’s physical

development. Patterns functions as the County Planning Board's reference for the standards to be used in carrying out its three principal County Charter responsibilities: Long Range Planning; advising the County Executive and Legislature on capital spending for infrastructure, land acquisition and other public facilities; and bringing the County's perspective to bear on planning and zoning referrals from municipal governments.

The Patterns for Westchester Map is the land use map that provides "parameters for county and municipal planning decisions by providing a unified picture of density that surrounds existing centers."

Patterns calls for Medium Density Suburban Development (MDS 1-3) for the Site. If the Site were to be developed with residential uses, the recommended Gross Residential Density would be 1 to 3 dwelling units per acre. The Proposed Action proposes an overall density of approximately 0.9 acres per dwelling units per acre. This density is lower than the density called for in Patterns. Medium Density Suburban Areas blend physical development with the natural environment. The primary character of Medium Density Suburban Areas is residential, although office campuses and institutional uses are common. Central water supply and sewers are generally available or have potential for expansion in the MDS 1-3. Exhibit III.A-5, from Patterns for Westchester (map dated 1998) and provides a graphic depiction of the overall development patterns, density of development desired and definite open space elements for the for the County at the time the Study was developed.

Regarding the CEA in the vicinity of the Site, the Applicant contends that the Proposed Action is consistent with the existing single-family land use pattern of the surrounding area. The proposed homes have been clustered within previously disturbed areas of the lot so that more than 22 acres of Site can be preserved in perpetuity. The preserved land resulting from the Proposed Action will provide a permanent buffer between the new residences and the adjacent County Park land. The proposed conservation easement to be preserved will benefit the Critical Environmental Area established around the lake as it will ensure that portion of the Site remains undisturbed.

h) Compliance with Zoning

To provide a viable Cluster Plan, a conforming Conventional Lot Count Plan was provided to the Town. The Conventional Plan Set was prepared in accordance with the Town's Subdivision Regulations and demonstrates how the R-40 zoning requirements are met. Exhibit III.A-20, Conventional Subdivision Zoning Data Table, illustrates how all 31 lots comply with the R-40 zoning requirements. The Conventional Subdivision Plan was accompanied by several other pages demonstrating compliance with the other applicable code and requirements in the Town Subdivision Regulations. Unlike a sketch plan demonstrating zoning compliance solely for lot count purposes the

Conventional Plan Set was designed to meet all the requirements in the Town Subdivision Regulations. The Applicant states that the Conventional Subdivision Plan was designed conservatively to minimize potential environmental impacts. The Applicant further states the Conventional Plan could have been submitted with an additional 4 zoning compliant lots, totaling 35, but wanted to avoid wetland disturbance and further maximize the distance from the Pocantico Lake. The conventional plan set is a viable plan to establish the lot count for the Cluster Plan. (See also Chapter IV. Alternatives). The Cluster Plan conformance with cluster provisions of the Code is described in chapter 2, Project Description, and on the Cluster Plan set.

The conventional subdivision also includes 15.18± acres of open space which is intended for open space and recreational purposes such as hiking to the Lake. The Applicant intends on providing payment-in-lieu of parkland however should the Planning Board prefer parkland then this recreation area would be recorded in the deeds for the common use of the property owners in the subdivision.

As noted in Chapter II, Project Description, the Cluster Plan contains 31 residential building lots plus 1 open space lot, for 32 lots total. Currently there are three existing units on one lot. The caretakers cottage is an existing nonconforming use which was legalized and is intended to remain as a two family dwelling.

3. Proposed Mitigation

The proposed residential subdivision is, in the Applicant's opinion, consistent with land uses in the surrounding area, and with the Town, County and State planning principles and policies, for the development of single-family homes. The Proposed Action is similar to developments previously constructed within ½-mile of the Site. Reconfiguration of lots, including the reduction of number of lots is considered in the alternatives Chapter IV of this DEIS. Reduction of units altogether is not proposed, nor is it considered necessary to mitigate any significant adverse impacts. Alternatives to the Proposed Action are described in Chapter IV, Alternatives.

The Proposed Action includes buffer areas and proposed landscaping to mitigate the initial visual impact of new development on surrounding land uses. Potential lighting impacts from lighting on the exterior of the homes will be addressed with directed, Dark Sky compliant fixtures, to be described in the HOA by laws.

The open space parcel is intended to be owned and maintained by a land trust or by the future HOA. Either the land trust or the Town of Mount Pleasant will have the ability to enforce the maintenance of the open space in perpetuity.

No further mitigation is required or proposed.

Exhibit III.A-1

Existing Site Conditions

Source: Zappico Real Estate Development LLC
(n.t.s.)



Exhibit III.A-2

Land Use Within Westchester County

Source: Westchester County Maps
(n.t.s.)

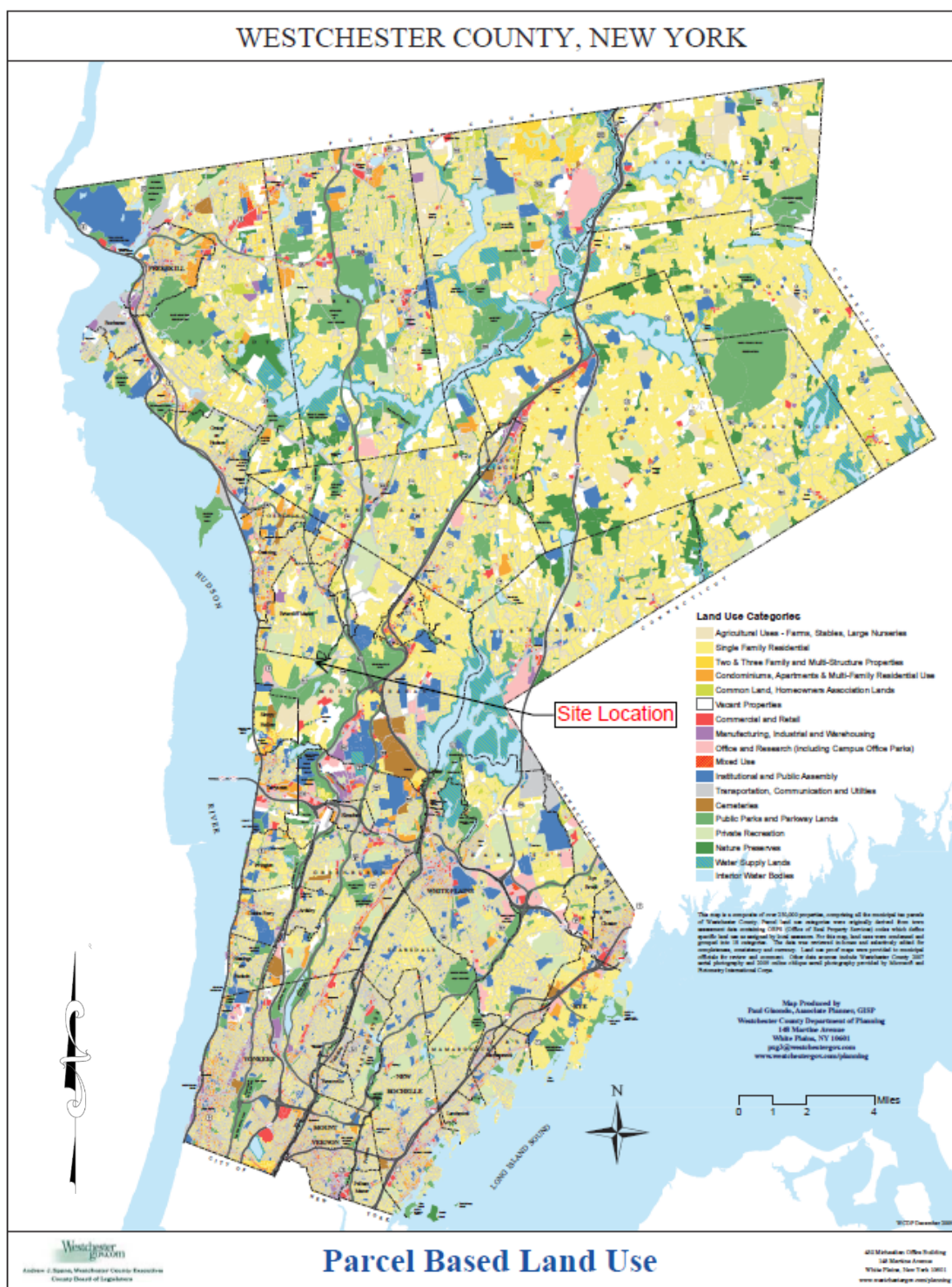
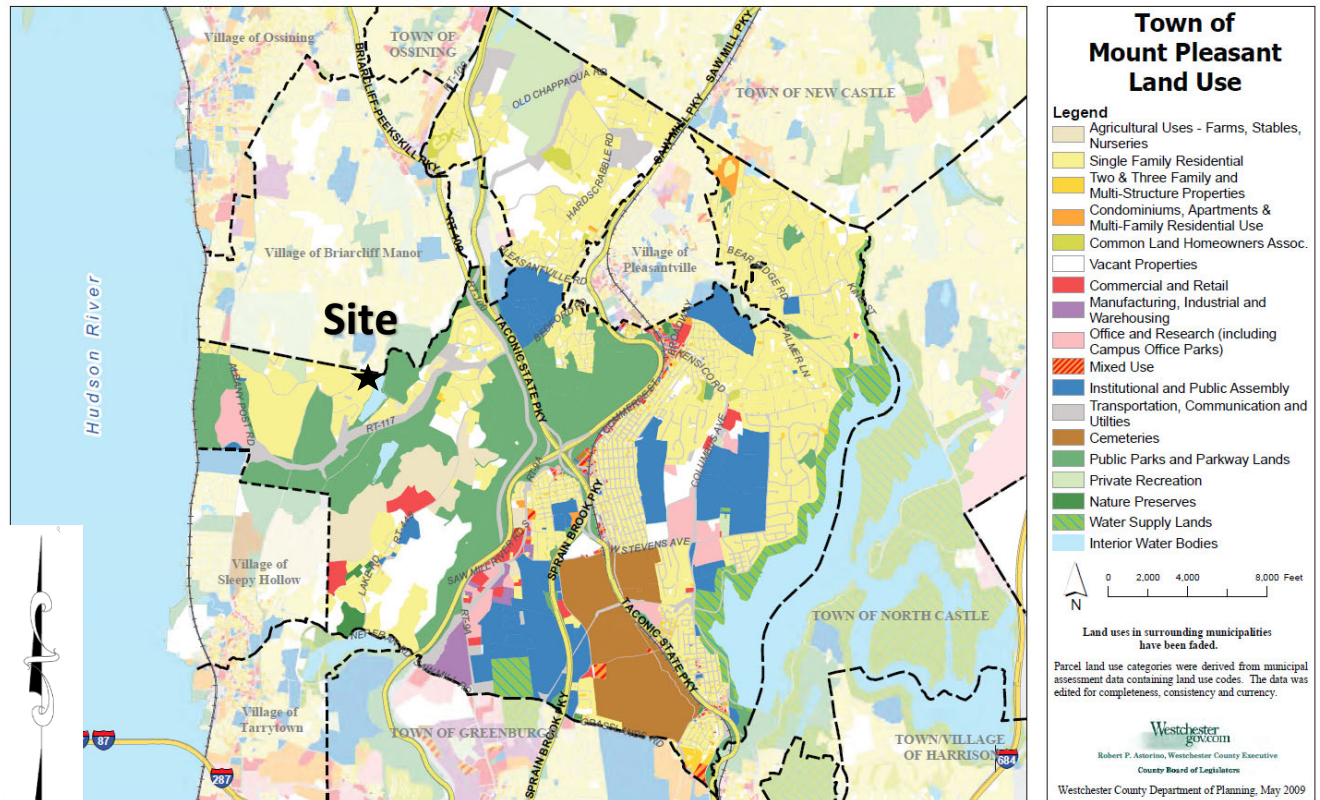


Exhibit III.A-3

Land Use Within the Town of Mount Pleasant

Source: Westchester County Department of Planning
(n.t.s.)



Town of Mount Pleasant

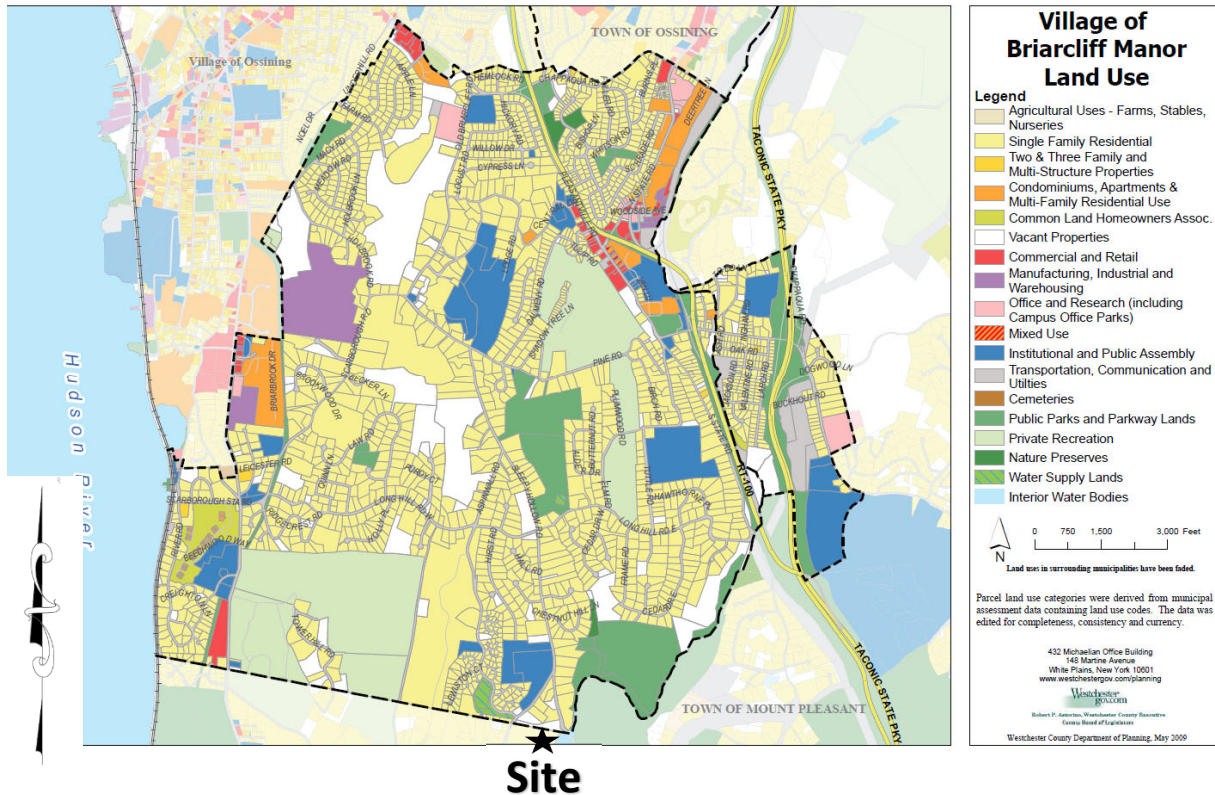
	Acres	Percent of total acreage					
Town of Mount Pleasant, Total Acreage:	15,391.72	100.00%					
RESIDENTIAL	4,647.45	30.19	Manufacturing, Industrial and Warehouses	132.45	0.86	Private Golf Courses	58.06 0.38
Single Family	4,521.70	29.38	Storage, Warehouse and Distribution Facilities	41.52	0.27	Private Campgrounds, Cottages and Bungalows	394.83 2.57
Single Family Residential	3,945.18	25.63	Manufacturing, Industrial, Mining and Quarrying	90.94	0.59	Other Private Recreation	23.57 0.15
Estate and Rural Residential	553.89	3.60	Institutional and Public Assembly	1,437.70	9.34	Cemeteries	820.33 5.33
Multi-Structure Residential	22.63	0.15	Schools	412.84	2.68	Common Land Homeowners Association	53.73 0.35
Two/Three Family	70.46	0.46	Colleges and Universities	233.42	1.52	Nature Preserves	58.24 0.38
Three Family Residential	4.71	0.03	Social and Health Services	127.43	0.83	Public Parks and Parkway Lands	2,650.24 17.22
Two Family Residential	65.75	0.43	Hospitals	35.01	0.23	County Parks, Golf Courses and Conservation Lands	631.29 4.10
Multi-Family	55.29	0.36	Religious	174.79	1.14	City/Town/Village Parks and Conservation Lands	77.23 0.50
Condominium	48.61	0.32	Public Safety Facilities	59.23	0.38	State Parkway Lands	722.95 4.70
Multi-Family Residential	6.68	0.04	Government Buildings and Facilities	394.99	2.57	State Parks and Conservation Lands	1,218.77 7.92
NON-RESIDENTIAL	2,569.86	16.70	Transportation, Communication and Utilities	464.58	3.02	Water Supply Lands	524.61 3.41
Commercial and Retail	231.98	1.51	Waste Disposal, Treatment	73.79	0.48	VACANT/UNDEVELOPED	1,318.40 8.57
Commercial and Retail	43.08	0.28	Plants and Landfills			Vacant Land	1,301.78 8.46
Regional Shopping Centers	12.24	0.08	Transportation Facilities	75.11	0.49	Vacant Land with Improvements	16.62 0.11
Restaurants	64.48	0.42	Utilities	287.31	1.87	RIGHTS-OF-WAY	1,125.40 7.31
Motor Vehicles, Sales and Service	11.03	0.07	Communication	28.36	0.18	INTERIOR WATER BODIES	666.80 4.33
Recreation and Entertainment	9.40	0.06	MIXED USE	62.85	0.41		
Hotels, Motels and Boarding Houses	9.54	0.06	Other Mixed Use	61.83	0.40		
Indoor Sports Facilities	32.52	0.21	Downtown Row Type	1.02	0.01		
Parking Garages and Lots	6.49	0.04	OPEN SPACE AND RECREATION	5,000.88	32.49		
Retail Nurseries and Greenhouses	27.98	0.18	Agricultural	417.26	2.71		
Agricultural Nurseries and Greenhouses	15.21	0.10	Horse and Livestock Farms	12.20	0.08		
Office and Research	303.16	1.97	Vacant Agricultural Lands (productive)	405.06	2.63		
			Private Recreation	476.46	3.10		

Land Use in Westchester / 67

Exhibit III.A-4

Land Use Within the Village of Briarcliff Manor

Source: Westchester County Department of Planning
(n.t.s.)



Village of Briarcliff Manor

Village of Briarcliff Manor, Total Acreage:	Acres	Percent of total acreage
	3,826.76	100.00%
RESIDENTIAL	1,937.16	50.62
Single Family	1,844.13	48.19
Single Family Residential	1,621.47	42.37
Estate and Rural Residential	220.71	5.77
Multi-Structure Residential	1.96	0.05
Two/Three Family	4.98	0.13
Two Family Residential	4.98	0.13
Multi-Family	88.05	2.30
Condominium	62.43	1.63
Multi-Family Residential	25.62	0.67
NON-RESIDENTIAL	459.85	12.02
Commercial and Retail	42.55	1.11
Parking Garages and Lots	4.68	0.12
Motor Vehicles, Sales and Service	5.58	0.15
Restaurants	0.65	0.02
Commercial and Retail	31.64	0.83
Office and Research	33.83	0.88
Manufacturing, Industrial and Warehouses	83.70	2.19
Storage, Warehouse and Distribution Facilities	14.84	0.39
Manufacturing, Industrial, Mining and Quarrying	68.86	1.80
Institutional and Public Assembly	258.38	6.75
Government Buildings and Facilities	1.84	0.05
Schools	82.40	2.15

Colleges and Universities	36.18	0.95
Libraries	1.77	0.05
Social and Health Services	107.52	2.81
Religious	22.61	0.59
Public Safety Facilities	6.07	0.16
Transportation, Communication and Utilities	41.39	1.08
Transportation Facilities	16.24	0.42
Utilities	25.15	0.66
MIXED USE	2.30	0.06
Downtown Row Type	0.60	0.02
Other Mixed Use	1.70	0.04
OPEN SPACE AND RECREATION	762.88	19.94
Private Recreation	394.52	10.31
Private Golf Courses	391.05	10.22
Other Private Recreation	3.47	0.09
Cemeteries	0.01	0.00
Common Land Homeowners Association	30.90	0.81
Nature Preserves	11.46	0.30
Public Parks and Parkway Lands	317.45	8.30
City/Town/Village Parks and Conservation Lands	160.71	4.20
State Parks and Conservation Lands	9.23	0.24
State Parkway Lands	110.12	2.88
County Parks, Golf Courses and Conservation Lands	37.39	0.98
Water Supply Lands	8.54	0.22

VACANT/UNDEVELOPED	350.15	9.15
Vacant Land	346.58	9.06
Vacant Land with Improvements	3.57	0.09
RIGHTS-OF-WAY	313.34	8.19
INTERIOR WATER BODIES	1.07	0.03

Exhibit III.A-5

Development Patterns in Westchester County

Source: Westchester County Maps
(n.t.s.)

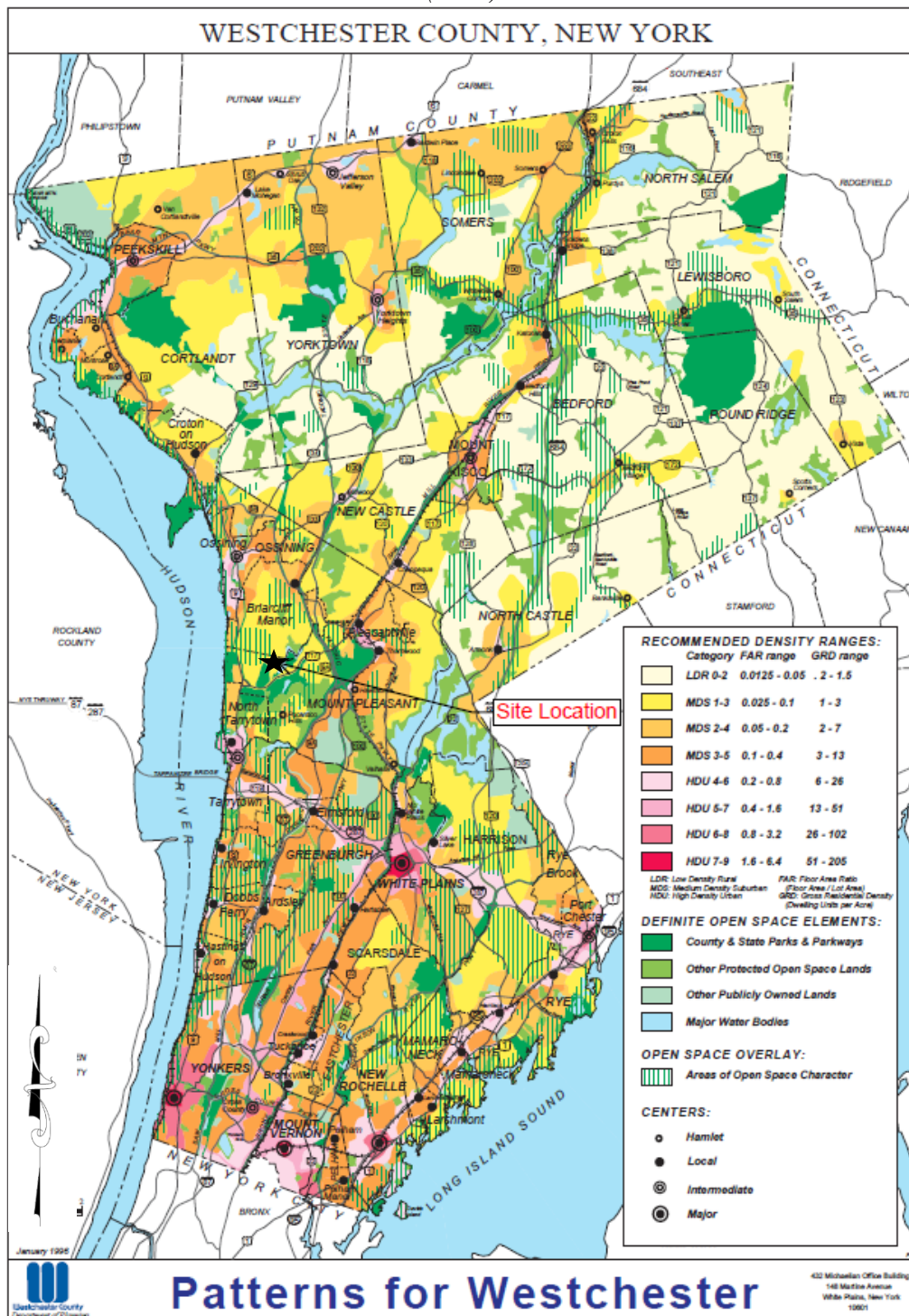


Exhibit III.A-6

Surrounding Land Use Within One-Half Mile of the Site

Source: Westchester County GIS
(n.t.s.)

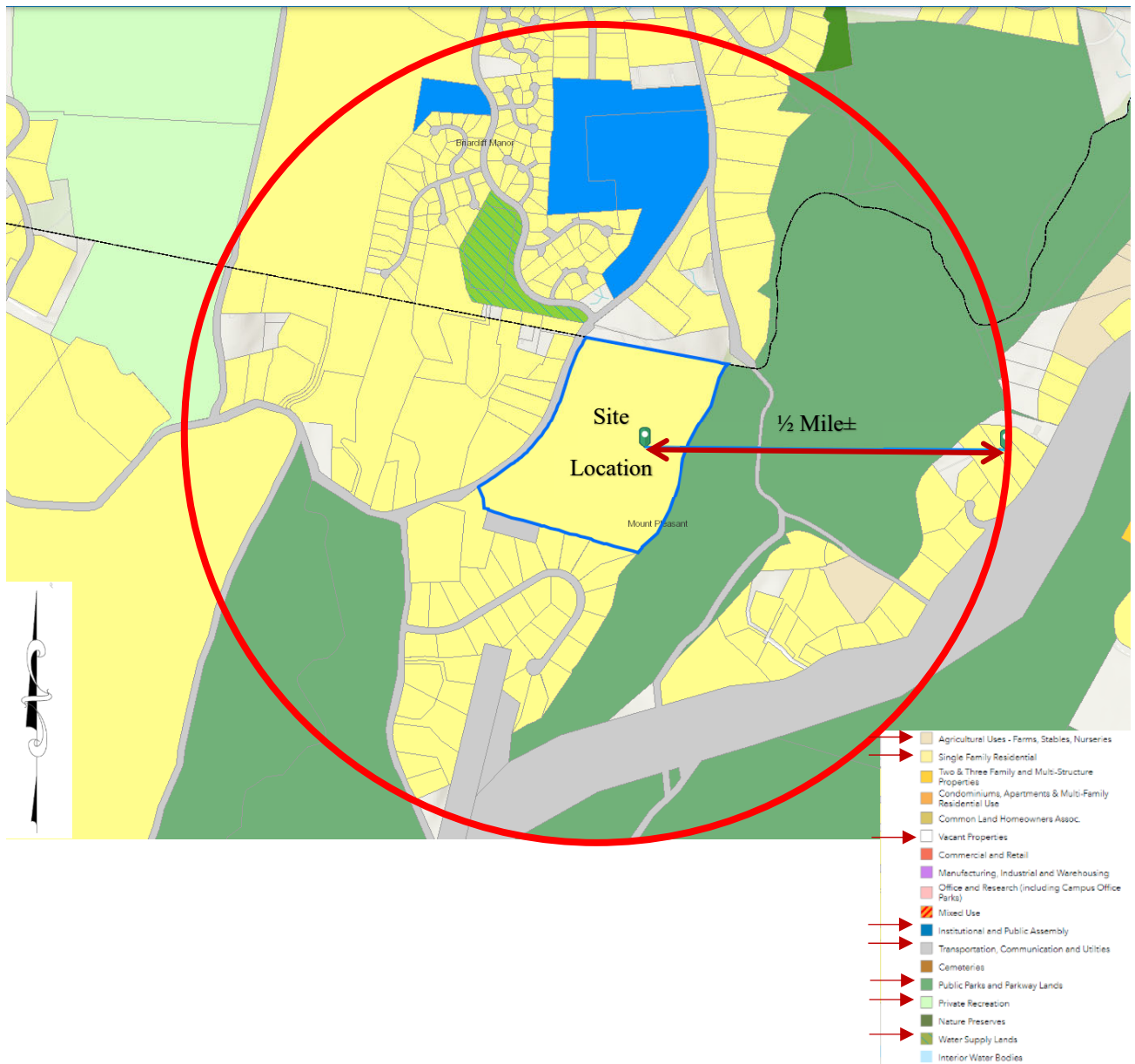


Exhibit III.A-7

Surrounding Land Use Within One Mile of the Site

Source: Westchester County Maps
(n.t.s.)

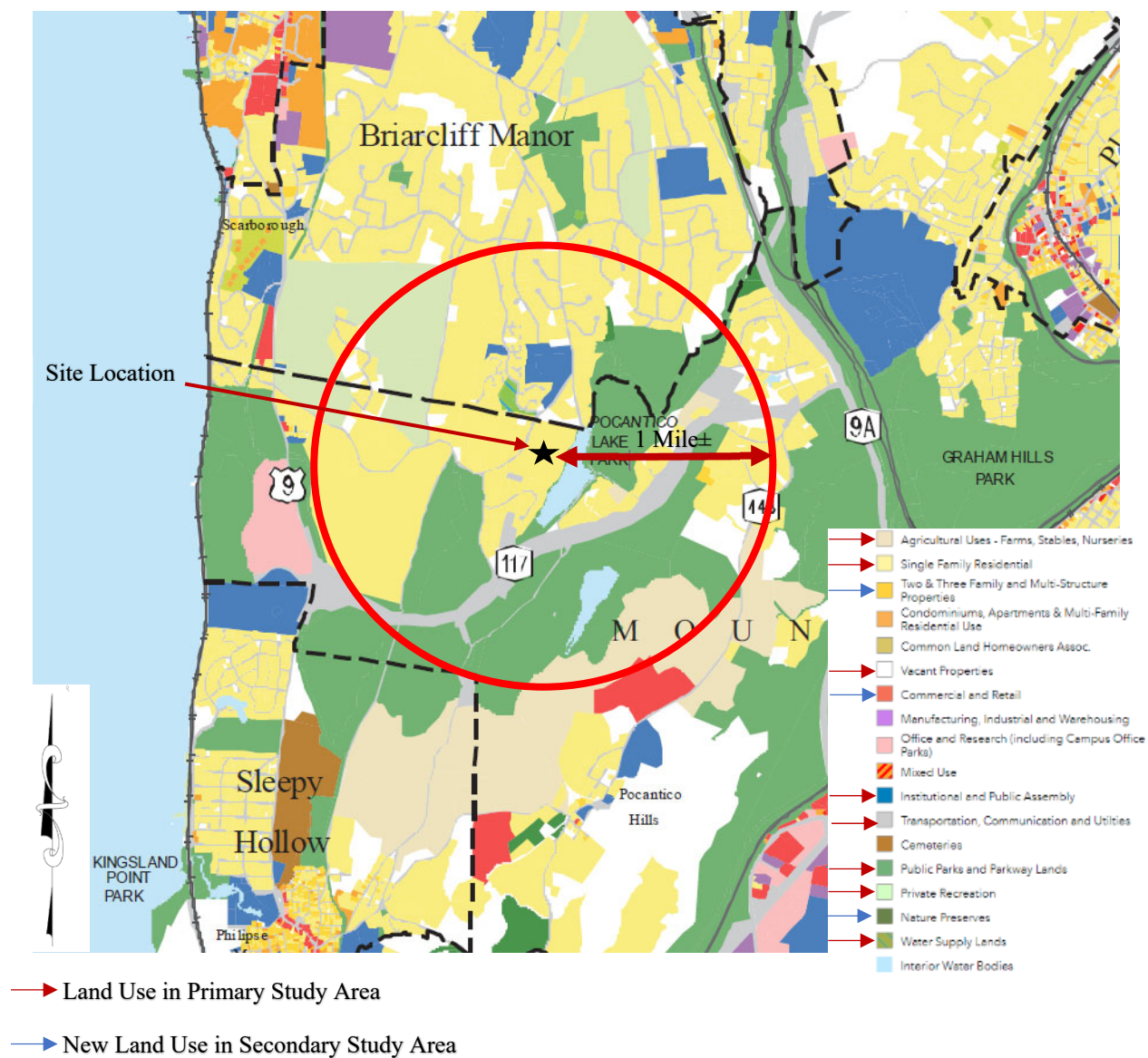


Exhibit III.A-8

Zoning Districts Within a Half Mile of the Site

Source: Westchester County GIS
(n.t.s.)

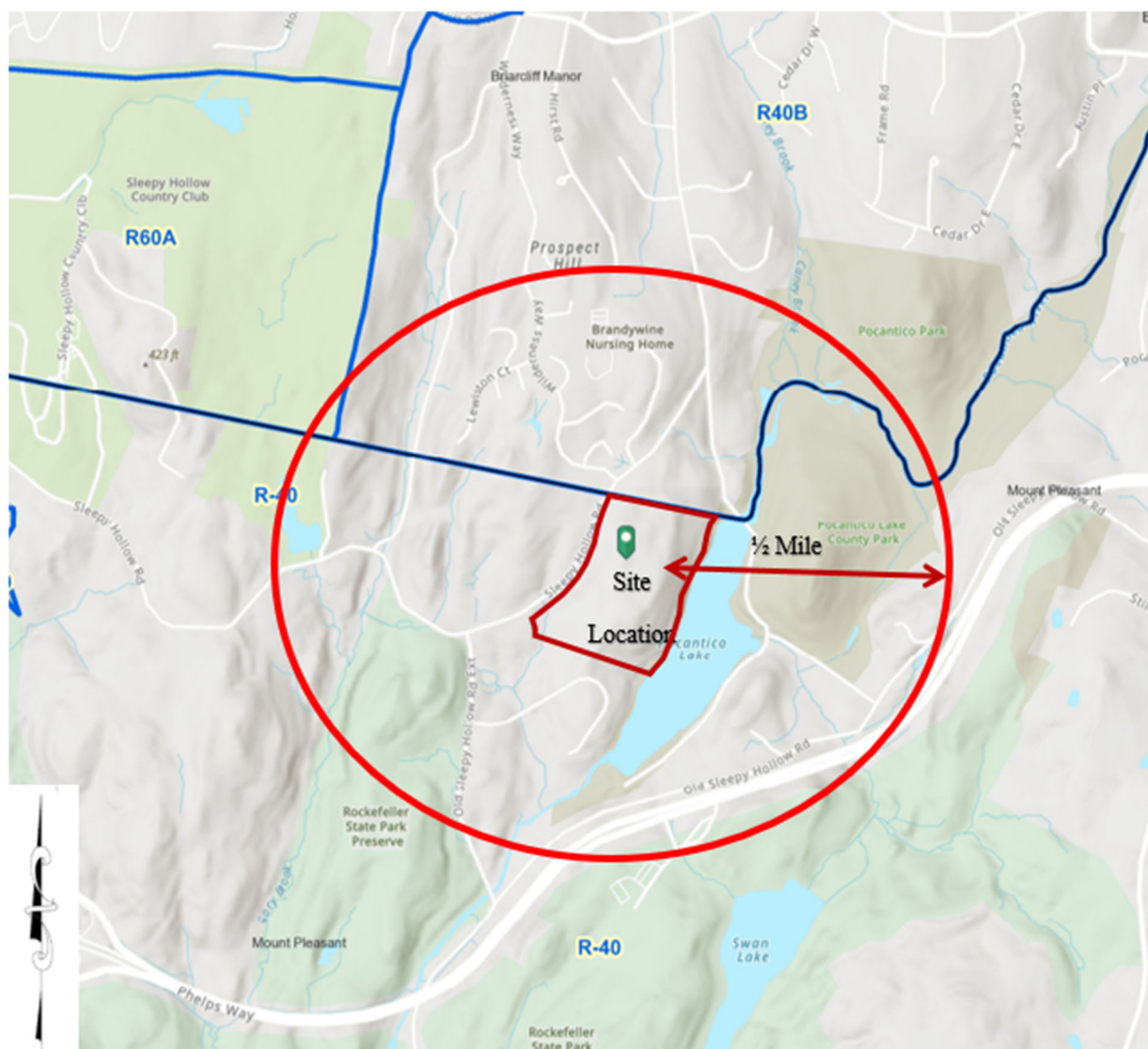


Exhibit III.A-9

Schedule of Regulations Town of Mount Pleasant

Source: eCode 360

ZONING

218 Attachment 1

Town of Mount Pleasant
Schedule of Regulations
Residence Districts

(Amended 6-13-1989, 5-31-2009, 4-18-2018 by I.L. No. 2-2018, 6-8-2020 by I.L. No. 4-2020)																						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
District	Permitted Principal Uses	Permitted Accessory Uses (Accessory uses and buildings shall conform to all regulations of this schedule applicable to principal uses and buildings, except as provided in Columns 20, 21, and 22.)	Permitted Special Uses Subject to Conference with Additional Standards as provided in Article III (The numbers in parentheses refer to the specific sections relating to each permitted principal use.)	Minimum Yard of Lot					Minimum Yard Dimensions (feet)					Detached Accessory Buildings Not Over 12 Feet or 1 Story in Height		Minimum Building Height of Building		Minimum Building Coverage (Percent of lot area)	Minimum Building Height of Building	Minimum Building Coverage (Percent of lot area)	Minimum Building Height of Building	Minimum Building Coverage (Percent of lot area)
				Area (square feet)	Width of Front Yard Setback Line as Shown	Mean Width (feet)	Mean Depth (feet)	Front (feet)	Left One (feet)	Total of 2 (feet)	Rear (feet)	Main Building Uses	Side Lot Uses	Rear Lot Uses	Flare Area per Dwelling Unit Floor or 1,200 total of 2 floors	Minimum Building Coverage (Percent of lot area)	Minimum Building Height of Building					
R-40 One-Family Residential	1. One-family dwellings. 2. Churches and other places of worship. 3. Public elementary and high schools. 4. Railways, cultural or public service passenger stations, including accessory service districts, and right-of-way, not including parking, storage or freight yards or railings. 5. Playgrounds, parks, parkways, libraries, firehouses, police stations or other municipal uses, not including incinerators or dumps, municipal garages or public works yards. 6. Recreational areas, playgrounds, parks, swimming pools, libraries and other buildings, the use of which shall be limited solely to school district and/or municipal purposes, constructed by an individual or corporation and to be dedicated as a gift to a school district and/or municipality, provided that evidence is submitted that such school district or municipality has indicated its willingness to accept such gift. 7. Municipal, state or national historic sites or monuments open to the public under specific or general visitation policies and meeting the general standards of the National Trust Historic House Museum Public Visitation Program or other non-restricted private visitation, educational, interpretive or philanthropic program, such use to be subject to site plan review by the Planning Board.	1. Customary home occupations and offices and studios of physicians, dentists, architects, engineers, and similar professional persons, when conducted in dwellings by the inhabitants thereof, with not more than 1 nonresident employee in any dwelling. 2. Keeping of not more than 2 nonresident roomers or boarders in any dwelling. 3. Private garden houses, toolhouses, playhouses, swimming pools (if fenced), tennis courts, greenhouses or similar private accessory uses, not used for commercial or public purposes. 4. Private garages for 1 passenger vehicle for each 4,000 square feet of lot area, except that a garage for more than 1 passenger vehicle shall be prohibited. 5. Private garages for 1 commercial vehicle not exceeding 16-ton capacity when used in connection with a permitted home occupation or professional office. 6. A parish house, rectory and Sunday school rooms. 7. A child day-care center owned and operated by a church or other place of worship on the premises of and in conjunction with such church or other place of worship, provided that the lot is at least one acre and is located on a state or county highway. The requirements of § 218-69A shall be applicable to such child day-care centers. 8. Signs not exceeding 7 square feet in area identifying a professional office or home occupation, signs not exceeding 6 square feet in area pertaining to a permitted use, other than a professional office or home occupation, including sale, lease or rent of land or building on which displayed. Signs must be nonreflective and nonflashing, and light sources, if any, shall not be exposed. 9. Off-street parking areas for private passenger cars. 10. A apartment unit, without a kitchen or kitchen facilities, for the exclusive use of domestic employees of the residents of the main house and located in a permitted accessory building, provided that the lot is at least 1 acre in area.	1. Particular and private elementary and high schools and colleges. (218-43) 2. Country schools. (218-44) 3. Hospitals. (218-38) 4. Religious, charitable and educational institutions, not including institutions for the insane or feebleminded. (218-51) 5. Public utility substations serving the local area only. (218-48) 6. Wastewater and water supply facilities. (218-55) 7. Camps and private, nonprofit riding clubs, stables and dog kennels. (218-47) 8. Farms, farm uses, customary farm occupations, nurseries, greenhouses, cold-storage plants, as defined in this chapter, but not including the sale of produce. (218-52) 9. Greenhouses, greenhouses or conservatories or similar accessory uses in other residential uses to maintain residence uses. (218-35) 10. Nonprofit membership clubs. (218-43) 11. Public utility transmission lines, but not including gas booster stations or storage tanks. (218-49) 12. Retail business accessory to a community. (218-52) 13. Limited-office uses. (218-40) 14. Conventual or nursing homes. (218-31) 15. Public utility facilities. (218-48) 16. Car storage facility. (218-61.1)	40,000	100	150	175	60	25	50	50	20	Same as for main buildings	1,000 for 1 floor or 1,200 total of 2 floors	2%	15	10	1,200	None, except as required for all nonresidential uses as provided in Article VI.	1. 1 for each dwelling unit. 2. For other uses, as provided in Article VI.	1. On streets of 50-foot width or more, the front yard setback shall be measured from the street line. 2. On streets of less than 50-foot width, the front yard setback shall be measured from the center line of the street, and 25 feet shall be added to the required front yard setback. 3. On a corner lot, a front yard shall be provided on each street. 4. A rear yard shall be provided on a corner lot, and the owner shall have the privilege of electing which yard is to be the rear yard. 5. Car storage facilities permitted by a special permit, with the applicable dimensional, bulk, area, parking and use requirements specified in § 218-61.1, which standards shall control over any inconsistent provisions in this Table or elsewhere in Chapter 218.	

Exhibit III.A-10

Schedule of Regulations Village of Briarcliff Manor

Source: eCode 360

ZONING

220 Attachment 2

Village of Briarcliff Manor

Table 2

Permitted Lot Sizes, Setbacks, Height Requirements
(Residential)

[Amended 5-20-1999 by L.L. No. 3-1999; 9-2-2003 by L.L. No. 6-2003; 8-16-2007 by L.L. No. 7-2007; 12-17-2009 by L.L. No. 5-2009]

1	4	5	6	7	8	9	10	11	8A	9A	10A	11A	12	13	14	15	16	17	18	19	20	21	22	23	24
Lot Limitations													Building Limitations												
Minimum Size of Lot With a Minimum Front Yard Setback		Maximum Percent of Lot to be Occupied by Buildings	Minimum Yard Dimensions in Feet from Lot Lines to Principal Building ¹								Minimum Distance in Feet From Accessory Building To ¹				Maximum Height				Maximum Gross Floor Area ^{2,3}			Minimum Average Livable Floor Area per Dwelling Unit			
			Lots with Buildings with Gross Floor Area Less Than or Equal to 3,500 Square Feet				Lots with Buildings with Gross Floor Area Greater Than 3,500 Square Feet				Principal Building if Not Connected With It				Principal Building		Accessory Building								
Key	Area in Square Feet	Lot Width in Feet at Minimum Front Yard Setback	Total All Buildings	Front Yard	One Side Yard	Two Side Yards Combined	Rear Yard	Front Yard	One Side Yard	Two Side Yards Combined	Rear Yard	Principal Building if Not Connected With It	Street Line	Side Lot Line	Rear Lot Line	In Stories	In Feet	For Sloping Roof	For Flat Roof						
R80A	80,000	175	—	—	40	25	55	40	65	40	80	60	12	40	25	14	2 1/2	30	15	12					
R60A	60,000	175	11	—	40	25	55	40	65	40	80	60	12	40	25	12	2 1/2	30	15	12					
R40A	40,000	150	12	—	40	22	50	35	55	30	60	45	10	40	15	10	2 1/2	30	15	12					
R40B	40,000	150	12	—	40	22	50	35	55	30	60	45	10	40	15	10	2 1/2	30	15	12					
R30A	30,000	135	13	—	40	20	45	35	50	25	55	40	10	40	13	9	2 1/2	30	15	12					
R20A	20,000	120	15	—	40	18	40	30	45	20	45	35	10	40	12	8	2 1/2	30	15	12					
R20B	20,000	120	15	—	40	18	40	30	45	20	45	35	10	40	12	8	2 1/2	30	15	12					
R12B	12,000	100	18	—	40	16	35	30	40	18	39	32	10	40	11	6	2 1/2	26	15	12					
R10B	10,000	75	20	—	40	12	25	30	40	14	30	32	10	40	5	6	2 1/2	26	15	12					
RT4B	10,890 ⁴	100	23	—	200	50	100	100	200	50	100	100	35	50	10	10	2 1/2	35	15	12	800				
For multifamily residence (5,000 square feet per dwelling unit)																									
R30M	5,000	150	15	5	40	30	60	60					20	40	10		2 1/2	35	15	12	750				
For single-family residence (12,000 square feet per dwelling unit)																									
R30M	12,000	100	—	—	40	16	35	30					10	40	11	6	2 1/2	26	15	12	—				

NOTES:

¹ A. Existing homes built at or within previously allowed minimum setbacks: A principal residence which is existing with a gross floor area of less than or equal to 3,500 square feet and complies with zoning on January 1, 2007, will be allowed an addition of up to 500 square feet along its current building line without a variance from the Zoning Board of Appeals even if that addition will raise the lot's gross floor area to greater than 3,500 square feet and will cause the residence to violate the front, side, or rear yard requirement applicable to lots with gross floor area greater than 3,500 square feet, but this relief can be applied to a residence only once, and then only to one of the front, side, or rear yard requirements; the residence must comply with other yard requirements applicable to the lot, and the residence and other buildings on the lot must comply with the maximum gross floor area limitation applicable to the lot. Any further addition must comply with all otherwise applicable requirements or a variance must be granted by the Zoning Board of Appeals.

B. Sloped properties: For properties with a measured slope of 15% or greater as measured across the building footprint, only 50% of the basement area shall be included in the gross floor area calculation for determining the increased setback for the yard setback on the uphill side. In the case of property sloping from multiple property lines, only one uphill setback may be calculated with only 50% of the basement area included in the gross floor area. All other setbacks shall be calculated with full basement area included in the gross floor area.

² The reduced minimum distances set forth in Columns 13, 14, and 15 shall apply only to accessory buildings with floor areas less than the amounts set forth below. In all other cases, the distances shall be measured as if the accessory building were a principal building:

A. Less than or equal to 300 square feet in the R1 OA and R12B Zoning Districts.
B. Less than or equal to 150 square feet in all other zoning districts.

³ The maximum gross floor area for single-family residential construction and uses shall be calculated as follows:

A. For lots less than 20,000 square feet in area: 3,000 square feet plus 10% of the lot area in excess of 10,000 square feet.
B. For lots greater than 20,000 square feet but not greater than 65,000 square feet in area: 4,000 square feet plus 7% of the lot area in excess of 20,000 square feet.
C. For lots greater than 65,000 square feet in area: 7,150 square feet plus 8% of the lot area in excess of 65,000 square feet.

⁴ Site plan approval shall be required for any single-family residential construction and uses where the total gross floor area of all buildings exceeds 10,000 square feet.

⁵ May be reduced to 7,260 if bonus applied.

Exhibit III.A-11

Zoning Map Town of Mount Pleasant

Source: Envision Mount Pleasant Master Plan, July 2020
(n.t.s.)

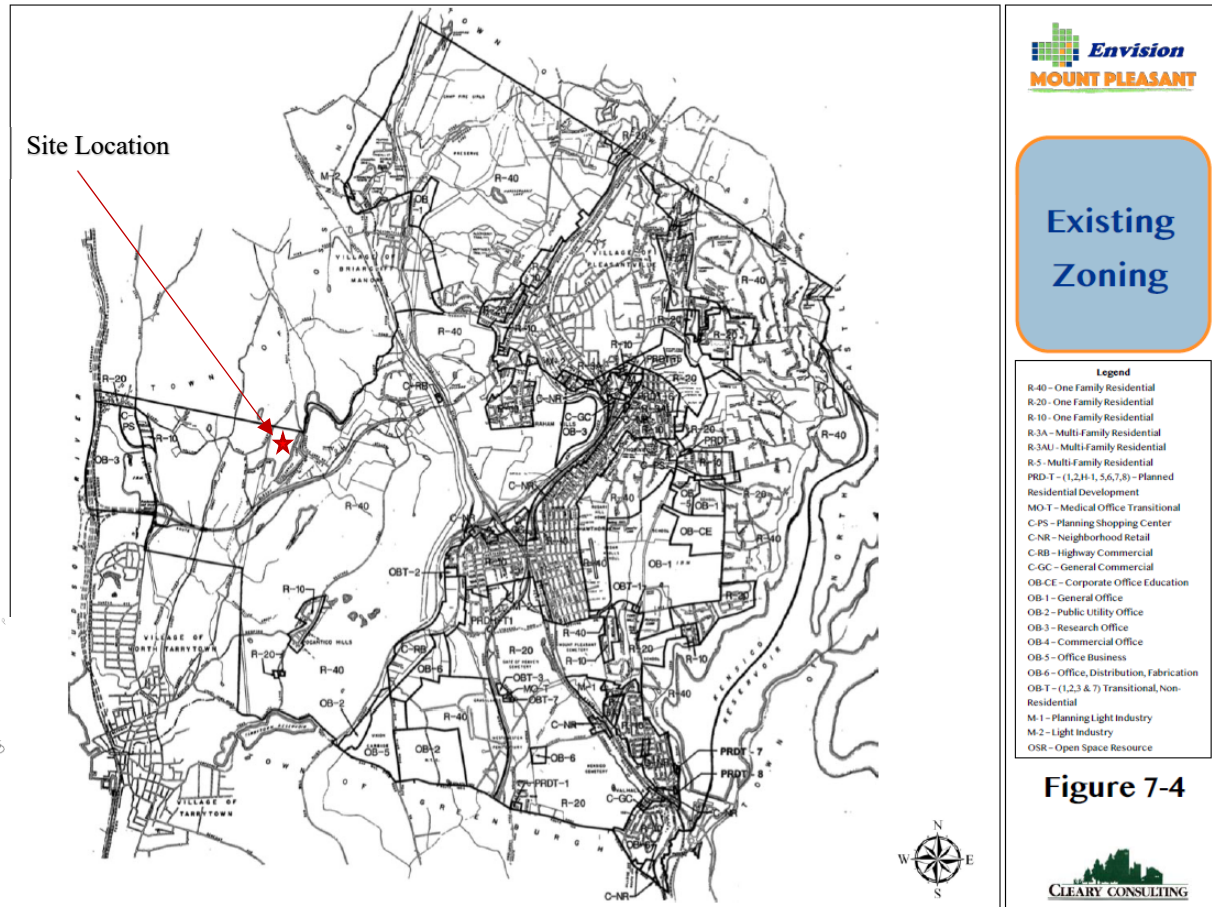
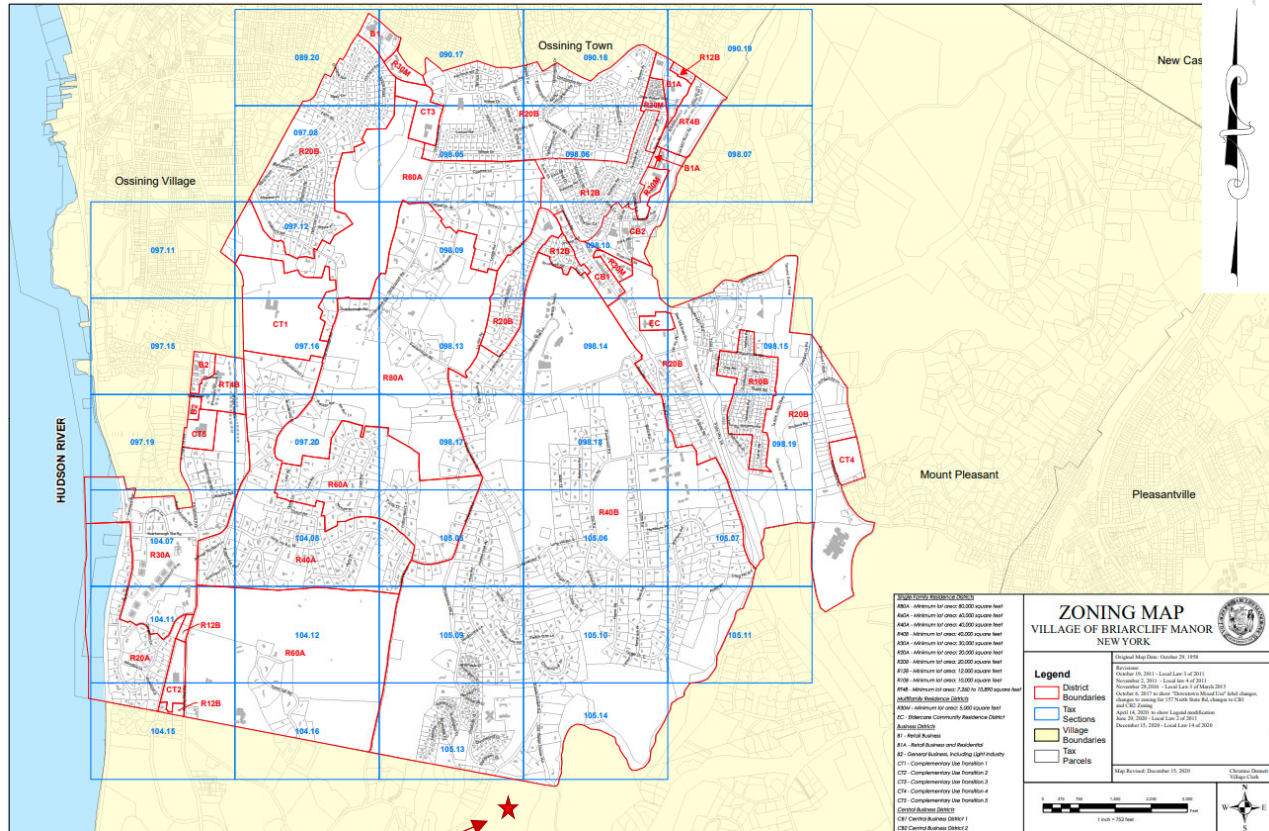


Exhibit III.A-12 **Zoning Map Village of Briarcliff Manor** *Source: Village of Briarcliff Manor* *(n.t.s.)*



Site Location

Exhibit III.A-13 **Westchester County & State Parklands CEA**

*Source: Westchester County Maps
 (n.t.s.)*

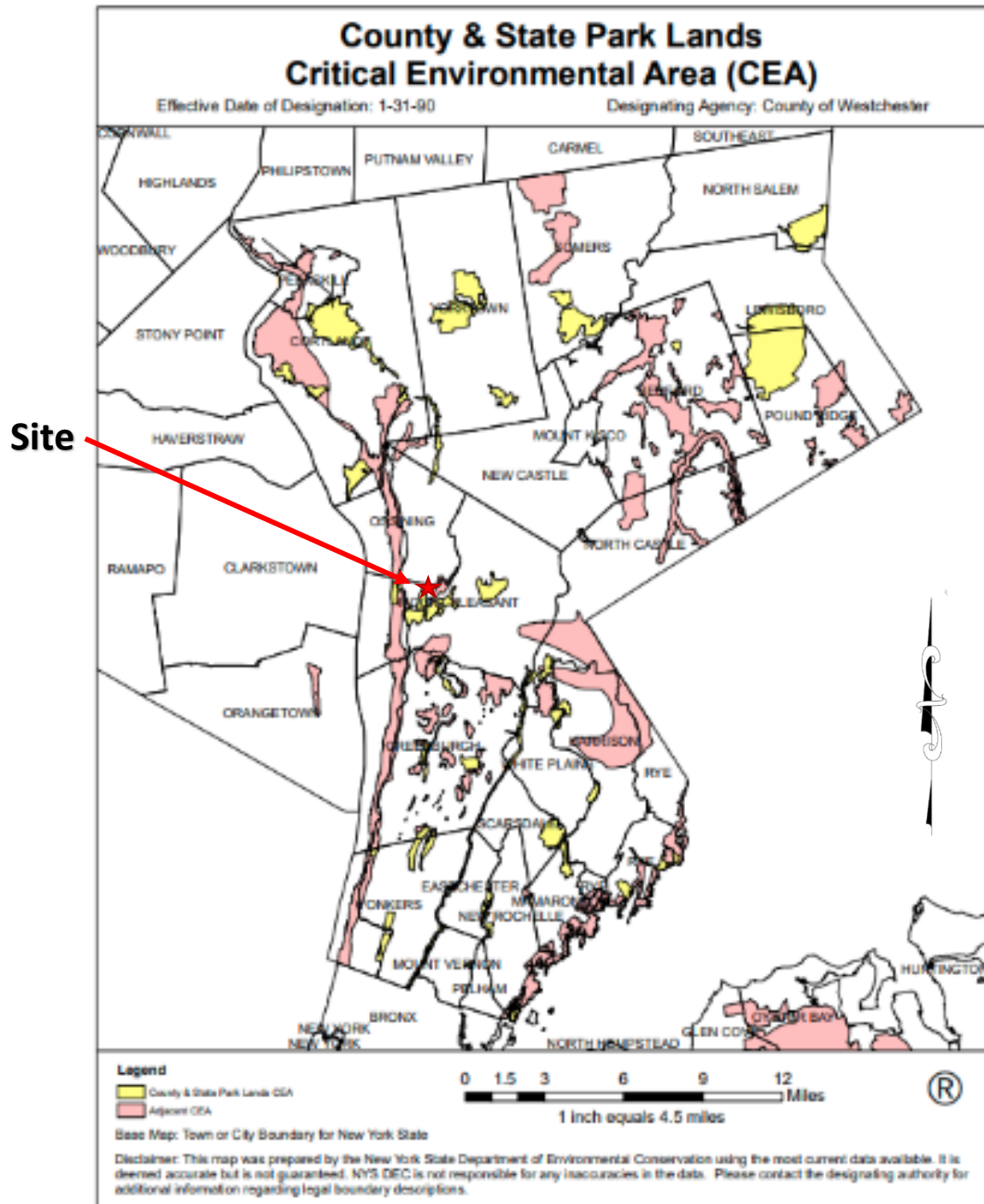


Exhibit III.A-14

Pocantico Lakes and Watershed Property CEA

Source: Westchester County Maps
(n.t.s.)

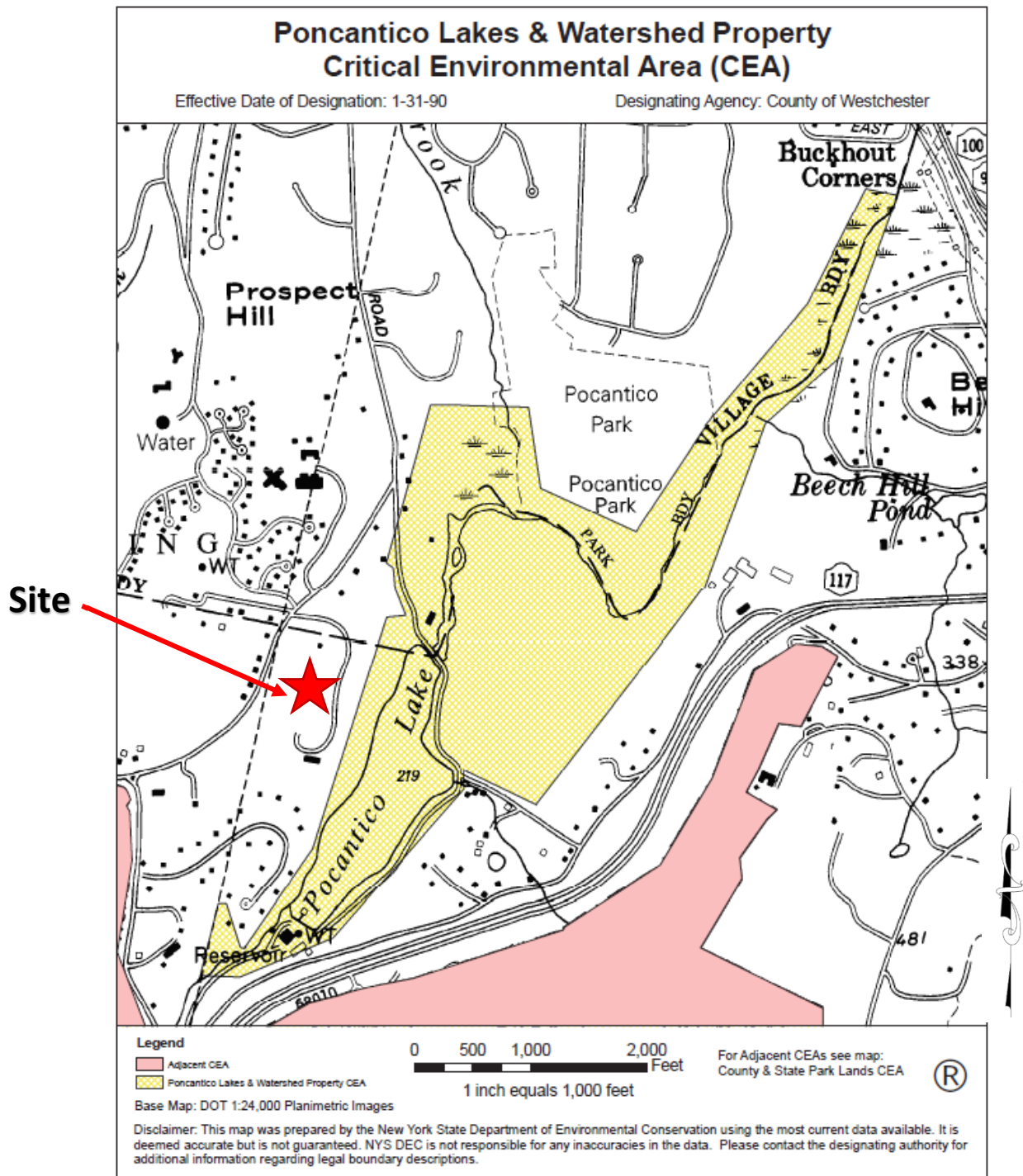


Exhibit III.A-15

NYC Water Supply System - New Croton Aqueduct

Source: DEP

(n.t.s.)

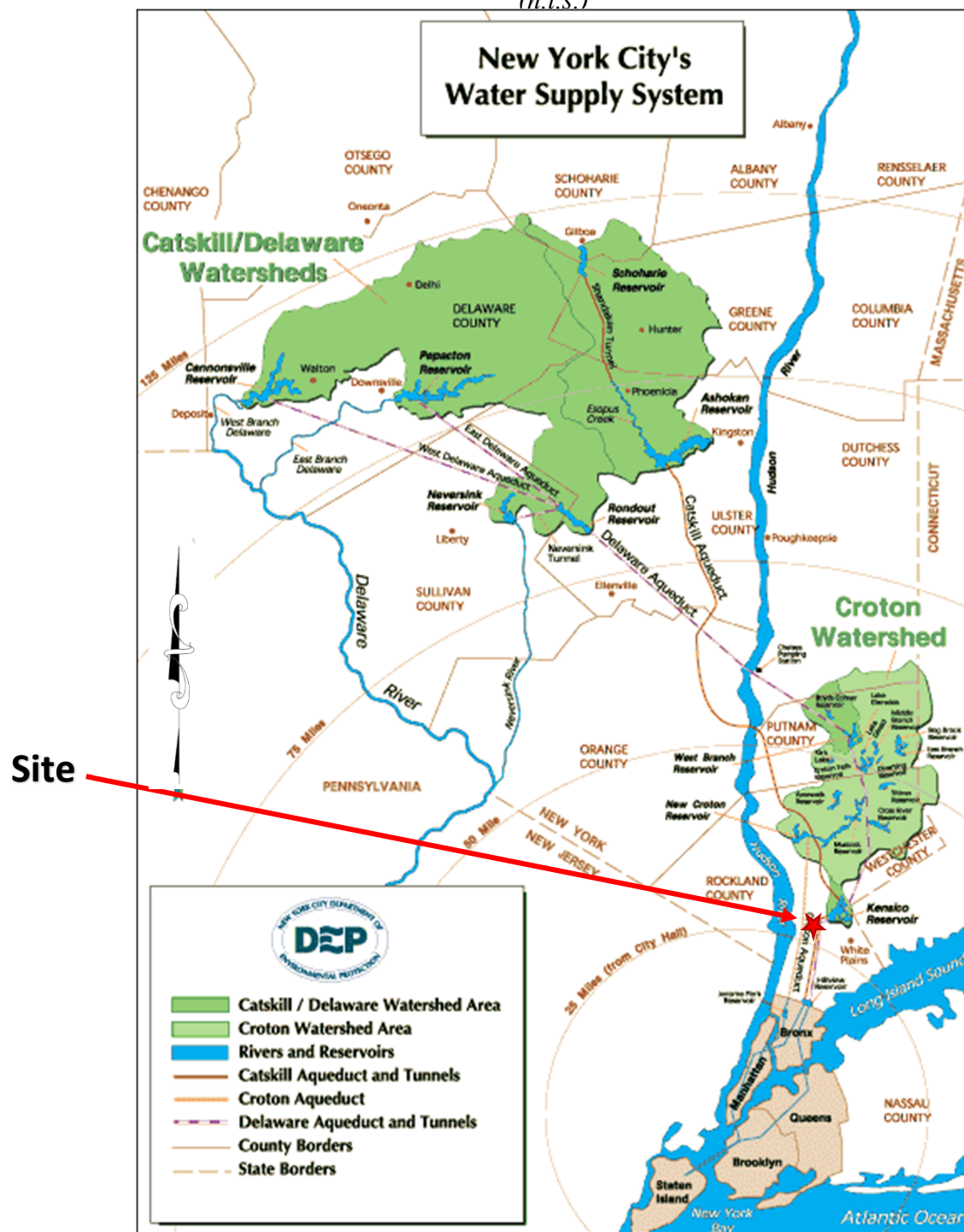


Exhibit III.A-15A

NYC Water Supply System - Old Croton Aqueduct

Source: New York State Parks, Recreation and Historic Preservation
(n.t.s.)

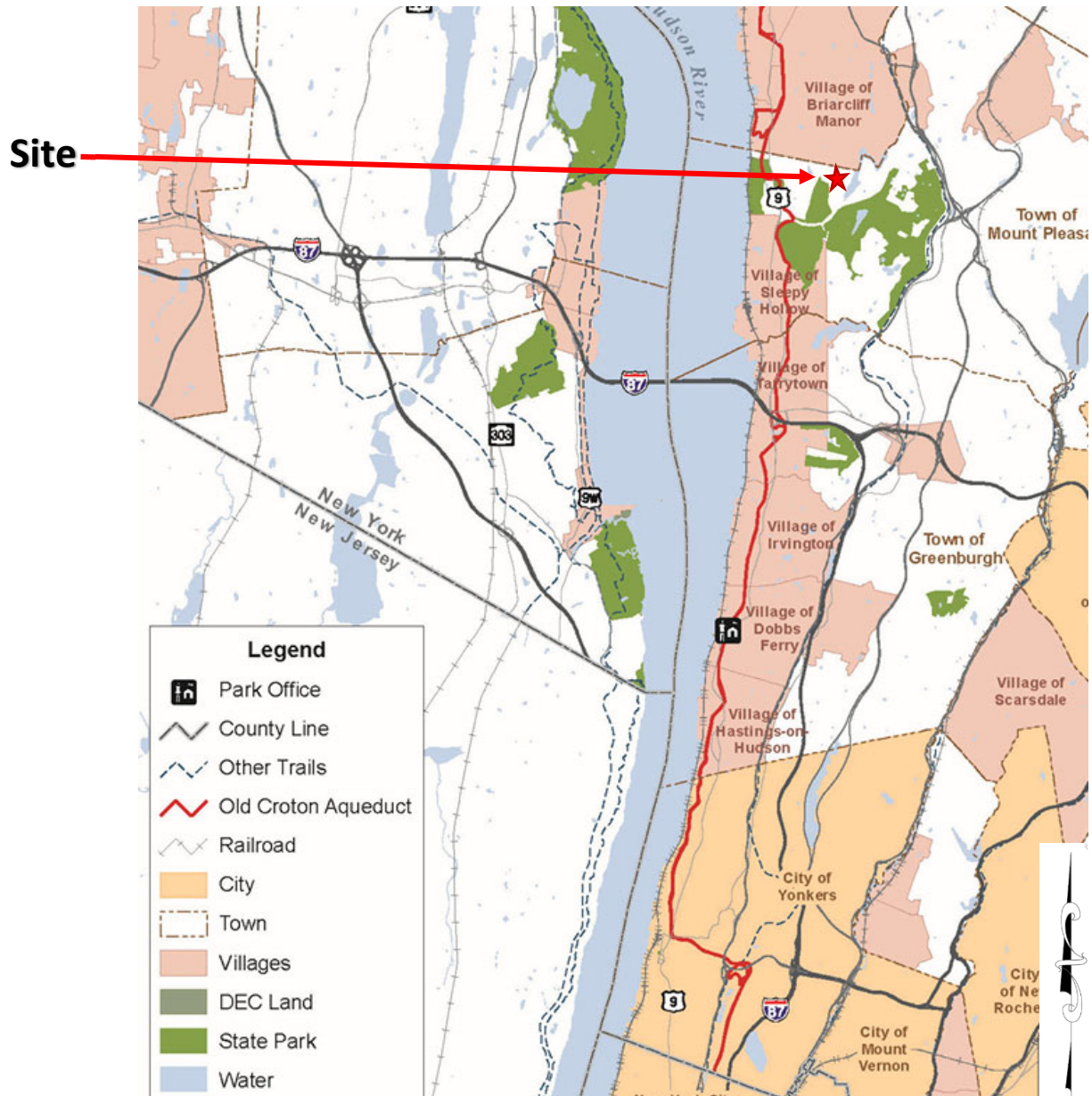


Exhibit III.A-16

Easements for the New Croton Aqueduct

Source: Ward Carpenter Engineers Inc.
(n.t.s.)



Exhibit III.A-17

Pocantico Lake Park Entrances

Source: Westchester County GIS
(n.t.s.)

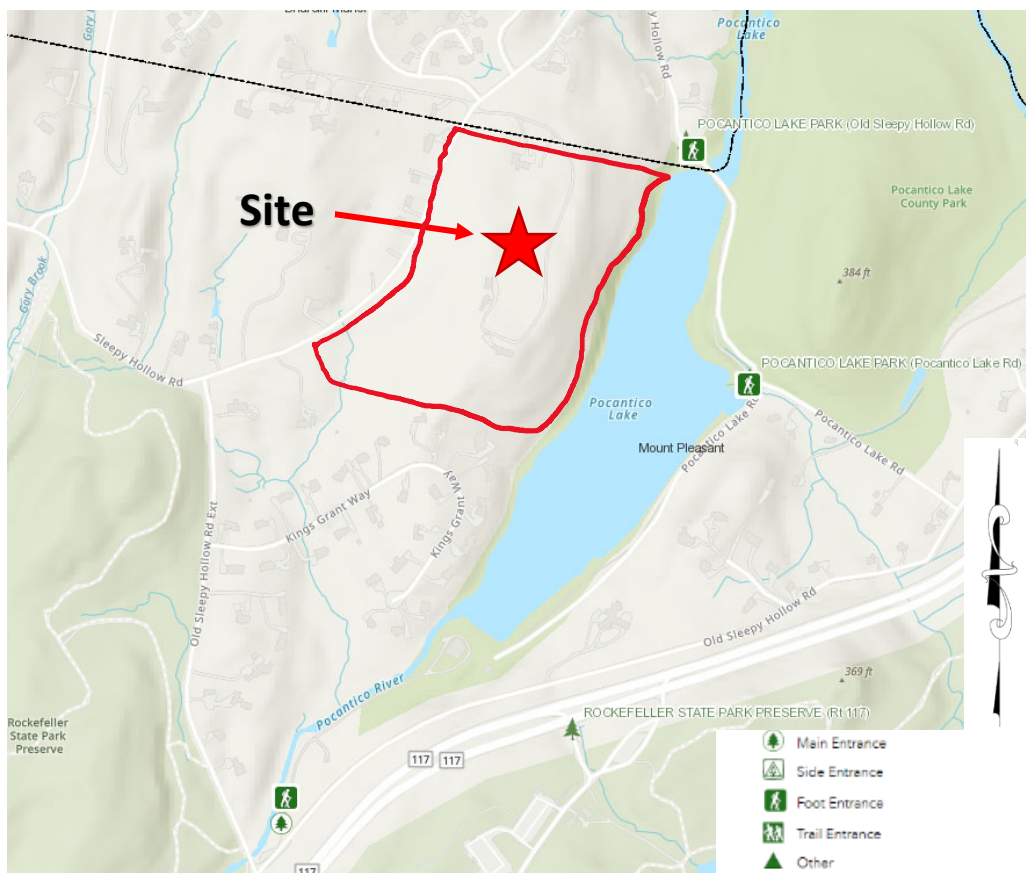


Exhibit III.A-18

Pocantico Lake Park Trail Path

Source: *Scenes From the Trail Pocantico Lake County Park*¹³
(n.t.s.)

Site



¹³ <https://scenesfromthetrail.com/2020/04/19/pocantico-lakes-county-park/>

Exhibit III.A-19

Rockefeller State Park Preserve Trail Map

*Source: NYS Parks and Recreation
(n.t.s.)*

Site

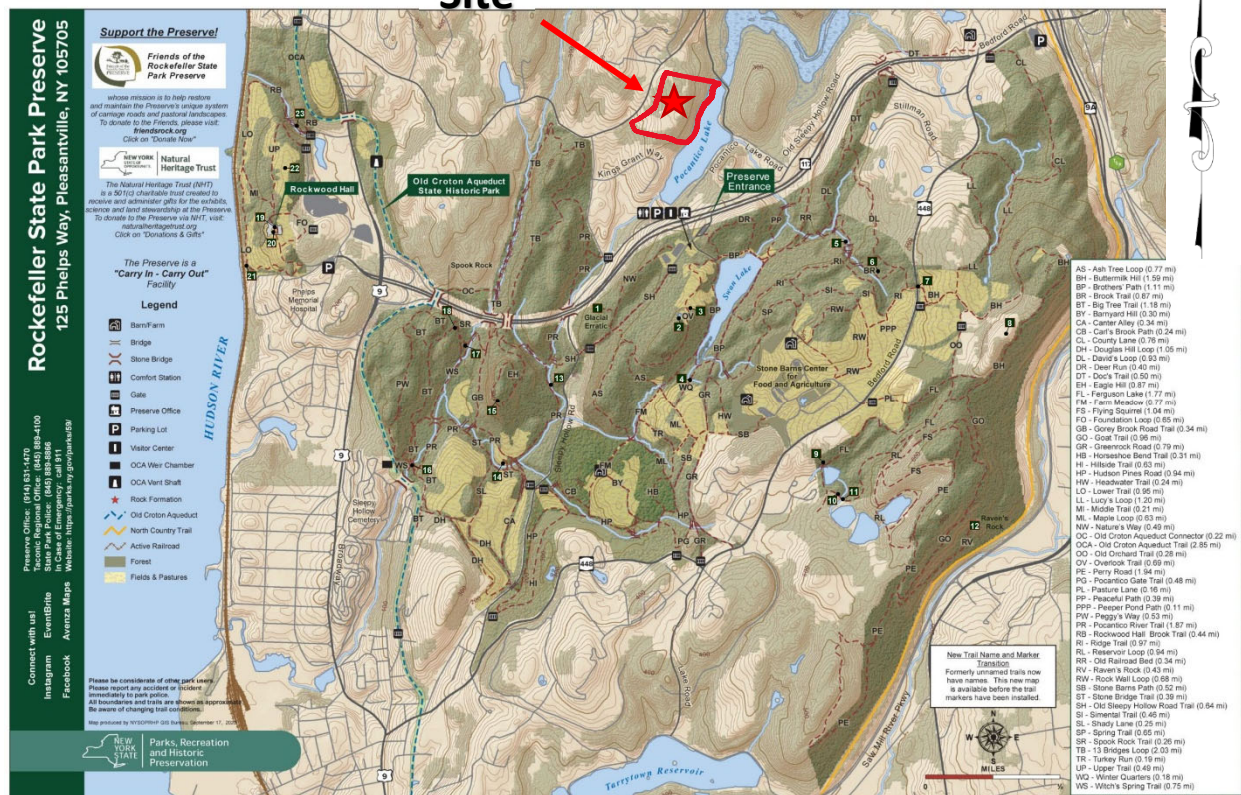


Exhibit III.A-20

Conventional Subdivision Zoning Data Table

Source: Zappico Real Estate Development LLC

ZONING DATA TABLE

715 Sleepy Hollow Road, Briarcliff Manor, NY 10510

Zoning Provision	Required	Existing	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Proposed Lot 5	Proposed Lot 6	Proposed Lot 7	Proposed Lot 8	Proposed Lot 9	Proposed Lot 10
Lot Area (SF)	40,000 SF Min.	1,604,175 SF	40,117 +/-	40,258 +/-	40,048 +/-	40,382 +/-	4,1676 +/-	7,7814 +/-	5,0926 +/-	4,2069 +/-	4,1889 +/-	4,2094 +/-
Lot Coverage	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot
Lot Width at FYSB (FT)	100' Min.	151'	175'	154'	153'	199'	142'	196'	107'	115'	167'	156'
Mean Lot Width (FT)	150' Min.	151'	157'	154'	153'	180'	224'	166'	153'	150'	150'	150'
Front Yard	60'	60'	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.
Side Yard (minimum of 1)	25'	25'	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.
Side Yard (total of both)	50'	50'	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.
Rear Yard	50'	50'	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.
Habitable Floor Area	> 1,200 sf	> 1,200 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 up	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf
Height	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.

Zoning Provision	Required	Existing	Proposed Lot 11	Proposed Lot 12	Proposed Lot 13	Proposed Lot 14	Proposed Lot 15	Proposed Lot 16	Proposed Lot 17	Proposed Lot 18	Proposed Lot 19	Proposed Lot 20
Lot Area (SF)	40,000 SF Min.	1,604,175 SF	41,753 +/-	42,807 +/-	49,929 +/-	49,262 +/-	40,379 +/-	40,083 +/-	51,383 +/-	52,229 +/-	43,596 +/-	40,767 +/-
Lot Coverage	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot
Lot Width at FYSB (FT)	100' Min.	151'	135'	122'	116'	123'	157'	225'	101'	113'	110'	210'
Mean Lot Width (FT)	150' Min.	151'	150'	150'	150'	150'	183'	225'	174'	197'	155'	189'
Front Yard	60'	60'	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.
Side Yard (minimum of 1)	25'	25'	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.
Side Yard (total of both)	50'	50'	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.
Rear Yard	50'	50'	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.
Habitable Floor Area	> 1,200 sf	> 1,200 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf
Height	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.

Zoning Provision	Required	Existing	Proposed Lot 21	Proposed Lot 22	Proposed Lot 23	Proposed Lot 24	Proposed Lot 25	Proposed Lot 26	Proposed Lot 27	Proposed Lot 28	Proposed Lot 29	Proposed Lot 30	Proposed Lot 31
Lot Area (SF)	40,000 SF Min.	1,604,175 SF	40,314 +/-	40,163 +/-	40,442 +/-	45,050 +/-	40,327 +/-	41,250 +/-	40,993 +/-	40,111 +/-	40,033 +/-	40,066 +/-	156,535 +/-
Lot Coverage	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot	< 10% Lot
Lot Width at FYSB (FT)	100' Min.	151'	245'	195'	176'	112'	190'	235'	191'	199'	248'	180'	780'
Mean Lot Width (FT)	150' Min.	151'	179'	197'	204'	156'	217'	239'	198'	199'	160'	209'	840'
Front Yard	60'	60'	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.	60' min.
Side Yard (minimum of 1)	25'	25'	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.	25' min.
Side Yard (total of both)	50'	50'	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.
Rear Yard	50'	50'	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.	50' min.
Habitable Floor Area	> 1,200 sf	> 1,200 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf
Height	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.	35' max.

Exhibit III.A-21

Proposed Cluster Subdivision Zoning Data Table

Source: Zappico Real Estate Development LLC.

ZONING DATA TABLE

715 Sleepy Hollow Road, Briarcliff Manor, NY 10510

Zoning Provision	Required	Proposed Cluster	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Proposed Lot 5	Proposed Lot 6	Proposed Lot 7	Proposed Lot 8	Proposed Lot 9	Proposed Lot 10
Lot Area (SF)	40,000 sf	20,000 sf	20,053 sf	20,023 sf	20,023 sf	40,582 +/-	4,1676 +/-	7,7814 +/-	5,0926 +/-	4,2069 +/-	4,1889 +/-	4,2094 +/-
Lot Coverage	20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%
Lot Width at FYSB (FT)	100'	25' MIN.	118'	94'	94'	116'	89'	89'	92'	94'	82'	85'
Mean Lot Width (FT)	150'	75'	99'	94'	94'	116'	107'	140'	117'	112'	93'	85'
Front Yard	60'	30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'
Side Yard (minimum of 1)	25'	10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'
Side Yard (total of both)	50'	20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'
Rear Yard	50'	10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'
Habitable Floor Area	1,200 sf	> 1,200 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sq	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf
Height	35'	35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'

Zoning Provision	Required	Proposed Cluster	Proposed Lot 11	Proposed Lot 12	Proposed Lot 13	Proposed Lot 14	Proposed Lot 15	Proposed Lot 16	Proposed Lot 17	Proposed Lot 18	Proposed Lot 19	Proposed Lot 20
Lot Area (SF)	40,000 sf	20,000 sf	20,411 sf	20,400 sf	25,845 sf	54,309 sf	24,779 sf	20,972 sf	20,227 sf	20,208 sf	20,208 sf	20,005 sf
Lot Coverage	20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%
Lot Width at FYSB (FT)	100'	25' MIN.	85'	85'	93'	58'	57'	141'	95'	95'	95'	133'
Mean Lot Width (FT)	150'	75'	85'	85'	156'	142'	113'	112'	95'	95'	95'	87'
Front Yard	60'	30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'
Side Yard (minimum of 1)	25'	10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'
Side Yard (total of both)	50'	20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'
Rear Yard	50'	10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'
Habitable Floor Area	1,200 sf	> 1,200 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sq	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf
Height	35'	35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'

Zoning Provision	Required	Proposed Cluster	Proposed Lot 21	Proposed Lot 22	Proposed Lot 23	Proposed Lot 24	Proposed Lot 25	Proposed Lot 26	Proposed Lot 27	Proposed Lot 28	Proposed Lot 29	Proposed Lot 30	Proposed Lot 31
Lot Area (SF)	40,000 sf	20,000 sf	20,026 sf	20,064 sf	20,001 sf	20,070 sf	21,110 sf	32,281 sf	26,966 sf	21,068 sf	20,364 sf	20,093 sf	20,012 sf
Lot Coverage	20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%
Lot Width at FYSB (FT)	100'	25' MIN.	194'	116/179'	114'	172'	102'	25'	96'	104'	89'	97'	112/181'
Mean Lot Width (FT)	150'	75'	119'	116'	114'	141'	131'	192'	144'	122'	99'	102'	111'
Front Yard	60'	30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'	> 30'
Side Yard (minimum of 1)	25'	10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'
Side Yard (total of both)	50'	20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'	> 20'
Rear Yard	50'	10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'	> 10'
Habitable Floor Area	1,200 sf	> 1,200 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sq	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf	3,000 sf
Height	35'	35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'	< 35'

Chapter III

Section B

Flora and Fauna

B. Flora and Fauna

This section of the DEIS presents the existing conditions, anticipated impacts, and mitigation measures as they relate to the flora and fauna. Maps and records have been obtained from New York State Department of Environmental Protection (NYSDEC) as well as from other resources. Field research has been conducted to further evaluate the Site conditions. A Natural Resources Survey Assessment of the Site (December 2021) and a Threatened and Endangered Species Habitat Suitability Assessment Report (May 2021) have been prepared by Ecological Solutions, LLC and can both be found in Appendix F of this DEIS. Descriptions are supported by relevant exhibits located at the end of this chapter.

1. Existing Conditions

Ecological communities and cover type surveys were conducted by first reviewing aerial photographs of the Site and adjacent properties and subsequently by investigating the habitats on the Site to identify and classify each. Within each cover type, visual searches for herbaceous and woody plant species or parts thereof, including leaves, bark, twigs, seeds, flowers, fruits, or other identifiable plant structures were conducted to identify and document vegetation on the Site. Trees, shrubs, and fall flowering plants were identified to species levels where possible. The Site contains 3 habitat cover types including Appalachian Oak-Hickory Forest, Mowed Lan, and Wetland, as well as impervious surfaces. Most of the Site (± 76 percent, or ± 28.19 acres) is the Appalachian Oak-Hickory Forest cover type. See Exhibit III.B-1 and Table III.B-1, which indicates the area of each cover type.

Table III.B-1			
Habitat Cover Type (Ecological Community)			
No.	Cover Type (Ecological Community)	Site Coverage (Acres +/-)	Site Coverage (Percent of Site)
1	Appalachian Oak- Hickory Forest	28.19	76.6%
2	Mowed Lawn	3.43	9.32%
3	Wetland	4.00	10.87%
4	Impervious	1.18	3.21%

Source: Natural Resources Survey/Assessment Prepared By Michael Nowicki, Ecological Solutions, LLC

a) Ecological Community System: Terrestrial System: Forested Uplands and Terrestrial Cultural

The terrestrial system consists of upland habitats. These habitats have well-drained soils that are dry to mesic (never hydric), and vegetative cover that is never

predominantly hydrophytic, even if the soil surface is occasionally or seasonally flooded or saturated. In other words, this is a broadly defined system that includes everything except aquatic, wetland, and subterranean communities.

b) Appalachian Oak-Hickory Forest – Forested Uplands

This is a hardwood forest that occurs on this well-drained Site. The soils are loams or sandy loams. This is a broadly defined forest community with several regional and edaphic variants. The dominant trees include one or more of the following oaks: red oak (*Quercus rubra*), white oak (*Q. alba*), black oak (*Q. velutina*). Mixed with the oaks, are hickories: pignut (*Carya glabra*), shagbark (*C. ovata*) as well as white ash (*Fraxinus americana*), red maple (*Acer rubrum*), sugar maple (*Acer saccharum*) and hop hornbeam (*Ostrya virginiana*). On this Site, oaks, hickories, and maples are the most abundant species in the identified forest type. These dominant species are distributed throughout the forest area. The age of the trees on-site varies from saplings only a few years old to mature trees over 100 years old. The age of the trees in the center of the Site have not grown uniformly over the years and are relatively younger trees. These trees are approximately 20 years old with some that may be as old as 50 years old. The trees along the eastern portion of the Site are more mature with some that are approximately over 100 years old. No invasive species were observed in this habitat type. This habitat type is not seasonally impacted by any activity except for property maintenance.

Tall shrubs observed include flowering dogwood (*Cornus florida*), hop hornbeam, witch hazel (*Hamamelis virginiana*), serviceberry (*Amelanchier arborea*), black cherry (*Prunus serotina*). Common low shrubs include maple-leaf viburnum (*Viburnum acerifolium*), lowbush blueberries (*Vaccinium angustifolium*, *V. pallidum*), red raspberry (*Rubus idaeus*), gray dogwood (*Cornus racemosa*), and beaked hazelnut (*Corylus cornuta*). The shrub layer and ground layer flora may be diverse. Characteristic ground layer herbs are false Solomon's seal (*Maianthemum racemosum*), Pennsylvania sedge (*Carex pensylvanica*), tick-trefoil (*Desmodium glutinosum*, *D. paniculatum*).

The on-site forest does contain a mycorrhizal network. Mycorrhizal fungi are fungi that exist in soil and live in symbiosis with plants and trees. These fungi live on and in plant roots and help supply plants with water and essential nutrients such as phosphorus and iron. In return, plants provide fungi with carbohydrates that they have sequestered through photosynthesis.

c) Mowed Lawn - Terrestrial Cultural

The lawn and associated brush areas on the Site are dominated by forbs and grasses which are seasonally mowed and therefore impacted especially during the growing season. Characteristic herbs located on-site include Canada goldenrod (*Solidago canadensis*), bluegrasses (*Poa pratensis*, *P. compressa*), timothy (*Phleum pratense*), quackgrass (*Agropyron repens*), common chickweed (*Cerastium arvense*), wild strawberry (*Fragaria virginiana*), Queen-Anne's lace (*Daucus carota*), hawkweeds (*Hieracium* spp.), dandelion (*Taraxacum officinale*). Shrubs are present, but collectively have less than 50% cover in the community. Shrubs identified include gray dogwood (*Cornus foemina* ssp. *racemosa*), raspberries (*Rubus* spp.), eastern red cedar (*Juniperus virginiana*). This is a relatively short-lived community that will succeed to a shrubland, woodland, or forest community if not maintained as lawn. These dominant species are distributed throughout the lawn area. No invasive species were identified in this habitat.

d) Ecological Community System: Palustrine System: Open Mineral Soil Wetlands & Forested Mineral Soil Wetlands:

i. Wetlands (Shallow Emergent Marsh / Red Maple Hardwood Swamp)

The palustrine system consists of non-tidal, perennial wetlands characterized by emergent vegetation. The system includes wetlands permanently saturated by seepage, permanently flooded wetlands, and wetlands that are seasonally or intermittently flooded (these may be seasonally dry) with vegetative cover that is predominantly hydrophytic with hydric soils. Wetland communities on the Site are distinguished by their plant composition (hydrophytes), substrate (hydric soils), and hydrologic regime (frequency of flooding). Depending on the season this habitat type may be seasonally more wet or more dry but the seasonal variation is within inches and would not have an effect on the habitat. In general, on the Site this ecological community is a type of wetland that occurs in poorly drained depressions usually on inorganic soils in New York State. The dominant species of the herbaceous layer are skunk cabbage (*Symplocarpus foetidus*), sensitive fern (*Onoclea sensibilis*), Reed grass (*Phragmites* spp.) which are evenly distributed throughout the wetland. Reed grass was the only invasive species observed on the Site.

ii. Oak-Tulip Tree Forest:

NYSDEC reference maps were also used to identify natural communities in the vicinity of the Site. The online mapper tools identified an area that is considered a significant natural community, identified as 316.15 acres of forested uplands (an Oak-Tulip tree forest) located approximately 700' southwest of the Site within the Rockefeller State Park Preserve, as shown on Exhibit III.B-2. Exhibit III.B-3 shows the location of the Site is within the half mile vicinity of this community. A field

investigation was conducted to confirm if this community is present on-site and if any potential impacts may result from the Proposed Action. The Natural Resources Report indicated that this community is not on the Site. There is a large presence of Oak trees on-site, however there are very few tulip trees on-site. The location of the Oak-Tulip Forest may be within a ½ mile proximity to the Site, but several roads and a significant number of single-family homes separate the Site from this Natural Community.

New York State Conservation Status Rank of the Oak-Tulip Tree Forest is S2S3, which indicates it is Imperiled or Vulnerable in New York - Very vulnerable, or vulnerable, to disappearing from New York, due to rarity or other factors; typically, 6 to 80 populations or locations in New York, few individuals, restricted range, few remaining acres (or miles of stream), and/or recent and widespread declines. More information is needed to assign either S2 or S3.

Global Conservation Status Rank of the Oak-Tulip Tree Forest is: G4 - Apparently Secure globally - Uncommon in the world but not rare; usually widespread but may be rare in some parts of its range; possibly some cause for long-term concern due to declines or other factors. Global and State rankings are defined as follows:

GLOBAL RANK :

- G1** = Critically imperiled globally because of extreme rarity (5 or fewer occurrences), or very few remaining acres, or miles of stream) or especially vulnerable to extinction because of some factor of its biology and/or ecology.
- G2** = Imperiled globally because of rarity (6 - 20 occurrences, or few remaining acres, or miles of stream) or very vulnerable to extinction throughout its range because of other factors.
- G3** = Either rare and local throughout its range (21 to 100 occurrences), or found locally (even abundantly at some of its locations) in a restricted range (e.g., a physiographic region), or vulnerable to extinction throughout its range because of other factors.
- G4** = Apparently secure globally, though it may be quite rare in parts of its range, especially at the periphery.
- G5** = Demonstrably secure globally, though it may be quite rare in parts of its range, especially at the periphery.
- GH** = Historically known, with the expectation that it might be rediscovered.
- GX** = Species believed to be extinct
- GU** = Status unknown.

STATE RANK:

- S1** = Typically 5 or fewer occurrences, very few remaining individuals (for species), acres, or miles of stream, or some factor of its biology and/or ecology making it especially vulnerable in New York State.
- S2** = Typically 6 to 20 occurrences, few remaining individuals (for species), acres, or miles of stream, or factors demonstrably making it very vulnerable in New York State.
- S3** = Typically 21 to 100 occurrences, limited acreage, or miles of stream in New York State. Apparently secure in New York State.

- S4** = Apparently secure in New York State.
S5 = Demonstrably secure in New York State.
SH = Historically known from New York State, but not seen in the past 20 years. Apparently extirpated from New York State.
SX = Apparently extirpated in New York state.
SE = Non-native species, not native to New York State.
SR = State report only, no verified specimens (for species) known from New York State.
SU = Status unknown.

NYSDEC Hudson Valley Natural Resource Mapper was also used to identify the significance of natural communities in the area. Exhibit III.B-4 identifies the Site in relation to Pocantico Lake County Park and Rockefeller State Park Preserve and identifies those parks as a core forest. Core forest is defined as a forested area that is at least 100 meters from a boundary with a non-forested area. These core forests were ranked and assigned values by NYSDEC based on several factors including the forest size, fragmentation, habitat connectivity, stressors, habitat and ecosystem values and carbon sequestration. These values are then totaled, and the forest is rated by percentile. The higher the percent the more ecological benefits the forest has.

Recent data¹ obtained in 2019 indicates that the Pocantico Lake County Park is in the 17th percentile of forests within the Hudson Valley Forests. Rockefeller State Park Preserve was placed in the 23rd percentile of forests within the Hudson Valley Forests. This data is ranked on 6 different characteristics, and then totaled. Tables III.B-2 and Table III.B-3 show that these forests have low ecological value in comparison to the rest of the Hudson Valley.

Table III.B-2		
Pocantico Lake County Park		
Forest Core Area	126.47 Ac.	
Forest Edge Area	179.79 Ac.	
Notable Rankings	Forest Ranking	Max. Points
Forest Size Score	10	24
Fragmentation	5	12
Habitat Connectivity	12	48
Environmental Stressors	11	62
Habitat and Ecosystem Values	30	70
Carbon Sequestration	5	12
Forest Condition Index Value	73	228
Forest Patch Score =	17%	

¹ Data obtained from Hudson Valley Resource Mapper

Source: Hudson Valley Resource Mapper

Table III.B-3		
Rockefeller State Park Preserve		
Forest Core Area	158.37 Ac.	
Forest Edge Area	133.91 Ac.	
Notable Rankings	Forest Ranking	Max Points
Forest Size Score	10	24
Fragmentation	8	12
Habitat Connectivity,	9	48
Environmental Stressors	23	62
Habitat and Ecosystem Values	23	70
Carbon Sequestration	6	12
Forest Condition Index Value	79	228
Forest Patch Score =	23%	

Source: Hudson Valley Resource Mapper

iii. Trees on Site

Observation of the trees on-site reveals that the younger, smaller diameter trees are located within the central area of the Site while larger, more mature trees border the eastern and southern property lines. The Site has been occupied for over a century and as a result the tree canopy has been altered over the years. The primary areas where the tree canopy has been disturbed is the western and central area of the Site where the development is proposed. Aerial photos from 1925-26, 1947 and 1960 shown in Exhibit III.B-10 confirm the disturbance. The 1947 aerial depicts most of the western portion of the Site as cleared and grassed area. The 1960 aerial shows most of the central area of the Site cleared between the two residences. However, the applicant contends that both photographs confirm that over the years the tree canopy was consistent along the southern and eastern border of the property.

A tree survey has been prepared in accordance with the Town of Mount Pleasant Tree Ordinance, Chapter 201. All tree trunk diameters are measured at breast height (DBH) of 4½ feet above the ground and are given in inches. For trees that split before breast height the measurement is taken from below the split. The tree survey is provided as Exhibit III.B-6 in addition to a large-scale copy in Appendix K. The tree survey identifies the location and species of trees 6" DBH and greater, that are within the limit of disturbance and extending 25 feet beyond the edge of

disturbed areas. (In some areas trees that are more than 100' beyond the limit of disturbance are included).

Note: there are many additional trees on-site that are located further away from the area of disturbance. These trees outside the limits of disturbance have been included in a table on the tree survey but are not shown on the plan. Table III.B-4 below identifies all the qualifying trees on-site. Most of the trees identified are oaks and maples.

Table III.B-4		
Trees on-site		
Common Name	Scientific Name	Quantity
Oak	<i>Quercus</i>	807
Birch	<i>Betula</i>	195
Pine	<i>Pinus</i>	66
Cherry	<i>Prunus</i>	32
Maple	<i>Acer</i>	286
B. Birch	<i>Betula lenta</i>	129
Hickory	<i>Carya</i>	118
Beech	<i>Fagus</i>	42
Elm	<i>Ulmus</i>	3
Ash	<i>Fraxinus</i>	23
Sycamore	<i>Plantanus occidentalis</i>	2
Tulip	<i>Liriodendron tulipifera</i>	12
Ailanthus	<i>Ailanthus alissima</i>	1
Locust	<i>Robinia pseudoacacia</i>	8
Total		1,724

Source: Tree Survey by Ward Carpenter Engineers Inc.

Some of the trees on the Tree Survey are considered specimen trees according to the Town of Mount Pleasant tree ordinance Chapter 201. A specimen tree is defined as:

1. Any tree in fair or better condition which equals or exceeds the following diameter sizes:
 - a. Large hardwoods, e.g., oaks, hickories, sweetgums, etc.: 30 inches DBH.

- b. Large softwoods, e.g., pines, etc.: 36 inches DBH.
 - c. Small trees, e.g., dogwoods, redbuds, sourwoods, etc.: 12 inches DBH.
2. A tree in fair or better condition must meet the following minimum standards:
- a. A life expectancy of greater than 15 years.
 - b. A relatively sound and solid trunk with no extensive decay or hollow and less than 20% radial trunk dieback.
 - c. No more than one major and several minor dead limbs (hardwoods only).
 - d. No major insect or pathological problem.
3. A lesser-size tree can be considered a specimen if it is a rare or unusual species, of exceptional quality or of historical significance.
4. A lesser-size tree can be considered a specimen if it is specifically used by a builder, developer, or design professional as a focal point in a project or landscape.

Specimen trees within or adjacent to the limits of disturbance on Site are listed in the table below. These include a total of 67 trees: oaks, maples, hickories, beech and pine.

Table III.B - 5			
Specimen Trees within and adjacent to Limits of Disturbance			
Common Name	Size (DBH)	Quantity	Characteristic (criteria in tree ordinance, Chapter 201)
Oak	30"	12	1.a. Large Hardwood 30" or greater DBH
Oak	32"	14	1.a. Large Hardwood 30" or greater DBH
Oak	34"	1	1.a. Large Hardwood 30" or greater DBH
Oak	36"	15	1.a. Large Hardwood 30" or greater DBH
Oak	38"	2	1.a. Large Hardwood 30" or greater DBH
Oak	40"	3	1.a. Large Hardwood 30" or greater DBH
Oak	48"	3	1.a. Large Hardwood 30" or greater DBH
Oak	60"	1	1.a. Large Hardwood 30" or greater DBH
Maple	30"	8	1.a. Large Hardwood 30" or greater DBH
Maple	36"	1	1.a. Large Hardwood 30" or greater DBH
Maple	38"	1	1.a. Large Hardwood 30" or greater DBH
Maple	40"	1	1.a. Large Hardwood 30" or greater DBH
Hickory	32"	1	1.a. Large Hardwood 30" or greater DBH
Beech	34"	1	1.a. Large Hardwood 30" or greater DBH
Pine	36"	1	1.b. Large Softwood 36" or greater DBH

Pine	40"	2	1.b. Large Softwood 36" or greater DBH
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Source: Tree Survey by Ward Carpenter Engineers Inc.

iv. Rare, Threatened and Endangered, or Species of Special Concern:

Based on initial results of the NYSDEC Environmental Resource Mapper, the potential presence of the Kentucky Warbler to the Site warranted the need for a Threatened and Endangered Species Habitat Suitability Assessment Report which was prepared and can be found in Appendix F of this DEIS. The mapper results, shown in Exhibit III.B-5, identifies an area roughly 1.2 miles wide by 1.6 miles long which spans over a portion most of Rockefeller State Park Preserve just encroaching upon the southern boundary of the Site.

A Site visit and field investigation were performed in May of 2021. The woodland habitat on the Site is not especially dense, which is the preferred nesting habitat for Kentucky Warblers. Hilly woodlands on the Site are associated with ravines, but rather with a steep slope to Pocantico Lake which will not be impacted. In the Applicants opinion, based on the Habitat Suitability Assessment Report (Appendix F), the Rockefeller State Park Preserve offers more appropriate suitable habitat for this species for foraging and nesting. No Kentucky Warbler songs were heard during the Site visit and no impacts to this species are anticipated. The NYSDEC mapper notes the Kentucky Warbler (*Geothlypis Formosa*) was last documented in 2000 within the Rockefeller State Park Preserve.

v. Fauna (Birds/Mammals/Herptiles):

The following is a list of breeding birds identified on the Site in 2021. The observations were made on May 12, June 21, September 15 and December 10. The species were found in or flying through/over each of the habitats on the Site. The list of observed species can be seen in Table III.B-6 below. Following the observed species on-site is an additional list of birds which may be present based on the *New York State Breeding Bird Atlas*.

Table III.B-6		
Birds Observed On-site 2021		
Common Name	Scientific Name	Species Abundance
Wild Turkey	<i>Meleagris Gallopavo</i>	(4)
Turkey Vulture	<i>Cathartes Aura</i>	(2)
Red-tailed Hawk	<i>Buteo Jamaicensis</i>	(1)
Mourning Dove	<i>Zenaida Macroura</i>	(2)
Yellow-bellied Sapsucker	<i>Sphyrapicus Varius</i>	(1)
Northern Flicker	<i>Colaptes Auratus</i>	(2)
Eastern Phoebe	<i>Sayornis Phoebe</i>	(4)
Red-eyed Vireo	<i>Vireo Olivaceus</i>	(2)
Blue Jay	<i>Cyanocitta Cristata</i>	(5)
American Crow	<i>Corvus Brachyrhynchos</i>	(1)
Barn Swallow	<i>Hirundo Rustica</i>	(1)
Black-capped Chickadee	<i>Poecile Atricapillus</i>	(4)
House Wren	<i>Troglodytes Aedon</i>	(3)
Eastern Bluebird	<i>Sialia Sialis</i>	(2)
American Robin	<i>Turdus Migratorius</i>	(4)
Gray Catbird	<i>Dumetella Carolinensis</i>	(3)
Northern Mockingbird	<i>Mimus Polyglottos</i>	(1)
European Starling	<i>Sturnus Vulgaris</i>	(2)
Yellow Warbler	<i>Dendroica petechia</i>	(1)
Common Yellowthroat	<i>Geothlypis trichas</i>	(1)
Field Sparrow	<i>Spizella pusilla</i>	(2)
Song Sparrow	<i>Melospiza melodia</i>	(2)
Northern Cardinal	<i>Cardinalis cardinalis</i>	(2)
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	(4)
Indigo Bunting	<i>Passerina cyanea</i>	(3)
Common Grackle	<i>Quiscalus quiscula</i>	(2)
American Goldfinch	<i>Carduelis tristis</i>	(3)
Birds which may be present ²		

² List Based on NYS Breeding Bird Atlas

Canada Goose	<i>Branta Canadensis</i>
Wood Duck	<i>Aix Sponsa</i>
Mallard	<i>Anas Platyrhynchos</i>
American Woodcock	<i>Scolopax Minor</i>
Eastern Screech-Owl	<i>Megascops Asio</i>
Chimney Swift	<i>Chaetura Pelagica</i>
Belted Kingfisher	<i>Megaceryle Alcyon</i>
Red-bellied Woodpecker	<i>Melanerpes Carolinus</i>
Downy Woodpecker	<i>Picoides Pubescens</i>
Hairy Woodpecker	<i>Picoides Villosus</i>
Pileated Woodpecker	<i>Dryocopus Pileatus</i>
Eastern Wood-Pewee	<i>Contopus Virens</i>
Great Crested Flycatcher	<i>Myiarchus Crinitus</i>
Eastern Kingbird	<i>Tyrannus Tyrannus</i>
Yellow-throated Vireo	<i>Vireo Flavifrons</i>
Warbling Vireo	<i>Vireo Gilvus</i>
Tufted Titmouse	<i>Baeolophus Bicolor</i>
White-breasted Nuthatch	<i>Sitta Carolinensis</i>
Carolina Wren	<i>Thryothorus Ludovicianus</i>
Winter Wren	<i>Troglodytes</i>
Blue-gray Gnatcatcher	<i>Poliophtila Caerulea</i>
Eastern Bluebird	<i>Sialia Sialis</i>
Veery	<i>Catharus Fuscescens</i>
Wood Thrush	<i>Hylocichla Mustelina</i>
American Robin	<i>Turdus Migratorius</i>
Gray Catbird	<i>Dumetella Carolinensis</i>
European Starling	<i>Sturnus Vulgaris</i>
Cedar Waxwing	<i>Bombycilla Cedrorum</i>
Blue-winged Warbler	<i>Vermivora Pinus</i>
American Redstart	<i>Setophaga Ruticilla</i>
Common Yellowthroat	<i>Geothlypis Trichas</i>
Scarlet Tanager	<i>Piranga Olivacea</i>
Eastern Towhee	<i>Pipilo Erythrophthalmus</i>
Chipping Sparrow	<i>Spizella Passerina</i>

Song Sparrow	<i>Melospiza Melodia</i>
Northern Cardinal	<i>Cardinalis Cardinalis</i>
Rose-breasted Grosbeak	<i>Pheucticus Ludovicianus</i>
Indigo Bunting	<i>Passerina Cyanea</i>
Red-winged Blackbird	<i>Agelaius Phoeniceus</i>
Common Grackle	<i>Quiscalus Quiscula</i>
Brown-headed Cowbird	<i>Molothrus Ater</i>
Orchard Oriole	<i>Icterus Spurius</i>
Baltimore Oriole	<i>Icterus Galbula</i>
House Finch	<i>Carpodacus Mexicanus</i>
American Goldfinch	<i>Carduelis Tristis</i>
House Sparrow	<i>Passer Domesticus</i>

Source: Natural Resource Survey Assessment Prepared by Michael Nowicki, Ecological Solutions, LLC

The “Atlantic Flyway” is a major north-south flyway for migratory birds in North America. The route generally starts in Greenland, then follows the Atlantic coast of Canada, then south down the Atlantic Coast to the tropical areas of South America and the Caribbean. Westchester County and the Site are generally within this north-south route.

Table III.B-7 below contains a list of mammals identified passing through each habitat on the Site in 2021. The observations were made on May 12, June 21, September 15 and December 10.

Table III.B-7		
Mammals Observed On-site 2021		
Common Name	Scientific Name	Species Abundance
White Tailed Deer	<i>Odocoileus virginianus</i>	(2)
Red Fox	<i>Vulpes vulpes</i>	(1)
Raccoon	<i>Procyon lotor</i>	(1)
Deer Mouse	<i>Peromyscus maniculatus</i>	(3)
Eastern Chipmunk	<i>Tamias striatus</i>	(3)
Gray Squirrel (black phase).	<i>Sciurus carolinensis</i>	(4)

Source: Natural Resource Survey Assessment Prepared by Michael Nowicki, Ecological Solutions, LLC

The following Table III.B-8 below contains a list of amphibians/reptiles identified in the wetland habitat on the Site in 2021. The observations were made on May 12, June 21, September 15 and December 10.

Table III.B-8		
Herptiles (Reptiles and Amphibians) Observed On-site 2021		
Common Name	Scientific Name	Species Abundance
Red Backed Salamander	<i>Plethodon cinereus</i>	(3)
Wood Frog	<i>Lithobates sylvaticus</i>	(4)
Garter Snake	<i>Thamnophis sirtalis</i>	(1)

Source: Natural Resource Survey Assessment Prepared by Michael Nowicki, Ecological Solutions, LLC

2. Anticipated Impacts

a) Potential Impacts to Ecological Communities and Habitat Cover Type:

The Proposed Action utilizes the cluster provisions in the Town of Mount Pleasant Ordinance and New York State Town Law to minimize and protect the natural environment of the Site. The Proposed Action is anticipated to disturb approximately 11.3+/- acres (30% of the 36.8± acre Site). The remaining 70% will remain undisturbed, and much of that will be protected. The types of habitat cover that will be disturbed include forested areas and existing lawn. The wetlands ecological community will remain undisturbed by the Proposed Action. The impervious areas, and lawn/landscaped areas will be increase after development, and the forest areas will decrease after development. Table III.B-9 below displays the anticipated impacts to the habitat cover types on the Site. The proposed change in the habitat cover types is illustrated on Exhibit III.B-9.

Table III.B-9						
Impacts to Habitat Cover Type (Ecological Community)						
No.	Cover Type (Ecological Community)	Existing Site Coverage (Ac.)	Proposed Change in Coverage (Ac.)	Cover Type To Remain (% of Community)	Net Cover Type on Site (Acres)	Net Cover Type on Site (% of Site)
1	Appalachian Oak- Hickory Forest	28.19	-6.31	77.6%	21.88	59.4%
2	Mowed Lawn	3.43	+3.71	43.3%	7.41	19.3%
3	Wetland	4.00	0	0	4.00	10.9%

4	Impervious	1.18	+2.6	45.4%	3.78	10.3%
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Source: *Natural Resource Survey Assessment Prepared by Michael Nowicki, Ecological Solutions, LLC*

Relative to the loss of wooded areas, and the “edge effect” of clearing forests, as shown in the plans, the removal of forested area generally follows the edge of previously cleared forested areas which occurred during construction of the existing structures on Site. Construction of the 4 structures on the Site varies over the past century and is further discussed in section III.J Cultural Resources. The vegetation and wooded areas between the existing structures is much younger and less mature than the trees around the perimeter of the Site. The forested edge will be widened by the removal of three small distinct and well-defined areas of tree cover (primarily trees approximately 10 to 35 years old). Exhibit III.B-9 shows the removal of these wooded areas (labeled as D1, D2 and D3). The removal of each forested area is 1.5± acres, 1.9± acres and 2.9± acres in size, respectively.

The NYSDEC forest conservation strategy³ recommends new developments be located along roads and forest edges to avoid disturbance interior forest habitat. Forest fragmentation involves disturbance of core forests which do not exist on the Site. The removal of approximately 6.3 acres of wooded area will remove 22% of the wooded area leaving 78% of this area intact. This disturbance is necessary for clearing and grading of the proposed Site improvements.

Regarding potential impacts to the on-site forest mycorrhizal network, approximately 22 percent of the on-site forest mycorrhizal network will be disturbed. The remaining 21.8± acres of forest area after the Proposed Action is complete is anticipated to be approximately 78 percent of the total 28 acres of forested area. In the Applicant’s opinion the removal of 6.31± acres of forest is relatively small to accommodate a development of this size. In addition, the Proposed Action will impact primarily younger and less mature trees that have even less of a significant impact to the remaining forest mycorrhizal network.

b) Tree Removal

For the purpose of this DEIS analysis, it is conservatively estimated that all of the trees within the proposed limits of disturbance would be removed due to construction, including the specimen trees (as defined by the Town of Mount Pleasant). The existing trees in the southern and eastern border areas of the Site are proposed to be protected by a conservation easement which will ensure the continued protection and

³ New York State DEC Hudson River Estuary Program, Forest Condition Index Fact Sheet

preservation of the land. This protected area is heavily wooded and will buffer the Site from the surrounding community.

c) Fauna (Birds/Mammals/Herptiles)

All wildlife species require food, water, and cover. Trees and woody plants provide two of these directly. Many wildlife species, particularly birds, shift their food habits seasonally. Many winter seedeaters switch to insects in summer. Some wildlife species are resident (they are present in the same general area all year). Many others are migratory.

The main migratory periods in the vicinity of the Site are spring (April 15 through June 1) and fall (August 15 through October 1). Migratory species are present only when passing through, or during part of the year. Some species are here only in the summer and leave for warmer climates during the winter. Others breed further north and are present only during winter. A few species exhibit altitudinal migrations. That is, they spend part of the year at high elevations (summer, usually) and part of the year at low elevations (winter, usually).

Direct impacts to wildlife biodiversity from the Proposed Action will primarily be displacement and some direct loss especially to species that spend a large percentage of their life cycle underground (such as moles, voles). Most species found on the Site are typically found in suburban settings and may have already adapted to proximal human habitation. These species will remain on the developed portion of the Site, though possibly in fewer numbers, as availability of basic habitat features (food, cover, and space) may be decreased in the developed areas.

Regarding potential impacts to species migration patterns, the impact of habitat modification is most relevant for forest species, which includes most of the key species forest interior birds, large mammals, amphibians, and most reptiles. Of these species, the less mobile amphibians and reptiles are more vulnerable to migratory barriers but is not anticipated as the Proposed Action does not involve disturbance in this habitat. Impacts to the Site on a local level will not significantly affect large mammal, or migratory bird species movements since these species are highly mobile and not typically confined to small corridors within a site.

Regulated wetlands on the Site are proposed to be left intact and are considered the most likely migratory corridors for wildlife species on the Site, especially the more sensitive species of amphibians and reptiles which are less mobile. The prime migratory corridors and wildlife destinations for breeding found in the existing regulated wetlands will remain. Birds and mammals require no extraordinary measures to secure passage through this area.

Regarding potential impacts to Pocantico Lake and its tributaries, erosion control measures and other best practices utilized on the Site will be designed to prevent impacts from runoff to the Lake and tributaries from the Site to the maximum extent practicable. The Applicant proposes to create a Homeowner's Association (HOA) which will have bylaws that will include restrictions the use of fertilizers, herbicides, and pesticides by future residents. It is anticipated that natural fertilizers such as mulch and compost will be acceptable to use. Therefore, no impacts are anticipated due to the use of fertilizers, herbicides, and pesticides.

It is anticipated that wildlife that use Pocantico Lake now will remain in the area and will continue to travel between the likely travel corridor from Pocantico Lake and Swan Lake in Rockefeller State Park Preserve and surrounding woodlands in the Park. In the Applicant's opinion, there are no potential impacts proposed to resident plant or animal populations within Pocantico Lake or its tributaries due to the Proposed Action.

Habitat fragmentation differs from forest fragmentation in that forest fragmentation is the practice of opening a densely closed forest canopy, allowing edge-oriented species to penetrate areas of the forest that they probably would not reach before. While this adversely impacts forest interior species, it potentially benefits edge species. Habitat fragmentation is the separation and isolation of habitats and wildlife populations by placing impenetrable barriers between habitats that prevent mixing formerly connected or adjacent wildlife populations creating "habitat islands". Development barriers can be as minor as a 6-inch curb on a road that prevents movement of amphibians, reptiles, or any small sized wildlife. Private fences around homes or lots if proposed can prevent wildlife movement to and from breeding, nesting, or feeding areas such as the watercourse. Extensive concentrated clearing of overhead vegetation can also hinder summer movement of some wildlife, most notably amphibians, because of possible exposure to direct sunlight at midday in cleared areas, making it difficult for some species to travel without the risk of becoming desiccated. Given the preservation of a substantial area of the Site as preserved open space, the Applicant contends habitat fragmentation is not anticipated to result from the Proposed Action. The preserved areas on Site, including wetlands and forested areas, will allow the Site to continue its role as wildlife habitat in those areas to be preserved. Based on the Sites use as residential development, the project biologist does not consider this Site to be a remnant refuge specifically. Over 78 percent of the forested areas will remain intact after construction.

Regarding the Atlantic Flyway, the Proposed Action will impact approximately 6.3 acres of oak-hickory forest and proposes additional native tree species replacement as a friendly forestry practice. In the applicant's opinion, the Proposed Action will have no impact on the Atlantic Flyway.

d) Rare, Threatened, Endangered or Species of Special Concern:

As required by the adopted scoping outline, a habitat suitability assessment report was prepared for the possible presence of the Kentucky Warbler. (See study in Appendix F). The study found no presence of the Kentucky Warbler on Site including nests, mating calls and observations. Therefore, the project biologist indicated that there are no impacts anticipated to this species. Further study of the Site found there were no other species of concern on-site including Marbled, Blue Spotted, or Jefferson salamanders or evidence of breeding by any of these species on the Site. In addition, no Spotted, Eastern Box, or Wood turtle were observed on the Site.

f) Climate Resiliency/Carbon Sequestration:

Carbon sequestration is a method used to reduce carbon dioxide from the atmosphere with the goal of reducing global climate change. Carbon sequestration is the process of capturing and storing carbon dioxide from the atmosphere. The primary sources of carbon dioxide in the atmosphere come from energy production including burning coal, oil or natural gas. Conservation practices can increase carbon storage in soil, which buffers climate change and benefits the organic matter in the soil. A practice that will help maintain soil health will include the addition of native tree species to locations on the Site as a friendly forestry practice that will also capture carbon. In the applicant's opinion, the impact resulting from the removal of $6.3 \pm$ acres of forested area is negligible relative to overall carbon sequestration in the region.

3. Proposed Mitigation

The Proposed Action involves the removal of approximately 6.3 acres of forested area, including 67 specimen trees, over a total disturbance area of 11.3 acres, or approximately 30 percent of the Site. One of the primary mitigation measures to minimize disturbance to flora and fauna is utilization of the Town's Cluster Plan provisions for the project, as well as the proposed Conservation Easements indicated over 60% of the site.

In order to maintain the proposed limits of disturbance (LOD), the LOD line will be surveyed located and marked out in the field prior to construction. Orange construction fence will be installed to prevent disturbance to any trees outside the limits of disturbance. Any trees that are proposed to remain shall have construction fence placed around the drip line of the tree as to not damage root structures during construction. The Tree Protection and Tree Planting details have been included on the "Tree Preservation and Reforestation" page of the large-scale plan set included in Appendix K of this DEIS.

In accordance with the Town of Mount Pleasant Tree Code Chapter 201, reforestation calculations have been prepared shown in Exhibit III.B -11. According to these calculations and based on the number of trees on the Site, the Proposed Action does not

require any tree replacement.

While the reforestation calculations indicate that no tree replacement is required by the Town code, a Landscape Plan is included, and replanting areas have been identified on the plan. The proposed Landscape Plan includes not just reforestation, but also street trees, and screening trees between the proposed lots and adjacent properties. Native species of trees and shrubs will be used for landscaping on the Site in accordance with the Town Conservation Advisory Committee recommendations. Each of the proposed homes will include foundation plantings, decorative trees, and flowering plants. Proposed plantings have been identified on the plan set included in Appendix K of this DEIS.

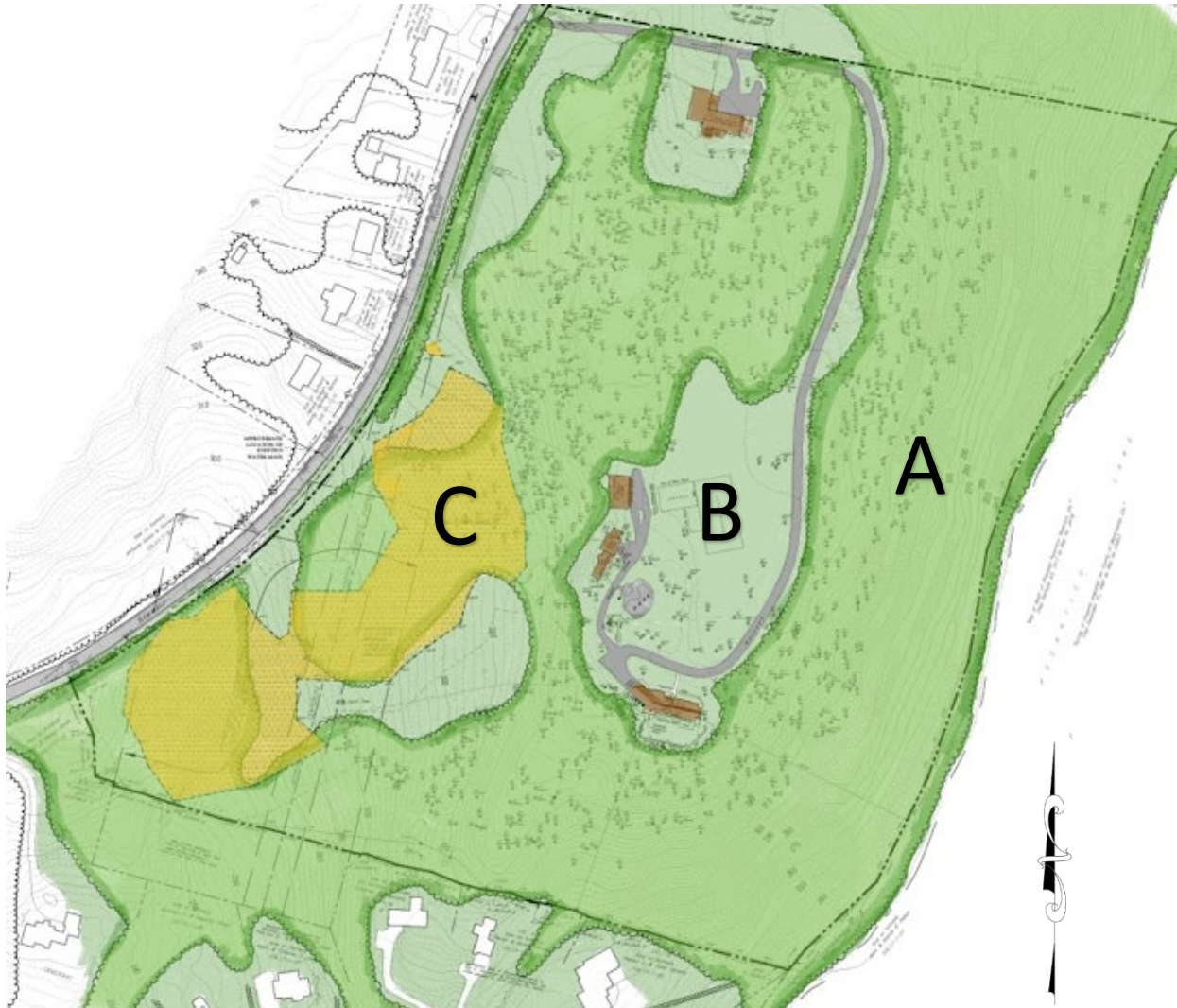
Future ownership of the conservation areas is intended to be offered to a land conservation agency. If accepted, this agency would be responsible for protecting and preserving all the open space around the lake.

As part of the development, a split rail fence is proposed along the boundary of the conservation land. This fencing will serve as a physical barrier to delineate the conservation areas and prevent future homeowners from encroaching into those areas. The proposed Homeowners Association (HOA) will be responsible for maintenance of the split rail fence, and for including restrictions in their future bylaws regarding the conserved lands. The maintenance of the fence will also be enforced by the land trust agency and future HOA.

In the Applicants opinion no other mitigation is necessary.

Exhibit III.B-1 Map of Habitat Cover Types

*Source: Natural Resource Survey Assessment Prepared By Michael Nowicki,
Ecological Solutions, LLC
(n.t.s.)*



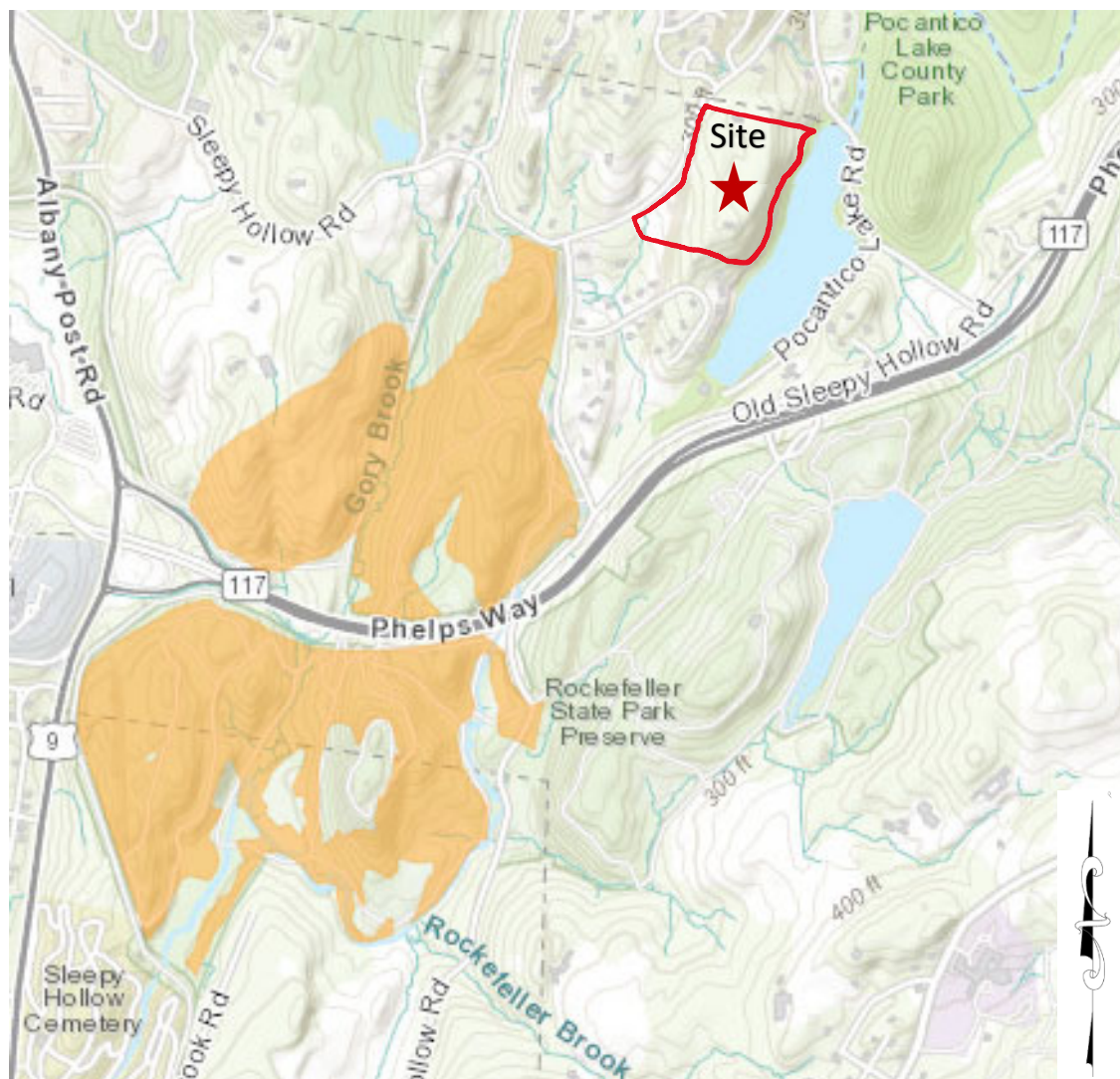
Legend

- A - Appalachian Oak-Hickory Forest
- B - Mowed Lawn
- C - Wetland

Exhibit III.B-2

Significant Natural Communities (Oak-Tulip Tree Forest)

Source: NYSDEC Environmental Resource Mapper
(n.t.s.)



Significant Natural Communities I

System: Uplands

Subsystem: Forested Uplands

Acres: 316.15

Global Rank: G4

State Rank: S2 S3

Exhibit III.B-3

Area Adjacent to Natural Community (Oak-Tulip Tree Forest)

Source: NYSDEC Environmental Resource Mapper
(n.t.s.)

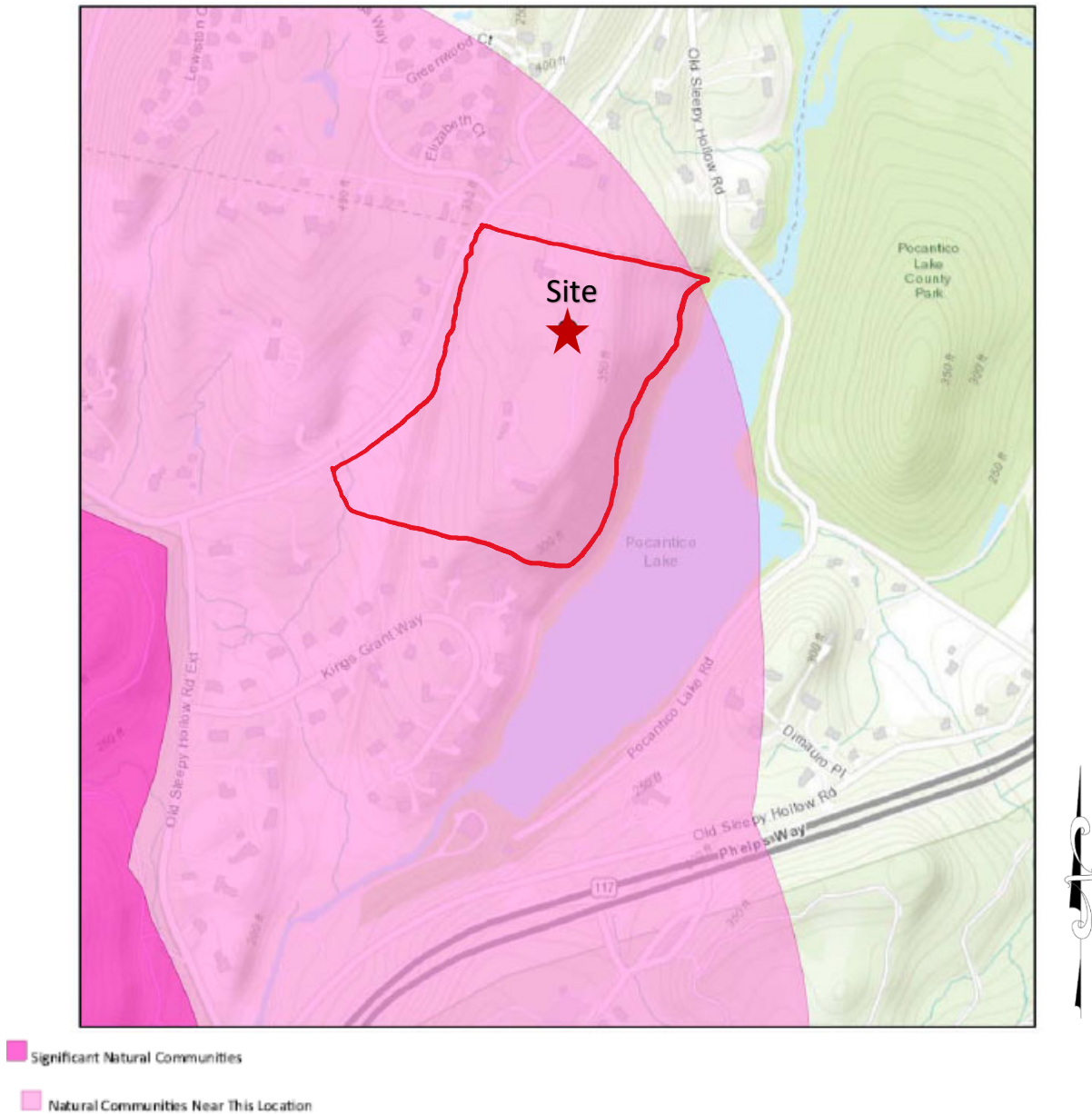
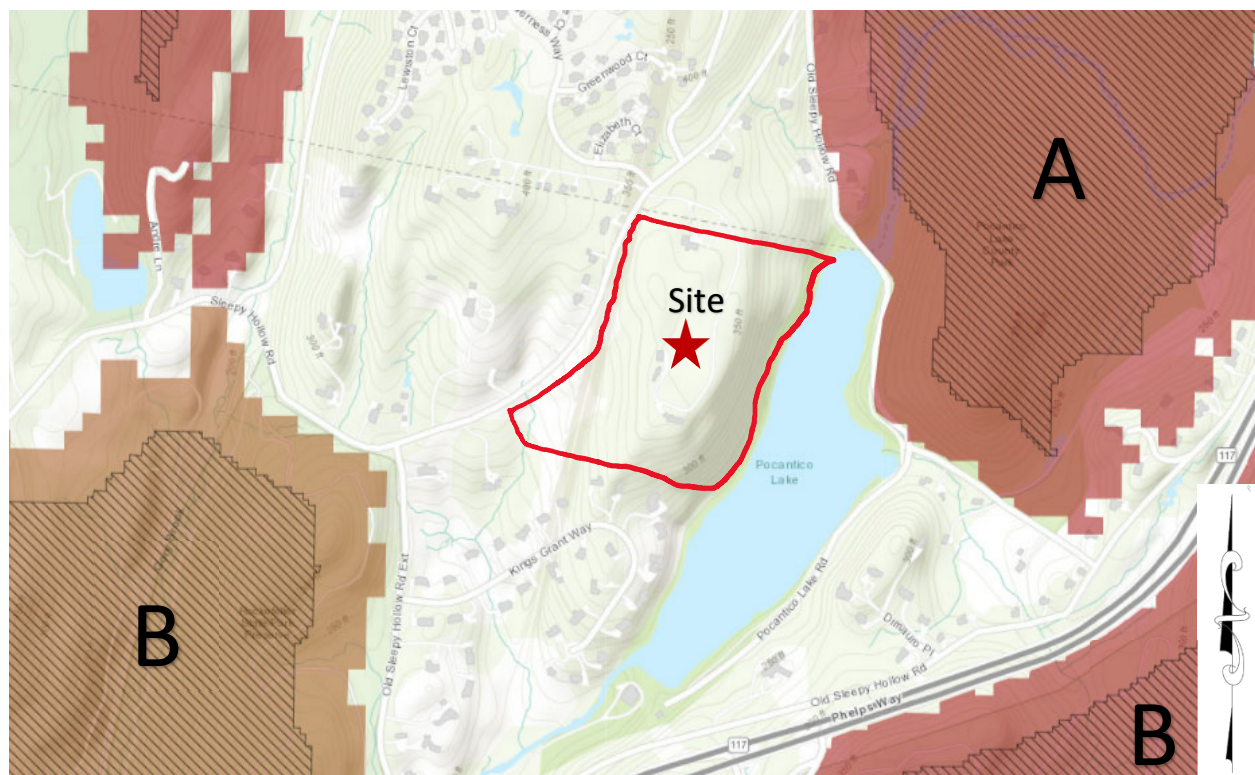


Exhibit III.B-4

Forest Condition Index

Source: NYSDEC Hudson Valley Resource Mapper
(n.t.s.)



Legend

- A – Pocantico Lake County Park
B – Rockefeller State Park Preserve
★ Site Location

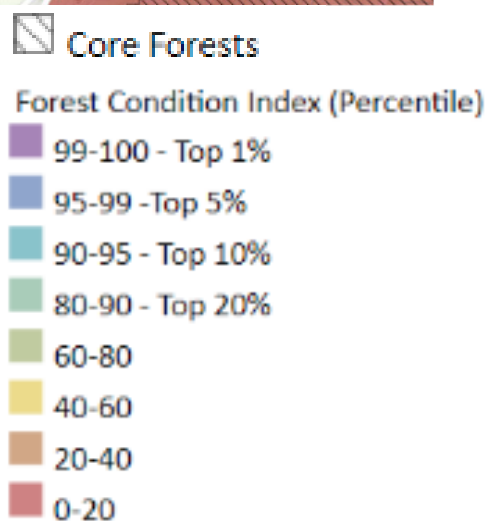


Exhibit III.B-5

Vicinity of Rare Plants or Animals (Bird -Kentucky Warbler)

Source: NYSDEC Hudson Valley Resource Mapper
(n.t.s.)

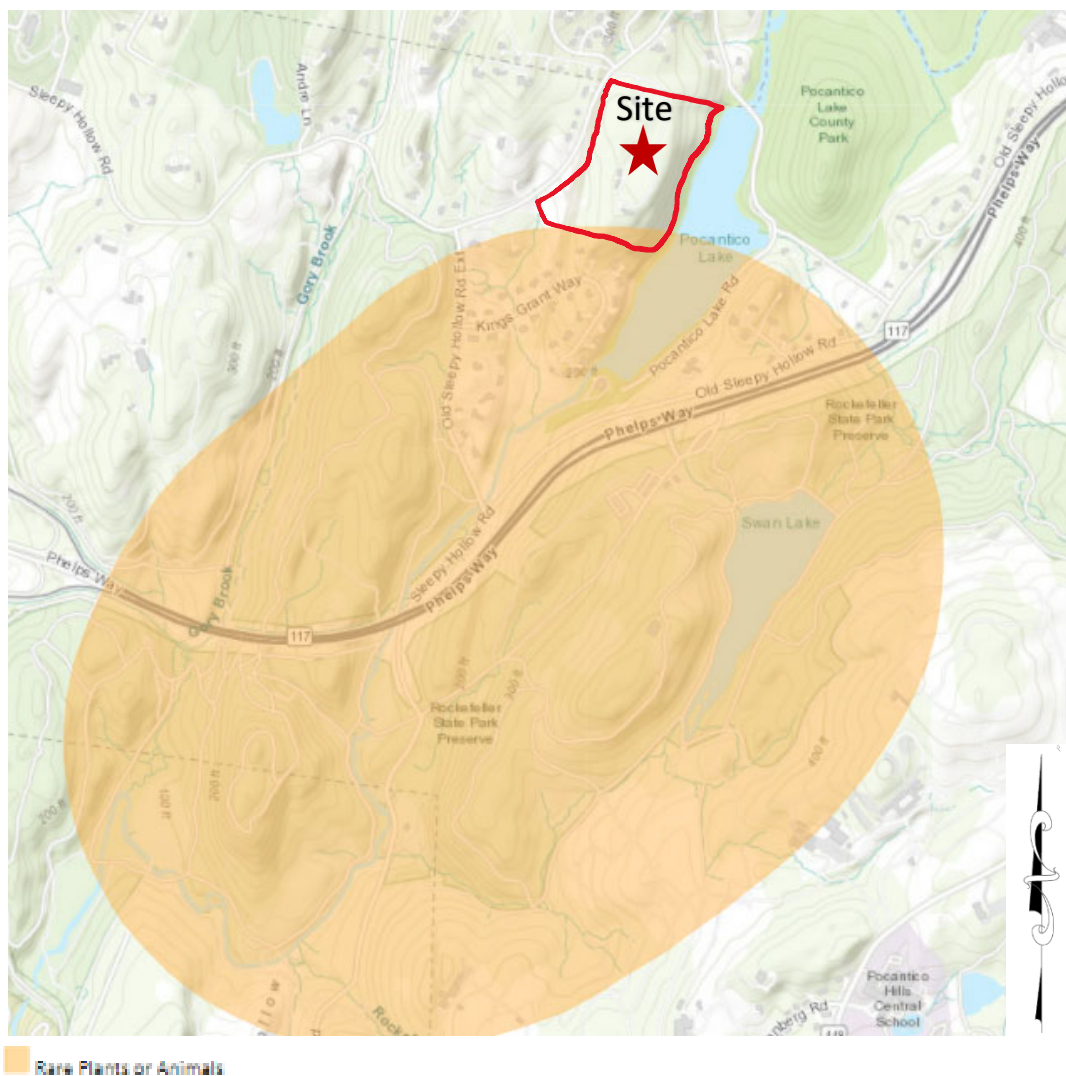


Exhibit III.B-6

Existing Tree Survey of Property

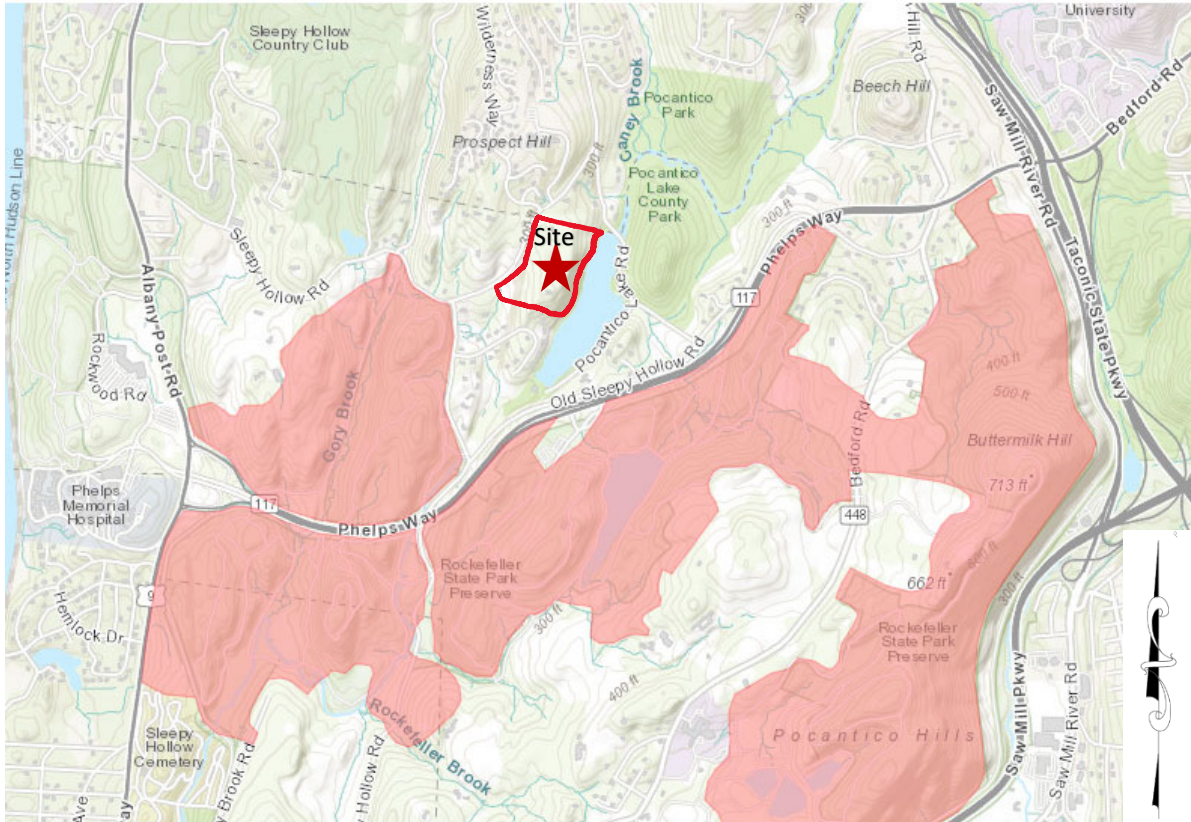
Source: Ward Carpenter Engineers Inc.
(n.t.s.)



Exhibit III.B-7

Audubon Important Bird Areas (Rockefeller State Park Preserve)

Source: DEC Hudson Valley Resource Mapper
(n.t.s.)



■ Audubon Important Bird Areas

Rockefeller State Park and Preserve:

Size: 1,826.00 Acres

Exhibit III.B-8

Audubon Important Bird Areas (Rockefeller State Park Preserve)

Source: NYS Audubon Society
(n.t.s.)

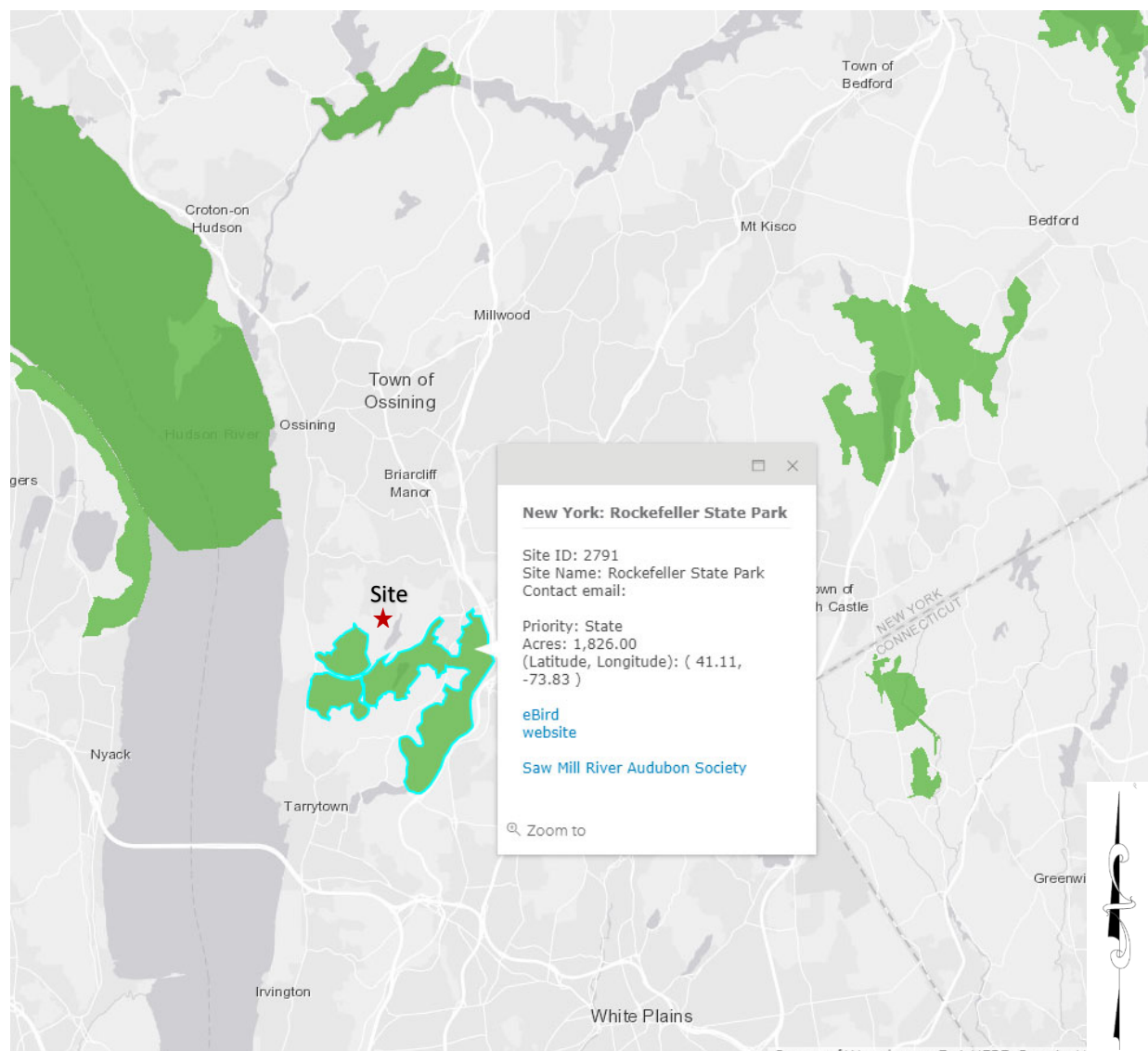


Exhibit III.B-9

Proposed Change in Habitat Cover Types

Source: Natural Resource Survey Assessment Prepared By Michael Nowicki,
Ecological Solutions, LLC
(n.t.s.)



Legend

A - Appalachian Oak-Hickory Forest

B - Mowed Lawn

C - Wetland

D# – Clearing Area

Exhibit III.B-10

Aerial Photos of Tree Cover in 1925-26, 1947 and 1960

Source: Westchester County GIS and Westchester County Department of Planning Historic
Photo Viewer
(n.t.s.)



Photo from 1925-26 – Most of the western portion of the Site cleared

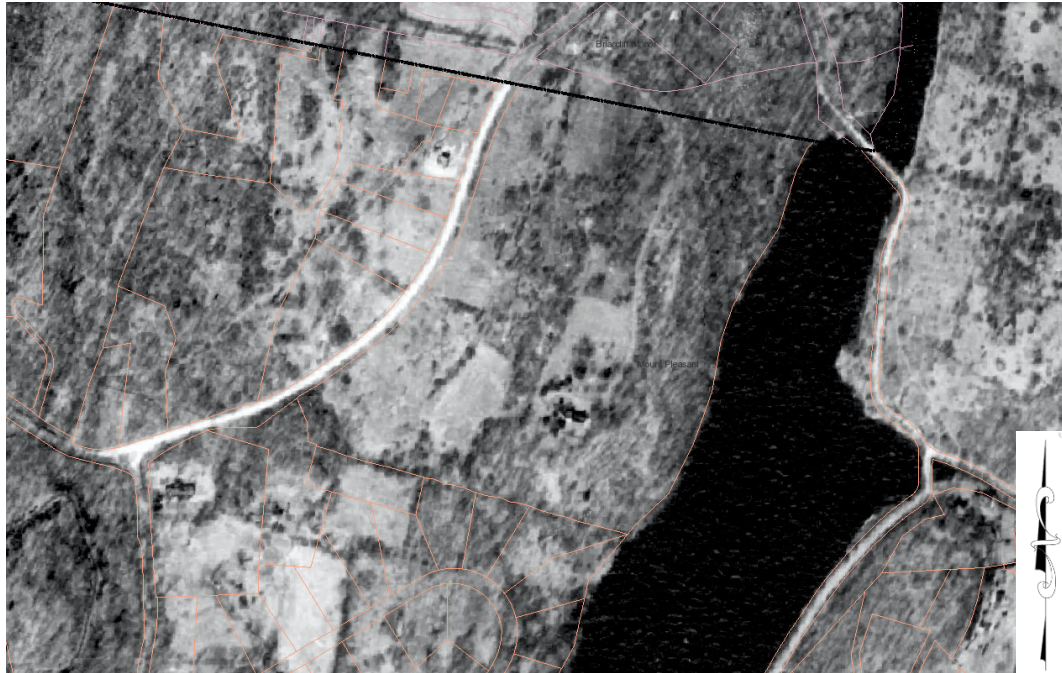


Photo from 1947 – Most of the western portion of the Site cleared



Photo from 1960 - Most of the central area of the Site cleared between the two residences.

Exhibit III.B-11

Tree Replacement Calcs

Density Factor Site (DFS):			Lot Size = 36.8268 Ac.		
DFS = 4 Acres * 15					
DFS = 36.8268 * 15					
DFS = 552.4					

Trees on Site to Remain			Trees on Site to Remain		
Number	Size (Inches)	Species	Number	Size (Inches)	Species
3	8"	Oak	1	4"	Maple
50	10"	Oak	1	6"	Maple
41	12"	Oak	2	8"	Maple
46	14"	Oak	36	10"	Maple
11	15"	Oak	29	12"	Maple
32	16"	Oak	18	14"	Maple
39	18"	Oak	6	15"	Maple
24	20"	Oak	3	16"	Maple
4	22"	Oak	2	18"	Maple
36	24"	Oak	1	20"	Maple
23	26"	Oak	4	26"	Maple
22	28"	Oak	3	28"	Maple
12	30"	Oak	8	30"	Maple
14	32"	Oak	1	36"	Maple
1	34"	Oak	1	38"	Maple
15	36"	Oak	1	40"	Maple
2	38"	Oak			
3	40"	Oak	6	10"	B. Birch
3	48"	Oak	4	12"	B. Birch
1	60"	Oak	2	14"	B. Birch
			1	16"	B. Birch
1	6"	Birch	3	18"	B. Birch
1	8"	Birch	2	22"	B. Birch
12	10"	Birch	1	15"	Dead Ash
20	12"	Birch			
9	14"	Birch	1	8"	Hickory
8	15"	Birch	12	10"	Hickory
11	16"	Birch	8	12"	Hickory
8	18"	Birch	6	14"	Hickory
3	24"	Birch	8	15"	Hickory
			4	16"	Hickory
2	4"	Pine	5	18"	Hickory
2	8"	Pine	1	20"	Hickory
2	10"	Pine	1	22"	Hickory
5	12"	Pine	2	24"	Hickory
4	14"	Pine	2	26"	Hickory
1	15"	Pine	1	32"	Hickory
6	16"	Pine			
3	18"	Pine	3	10"	Beech
3	26"	Pine	2	12"	Beech
6	28"	Pine	2	14"	Beech
3	30"	Pine	1	34"	Beech
1	36"	Pine			
2	40"	Pine	1	12"	Elm
			1	15"	Elm
6	10"	W. Cherry	6	12"	Ash
3	12"	W. Cherry	3	16"	Ash
1	14"	W. Cherry	1	28"	Ash
2	15"	W. Cherry			
1	20"	W. Cherry	1	10"	Sycamore
			1	12"	Sycamore
			1	16"	Alanthus
			1	28"	Tulip

508	211
Total = 719	

Existing Density Factor * Number of Trees to Remain = EDF Value

From Table 3		Number of Trees to Remain	EDF Value
D8H (Inches)	Density Factor (unit)		
< 10"	0	14	0
10"	0.6	128	76.8
12"	0.8	120	96
14"	1.1	88	96.8
15"	1.25	38	47.5
16"	1.4	61	85.4
18"	1.8	60	108
20"	2.2	27	59.4
22"	2.6	7	18.2
24"	3.1	41	127.1
26"	3.7	32	118.4
28"	4.3	33	141.9
30"	4.9	23	112.7
32"	5.5	15	82.5
34"	5.5	2	11
36"	7	17	119
38"	7.5	3	22.5
40+"	8	10	80
		719	

Σ EDF Values = Existing Density Factor (EDF) = 1403.2

Replacement Density Factor (RDF):

RDF = DFS - EDF

RDF = 552.4 - 1,403.2

RDF = -850.8

Chapter III

Section C

Geology, Topography, Steep Slopes, & Soils

C. Geology, Topography, Steep Slopes, and Soils

This section of the DEIS describes the existing conditions, anticipated impacts, and mitigation measures as they relate to the soils and geology, topography, and steep slopes on the Site. Descriptions of each item are supported by relevant exhibits found at the end of this chapter. The Proposed Action also details compliance with the Town of Mount Pleasant Steep Slope Ordinance, and Westchester County Best Management Practices and NYS DEC Sediment and Erosion Control.

1. Existing Conditions

On-site field reconnaissance reports and accompanying figures have been provided to describe the existing Site's surface and subsurface geological conditions. Exhibit III.C-1 shows the Site is within the Manhattan Prong, a geologic sub province of New England during the Upper Proterozoic time. The underlying subsurface conditions are predominantly Fordham gneiss which consist of metamorphic rocks of sedimentary and volcanic origin. The composition of Fordham gneiss includes biotite-quartz, amphibolite, quartzite, garnet. Geological Map of New York shown in Exhibit III.C-2 and Exhibit III.C-3 shows the location of the Site relative to the surrounding area. Surficial Geologic Map of New York shown in Exhibit III.C-4 and Exhibit III.C-5 place the Site in a location identified as till which consists of variable texture deposition beneath glacier ice with potential for bedrock within 3 – 10 feet from the surface.

The soil survey for the Site is shown in Exhibit III.C-6, as obtained from United States Department of Agricultural Natural Resource Conservation Service (USDA NRCS) web soil services. The survey indicates the location of the Proposed Action within four primary soil groups. Field tests of the soils on-site have been conducted throughout the Site, as described later on in this chapter.

The four major soil categories on the Site include:

- CrC - Charlton - Chatfield complex, 0 to 15% slopes, very rocky
- CsD – Chatfield - Charlton complex, 15 to 35% slopes, very rocky
- LeB – Leicester loam, 2 to 8% slopes very stony
- WdB – Woodbridge loam, 3 to 8% slopes

CsD – Chatfield - Charlton complex, 15 to 35% slopes, very rocky -

This soil group accounts for 62.9% of the Site. This soil group is described as very stony and comprised of roughly 45% Chatfield, 35% Charlton, and 20% minor components.

Parent material considered coarse-loamy melt out till derived from granite, gneiss and/or schist. A profile of the soil composition includes 1" topsoil followed by 2" of fine sandy loam becoming gravelly fine sandy loam up to 30" with possible bedrock at 40". This soil is within hydrologic soil group class B and is considered well drained. Depth to water table is presumed greater than 80".

CrC – Charlton-Chatfield complex, 0 to 15% slopes, very rocky –

This soil group accounts for 23.8% of the Site. This soil group is described as very stony and comprised of roughly 50% Charlton, 30% Chatfield and 20% minor components. Parent material considered coarse-loamy melt out till derived from granite, gneiss and/or schist. A profile of the soil composition includes 2" topsoil followed by 2" of fine sandy loam becoming gravelly fine sandy loam to a depth of 65". Depth to restrictive layer is greater than 80". This soil is within hydrologic soil group class B and is considered well drained. Depth to water table is presumed greater than 80".

WdB – Woodbridge loam, 3 to 8% slopes -

This soil group accounts for 11.0% of the Site. This soil group is described as Woodbridge loam and comprised of roughly 85% Woodbridge loam and similar soils, and 15% minor components. Parent material considered coarse-loamy lodgment till derived from gneiss, granite and/or schist. A profile of the soil composition consists of 6" of loam followed by gravelly loam to a depth of 65". Depth to restrictive layer is 18"-30". This soil is within hydrologic soil group class C/D and is considered moderately well drained having a possible depth to water table from 18" to 30".

LeB – Leicester loam, 2 to 8% slopes very stony -

This soil group accounts for 2.3% of the Site. This soil group is described as very stony and comprised of roughly 50% somewhat poorly drained Leicester, 25% poorly drained Leicester and 25% minor components. Parent material considered loamy acid till derived mostly from schist and gneiss. A profile of the soil composition consists of loam for the first 8" becoming sandy loam to a depth of 60". Depth to restrictive layer is greater than 80". This soil is within hydrologic soil group class A/D and is considered somewhat poorly drained / poorly drained having a possible water table from 12" to 18".

The soil types are summarized in Table III.C-1 below to show the distribution of the soil category relative to the Site. The on-site soil characteristics are summarized in the following Table III.C-2.

Table III.C-1		
Soils On-site		
Soil Unit	Area (Acres)	Area (Percent of Site)
CsD – Chatfield - Charlton complex, 15 to 35% slopes, very rocky	23.17 ac	62.90%
CrC - Charlton-Chatfield complex, 0 to 15% slopes, very rocky	8.77 ac	23.80%
WdB – Woodbridge loam, 3 to 8% slopes	4.03 ac	11.00%
LeB – Leicester loam, 2 to 8% slopes very stony	0.85 ac	2.30%

Source: USDA Natural Resource Conservation Service – Web Soil Survey

Table III.C-2							
Characteristics of Soils On-site							
Soil Unit	Soil Name	Erosion Hazard	Hydrologic Group	Runoff Potential	Depth to Bedrock	Depth to Water Table	Drainage Class
CsD	Chatfield - Charlton complex, 15 to 35% slopes, very rocky	62.90%	B	High / Medium	30" - 40"	> 80"	Well Drained
CrC	Charlton-Chatfield complex, 0 to 15% slopes, very rocky	23.80%	B	Low / High	> 80"	> 80"	Well Drained
WdB	Woodbridge loam, 3 to 8% slopes	11.00%	C / D	Very High	18" - 30"	18" - 30"	Moderately Well Drained
LeB	Leicester loam, 2 to 8% slopes very stony	2.30%	A / D	Low	> 80"	12" - 18"	Somewhat Poorly Drained

Source: USDA Natural Resource Conservation Service – Web Soil Survey

In addition to the soil categories listed above, field tests were conducted on the Site to further describe the soil characteristics, establish the depth to bedrock, verify the water table and confirm the presence of peat. Visual observation confirms the presence of intermittent rock outcroppings throughout the Site. Most of the rock outcroppings are located along the eastern portion of the Site where the Site slopes down to Pocantico Lake. This area of the Site will remain undisturbed as part of the Proposed Action. Visual observation confirmed only a few rock outcroppings over the rest of the Site primarily near the Main House. Test pits were conducted to confirm the depth of bedrock which vary throughout the Site from outcroppings to over 80" deep.

Field tests did not confirm the presence of peat, but they did confirm the presence of water in the wetland area.

Exhibit III.C-7, Steep Slope Map, indicates the general location steep slopes on and adjacent to the Site (source: Westchester County GIS).

Steep slopes greater than 15 percent are regulated as per Chapter 180: Steep Slope Protection, of the Mount Pleasant Code. Exhibit III.C-8 identifies the specific steep slope categories on the Site as regulated by the Town on the topographical survey of the Site. The slope categories include: 0-15%, 15-25% (Steep Slope), 25-35% (Very Steep Slope), and greater than 35% (excessively steep slope). Table III.C-3 below identifies the area within each slope category on-site. Over 50% of the Site is relatively flat (0-15%). Existing steep slopes are also indicated on Sheet 6 of the Cluster Subdivision Plan Set found in Appendix K of this DEIS.

Table III.C-3		
Slopes On-site		
Slope Category	Area (Acres +/-)	Area (Percent of Site)
0% - 15%	19.51 ac	52.99%
15% - 25% (Steep Slope)	6.18 ac	16.78%
25% - 35% (Very Steep Slope)	4.28 ac	11.63%
> 35% (Excessively Steep Slope)	6.85 ac	18.60%

Source: Steep Slope Analysis Page 6 of Plan Set

The topography of the Town is varied, and there are several ridge lines throughout the Town of Mount Pleasant. Envision Mount Pleasant Master Plan includes mapping of these ridge lines on Figure 7-9, as shown on Exhibit III.C-9, Ridge Lines within Mount Pleasant. The closest mapped ridge line is over half a mile west of the Site. This ridge boundary is the western limit of the Pocantico River basin watershed.

The topography on the Site is relatively flat and generally slopes down to Pocantico Lake to the east from the midpoint in the center near the existing house. There are no mapped ridge lines or ridge line formations on the Site.

A Phase 1 Environmental Site Assessment (ESA) was conducted at the Site by Team Environmental Consultants, Inc. (dated 12/8/20). The Phase I ESA was conducted in general conformance with ASTM Practice E 1527-13 (Standard Practice for Phase I ESA Process) guidelines. The objective of this effort was to identify significant environmental

impairments and liabilities associated with the property. The scope of work included the following tasks: 1) Review of readily available historical and regulatory information; 2) Performance of Phase I ESA interviews and a property walk-through inspection; 3) Review of a federal and state environmental database report; and 4) Documentation of findings. Based on the property setting and current residential site use, review of available historical, regulatory, and environmental information, performance of Phase I ESA interviews, and findings of the property walk-through inspection, no significant and immediate environmental liability issues or "recognized environmental conditions" (RECs) associated with the Site were identified. Therefore, not follow up or Phase 2 ESA was not recommended.

2. Anticipated Impacts

The Proposed Action will result in approximately 11.3± acres of land disturbance. No more than 5 acres will be disturbed at any given time. This disturbance will not occur all at once and will be undertaken in workable units so stabilization and final restoration can occur (see Sheet 5 of the large-scale engineering plan set found in Appendix K of this DEIS).

The limits of disturbance are indicated on Exhibit III.C-8, which also includes the steep slope disturbance. Slope disturbance is further described below in Table III.C-4 and identifies the amount of slope disturbance that will occur and the percent relative to the entire Site.

Table III.C-4				
Slope Disturbance On-Site				
Slope Category	Area (Acres)	Area (Percent of Site)	Area Disturbed (Acres)	Area Disturbed (Percent of Site)
0% - 15%	19.51 ac	52.99%	9.30 ac	25.26%
15% - 25% (Steep Slope)	6.18 ac	16.78%	1.47 ac	3.99%
25% - 35% (Very Steep Slope)	4.28 ac	11.63%	0.38 ac	1.03%
> 35% (Excessively Steep Slope)	6.85 ac	18.60%	0.24 ac	0.65%

As indicated in Table III.C-4 above approximately 9.3 acres of Site disturbance fall within the 0-15% slope category. That means 81.7% of the overall Site disturbance will occur on slopes which are relatively flat and would not require a steep slope permit from the Town. The disturbance of slopes ranging from 15-25% account for approximately 12.3% of the Site disturbance, for which a permit could be issued at an administrative level by the Town

of Mount Pleasant Engineering Department. Less than 2% of the Site disturbance (0.62 acre) is in slopes over 25%, which requires Planning Board review and approval. The proposed Site layout is designed to preserve the steepest slopes where possible and utilize the flat area of topography on the property for the Proposed Action.

As the Proposed Action will involve disturbance of slopes greater than 25% (0.62 acre), the Proposed Action must demonstrate compliance with Chapter 180 of the Mount Pleasant Code Steep Slope Protection. This chapter includes 25 review standards which are listed below. Following each review standard listed below is the response (*in italics*) demonstrating what the Applicant contends is compliance with the subject standard.

Steep Slope Review Standards Ch.180 § 180-7:

1. There is no reasonable alternative for the proposed regulated activity on that portion of the Site not containing steep slopes.

There is no other reasonable alternative to the proposed Site layout. The proposed plan utilizes the flattest areas of the Site reducing regulated slope disturbance to less than 2 percent (1.03% of "Very Steep" and 0.65% of "Excessively Steep" slopes contained on the entire Site.

2. The planning, design and development of buildings and Site improvements limits the rate of stormwater runoff to a zero increase with overflow to a municipal drain system where practicable and provides the maximum in structural safety, slope stability, and human enjoyment while adapting the affected Site to, and taking advantage of, the best use of the natural terrain and aesthetic character.

Building and Site improvements will result in a net reduction of stormwater runoff. As identified in the Stormwater Pollution Prevention Plan (SWPPP) in section III.D of this DEIS and Appendix G, stormwater runoff will be reduced up to and exceeding a 100-year storm event. Proposed stormwater management facilities have been designed in a location which best utilizes the natural terrain.

3. The terracing of building Sites is kept to a minimum

Terracing has been kept to a minimum.

4. Roads and driveways follow the natural topography to the greatest extent possible in order to minimize the potential for erosion, and they are consistent with other applicable regulations of the Town of Mount Pleasant and current engineering practices.

Proposed roads have been designed to follow the natural topography and the alignment of existing driveways to the greatest extent possible with minimal grading. Although the roads are proposed to be private, they have been designed in accordance with the Town of Mount Pleasant design standards.

5. Habitat is quantified and protected, no endangered species of flora or fauna are adversely impacted, and any replanting shall be maintained by the applicant for two years and shall consist of indigenous vegetation that at a minimum replicates the original vegetation on the Site, in kind;

No endangered species have been found on the Site (see section III.B). Road design follows the alignment of the existing driveway and clearing areas. The road layout will not disturb regulated wetlands. The proposed landscape plan, (see Sheet 7 of the plan set in Appendix K) includes only native species which replicates and enhances the original vegetation on the Site. The Applicant and Homeowner's Association will maintain plantings for a period of two years.

6. The natural elevations and vegetative cover of ridgelines are disturbed only if the crest of a ridge and the tree line at the ridge remain uninterrupted. This will be accomplished either by positioning buildings and areas of disturbance below a ridgeline or by positioning buildings and areas of disturbance at a ridgeline so that the elevation of the roofline of the building is no greater than the elevation of the natural tree line, so long as no more than 100 feet along the ridgeline, to a width of 100 feet generally centered on the ridgeline, is disturbed

This standard does not apply as there are no defined ridgelines on the property, refer also to Exhibit III.C-9.

7. Any regrading blends in with the natural contours and undulations of the land; *Proposed grades have been shown to blend into existing grades on the Site, refer to large scale site plan drawing set sheet 6 found in Appendix K of this DEIS.*

8. Cuts and fills are rounded off to eliminate sharp angles at the top, bottom, and sides of regraded slopes;

All proposed grading has been shown at a maximum 2H:1V and blends into the natural contours so that the slopes are rounded and smooth and there are no sharp angles, refer to large scale site plan drawing set sheet 6 found in Appendix K of this DEIS.

9. The angle of cut and fill slopes does not exceed a slope of one vertical to two horizontal, except where retaining walls, structural stabilization, or other methods acceptable to the Town Engineer are used;
Proposed grading on the Site has been shown as 2H:1V or less. In areas where retaining walls are proposed the grading has been tapered on either end so that the grades do not exceed a 2H:1V, refer to large scale site plan drawing set sheet 6 found in Appendix K of this DEIS.
10. Tops and bottoms of cut and fill slopes are set back from the structures an adequate distance to ensure the safety of the structures in the event of the collapse of the cut or fill slopes. Generally, such distance is six feet plus 1 /2 the height of the cut or fill;
Structures have been designed to blend into the existing grades. Any proposed structure has been setback in excess of 6' feet, refer to large scale Site plan drawing set sheet 6 found in Appendix K of this DEIS.
11. Disturbance of rock outcrops is by means of explosives only if labor and machines are not effective and only if rock blasting is conducted in accordance with all applicable regulations of the Town of Mount Pleasant and the State of New York. The rock shall be effectively stabilized.
Rock outcroppings are intermittent throughout the Site. The Site has been designed to import fill to avoid chipping and blasting to the extent practical. Chipping can be expected but blasting is not expected. In the unlikely event blasting is required it will be done in accordance with all applicable regulations in the Town of Mount Pleasant and New York State.
12. Disturbance of slopes is undertaken in workable units in which the disturbance can be completed and stabilized in one construction season so that areas are not left bare and exposed during the period from December 15 through April 15;
The Proposed Action will result 2.09 acres of disturbance to Steep Slope areas on Site. Slope disturbance has been designed to limit the amount of disturbance at one time as described in the phasing plan shown on page 5 of the plan set found in Appendix K of this DEIS. All disturbed areas shall be stabilized prior to any additional disturbance. Any excavation work occurring between December 15 and April 15 shall implement additional erosion control measures in accordance with the NYSDEC Standards for Sediment and Erosion Control 2016.
13. Disturbance of existing vegetative ground cover does not take place more than 15 days prior to grading and construction.

This standard will be met. No disturbance to existing vegetative ground cover will take place more than 15 days prior to grading and construction. Sediment and erosion control measures shall be in place prior to clearing. Immediately following Site clearing excavation will occur. Ground will then be stabilized.

14. Temporary soil stabilization, including, if appropriate, temporary stabilization measures such as netting or mulching to secure soil during the grow-in period, is applied to an area of disturbance within two days of establishing the final grade, and permanent stabilization is applied within 15 days of establishing the final grade;

This standard will be met. Temporary stabilization will be established in accordance with the sediment erosion control plan. No more than 2 days will pass without having temporary stabilization set in place for the disturbed areas. Any disturbance during the winter months shall be stabilized at the end of each workday. Stabilization includes mulching and erosion control blankets.

15. Soil stabilization is applied within two days of disturbance if the final grade is not expected to be established within 60 days;

Following rough grading permanent stabilization will be implemented on the Site.

16. Measures for the control of erosion and sedimentation are undertaken consistent with the Westchester County Soil and Water Conservation District's "Best Management Practices Manual for Erosion and Sediment Control," and the New York State Department of Environmental Conservation's "Guidelines for Urban Erosion and Sediment Control," as amended, or its equivalent satisfactory to the Planning Board;

Sediment and erosion control measures have been designed in accordance with NYSDEC Standards and Specs for Erosion and Sediment Control November 2016. These practices are consistent with Westchester County "Best Management Practices Manual for Erosion and Sediment Control."

17. All proposed disturbance of slopes is undertaken with consideration of the soils limitations characteristics contained in the latest Identification Legend, Westchester County Soils Survey, as prepared by the Westchester County Soil and Water Conservation District, in terms of recognition of limitation of soils on slopes for development and application of all mitigating measures, and as deemed necessary by the Town Engineer;

Soil characteristics on the Site have been identified and are noted on the plans. Underlying soil conditions are predominantly rock at varying depths suitable for development.

18. Topsoil is removed from all areas of disturbance, stockpiled and stabilized in a manner to minimize erosion and sedimentation, and replaced elsewhere on the Site at the time of final grading;
Topsoil will be stripped from the disturbed areas and stockpiled within the Site. Soil stockpiles shall be placed on slopes less than 10%. Silt fence shall be installed around the stockpile and temporary stabilization shall be placed as shown on the Sediment and Erosion Control plan, refer to large scale Site plan drawing set sheet 5 found in Appendix K of this DEIS.
19. Topsoil stockpiling is not permitted on slopes of greater than 10%;
Site is predominantly flat allowing stockpiling in various locations. Topsoil or subsoil in no circumstance be stockpiled on slopes over 10%. Soil stockpiles have been identified on the sediment and erosion control plan, refer to large scale Site plan drawing set sheet 5 found in Appendix K of this DEIS.
20. Compaction of fill materials in fill areas is such to ensure support of proposed structures and stabilization for intended uses;
All fill will be tamped, rolled, or compressed. No structures are proposed on fill. Fill around structures shall be compacted to prevent settling of final grades.
21. Structures are designed to fit into the hillside rather than altering the hillside to fit the structure, employing methods such as reduced footprint design, step-down structures, stilt houses, and minimization of grading outside the building footprint;
The natural contours of the Site allow the proposed homes to have first floor garages on relatively flat lots with walk-out basements. There is minimal grading proposed away from the house.
22. Development is sited on that portion of the Site least likely to impact the natural landforms, geological features, and vegetation;
The Proposed Action was designed to utilize previously disturbed areas with as minimal impact to the Site as possible. Tree clearing has been minimized and rock outcroppings have been avoided to the maximum extent practicable.
23. The applicant has provided landscaping plans for after-development;

A proposed tree preservation and reforestation plan has been prepared, refer to large scale Site plan drawing set sheet 8 found in Appendix K of this DEIS. Post development will implement screening evergreens, street trees and native species will be planted. Landscaping for each of the proposed homes will consist of an assortment of native trees, shrubs and other foundation plantings.

24. The development conforms with the requirements set forth in Chapter 218, Zoning, of the Code of the Town of Mount Pleasant;

The Proposed Action has demonstrated conformance with the dimensional requirements of the R40 Zone and utilizes the cluster provision of the Subdivision Regulations to reduce impacts from development.

25. The construction equipment has adequate access so as not to disturb anything outside the approved limit of disturbance that shall be shown on the plan drawings and, when approved, staked in the field.

The construction access has been shown on the plan set refer to sheet 5 found in Appendix K of this DEIS. Worker's vehicles, deliveries and equipment have adequate access to the Site for parking, loading and unloading and will not exceed the proposed limits of disturbance.

Soil suitability of both existing soils and material brought to the Site will be suitable for residential and road construction as per SCS soils data. Existing soils on-site are generally suitable for the uses proposed (homes, roads, driveways, and excavation).

A detailed sediment and erosion control plan has been prepared (see Exhibit III.C-10) implementing standards outlined by Westchester County Best Practices for Sediment and Erosion Control and NYS DEC Standards and Specifications for Sediment and Erosion Control 2016 (see also to large scale drawing sheet 5 found in Appendix K of this DEIS). These practices are listed in Table III.C-5, and go above and beyond, in the Applicant's opinion, the minimum requirements to prevent erosion and ensure runoff carrying sediment is retained on the Site.

A detailed construction management plan identified in Section III.L of this DEIS discusses the planning of Site disturbance and management of exposed areas to ensure temporary or final restoration has been achieved prior to winter months. Stormwater design controls runoff by directing it to the sediment trap and future stormwater basin. In the Applicant's opinion, stormwater runoff will not have potential to cause erosion and carry sediment downstream towards the lake or adjacent properties. This would not be likely based on the distance between the limit of disturbance to the lake however precautionary measures have been

demonstrated. Slope stabilization is important because if not properly stabilized runoff could carry sediment off-site.

Table III.C-5			
Practices for Sediment and Erosion Control			
Practice Implemented	Sediment Control	Erosion Control	Runoff Control
Silt Fence	X		
Stabilized Construction Entrance	X		
Storm Drain Diversion			X
Rock Outlet Protection			X
Sediment Basin	X		
Grassed Diversion Swale			X
Stabilization Blankets		X	
Mulching		X	
Temporary Construction Area Seeding		X	
Geotextile Filter Bag	X		
Storm Drain Inlet Protection	X		
Straw Hay Bale Dike	X		

Source: NYSDEC Standards and Specs for Erosion and Sediment Control 2016

The proposed roads and homes were designed considering several different Site features. The layout of the proposed roads and homes were designed so the grades blend into the existing topography of the Site considering and minimizing the amount of excavation to balance the cut/fill spread. In areas along the eastern portion of the Site where visual observation and test pits confirmed the presence of rock, the first-floor elevations of the proposed homes have been built up to minimize rock disturbance. Likewise, the area along the western portion of the Site where the proposed entrance is does not support the presence of rock so the Site can be excavated without blasting.

Table III.C-6 below indicates the proposed earthwork activity, which shows a Net Fill amount of 16,469 cubic yards. The fill balance includes materials needed for the roads and driveways including base and sub-base materials. These materials account for roughly 3,715 cubic yards leaving the balance of earthwork needed closer to 12,754 cubic yards of fill. (See also page 7 of Plan Set found in Appendix K of this DEIS). The imported fill shall be similar in nature to the soils on-site and suitable for backfill of the proposed residences. All the excavated material shall be

reused in the fill areas of the and the balance of the fill will need to be trucked in. All fill brought into Site shall be virgin clean fill. Manifests shall be collected from the drivers verifying the location the fill is coming from.

Table III.C-6	
Earthwork Activities	
Excavation	Volume (C.Y.)
Cut	29,019
Fill	45,488
Net (Fill)	16,469

The fill required for the Site is necessary to reduce the potential for blasting (and may possibly eliminate blasting entirely). Minimal rock chipping will be expected in some areas around the footings of the proposed residences. Rock chipping may also be needed when installing the sewer and water mains. Rock chipping can be completed with a 5-ton hammer attached to an excavator, also refer to section III.L of this DEIS for more detail on construction related impacts.

In the event blasting is needed, a permit will be obtained from the Town. All parties adjacent to the Site, including the NYCDEP, will be noticed and work shall be carried out in accordance with all applicable Town and NYS codes.

3. Proposed Mitigation:

The Proposed Action, as a cluster subdivision, is designed to minimize potential impacts to geology, topography, soils, and steep slopes. The proposed road, driveway and lot layout has been designed to reduce the amount of steep slope disturbance almost entirely. The proposed layout disturbs only 1.03%, or 0.38 acres, of the Site having slopes between 25-35% and only disturbs 0.65%, or 0.24 acres, of the Site contains slopes over 35%.

To minimize, reduce or eliminate disturbance of regulated steep slopes, some retaining walls have been incorporated into the Proposed Action. The proposed walls have been designed in accordance with the Town of Mount Pleasant requirements. Walls that are shown on the plan are primarily located in the rear yards of lots. Wall heights vary from 4' to 6' as permitted, at no point do the walls exceed 6 feet.

A temporary sediment and erosion control plan has been prepared as provided in Exhibit III.C-10 and as part of the large-scale drawing set sheet 5 found in Appendix K of this

DEIS. The plan has been prepared in compliance with the Stormwater Pollution Prevention Plan (SWPPP).

Permanent slope stabilization methods to be implemented on the Site, including those listed in Table III.C-5 above, have been incorporated into the SWPPP.

The proposed plan has been designed so that those homes with basements have walkouts at roughly existing grade. Fill will be imported and placed around the proposed homes where appropriate. In this way, the plan utilizes fill to avoid unnecessary rock removal by means of blasting.

An alternative to balancing the cut and fill excavation could be accomplished by additional excavation and removal of fill behind lots 22, 23, and 24. The applicant initially considered removal of fill in this area, however, removal of fill from this area would require that existing trees and vegetation to be removed. Currently this vegetation provides a natural buffer between the back yards of lots 19 and 24, Lots 20 and 23, and lots 21 and 22. Removal of this vegetation as a screen was considered a more significant impact than balancing the cut/fill, so this solution is not proposed.

Exhibit III.C-1

Physiographic Provinces of New York

Source: NYS Museum
(n.t.s.)



Exhibit III.C-2 Geological Map of New York

Source: NYS Museum
(n.t.s.)

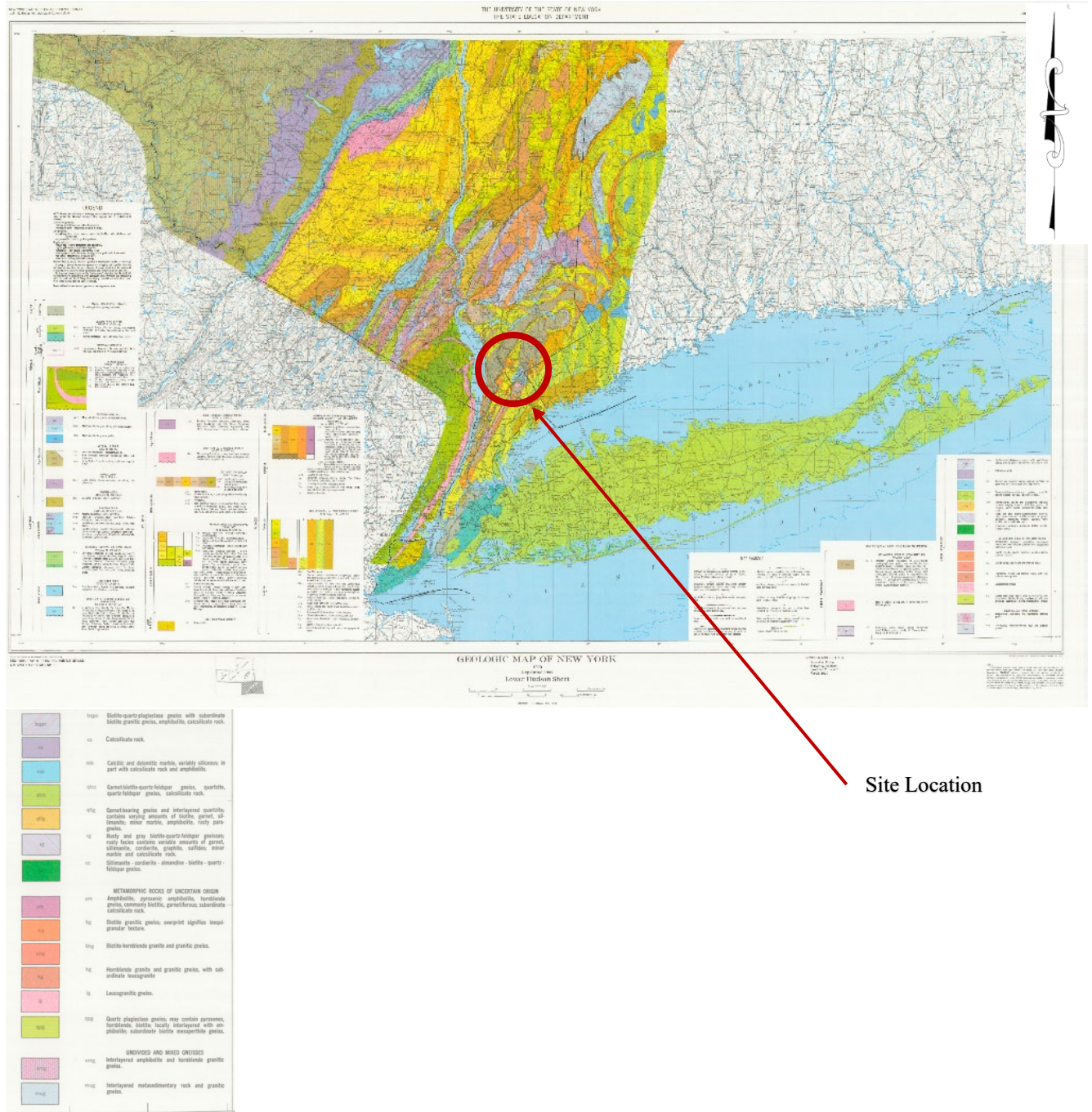
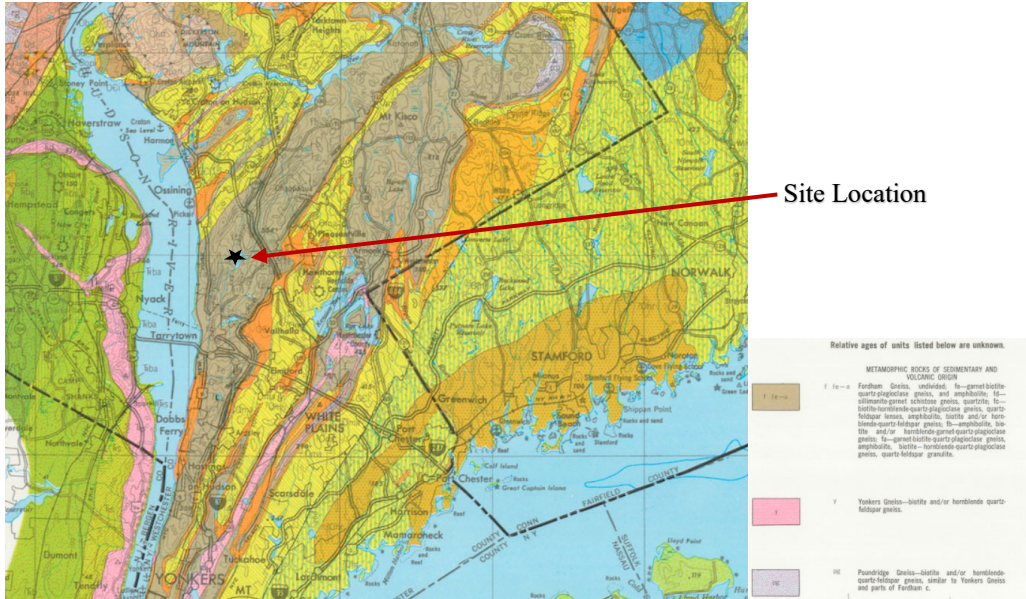


Exhibit III.C-3

Geological Map of New York – Westchester County

Source: NYS Museum
(n.t.s.)



*Source: NYS Museum
(n.t.s.)*

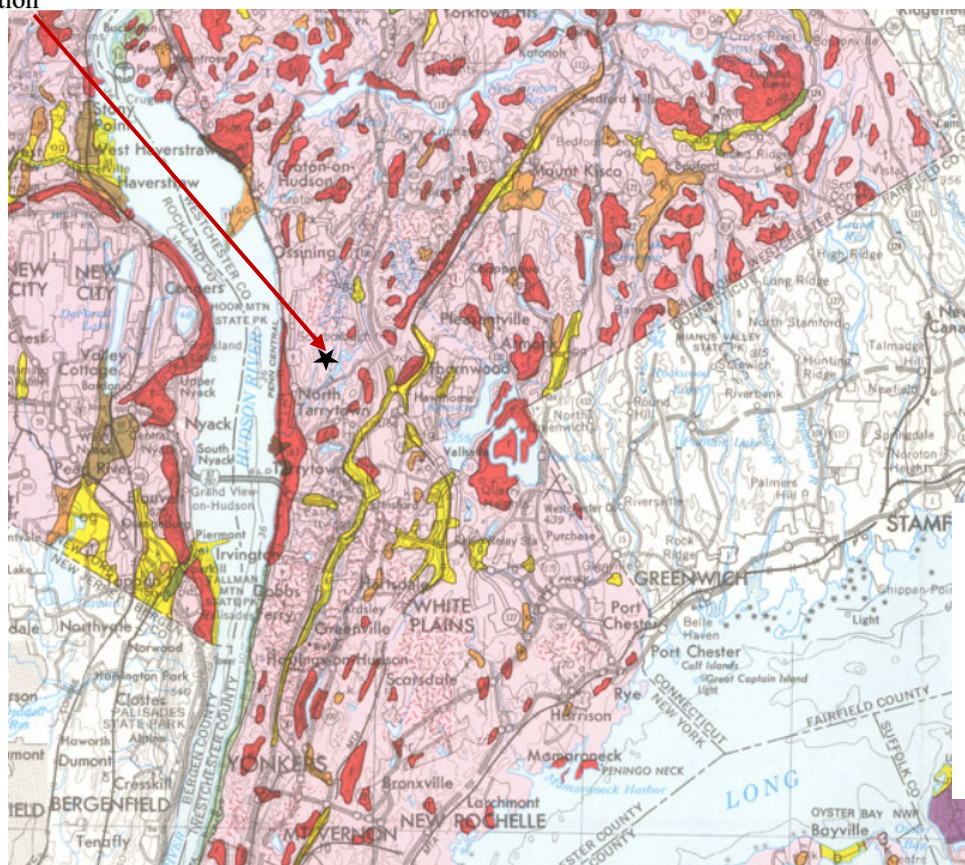


Exhibit III.C-5

Surficial Geologic Map of New York – Westchester County

Source: NYS Museum
(n.t.s.)

Site Location



EXPLANATION

al – Recent deposits	tg – Fluvial sand and gravel
Generally confined to floodplains within a valley, oxidized, non-calcareous, fine sand to gravel, in larger valleys may be overlain by silt, subject to frequent flooding, thickness 1-10 meters.	Deposits of sand and gravel, occasional laterally continuous lenses of silt, deposition farther from glacier, age uncertain.
af – Alluvial fan	k – Kame deposits
Fan shaped accumulations, poorly stratified silt, sand and boulders, at the foot of steep slopes, generally permeable.	Includes kames, eskers, kame terraces, kame deltas, coarse to fine gravel and/or sand, deposition adjacent to ice, lateral variability in sorting, coarseness and thickness, locally firmly cemented with calcareous cement, thickness variable (10-30 meters).
b – Beach	kn – Kame moraine
Sand and gravel deposit at marine shoreline, thickness variable.	Variable texture (size and sorting) from boulders to sand, deposition at an ice margin during deglaciation, positive conformational relief, locally cemented with calcareous cement, thickness variable (10-30 meters).
bi – Barrier island	tm – Till moraine
Sand and gravel deposit as barrier island, south shore of Long Island, may have associated dunes, thickness variable.	More variably sorted than till, generally more permeable than till, deposition adjacent to ice, more variably drained, may include ablation till, thickness variable (10-30 meters).
pm – Swamp deposits	t – Till
Peat-muck, organic silt and sand in poorly drained areas, un-oxidized, may be overlying marl and lake silts, potential land instability, thickness generally 2-20 meters.	Variable texture (e.g. clay, silt-clay, boulder clay), usually poorly sorted clastic, deposition beneath glacier ice, relatively impermeable (loamy matrix), diverse lithologies in valley fill to relatively angular, more limited lithologies in upland till, tends to be sandy in areas underlain by peats or sandstone, potential land instability on steep slopes, thickness variable (1-10 meters).
ld – Lacustrine delta	af – Artificial fill
Coarse to fine gravel and sand, stratified, generally well sorted, deposited as a lake shoreline, thickness variable (3-15 meters).	
lco – Lacustrine silt and clay	r – Bedrock
Generally laminated silt and clay, deposited in proglacial lakes, generally calcareous, potential land instability, thickness variable (up to 100 meters).	Exposed or generally within 1 meter of surface.
ls – Lacustrine sand	Bedrock slope overprint
Sand deposits associated with large bodies of water, generally a near-shore deposit or near a sand source, well sorted, stratified, generally quartz sand, thickness variable (2-20 meters).	Bedrock may be within 1-3 meters of surface, may sporadically crop out, variable amounts of rock debris and glacial till.
og – Outwash sand and gravel	
Coarse to fine gravel with sand, proglacial fluvial deposition, well rounded and stratified, generally finer texture away from ice border, thickness variable (2-20 meters).	

Exhibit III.C-6

Soil Conservation Survey

Source: USDA Natural Resource Conservation Service - Web Soil Survey
(n.t.s.)

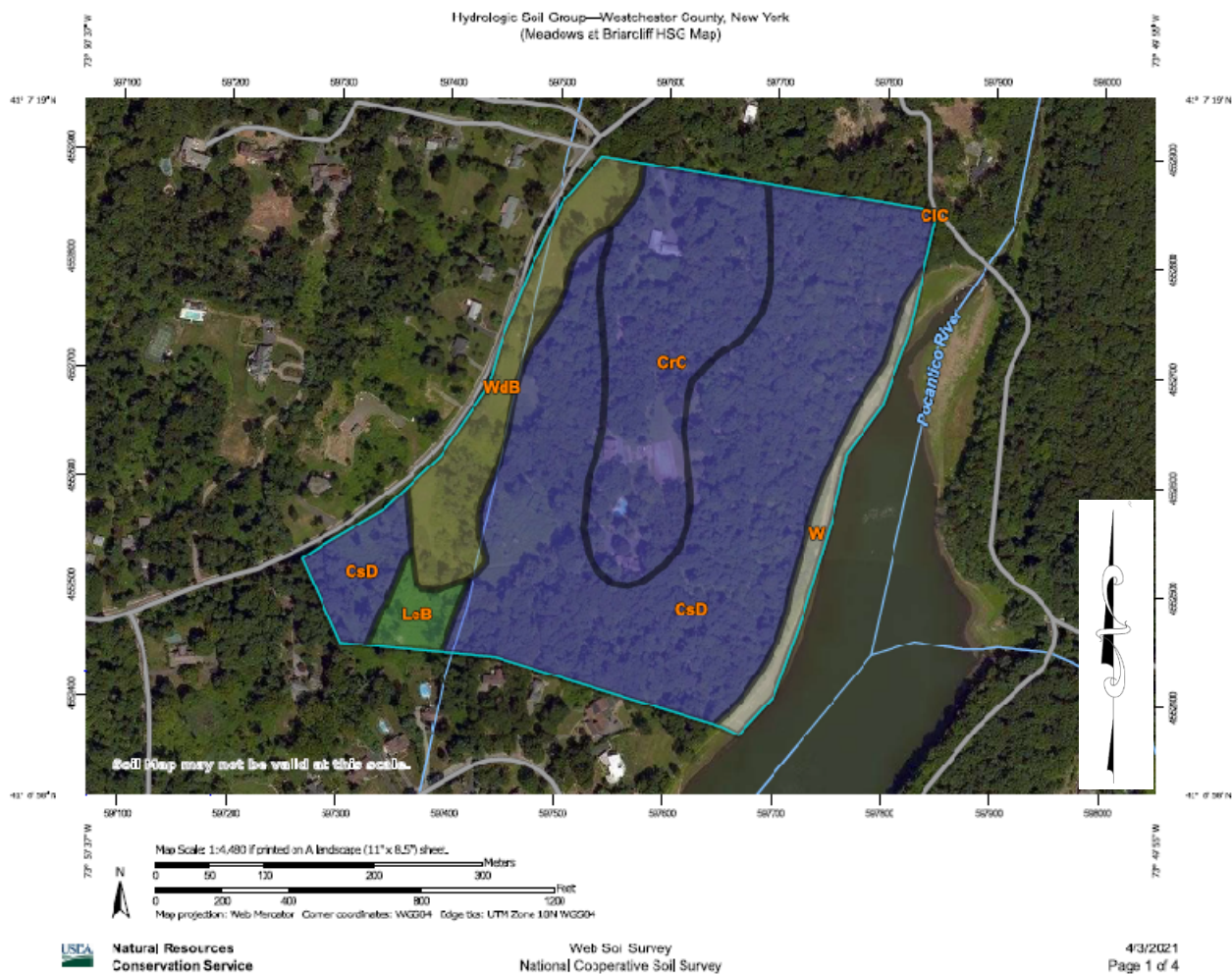


Exhibit III.C-7

Steep Slope Map

Source: Westchester County GIS
(n.t.s.)

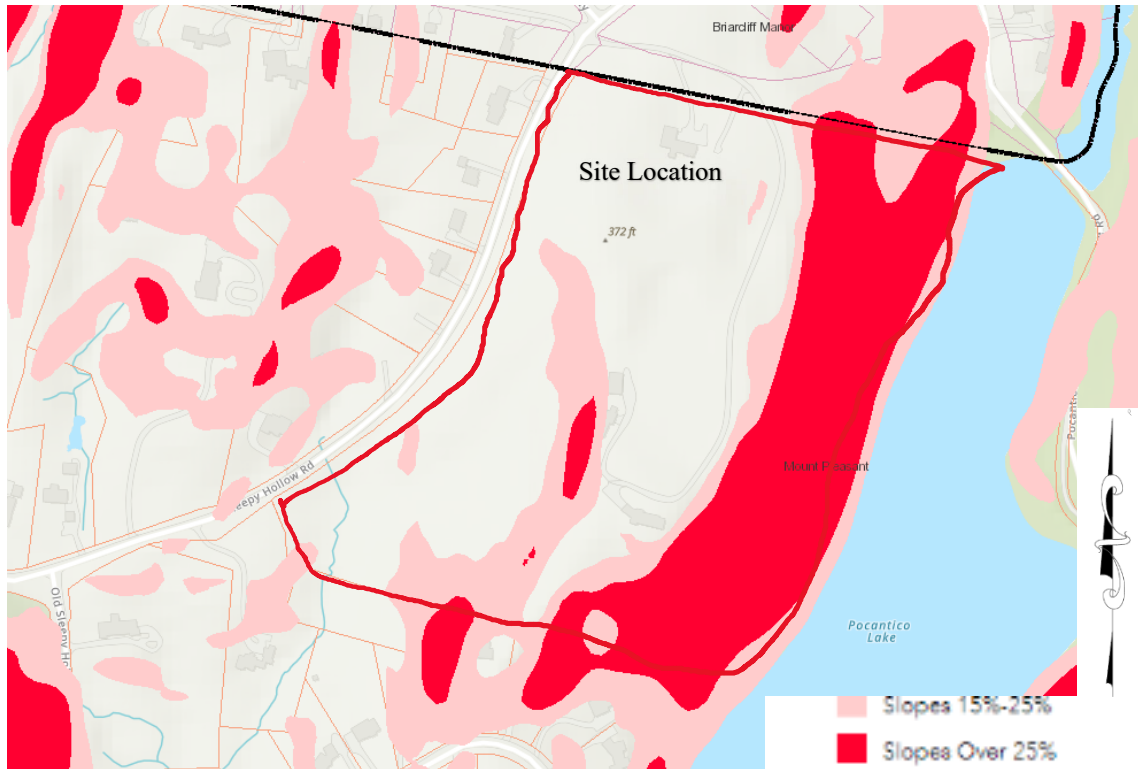


Exhibit III.C-8

Steep Slopes on Site

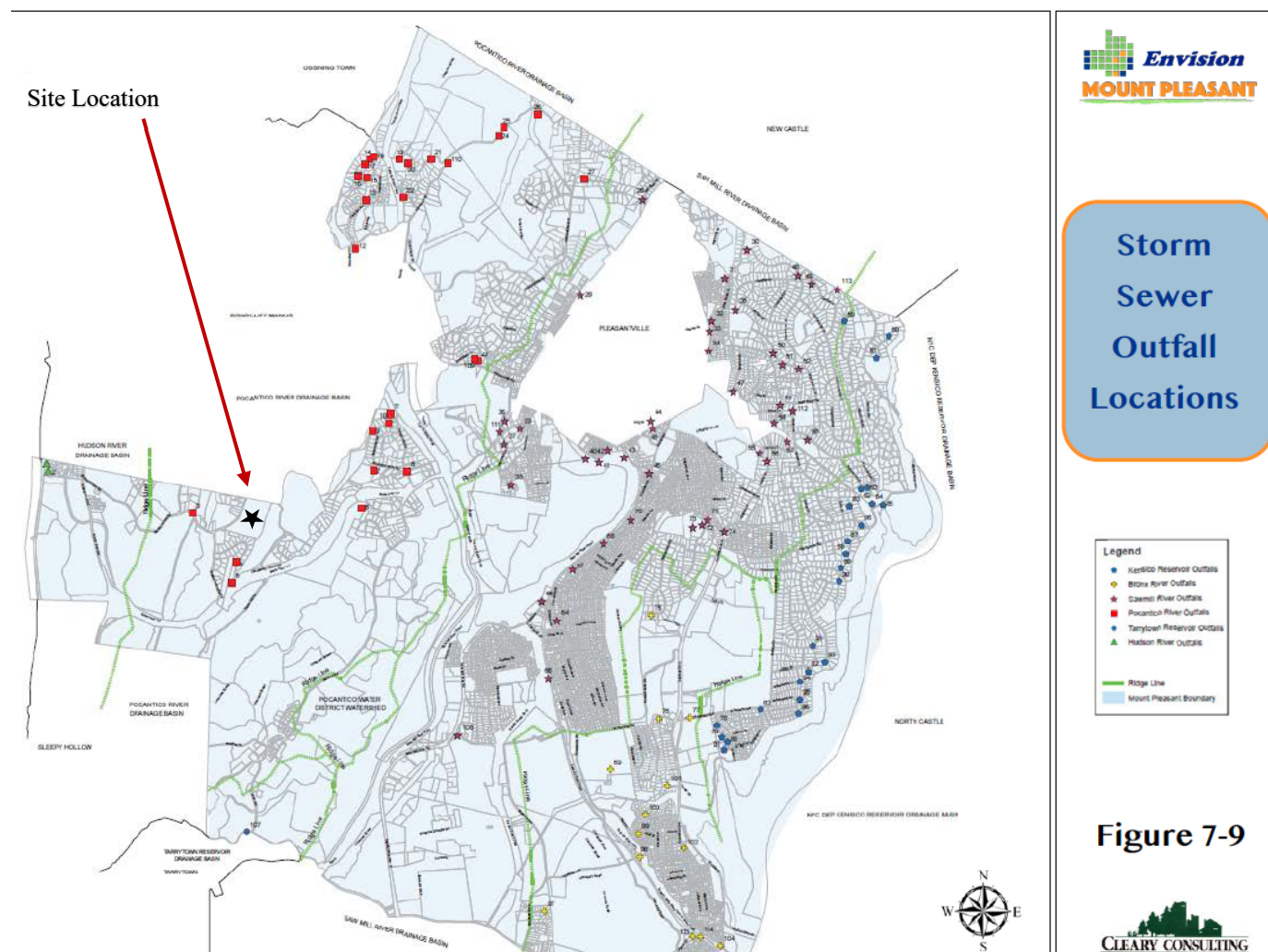
Source: Zappico Real Estate Development LLC
(n.t.s.)



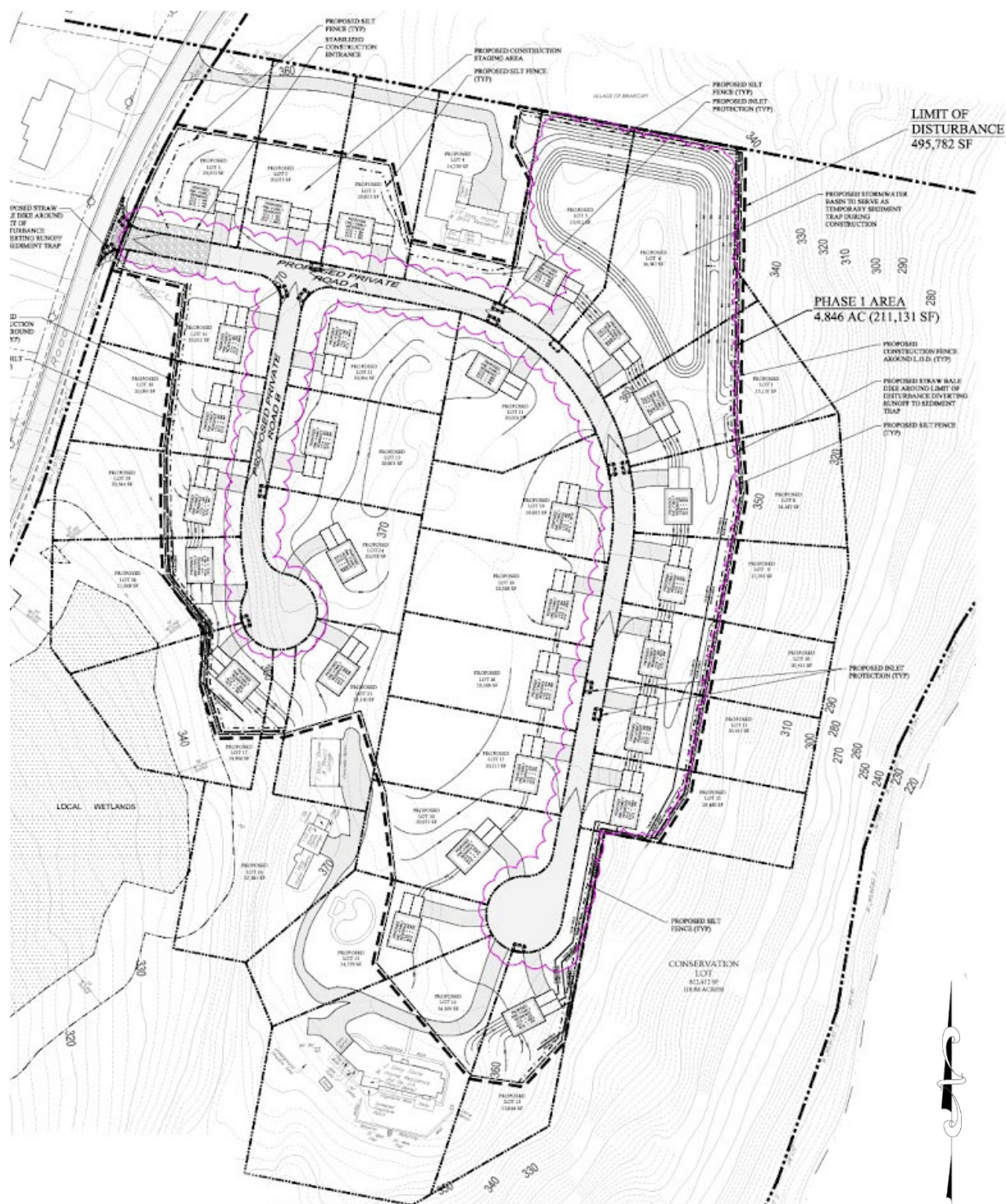
Exhibit III.C-9

Ridge Lines Within Mount Pleasant

Source: Town of Mount Pleasant Master Plan
(n.t.s.)



*Source: Zappico Real Estate Development LLC
(n.t.s.)*



Chapter III

Section D

Water Resources

D. Water Resources

This section of the DEIS describes the existing conditions, anticipated impacts, and mitigation measures on the Site as they relate to on-site and off-site water resources.

1. Existing Conditions

a) On-Site Water Resources

Initial research of the Site identified the presence of roughly 0.75 acres of hydric soils in the southwest portion of Site as shown in Exhibit III.D-1. Subsequently, a Wetland Survey was prepared in accordance with Chapter 111 Freshwater Wetlands, of the Town of Mount Pleasant Code. Field tests, including visual observation and soil tests, were then conducted and confirmed the presence of approximately 4 acres of wetlands located in the southwest portion of the Site as shown in Exhibit III.D-2 and Appendix F. The wetlands and a 50-foot buffer surrounding them are regulated locally by the Town of Mount Pleasant Code Chapter 111, Freshwater Wetlands. The wetland delineation was flagged in the field by Paul Jaehnig, a certified professional geologist and professional wetland scientist then and survey located.

The wetlands survey defines the on-site wetlands as swampland and wet meadow. The swampland area has vegetative tree cover with a thin shrub understory. The wet meadow consists of overgrown shrubs, bushes, and assorted grasses. The Wetland Survey and soils report further describes the characteristics and vegetation of the wetlands. Most of the wetland area and buffer is located over the NYCDEP New Croton Aqueduct and within the easement area. A large portion of these wetlands have been previously disturbed by manmade activities including the installation of the New Croton Aqueduct and the 16 inch water main that intersects the Site. Drainage from stormwater runoff is currently conveyed from the west side of Sleepy Hollow Road through a culvert located below Sleepy Hollow Road and forms an intermittent brook just before leaving the Site. This brook is seasonal and intermittent conveying runoff through a small portion of the Site during and after storm events and continues to flow through adjacent properties and municipal storm drains on Kings Grant Way and does not flow into Pocantico Lake. The wetlands primarily function as a minor groundwater recharge area meaning the ground is more saturated after storm events. Soils in this area are poorly drained and field tests confirm presence of water table between 16”-20” deep. The on-site wetland area is not considered to be a significant wildlife habit area as described earlier in Chapter III.B, Flora and Fauna.

Wetlands on-site are not regulated by NYSDEC and therefore no permit is required from the NYSDEC (see letter from NYSDEC dated 7/22/21 in Appendix E). There has been no change to the Site that would affect the boundary of the on-site wetlands. The

on-site wetlands are not anticipated to change due to seasonal variation or climate change variation. The closest mapped NYSDEC wetland is northeast of the Site in County parkland, as indicated in Exhibit III.D-3.

According to the National Wetland Inventory (NWI) mapper, the on-site wetland is not regulated by the US Army Corps of Engineers. (ACOE). NYSDEC confirms the Site is not within a New York State-protected Freshwater Wetland in their letter dated 7/22/21 in Appendix E.

There are no waterbodies on-site that have year-round flow. There are no water courses on-site that are tributary of Pocantico Lake. As such NYSDEC confirms in their letter dated 7/22/21 in Appendix E that the Site does not require a Protection of Waters permit for the Proposed Action.

b) Off-Site Water resources

The largest off-site water feature is Pocantico Lake, which is adjacent to the entire eastern property line of the Site. Pocantico Lake is part of Westchester County owned Public Park. Pocantico Lake is a 28.9± acre manmade waterbody which was formed by damming the Pocantico River. The Lake was created in the 1880's by the New Rochelle Water Company to provide water to nearby residents. For a period, the Lake served the residents of Hastings, Dobbs Ferry, North Tarrytown (now Sleepy Hollow), and Ardsley until 1977 when it was abandoned as a water supply after the completion of the New Croton Aqueduct. In 1990 Pocantico Lake was designated as a Critical Environmental Area (CEA) because of its multi-municipal water source potential. The CEA Designation approved by Westchester County recognized the Lake as a potential future water source and studied as part of Westchester County Health Departments ambient water quality monitoring program. The DEC has since taken over the monitoring of the water quality and the Lake's water quality report can be found in Appendix F. New York State DEC classified the Lake as a Type A water body which is assigned to waterbodies used as a source of drinking water. The NYSDEC provides a Waterbody Assessment based on requirements of NYSDEC's Division of Water. The last few assessments by the NYSDEC (most recent dated 12/07/21) found that the Lake's use as a drinking water supply is currently impaired due to potential pollutants however the Use Assessment remains unconfirmed as it requires additional testing. The Lake also provides flood control which has benefits downstream properties.

There are two main tributaries supplying the Lake. The primary tributary is Pocantico River which discharges into the north end of the Lake. The second tributary stems from Swan Lake and runs along Pocantico Lake Road before discharging into the east side of the Lake. Neither of these tributaries are located on the Site. A map of Pocantico Lake and its Tributaries is included in Exhibit III.D-5.

Pocantico Lake and its tributaries are on the NYSDEC Waterbody Inventory / Priority Waterbodies List. This list monitors the surface water quality. The data obtained provides a general summary of water quality conditions, monitors progress and identifies water quality problems, pollutants and sources. Exhibit III.D-6 and Exhibit III.D-7 show the Priority Waterbody List for Lakes and Reservoirs as well as Streams and their classification included on the list. Pocantico Lake is on the waterbody inventory identified as (PWL) ID: 1301-0114, WIN: H-20-P30. The status current use assessment on the Lake as of 12/7/21 remains impaired and its use assessment remains unconfirmed.¹ Although “unconfirmed”, NYSDEC list the potential pollutants present which impair the Lake as a backup water supply. These pollutants include dissolved oxygen; iron; manganese.

The Pocantico River feeding the Lake from the north is on the waterbody inventory identified as (PWL) ID: 1301-0110, WIN: H-20. The status “needs verification” as shown in purple. Exhibit III.D-8 and Exhibit III.D-9 further describes these waterbodies’ assessment which was conducted in 2016. The primary source of pollutants stem from urban stormwater runoff. Biological sampling conducted by the Riverkeeper in 2014 and 2015 revealed bacteria exceeded EPA criteria for recreational use, however, NYSDEC has not adopted this due to insufficient data. NYSDEC identifies this tributary as class B which indicates best use for swimming and fishing and a known trout stream.

The unnamed stream from Swan Lake which enters Pocantico Lake from the east and the downstream watercourse both identify on the Priority Waterbody List as (PWL) 1301-0109. WIN: H-20. The status “minor impacts” as shown in orange. The Assessment identifies minor impacts. Exhibit III.D-8 further describes this waterbody’s assessment. The source of pollutants stem from urban stormwater runoff including non-permitted sanitary discharge. Biological sampling conducted by the Riverkeeper in 2014 and 2015 revealed bacteria levels exceeded EPA criteria for recreational use however NYSDEC has not adopted this due to insufficient data. DEC identifies these tributaries as class C which indicates best use for fishing and a known trout stream.

Stream Condition Index is monitored by the DEC and identifies the quality of the stream to ensure streams of high-quality ecological communities are protected. High quality streams have an index rating of 4. Pocantico Lake, River, and Tributaries all have a low condition index meaning they do not provide much ecological and community benefit². Pocantico Lake has an index rating of 2, upstream Pocantico River has an index rating of 1.9. Tributary to the east of Pocantico Lake has an index rating of 2.25. Downstream Pocantico River has an index rating of 2. All adjacent

¹ New York State DEC Waterbody Segment Assessment Factsheet Based on the 2021 CALM 12/7/21

² NYS DEC Hudson River Estuary Program and the Water Resources Institute at Cornell University

streams and waterbodies are considered low quality and can be seen in Exhibit III.D-10, Stream Condition Index.

State Regulated Freshwater Wetlands identified as Wetland ID:O-9 are located off-site and northeast of the Site, north of Pocantico Lake and spanning across most of the Pocantico Lake County Parkland. Wetland O-9 is a Class 1 wetland which consists of 152.50± acres and surround North Pocantico River. No portion of these wetlands are on Site. (see Exhibit III.D-3 for map of the NYS DEC off Site Wetland O-9).

US Fish and Wildlife Service (USFWS) include Pocantico Lake and its tributaries within the National Wetlands Inventory (NWI). Each area of the Lake has been assigned a code based on its attributes. The classifications and descriptions below have been obtained from NWI. Exhibit III.D-4 show the locations of the off-site wetland inventory and each identification of Pocantico Lake and its tributaries. All these wetlands and identified areas are off-site. It is noted that there are no regulated adjacent areas for NWI wetlands.

Pocantico Lake Attribute: L1UBHh (28.9± Acre Lake)

- L** System **LACUSTRINE**: The Lacustrine System includes wetlands and deepwater habitats with all of the following characteristics: (1) situated in a topographic depression or a dammed river channel (2) lacking trees, shrubs, persistent emergents, emergent mosses or lichens with 30 percent or greater areal coverage; and (3) total area of at least 8 hectares (ha) (20 acres). Similar wetlands and deepwater habitats totaling less than 8 ha are also included in the Lacustrine System if an active wave-formed or bedrock shoreline feature makes up all or part of the boundary, or if the water depth in the deepest part of the basin equals or exceeds 2.5 m (8.2 ft) at low water. Lacustrine waters may be tidal or nontidal, but ocean-derived salinity is always less than 0.5 ppt
- 1** Subsystem **LIMNETIC**: This subsystem includes all deepwater habitats (i.e., areas > 2.5 m [8.2 ft] deep below low water) in the Lacustrine System. Many small Lacustrine Systems have no Limnetic Subsystem
- UB** Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%
- H** Water Regime **Permanently Flooded**: Water covers the substrate throughout the year in all years
- h** SPECIAL MODIFIER **Diked/Impounded**: These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water

Pocantico River north of the Site has been assigned Riverine Classifications of R4SBC & R5UBH.

Riverine below the bridge at the northern portion of the Site is classified as R4SBC

R System RIVERINE: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergent, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water

4 Subsystem INTERMITTENT: This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent

SB Class STREAMBED: Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide

C Water Regime Seasonally Flooded: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface

The Riverine system before and after the bridge at the north end of the Lake has been given the attribute R5UBH. The dam at the south end of the Lake has been given the same attribute.

R System RIVERINE: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergent, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water

5 Subsystem UNKNOWN PERENNIAL: This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available

UB Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%

H Water Regime **Permanently Flooded**: Water covers the substrate throughout the year in all years

Area at the northern end of the Lake on the far side of the north bridge has been identified as a 2.0± acre Freshwater Pond and given the attribute PUBHh

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergent, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt

UB Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%

H Water Regime **Permanently Flooded**: Water covers the substrate throughout the year in all years

h SPECIAL MODIFIER **Diked/Impounded**: These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water

Along the north eastern edge of the Lake is 1.0± acres of Freshwater Emergent Wetlands having the attribute PEM1Fh. This area is identified in or adjacent to the DEC wetland area.

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt

EMClass **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants

1 Subclass **Persistent**: Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems

F Water Regime **Semi Permanently Flooded**: Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land surface

h SPECIAL MODIFIER **Diked/Impounded**: These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water

East of Pocantico Lake is a 2.8± acre single Riverine system given the attribute R3UBH. Pocantico River south of the Lake has been assigned the same attribute R3UBH and is 21± acres.

R System **RIVERINE**: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water

3 Subsystem **UPPER PERENNIAL**: This Subsystem is characterized by a high gradient. There is no tidal influence, and some water flows all year, except during years of extreme drought. The substrate consists of rock, cobbles, or gravel with occasional patches of sand. The natural dissolved oxygen concentration is normally near saturation. The fauna is characteristic of running water, and there are few or no planktonic forms. The gradient is high compared with that of the Lower Perennial Subsystem, and there is very little floodplain development

UBClass **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%

H Water Regime **Permanently Flooded**: Water covers the substrate throughout the year in all years

North of Pocantico Lake and Pocantico County Park a segment of the Pocantico River is classified as a 18.3± acre lake and is identified with the attribute L2USCh

- L System **LACUSTRINE**: The Lacustrine System includes wetlands and deepwater habitats with all of the following characteristics: (1) situated in a topographic depression or a dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent mosses or lichens with 30 percent or greater areal coverage; and (3) total area of at least 8 hectares (ha) (20 acres). Similar wetlands and deepwater habitats totaling less than 8 ha are also included in the Lacustrine System if an active wave-formed or bedrock shoreline feature makes up all or part of the boundary, or if the water depth in the deepest part of the basin equals or exceeds 2.5 m (8.2 ft) at low water. Lacustrine waters may be tidal or nontidal, but ocean-derived salinity is always less than 0.5 ppt
- 2 Subsystem **LITTORAL**: This subsystem includes all wetland habitats in the Lacustrine System. It extends from the shoreward boundary of the System to a depth of 2.5 m (8.2 ft) below low water, or to the maximum extent of nonpersistent emergents if these grow at depths greater than 2.5 m
- US Class **UNCONSOLIDATED SHORE**: Includes all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class
- C Water Regime **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface
- h SPECIAL MODIFIER **Diked/Impounded**: These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water

Further north in the vicinity of Pocantico Lake County Park a 1.3± acre Freshwater Forested/Shrub Wetland is identified as PFO1A. This wetland is within Pocantico County Lake Park.

- P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt

FO Class **FORESTED**: Characterized by woody vegetation that is 6 m tall or taller

- 1 Subclass **Broad-Leaved Deciduous**: Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

- A Water Regime **Temporary Flooded**: Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season

c) Flood Boundaries

There is a 100-year floodplain boundary around Pocantico Lake. According to the Federal Emergency Management Agency (FEMA) the boundary is considered Zone A and without a base flood elevation. Exhibit III.D-11 provided by FEMA National Flood Hazard Map supports the classification of the zone. This area of land is expected to have a 1% or greater chance of being inundated in any given year. The floodplain boundary was reflected on the Site survey and does not encroach upon the eastern portion of the Site. The FEMA flood plain boundary around Pocantico Lake and tributaries can be seen more clearly in Exhibit III.D-12. The dam constructed at the south end of the Lake controls the level of the Lake. The location of the dam can be found in Exhibit III.D-16

d) Surface Drainage Conditions

Westchester County Map of Major Drainage Basins identifies the Site within the Pocantico and Saw Mill River Basin shown in Exhibit III.D-13. This basin spans over 67 square miles. There are many drainage divides within the watershed further placing the Site within the Pocantico River Drainage Basin. This watershed spans over 9,470 acres including most mid/western area of Westchester County. Canopy cover accounts for 61.5% of the overall watershed and Impervious Cover accounts for 8.7% of the watershed. Data on Pocantico River Basin was provided by Hudson Valley Resource Mappers latest data published in 2016. Drainage and runoff in the direct vicinity of the Site either ends up in the tributary to the north of the Lake, directly into the Lake, or the downstream watercourse after the Lake. Existing drainage areas on the Site were divided into three different sub catchment areas as shown in Exhibit III.D-14. One sub catchment defined as EDA-1 is roughly 3.11 acres and drains just north of the Site. The next sub catchment defined as EDA – 2 is roughly 20.04 acres and drains directly into Pocantico Lake. The last sub catchment is defined as EDA-3 and consists of 13.68± acres and drains southwest in the direction where the on-site wetlands are.

There are currently no stormwater management facilities on the Site. All existing stormwater runoff currently drains as surface sheet flow down to Pocantico Lake or southwest to the existing on-site wetlands. Off-site drainage improvements exist within

the Kings Grant Way subdivision which collects the runoff from the road and properties and discharges it downstream into the Pocantico River. Westchester County Mappers show no record of off-site drainage structures such as catch basins or manholes within the Village of Briarcliff Manor. It can be assumed all runoff north of the Site enters right into Pocantico Lake directly or into Pocantico River just before it enters the Lake. Exhibit III.D-15 is attached to show the drainage structures and locations adjacent to the Site. Included in off-site drainage structures is Pocantico Lake Dam shown in Exhibit III.D-15. Pocantico Lake Dam is in the NYSDEC inventory having State ID is 214-0286 and Federal ID NY00049.

e) Stormwater Management

Stormwater management and design is a critical element in subdivision design. To properly evaluate the existing conditions the most recent rain-fall data was used. Table III.D-1 below provides the design rainfall depth for each storm event. This data is obtained from Northeast Regional Climate Center (NRCC) which provides the most recent data. The table below indicates the NRCC and the Town requirements. The larger conservative value was used to ensure the design exceeds what is required by code.

TABLE III.D-1								
Design Rainfall Depth (Inches)								
Data	1 Year	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
NRCC ¹	2.78"	3.42"	4.30"	5.13"	6.47"	7.72"	9.22"	13.99"
Town ²	2.8"	3.5"	4.5"	5.0"	6.0"	7.0"	7.5"	-
Notes								
1 - Site design rainfall depths obtained through Northeast Regional Climate Center (NRCC) Precip.Net climatology data as endorsed by NYSDEC								
2 - Town design rainfall depths listed as per Town of Mount Pleasant Code Chapter 183-12(1) –(Town doesn't provide data for 500 year storm event)								

Source: Cluster Subdivision Drainage Analysis prepared by Rob Wasp, P.E.

Utilizing the most recent data the peak runoff rate and runoff volumes can be obtained. These stormwater calculations have been broken down according to each existing sub-catchment area. Table III.D-2 below provides the existing peak runoff rates and Table III.D-3 provides the existing peak runoff volume.

Table III.D-2									
EXISTING PEAK RUNOFF RATES (C.F.S.)									
Drainage Area	Runoff Condition	Storm Event (Year)							
		1	2	5	10	25	50	100	500
DA 1 North Stream Basin	EDA-1	0.75	1.65	3.25	4.39	7.04	9.70	13.04	24.15
DA 2 Pocantico Lake	EDA-2	2.05	5.6	13.0	18.57	31.99	45.80	64.00	124.16
DA 3 On-Site Wetlands	EDA-3	5.5	9.5	16.05	20.48	30.42	40.06	51.89	90.23
COMBINED	Existing	8.15	16.43	31.32	42.03	67.02	92.13	123.95	230.46

Source: Cluster Subdivision Drainage Analysis prepared by Rob Wasp, P.E.

Table III.D-3									
EXISTING PEAK RUNOFF VOLUME (Cu. Ft.)									
Drainage Area	Runoff Condition	Storm Event (Year)							
		1	2	5	10	25	50	100	500
DA 1 North Stream Basin	EDA-1	4,716	8,491	15,021	19,653	30,470	41,427	55,345	102,893
DA 2 Pocantico Lake	EDA-2	19,239	38,659	74,180	100,212	162,609	227,307	310,892	603,035
DA 3 On-Site Wetlands	EDA-3	34,347	55,652	90,378	114,115	167,901	220,917	286,957	506,796
COMBINED	Existing	58,303	102,801	179,579	233,980	360,980	489,651	653,194	1,212,723

Source: Cluster Subdivision Drainage Analysis prepared by Rob Wasp, P.E.

f) Prior Extreme Storm Events

Over the past decade there have been several significant storm events. Chapter 4, Natural Environment, in the Envision Mount Pleasant Comprehensive Plan provides a list of some of the most extreme and notable storm events, including: tropical storms Floyd, Ernesto, the Nor'easter of 2007, Irene in August 2011 and Sandy in October 2012. Storm data records published by National Weather Service through the New York Weather Events Archive were reviewed to obtain the rainfall intensity during these storm events and model post development impacts. Current and Future Trends in Extreme Rainfall Across New York State³ was also referenced to analyze the Top 10 New York State 24-Hour Rainfall Events (08/09 – 08/14). According to this list there have been zero storm events that exceed the rainfall design depth for a 500-year storm event and there have been only five prior extreme storm events that exceeded the rainfall design depth for a 100-year storm event. The type of storm event or names of storm event include “Complex upper-level disturbance with surface low pressure area”, Hurricane Irene, slow moving low pressure system, and remnants of tropical storm Lee. Exhibit III.D-20 displays the top 10 24-hour storm events to hit New York between 2009 to 2014.

g) Pocantico Lake as a Potable Water Source

For approximately a century the Pocantico Lake served the residents of Hastings, Dobbs Ferry, North Tarrytown (Sleepy Hollow), and Ardsley until 1977 when it was abandoned as a water supply. As described previously, in 1990 Pocantico Lake was designated as a Critical Environmental Area because of its multi municipal water source potential. Since the Lake was designated as a CEA and back up water supply the DEC has conducted routine assessments on the Lake. An assessment dated 12/07/21 by the DEC found that Pocantico Lake's use as a water supply is Impaired but the Assessment is still unconfirmed. Although “unconfirmed”, NYSDEC list the potential pollutants present which impair the Lake as a backup water supply. These pollutants include dissolved oxygen; iron; manganese. In addition, the DEC's assessment on the Lake as a potable source of water several other assessments were noted as impaired and unconfirmed. These additional uses include fishing, secondary contact recreation (boating/kayaking) and primary contact recreation (swimming). Westchester County has posted numerous signs around the Lake restricting the use of boating and swimming in the Lake. Recreational fishing is not permitted on Pocantico Lake, according to signage that is posted there. Photos of the signage posted around the Lake can be found in Chapter III.K visual resources. Chapter III.K visual resources also shows that

³ Report from the Environmental Protection Bureau of New York State Attorney General Eric T. Schneiderman 2014

despite the signage posted around the Lake many residents have Kayaks along the Lakes edges and use the Lake for secondary recreation.

2. Anticipated Impacts

The proposed cluster subdivision layout has been designed to avoid wetlands and related buffer areas as well as maximize the distance of the development from Pocantico Lake. All of the on-site wetlands and buffer areas are within the proposed conservation area to be protected in perpetuity.

Precautionary measures such as construction fencing delineating the wetland buffer boundaries have been proposed to prevent encroachment during construction. A detailed sediment and erosion control plan has been prepared calling for silt fence along this boundary preventing sediment from running into the controlled area (refer also to large scale drawing sheet 9 provided in Appendix K of this DEIS).

Regarding impacts related to off-site water resources, as previously indicated on Exhibit III.D-8 Waterbody Assessment, Pocantico Lake is currently impacted by stormwater runoff and sanitary systems from existing residences. With the Proposed Action, all stormwater runoff currently leaving the Site will now be controlled and treated on-site. Other than the reduction of stormwater runoff to the Lake, no other impacts are anticipated on off-site water resources.

The proposed stormwater management system has been designed in accordance with the Town of Mount Pleasant Subdivision Regulations, Drainage Improvements, Code A227–25. These requirements were used for the basis of the stormwater management design. The proposed subdivision is regulated as a “Major Land Development Activity” and warrants the preparation of a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 183, (Stormwater Management and Erosion Control). Town code specifies that the proposed impact to runoff conditions resulting from design storm events up to the 50 year 24-hour event must be used as the basis for design. Consideration of the 100-year design storm as required by NYSDEC regulations for peak flow attenuation has been included in this analysis. Further consideration of the 500-year design storm has been included in accordance with the approved scoping document. Additional design considerations for extreme storm events have also been reviewed however there is no record of an extreme storm event exceeding a 500-year storm event in the vicinity of the Site.

Pre-development and post development Site conditions were hydrologically modeled and assessed following the Soil Conservation Service (SCS) Curve Number methodology using HydroCAD V10.22 software. Site specific precipitation data obtained from the Northeast Regional Climate Center (NRCC) was utilized. The

following table III.D-4 summarizes design rainfall depth modeled for various storm events. The rainfall depth shown in bold was used for the basis of the design and either complies with the code or exceeds the code requirement based on recent data.

TABLE III.D-4								
Design Rainfall Depth (Inches)								
Data	1 Year	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
NRCC ¹	2.78"	3.42"	4.30"	5.13"	6.47"	7.72"	9.22"	13.99"
Town ²	2.8"	3.5"	4.5"	5.0"	6.0"	7.0"	7.5"	-
Notes 1 - Site design rainfall depths obtained through Northeast Regional Climate Center (NRCC) Precip.Net climatology data as endorsed by NYSDEC 2 - Town design rainfall depths listed as per Town of Mount Pleasant Code Chapter 183-12(1) –(Town doesn't provide data for 500 year storm event)								

Source: Cluster Subdivision Drainage Analysis prepared by Rob Wasp, P.E.

The proposed stormwater design plan shown in Exhibit III.D-17 routes all stormwater runoff from the proposed homes, yards and roads through High Density Poly Ethylene (HDPE) drainage culverts to a common stormwater infiltration basin located in the northeast portion of the Site. Runoff from the entire Site will utilize an above ground stormwater basin. An above ground system is a desired means of stormwater management for several reasons beginning with performance. If the stormwater basin is not maintained properly then it will not be serving its purpose preventing runoff. Underground systems often go unmaintained and are not inspected as frequently. Additionally, one basin instead of multiple simplifies maintenance and inspections.

Proposed infiltration practices are required to provide pretreatment in accordance with design specifications for infiltration outlined in Chapter 6 of the NYSDEC Stormwater Management Design Manual. Practices at the Site will be served by “flow-through” based pretreatment structures that are currently intended as hydrodynamic separators. Proprietary pre-treatment structures are recognized as acceptable by Chapter 9 of the Stormwater Management Design Manual and are widely used in land development. Design sizing for flow-based pretreatment structures is based upon peak flowrates determined in accordance with Chapter 4 of the Stormwater Management Design Manual. Chapter 4 of the Stormwater Management Design Manual requires sizing for water quality based upon the 90th percentile rainfall event that is roughly 1.5 inches. Runoff reduction volume (RRv) is a similar sizing criterion that implements the elimination of stormwater runoff through design of green infrastructure or standard management practices with RRv capacity. Stormwater infiltration is a standard management practice that is recognized with 100% (highest possible) RRv capacity. 100 percent of runoff volume routed within the design capacity of the practice area is eliminated from runoff leaving the Site. Proposed stormwater infiltration practice is

conceptually designed to provide full capture and infiltration of runoff collected from the 100 year, 24-hour design storm. This design attribute fully addresses and significantly exceeds the mitigation requirements for water quality treatment and runoff reduction volume specified in the NYSDEC Stormwater Management Design Manual and Town of Mount Pleasant code.

The waterbody assessment noted in previous Exhibit III.D-8 and Exhibit III.D-9 identified potential pollutants in the Lake resulting from stormwater runoff not associated with the Site. Although the source of the pollutants was unconfirmed, stormwater runoff to the Lake was one of the notable concerns. The Proposed Action will reduce stormwater runoff to Pocantico Lake from the Site for all storm events ranging from -14% to -23%. This reduction will most likely have a positive impact to Pocantico Lake as previously untreated runoff will be treated and reduced prior to reaching the Lake.

The Pocantico Lake was classified by the DEC as Class A which is safe for drinking in the 1990s. Pocantico Lake was further identified as a backup water supply for emergency use only and required State permission for non-emergency use. Despite this classification by the DEC in the 1990s, recent monitoring by the Riverkeeper provided data on water samples obtained from the Lake and tributaries. Exhibit III.D-18 shows multiple recent data samples collected by the Riverkeeper reflect high levels of *Enterococcus* “Enterococcus” which is a fecal indicating bacterium. This bacteria lives in the intestines of humans and other warm-blooded animals. This is an indicator used by the EPA for potential sewage contamination. The assessment further notes NYSDEC is considering the presence of Enterococcus (E-coli) in the samples to replace the current coliform standards (although this has not been adopted). Although the presence of Enterococcus in the samples may be premature to evaluate impairment and recommended for secondary recreational use at best. NYS DEC Waterbody Segment Assessment Factsheet Based on the 2021 Consolidated Assessment and Listing Methodology, (CALM) further confirms that the current use assessment of Pocantico Lake is “impaired” pending confirmation.

Impacts associated with the use of road salt during winter months are primarily considered in colder regions having excessive snowfall throughout the season. Salt accumulation can increase through the freeze/thaw cycle. The proposed homeowner’s association will be responsible for plowing and maintaining the roads. The roads and driveways will be maintained immediately following a snow fall, minimizing any potential for ice accumulation from snow melt. The need for deicing the road cannot be avoided. EPA states that Magnesium Chloride (MgCl) is safer alternative than Sodium Chloride (NaCl) but requires 2x as much cover. Calcium Chloride CaCl is the safest alternative for the environment but cost three times as much as MgCl. The amount

of deicing material used on the new roads is minimal in comparison to the amount used on the roads in the surrounding community. Any deicing material used on the Site can be restricted by the Proposed HOA.

Ground water was present in the southwest portion of the Site associated with the on-site wetlands. No disturbance is proposed in this area, therefore, no impacts to groundwater are anticipated.

The Applicant contends that the stormwater infiltration basin and other practices are considered highly desirable for their ability to return rainfall runoff to underground soil strata that mimics natural, undeveloped conditions. Infiltration of runoff provides groundwater table recharge and reduces the amount of pollutants introduced to downstream waterbodies. Sediment forms of phosphorous nitrogen and other solids are captured by properly designed stormwater management practices. Reduction in soluble forms of nutrient pollutants is also achieved by uptake of the vegetation and plantings within and surrounding the infiltration practice area.

NYSDEC publishes listing of waterbodies that have been identified to have established Total Max Daily Loads (TMDL) or other known impairment by specific pollutant sources. The document known as the New York State Section 303(d) List of Impacted/TMDL Waters is updated semi-annually with the most current final listing dated 2018. Pocantico Lake is absent from the current Section 303(d) meaning there's no known specific pollutant. Pocantico Lake falls in the DEC Integrated Reporting Category 3 (IR3) which states the Lake is unassessed or there is insufficient information. As mentioned above the DEC waterbody assessment factsheet dated 12/7/21 acknowledges potential pollutants including dissolved oxygen, iron and manganese however this remains unconfirmed. The Applicant maintains that proper sizing and maintenance of proposed stormwater infiltration practices, including uphill collection and pretreatment structure components will support the long-term performance of sediment/pollutant removal on the Site in accordance with NYSDEC design specifications.

Post development stormwater impacts have been studied in accordance with the Town of Mount Pleasant Code and NYSDEC stormwater requirements (refer to Appendix G). Recent rainfall data for the 1, 2, 5, 10, 25, 50, 100 and 500 year storm events have been used. The following tables III.D-5 and III.D-6 show the comparison between pre and post development for each storm event. The peak runoff rate and peak runoff volume results in a net reduction for all storm events.

TABLE III.D-5									
COMPARISON OF PEAK RUNOFF RATES (C.F.S.)									
Drainage Area	Runoff Condition	Storm Event (Year)							
		1	2	5	10	25	50	100	500
<i>DA 1</i> <i>North Stream Basin</i>	EDA-1	0.75	1.65	3.25	4.39	7.04	9.70	13.04	24.15
	PDA-1	0.56	1.05	1.89	2.46	3.77	5.06	6.65	11.86
	Change (%)	-25.33%	-36.36%	-41.85%	-43.96%	-46.45%	-47.84%	-49.00%	-50.89%
<i>DA 2</i> <i>Pocantico Lake</i>	EDA-2	2.05	5.6	13.0	18.57	31.99	45.80	64.00	124.16
	PDA-2*	1.37	4.19	10.77	15.73	27.67	40.04	55.95	110.70
	Change (%)	-33.17%	-25.18%	-17.15%	-15.29%	-13.50%	-12.58%	-12.58%	-10.84%
<i>DA 3</i> <i>On-Site Wetlands</i>	EDA-3	5.5	9.5	16.05	20.48	30.42	40.06	51.89	90.23
	PDA-3	5.40	9.13	15.17	19.25	28.37	37.18	47.97	82.73
	Change (%)	-1.82%	-3.89%	-5.48%	-6.01%	-6.74%	-7.19%	-7.55%	-8.31%
COMBINED	Existing	8.15	16.43	31.32	42.03	67.02	92.13	123.95	230.46
	Proposed	7.15	13.30	23.88	31.33	49.08	67.96	92.05	173.79
	Change (%)	-12.27%	-19.05%	-23.75%	-25.46%	-26.77%	-26.23%	-25.74%	-24.59%

Source: Cluster Subdivision Drainage Analysis prepared by Rob Wasp, P.E.

TABLE III.D-6									
COMPARISON OF RUNOFF VOLUME (Cu. Ft.)									
Drainage Area	Runoff Condition	Storm Event (Year)							
		1	2	5	10	25	50	100	500
<i>DA 1</i> <i>North Stream Basin</i>	EDA-1	4,716	8,491	15,021	19,653	30,470	41,427	55,345	102,893
	PDA-1	2,890	4,875	8,190	10,489	15,763	21,019	27,618	49,813
	Change (%)	-38.72%	-42.59%	-45.48%	-46.63%	-48.27%	-49.26%	-50.10%	-51.59%
<i>DA 2</i> <i>Pocantico Lake</i>	EDA-2	19,239	38,659	74,180	100,212	162,609	227,307	310,892	603,035
	PDA-2*	11,971	24,734	48,390	65,855	107,963	151,850	208,760	529,973
	Change (%)	-37.78%	-36.02%	-34.77%	-34.28%	-33.61%	-33.20%	-32.85%	-12.12%
<i>DA 3</i> <i>On-Site Wetlands</i>	EDA-3	34,347	55,652	90,378	114,115	167,901	220,917	286,957	506,796
	PDA-3	32,984	52,789	84,832	106,632	155,842	204,179	264,244	463,556
	Change (%)	-3.97%	-5.14%	-6.14%	-6.56%	-7.18%	-7.58%	-7.92%	-8.53%
COMBINED	Existing	58,303	102,801	179,579	233,980	360,980	489,651	653,194	1,212,723
	Proposed	47,845	82,398	141,412	182,977	279,568	377,049	500,622	1,043,342
	Change (%)	-17.94%	-19.85%	-21.25%	-21.80%	-22.55%	-23.00%	-23.36%	-13.97%

Source: Cluster Subdivision Drainage Analysis prepared by Rob Wasp, P.E.

The stormwater report considered recent storm events and potential impacts of the Proposed Action. Several extreme storm events have impacted the region within the last twenty-five years. Notable storms within this period include: Hurricane Floyd

(September 17, 1999), Hurricane Irene (August 27, 2011), Hurricane Sandy (October 29, 2012) and recently the remnants of Hurricane Ida (September 1, 2021). Storm data records published by the National Weather Service through the New York Significant Weather Events Archive were reviewed in preparation of this section. Resulting impacts of wind damage and storm surge/coastal flooding are most associated with Hurricanes. Although memorable, these impacts are not applicable to analysis of stormwater runoff to inland areas. Specific storm events recognized by the Town for extreme inland rainfall are limited to the following:

- Hurricane Floyd – Regional rainfall of 6-12 inches – 24 hour period
- Hurricane Irene – Regional rainfall of 4-8 inches – 21 hour period (12:00 AM-9:00 PM)
- (remnants) Hurricane Ida – Regional rainfall of 4-8.5 inches – 8 hour period (9:00PM-5:00AM)

Concentrated rainfall within short duration can be examined for production of the most extreme runoff rates. Regional rainfall received during Hurricane Ida over the short period of 8 hours matches the total rainfall measured over nearly 24 hours from other historic storm events. Based upon this, rainfall conditions produced during Hurricane Ida have been examined through HydroCAD modeling for a conceptual study of resulting conditions. The rainfall map provided below from the National Weather Service identifies total precipitation near the Site between 6.0-7.0 inches. For the purposes of this conceptual examination, Site rainfall of 7.5 inches over 8 hours has been conservatively modeled. The comparison tables below in Exhibit III.D-19 summarize peak runoff rates and total storm runoff volume generated over the Site drainage sub catchments during conceptual storm Ida. Peak flows and volumes reported fall between the similar values for 50 year, 24-hour and 100 year, 24-hour rainfall events discussed in the analysis section. Measurable reductions in both peak flowrates and runoff volumes are reported for all sub-catchments under proposed development conditions compared to existing. The proposed sizing of subdivision stormwater management practices is intended to be fully capable of containing runoff conditions produced during conceptual storm like Ida. Practices sized for the 100 year, 24-hour rain event have larger capacities than required for capture and infiltration of Hurricane Ida. Runoff conditions reaching the identified downhill design points are significantly reduced compared to current Site conditions.

There are no anticipated impacts to recreational fishing on Pocantico Lake. According to NYSDEC, the Lake is restocked with fish annually (by NYSDEC).

3. Proposed Mitigation

Proposed drainage facilities have been designed in accordance with NYS Stormwater Design Manual as well as in accordance with the Town Code. The proposed design is intended to convey all stormwater runoff to a single stormwater management basin.

Proper implementation of a post-construction stormwater management practice inspection and maintenance program is essential to long-term system performance. Site stormwater collection system components include catch basins, pipe culverts and vegetated swales. Stormwater management practice components include stormwater infiltration practice, pretreatment structures and outlet controls. Sizing of all practices is specified by the criteria indicated in Chapter 6 of the NYSDEC Stormwater Management Design Manual. Typical inspection and maintenance for the proposed stormwater components at the Site include but are not limited to:

- Visual inspection and removal of accumulated sediment and debris from roadway catch basins
- Removal of accumulated debris from vegetated swale. Restoration of eroded channel surface
- Select trimming/cutting of overgrowth within vegetated swales
- Removal of sediment material, suspected solids & floatable from Hydrodynamic Separator (pretreatment)
- Camera inspection of underground piping and infiltration pipe components
- Proprietary unit maintenance procedures per manufacturer recommendations

Detailed inspection and maintenance program requirements are required to be included as part of the Stormwater Pollution Prevention Plan (SWPPP) developed for the Proposed Action. The project SWPPP will be further developed throughout the Subdivision Application process, and which will be approved prior to the issuance of final approval and subsequent permits to allow land development.

Performance of post-construction inspection and maintenance will be the responsibility of an established Homeowner's Association (HOA). The HOA will be required to enter into an agreement with the Town of Mount Pleasant, which will be recorded with the Westchester County Clerk-Division of Land Records, to perform required inspection and maintenance tasks. Typical "stormwater maintenance agreements" follow the NYSDEC template made available through SPDES and MS4 permit programs. Ultimately, the Town of Mount Pleasant will review and approve the terms of the agreement that implements the requirements of the NYSDEC and Town.

The NYSDEC Stormwater manual lists several green stormwater management practices for preservation of natural features and conservation. All 6 practice are implemented in the proposed design and listed below.

1. Preservation of undisturbed areas – The Proposed Action utilizes most of the existing lawn and yard area for the Proposed Action. The development avoids the wetland area on-site, the steep slopes and most of the forested areas. The Proposed Action includes a conservation lot approximately 18.8 acres in addition to 3.3± acres of conservation easement.
2. Preservation of Buffers – The Proposed Action avoids disturbance of the natural buffer between the Proposed Action and the Lake. The development also avoids disturbance to the local wetland buffer on-site. The Proposed Action includes a conservation easement to protect these areas in perpetuity. The approximate 22.13-acre conservation easement includes a buffer of approximately 100 feet across lots backing Pocantico Lake. The conservation easement provides approximately 240 feet of total buffer between the proposed homes and the edge of Pocantico Lake.
3. Reduction of clearing and grading - The development utilizes most of the open area of the Site that was improved during the original site improvements over the years. Out of the total 36.8± acres only 11.3± acres are proposed to be disturbed. Additionally, less than 5 acres will be disturbed at a given time. Proposed grading has been designed to follow the natural terrain.
4. Locate development in less sensitive areas – the development avoids the steep slopes on the eastern portion of the Site and the other environmental features including wooded areas and wetlands.
5. Open space design - The Proposed Action implements cluster provisions of the subdivision regulations to preserve over 70% of the Site in its natural existing condition. This further reduces impervious surfaces and allows for more preservation of the existing environmental features.
6. Soil Restoration- Site grading will utilize the existing fill from cut areas on-site. All disturbed areas to be covered with a deep rich organic topsoil to aid in filtering out pollutants and promoting vigorous plant growth.

The plan implements green infrastructure including a vegetated grass swale to direct runoff from the yards to the proposed basin. The stormwater basin will include vegetation on both sides of the embankment. Rain gardens on individual lots and pervious pavement may be considered later as a supplement surface water quality improvement. However, these features are not required or proposed as part of the Proposed Action at this time.

To prevent runoff from carrying sediment laden water downstream, a detailed sediment and erosion control plan alongside a construction management plan has been prepared to prevent runoff at the source, see large scale plan set, sheet 5 in Appendix K. The plan has been designed to ensure that no more than 5 acres will be disturbed at any given time. Disturbed areas are required to provide temporary and permanent stabilization prior to storm events. The Construction plan outlines how the stormwater

basin and swale will be constructed during the onset of construction so all runoff will be captured. The stormwater basin will serve as a temporary sediment trap throughout the course of construction. Other sediment controls, such as silt fence and staked straw bale dikes, will reduce runoff rates and filter sediment laden runoff.

Water quality of post-development runoff is proposed to be improved, since it will be both controlled and treated. In addition, water quality will be improved since herbicides and pesticides currently unregulated will now be restricted by the proposed HOA.

Exhibit III.D-1

Map of Hydric Soils On-Site

Source: Hudson Valley Resource Mapper
(n.t.s.)

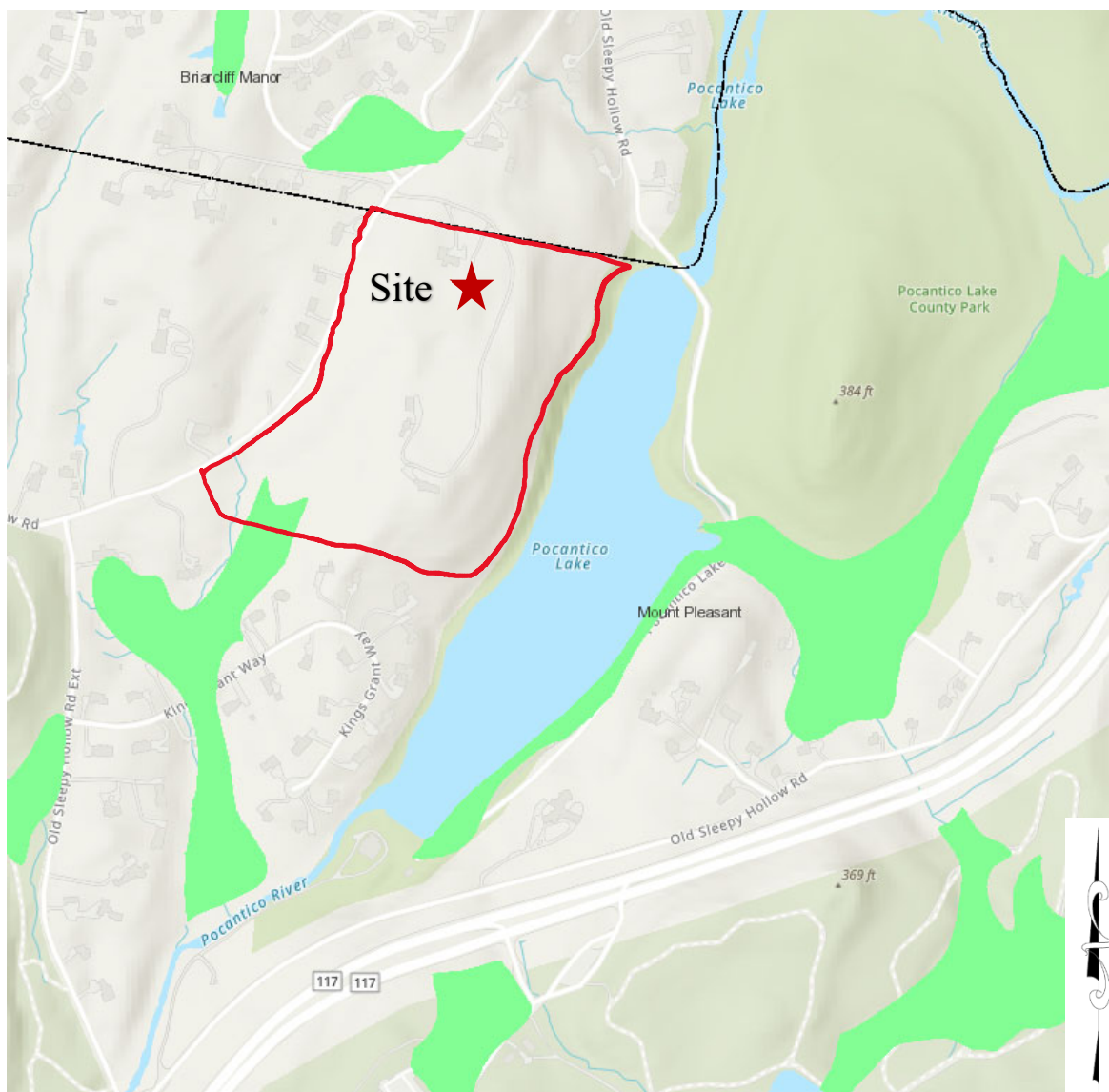


Exhibit III.D-2 Map of Local Wetlands On-Site

Source: Paul Jaehnig
(n.t.s.)

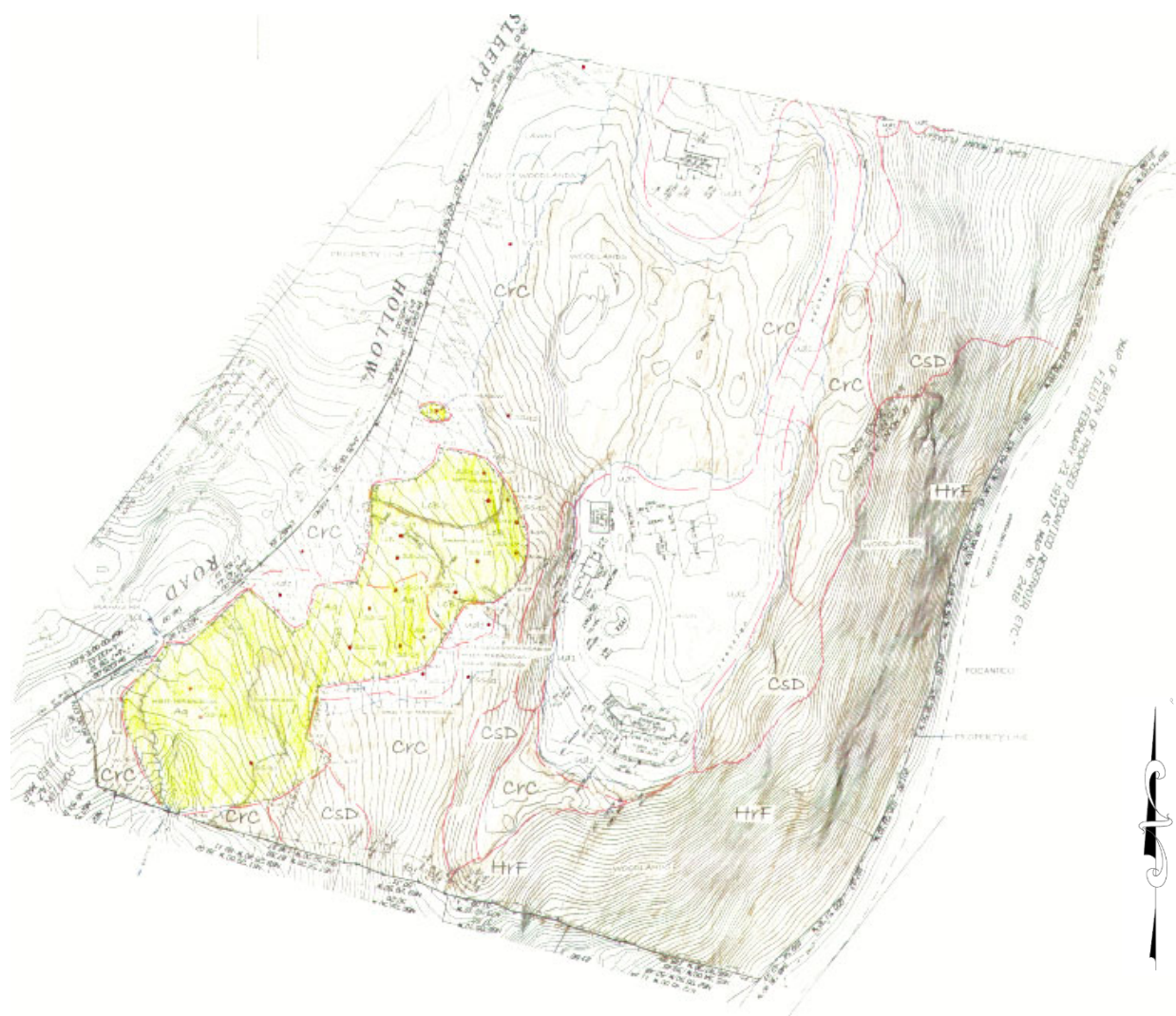
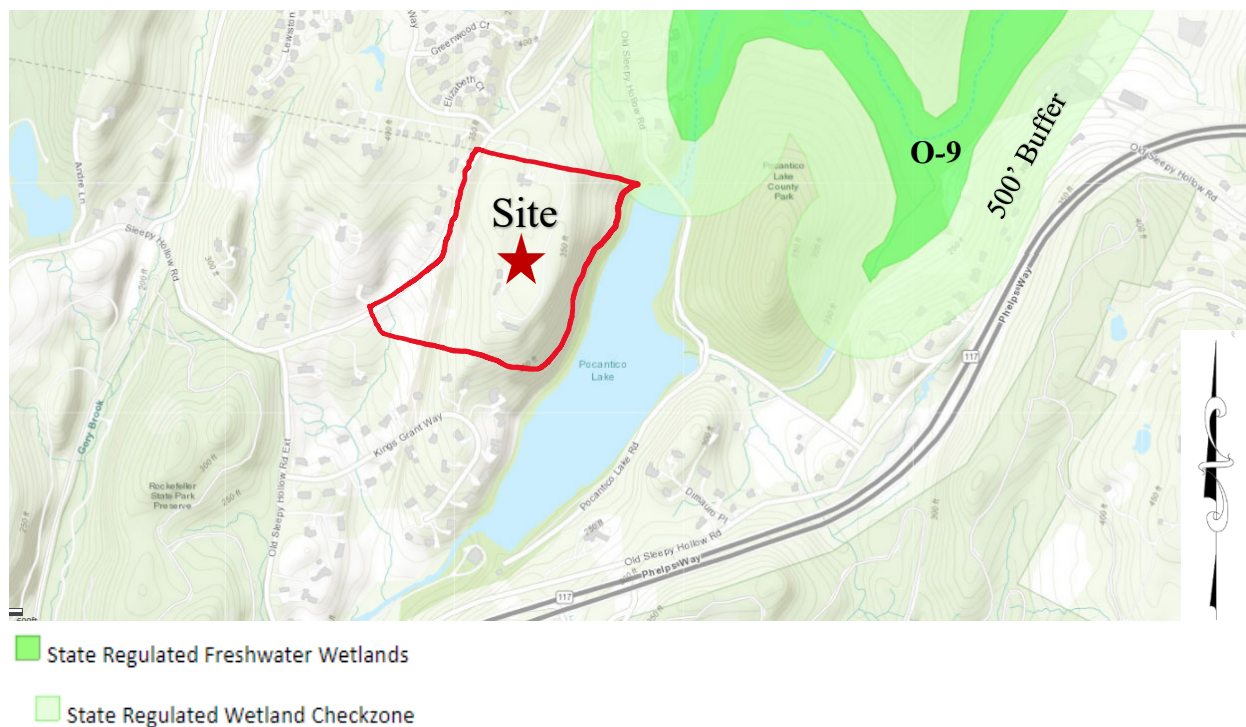


Exhibit III.D-3 Map of NYS DEC Wetlands Off-Site

Source: Hudson Valley Resource Mapper
(n.t.s.)



Wetland Class 1

O-9

152.5 Acres

Exhibit III.D-4

Off-Site Wetlands Mapped by National Wetlands Inventory

*Source: Hudson Valley Resource Mapper
(n.t.s.)*

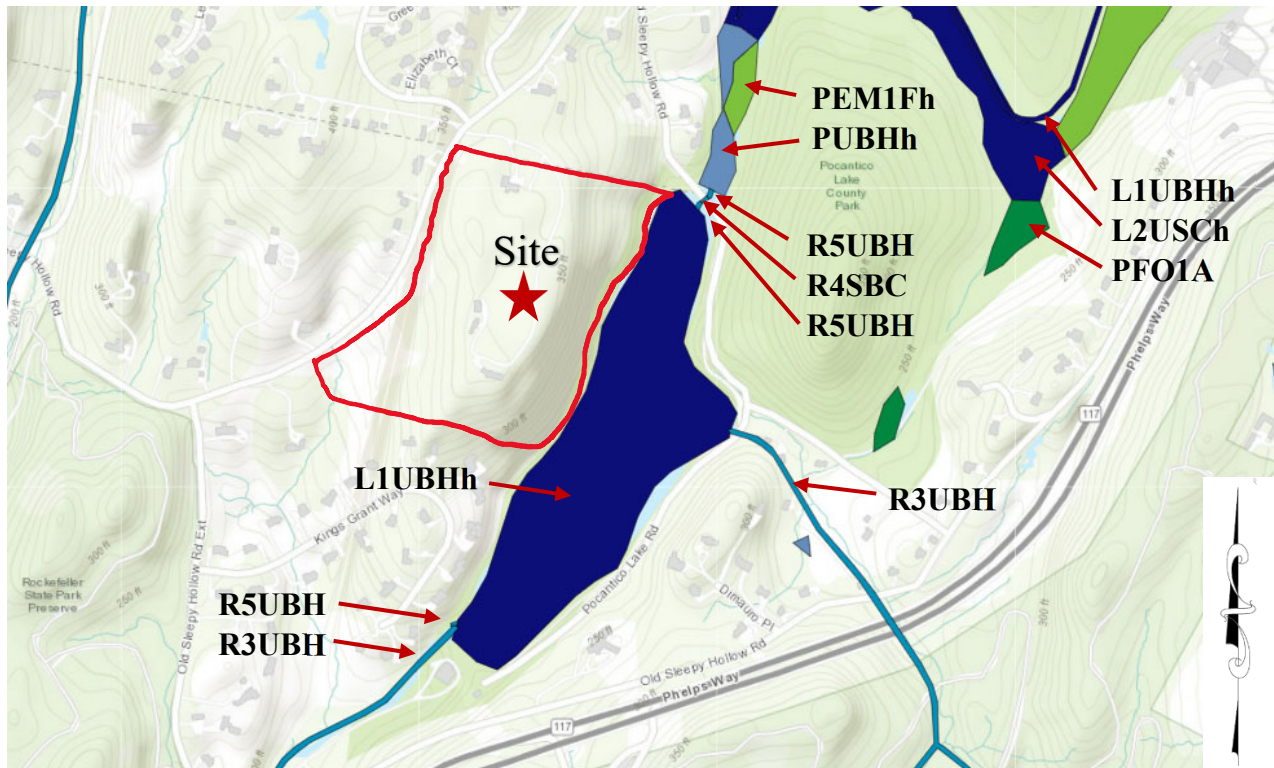


Exhibit III.D-5

Map of Pocantico Lake and Tributaries

Source: Hudson Valley Resource Mapper
(n.t.s.)

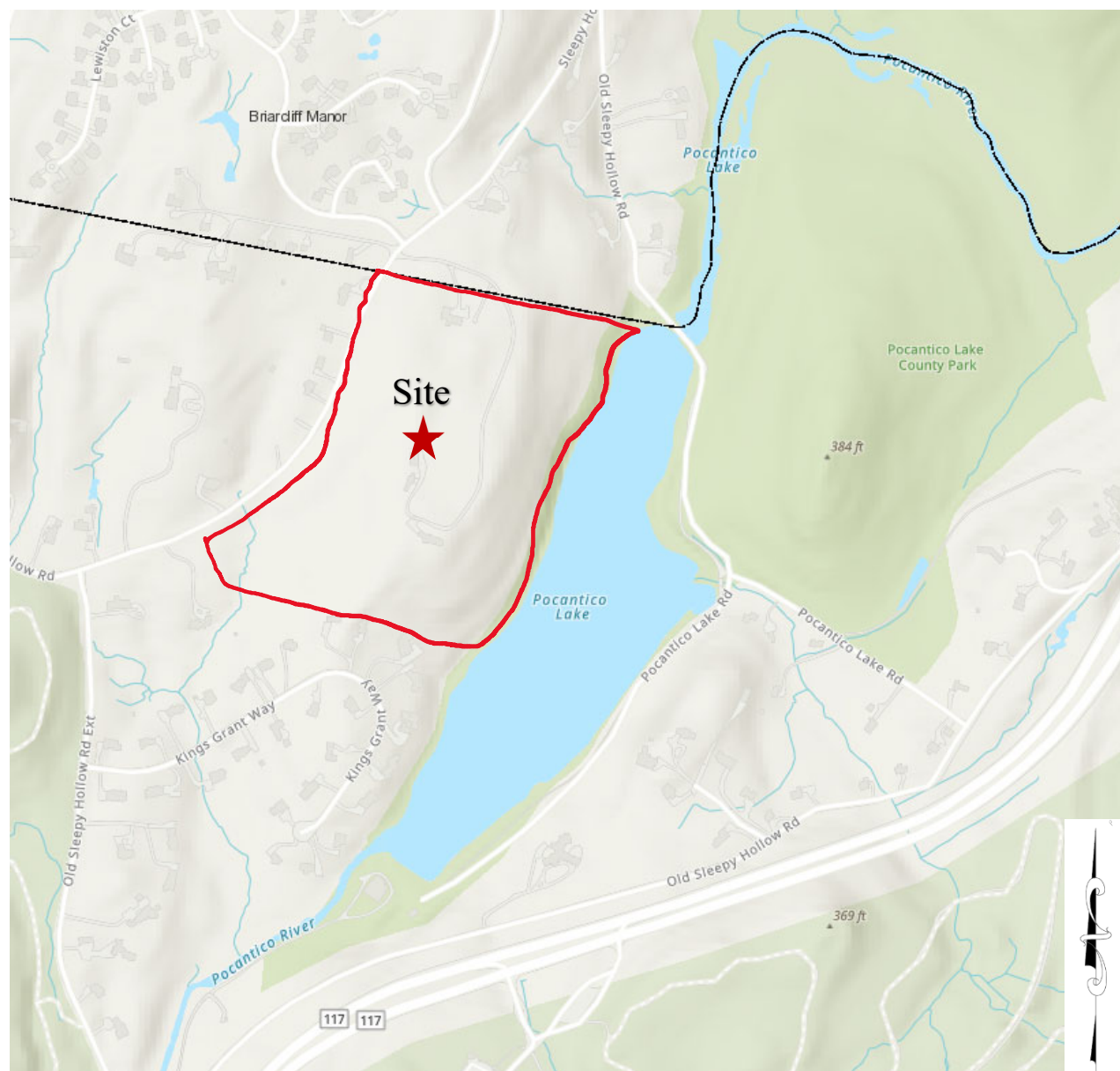


Exhibit III.D-6

Priority Waterbody List – Lakes / Reservoirs

Source: Hudson Valley Resource Mapper
(n.t.s.)

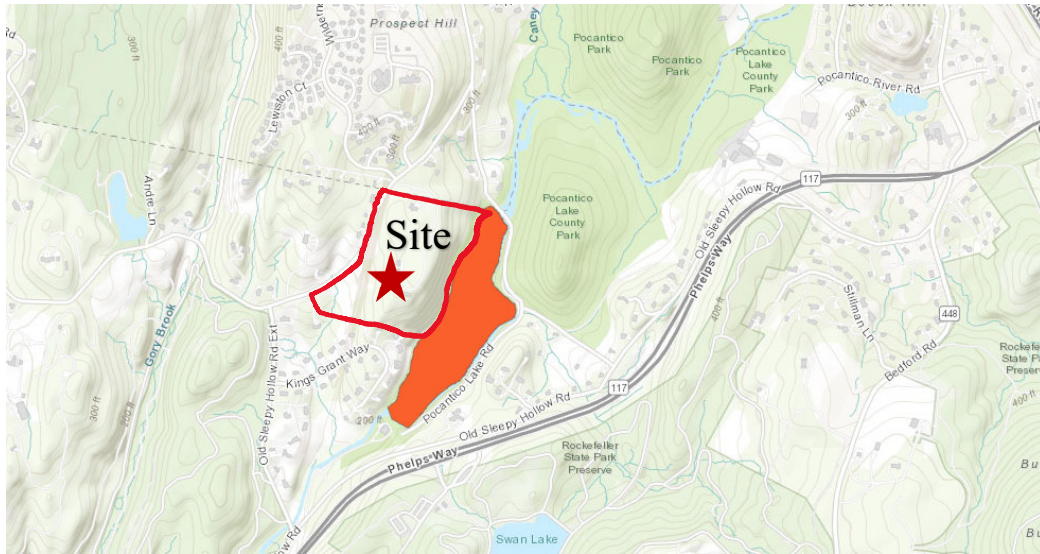
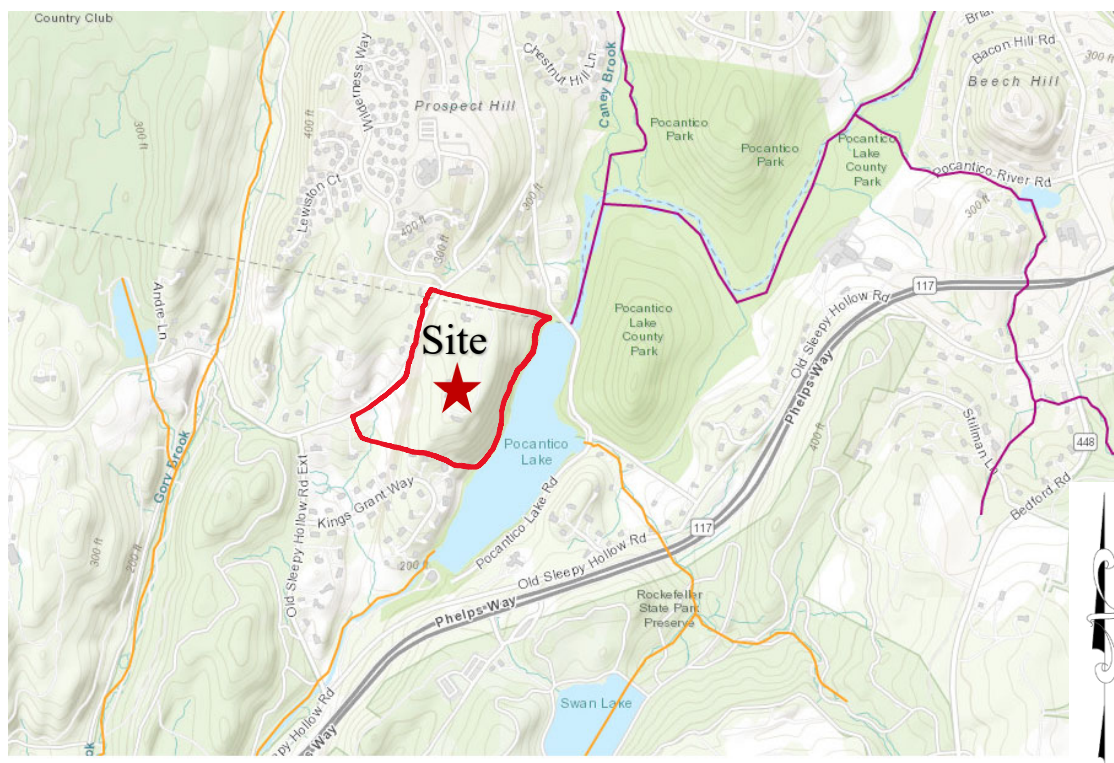


Exhibit III.D-7

Priority Waterbody List – Streams

Source: Hudson Valley Resource Mapper
(n.t.s.)



☒ Priority Waterbody List - Streams

- Impaired
- Minor Impacts
- Threatened
- Needs Verification
- No Known Impact
- UnAssessed

Exhibit III.D-8

Waterbody Assessment, Middle

Source: NYSDEC
(*n.t.s.*)

Pocantico River, Middle, and tribs (1301-0110)**Needing Verification****Waterbody Location Information**

Revised: 04/01/2016

Water Index No:	H- 20	Water Class:	B(T)
Hydro Unit Code:	Saw Mill River-Hudson River (0203010104)	Drainage Basin:	Lower Hudson River
Water Type/Size:	River/Stream 17.5 Miles	Reg/County:	3/Westchester (60)
Description:	stream and tribs, from Pocantico Lake to Echo Lake		

Water Quality Problem/Issue Information

(CAPS indicate MAJOR Pollutants/Sources)

Uses Evaluated	Severity	Confidence
Water Supply	N/A	-
Public Bathing	Impaired	Unconfirmed
Recreation	Impaired	Unconfirmed
Aquatic Life	Stressed	Suspected
Fish Consumption	Unassessed	-
Conditions Evaluated		
Habitat/Hydrology	Unknown	
Aesthetics	Unknown	

Type of Pollutant(s)

Known: PATHOGENS
 Suspected: ---
 Unconfirmed: ---

Source(s) of Pollutant(s)

Known: ---
 Suspected: URBAN/STORM RUNOFF, UNKNOWN SOURCE
 Unconfirmed: ---

Management Information

Management Status: Verification of Problem Severity Needed
Lead Agency/Office: DOW/BWAM
IR/305(b) Code: Water with Insufficient Data (IR Category 3)

Further Details**Overview**

Public Bathing and recreational uses in this portion of Pocantico River are known to experience impacts from pathogens. The severity of these impacts need to be confirmed.

Water Quality Sampling:

Bacteriological sampling for enterococcus in the creek has been conducted by the Riverkeeper in 2014 and 2015 showing exceedences of the EPA recommended enteric criteria for support of recreational uses. Although NYSDEC is considering the use of enteric (or E-coli) criteria to replace the current coliform standards, it has not yet adopted these criteria as water quality standards. However while it is premature to use enteric results to evaluate impairment, these results suggest it is appropriate to consider recreational uses to be at least stressed, and possibly rising to the level of impairment. Additional focus on pathogen indicators and recreational use support in selected Hudson River tribs is under consideration for the next NYSDEC RIBS monitoring effort in the Lower Hudson River Basin in 2017-18. (DEC/DOW, BWAM, April 2016)

Section 303(d) Listing

Middle Pocantico River is not included on the current (2016) NYS Section 303(d) List of Impaired/TMDL Waters. The waterbody was suggested and considered for listing during development of the the 2016 List. However, although enterococcus levels were found to be elevated, NYSDEC has not adopted an enteric standard; and as a result the waterbody is more appropriately assigned to IR Category 3 as a water with insufficient data to make a listing decision. (DEC/DOW, BWAM, April 2016)

Segment Description

This segment includes the portion of the stream and all tribs from Pocantico Lake (P30) to Echo Lake (-P33). The waters of this portion of the stream are Class B(T). Tribs to this reach/segment, including Caney Brook (-6) and Washburn Creek (-9), are Class C. Lower, Upper Pocantico River are listed separately.

Exhibit III.D-9

Waterbody Assessment, Lower

Source: NYSDEC
(n.t.s.)

Pocantico River, Lower, and tribs (1301-0109)**Minor Impacts****Waterbody Location Information**

Revised: 04/01/2016

Water Index No:	H- 20	Water Class:	C(T)
Hydro Unit Code:	Saw Mill River-Hudson River (0203010104)	Drainage Basin:	Lower Hudson River
Water Type/Size:	River/Stream 9.5 Miles	Reg/County:	3/Westchester (60)
Description:	stream and tribs, from N. Tarrytown to Pocantico Lk		

Water Quality Problem/Issue Information

(CAPS indicate MAJOR Pollutants/Sources)

Uses Evaluated	Severity	Confidence
Water Supply	N/A	-
Public Bathing	N/A	-
Recreation	Stressed	Suspected
Aquatic Life	Stressed	Unconfirmed
Fish Consumption	Unassessed	-
Conditions Evaluated		
Habitat/Hydrology	Unknown	
Aesthetics	Unknown	

Type of Pollutant(s)

Known: PATHOGENS
 Suspected: NUTRIENTS
 Unconfirmed: - - -

Source(s) of Pollutant(s)

Known: - - -
 Suspected: URBAN/STORM RUNOFF, UNKNOWN SOURCE
 Unconfirmed: Municipal Discharges, Other Non-Permitted Sanitary Disch

Management Information

Management Status: Assessment/Reassessment Scheduled
Lead Agency/Office: DOW/BWAM
IR/305(b) Code: Water with Insufficient Data (IR Category 3)

Further Details**Overview**

Recreational uses and aquatic life use in this portion of the Pocantico River are thought to experience impacts due to pathogens and nutrient enrichment from urban/storm runoff and other nonpoint sources. Municipal and other sanitary wastewater inputs may also be contributing.

Water Quality Sampling:

A biological (macroinvertebrate) assessment of Pocantico River in Sleepy Hollow (at Dell Street) was conducted in 2002. Sampling results indicated moderately impacted water quality conditions, however the results appeared to be heavily influenced by impoundment effects. Nutrient enrichment and possible municipal/industrial sources were indicated by the sampling. Additional sampling – perhaps above the upstream impoundment – in order to verify

conditions suggested by this one single sampling result is recommended. (DEC/DOW, BWAM/SBU, March 2008)

Bacteriological sampling for enterococcus in the creek has been conducted by the Riverkeeper in 2014 and 2015 showing exceedences of the EPA recommended enterococcus criteria for support of recreational uses. Although NYSDEC is considering the use of enterococcus (or E-coli) criteria to replace the current coliform standards, it has not yet adopted these criteria as water quality standards. However while it is premature to use enterococcus results to evaluate impairment, these results suggest it is appropriate to consider recreational uses to be stressed. Additional focus on pathogen indicators and recreational use support in selected Hudson River tribs is under consideration for the next NYSDEC RIBS monitoring effort in the Lower Hudson River Basin in 2017-18. (DEC/DOW, BWAM, April 2016)

Section 303(d) List

Lower Pocantico River is not included on the current (2016) NYS Section 303(d) List of Impaired/TMDL Waters. The waterbody was suggested and considered for listing during development of the 2016 List. However, although enterococcus levels were found to be elevated, NYSDEC has not adopted an enterococcus standard for general recreation use. Therefore it is not appropriate to list the waterbody at this time. (DEC/DOW, BWAM, April 2016)

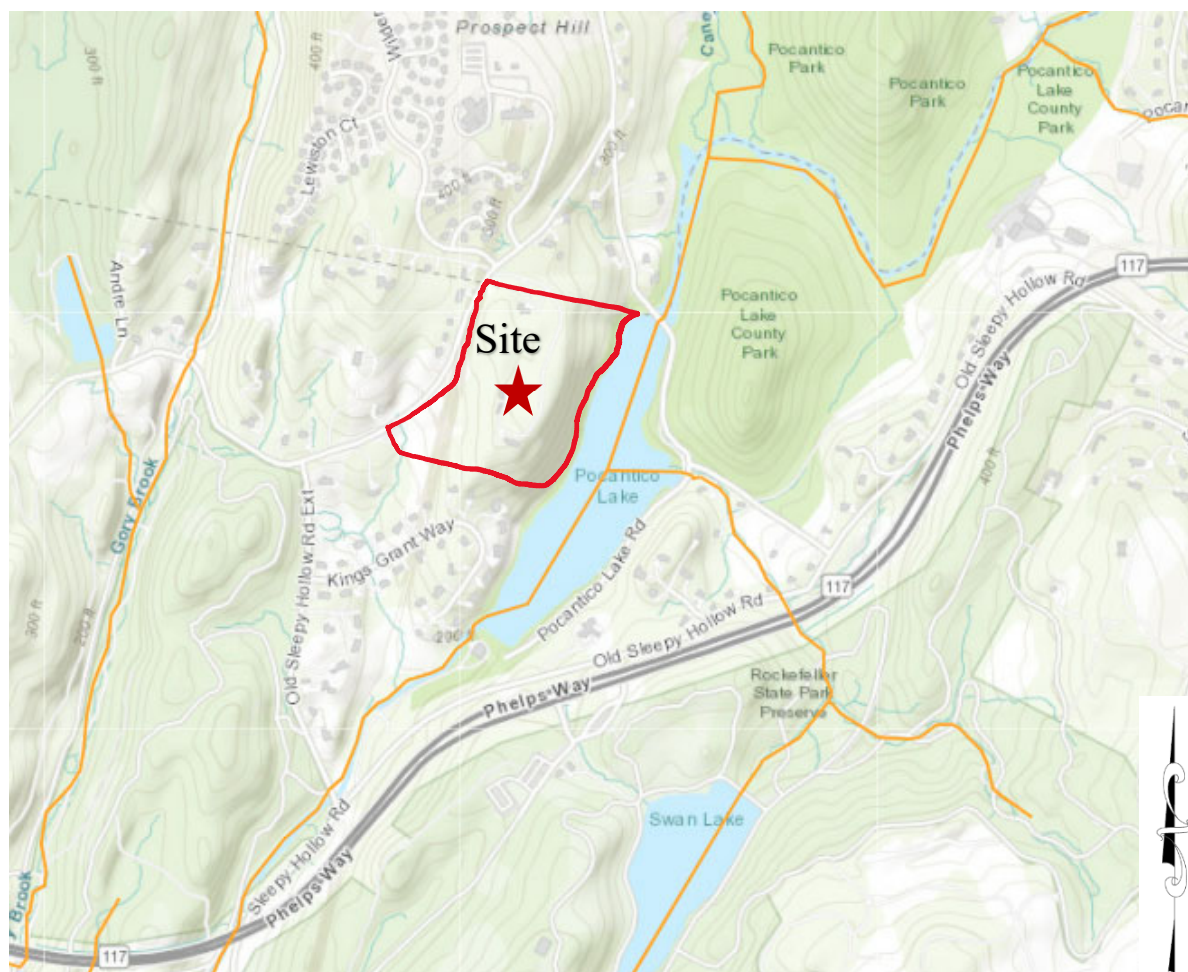
Segment Description

This segment includes the portion of the stream and all tribs from unnamed lake (P28) in North Tarrytown to Pocantico Lake (P30). The waters of this portion of the stream are Class C(T). Tribs to this reach/segment, including Gory Brook (-1) and Rockefeller Creek (-2), are Class C. Middle, Upper Pocantico River are listed separately. Lower tidal portions of these tribs are included with the Hudson Main Stem.

Exhibit III.D-10

Stream Condition Index

Source: Hudson Valley Resource Mapper
(n.t.s.)



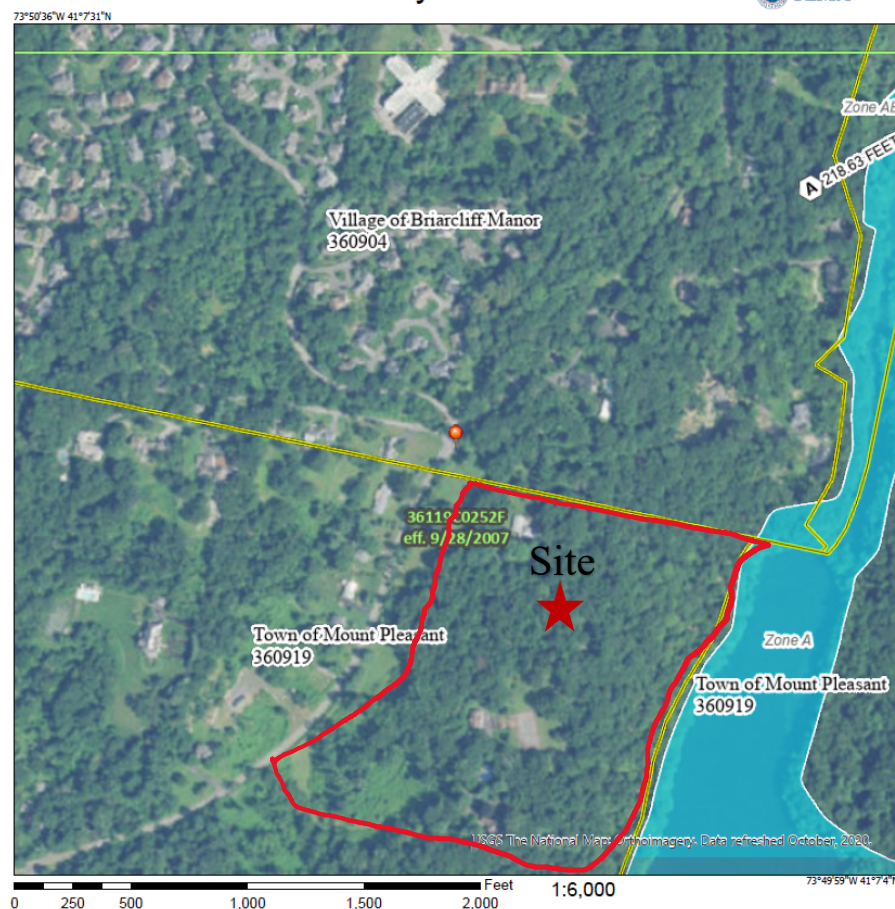
- ☒ Stream Condition Index
- Highest Condition
 - High Condition
 - Average Condition
 - Low Condition

Exhibit III.D-11

Map of FEMA Flood Plain Boundary

Source: FEMA
(n.t.s.)

National Flood Hazard Layer FIRMette



Legend

SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/7/2021 at 8:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit III.D-12

Map of FEMA Flood Plain Boundary

Source: Hudson Valley Resource Mapper
(n.t.s.)



Exhibit III.D-13

Map of Major Drainage Basins

Source: Westchester County
(n.t.s.)



Exhibit III.D-14

Pre-Development Drainage Area Map

Source: Wasp Engineering Group
(n.t.s.)

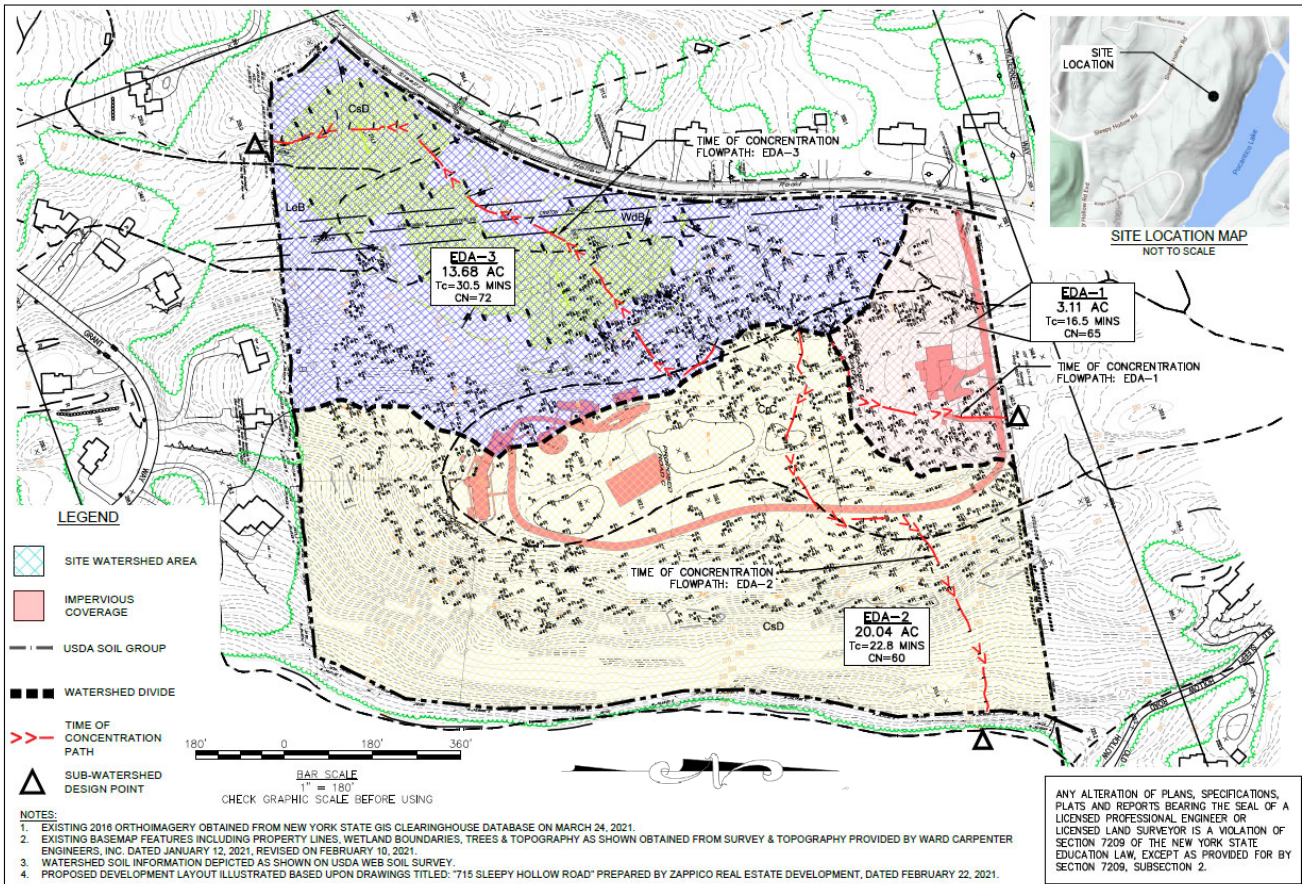


Exhibit III.D-15 Off-Site Drainage Structures

Source: Westchester County Tax Parcel Viewer
(n.t.s.)



Exhibit III.D-16 Off-Site Drainage Structures (Pocantico Lake Dam)

Source: Westchester County Tax Parcel Viewer
(n.t.s.)



Exhibit III.D-17

Post Development Drainage Area Map

Source: Wasp Engineering Group
(n.t.s.)

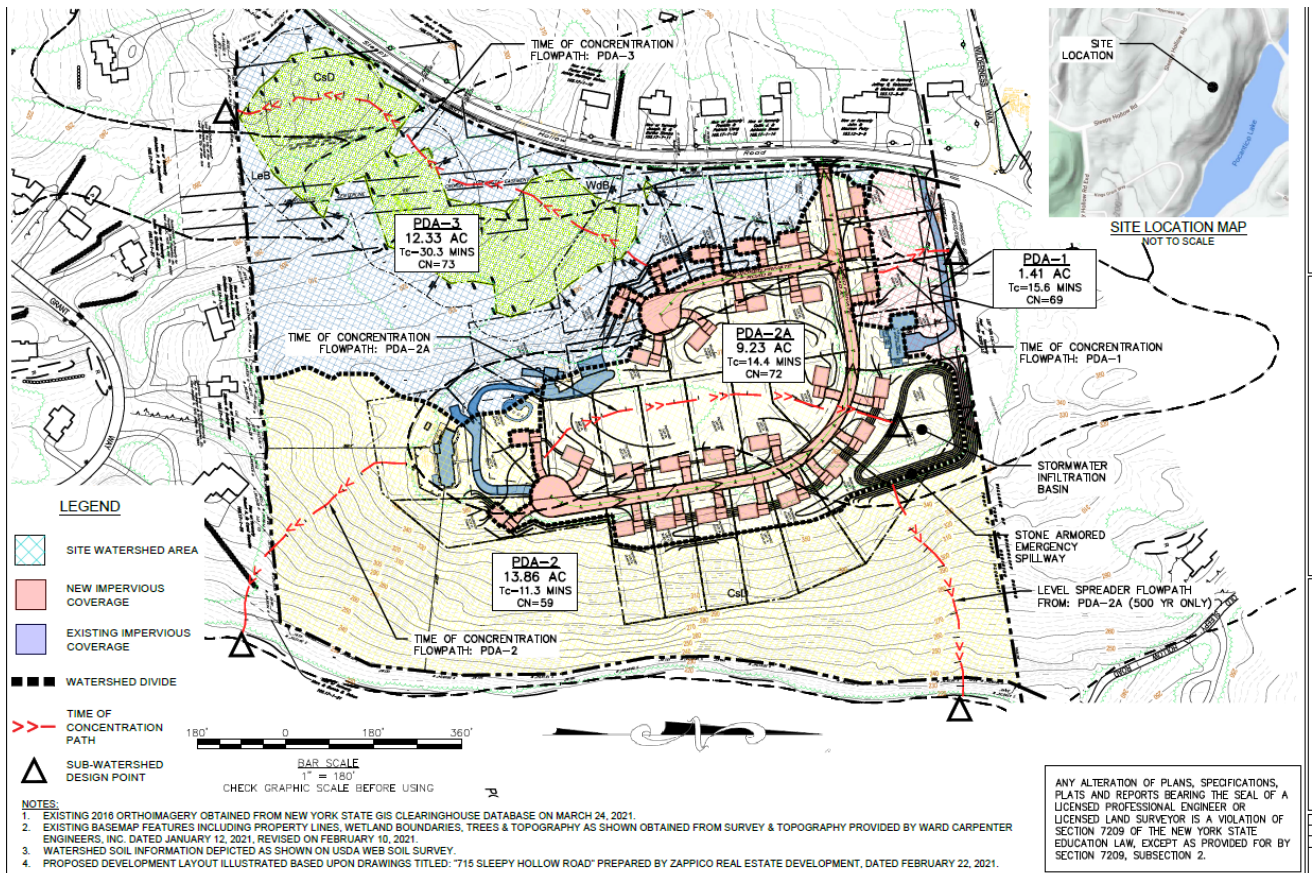
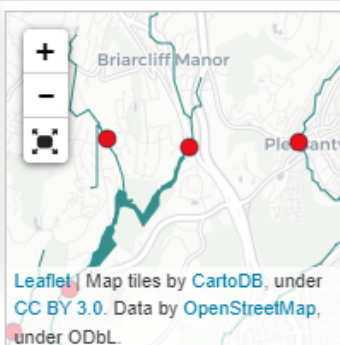


Exhibit III.D-18

Water Samples of Tributary to Pocantico Lake

Source: Riverkeeper
(n.t.s.)

Briarcliff Manor- Above Pocantico Lake



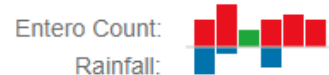
Briarcliff Manor- Above Pocantico Lake

Enterococcus counts

On 9/21/2019: **241**

Prior 4 Days Rain: **0.0"**

Last 6 Measurements



▼ Enteroc/Rainfall Table

► Enteroc/Rainfall Plot

Enteroc Count (fecal indicator) and Rainfall

48 Samples taken

Sample Date	Enterococcus Count	Quality	Rain, day of (in)	Prior Day	2 Days Prior	3 Days Prior	4 Days Total Rain
Sort ▲	Sort	Sort	Sort	Sort	Sort	Sort	Sort
09/21/2019	241	Beach Advisory	0.0	0.0	0.0	0.0	0.0
08/17/2019	537	Beach Advisory	0.0	0.0	0.0	0.0	0.0
06/15/2019	223	Beach Advisory	0.0	0.0	0.8	0.0	0.8
05/18/2019	31	Acceptable	0.0	0.0	0.0	0.0	0.0
10/27/2018	4611	Beach Advisory	0.3	0.0	0.0	0.0	0.3
09/15/2018	231	Beach Advisory	0.0	0.0	0.0	1.1	1.1
08/18/2018	19863	Beach Advisory	0.5	1.4	0.0	0.0	1.9

Water Quality*

Acceptable (0-60)

Enterococcus is an EPA-approved fecal contamination indicator.

Exhibit III.D-19

Extreme Storm Event Comparison

Source: Wasp Engineering Group
(n.t.s.)

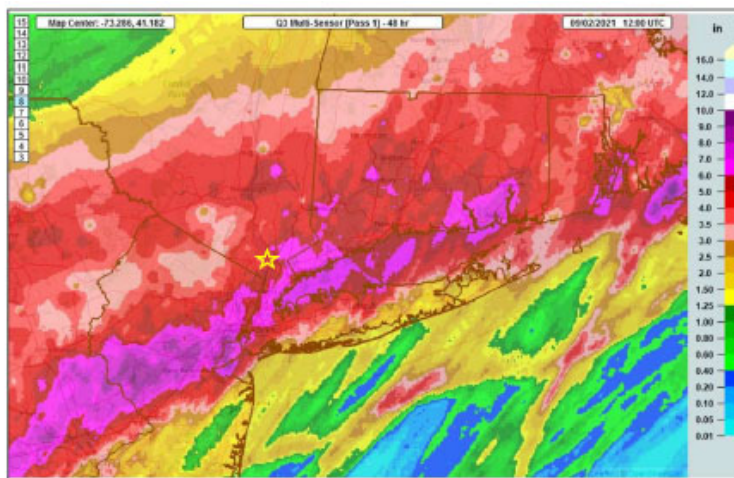


FIGURE – Total Storm Rainfall – Hurricane Ida

COMPARISON OF PEAK RUNOFF RATES (C.F.S.)		
Drainage Area	Runoff Condition	Storm Event (Year)
DA 1 North Stream Basin	EDA-1	10.81
	PDA-1	5.65
	Change (%)	-47.73%
DA 2 Pocantico Lake	EDA-2	51.13
	PDA-2*	43.87
	Change (%)	-14.20%
DA 3 On-Site Wetlands	EDA-3	45.6
	PDA-3	42.24
	Change (%)	-7.37%
COMBINED	Existing	104.02
	Proposed	76.99
	Change (%)	-25.99%

COMPARISON OF RUNOFF VOLUME (Cu. Ft.)		
Drainage Area	Runoff Condition	Storm Event (Year)
DA 1 North Stream Basin	EDA-1	39,450
	PDA-1	20,076
	Change (%)	-49.11%
DA 2 Pocantico Lake	EDA-2	215,550
	PDA-2*	143,862
	Change (%)	-33.26%
DA 3 On-Site Wetlands	EDA-3	211,432
	PDA-3	195,540
	Change (%)	-7.52%
COMBINED	Existing	466,431
	Proposed	359,478
	Change (%)	-22.93%

Exhibit III.D-20

Top 10 New York State 24-Hour Rainfall Events

Source: Current and Future Trends in Extreme Rainfall Across New York State

Dated: September 2014

**Table 1: Top Ten New York State 24-Hour Rainfall Events
(August 2009- August 2014)**

Date of Storm	Type of Storm	Highest Recorded 24-Hour Rainfall (inches)	Region(s) of Greatest Impact
08/13/14	Complex upper level disturbance with surface low pressure area	13.57	Long Island
08/28/11	Hurricane Irene	11.6	Southeastern NY Catskills Schoharie Valley Capital District Adirondacks Champlain Valley
08/23/10	Slow moving low pressure system	10.80	Central NY (Herkimer, Montgomery, Fulton Counties)
09/8/11	Remnants of Tropical Storm Lee	10.40	Southern Tier Central NY Mohawk Valley
08/14/11	Slow moving low pressure	9.62	New York City Long Island
10/1/10	Upper level low pressure with moisture from remnants of Tropical Storm Nicole	8.25	Catskills Capital District
09/12/12	Low pressure system	7.35	Catskills Capital District
08/10/09	Severe thunderstorms with tornado activity	7.27	Lake Erie / Niagara Western Southern Tier (Erie, Cattaraugus, Chautauqua)
06/8/13	Remnants of Tropical Storm Andrea	6.44	Long Island New York City
03/30/10	Winter Nor'easter	6.23	Long Island

Source: NOAA's Northeast Regional Climate Center

Chapter III

Section E

Sanitary Sewage and Water Supply

E. Sanitary Sewage and Water Supply

This section of the DEIS describes the existing conditions on the Site as it relates to the sanitary sewage and water supply. Anticipated impacts have been identified and mitigation measures for the Proposed Action have been included.

1. Existing Conditions

The Site is currently provided water supply from the Village of Briarcliff Manor Water Department (main house) as an exterior service connection, and one private well on-site (for caretaker's cottage). The Site currently utilizes on-site subsurface wastewater treatment systems for sewage disposal. The properties adjacent to the Site on the western and southern boundary are also serviced by the Village of Briarcliff Manor Water Department and have on-site wastewater treatment systems. This is the method of sewer and water which services most of the surrounding community. The properties adjacent to the Site on the northern boundary are serviced by both sewer and water from the Village of Briarcliff Manor.

a) Sanitary Sewer Service:

The Site is located within Westchester County Saw Mill Sewer District and is directly adjacent to the Ossining Sewer District. See Exhibits III.E-1 for the County Sewer Districts and Facilities within the County and III.E-2 for the actual location of the Site relative to both the Saw Mill and Ossining Sewer District. The existing main house and caretakers cottage on the Site are currently serviced by two separate subsurface on-site Wastewater Treatment Systems, OWTS (see Sheet 3 of the large-scale plan set for locations in Appendix K).

The Town of Mount Pleasant and the Village of Briarcliff Manor each own municipal sewers in the vicinity of the Site. Exhibits III.E-3 through III.E-9 show the location of adjacent sewer mains and sewer manholes. The closest existing municipal sewer line is within the Village of Briarcliff Manor and is directly adjacent to the Site approximately 75' from the north west corner of the Site. The Village of Briarcliff Manor Department of Public Works (DPW) is responsible for maintaining the sewer systems within the Village. All properties north of the Site are serviced by sewer via gravity or pump. The nearest public sewer main was recently constructed and is roughly 130 feet long utilizing industry standard 8" diameter PVC SDR-35 (Polyvinyl Chloride PVC having a standard dimension ratio (SDR) -35. All adjacent sewers discharge to the Wilderness Way pump station located approximately 400 feet northwest of the Site. This pump station services the area including Wilderness Way, Avondale Court, and Berkley Court. The Wilderness Way pump station was constructed in 1984 and was recently evaluated by the Village of Briarcliff in 2021 prior to the recently constructed

sewer main installation and was found to be in good condition. This pump station is one of 9 within the Village. Effluent is then pumped through a 4” diameter force main roughly 6,000 feet before discharging to a sewer manhole located in Long Hill Road ultimately ending up at Ossining Sanitary Sewer Treatment Plant.

b) Water Supply:

New York City Department of Environmental Protection (NYCDEP) provides water to several municipalities within Westchester County including the Village of Briarcliff Manor Water Department by various connections to the aqueducts, see Exhibit III.E-10. The Village does not have a formal water district but has availability to provide water to the people in Briarcliff Manor, Town of Mount Pleasant, and Ossining through approximately 2,700 service connections¹. As the Site is in the Town of Mount Pleasant it is serviced as an exterior service connection. The Village of Briarcliff Manor Water Department has 4 water storage tanks that can provide a maximum daily demand of 3.4 million gallons per day. According to the 2021 Annual Water Quality Report, the Village has an average daily demand of 900,000 gallons per day. According to the 2020 Annual Water Quality Report, the Village had an average daily demand of 1.1 million gallons per day. One of the water storage tanks is located to the northwest of the Site as identified in the primary study area in Chapter III.A.

There is an existing 16” diameter Class 300 DPI (ductile iron pipe) water main which runs along Sleepy Hollow Road, parallel to the Site. According to the Briarcliff Water Department, this main was installed approximately 10 years ago and is in relatively good condition. This section of water main includes two water main manholes and a fire hydrant. See Exhibit III.E-11 for the location of this main.

There is another water main (16” diameter cast iron pipe) which crosses the other water main in Sleepy Hollow Road. This line was installed in 1886, is in poor condition, and is recommended by the Village to be abandoned. This main runs north south across the backyards of the properties west of the Site, across Sleepy Hollow Road, through the southwest portion of the Site crossing over the NYCDEP aqueduct continuing to Kings Grant Way. There are two fire hydrants on this section of main, one is on Sleepy Hollow Road (at the crossing and next to the other hydrant) the other hydrant is located next to the main house on the Site between the main house and the pool house (see Exhibit III E-11). There is currently no easement in place for this water main on the Site.

¹ Annual Drinking Water Quality Report for 2021 Briarcliff Manor Water District

The existing caretakers' cottage is currently serviced by a private well on-site. There are no other known wells in the vicinity of the Site.

The current water rate for properties outside the Village is \$130 per 1,000 cubic feet (cf). The Village of Briarcliff Manor provides water to all the homes adjacent to the Site including the Kings Grant Way development. The Site is currently serviced by the water main which terminates at a hydrant next to the existing main house.

The 66-foot wide north-south easement on the western portion of the property is in favor of NYCDEP for the New Croton Aqueduct, which is approximately 150+ feet below grade. New York City Department of Environmental Protection provides drinking water to New York City through three aqueducts including the New Croton Aqueduct, the Catskill Aqueduct, and the Delaware Aqueduct. The New Croton Aqueduct accounts for about 10% of the city water with the remaining 90% coming from the other 2 aqueducts. Also see Exhibit III.A-15 and Exhibit III.A-15.a.

2. Anticipated Impacts

a) Sanitary Sewer Service:

The Site is proposed to be served by municipal sanitary sewers. Gravity sewers have been designed for the Site in accordance with the Westchester County Sanitary Code as well as New York State Design for Intermediate Wastewater Treatment Systems – 2014 Edition, and Recommended Standards for Wastewater Facilities – 2014 Edition. Per the standards above, each bedroom requires 110 gal/day. The number of proposed bedrooms varies for the proposed residences from 4 to 5 bedrooms. Conservatively water and sewer demand has been calculated assuming all residences contain 5 bedrooms. The Average Daily Flow for the Proposed Action is calculated to be 17,050 gallons per day (gpd). Anticipated water demand and sewer generation for the Proposed Action is described in the following table.

Table III.E-1				
Sewer and Water Demand				
Utility	Average Daily Demand (gpd)	Estimated Peak Flow (gpd)	Estimated Peak Flow (gph)	Estimated Peak Flow (gpm)
Water Demand	17,050	75,191	3,133	52.2
Sewer Demand	17,050	75,191	3,133	52.2

The Applicant is proposing to send the sanitary effluent from the project to the Ossining Sewer District via 360 linear feet (lf) of new gravity sewer pipe from the Site connecting to the existing sanitary main, where it will then enter the existing sanitary lift station owned and operated by the Village of Briarcliff Manor.

Although the Site is currently located within the Saw Mill Sewer District, this proposed arrangement will require the Applicant to petition the Town of Mount Pleasant to create a new sewer district on the Site. Once the new sewer district is created, the Village of Briarcliff Manor and the Town of Mount Pleasant will enter into an Inter-Municipal Agreement where Mount Pleasant will collect an out-of-district user fee on behalf of Briarcliff Manor in the form of a special district tax. The additional tax will only pertain to the new lots created by the Proposed Action. Additionally, once the off-site sewer facilities servicing the Site are constructed, inspected, and approved, Mount Pleasant will take over the maintenance and operations of the new off-site sanitary sewer facilities. In addition, the existing homes proposed to remain will be connected to the new sewer main and the existing on-site septic systems will be abandoned in accordance with Westchester County Department of Health (WCDOH) rules and regulations.

An alternative route for the sewer connection is to the Westchester County Trunk Sewer, located roughly a mile and a half to the west where Sleepy Hollow Country Club is located. The County has a 10" diameter main at this point which flows to the Archville Pump Station and discharges at the Ossining Sanitary Sewer Treatment Plant. Connecting to the main at this location would require the Site to be included within the Ossining Sewer District. This route would require a pump station for the Proposed Action and the need to install 7,000+/- feet of force main. The pump station would be located at the entrance to the subdivision within the proposed utility easement. The pump station would require additional maintenance costs which would be the responsibility of the HOA. Construction of the force main would be much more costly and time consuming, and the installation of which would temporarily disturb traffic.

b) Water Supply:

The Site is currently serviced by the Village of Briarcliff Manor Water Department as an Exterior Service Connection, and this arrangement is proposed to continue for the Proposed Action in the future. No improvements to the Village of Briarcliff Manor Water Department existing facilities are required or anticipated. The Proposed Action will provide water to the newly created lots by a new water main proposed on the Site. Approximately 1,270 linear feet of 8" diameter Class 54 Ductile Iron Pipe (DIP) will be installed including 2 additional fire hydrants.

Water meters for the proposed water service will be located within each of the residences. If the proposed residence is more than 120 feet from the water main, then a meter pit would need to be installed. It is anticipated that the Village of Briarcliff Manor Water Department will continue to maintain the water mains servicing the Site as an Exterior Service Connection. A hydrant rental agreement will also be entered into with the Village of Briarcliff Manor.

The private well that currently services the existing caretakers' cottage will be abandoned in accordance with WCDOH rules and regulations. Following abandonment, the existing caretaker's cottage will obtain water from the Village of Briarcliff Manor Water Department through the newly constructed water main. The existing primary residence will continue to be serviced by the Village of Briarcliff Manor Water Department. There are no other known wells in the vicinity of the Site, and no private wells are proposed.

The water demand will increase to support the new residences, however, the Village of Briarcliff Manor Water Department has sufficient capacity to supply water to the Site.

There are no impacts anticipated to the New Croton Aqueduct resulting from the Proposed Action.

The Westchester County Infiltration and Inflow (I&I) Rehabilitation Program was part of a Consent Order Agreement between the NYSDEC and Westchester County, New York. The program was intended to reduce the amounts of I&I getting into the sanitary sewers leading to four Westchester County Wastewater Treatment Plants. The Program involved pre-design field investigation of sewers and manholes, rehabilitation design and construction administration. Currently, neither the Town of Mount Pleasant nor the Village of Briarcliff require Inflow and Infiltration ratios. This affects 12 municipalities in southeast Westchester County, primarily located adjacent to the Long Island Sound. The purpose of this program is to prevent storm water from getting into the sanitary sewer mains. These municipalities are currently flood prone and have very dated sewer infrastructure. The Proposed Action is not in the vicinity of these municipalities and the I&I program does not apply to the Proposed Action.

There are no growth inducing impacts anticipated resulting from sewer or water main extensions needed to provide service to the new residences on this Site.

The Scoping Document requested a discussion of Alternative sewer service. Alternative sewer service is possible for the Proposed Action but is not preferred as there is an existing sewer main located directly adjacent to the Site. An alternative sewer connection would require connecting to a point approximately 1.5 miles away from the Site. In addition, the alternative sewer design would require a pump station

instead of the gravity system proposed. A pump station would require more maintenance than the proposed gravity sewer thus increasing construction and maintenance costs. Construction of the alternative sewer will also be lengthier causing unnecessary increased disturbance to local traffic during the construction of the sewer main.

In the Applicant's opinion, there are no feasible alternatives to the proposed water service location.

3. Proposed Mitigation

The water and sanitary sewer service for the Proposed Action is not anticipated to create significant adverse impacts to the municipal supply, demand, or infrastructure of the utility systems. Therefore, no mitigation measures are proposed.

The I&I policy does not apply to the Proposed Action.

A beneficial impact of the Proposed Action is that fees will be collected by the Town for the sewer and water services (see Chapter III.I regarding fiscal impacts).

Exhibit III.E-1

Westchester County Sewer Districts and Facilities

Source: Westchester County
(n.t.s.)

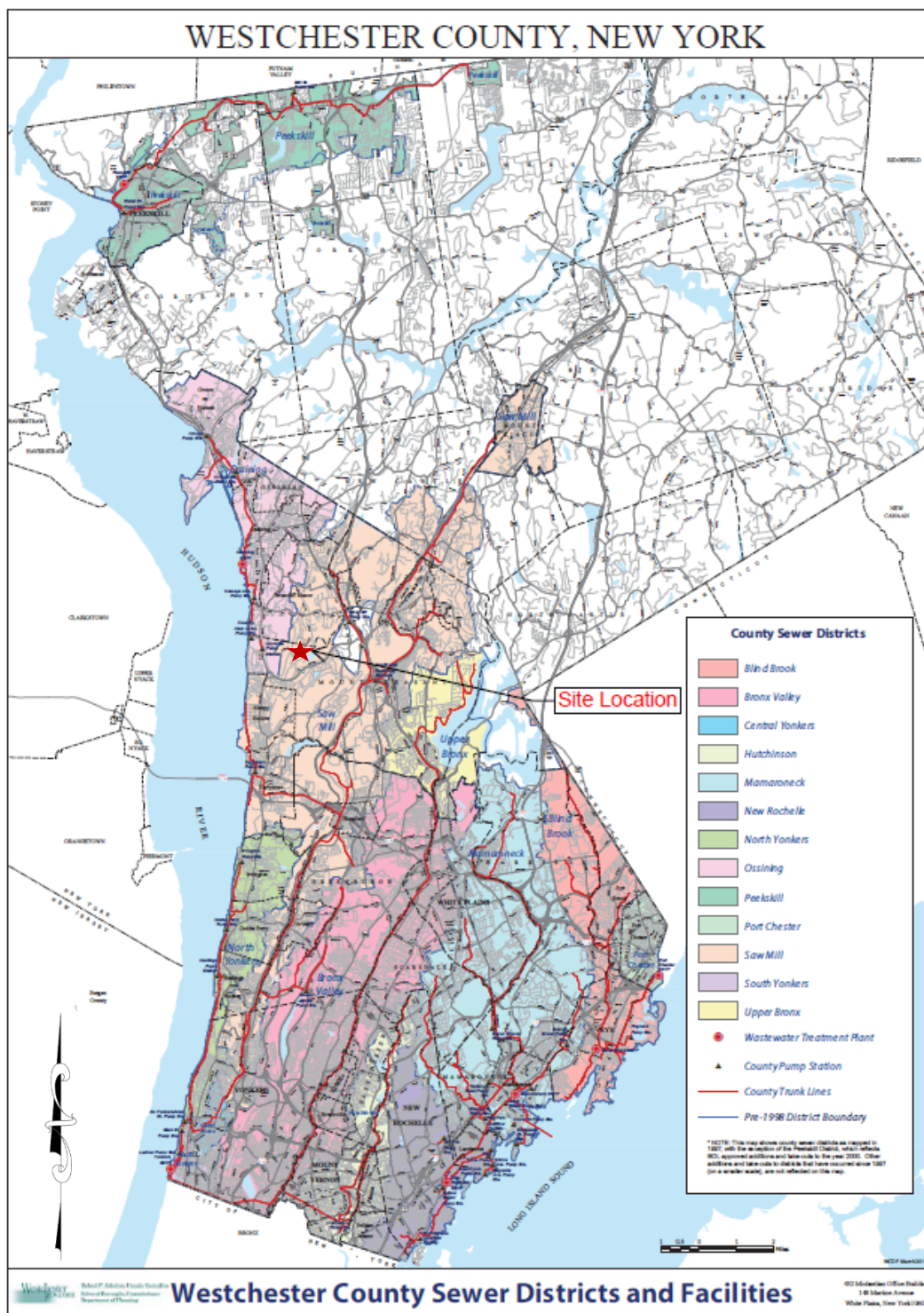


Exhibit III.E-2

Westchester County Sewer Districts in the vicinity of the Site

Source: Westchester County GIS
(n.t.s.)

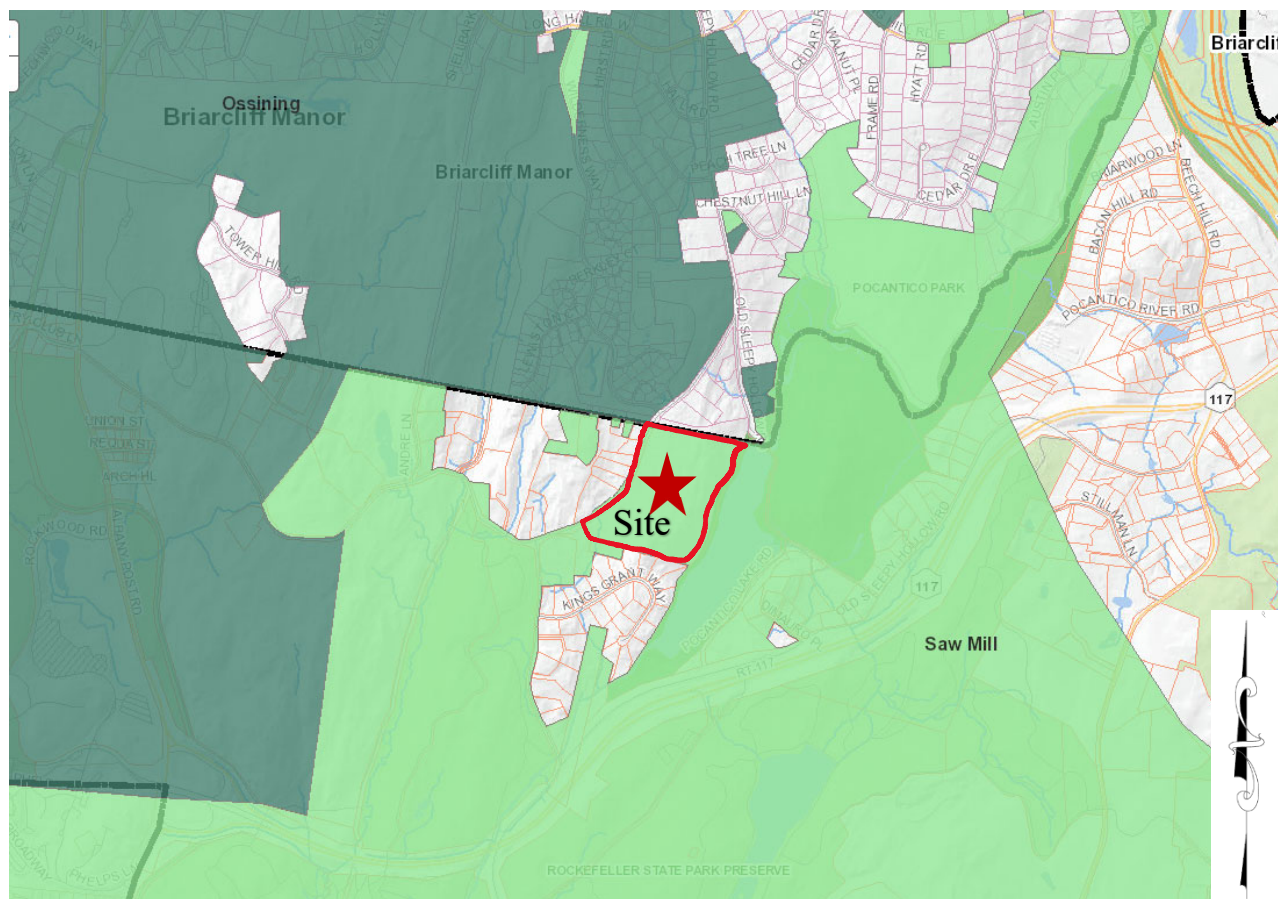
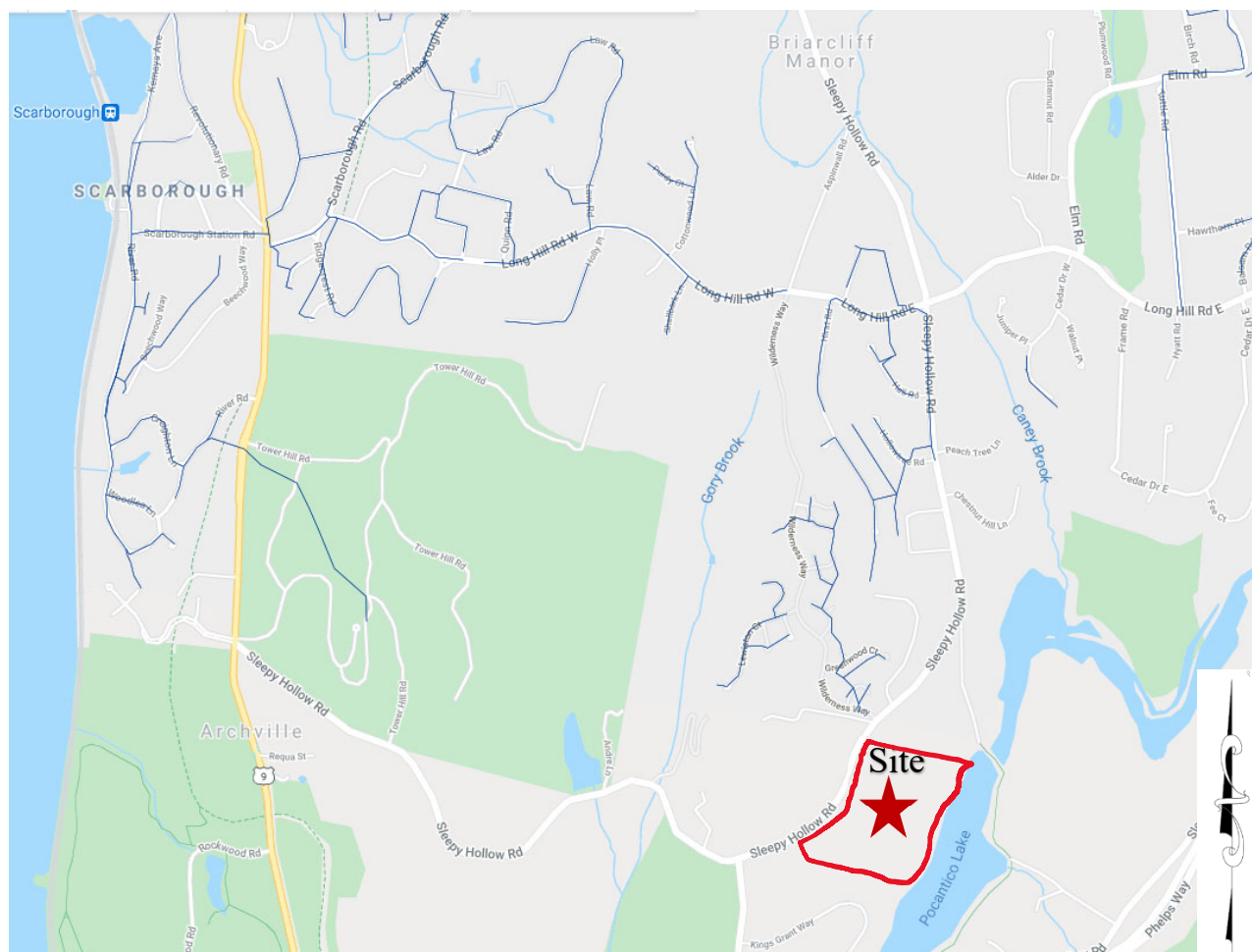


Exhibit III.E-3 Westchester County Adjacent Sewer Mains

Source: Westchester County
(n.t.s.)



— Existing Sewer Main

Exhibit III.E-4

Areas of Mount Pleasant Serviced by Sanitary Sewer

Source: Mount Pleasant Master Plan
(n.t.s.)

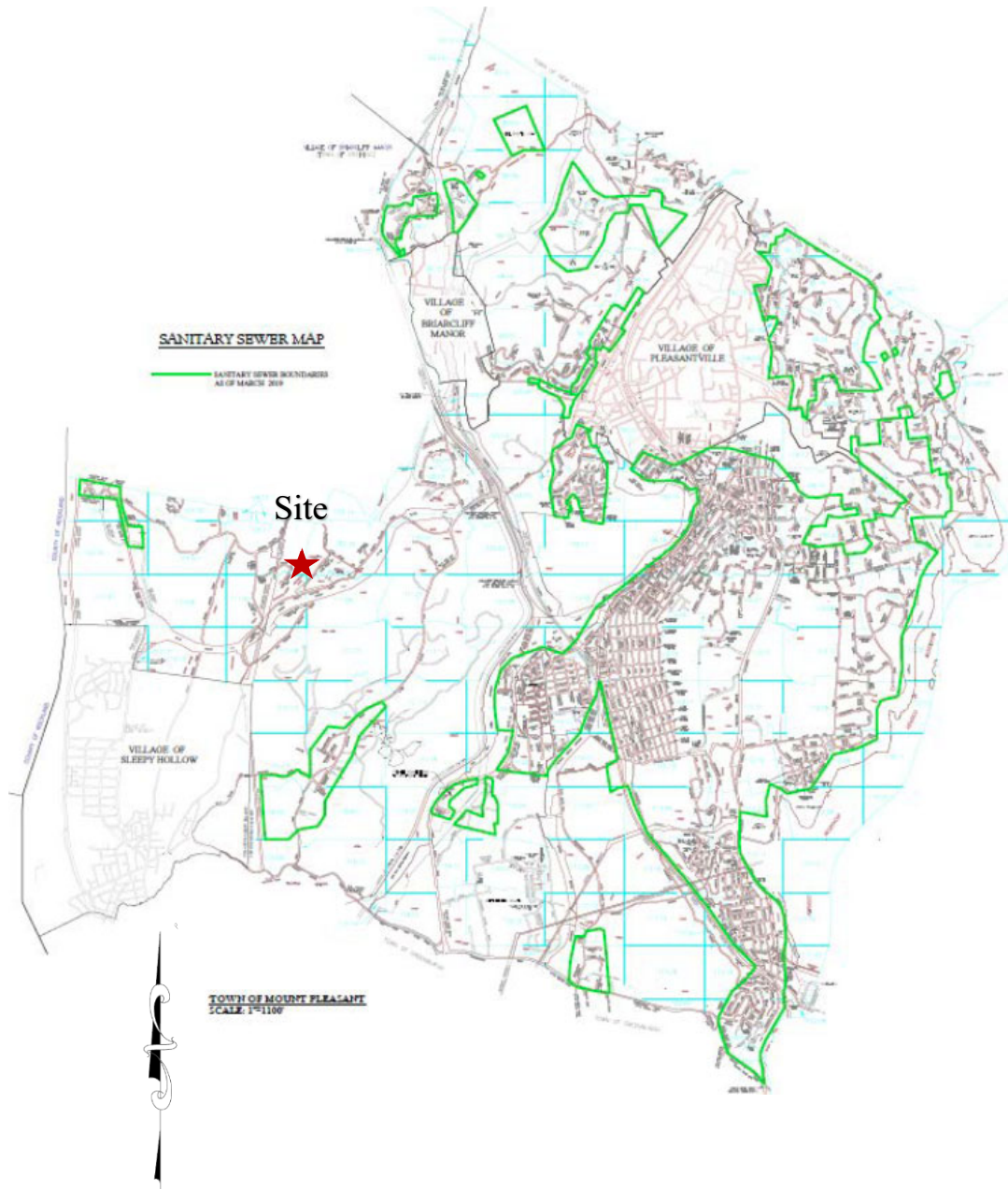


Exhibit III.E-5

Sanitary Sewer Manholes Directly Adjacent to Site

Source: Westchester County Tax Parcel Viewer
(n.t.s.)

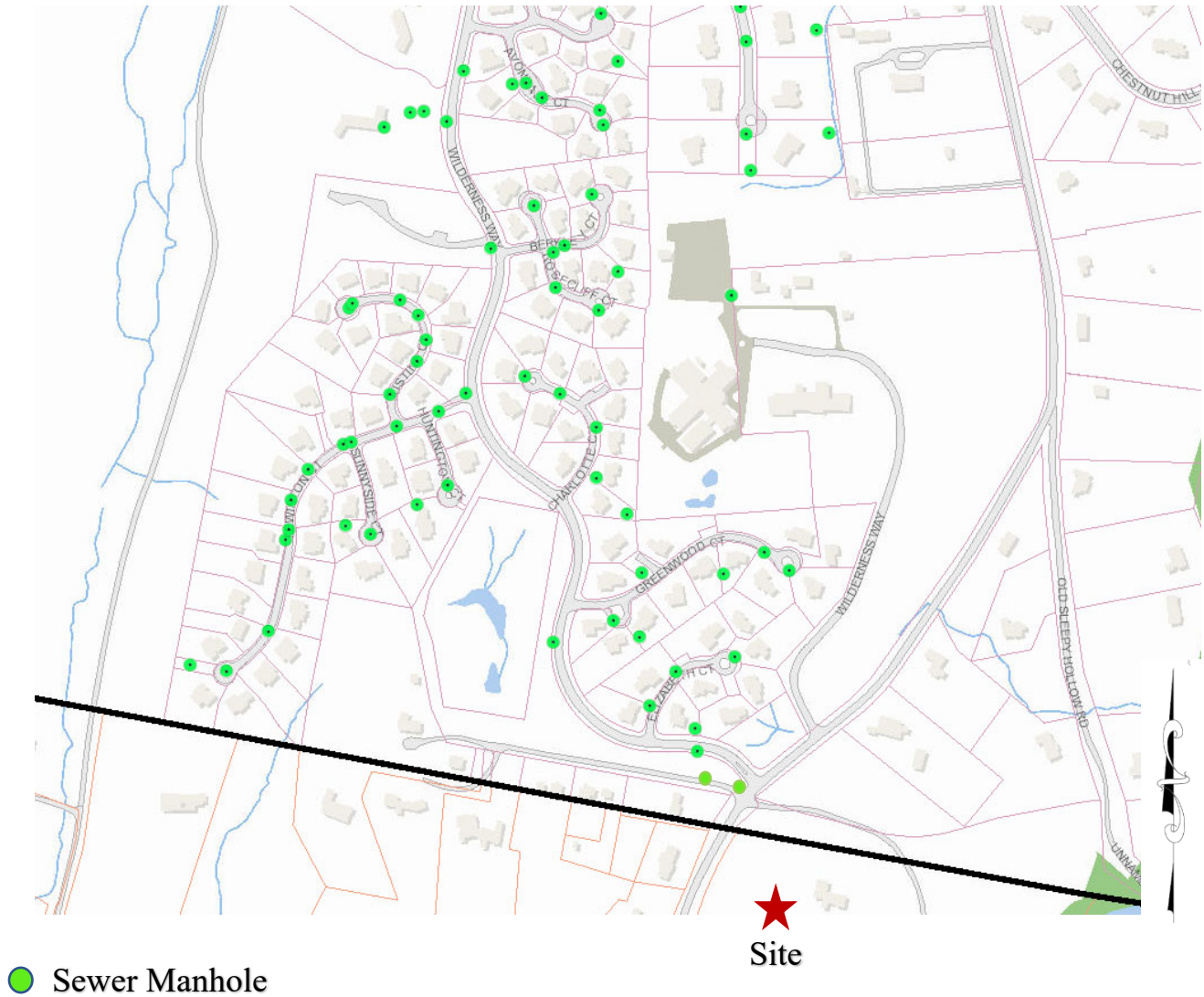


Exhibit III.E-6

Sanitary Sewer Mains Directly Adjacent to Site

Source: Westchester County Tax Parcel Viewer
(n.t.s.)

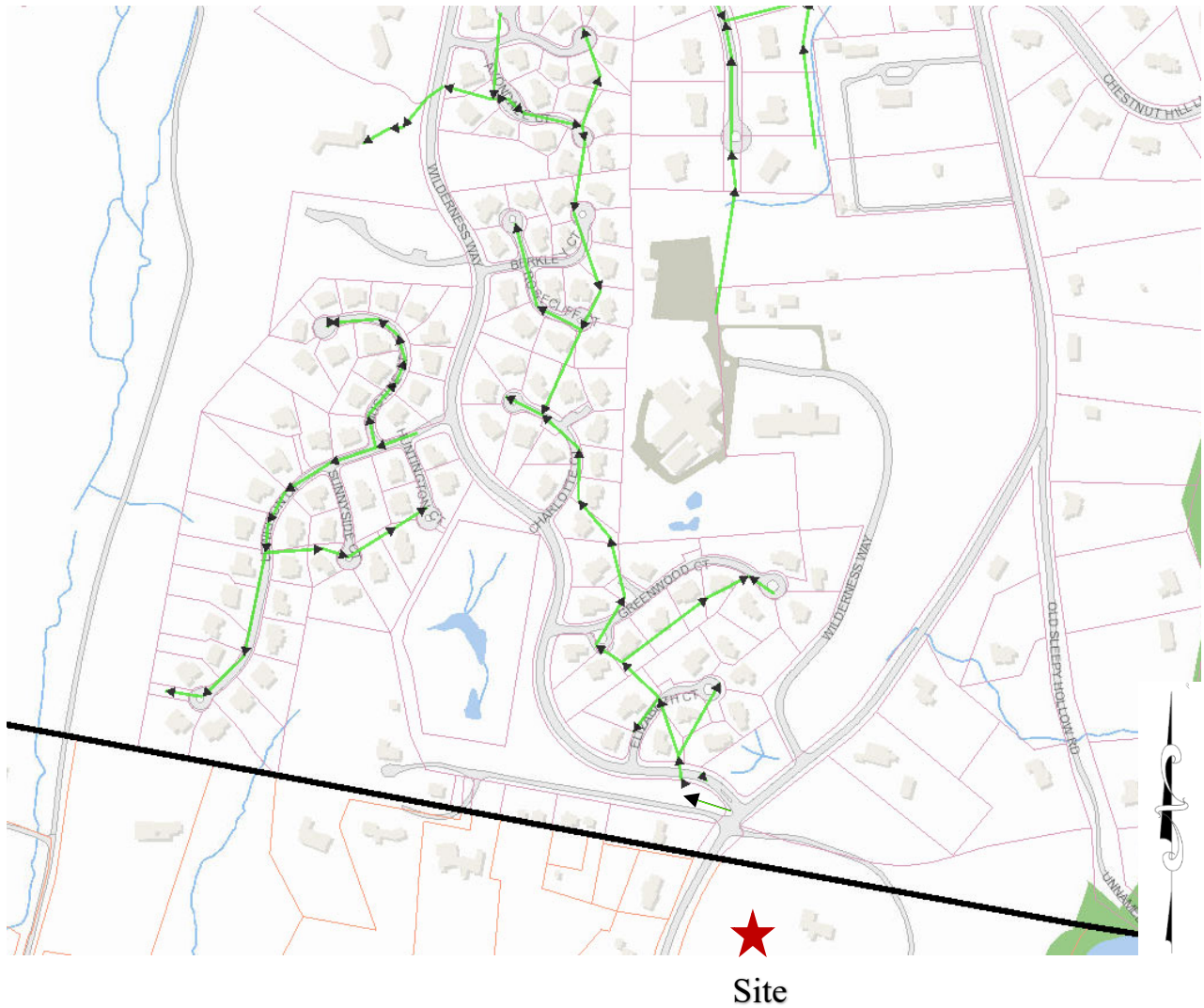


Exhibit III.E-7

Sanitary Sewer Manholes Adjacent to Site

Source: Westchester County Tax Parcel Viewer
(n.t.s.)

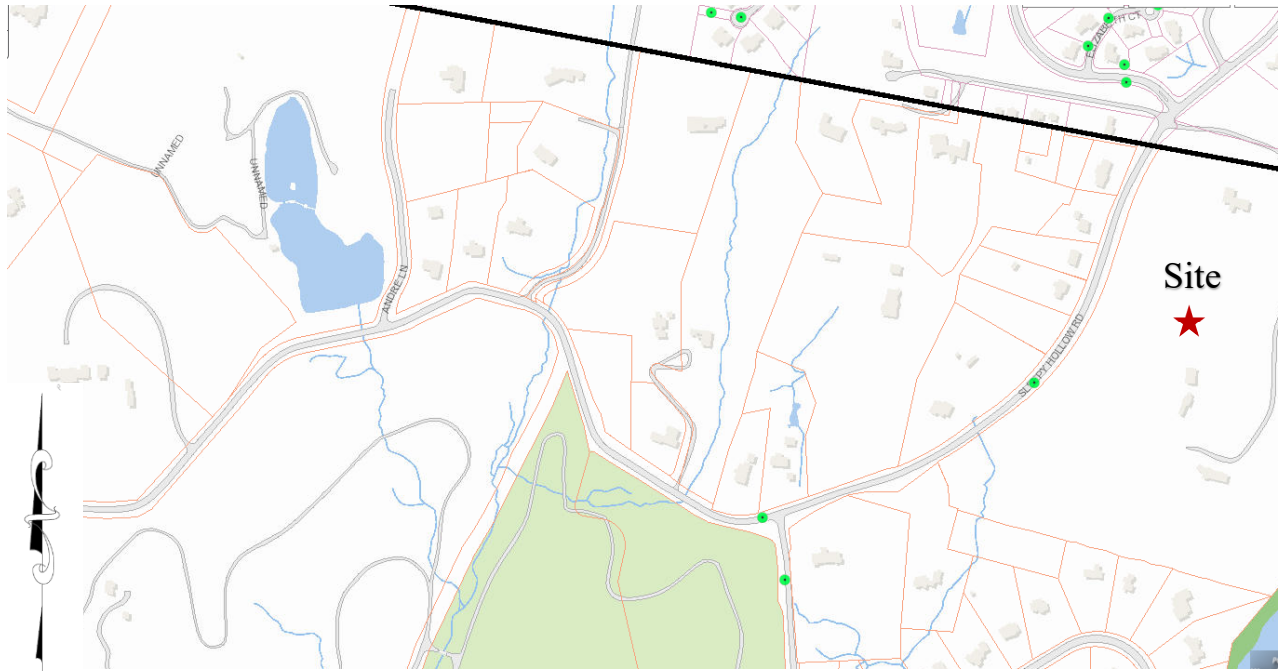


Exhibit III.E-8

Sanitary Sewer Manholes Further West of Site

Source: Westchester County Tax Parcel Viewer
(n.t.s.)

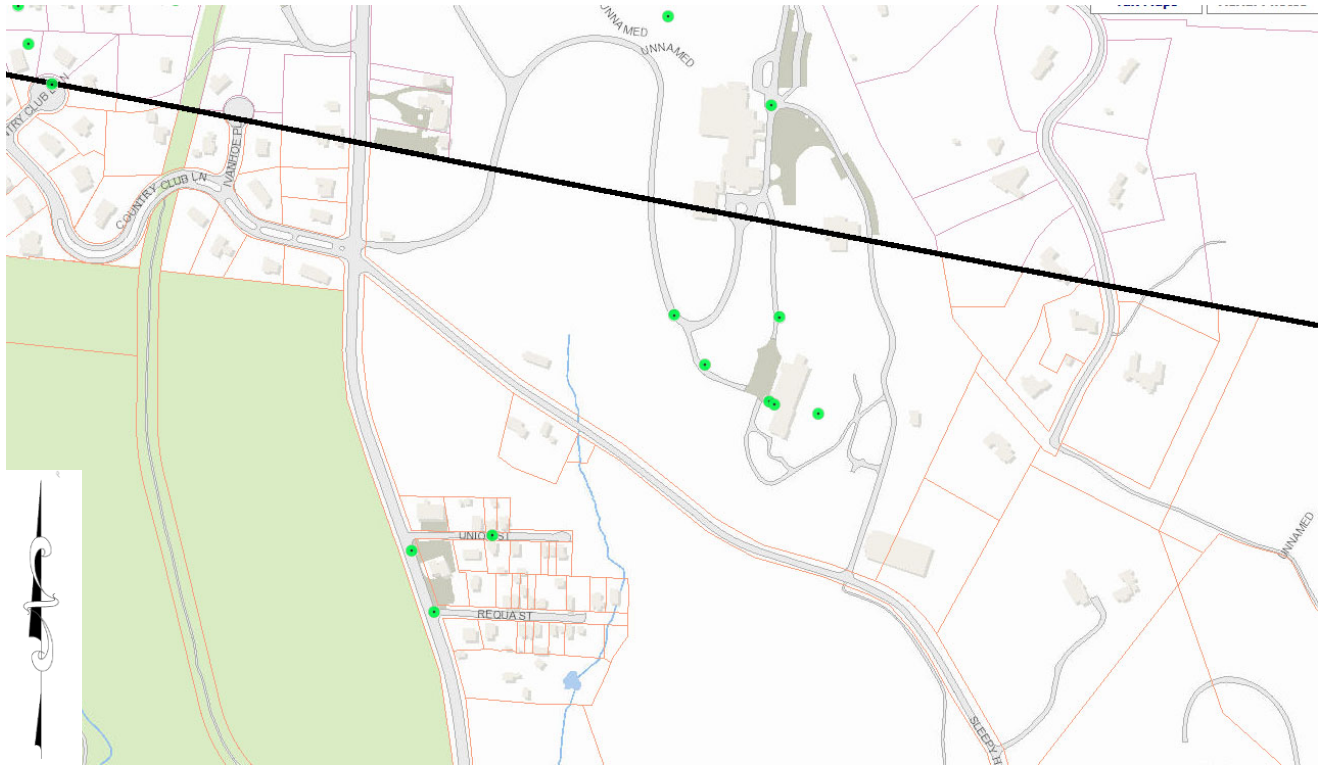


Exhibit III.E-9

Sanitary Sewer Mains Further West of Site

Source: Westchester County Tax Parcel Viewer

(n.t.s.)

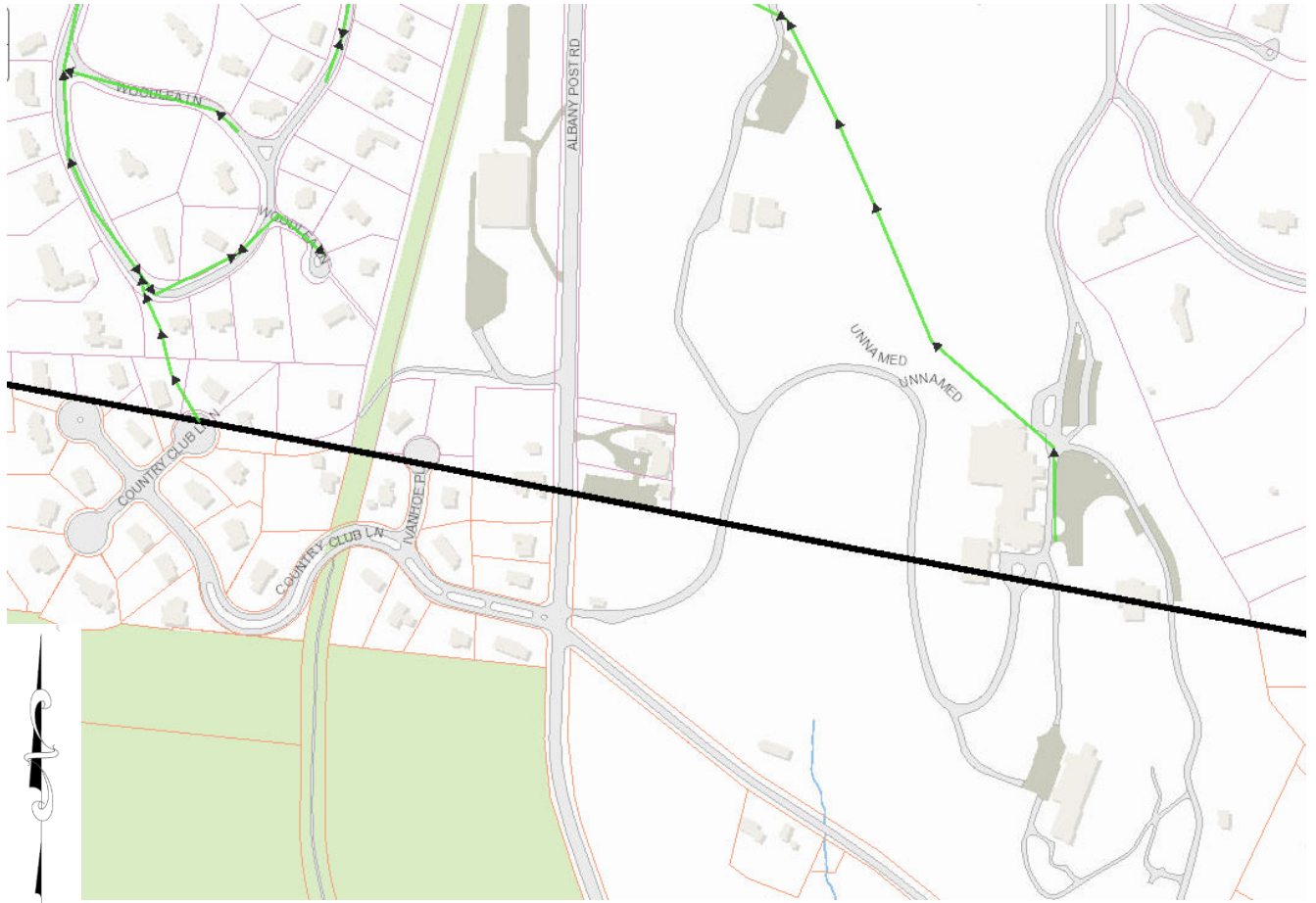


Exhibit III.E-10

Westchester County Major Water Suppliers

Source: Westchester County
(n.t.s.)

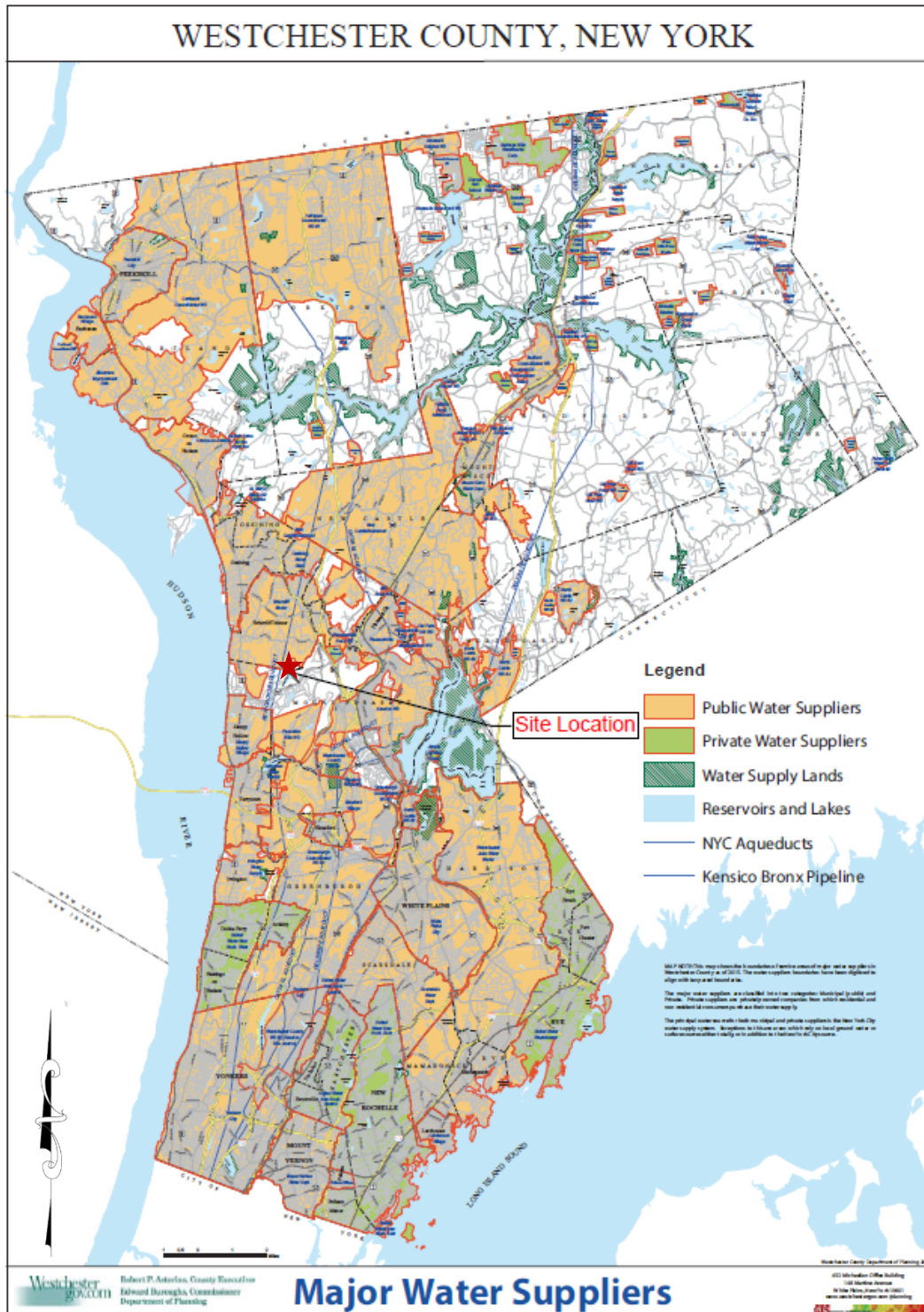


Exhibit III.E-11

Existing Water Main Locations and Hydrants

Source: Village of Briarcliff Manor
(n.t.s.)

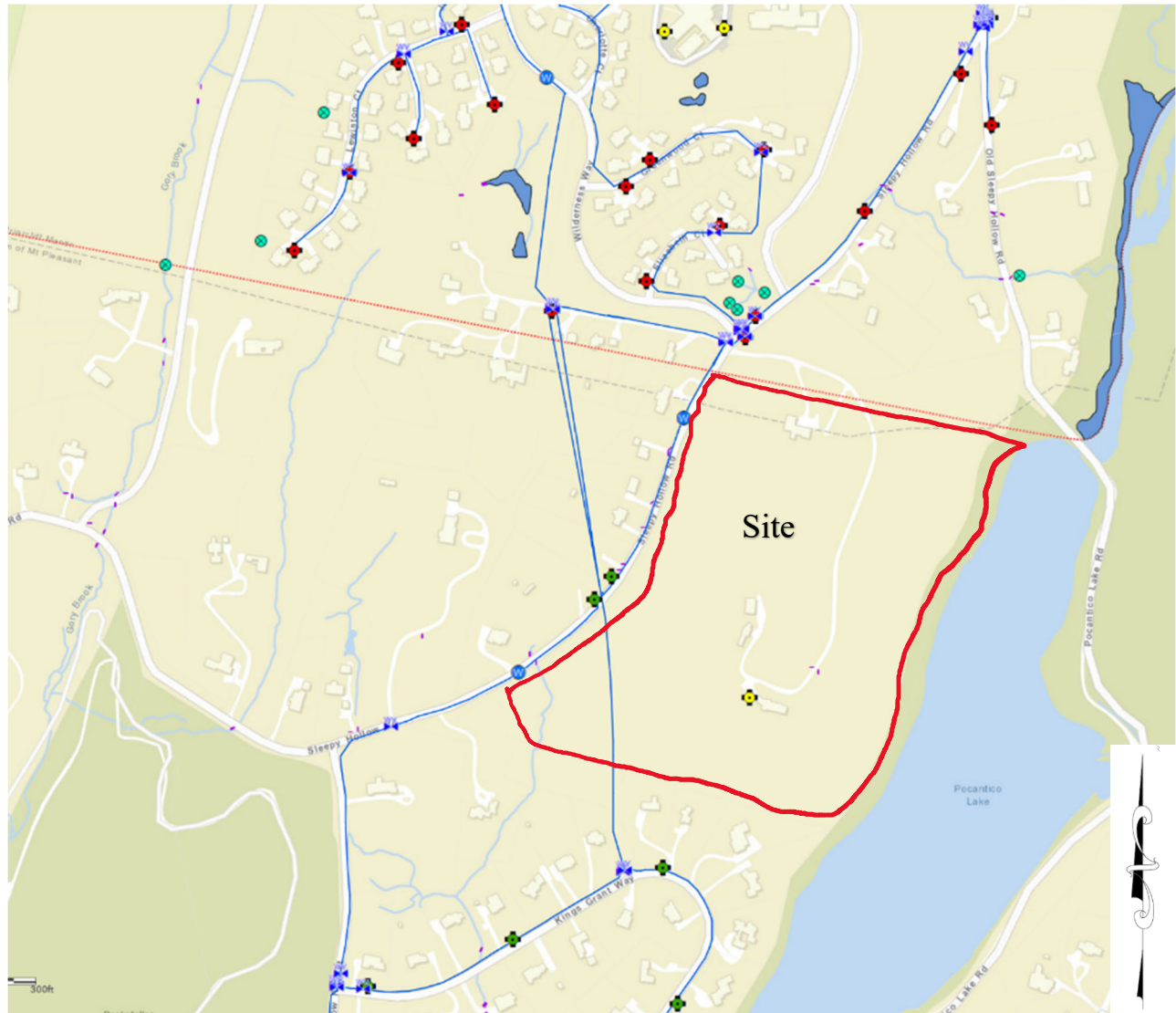


Exhibit III.E-12
Proposed Water Main Locations
Source: Zappico Real Estate Development LLC
(n.t.s.)

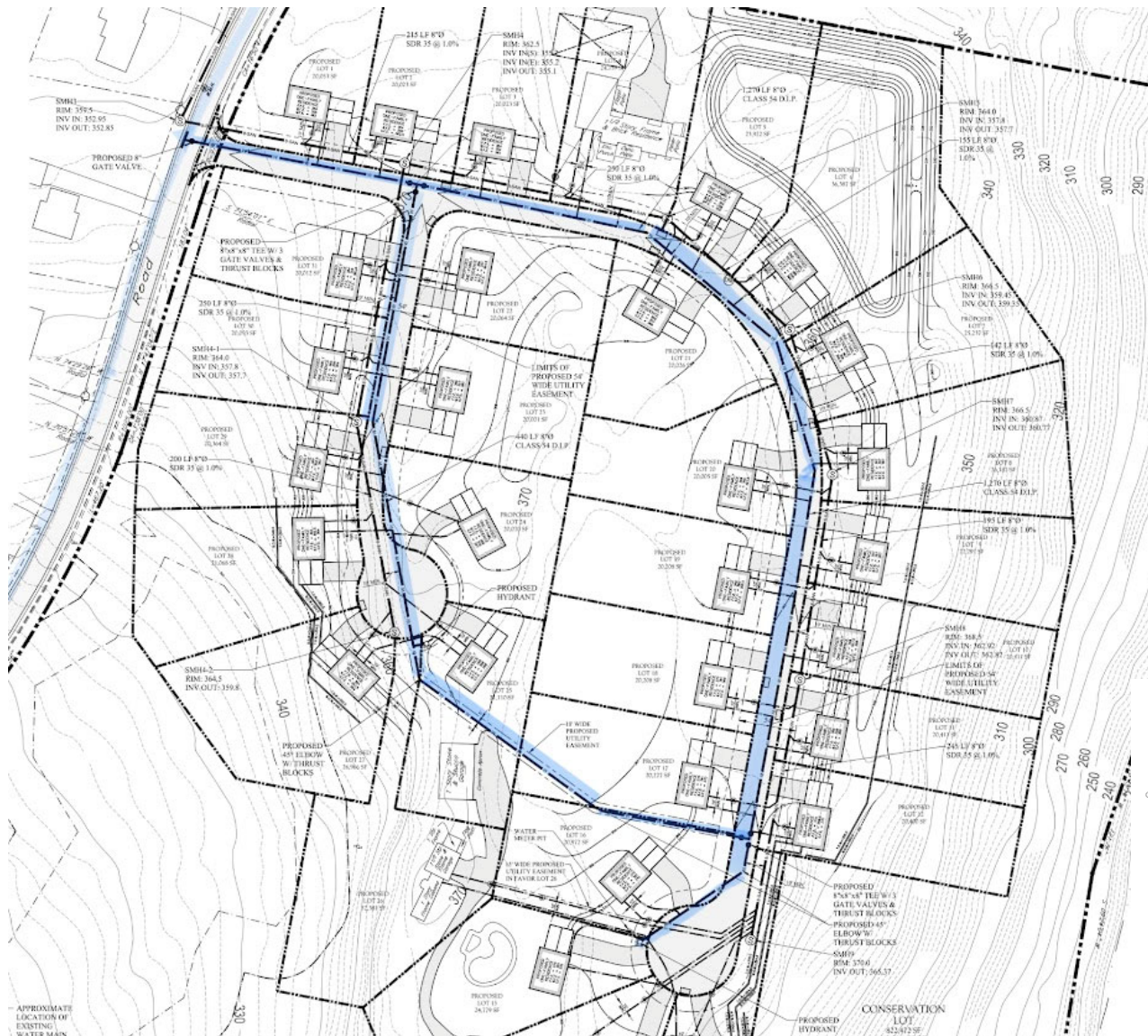


Exhibit III.E-13

Proposed Sewer Main Location

Source: Zappico Real Estate Development LLC
(n.t.s.)



Chapter III

Section F

Utilities

F. Utilities:

This section of the DEIS will describe the existing environmental conditions on the Site as it relates to the Site utilities (other than water and sewer). Anticipated impacts have been identified and described in detail which address the severity of each impact and its likelihood for occurrence. Mitigation proposed as necessary.

1. Existing Conditions:

There are several utility companies that provide service to the residences along Sleepy Hollow Road. Most of these utilities are provided overhead by utility poles running along Sleepy Hollow Road. These utilities include Altice USA, Consolidated Edison of New York, and Verizon Valhalla Westchester. These companies currently provide service to both existing residences on the Site from Sleepy Hollow Road. There are several private utility poles on the Site that Consolidated Edison (ConEd) uses to provide electric service to the existing residences on the Site.

Underground utilities within Sleepy Hollow Road include 2 16" water mains and sewer mains, owned, and maintained by the Village of Briarcliff Manor (refer to chapter III.E for more detail).

A subterranean easement for the New Croton Aqueduct exists under Sleepy Hollow Road and continues through the western portion of the Site. The New Croton Aqueduct is owned and maintained by New York City Department of Environmental Protection (NYCDEP).

There are no other utility easements on the Site.

2. Anticipated Impacts

The homes are proposed to be individually fueled by liquid propane. Each of the proposed homes will have 3 or 4 100 gallon above ground propane tanks set on a gravel or concrete pad. Propane will provide means of heating, and power to the essential appliances including hot water heater, stove, fireplace, dryer. Anticipated electrical usage is consistent with single family homes. Electrically powered condensers are proposed which are used for air conditioning the homes, as well as power all the standard residential appliances.

Con Edison has reviewed the proposed development relative to power demand. They have assumed an average 24kw per home and have provided a memorandum stating they will provide electricity to meet the increased electricity demand on the property (see Appendix C).

The proposed installation for the electric service will be underground and within the proposed utility easement. Consolidated Edison will provide an electrical plan which will

show which pole the electricity will come from. The electric lines will be buried underground and will connect to a series of transformers. Underground conduit will be installed to each of the proposed lots per the plan and include a pull string so no additional excavation will be needed. Altice and Verizon will also provide service to the proposed residences by a common underground trench with Con Edison.

The subdivision plan proposes a 54' wide ingress egress and utility easement along the roadway. This easement will allow service providers access to install and maintain their services to the proposed residences. All underground services will be installed in the shoulders of the proposed roads except for individual service crossings. Other utility providers located within the Sleepy Hollow right of way (such as Verizon and Cablevision), will have access to install their utilities within the on-site easement as well.

3. Proposed Mitigation

The Proposed Action will require expansion of existing utilities to the Site for the new homes, however, in the Applicant's opinion, it will not generate significant adverse demand on gas or electric infrastructure, therefore, no mitigation is proposed.

According to the Applicant, Site conditions such as bedrock prevent geothermal systems as they would not be a cost-effective energy source for the Project. Proximity of the DEC New Croton aqueduct may restrict potential for geothermal systems as some require deep drilling. Solar panels are not proposed as part of the Proposed action. Individual property owners may consider this option on a lot-by-lot basis and would need to be evaluated later upon the home location, and cost to the homeowner.

An alternative water source, such as private wells, is not a feasible option. This is further discussed in Section III.E Sanitary Sewer and Water Supply.

Chapter III

Section G

Traffic

G. Traffic

This section of the DEIS has been prepared based on the Traffic section of the approved Scoping Document for the Proposed Action. Existing conditions, anticipated impacts, and proposed mitigation have been presented and descriptions of each item are supported by exhibits and tables. The Proposed Action details compliance with professionally recognized traffic impact assessment methodologies utilizing the most recent standards and references including ITE Trip Generation, Highway Capacity Manual, AASHTO Greenbook and other data provided by NYSDOT. See Appendix H for complete Traffic Impact Study.

1. Existing Conditions

a) Existing Roadway Conditions

Roadway Network

The Site is located on the west side of Sleepy Hollow Road south of Wilderness Way (See Exhibit III.G-1), the Site is currently developed with one single family residence and one two-family residence, both of which access Sleepy Hollow Road via a single driveway located approximately 160 feet south of Wilderness Way.

Evaluation of the traffic impacts associated with the Proposed Action requires a thorough understanding of the existing roadway system in the vicinity of the Site. The existing conditions observed in the study area include an inventory of the roadways, speed limits, on-street parking restrictions, intersection geometry, traffic control devices, pavement condition and markings.

Sleepy Hollow Road is a two-lane, east/west Town roadway, and is classified by the New York State Department of Transportation (“NYSDOT”) as an urban “Major Collector” roadway. Sleepy Hollow Road travels 3.38 miles from US Route 9 in the west to Scarborough Road in the north, traversing through the Town of Mount Pleasant and the Village of Briarcliff Manor. Within the study area, Sleepy Hollow Road is under the jurisdiction of the Town of Mount Pleasant and provides one travel lane per direction of 9 to 10 feet in width. The pavement is in good condition and the posted speed limit is 30 miles per hour (mph). South of Wilderness Way, approximately 6-inch paved shoulders are generally provided along either side of the road, beyond which is primarily a narrow grassy verge and then trees and bushes. North of Wilderness Way, asphalt curbing is generally provided along either side of the road in lieu of shoulder striping, beyond which is primarily a narrow grassy verge and then trees and bushes. There are no sidewalks nor shoulder space for on-street parking along either side of the roadway. Overnight on-street parking is restricted on all roads within the Town of Mount Pleasant between 3:00AM and 6:00AM from December 1st to March 31st.

The NYSDOT reports a 2019 estimated Average Annual Daily Traffic (“AADT”) volume of 1,084 on Sleepy Hollow Road in the vicinity of the Site. According to the Federal Highway Administration’s 2017 *Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System*, Sleepy Hollow Road has a capacity of 11,700 vehicles per day and as indicated in the Traffic Study in Appendix H, with an AADT of 1,084, currently operates at LOS “B” conditions.

Old Sleepy Hollow Road Extension is a two-lane, north/south Town roadway that travels 0.48 miles from Sleepy Hollow Road in the north to Old Sleepy Hollow Road in the south. Old Sleepy Hollow Road Extension is under the jurisdiction of the Town of Mount Pleasant and has a posted speed limit of 30 mph. It provides one travel lane per direction of 9 to 10 feet in width and the pavement is in fair to good condition. Approximately 6-inch paved shoulders are provided along either side of the road, beyond which is vegetation. There are no sidewalks nor shoulder space for on-street parking provided along either side of the roadway.

The NYSDOT reports a 2019 estimated AADT volume of 960 on Old Sleepy Hollow Road Extension According to the Federal Highway Administration’s 2017 *Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System*, Old Sleepy Hollow Road has a capacity of 11,700 vehicles per day and, as indicated in the Traffic Study in Appendix H, with an AADT of 960, currently operates at LOS “B” conditions.

Long Hill Road East/Long Hill Road West is a two-lane, east/west Village roadway that travels 2.34 miles from South State Street/Beech Hill Road in the east to Scarborough Road in the west. The roadway is known as Long Hill Road East to the east of Hirst Road. Long Hill Road East is under the jurisdiction of the Village of Briarcliff Manor and has a posted speed limit of 30 mph. In the study area, the roadway provides one travel lane per direction varying in width from 11 to 16 feet and the pavement is in fair to good condition. There are no sidewalks or shoulder space for on-street parking provided along either side of the road. West of Sleepy Hollow Road, asphalt curbs are provided on either side of the road, beyond which is a grass verge and then vegetation. East of Sleepy Hollow Road, there are no curbs and the grass verge is replaced with stone walls and guide rail, behind which is vegetation.

The NYSDOT does not report any AADT volumes on Long Hill Road East in the vicinity of the Site. An estimated AADT volume of 3,388 on Long Hill Road East in the vicinity of the Site was calculated using the existing adjusted AM peak hour volumes provided in Exhibit III.G-2 below. According to the Federal Highway Administration’s 2017 *Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System*, Long Hill Road East has a capacity of 11,700 vehicles per day and, as indicated in the Traffic Study in Appendix H, with an AADT of almost 3,400, currently operates at LOS “B” conditions.

US Route 9 (Albany Post Road) is a three-lane, north/south State roadway that is classified by the NYSDOT as an urban “Principal Arterial Other” roadway. Within New York State, US Route 9 travels northerly from the George Washington Bridge in Manhattan to its terminus in Champlain, New York, near the Canadian border (a point-to-point distance of 288 miles). US Route 9 is under the jurisdiction of the NYSDOT. Within the study area, to the south of Country Club Lane, the roadway provides two travel lanes in the northbound direction and one travel lane in the southbound direction, each of 10 to 11 feet in width. To the north of Country Club Lane, US Route 9 provides one travel lane per direction of 9 to 11 feet in width with a 11- to 12-foot-wide striped center median that is used in some areas as a shared two-way left-turn lane. The pavement is in fair to good condition and the posted speed limit is 40 mph. Approximately 6-inch paved shoulders are generally provided along either side of the road, beyond which is grass or vegetation. There are no sidewalks provided along US Route 9 and on-street parking is not provided along either side of the roadway.

The NYSDOT reports a 2015 AADT volume of 19,330 on US Route 9, north of Sleepy Hollow Road. According to the Federal Highway Administration’s 2017 *Simplified Highway Capacity Calculation Method for the Highway Performance Monitoring System*, US Route 9 has a capacity of 22,300 vehicles per day and as indicated in the Traffic Study in Appendix H, with an AADT of 19,330, currently operates at LOS “D” conditions.

b) Description of Study Intersections

The existing lane geometry at the study intersections is described in detail below. Traffic Volume and turning movements were conducted on weekdays during peak hours both AM and PM.

Sleepy Hollow Road & Long Hill Road East – Long Hill Road East forms the eastbound and westbound approaches to this unsignalized, four-legged intersection, while Sleepy Hollow Road forms the northbound and southbound approaches. All four approaches provide a shared left/through/right-turn lane and are controlled by a stop sign. No sidewalks or crosswalks are provided at the intersection.

Sleepy Hollow Road & Old Sleepy Hollow Road Extension – Sleepy Hollow Road forms the eastbound and westbound approaches to this unsignalized, three-legged intersection, while Old Sleepy Hollow Road Extension forms the northbound approach. The eastbound Sleepy Hollow Road approach provides a shared through/right-turn lane, while the westbound approach provides a shared left-turn/through lane. The northbound Old Sleepy Hollow Road Extension approach is controlled by a stop sign and provides a shared left-/right-turn lane. No sidewalks or crosswalks are provided at the intersection.

US Route 9 (Albany Post Road) & Sleepy Hollow Road – US Route 9 forms the northbound and southbound approaches to this unsignalized, three-legged intersection, while Sleepy Hollow Road forms the westbound approach. The northbound US Route 9 approach provides a through lane and a shared through/right-turn lane, while the southbound approach provides a shared left-turn/through lane. The westbound Sleepy Hollow Road approach is controlled by a stop sign and provides a shared left-/right-turn lane. No sidewalks or crosswalks are provided at the intersection.

Sleepy Hollow Road & Site Road / Driveway – Sleepy Hollow Road forms the northbound and southbound approaches to the existing and proposed future access point for the Site Road/driveway. Both road and driveway will be separated by approximately 200 feet and will be unsignalized. The westbound approach of the Site Road and driveway provide a shared left-/right-turn lane and the new road exit to Sleepy Hollow Road will be controlled by a stop sign. The northbound Sleepy Hollow Road approach will provide a shared through/right-turn lane, while the southbound approach will provide a shared left-turn/through lane. No sidewalks or crosswalks will be provided at either entrance.

c) Pedestrian and Bicycle Activity and Routes

As indicated above, there are no designated pedestrian or bicycle facilities located on any of the study roadways and crosswalks are not provided at any of the study intersections. As detailed hereafter, surveys of activity on the study area roadways revealed only 1 pedestrian per hour at either of the two Sleepy Hollow Road study intersections nearest the Site. Only two pedestrians were observed at the intersection of Sleepy Hollow Road with US Route 9 during the combined morning and afternoon survey periods. No bicycle activity was documented.

A review of bicycle and pedestrian facilities¹ in the vicinity of the Site revealed that the nearest pedestrian trails are:

- In the Rockefeller State Park Preserve;
- Along the east side of Pocantico Lake;
- In Rockwood Hall State Park;

Both cyclists and pedestrians can use the Old Croton Aqueduct, which is located to the west of the Site. In addition, a paved, off-road pedestrian and bicycle path, the North County Trailway, is located approximately 1.5 miles to the east of the Site and travels in a north/south direction. The Trailway, along with the connecting South County Trailway, spans 36.2 linear miles through Westchester County. The nearest parking lot for the North County Trailway is located on NYS Route 117 near the interchange

¹ <https://www.traillink.com/trailsearch/?zipcode=10591>

with NYS Route 100. Finally, Mountain biking trails are provided at Graham Hills Park in Pleasantville, located 3.3 miles east of the Site.

d) Parks and Trails

There are several hiking trails in the vicinity of the Site. The expansive Rockefeller State Park Preserve is located to the south contains dozens of trails and hiking paths for passive recreation activities such as horseback riding, walking, hiking, and birdwatching. Parking lots are provided within the Preserve adjacent to the visitor center which is accessed from NYS Route 117. The parking lots have striped parking for up to approximately 140 vehicles (4 of which are ADA/handicapped parking spaces).

The Pocantico River Trail is within the Preserve and the trailhead is accessed from Old Sleepy Hollow Road Extension, just north of its intersection with Old Sleepy Hollow Road Ext. The trail connects to several other trails within the Preserve. Trail users who start at the trailhead generally park in unpaved shoulders along both sides of Old Sleepy Hollow Road which can accommodate approximately 25 vehicles.

Pocantico Lake Park is located to the south and east of the Site. The Park is on County-owned land and is used for passive recreational activities such as hiking, fishing, and horseback riding. Access to Pocantico Lake Park is provided approximately 0.7 miles east of the Site at the end of Old Sleepy Hollow Road (at the northern end of Pocantico Lake). The Park can also be accessed from Old Sleepy Hollow Road near its intersection with Old Sleepy Hollow Road Extension and from Pocantico Lake Road. As the Park does not provide designated parking areas, visitors generally park along unpaved shoulders near each access point.

e) Public Transportation

The Site is located within a seven-minute drive from Metro-North Railroad's (MNR) Scarborough station on the Hudson Line and a nine-minute drive away from the Pleasantville station on the Harlem Line. MNR provides fast, frequent rail service between Grand Central Terminal in New York City and Poughkeepsie and Wassaic on the Hudson and Harlem Lines, respectively.

On the Hudson Line, there are 78 trains that stop at the Scarborough rail station each weekday (37 northbound trains and 41 southbound trains). In addition, there are 53 daily trains on weekends and holidays that stop at the Scarborough rail station (26 northbound trains; 27 southbound trains). Peak express service is not provided; service between the MNR Scarborough station and Grand Central Terminal takes 65 minutes or less. A review of the weekday train schedules reveals that there are 17 trains that

arrive or depart the Scarborough station during peak commuter morning hours (6:00 to 9:00 AM) and 13 trains during peak commuter evening hours (3:00 to 6:00 PM).

On the Harlem Line, there are 67 trains that stop at the Pleasantville rail station each weekday (32 northbound trains and 35 southbound trains). In addition, there are 50 daily trains on weekends and holidays that stop at the Pleasantville rail station (25 northbound trains; 25 southbound trains). On Saturday, there is one additional southbound train for a total of 51 daily Saturday trains. Peak express service between the MNR Pleasantville station and Grand Central Terminal takes 50 minutes or less. A review of the weekday train schedules reveals that there are 12 trains that arrive or depart the Pleasantville station during peak commuter morning hours and 13 trains during peak commuter evening hours.

In addition to the MNR train stations, Westchester County's Bee-Line Bus system operates routes #11 and #13 along US Route 9. In the vicinity of the Site, bus stops are located at the intersection of US Route 9 with Sleepy Hollow Road.

Route #11 operates on weekdays only and provides service between the Croton-Harmon MNR station in Croton-on-Hudson and White Plains. There are two (2) scheduled southbound buses during the morning commuter hours (7:00 to 9:00 AM) and two (2) northbound buses during the evening commuter hours (4:30 to 6:30 PM).

Route #13 operates between Ossining and Rye, providing 30 scheduled buses at the US Route 9 intersection with Sleepy Hollow Road on weekdays (15 northbound buses; 15 southbound buses), 26 scheduled buses on Saturdays (13 northbound; 13 southbound), and 22 buses on Sundays (10 northbound; 12 southbound).

f) School Bus Routes

There are three school districts that are partially within the study area: the Pocantico Hills Central Union Free School District, Briarcliff Manor Union Free School District, and the Public Schools of the Tarrytown School District. The transportation departments at each District were contacted to identify school bus stops and bus routes that operate along the roadway network surrounding the Site, as summarized below.

Pocantico Hills Central School District - For elementary and middle school students in the Pocantico Hills Central School District, school bus route #6 has three (3) bus stops along Sleepy Hollow Road², picking students up between 7:50 and 7:53 AM and

² Two (2) bus stops are located at residences on Sleepy Hollow Road opposite the Project's frontage and one (1) bus stop is located at a residence approximately ¼ mile to the west of Sleepy Hollow Road Extension.

dropping students off at home between 3:20 and 3:23 PM, and each bus travels through the study intersection of Sleepy Hollow Road with Old Sleepy Hollow Road Extension.

Route #2 operates for high school students within the Pocantico Hills Central School District who attend Briarcliff High School. In the morning, Route #2 has one bus stop along Sleepy Hollow Road, picking students up at 7:57 AM and traveling through the intersection with Old Sleepy Hollow Road Extension. In the afternoon, the Pocantico Hills Central School District provides three (3) buses which leave Briarcliff High School at 3:00, 3:45, and 5:30 PM to bring students home, each traveling through the intersection of Sleepy Hollow Road with Old Sleepy Hollow Road Extension and stopping at the bus stop along Sleepy Hollow Road around 4:30 and 4:37.

The district's school buses for Pleasantville High School do not traverse the study area.

Briarcliff Manor Union Free School District - For the District's Todd Elementary School, school bus Route C has three (3) bus stops along Sleepy Hollow Road (at Tower Hill Road, Chestnut Hill Lane, and Peach Tree Lane), picking students up between 7:25 and 7:32 AM and dropping students off at home between 2:33 and 2:40 PM. Route C also has three (3) bus stops along Long Hill Road East, picking students up between 7:34 and 7:42 AM and dropping students off at home between 2:23 and 2:31 PM, traveling through the intersection with Sleepy Hollow Road.

Route #12 transports students from the Briarcliff Middle and High School campus and has 11 bus stops along Sleepy Hollow Road (at Tower Hill Road, Wilderness Way, Chestnut Hill Lane, Peach Tree Lane, Hall Road, and individual houses in between), picking students up between 8:03 and 8:13 AM and dropping students off at home between 3:24 and 3:35 PM. Route #12 also has bus stops at the intersections of Long Hill Road East with Sleepy Hollow Road and with Hidden Oak Road, picking students up at 8:14 and 8:15 AM, respectively, and dropping students off at home at 3:22 and 3:23 PM, respectively.

Public Schools of the Tarrytowns – The Public Schools of the Tarrytowns, which is located to the west and south of the Site, has indicated that approximately 5 school buses travel along the study area roadways. However, the District has not yet responded to the request for more details on the bus routes and bus stop locations.

The following describes the school buses observed passing through the study intersections

- 35 school buses were observed passing through the intersection of Long Hill Road East with Sleepy Hollow Road during the 2-hour morning survey period and 12 were observed during the 3-hour afternoon survey period.

- 5 school buses were observed passing along Sleepy Hollow Road in front of the Site and through the intersection of Sleepy Hollow Road with Sleepy Hollow Road Extension during the 2-hour morning survey period and 4 were observed during the 3-hour afternoon survey period.
- 7 school buses were observed turning onto or off of Sleepy Hollow Road from US Route 9 during the 2-hour morning survey period and none were observed during the 3-hour afternoon survey period.

g) Delivery Truck-related Traffic

As with the other several hundred³ homes on Sleepy Hollow Road, Wilderness Way, Greenwood Court, Lewiston Court, Old Sleepy Hollow Road, Justine Court, Berkley Court, Avondale Court, Chestnut Hill Lane, Hollowtree Road, Peach Tree Lane, and Hall Road, delivery-related truck traffic would use US Route 9 and NY Route 9 A and then use Long Hill Road or Old Sleepy Hollow Road to approach the new homes. Almost all the delivery vehicles (and sanitation vehicles) are likely to be combined with deliveries to other homes in the above streets and, therefore, in the Applicants opinion, there will be little or no increase in truck traffic on the roadways in the neighborhood.

h) Traffic Data Collection

To assess existing traffic conditions at the study intersections during the current COVID-19 pandemic, the New York State Department of Transportation (NYSDOT) publication *Traffic Data Collection Guidance during COVID-19 Pandemic* was followed.

Turning movement and pedestrian counts were conducted at the study intersections of Sleepy Hollow Road with Long Hill Road East and with Old Sleepy Hollow Road Extension on Wednesday, March 24, 2021, and at the third study intersection (US Route 9 & Sleepy Hollow Road) on Monday, December 20, 2021 between 7:15 and 9:15 AM and 3:00 and 6:00 PM. At the study intersections of Sleepy Hollow Road with Long Hill Road East and with Old Sleepy Hollow Road Extension, the volumes indicated that the weekday morning peak hour occurred from 8:00 to 9:00 AM and the weekday evening peak hour occurred from 3:00 to 4:00 PM. The US Route 9 and Sleepy Hollow Road study intersection indicated that the weekday morning peak hour occurred from 7:30 to 8:30 AM and the weekday evening peak hour occurred from 4:45 to 5:45 PM.

In addition to the turning movement counts, Automatic Traffic Recorder (ATR) counts were conducted on Sleepy Hollow Road to the south of Wilderness Way (in the vicinity

³ Slightly more than 300 homes

of the proposed road to the Site) for a one-week period from March 23 to March 29, 2021. The ATR counts collected volume and speed data for both travel directions on Sleepy Hollow Road.

i) Existing Traffic Volumes

Following NYSDOT guidelines, the counted volumes were compared to NYSDOT hourly traffic data that were previously collected on the study roadways between 2015 and 2019. The 2021 counted peak hour volumes at the study intersections of Sleepy Hollow Road with Long Hill Road East and with Old Sleepy Hollow Road Extension were increased to match the proximate NYSDOT peak-hour volumes with the result that the adjusted traffic volumes are 25% and 20% higher during the weekday AM and PM peak hours, respectively, than the counted traffic volumes. At the study intersection of US Route 9 with Sleepy Hollow Road, the 2021 counted peak hour traffic volumes were increased similarly to match NYSDOT traffic volumes to the north and east of the intersection with the result that the adjusted traffic volumes are 50% and 33% higher during the weekday AM and PM peak hours, respectively, than the counted traffic volumes. The resulting 2021 adjusted Existing peak hour traffic volumes are provided in Exhibit III.G-2 and Exhibit III.G-3.

Exhibit III.G-1

Project Location



Kimley»Horn
New York

Proposed Sleepy Hollow Road
Development
Traffic Impact Study

Project Location

FIGURE
1

Exhibit III.G-2

2021 Existing AM Peak Hour Traffic Volumes

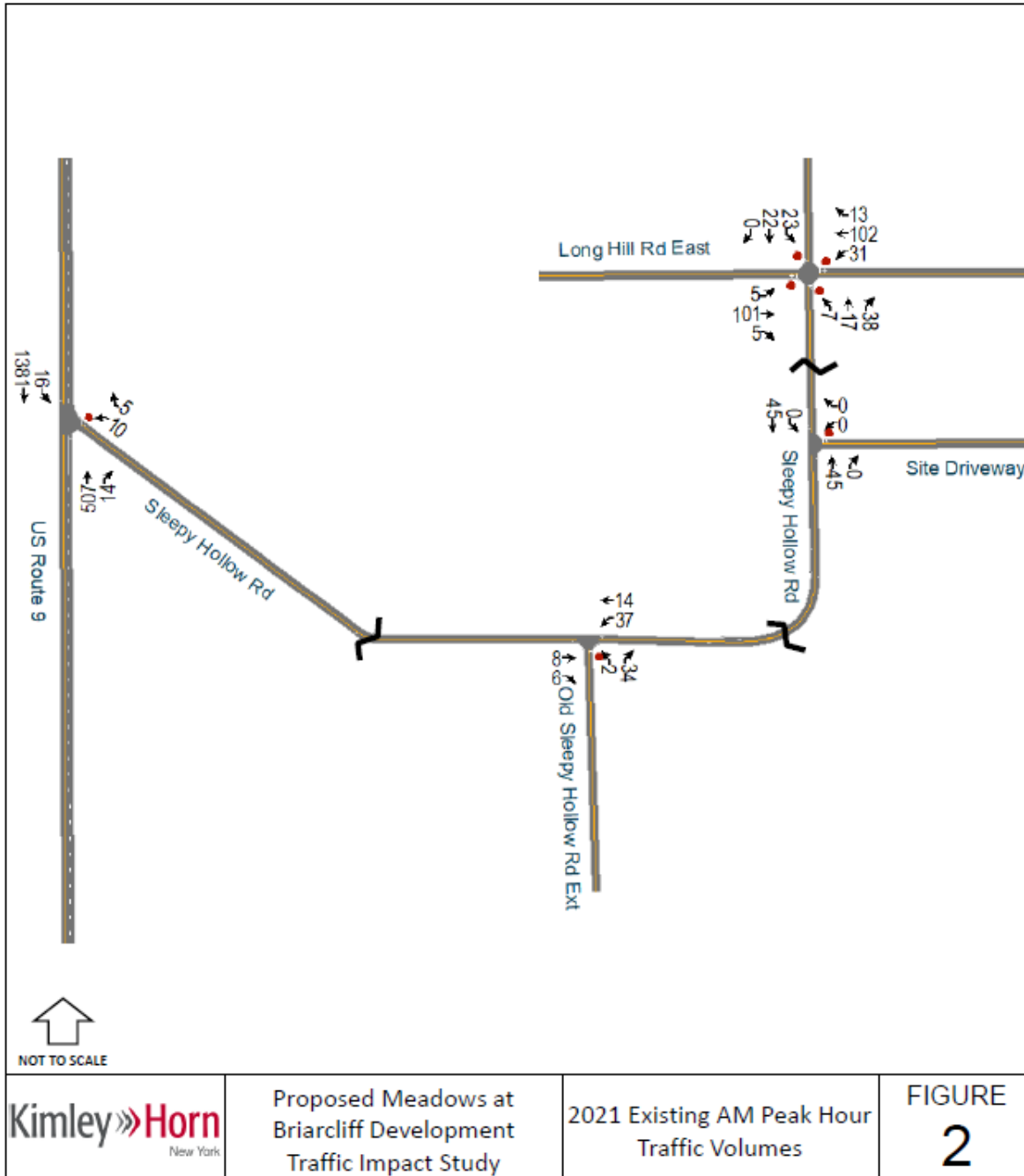
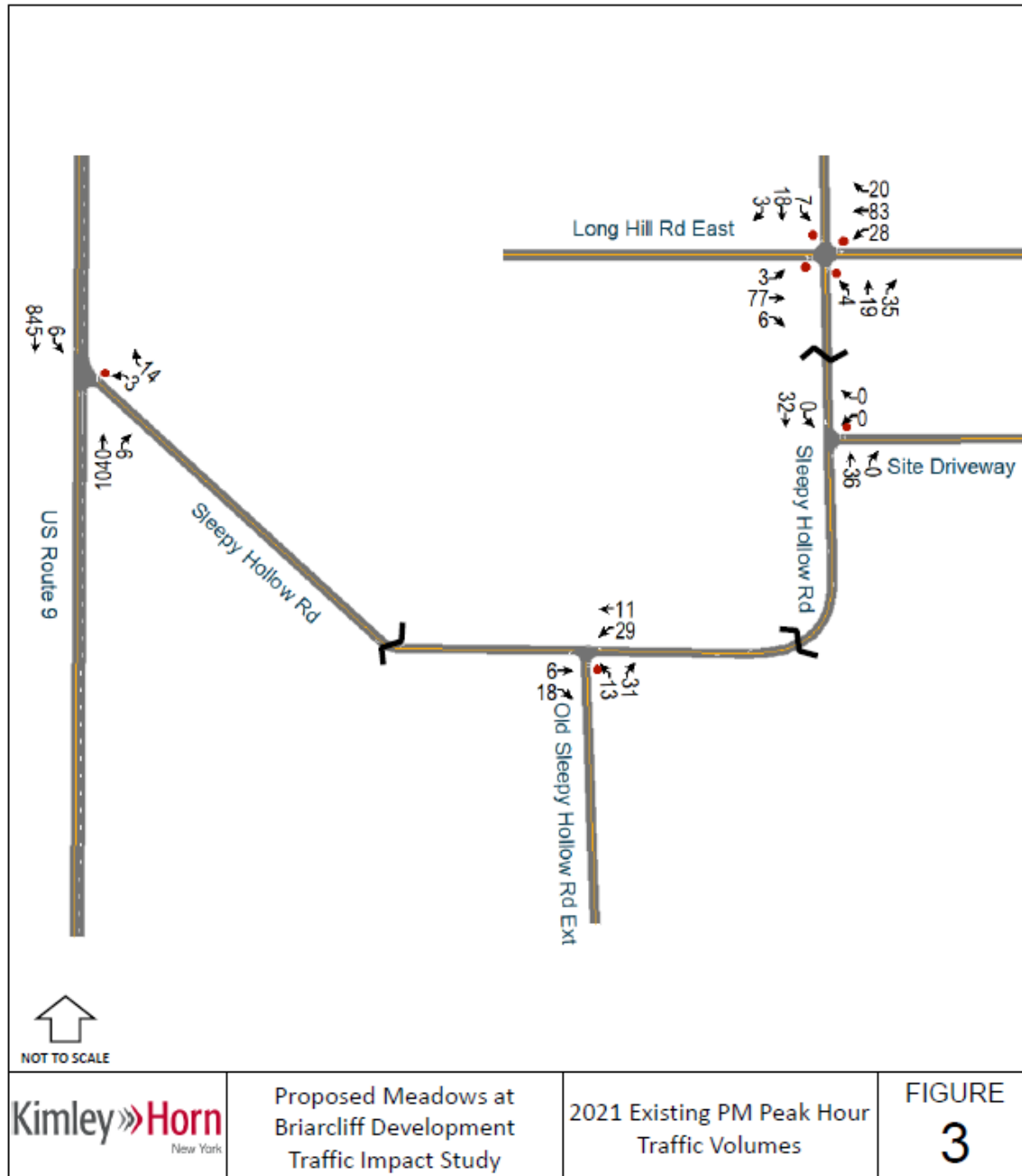


Exhibit III.G-3

2021 Existing PM Peak Hour Traffic Volumes



j) Future Traffic Volumes without the Project

The future No-Build conditions are the forecast traffic conditions that are expected to occur without the Proposed Action. This includes background traffic growth and traffic associated with any other planned / approved developments.

The Town of Mount Pleasant, the Village of Briarcliff Manor and the Village of Sleepy Hollow's planning consultants were contacted to see if there are any planned or approved developments that would add a significant volume of traffic to the study intersections. No developments in the vicinity of the Site have been identified by any of the jurisdictions.

Background traffic growth represents typical traffic growth not associated with any planned development. Growth rate information by County was provided by NYSDOT, which indicated that an annual growth rate of 0.49 or less per year would be appropriate along roadways of similar classification. The 2021 Existing volumes were increased by 0.5% per year (a 1.015 total growth factor). The resulting volumes represent the 2024 No-Build peak hour traffic volumes shown on Exhibit III.G-4 and Exhibit III.G-5.

Exhibit III.G-4

2024 No-Build AM Peak Hour Traffic Volumes

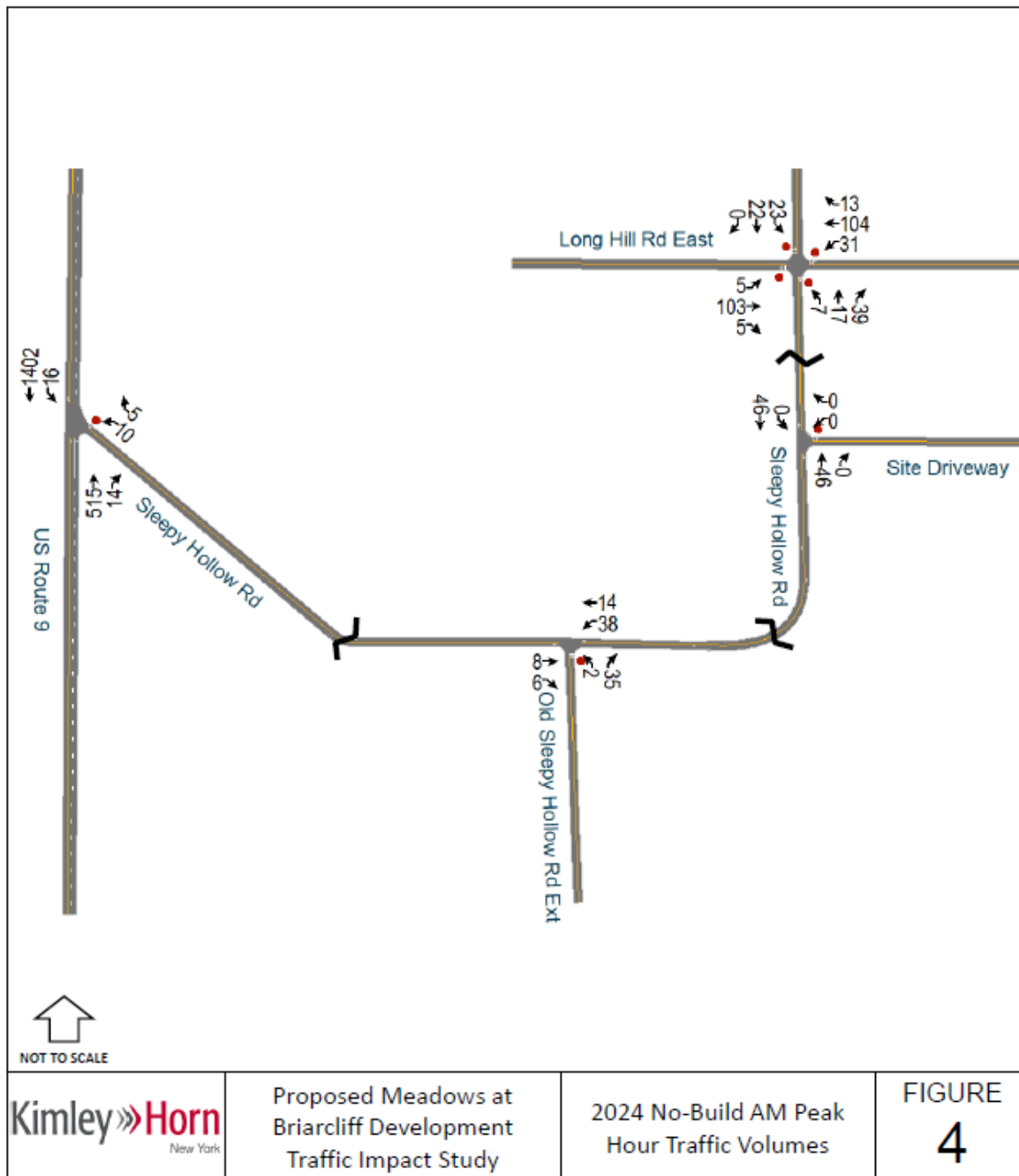
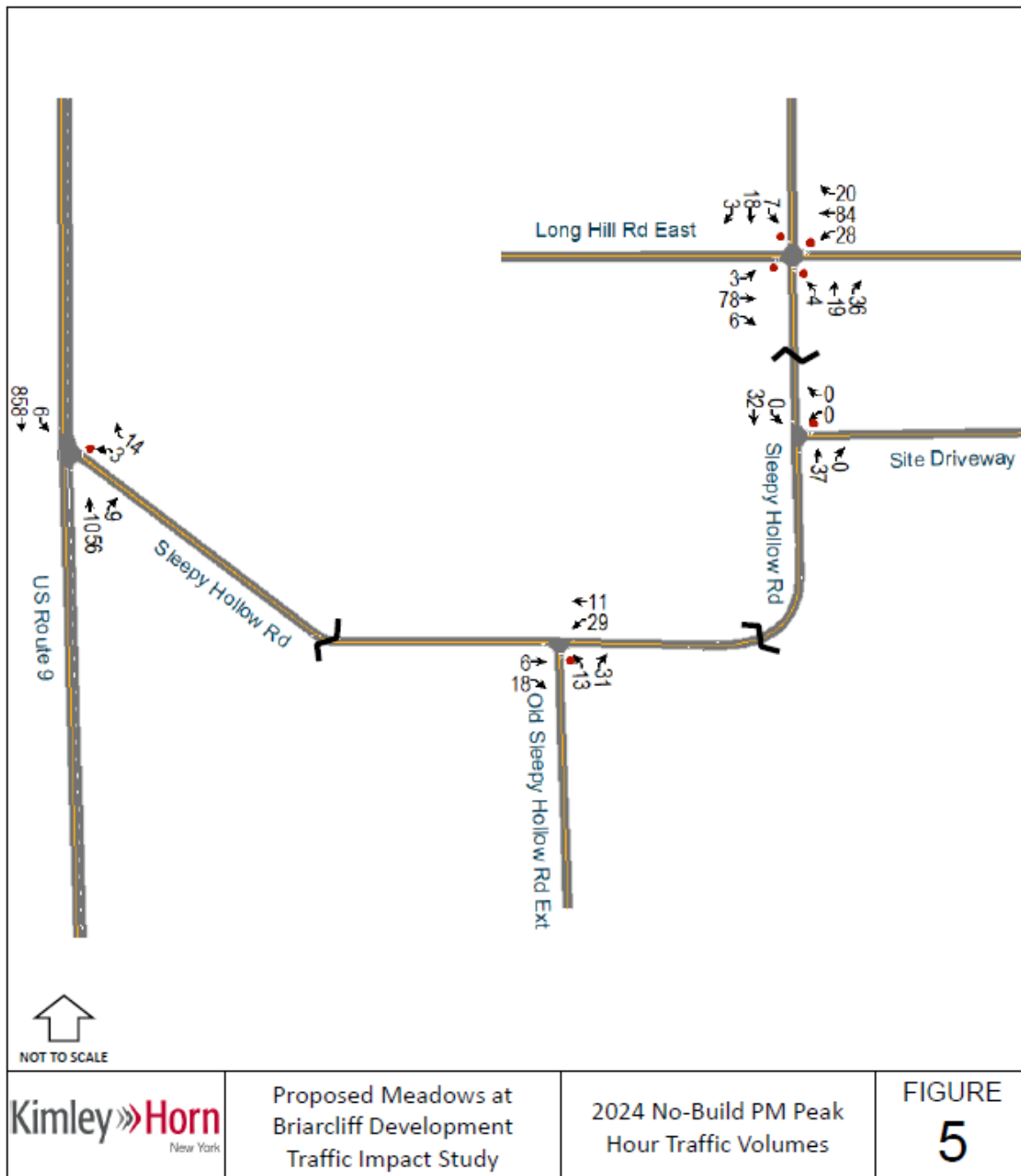


Exhibit III.G-5

2024 No-Build PM Peak Hour Traffic Volumes



2. Anticipated Impacts

The Applicant proposes to subdivide the Site into 31 single-family lots, a net increase of 29 single-family residences on the Site. A new, private road will be constructed and accessed off Sleepy Hollow Road approximately 400 feet to the south of Wilderness Way, and will provide access to 30 of the proposed lots. Proposed lot 4 containing the existing northern-most residence will remain accessed via the existing driveway approximately 160 feet south of Wilderness Way.

Project traffic is the number of vehicular trips forecast to be generated by the Proposed Action. This traffic is calculated and dispersed throughout the road network and onto the study intersections by using trip generation, trip distribution, and trip assignment.

a) Trip Generation

To evaluate the potential traffic impact of the Proposed Action, it is necessary to determine the traffic volumes expected to be generated by the development. A review was undertaken of the available trip generation data sources, including the reference published by the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition. This widely-utilized reference source contains trip generation rates for the related existing and proposed use: “Single-Family Detached Housing” (Land Use Code 210). The trip generation projections for the net increase of 29 homes are summarized in Table III.G-1 below.

Table III.G-1 – Project-Generated Peak Hour Trips							
Land Use	Size (DU)	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing	29	5	15	20	17	10	27

Source: ITE Trips Generation Manual, 11th Edition

As can be seen from Table III.G-1 above, the addition of 29 new single-family residences will generate a total of 20 trips in the weekday AM peak hour and 27 trips in the weekday PM peak hour.

b) Trip Distribution and Assignment

Trip distribution has been forecast by evaluating the existing traffic patterns, reviewing the density of the development in the general area and considering how they will interact with the development of the Site. Virtual travel times were reviewed using

Google maps to ascertain how motorists will travel between the Site and trip origins/destinations. The trip distribution along the roadway network is forecast to be:

- 40% to/from the north along Sleepy Hollow Road
- 10% to/from the west along Sleepy Hollow Road (west of Old Sleepy Hollow Road Extension)
 - 5% to/from the north along US Route 9
 - 5% to/from the south along US Route 9
- 50% to/from the south and east along Old Sleepy Hollow Road Extension
 - 22% to/from the south along Sleepy Hollow Road Extension
 - 28% to/from the east along Old Sleepy Hollow Road (to and from NYS 9A)

The Trip Distribution at the study intersections is illustrated in Exhibit III.G-6 and the Net Project-Generated Trips for the Proposed Action, which are summarized in Exhibit III.G-7 and Exhibit III.G-8, were determined by applying the project-generated vehicular trips (shown in Table III.G-1) to the arrival and departure percentages (shown in Exhibit III.G-6).

c) Future Traffic Volumes with the Project

The Future Build conditions are defined as the forecast traffic conditions on the roadway network in the year 2024, with the Proposed Action. This includes background traffic growth and trips generated by the Proposed Action. The No-Build volumes shown on Exhibit III.G-4 and Exhibit III.G-5 were added to the net trips shown on Exhibit III.G-7 and Exhibit III.G-8, resulting in the Build Peak Hour Traffic Volumes shown on Exhibit III.G-9 and Exhibit III.G-10.

Exhibit III.G-6

Project Trip Distribution

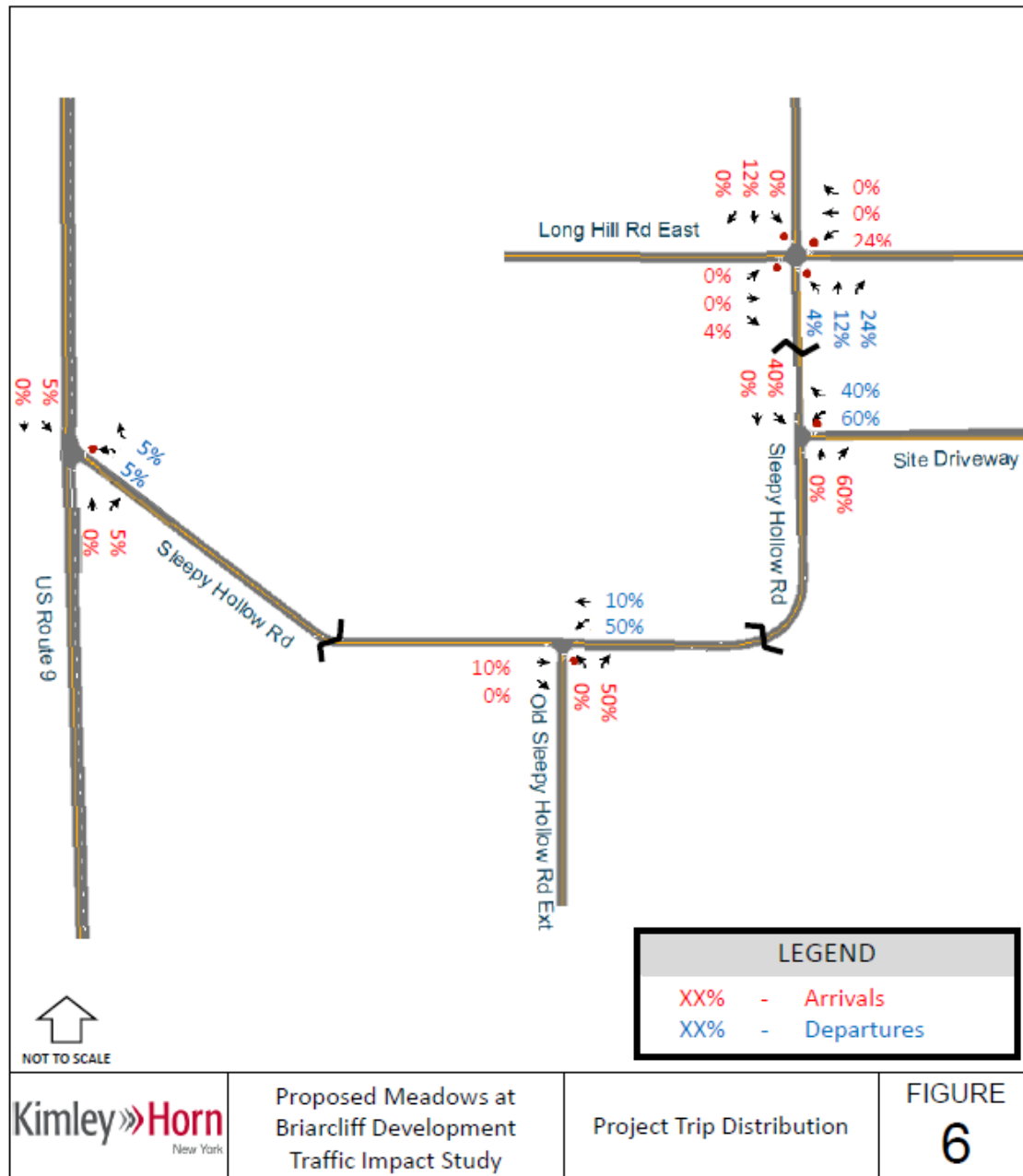


Exhibit III.G-7

Net Project-Generated AM Peak Hour Trips

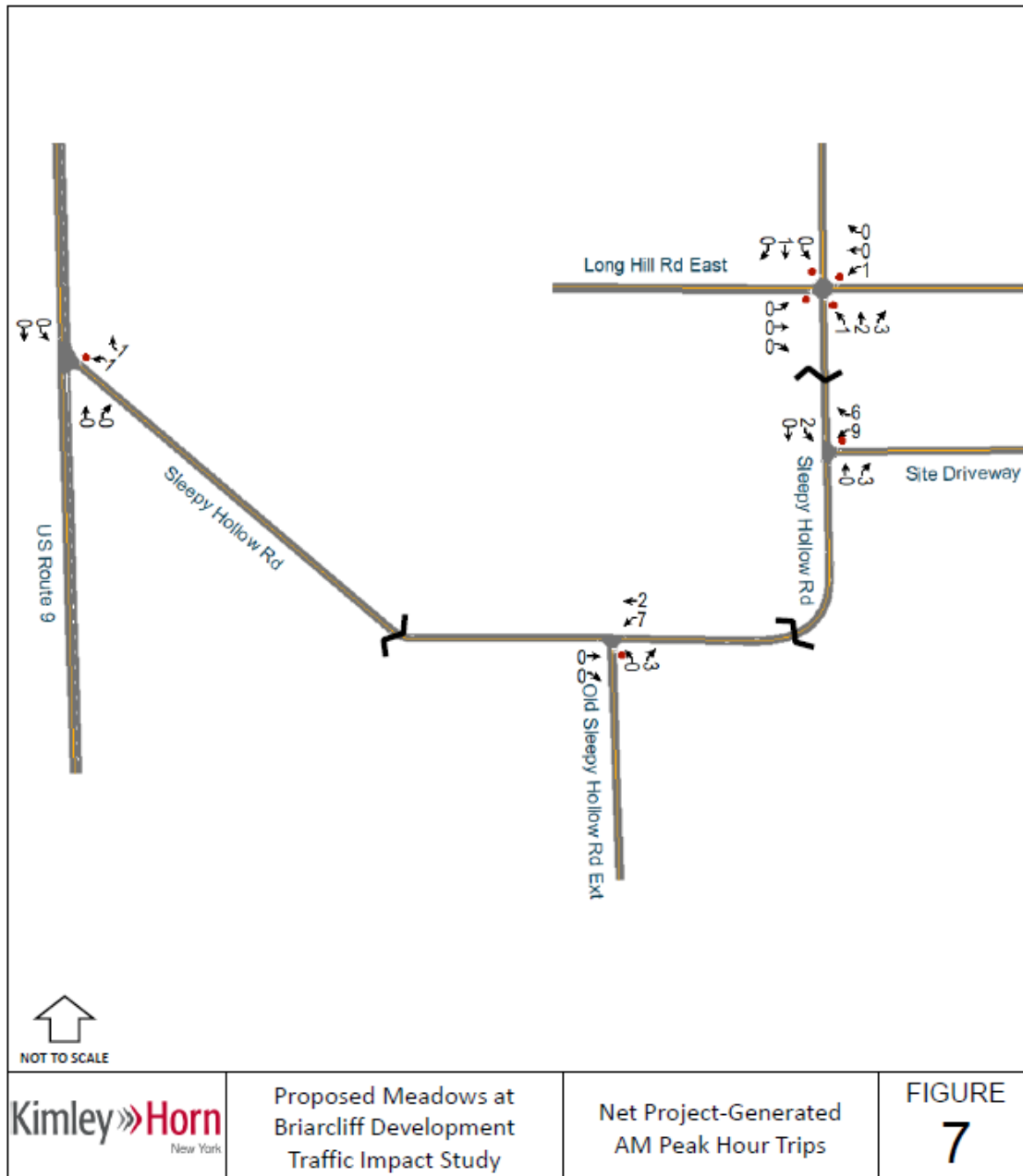


Exhibit III.G-8

Net Project-Generated PM Peak Hour Trips

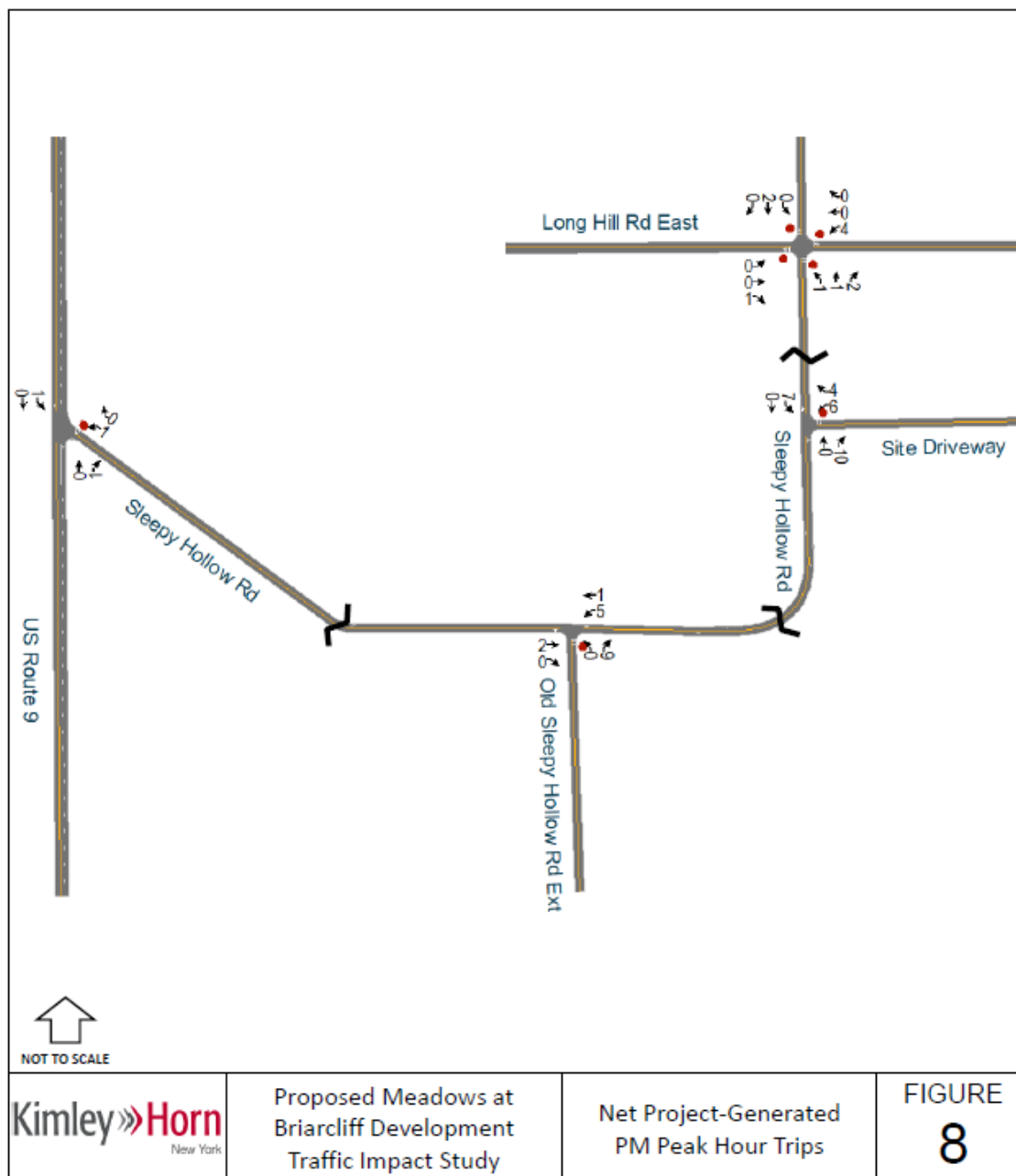


Exhibit III.G-9

2024 Build AM Peak Hour Traffic Volumes

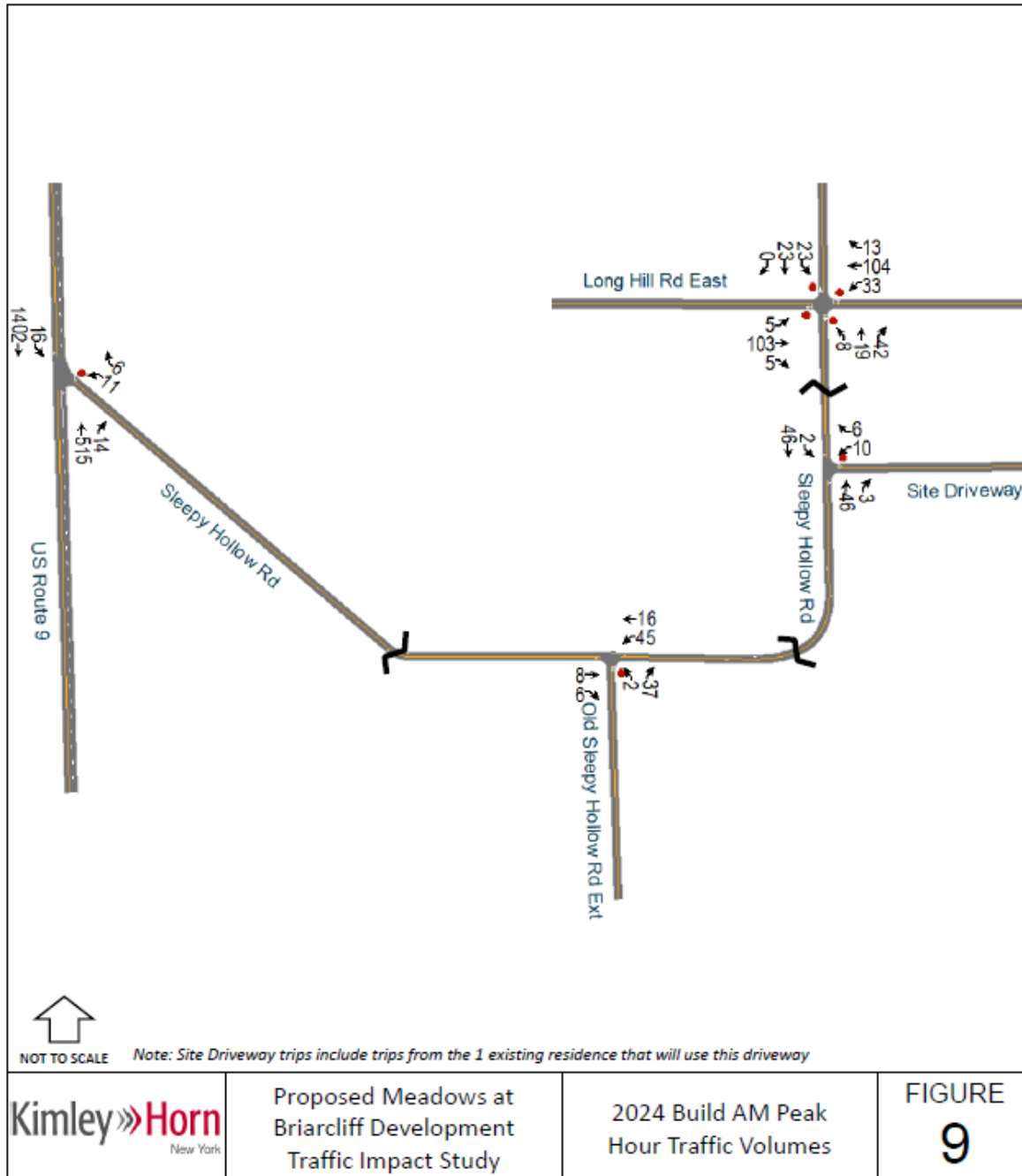
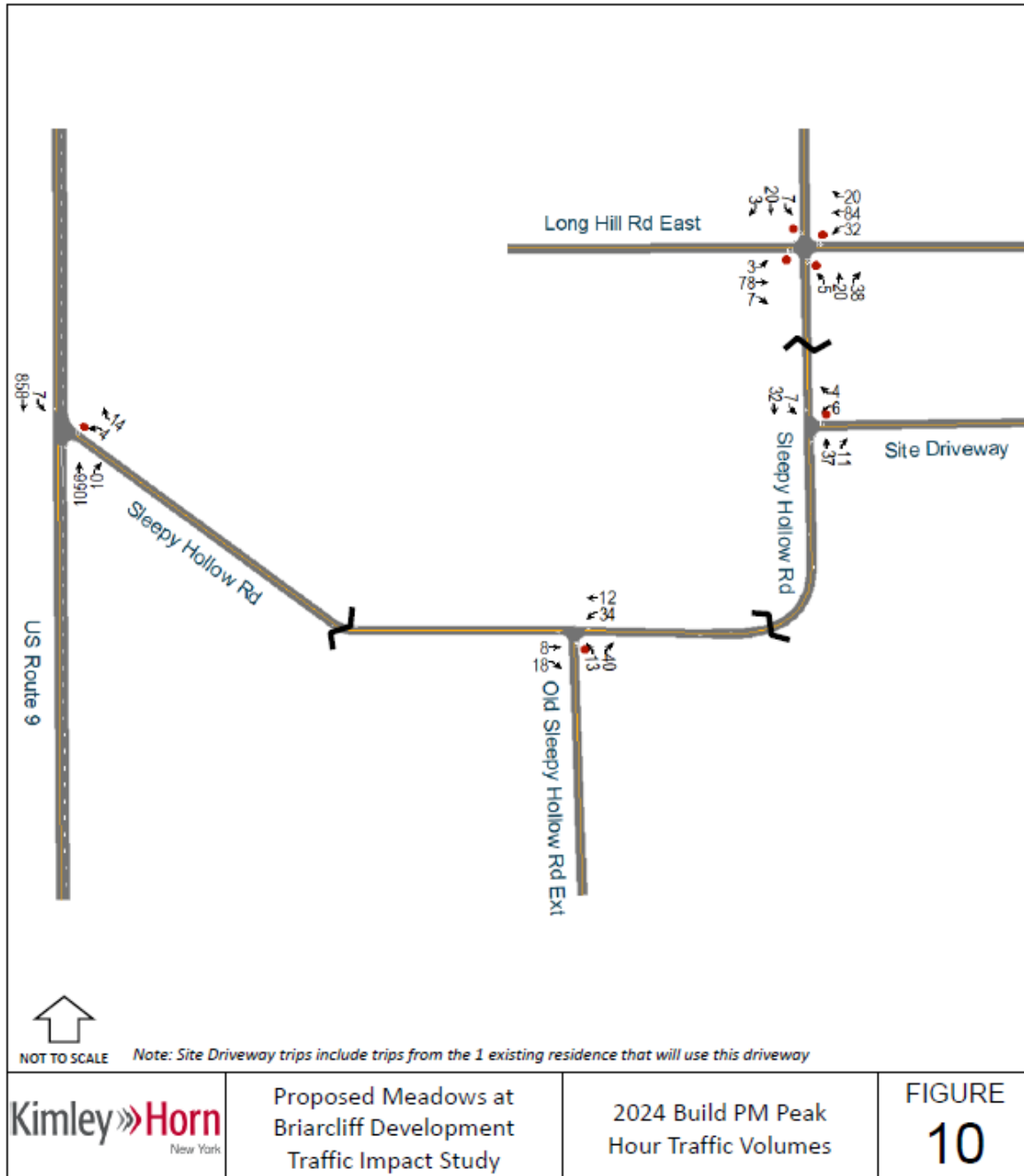


Exhibit III.G-10 **2024 Build PM Peak Hour Traffic Volumes**



d) Level-of-Service Analysis

Traffic Impact is evaluated by conducting intersection capacity analyses. The criteria used to conduct these analyses was based on the evaluation criteria contained in the Transportation Research Board's *Highway Capacity Manual* ("HCM") 6th Edition using Synchro 11 software.

Intersection performance is evaluated in terms of "Level of Service" ("LOS"). LOS is used to denote the different operating conditions that occur at an intersection under various traffic volume loads. It is a qualitative measure that considers a number of factors including roadway geometry, speed, travel delay, and freedom to maneuver. LOS designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions.

Intersection capacity analyses were conducted at the four intersections identified in the approved scoping document for the Existing, No-Build and Build peak-hour traffic volumes shown in Exhibits III.G-2 through III.G-5, III.G-9, and III.G-10. The results of the intersection analysis are summarized in Table III.G-2 below. The Synchro worksheets are provided in the traffic study in Appendix H.

Table III.G-2 – Intersection Capacity Analysis Results							
Intersection	Approach	AM Peak Hour			PM Peak Hour		
		Existing LOS (Delay)	No-Build LOS (Delay)	Build LOS (Delay)	Existing LOS (Delay)	No-Build LOS (Delay)	Build LOS (Delay)
Sleepy Hollow Road & Long Hill Road East (Unsignalized)	EB LTR	A (8.1)	A (8.2)	A (8.2)	A (7.8)	A (7.8)	A (7.9)
	WB LTR	A (8.6)	A (8.6)	A (8.6)	A (8.2)	A (8.2)	A (8.3)
	NB LTR	A (7.9)	A (7.9)	A (8.0)	A (7.6)	A (7.6)	A (7.7)
	SB LTR	A (8.2)	A (8.2)	A (8.3)	A (7.8)	A (7.8)	A (7.9)
Sleepy Hollow Road & Old Sleepy Hollow Road Extension (Unsignalized)	EB TR	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	WB LT	A (5.4)	A (5.5)	A (5.5)	A (5.3)	A (5.3)	A (5.5)
	NB LR	A (8.7)	A (8.7)	A (8.7)	A (8.8)	A (8.8)	A (8.9)
Sleepy Hollow Road & Site Driveway (Unsignalized)	WB LR	-	-	A (8.9)	-	-	A (8.9)
	NB TR	-	-	A (0.0)	-	-	A (0.0)
	SB LT	-	-	A (0.3)	-	-	A (1.4)
US Route 9 & Sleepy Hollow Road (Unsignalized)	WB LR	F (86.6)	F (92.1)	F (88.6)	D (26.1)	D (26.9)	D (31.3)
	NB TR	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SB LT	A (1.6)	A (1.8)	A (1.8)	A (0.3)	A (0.3)	A (0.4)

Note: LOS = Level of Service. Delay is shown in seconds per vehicle.

A descriptive summary of the Synchro analysis results shown in Table III.G-2 for each study intersection is provided below.

Sleepy Hollow Road & Long Hill Road East

- Under Existing conditions at this unsignalized intersection, all four approach movements operate at level of service (LOS) “A” during the weekday AM and PM peak hours.
- In the future under No-Build conditions (without the Proposed Action, but with forecast increases in existing traffic volumes), the individual movements will continue to operate at existing levels of service during both peak hours. Changes in individual movement delays will be imperceptible (0.1 seconds or less).

- Under future Build conditions (with the Proposed Action traffic), the individual movements will continue to operate at No-Build levels of service during both peak hours. Changes in individual movement delays will be imperceptible (0.1 seconds or less).

Sleepy Hollow Road & Old Sleepy Hollow Road Extension

- Under Existing conditions at this unsignalized intersection, all three approach movements operate at level of service LOS “A” during the weekday AM and PM peak hours.
- In the future under No-Build conditions (without the Proposed Action, but with forecast increases in existing traffic volumes), the individual movements will continue to operate at existing levels of service during both peak hours. Individual movement delays will remain effectively unchanged.
- Under future Build conditions (with the Proposed Action traffic), the individual movements will continue to operate at No-Build levels of service during both peak hours. Changes in individual movement delays will be imperceptible (0.2 seconds or less).

Sleepy Hollow Road & Site Road / Driveway

- Under future Build conditions (with the proposed Project Action traffic), the Site road / driveway will experience LOS “A” conditions during both peak hours. Delays to main line traffic on Sleepy Hollow Road will be minimal (1.4 seconds or less).

US Route 9 & Sleepy Hollow Road

- Under Existing conditions at this unsignalized intersection, the northbound and southbound movements operate at level of service (LOS) “A” during the weekday AM and PM peak hours, while the Sleepy Hollow Road westbound movement operates at a LOS “F” during the AM peak hour and a LOS “D” during the PM peak hour. Although the Sleepy Hollow Road approach operates at LOS “F” during the AM peak hour, the volumes exiting onto US Route 9 are low (15) and the volume to capacity ratio⁴ (v/c ratio) of 0.27 indicates that the roadway is operating with available capacity.
- In the future under No-Build conditions (without the Proposed Action, but with forecast increases in existing traffic volumes), the individual movements will continue to operate at existing levels of service during both peak hours. Delays on the Sleepy Hollow Road approach will increase by 5.5 seconds during the

⁴ The v/c ratio is a performance measure and, in general, measures the level of congestion on a roadway, approach or movement. A v/c ratio of 1.00 represents an approach or movement that is at capacity.

weekday AM peak hour and by 0.8 seconds during the PM peak hour. There will be an imperceptible increase in the v/c ratio for the westbound approach during the AM peak hour (from 0.27 Existing to 0.28 No-Build).

- Under future Build conditions (with the Proposed Action traffic), the individual movements will continue to operate at No-Build levels of service during both peak hours. Delays on the Sleepy Hollow Road approach will be similar to No-Build delays during the AM and PM peak hours. The Proposed Action will add only 2 trips to the Sleepy Hollow Road approach during the AM peak hour and only 1 trip during the PM peak hour. The v/c ratio for the westbound approach will see a slight increase (from 0.28 No-Build to 0.31 Build), however, the approach will continue to have significant reserve capacity.

As described above, the results of the Synchro analyses indicate that in the Applicant's opinion, traffic resulting from the Proposed Action will not have any significant adverse impact on traffic operations at the study intersections or on the surrounding roadways.

e) Construction Activities

The Proposed Action will result in the construction of 29 new single-family residences on the Site. A new private road is proposed providing access to the 29 new single-family residence as well as the existing main residence on the Site. The construction schedule estimates that the maximum trips generated to the Site will occur during the first year of construction. It is anticipated that no more than 10 worker vehicles will be on the Site at any given time. This number is supported by the fact that most of the labor force carpools having 2-4 people per vehicle. Most likely 5-7 vehicles can be assumed for the labor force in addition to an additional vehicle for each project manager, project engineer, surveyor, and municipal inspector. If all on-site at the same time, then 10 worker vehicles can be assumed daily. During this maximum construction activity period, there will be approximately 5 to 10 daily truck deliveries of materials and an average of 20 workers on-site. Construction will occur on weekdays from approximately 8:00 a.m. to 4:30 p.m.⁵ It is estimated that during the morning peak hour there will be at most 17 construction-related vehicles accessing the Site (7 delivery trips and 10 worker trips). During the afternoon peak hour, there is expected to be a similar level of worker and delivery traffic activity.

Construction traffic impact, which will be temporary, will occur over the course of approximately 3 years. As detailed herein, the existing roadways have ample capacity and were able to support the construction of the existing 300+ homes in the

⁵ Construction activities will be limited by whatever restrictions are applicable from the Town Code.

neighborhood. Therefore, any impacts associated with construction traffic are in the opinion of the Applicant, expected to be minimal.

f) Sight Distance

A sight distance analysis was conducted at the proposed intersection location where the new private road will access Sleepy Hollow Road to determine if adequate intersection and stopping sight distances are provided. The sight distance requirements were determined based on criteria provided in the American Association of State Highway and Transportation Officials' (AASHTO) publication, *A Policy on Geometric Design of Highways and Streets*, 6th Edition (2011). Speed survey data conducted in March 2021 on Sleepy Hollow Road near the proposed road indicates an 85th percentile speed of 38 mph northbound and 37 mph southbound, which is above the posted speed limit of 30 mph.

For intersection sight distances, the available sight distance on a minor street or driveway should provide drivers with a sufficient view of the intersecting highway to allow vehicles to enter or exit the intersection without “unduly interfering with major-road traffic operations” which is assumed to mean without excessively slowing through traffic (i.e., vehicles traveling at near the operating speed).

Per AASHTO, based on the 85th percentile speeds, a sight distance of 420 feet looking to the left and 410 feet looking to the right is recommended for a motorist exiting the Site. Measurements reveal that 545 feet of sight distance can be provided to the left and 410 feet to the right. The views to the left and right may require some minor vegetation removal to achieve these sight distances.

Stopping sight distance, the length of roadway that is visible to the driver, should be of sufficient length to allow a vehicle traveling at or near the operating speed to stop safely before reaching a stationary object in its path. In cases where sufficient intersection sight distance is not available, the stopping sight distance is the limiting factor in determining if an intersection or approach will provide sufficient sight distance.

For stopping sight distance, AASHTO recommends 265 feet of stopping sight distance for a driver traveling northbound on Sleepy Hollow Road and 270 feet for a southbound driver on Sleepy Hollow Road. Field measurements indicate that the stopping sight distance for a driver travelling in either direction on Sleepy Hollow Road is over 400 feet.

Therefore, based on the sight distance analyses, the location of the newly proposed road will have sufficient sight distance to access the Site.

g) Other Potential Impacts

Pedestrian and Bicycle Activity

Due to the lack of pedestrian facilities and shoulders on area roads, there is minimal pedestrian and bicycle activity on the study area roadways. The surveys conducted at the study intersections revealed a total of 7 pedestrians during the entire 7-hour survey period. The Proposed Action will add up to 27 trips which will be dispersed on area roadways. Therefore, in the Applicant's opinion, the additional traffic will not have a significant adverse impact on pedestrian or bicycle activity in the area.

Hiking and Trailhead Parking

The new residents will have the opportunity to use the nearby trails if so desired. Assuming, conservatively, that 10 percent of the Proposed Actions peak hour exiting trips or entering trips will drive to or from the trailhead parking areas⁶, that would result in only 2 additional vehicles at the trailheads at any one time, and probably no more than one additional vehicle at any trail head at any given time. Therefore, given the low volumes, the Applicant believes that the Proposed Action is not anticipated to have a significant adverse impact on any of the many trailhead parking areas.

Public Transportation

New residents will be able to travel by train from the nearby Scarborough or Pleasantville Metro-North Railroad stations or travel by bus via the Bee-line Bus routes along US Route 9. Although future public transit usage by the Proposed Actions is unknown, conservatively assuming one rail commuter per household, there would be 29 riders added who would be dispersed to the Scarborough and Pleasantville stations. These riders would likely not take the same train to and from work, further dispersing the riders. As such, in the Applicant's opinion, it is not anticipated that the Proposed Action will have a significant impact on public transportation.

Delivery Trucks

As previously discussed, as with other homes in the area, delivery trucks from Federal Express, UPS, etc. will also deliver to the new residences within the Site. Typically, delivery drivers will service an area simultaneously rather than making multiple trips over the course of a day to one area. As such, it is not anticipated by the Applicant that the new residences will significantly increase delivery traffic in the area. Therefore, delivery traffic is not anticipated to result in a significant adverse impact on traffic operations along area roadways. The same applies for refuse collection.

School Bus Impacts

As with other Pocantico Hills School District homes in the area, school children will be picked up and dropped off by the many existing school buses that currently serve

⁶ Vehicles traveling to the trail heads will not be there at the same time as vehicles traveling from the trail heads.

the area. Therefore, in the Applicant's opinion, school bus impacts from the Proposed Action will be minimal.

3. Proposed Mitigation:

Based on the analysis provided herein, the Applicant has concluded that the increase in traffic volumes associated with the Proposed Action will not have a significant adverse impact on traffic operations at any of the study intersections in the Build or No Build Scenarios.

Based on the sight distance analyses, the Proposed Road Access to Sleepy Hollow Road has sufficient sight distance.

Construction traffic impact, which will be temporary, will occur over the course of approximately 3 years. Therefore, any impacts associated with construction traffic are expected by the Applicant to be minimal and no mitigation is proposed.

As summarized in Table III.G-3 below, it is the Applicant's opinion that no potential adverse impacts relating to traffic are anticipated, therefore, no traffic mitigation measures are required, and none are proposed.

Table III.G-3	
Comparison of Impacts	
No Build and Future Build	
Impact Studied	Mitigation Required
Traffic generated from the proposed project	None
Traffic Volume and LOS for Roads and Intersections Sleepy Hollow Road & Long Hill Road East	None
Traffic Volume and LOS Sleepy Hollow Road & Old Sleepy Hollow Road Extension	None
Traffic Volume and LOS Sleepy Hollow Road & Site Driveway/Road	None
Traffic Volume and LOS US Route 9 & Sleepy Hollow Road	None
Impact due to Construction Activities	None
Intersection Sight Distances	None
Impact to Pedestrian and Bike Activity	None
Impacts from Hiking and Trail Head Parking	None
Impacts to Public Transportation	None
Impact to School Busses	None
Impact from Delivery Trucks	None
Other Impacts	None

Chapter III

Section H

Community Facilities

H. Community Facilities

This section of the DEIS describes the existing conditions and anticipated impacts as they relate to the community facilities. Appropriate mitigation measures for the Proposed Action have been included as required.

1. Existing Conditions:

There are several municipal emergency service providers in both the Town of Mount Pleasant and the Village of Briarcliff Manor. Town of Mount Pleasant includes 4 different police jurisdictions including Mount Pleasant Police Department (PD), Westchester County PD, New York State PD and New York City Department of Environmental Protection PD. There are 9 fire districts within the Town, 3 of which extend into adjacent villages. The Town has 3 volunteer ambulance corps. Exhibit III.H-1 shows the emergency service locations within the Town (fire stations, police stations, ambulance locations), as well as the location of the Town Hall and hospitals.

The Village of Briarcliff Manor has its own Police department. All the officers are NYS Certified Emergency Medical Technicians (EMTs), and all vehicles are equipped with defibrillators. The Briarcliff Manor ambulance corps serves as part of Fire Department. The Ambulance Corps man two ambulances to service the need of the community. There are 2 firehouses within Briarcliff Manor, one located at 1111 Pleasantville Road, and the other located on Scarborough Road.

a) Police

The Town of Mount Pleasant Police Department is headquartered in the lower level of Town Hall at One Town Hall Plaza in Valhalla, New York. The Department has primary law enforcement jurisdiction within the unincorporated areas of the Town, approximately 32 square miles (including the Site), as shown in Exhibit III.H-2. The Site is located within a section of the Town that is patrolled 24/7.

Correspondence (refer to Appendix C of this DEIS) was sent to the Chief of Police (November 2021) which was followed up by a formal FOIL¹ request for information related to the Police Department including description of facilities and services. To date, no response has been provided. Information regarding the existing conditions has been obtained from Town of Mount Pleasant documents including Envision Mount Pleasant and the 2022 Town Budget. The Mount Pleasant Police Department currently employs 49 full time sworn officers and auxiliary employees. The Department's fleet includes marked and unmarked sedans, four-wheel drive vehicles, motorcycles, marine units, and special purpose vehicles. The Mount Pleasant Police Department

¹ Freedom of information Law (FOIL)

is located approximately 7.5 miles from the Site, which is an approximate 13-minute drive time.

Based on previous correspondence, the Police Department has averaged approximately 30,000 to 35,000 calls to service annually. Typical calls involve enforcement of laws, namely vehicle traffic laws, emergencies such as aided calls, fires, vehicle accidents, domestic disputes, burglar alarms and investigating reported crimes.

In addition to the Mount Pleasant Police Department, the Westchester County Police Department provides police protection to County parkways and properties, including the County-owned Pocantico Lake Park. The Westchester County Police Department headquarters is located at 1 Saw Mill River Parkway in Hawthorne.

New York State Police Troop K is also located within the Town of Mount Pleasant, on Bradhurst Avenue. NYCDEP Police are also located within the Town, on Dana Drive.

b) Fire/Emergency Medical Services

The Site is located within the Archville Fire Department (AFD) fire district with headquarters at One Union Street, Scarborough, New York, approximately 1.7 miles west of the Site. Based on documentation from the AFD website, the AFD has two engines, a chief's car and two Assistant Chief's cars. The Site is also in close proximity to the Pocantico Hills Fire District. Exhibit III.H-3 shows the location of the Site relative to the Archville firehouse and adjacent firehouses in neighboring districts.

Emergency Medical Service (EMS) for the Site is provided by the Briarcliff Manor Ambulance Corps (BMAC). Correspondence (refer to Appendix C of this DEIS) was sent to the Village of Briarcliff Manor Engineer to be forwarded to the BMAC (November 2021) to request information related to the BMAC including description of facilities and services. To date, no response has been provided. Information regarding the existing conditions has been obtained from various publicly available sources.

The BMAC is located at the Briarcliff Manor Village Hall and staffs two ambulances 24 hours a day. The Village also participates in a fly car support program as part of an agreement with Croton-on Hudson, Ossining Volunteer Ambulance Corps and Phelps Memorial Hospital².

c) Health Care

The hospitals located within the vicinity of the Site include Phelps Memorial Hospital, Westchester Medical Center, and Northern Westchester Hospital. Phelps Memorial Hospital is a 238-bed medical facility located approximately 3 miles west of the Site in

² Village of Briarcliff Manor Comprehensive Plan, p. 67

the Village of Sleepy Hollow. Westchester Medical Center is a 895-bed regional trauma center located approximately 6 miles from the Site, to the south, in Valhalla. Blythedale Children's Hospital is located just south of Westchester Medical. Northern Westchester Hospital is a 245-bed facility located approximately 10 miles east of the Site in Mount Kisco. Northern Westchester Hospital has approximately 633 physicians associated with the hospital. Major medical facilities and service district boundaries relative to the Site are shown on Exhibit III.H-4.

d) Schools

The Site is located within the Pocantico Hills Central School District, as shown in Exhibit III.H-5. Pocantico Hills Central School District provides many physical assets including two outdoor pools, four tennis courts, two basketball courts, and a playground. The school districts athletic fields include two baseball fields, two soccer fields, and a lacrosse field. According to the Adopted School District Budget (2021-22), Table III.H-1 provides a breakdown of the recent enrollment trends for the District in the last year.

Table III.H - 1				
School District Enrollment and Trends				
Year	Est. students Pre-K thru 8	Est. Enrollment 9-12	Est. out of District Enrollment	Total Est. Enrollment
2020-2021	322	133	30	481
2021-2022	325	130	29	484

Source: Pocantico Hills Central School District Adopted 2021-2022 Budget

e) Parks, Recreation and Open Space

Within the Town of Mount Pleasant, there are currently 18 public parks with services ranging from athletic fields and courts to picnicking and camping opportunities. See Table III.H-2, Town of Mount Pleasant Parks, and Facilities. Within the Town there is 314± acres of passive parkland available and 88± acres of active parkland. Permits are required for group rental of any picnic areas as well as entrance to the community pools. The calculation of park and recreation areas in Town does not include the recreational acreage of the Old Croton Aqueduct or the State Parkway lands.

In addition to the Town of Mt. Pleasant Park and recreation facilities, the Site is located adjacent to the ±164-acre Pocantico Lake County Park. Pocantico Lake County Park was purchased in 1992. The entrance to the County Park is located at the intersection of Old Sleepy Hollow Road Ext and Old Sleepy Hollow Road. A gravel shoulder exists along Old Sleepy Hollow Road serving as parking to the County Park. The County Park can also be accessed from Pocantico Lake Road however posted signage at this entrance restricts parking at this location. The County

Park offers fishing, hiking, horse trails, and nature study. Swimming and boating are prohibited. Adjacent to Pocantico Lake County Park to the north is the Village of Briarcliff Manor's ±71-acre Pocantico Park. This parkland was acquired by the Village in 1948 and was added to 1963, 1964 and 1967. Pocantico Park can be accessed at the end of Old Sleepy Hollow Road at the north end of the Lake as well as from the end of Laurel Lane. There is limited gravel parking at both, of these locations. Pocantico Park is a passive park with two different hiking trail loops with a trailhead located at Laurel Lane. (See Exhibit III.H-6 as well as Chapter III.A Land Use and Zoning).

Table III.H - 2																			
Mount Pleasant Parks and Recreation Facilities																			
Parks and Facilities		Tennis	Soccer	Bocce	Basketball	Baseball/ Softball	Volleyball	Swimming	Fishing	Ice Skating	Picnicking	Camping	Hiking Trails	Nature Study	Playground	Community Center	Shelter	Acres	
																		Passive	Active
1	Hardscrabble Wilderness Area											3	6	1				235	
2	Mountain Trail Park												1					5	
3	Bear Ridge Lake								1	1	1								2
4	Old Farm Hill Park	UNDEVELOPED																22	
5	Water District Field		1			1													6
6	Opperman's Pond								1	1	1							2	4
7	Mt. Pleasant Town Pool			2	1		1	1			1				1	1			12
	and Community Center																		
8	Broadway Field				3	1	1								1		1		6
9	Pheasant Run Park	UNDEVELOPED																16	
10	Carroll Park					1			1	1	1				1			5	7
11	Westlake HS	4	3		2	4													20
12	Stonegate Park				1	1					1		1	1			1	9	3
13	Valhalla HS	4	1			1													
14	Bradhurst Park & Community Center					1	1				1				1	1			7
15	Lakeside Park		2																6
16	Pat Henry Field					1													2
17	Hawthorne Elem. School					2									1			10	7
18	Columbus Ave. School					1									1			10	6

Source: compiled by Planning & Development Advisors

f) Solid Waste and Recycling

Residential solid waste collection in the Town of Mount Pleasant is contracted out to private haulers with refuse pick up twice per week and recyclables once per week.

2. Anticipated Impacts**a) Police**

Police Department response time to the Site has been estimated at 5 minutes or less depending on position of on-duty officers in relation to the Site, and availability of officers on patrol. In the Applicant's opinion, the potential impact to response time is anticipated to be minimal, as the Site is currently located within one of the five patrol sectors for Police. The Site contains residential structures and driveway access in the existing condition, and access to the Site is proposed to be from a new improved roadway on Sleepy Hollow Road.

The Applicant does not anticipate a significant impact to the Police Department relative to the proportional increase in service demand or costs with the addition of new residents of the 29 new home lots. (See also Chapter III.I Socio-Economic/Fiscal).

b) Fire/Emergency Medical Services

The Applicant does not anticipate a significant impact to the Fire/EMS response relative to the proportional increase in service demand or costs with the addition of the new residents of the 29 new home lots. The resulting on-site population becomes a potential pool of volunteers for the Fire Department and Ambulance Corps. (See also Chapter III.I Socio-Economic/Fiscal).

Emergency access to the Site will be on the new roadway, which is designed to service all the new, and existing homes. Two new fire hydrants will be installed along the new roadway according to Town Standards to facilitate emergency service. The new road constructed for the development will be compliant with all regulations and standards that are required for firefighting equipment in the Town. All new homes will be constructed in accordance with all building and fire codes.

c) Health Care

The Applicant does not anticipate a significant impact to the major medical facilities relative to the proportional increase in service demand or costs with the addition of 110 new residents from the 29 new home lots.

d) Schools

The Proposed Action, containing 29 new single-family lots, is anticipated to generate approximately 26 total new public school-age children. It is noted that the existing two-bedroom unit, the existing four-bedroom unit and the existing six-bedroom unit are assumed to have public school age children and are *not* included in the projections of additional public school age children indicated in Table III.H-3 below (estimated to be two children). This is estimated based on the Rutgers University, Center for Urban Policy Research *Residential Demographic Multipliers Estimates of the Occupants of New Housing June 2006*. Actual estimate on school age children is anticipated to be consistent with the projection below.

Table III.H - 3					
Estimated Public School Age Child Generation Demographic Projections					
Unit Type	# of New Units	Multiplier	School-Age Population**	Multiplier Gr. 9-12	School-Age Population 9-12
Single Family Unit (2 BR)	0*	0.14	-	0.04	-
Single Family Unit (4BR)	23*	0.87	20	0.16	3.2
Single Family Unit (5BR)	6*	1.03	6	0.20	1.2
Total	29 units		26		5

Source: Rutgers University, Center for Urban Policy Research, *Residential Demographic Multipliers Report*, 2006

* The existing 2-bedroom, 4-bedroom and 5-bedroom units are not included (not counted towards new school generation).

** Includes total public school age children K through grade 12 (approx. 5 public school age children are projected for grades 9-12, refer to Table 3-1, *Residential Demographic Multipliers Report*)

Out of the 26 projected public school age Children indicated above, approximately five students would be in grades 9 through 12. The remaining 21 public school age children would be in grades kindergarten through eighth grade. As provided in Table III.H-1 above an additional 26 children would represent an approximately 6 percent increase in overall school enrollment for the projected 2022-2023 school year. This figure represents approximately two public school age children per grade level in grades k-8. The Applicant had correspondence with the Pocantico Hills School District Clerk of the Superintendent's Office regarding current and future enrolment trends and capacity. The Applicant was informed there is currently an average of 15 children per classroom and each classroom has capacity for over 20 students. It was further clarified that the school district currently has the availability and means to accommodate an additional 25 percent increase in the total enrolment. The Applicant maintains that a 6% increase in the overall enrollment can be accommodated by the School District and its operations.

Briarcliff Manor Union Free School District (BMUFSD) has a total enrolment of 1,390

students in grades k-12 with 545 being in high school.³ The Proposed Action would result in an additional 5 high school age children. If all 5 children were to attend (BMUFSD) this would increase in the enrolment by 0.92%. The Pleasantville Union Free School District (PUFSD) has a total enrolment of 1,965 students in grades k-12 with 571 being in high school. The Proposed Action would result in an additional 5 high school age children. If all 5 children were to attend (PUFSD) this would increase in the enrolment by 0.87%. The Public Schools of the Tarrytown's (PST) has a total enrolment of 2,682 students in grades k-12 with 861 being in high school. The Proposed Action would result in an additional 5 high school age children which would increase in the enrolment by 0.58%. In the Applicants opinion there would not be any impact to the school districts

As discussed in the fiscal impacts section of this DEIS (see Chapter III.I), the revenue generated in real estate taxes through the development of the Proposed Action will exceed the anticipated costs associated with educating the potential additional school children generated by this new residential community.

e) Parks, Recreation and Open Space

In the Applicant's opinion there are minimal, if any, impacts to the parks, recreation, and open spaces. The estimated increase in municipal population resulting from the Proposed Action is 0.4 percent (see Chapter III.I, Socio-Economic/Fiscal). This is a minimal increase, and would not, in the Applicant's opinion, substantially impact the provision of recreation or park services in Town.

There are no separate, private recreation facilities proposed as part of the Proposed Action. The Applicant notes that each home will have its own level yard for owner use. Further, as part of the subdivision application and approval process, a recreation fee of \$7,500 per new residential lot will be offered to the Town (\$217,500 total in recreation fees) in lieu of the required park land set-aside.

The Applicant contends that the Site is private property and has not been available as publicly accessible open space and that the creation of the new residential community is a compatible land use with the surrounding neighborhood.

The Applicant notes that the Proposed Action calls for the preservation of approximately 22.13 acres of the Site as private passive open space, the majority of which is adjacent to the Pocantico Lake County Park.

f) Solid Waste and Recycling

The Proposed Action includes 29 new residential units. According to the Westchester County Department of Environmental Facilities Division of Solid

³ NYS Education Department for Briarcliff Manor UFSD 2021-22

Waste Management and Recycling 2020 report, the municipal solid waste generation in Westchester County is 3.7 pounds per person per day. It is anticipated that the projected new population of 110 residents would generate approximately 407 pounds of solid waste per day or 74 tons annually. Based on Westchester County's recycling rate of approximately 50 percent, it is anticipated that approximately 37 tons annually would be recyclable and compostable material and the remaining would be trash.

The Site will be served by the Town-contracted private carters for solid waste and recycling pick up at the new homes, as is the practice elsewhere in the Town. Addition of the 29 new homes to the route and the residential volume of waste is not anticipated to be a significant adverse impact.

3. Proposed Mitigation

a) Police

The Applicant does not propose to provide for any private security service as part of the contemplated subdivision. No mitigation proposed.

b) Fire/Emergency Medical Services

No mitigation proposed.

c) Health Care

No mitigation proposed.

d) Schools

In the Applicant's opinion, no significant adverse impacts are anticipated to the public schools, and real estate taxes generated are anticipated to cover the costs of new students. No mitigation measures are proposed.

e) Parks, Recreation and Open Space

In the Applicant's opinion, no significant adverse impacts are anticipated to the parks or recreation. A recreation fee of \$217,500 will be offered to the Town in lieu of the required parkland set-aside. A beneficial impact of the Proposed Action Cluster Plan is 22.13± acres of private open space to be preserved in perpetuity as part of the Proposed Action. No other mitigation measures are proposed.

f) Solid Waste and Recycling

In the Applicant's opinion, no significant adverse impacts are anticipated from the project related to solid waste generation or recycling. No mitigation is proposed.

Exhibit III.H-1

Emergency Services Within Mount Pleasant

Source: Town of Mount Pleasant Master Plan
(n.t.s)

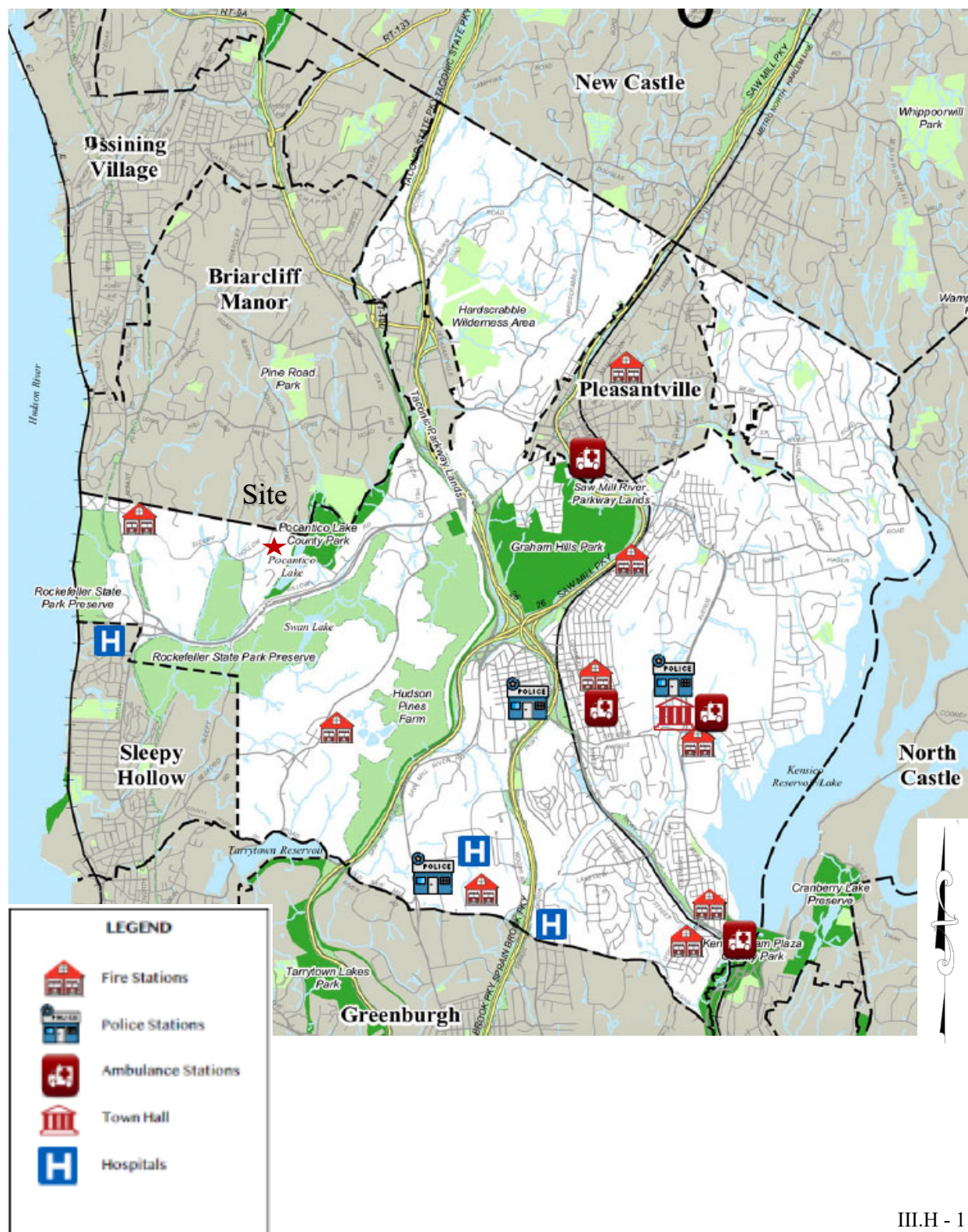
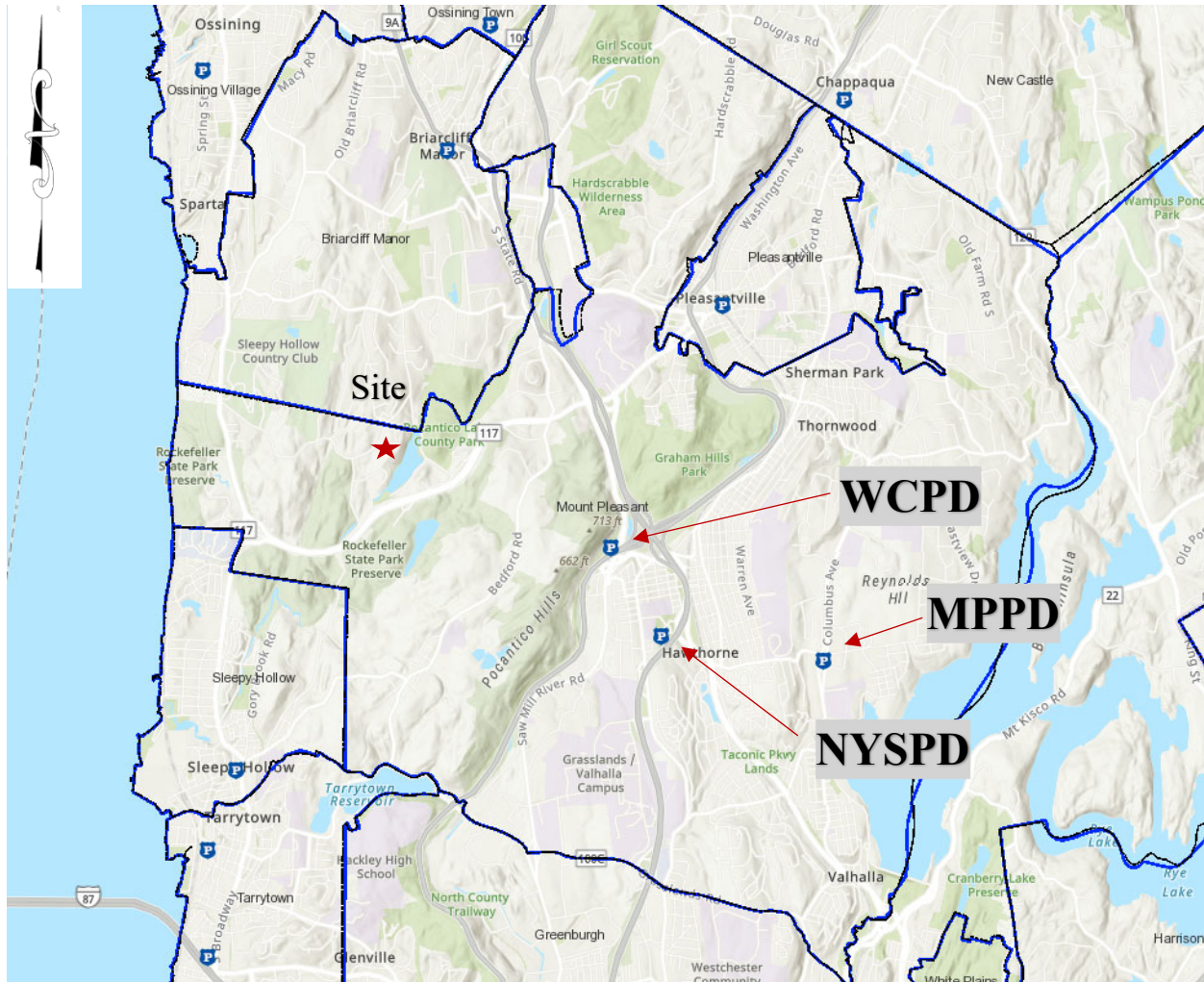


Exhibit III.H-2

Police District Boundaries and Police Stations

*Source: Westchester County GIS
(n.t.s)*



Town of Mount Pleasant Department: MPPD

Address: 1 Town Hall Plaza Valhalla NY 10595

Phone: (914) 769-1998

Westchester County Police Department: WCPD

Address: 1 Saw Mill River Parkway Hawthorne NY 10532

Phone: (914) 741-4400

State Police Troop K – Hawthorne Barracks: NYSPD

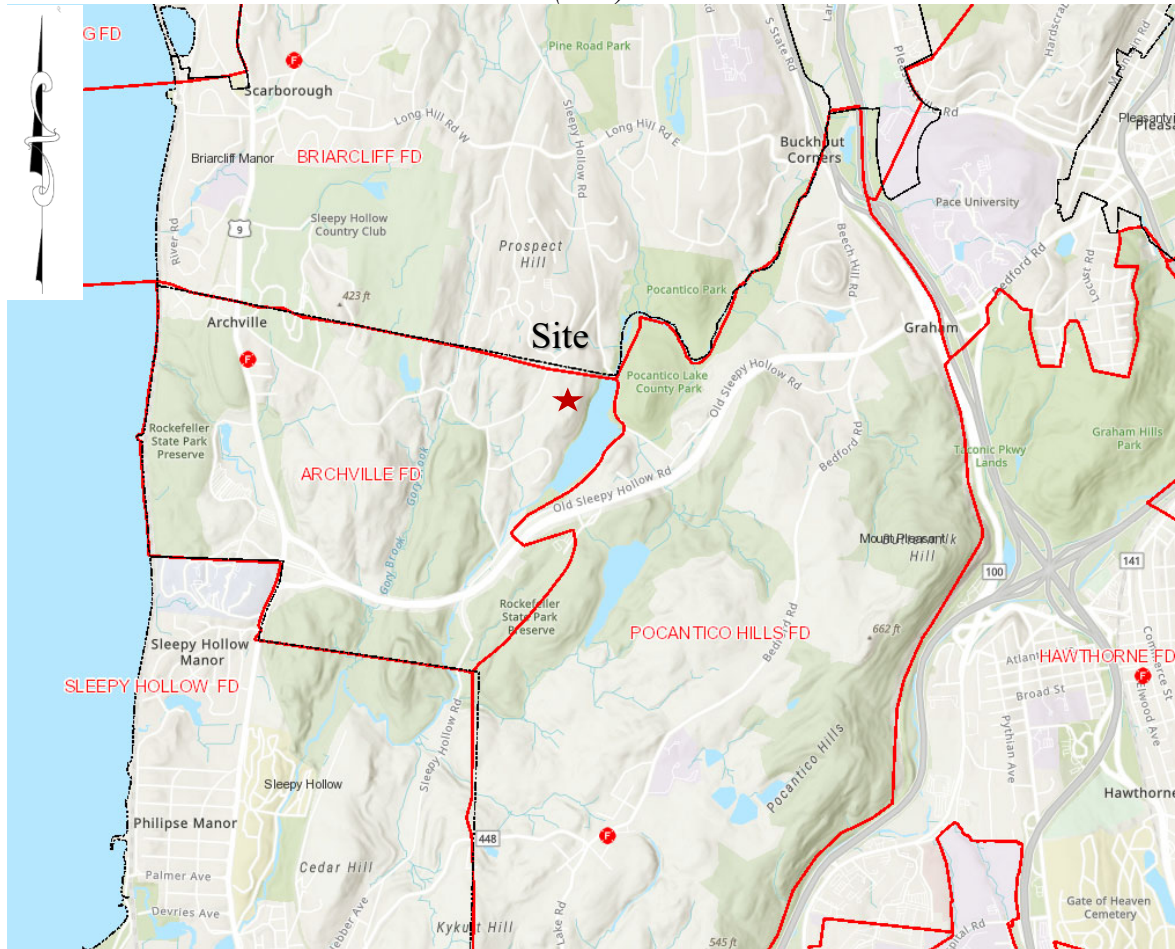
Address: 200 Bradhurst Ave Hawthorne NY 10532

Phone: (914) 769-2600

Exhibit III.H-3 Fire District Boundaries and Fire Stations

Source: Westchester County GIS

(n.t.s)



Archville Fire Department

Department 263 1 Union Street Scarborough 10510

Contact Pete West 914 762-3156

Briarcliff Manor Fire Department 1

Department 205: Scarborough 10510

Contact William Mackintosh 914 923-1150

Briarcliff Manor Fire Department 2

Department 205: 1111 Pleasantville Road Briarcliff Manor 10510

Contact William Mackintosh 914 941-4440

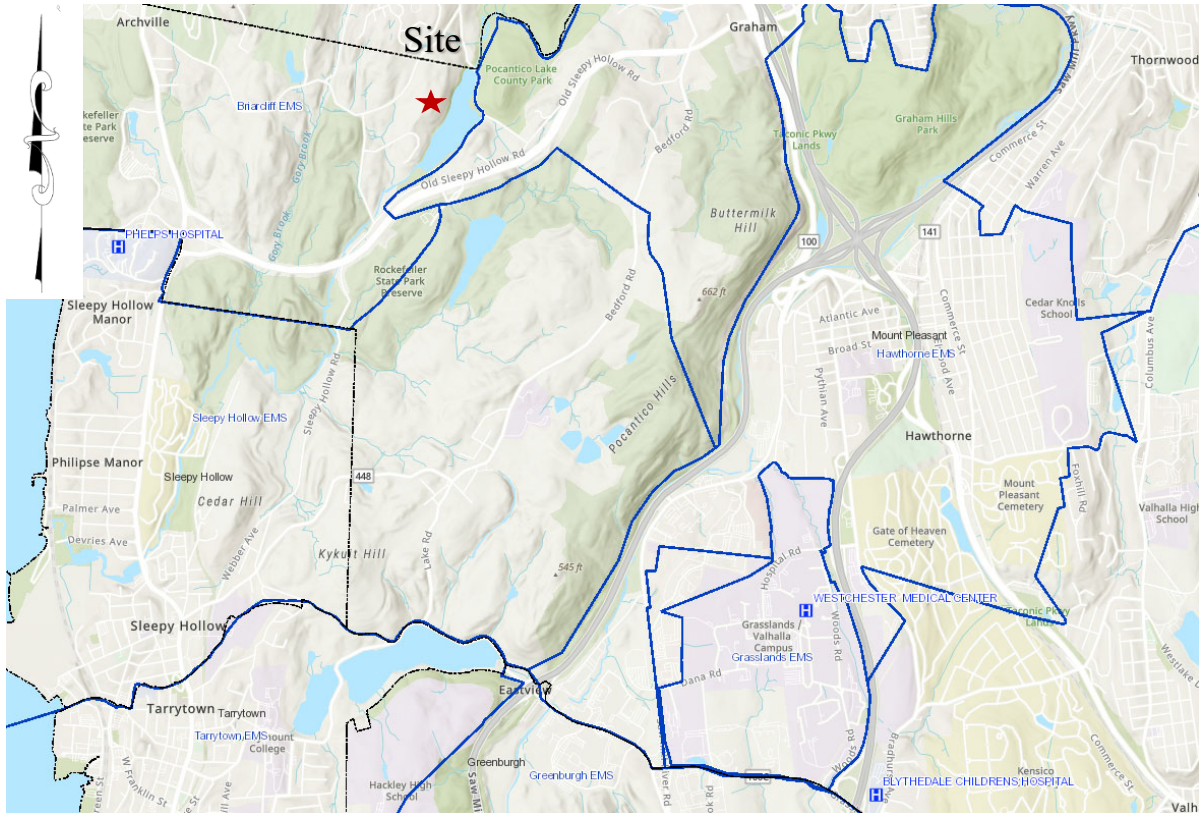
Pocantico Hills Fire Department

Department 238: 531 Bedford Road Pocantico Hills 10591

Contact: Erwin Lebold 914 631-2710

Exhibit III.H-4 EMS District Boundaries & Health Care Facilities

Source: Westchester County GIS
(n.t.s)



Phelps Hospital

Address 701 North Broadway Sleepy Hollow NY 10591

Phone 914-366-3000

Westchester Medical Center

Address: 100 Woods Road Valhalla NY 10595

Phone (914) 493-7018

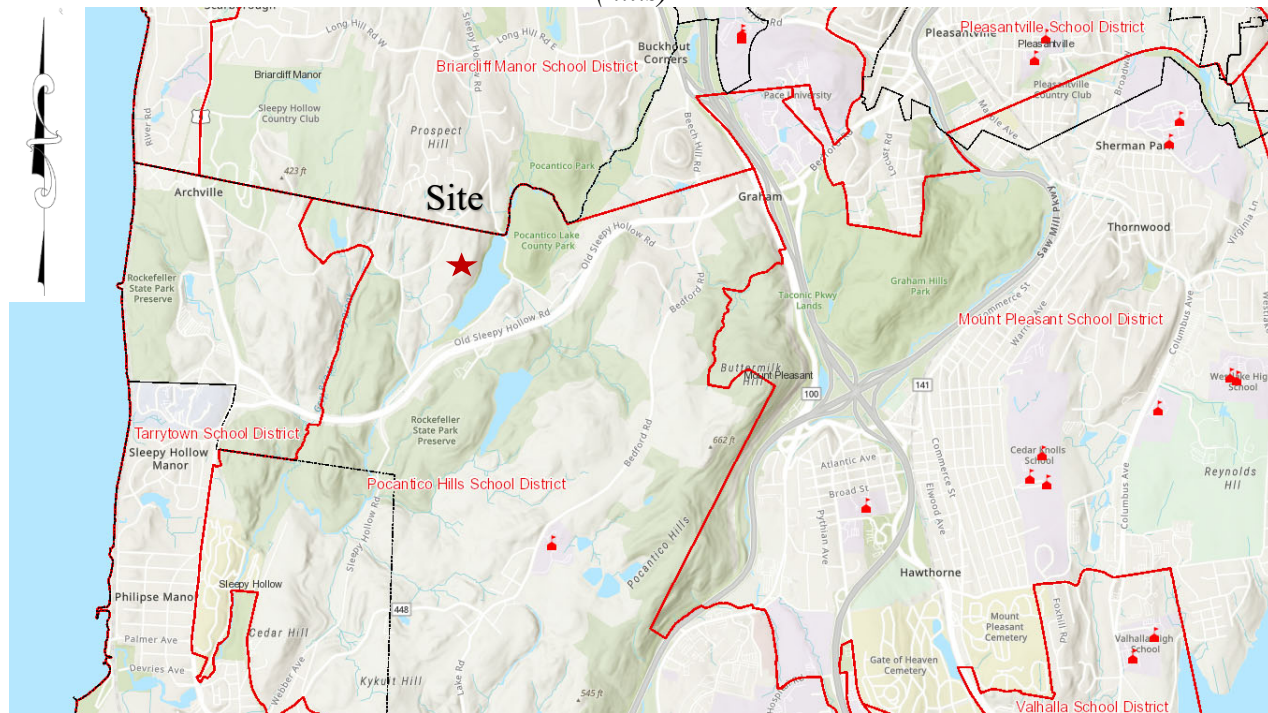
Blythedale Childrens Hospital

95 Bradhurst Ave Valhalla NY 10595

Phone: (914) 592-7555

Exhibit III.H-5 School District Boundaries and Public Schools

Source: Westchester County GIS
(n.t.s)



Pocantico Hills Central School District (PHCSD)

599 Bedford Road Sleepy Hollow NY 10591

Phone(914) 631-2440

Pleasantville Union Free School District (PUFSD)

60 Romer Ave, Pleasantville, NY 10570

Phone(914) 741-1400

Briarcliff Manor Union Free School District (BMUFSD)

45 Ingham Road, Briarcliff Manor, NY 10510

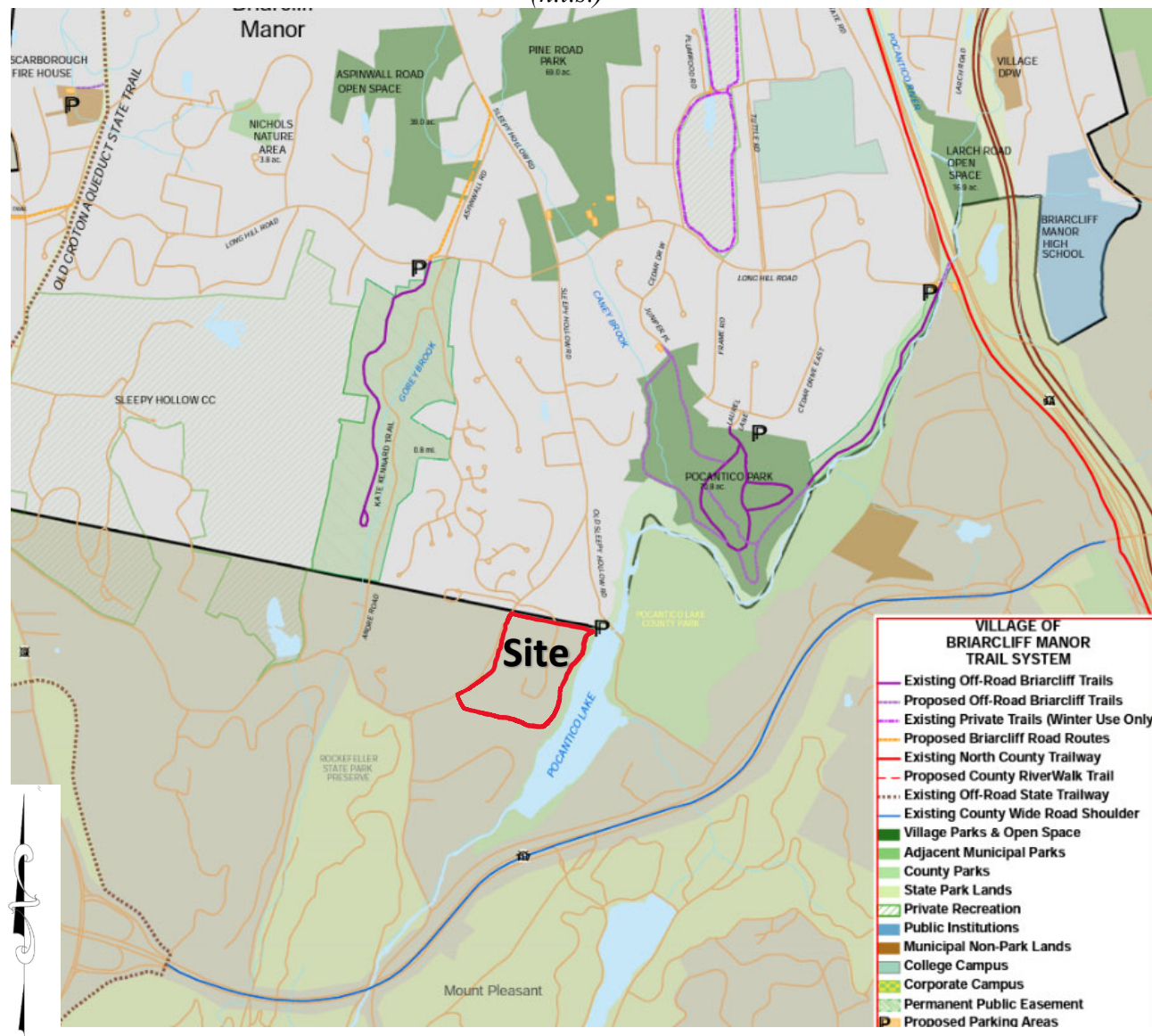
Phone(914) 941-8880

Public Schools of the Tarrytowns (PST)

200 N. Broadway, Sleepy Hollow, NY 10591

Phone(914) 631-9404

*Source: Village of Briarcliff Manor Website
(n.t.s.)*



Chapter III

Section I

Socio-Economic / Fiscal

I. Socio-Economic / Fiscal:

This section of the DEIS describes the existing conditions as it relates to the socio-economic and fiscal impacts resulting from the Proposed Action. Anticipated impacts have been identified and described and appropriate mitigation measures for the Proposed Action have been included.

1. Existing Conditions

a) Demographics

Based on the 2020 Census information, the unincorporated portion of the Town of Mount Pleasant had a population of 26,252 people, which represents approximately 2.61% of the total population of Westchester County, which is 1,004,457 people.

Between 2010 and 2020, the population of the Town of Mount Pleasant and Westchester County increased slightly. Population in the Village of Briarcliff Manor decreased over this period. Total number of households increased, and average household size decreased. These population trends for the are summarized in the Tables III.I-1, III.I-2 and III.I-3 below:

Table III.I - 1			
Population Trends 2010 - 2020			
Location	Population		
	2010	2020	% Change
Village of Briarcliff Manor	7,867	7,569	(3.8)
Town of Mt. Pleasant (Unincorporated only)	26,176	26,252	0.3
Westchester County	949,113	1,004,457	5.8

Source: US Census, Westchester County Planning Department

Table III.I – 2			
Population Characteristics Total Households			
Location	Total Households		
	2010	2020	% Change
Village of Briarcliff Manor	2,530	2,717	7
Town of Mt. Pleasant (Unincorporated only)	13,659	14,537	2.92
Westchester County	338,527	342,956	1.3

Source: US Census, QuickFacts 2021 Estimates

Table III.I - 3			
Population Characteristics Average Household Size			
Location	Average Household Size		
	2010	2020	% Change
Village of Briarcliff Manor	2.88	2.65	(8.6)
Town of Mt. Pleasant (Unincorporated only)	3.05	2.90	(1.69)
Westchester County	2.71	2.73	(2.50)

Source: US Census, American Community Survey (v.)

Residential Market

Based on information provided in the Q3-2021 report prepared by the Hudson Gateway Association of Realtors, Inc. (Hudson Gateway), the housing market in the local market continues to remain strong with record high sales prices, low inventory, and strong buyer demand. Based on third quarter figures from Hudson Gateway¹, sales of single-family homes are up more than 9 percent over the last twelve months, with the number of days on the market falling from 69 to 35. In addition, the Quarter 3 figures for the inventory of homes for sale dropped from 2,215 homes to 1,387 an indication of a tightening market with not enough product. The lack of inventory combined with an improving local economy, excellent school systems, and continued low mortgage interest rates has continued to enhance demand for new single family housing product. The Applicant has significant experience building single family homes in the Mount Pleasant community and believes there is a ready market for new, single-family homes. Regional and national housing shortage has been well documented². According to an article published June 16, 2021 by National Association of Realtors “The state of America's housing stock... is dire, with a chronic shortage of affordable and available homes [needed to support] the nation's population," the report asserts. "A severe lack of new construction and prolonged underinvestment [have led] to an acute shortage of available housing... to the detriment of the health of the public and the economy. The scale of underbuilding and the existing demand-supply gap is enormous... and will require a major national commitment to build more housing of all types”

b) Fiscal Analysis

The current tax rate for residential property in the western portion of the Town of Mount Pleasant is approximately \$1,236.01 per thousand (2021) for all taxing jurisdictions. The Site currently pays approximately \$91,093 per annum in property

¹ Hudson Gateway Association of Realtors, Inc., Local Market Update for Quarter 3 -2021

² National Association of Realtors, Housing Shortage Tracker

taxes to all taxing jurisdictions. Table III.I-4, Current Residential Tax Rate Structure, provides a breakdown of existing taxes generated on the existing parcel.

Table III.I - 4				
Current Residential Tax Rate Structure				
Taxes and Fees	Current Rate Per \$1,000 Taxable Value	Percentage of Total	Current Taxable Value	Current tax Revenue
County	\$223.23	18.06%	\$73,700	\$16,452.05
County Waste	\$20.73	1.68%	\$73,700	\$1,527.80
Town	\$150.92	12.21%	\$73,700	\$11,122.80
Town Waste	\$23.96	1.94%	\$73,700	\$1,765.85
Fire Protection				
- Scarborough	\$72.97	5.90%	\$73,700	\$5,377.89
Library	\$17.73	1.43%	\$73,700	\$1,306.70
Lighting	\$4.70	0.38%	\$73,700	\$346.39
County Sewer	\$32.60	2.64%	\$73,700	\$2,402.62
Mt. Pleasant W. AMB.	\$11.66	0.94%	\$73,700	\$859.34
Town wide drainage	\$1.37	0.11%	\$73,700	\$100.97
School (PHSD)	\$676.14	54.70%	\$73,700	\$49,831.52
Total	\$1,236.01	100.00%		\$91,093.94

Source: Town of Mount Pleasant Receiver of Taxes Records and Planning & Development Advisors calculations

2. Anticipated Impacts

a) Demographics

The Proposed Action includes a combination of existing and proposed residences for a total of 32 units:

- the existing six-bedroom Main House,
- the existing pool house to be renovated into a four-bedroom unit,
- the existing two-family caretaker's cottage (Unit A four-bedrooms, Units B two-bedrooms),
- proposed (22) 4-bedroom homes, and
- proposed (6) 5-bedroom homes

It is anticipated by the Applicant that the Proposed Action would generate a population of approximately 120 total residents (the existing residences account for approximately ten residents), as shown on Table III.I-4, Demographic Projections.

As noted in the Tables III.I-5 and III.I-6 below, of the approximately 110 new residents, approximately 26 would be new public school age children. Based on projections from the Residential Demographic Multipliers Report (see Chapter III.H, Community Facilities), the Proposed Action would generate approximately 26 additional school age children 3 of which would attend private or parochial school.

Table III.I - 5				
Demographic Projections				
Unit Type	# of Units	Multiplier ¹	Existing Population	Projected New Population
Existing Single-Family Unit (2 BR)	1*	2.09	2*	0
Existing Single-Family Unit (4BR)	1*	3.67	4*	0
Existing Single-Family Unit (6BR)	1*	4.43	4*	0
Proposed Single-Family Unit (4BR)	23	3.67		84
Proposed Single Family Unit (5BR)	6	4.43		26
Total	32		10*	110

¹Source: Rutgers University, Center for Urban Policy Research, *Residential Demographic Multipliers Report*, 2006

* Existing units not counted toward new population

Table III.I - 6				
Demographic Projections Public School Age Children Increase				
Unit Type	# of Units	Multiplier	Existing Population	Projected New Population
Existing Single-Family Unit (2 BR)	1*	0.21	-	0
Existing Single-Family Unit (4BR)	1*	0.87	1	0
Existing Single-Family Unit (6BR)	1*	1.03	1	0
Proposed Single-Family Unit (4BR)	23	0.87	-	20
Proposed Single Family Unit (5BR)	6	1.03	-	6
Total	32		2	26

Source: Rutgers University, Center for Urban Policy Research, *Residential Demographic Multipliers Report*, 2006

* Existing 2-bedroom, 4-bedroom unit and 6-bedroom unit not counted towards new school generation.

** Includes public school age children, kindergarten through grade 12 (approximately 5 public school age children are projected to be in high school grades 9-12) refer to *Residential Demographic Multipliers Report*, 2006, Table 3-1.

It is noted that some of the residents living in the new community would already be residents of the greater Mount Pleasant community. The estimated population projection of 110 new residents is equivalent to an approximately 0.4 percent increase in Town-wide population of 26,622 residents. Regarding potential impact on community character of the Town and surrounding area, the Applicant believes that the anticipated level of population growth is not anticipated to be significant. Single family homes and conservation open space are consistent with the surrounding community. In the Town's most recent Comprehensive Plan, this property is specifically mentioned regarding population increase, resulting from large undeveloped areas of Mount Pleasant³.

As noted in Table III.I-6 above, it is anticipated that five of the total public school age children from the Proposed Action would be in grades 9 through 12. The Pocantico Hills Central School District (PHCSD) pays tuition for its students in grades 9 through

³ Envision Mount Pleasant, Chapter 5 Economic Environment 5-4

12 to attend their choice of one of three high schools: Sleepy Hollow, Pleasantville, or Briarcliff⁴. In return, the PHCSD pays the tuition to each of the three high schools based on their non-resident tuition rates as set by New York State. Based on figures in the PHCSD Budget⁵ approximately 74 percent of high school age children go to the Briarcliff Manor Union Free School District (BMUFSD), 19 percent attend the Pleasantville Union Free School District (PUFSD) and the remaining 7 percent attend the Public Schools of the Tarrytown's (PST). This roughly translates to 3 of the projected 5 public high school age children would attend the BMUFSD, and one each would attend PUFSD and the PST. These figures represent an approximate increase in overall enrollment by jurisdiction of 0.5 percent for BMUFSD, and 0.1 percent increase for both PUFSD and the PST. In the Applicant's opinion, the potential increase in high school enrollment to each high school districts would be minimal and could be accommodated.

b) Fiscal Analysis

The proposed units are anticipated by the Applicant to average approximately 4,800 square feet in size. Based on a per square foot evaluation it is anticipated that the Proposed Action would yield a conservative estimate of approximately \$838,000 annually to all taxing jurisdictions. A breakdown of the tax projection calculations is provided in Table III.I-7 below.

⁴ Pocantico Hills Central School District 2021-2022 Budget, p.10

⁵ Ibid, p. 13 Distribution Across High Schools

Table III.I - 7

Projected Tax Revenue

	1 ⁶	2	3	4	5	6	7	8	9	10
	Lot size (SF +/-)	Average Proposed Unit Size (SF)	Taxable Value per (SF) lot area	Projected Taxable Value for Each Lot	Taxable Value per (SF) Unit	Projected TV per building program	Total projected TV	Est. School Tax Revenue (\$676.14)	Tax Rate - All Other (\$559.87)	Total Est. Tax Revenue
Lot 1	20,053	4,800	\$0.0599	\$1,201.76	\$3.8292	\$18,380.07	\$19,581.83	\$13,240.06	\$10,963.28	\$24,203.34
Lot 2	20,023	4,800	\$0.0599	\$1,199.96	\$3.8292	\$18,380.07	\$19,580.03	\$13,238.84	\$10,962.27	\$24,201.12
Lot 3	20,023	4,800	\$0.0599	\$1,199.96	\$3.8292	\$18,380.07	\$19,580.03	\$13,238.84	\$10,962.27	\$24,201.12
Lot 4*	24,759	4,200	\$0.0599	\$1,483.79	\$3.8292	\$16,082.56	\$17,566.35	\$11,877.31	\$9,834.87	\$21,712.18
Lot 5	23,922	4,800	\$0.0599	\$1,433.63	\$3.8292	\$18,380.07	\$19,813.70	\$13,396.83	\$11,093.09	\$24,489.93
Lot 6	28,798	4,800	\$0.0599	\$1,725.84	\$3.8292	\$18,380.07	\$20,105.91	\$13,594.41	\$11,256.70	\$24,851.11
Lot 7	25,237	4,800	\$0.0599	\$1,512.44	\$3.8292	\$18,380.07	\$19,892.50	\$13,450.12	\$11,137.22	\$24,587.33
Lot 8	26,187	4,800	\$0.0599	\$1,569.37	\$3.8292	\$18,380.07	\$19,949.44	\$13,488.61	\$11,169.09	\$24,657.70
Lot 9	22,291	4,800	\$0.0599	\$1,335.88	\$3.8292	\$18,380.07	\$19,715.95	\$13,330.74	\$11,038.37	\$24,369.12
Lot 10	20,411	4,800	\$0.0599	\$1,223.22	\$3.8292	\$18,380.07	\$19,603.29	\$13,254.57	\$10,975.29	\$24,229.86
Lot 11	20,411	4,800	\$0.0599	\$1,223.22	\$3.8292	\$18,380.07	\$19,603.29	\$13,254.57	\$10,975.29	\$24,229.86
Lot 12	20,400	4,800	\$0.0599	\$1,222.56	\$3.8292	\$18,380.07	\$19,602.63	\$13,254.12	\$10,974.92	\$24,229.04
Lot 13*	81,765	5,897	\$0.0599	\$4,900.12	\$3.8292	\$22,580.68	\$27,480.80	\$18,580.87	\$15,385.67	\$33,966.54
Lot 14*	32,976	3,200	\$0.0599	\$1,976.23	\$3.8292	\$12,253.38	\$14,229.61	\$9,621.21	\$7,966.73	\$17,587.94
Lot 15	20,972	4,800	\$0.0599	\$1,256.84	\$3.8292	\$18,380.07	\$19,636.91	\$13,277.30	\$10,994.11	\$24,271.41
Lot 16	20,227	4,800	\$0.0599	\$1,212.19	\$3.8292	\$18,380.07	\$19,592.26	\$13,247.11	\$10,969.12	\$24,216.23
Lot 17	20,208	4,800	\$0.0599	\$1,211.05	\$3.8292	\$18,380.07	\$19,591.12	\$13,246.34	\$10,968.48	\$24,214.82
Lot 18	20,208	4,800	\$0.0599	\$1,211.05	\$3.8292	\$18,380.07	\$19,591.12	\$13,246.34	\$10,968.48	\$24,214.82
Lot 19	20,005	4,800	\$0.0599	\$1,198.89	\$3.8292	\$18,380.07	\$19,578.95	\$13,238.11	\$10,961.67	\$24,199.78
Lot 20	20,026	4,800	\$0.0599	\$1,200.14	\$3.8292	\$18,380.07	\$19,580.21	\$13,238.97	\$10,962.37	\$24,201.34
Lot 21	20,064	4,800	\$0.0599	\$1,202.42	\$3.8292	\$18,380.07	\$19,582.49	\$13,240.51	\$10,963.65	\$24,204.15
Lot 22	20,001	4,800	\$0.0599	\$1,198.65	\$3.8292	\$18,380.07	\$19,578.71	\$13,237.95	\$10,961.54	\$24,199.49
Lot 23	20,070	4,800	\$0.0599	\$1,202.78	\$3.8292	\$18,380.07	\$19,582.85	\$13,240.75	\$10,963.85	\$24,204.60
Lot 24	21,787	4,800	\$0.0599	\$1,305.68	\$3.8292	\$18,380.07	\$19,685.75	\$13,310.32	\$11,021.46	\$24,331.78
Lot 25	102,437	4,800	\$0.0599	\$6,138.98	\$3.8292	\$18,380.07	\$24,519.05	\$16,578.31	\$13,727.48	\$30,305.79
Lot 26	127,327	4,800	\$0.0599	\$7,630.62	\$3.8292	\$18,380.07	\$26,010.69	\$17,586.86	\$14,562.60	\$32,149.47
Lot 27	35,962	4,800	\$0.0599	\$2,155.18	\$3.8292	\$18,380.07	\$20,535.25	\$13,884.70	\$11,497.07	\$25,381.77
Lot 28	21,068	4,800	\$0.0599	\$1,262.59	\$3.8292	\$18,380.07	\$19,642.66	\$13,281.19	\$10,997.34	\$24,278.52
Lot 29	20,364	4,800	\$0.0599	\$1,220.40	\$3.8292	\$18,380.07	\$19,600.47	\$13,252.66	\$10,973.71	\$24,226.38
Lot 30	20,093	4,800	\$0.0599	\$1,204.16	\$3.8292	\$18,380.07	\$19,584.23	\$13,241.68	\$10,964.62	\$24,206.30
Lot 31	20,012	4,800	\$0.0599	\$1,199.30	\$3.8292	\$18,380.07	\$19,579.37	\$13,238.40	\$10,961.90	\$24,200.30
Conservat ion Lot	939,343		\$0.0599	\$56,294.15		\$0.00	\$56,294.15	\$38,062.73	\$31,517.41	\$69,580.14
				\$112,513.04		\$565,558.56	\$678,071.60	\$458,471.33	\$379,631.95	\$838,103.27

⁶Column 1: proposed property size for new home construction; Column 2: proposed home size; Column 3: taxable value per square foot of property; Column 4: total taxable value for property (Column 1 x Column 3); Column 5: taxable value per square foot of proposed home; Column 6: total taxable value per proposed home (Column 2 x Column 5); Column 7: taxable value per square foot of proposed home

* Existing buildings to remain

Source: Zillow.com; Mount Pleasant Town Tax Receiver's Office; Planning & Development Advisors

Table III.I - 8			
Total Projected Increase in Tax Revenue			
	Existing	Projected All Other (new lots)	Total Annual Increase
Revenue	\$91,093	\$838,103	\$747,010

Source: Compiled by Planning & Development Advisors

Based on the preceding analysis, it is estimated that the Proposed Action would generate a conservative estimate of slightly more than \$838,000 in annual tax revenue to all jurisdictions. Subtracting out the existing tax revenue, a net increase of \$747,010 is estimated.

These revenues could be used to cover costs to service the Site once fully developed.

Table III.I - 9				
Projected Taxes by Jurisdiction				
Taxing Jurisdiction	Rate	%	Total Tax Revenue	Tax per Jurisdiction (est.)
County	223.23	18.06%	\$838,103.27	\$151,365.92
County Waste	20.73	1.68%	\$838,103.27	\$14,056.42
Town	150.92	12.21%	\$838,103.27	\$102,334.57
Town Waste	23.96	1.94%	\$838,103.27	\$16,246.60
Fire Protection				
- Scarborough	72.97	5.90%	\$838,103.27	\$49,478.88
Library	17.73	1.43%	\$838,103.27	\$12,022.21
Lighting	4.7	0.38%	\$838,103.27	\$3,186.94
County Sewer	32.6	2.64%	\$838,103.27	\$22,105.13
Mt. Pleasant W. AMB.	11.66	0.94%	\$838,103.27	\$7,906.31
Town wide drainage	1.37	0.11%	\$838,103.27	\$928.96
School (PHSD)	676.14	54.70%	\$838,103.27	\$458,471.33
Total	1236.01	100.00%		\$838,103.27

Compiled by Planning & Development Advisors

Town of Mount Pleasant

With respect to potential fiscal impacts to the Town of Mount Pleasant Police

Department resulting from the Proposed Action, it is noted that the Police Department budget represents approximately 14.3% the total 2021 budget for the Town (\$7,802,355/\$54,405,728). This equates to approximately \$297 per Mount Pleasant resident in cost⁷. Based on a projected increase in new project related population of 110 residents, anticipated cost using the per capita figure noted above would be approximately \$32,670. As noted in Table III.I-10, the Proposed Action is anticipated to generate approximately \$102,000 in taxes to the Town annually.

According to the Development Impact Assessment Handbook prepared by the Urban Land Institute (ULI) 1997, planning standards⁸ can be estimated for local police personnel, vehicles and facilities based on population. The addition of 110 new residents does not result in the need for additional police staff, equipment, or space, as described below.

Police staff standard = 2 per 1,000 population:

110 new population equates to a need for 0.22 new police staff (2,000 new residents would be required to generate a need for 1 new officer).

Police vehicle standard = 0.6 per 1,000 population:

110 new population equates to a need for 0.66 new vehicle

Police facility/space standard = 200 sf per 1,000 population:

110 new population equates to a need for 22 sf of new facility space (1,000 new residents would be required to generate need for 200 sf of new space).

School District

While the Proposed Action contemplates the addition of public-school age children to the district (see Chapter III.H), school tax revenue would also be produced. Based on PHUFSD school district records, per pupil the overall cost to educate including fixed costs based on the tax levy is approximately \$52,810⁹.

It is anticipated that the Proposed Action would generate approximately \$458,000 in school taxes to the School District annually. It is anticipated that the 26 public-school age children generated by the Project Action would be spread throughout all grade levels and would not necessitate any capital expenditures on behalf of the School District. As described in Chapter III.H, approximately five students from the Project would be in grades 9 through 12 that may attend Pleasantville, Tarrytown, Briarcliff Manor High School. In the Applicant's opinion, this is not considered a

⁷ Based on American Community Survey for unincorporated portion of the Town of Mt. Pleasant, NY, 26,252 pop.

⁸ Exhibit 6.1 – Planning Standards and Service Levels in Social Impact Analysis

⁹ Pocantico Hills School District 2021-2022 Budget

significant impact.

While the analysis of per pupil tax levy assists in determining the apportionment of tax levies based on projected enrollment of new students, the marginal or proportional expense for new students should also be considered when calculating the impact of the development. Solely using the per pupil tax levy as a basis for estimating the total cost of additional new students generated overestimates the marginal or proportional cost of educating an additional student. There are several items in the school budget that are fixed and would not be affected by an increase of additional new students, such fixed items such as management of school programs, Board of Education expenses, custodial and service contracts. The marginal or proportional cost can be expressed as all the actual costs of educating students. With an estimated marginal or proportional cost of approximately \$22.7 million, the per pupil instructional cost paid by the local tax levy is anticipated to be \$46,932.

Fire District

The addition of the new households and corresponding population has several positive benefits including becoming a new pool of volunteers for the Archville Fire Department and the Ambulance Corps which relies on volunteers to staff facilities and vehicles; and the introduction of disposable income from every household, a portion of which will be spent in the greater Mount Pleasant community supporting local business and services.

According to the Development Impact Assessment Handbook by the Urban Land Institute (ULI), planning standards can be estimated for local fire personnel, vehicles, and facilities, based on population. The addition of 110 new residents does not result in the need for additional fire staff, equipment, or space due to the proposed action, as described below:

Fire staff standard = 1.65 per 1,000 population

110 new population equates to a need for 0.18 new fire staff (1650 new residents would be required to generate a need for 1 new fire staff).

Fire vehicle standard = 0.2 per 1,000 population

110 new population equates to a need for 0.02 new vehicle (5,000 new residents would be required to generate need for 1 new fire vehicle)

Fire facility/space standard = 250 sf per 1,000 population

110 new population equates to a need for 27.5 sf of new fire facility space (1,000 new residents would be required to generate need for 250 sf of new space).

Table III.I - 10			
Existing yearly Per Capita Cost for Selected Taxing Jurisdictions¹⁰			
Taxing Jurisdiction	Service Population ¹	Budget Amount Raised by Taxes ²	Per Capita Cost (est)
West. Co. – Roads and Transportation	1,004,457	\$548,196,227	\$545
Mt. Pleasant General Fund (Less PD and Highway)	43,436	\$8,668,148	\$199
Mt. Pleasant PD	43,436	\$7,802,355	\$179
Mt. Pleasant Highway	43,436	\$8,178,296	\$188

Source: 1. US Census and American Community Survey; 2. Town of Mt. Pleasant Budget and West. County Budget

Table III.I - 11				
Projected Net Fiscal Impact				
Taxing Jurisdiction	Projected New Population	Per Capita Cost (est)	Est. Project Cost (est)	Est. Project Tax Revenue
West. Co.	110	\$545	\$59,950	\$151,356
Mt. Pleasant General Fund Entire Town	110	\$199	\$21,890	\$102,344
Mt. Pleasant PD	110	\$179	\$19,690	
Mt. Pleasant Highway	110	\$188	\$20,680	

Source: Compiled by Planning & Development Advisors

The Applicant is unaware of any ancillary revenue that might be generated by the Proposed Action related to film and television permits.

3. Mitigation Measures

a) Demographics

In the Applicant's opinion, the projected increase of approximately 110 new residents, of which approximately 26 would be new public school age children, is not anticipated to be a significant adverse impact on the Town or surrounding community. No mitigation is proposed.

¹⁰ Largest Taxing Jurisdictions that will benefit

b) Fiscal

The Site currently pays approximately \$91,093 in property taxes to all jurisdictions. It is estimated that annual tax revenue from the Site to all taxing jurisdictions will be approximately \$838,000 in property tax revenue, which is an increase of \$747,010 annually over existing conditions. As the costs to service the Proposed Action are not anticipated to be significant, this increase represents a net positive fiscal impact. No mitigation is proposed.

Exhibit III.I-1

Detached Single Family Homes

Source: Westchester County Maps
(n.t.s)

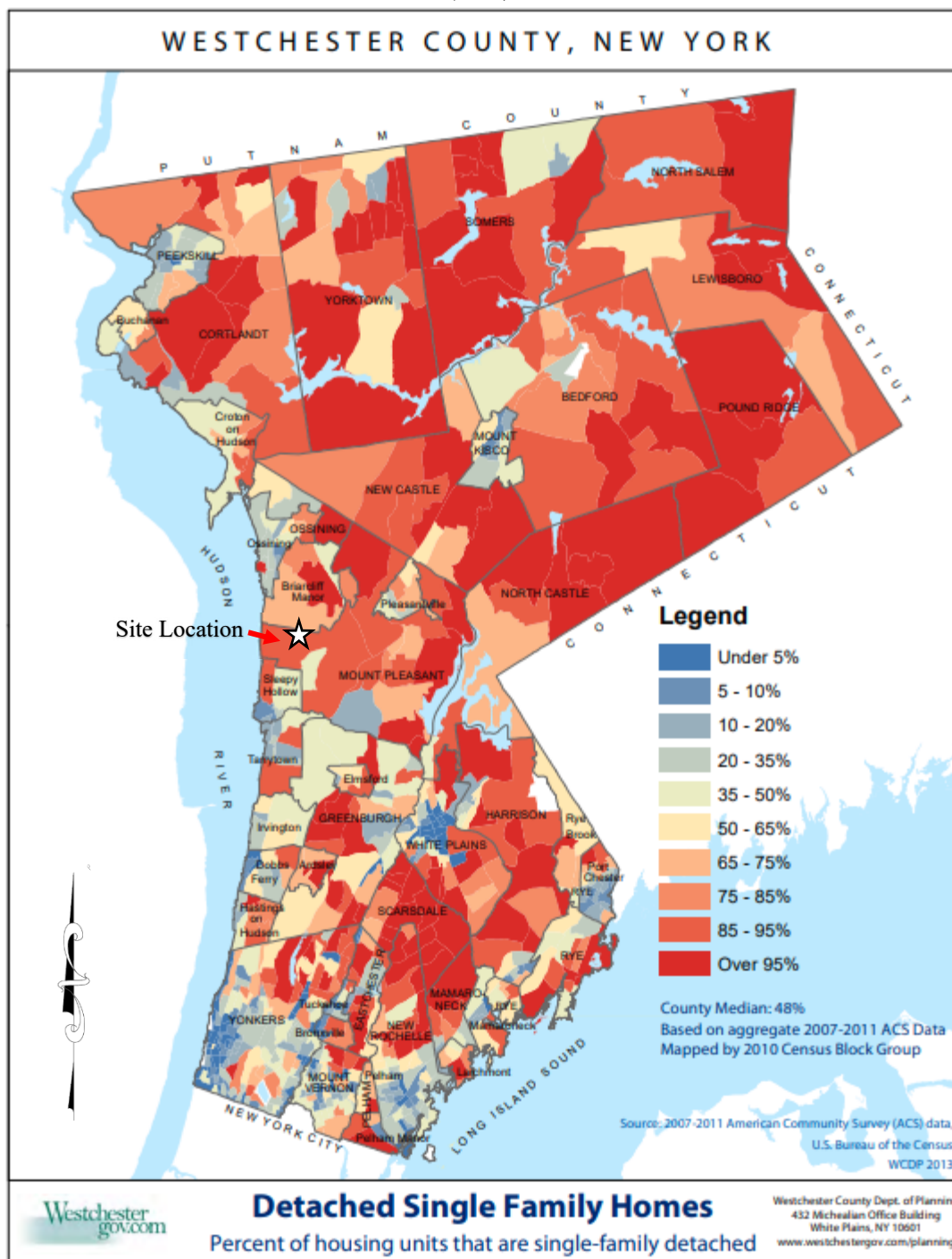


Exhibit III.I-2

Size of Home

Source: Westchester County Maps
(n.t.s)

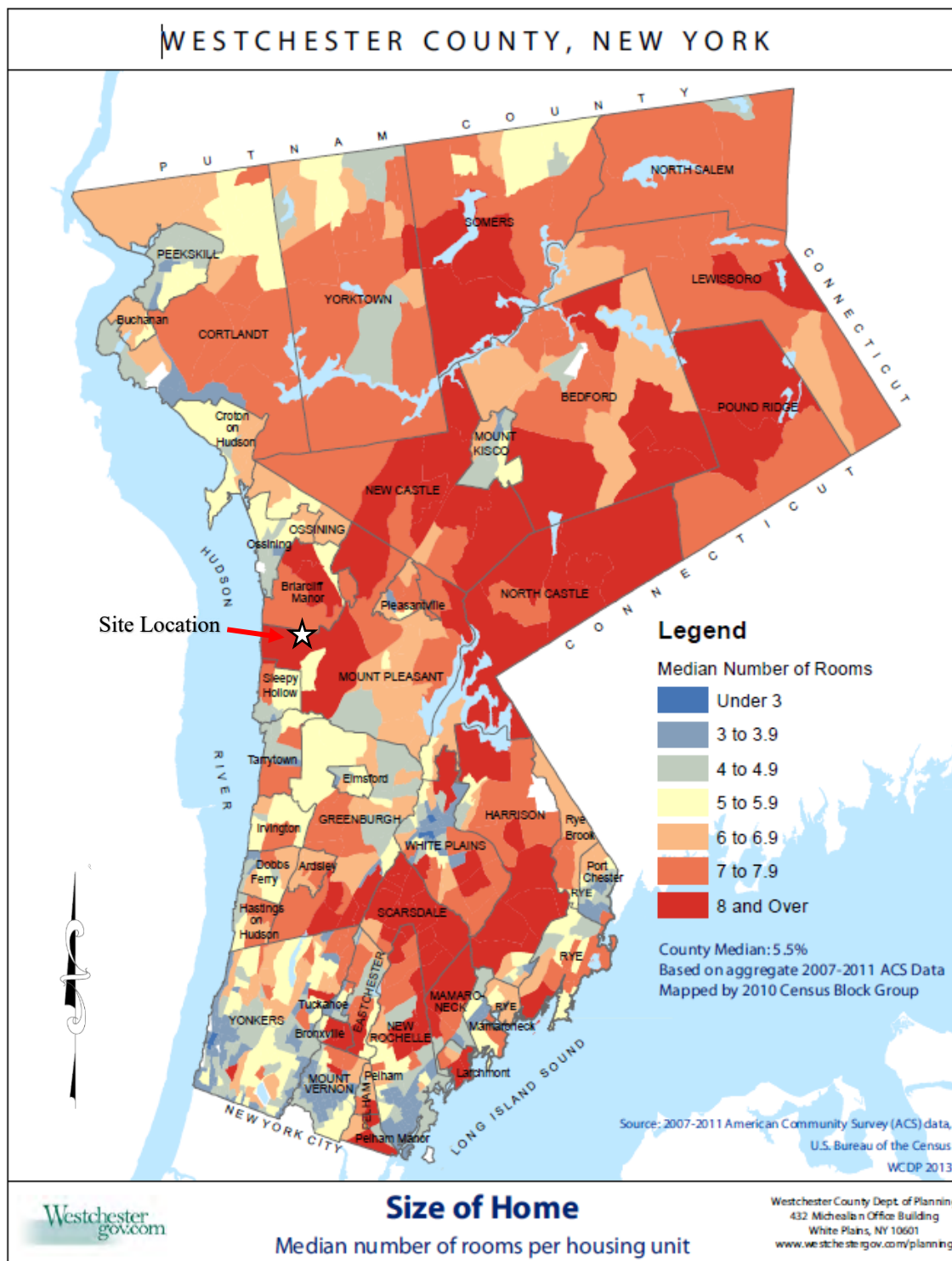


Exhibit III.I-3

Median Home Value

Source: Westchester County Maps
(n.t.s)

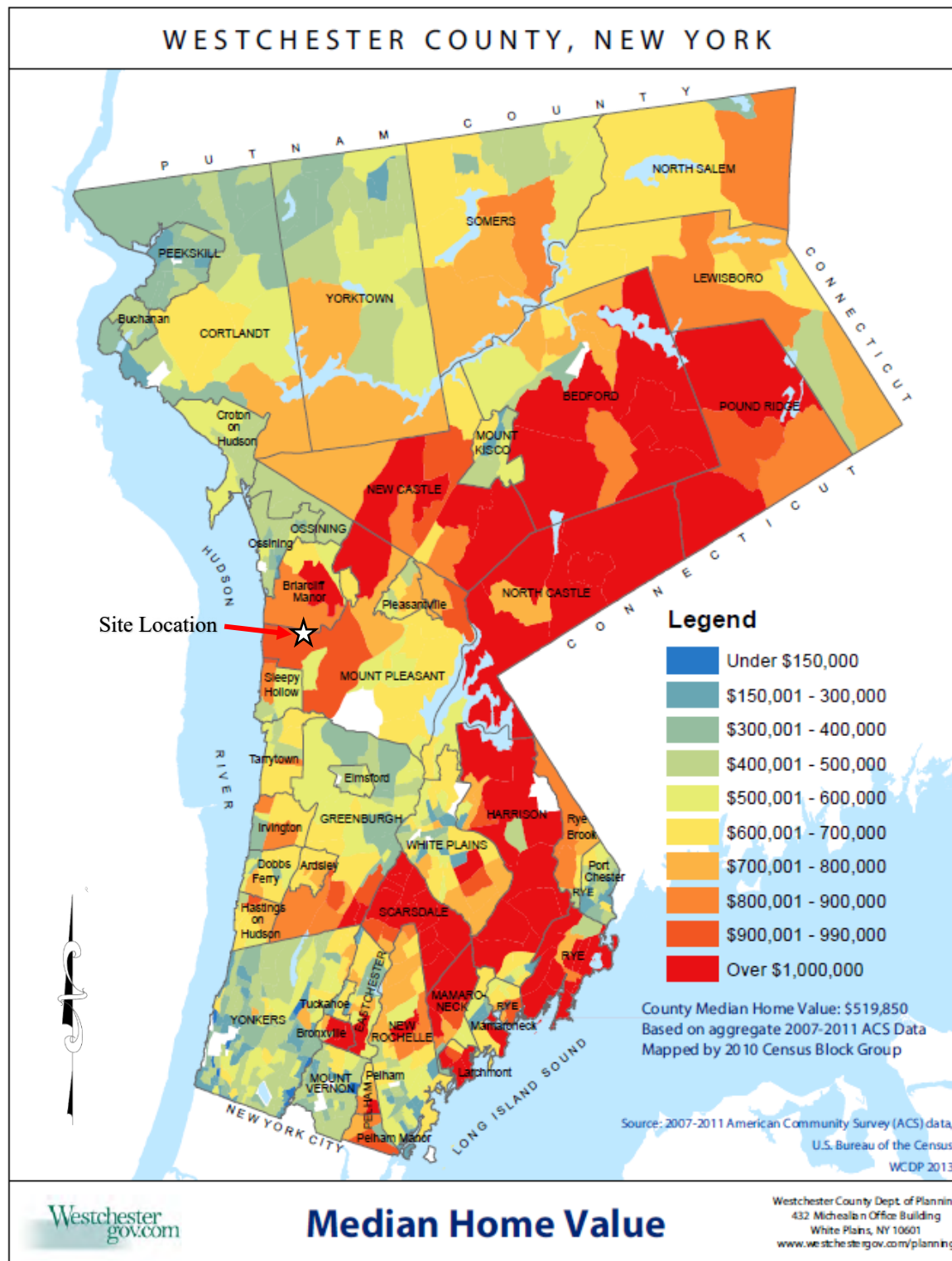


Exhibit III.I-4

Median Household Income

Source: Westchester County Maps
(n.t.s)

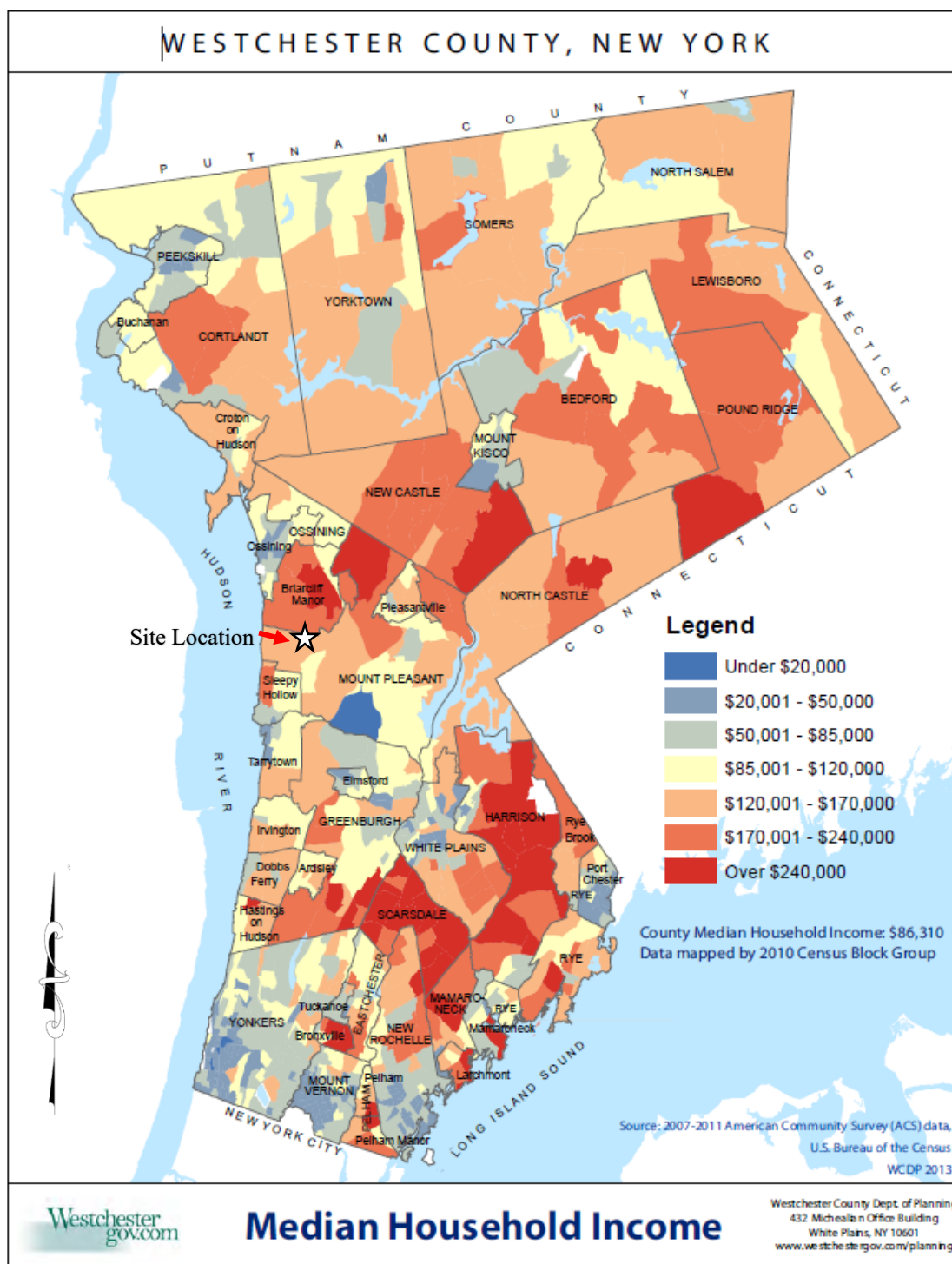


Exhibit III.I-5

Household Income of \$200k or More

Source: Westchester County Maps
(n.t.s)

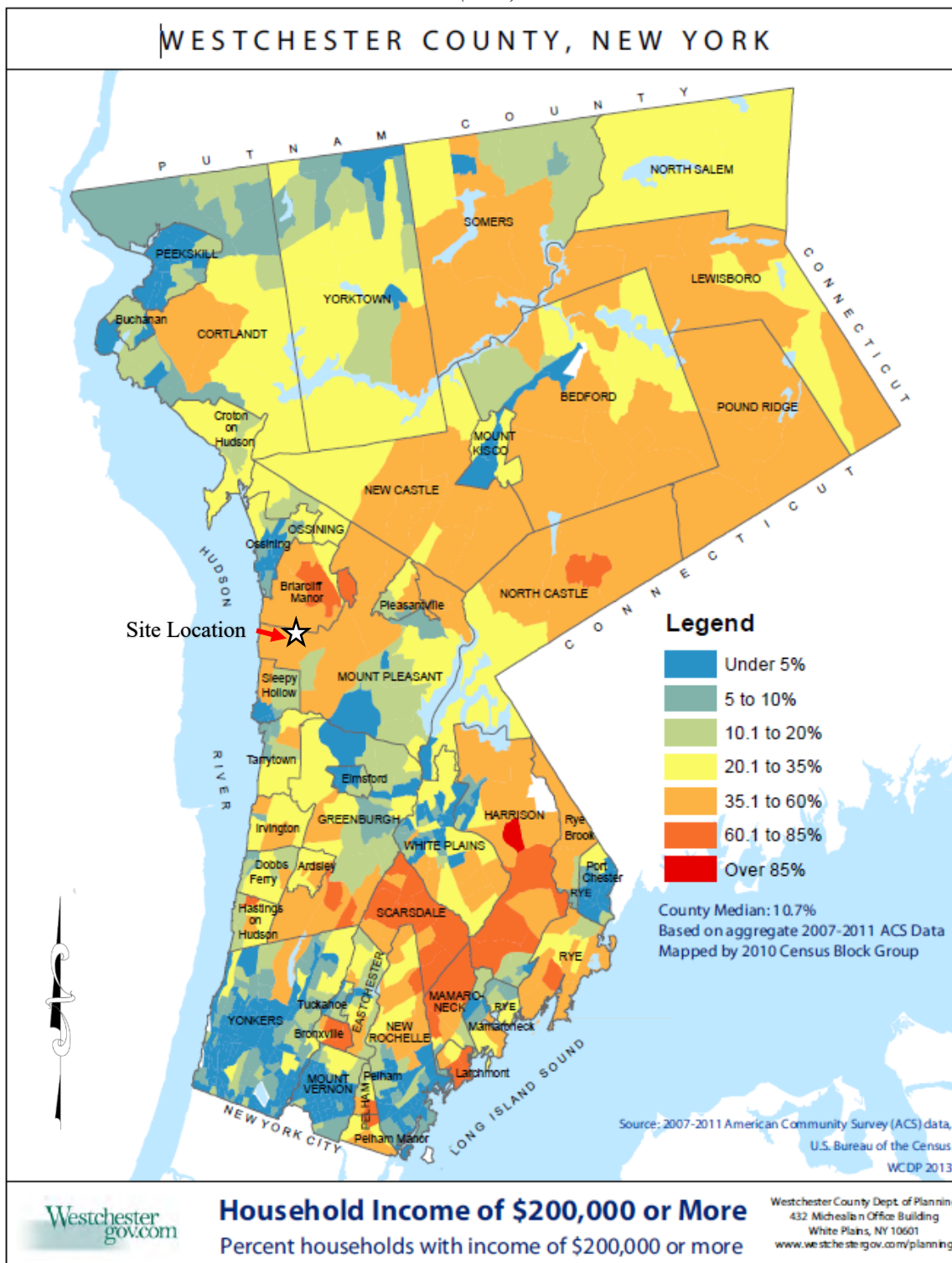


Exhibit III.I-6 Population Distribution

Source: Westchester County Maps
(n.t.s.)

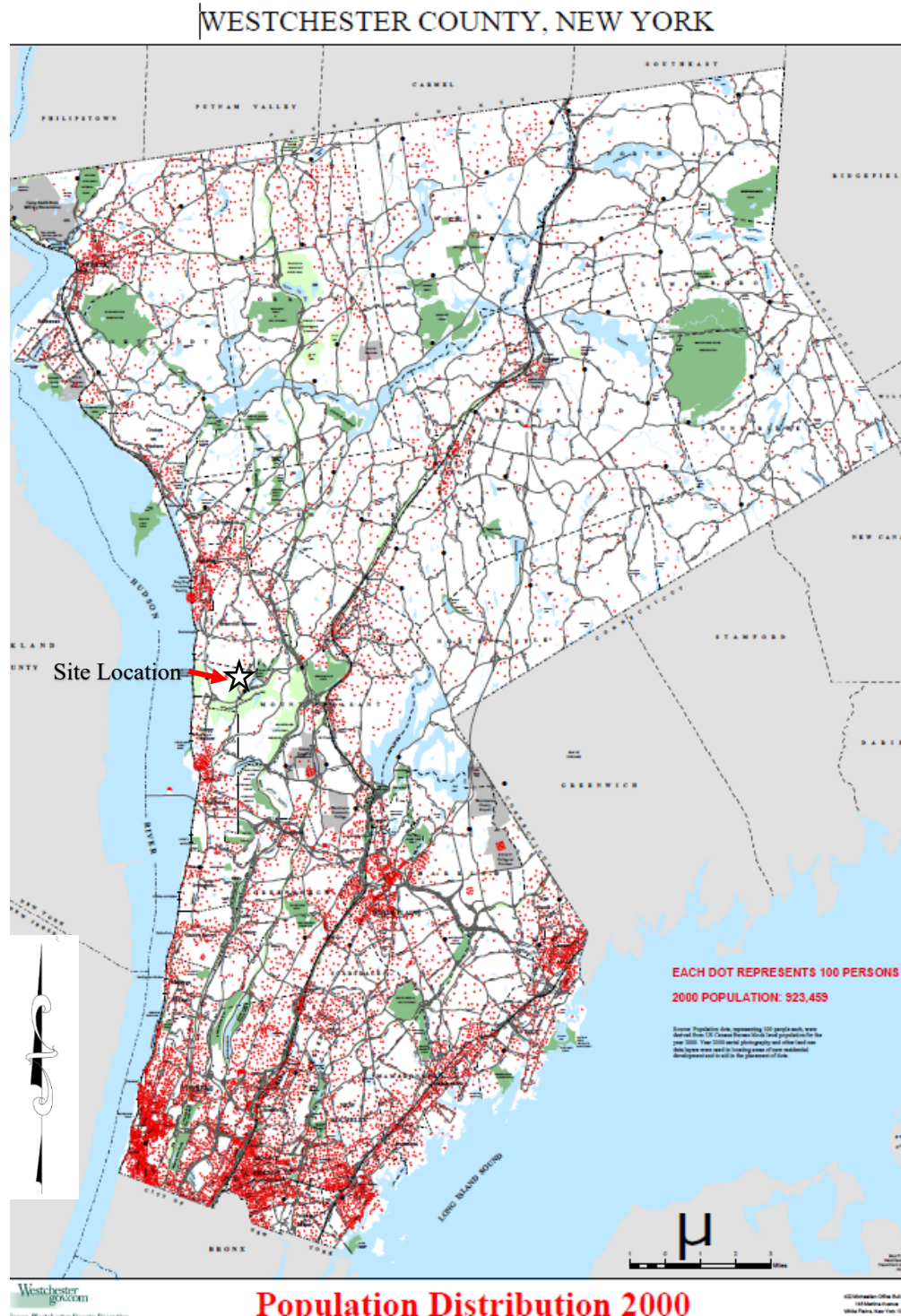


Exhibit III.I-7
Population Density by 2010

Source: Westchester County Maps

(n.t.s)

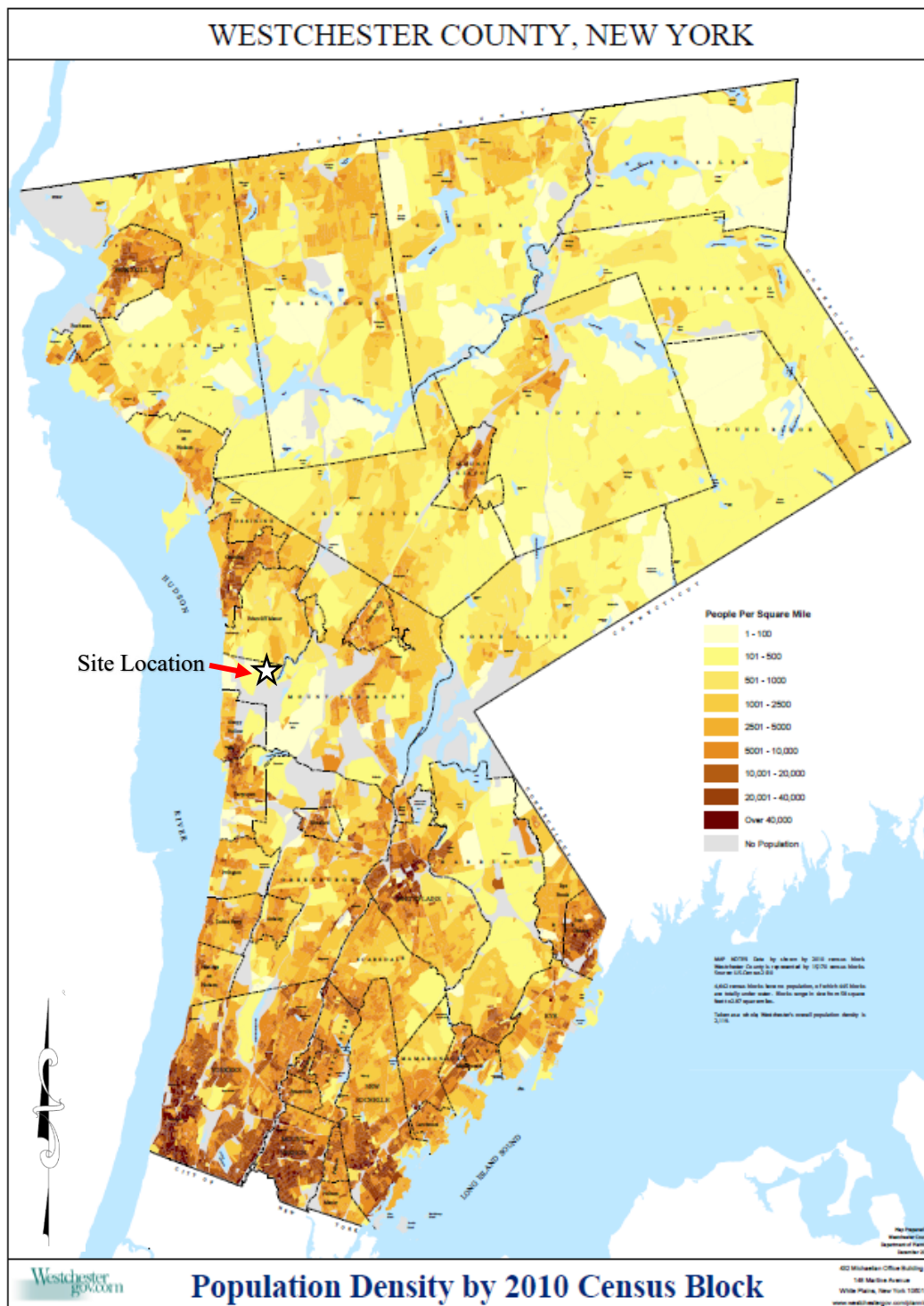
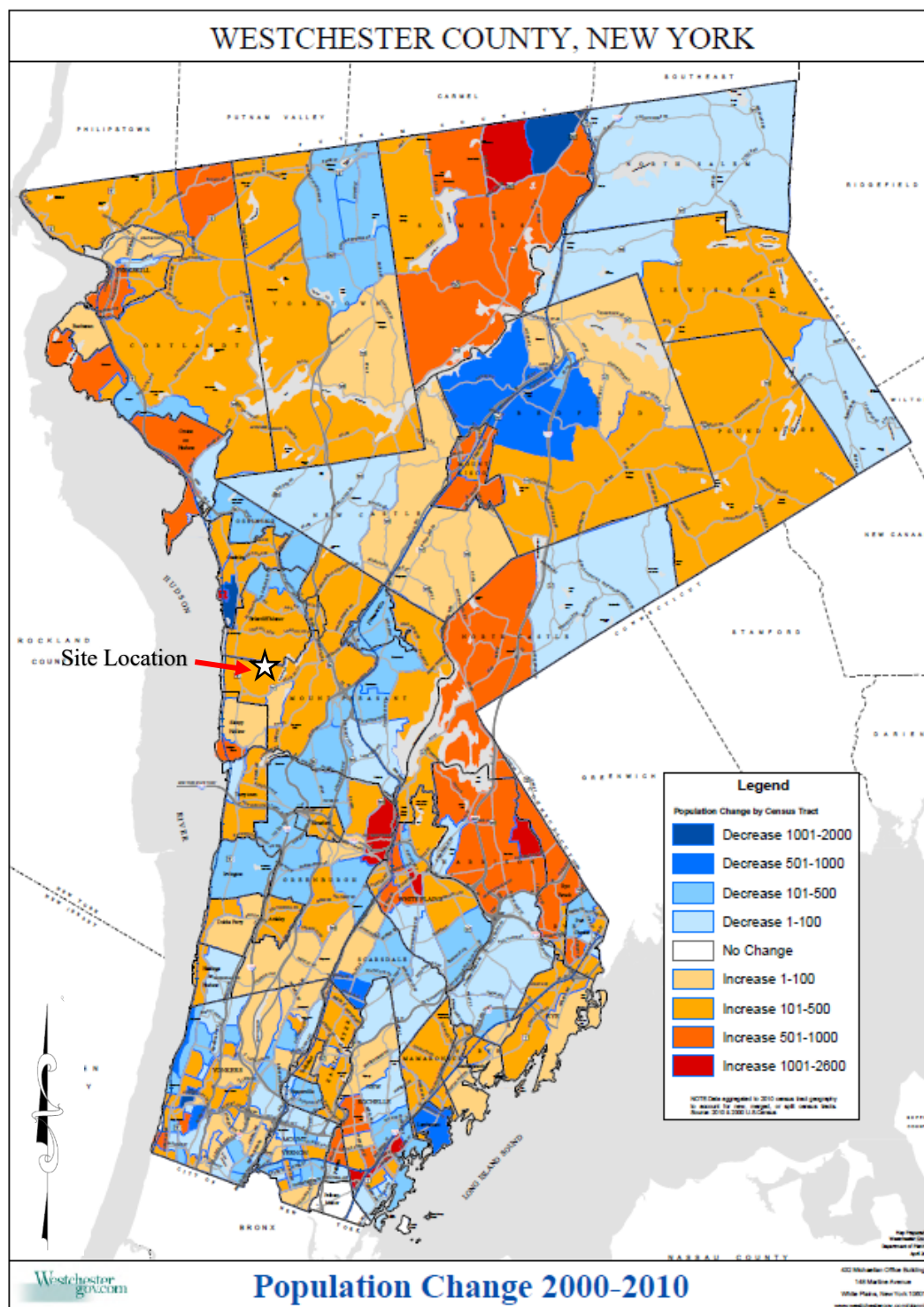
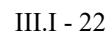


Exhibit III.I-8 Population Change 2000 - 2010

Source: Westchester County Maps
(n.t.s)



*Source: Westchester County Maps
(n.t.s)*



Chapter III

Section J

Cultural Resources

J. Cultural Resources:

This section outlines existing conditions, anticipated impacts, and proposed mitigation related to the cultural resources and history of the Site. Historical Perspectives, Inc has completed a Phase 1A and Phase 1B archaeological investigation of the Site which can be found in the Appendix I of this DEIS. The report has been sent to NYS Historic Preservation Office¹ (SHPO) for review of historical and archaeological resources. A response from SHPO was received on 1/28/22, (see Appendix E) which indicated the Proposed Action would have no significant adverse impact on historical or archaeological resources.

1. Existing Conditions

The Site is bounded by Sleepy Hollow Road on the west, Pocantico Lake on the east, the Town of Ossining/Village of Briarcliff Manor boundary line on the north, and privately-owned residential lots on the south. The western side of the property contains an easement for the deeply buried State and National Register of Historic Places (S/NRHP) determined eligible New Croton Aqueduct, as well as an area of locally mapped wetlands. The Old Croton Aqueduct was constructed in the 1830's and put into use by 1842. The Old Croton Aqueduct provided 100 million gallons of water per day to New York City. After being put into use New York City's population continued to grow exponentially and the 100 million gallons per day was not enough to keep up with the demand. In 1885 construction of the New Croton Aqueduct began which was three times larger than the Old Croton Aqueduct and began providing water to the city in 1890². The Old Croton Aqueduct provided water to New York City until 1965. The easement area on the Site will not be affected by the Proposed Action. Currently, the Site supports a single-family home with several outbuildings, a pool in the central part of the property and a former caretaker's house at the northern end of the property. The two building areas are connected by a looping driveway.

The Site lies within an area classified as sensitive for archaeological resources by the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP).

The report in Appendix I, prepared by Historical Perspectives, Inc. (HPI), is a standard Phase I Archaeological Investigation of the Site. HPI conducted a two-part archaeological survey, a Phase IA documentary research and sensitivity assessment, and a Phase IB field investigation. The Area of Potential Effect (APE) for the Proposed Action includes the limits of ground disturbance for the Proposed Action which is in the approximate center of the Site and measures approximately 11.3± acres. The APE does not include on-site slopes

¹ New York State Office of Parks Recreation and Historic Preservation (NYSOPRHP) is the State Historic Preservation office

² New York State Office of Parks Recreation and Historic Preservation (NYSOPRHP) website – Old Croton Aqueduct State Historic Park

over 12%, Figures in the report illustrate the extent of the entire Site in bold outline and the smaller APE as a dashed line.

The Phase IA research found that the Site had the potential to yield precontact period cultural resources in areas not previously disturbed, heavily sloped, or containing standing water. The Site was used as farmland or woodland until the 1920s, when the main house on the property was constructed. Additional buildings and structures were erected on the property during the ensuing decades. The Site was owned and/or occupied by a series of well-known and well-to-do residents, including Anna Roosevelt Dall and Curtis Bean Dall (1929-1934); Martin and Katherine Fenton (1934-1935); Joseph F. Cullman, III (1936-1974) and Susan Lehman Cullman (1936-1994), and their daughter Dorothy Cullman Treisman (1936-2013). Several of these owners also had other homes in New York City and occupied the property on a part-time basis, while caretakers maintained the estate year-round.

Most of the on-site buildings, including the main estate house, although older than 50 years, have been largely modified and therefore do not meet eligibility requirements for the S/NRHP.

The Phase IB archaeological testing program consisted of 78 hand excavated shovel tests (STs) placed at 15m intervals and judgmentally within the testable portions of the APE. No precontact artifacts were found in any of the STs. The archaeology team identified a limited number of modern artifacts in a few of the excavated STs and no concentrations of artifacts or features. No precontact period archaeological materials were recovered. Additionally, none of the bedrock outcrops appeared to have been used as precontact period rock shelters.

The Rockefeller history in the vicinity of the Site was documented on the 1891 Beers map. Seen in Exhibit III.J-4. The map indicated the location of the recently purchased nearby acreage of William Rockefeller to the south and west of the Site. William Avery Rockefeller, Jr. was the younger brother of John D. Rockefeller, Sr. Together they founded Standard Oil and became well-known and wealthy American business leaders. Both brothers had begun to acquire vast tracts of land in the Pocantico Hills section of Mount Pleasant during the 1880s and 1890s; William's Rockwood Hall estate overlooked the Hudson River approximately 1.5 miles west of the Site and John D. Rockefeller's Kykuit is located 1.85 miles to the south. Much of the Rockefeller holdings, including lands south and west of the Site, passed to John D. Rockefeller, Jr. and eventually became known as Rockefeller State Park Preserve in the 1980s. The Rockefeller Pocantico Hills Estate Historic District, which was listed on the S/NRHP in 2019, includes large portions of the Rockefeller lands (Krattinger 2018). The preservation of the lands within the Rockefeller holdings, keeping them from the possibility of future development, added to the attraction

of the area to wealthy residents, who were lured to the area by the promise of natural surroundings and easy train access to New York City.

2. Anticipated Impacts:

The Proposed Action will create a 31 building-lot cluster subdivision consisting of 29 new single-family residences, the preservation of two existing residences on separate lots, and one non-buildable open space lot. The lots will be limited in size from 0.5± acre to 1.25± acres, and a large conservation area set-aside to protect the land along the lakefront in a non-disturbed state.

The Proposed Action will retain the two residences on the Site and incorporate them into the new subdivision. Additionally, there will be no impacts to the deeply buried S/NRHP eligible New Croton Aqueduct that runs within the western portion of the Site, or to Pocantico Lake and its shoreline, which will be preserved through a conservation easement. In addition, the edge of the S/NRHP listed Rockefeller Pocantico Hills Estate Historic District is located nearly 1,000 feet to the southwest of the Site and will also not be affected by the Proposed Action. No structures listed on the S/NRHP are 1,000 feet of the site.

Based on the results of the Phase IB testing program, HPI recommends no further archaeological testing within the project APE.

3. Proposed Mitigation

The cultural resources report conducted recommended no further archaeological testing within the project APE.

The report also indicated the following benefits regarding historic resources:

- The Proposed Action will retain the two residences on the Site and incorporate them into the new subdivision.
- There will be no impacts to the deeply buried S/NRHP eligible New Croton Aqueduct that runs within the western portion of the Site, or to Pocantico Lake and its shoreline, which will be preserved through a conservation easement.
- The edge of the S/NRHP listed Rockefeller Pocantico Hills Estate Historic District is located nearly 1,000 feet to the southwest of the Site and will also not be affected by the Proposed Action.

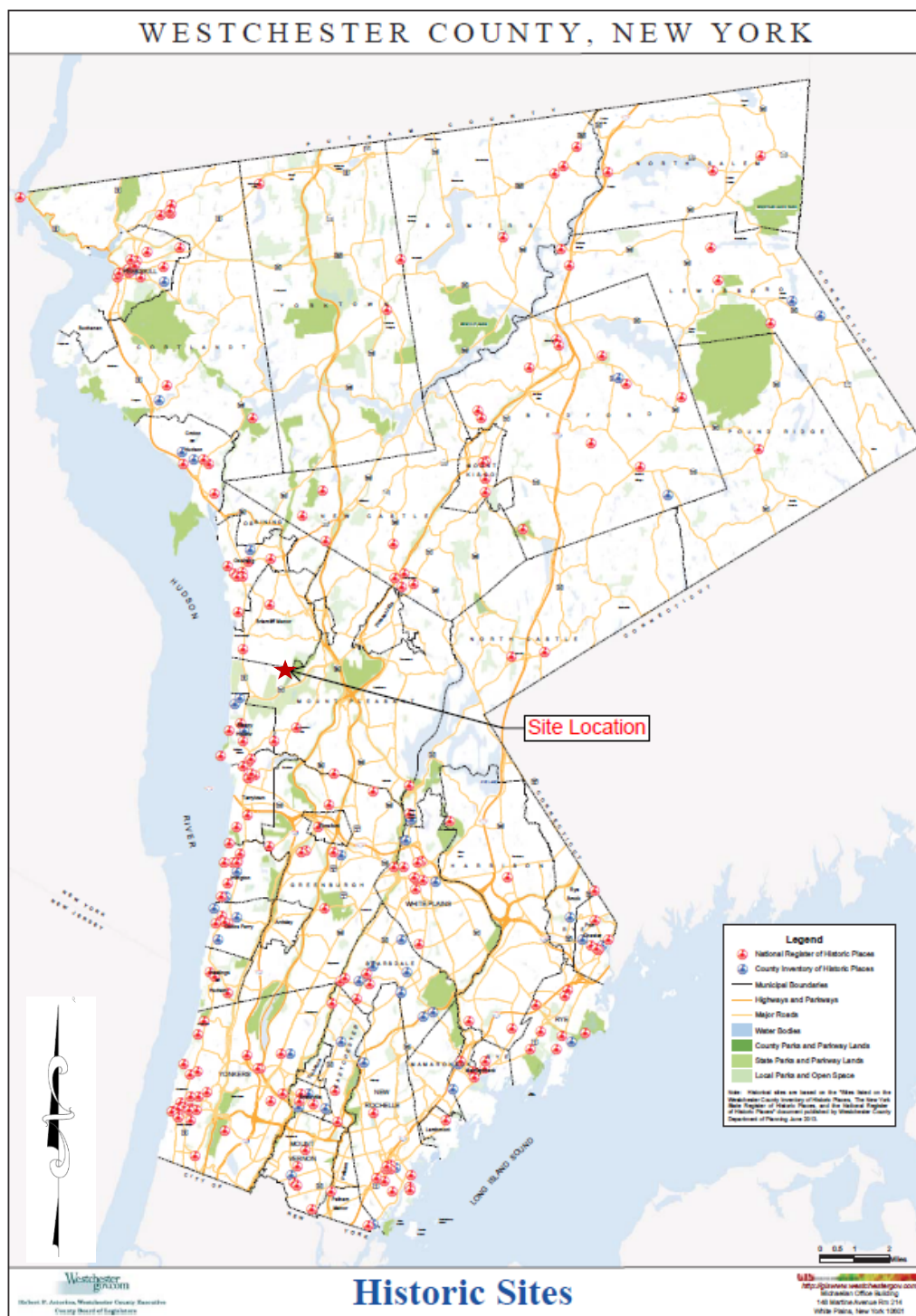
In addition, the NYSOPRHP has reviewed these reports, for the Proposed Action and has sent a “No effect” letter that indicated that the agency has no concerns regarding the

Proposed Action and will not impact historic architectural resources. Therefore, no further mitigation measures are proposed for cultural resources.

Exhibit III.J-1

Historic Sites

Source: Westchester County
(n.t.s.)



Source: Westchester County
(n.t.s.)



Exhibit III.J-3

New York State Parks and Historic Sites (Rockefeller State Park Preserve)

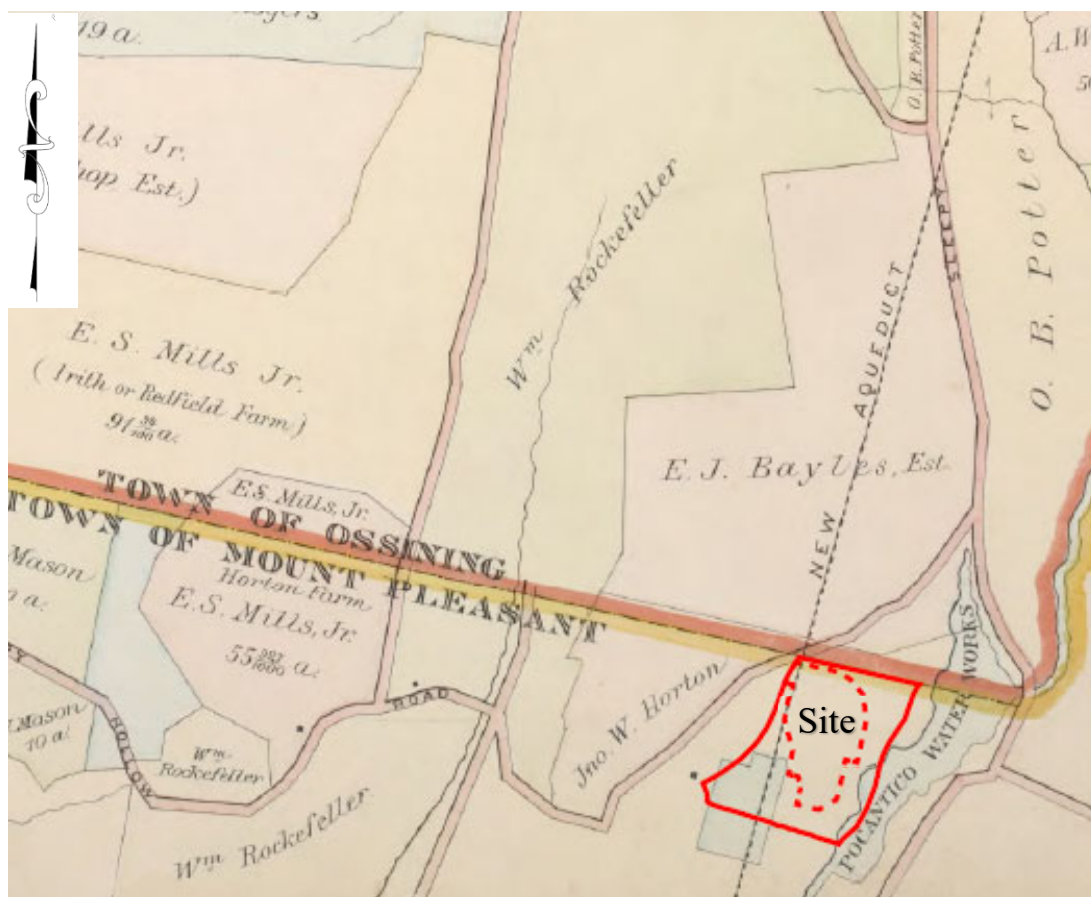
Source: Hudson Valley Resource Mapper
(n.t.s.)



NYS Parks and Historic Sites

Exhibit III.J-4 Beers Map 1891

Source: *Historical Perspectives*
(n.t.s.)



Chapter III

Section K

Visual Resources

K. Visual Resources

This section of the DEIS describes the existing environmental conditions on the Site as it relates to the visual resources, anticipated impacts, and appropriate mitigation measures. Descriptions of potential impacts are supported by maps and figures which have been included to demonstrate how the Proposed Action relates to the community character of the neighborhood.

1. Existing Conditions

The visual character of the Site is defined by its large expanse of open area along the Site's Sleepy Hollow Road and the forested edge facing Pocantico Lake. There are several existing structures on Site, including the caretaker's cottage, which can be seen from Sleepy Hollow Road and the main house can be partially seen from select locations on the eastern shore of Pocantico Lake (refer to photographs and exhibits at the end of this chapter). The main house is located at the end of a long driveway and is not visible from Sleepy Hollow Road. Other existing structures on-site include a pool house with two car garage, and four car garage. The main house has a large open lawn in the front yard which includes a kidney-shaped pool, tennis court, and garden. The location of the main house is very flat and open but not readily visible to the surrounding properties.

The character of the surrounding community is comprised primarily of single-family residences, wooded areas, Pocantico Lake and parkland. In the opinion of the Applicant, the character of the Proposed Action is consistent with that of the surrounding community. The overall community character in the vicinity of the Site is further described below.

Views from the south:

The area south of the Site is developed with 27 single family residences on 1 acre lots. Each of these residences is accessed by Kings Grant Way which was a large subdivision approved in 1970. Of the 27 lots, seven of them abut Pocantico Lake each having

manicured lawns leading down to the lake with few trees. These properties are listed below:

- 19 Kings Grant Way
- 21 Kings Grant Way
- 23 Kings Grant Way
- 25 Kings Grant Way
- 27 Kings Grant Way
- 29 Kings Grant Way
- 31 Kings Grant Way

Views from the west:

The Site's westerly boundary line abuts Sleepy Hollow Road. In total, the Site has ±1,400 linear feet of frontage on Sleepy Hollow Road. Directly across Sleepy Hollow Road are 6 single-family residences each located on individual lots ranging in size from 0.5 to 3.2 acres. These properties are listed below.

- 768 Sleepy Hollow Road
- 762 Sleepy Hollow Road
- 758 Sleepy Hollow Road
- 756 Sleepy Hollow Road
- 752 Sleepy Hollow Road
- 748 Sleepy Hollow Road

Views from the north:

North of the Site is a single-family residential subdivision. This subdivision consists of roughly 120 single-family residences each located on 0.25 acre lots. The lots abut Avondale Court, Berkley Court, Charlotte Court, Greenwood Court, and Elizabeth Court, each of which have access to and from Wilderness Way. In addition to the above-described subdivision, there are approximately 15 additional single-family residences with frontage on Sleepy Hollow Road and Old Sleepy Hollow Road.

Views from the east:

East of the Site is Pocantico Lake County Park, a 38-acre park owned by Westchester County. Pocantico Lake previously provided drinking water to Hastings-on-Hudson, Dobbs Ferry, North Tarrytown, and Ardsley until it was abandoned as a water supply in 1977. Each of these communities now receive potable water from other sources.

Westchester County designated this watershed property as a Critical Environmental Area (C.E.A.) because of its potential for multi-municipal water source, not for aesthetic value, as described in Westchester County Local Law 16-1989

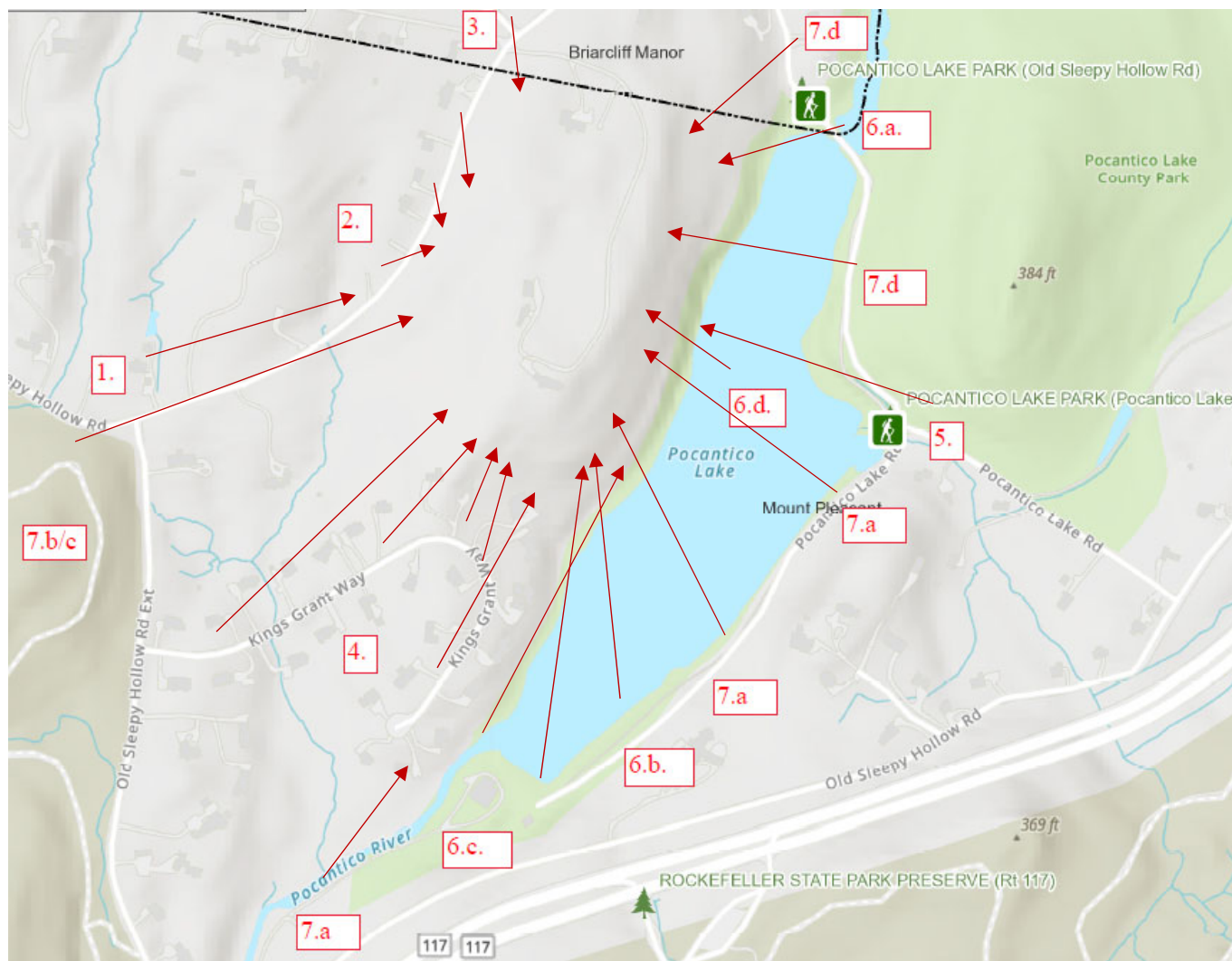
The following views of the Site in the surrounding area has been documented herein and accompanied with photographs and GIS locational viewpoints for reference. These specific locations were required in the DEIS Scoping outline:

1. View along Sleepy Hollow Road south of Site facing north
2. View along Sleepy Hollow Road at the center of the Site
3. View along Sleepy Hollow Road north of the Site facing south
4. View of Site from Kings Grant Way
5. View of Site from Pocantico Lake Road
6. View from Pocantico Lake at 4 locations:
 - a. The bridge at the north end of the lake
 - b. The shoreline fishing access Site
 - c. The dam at the south end of the lake
 - d. Location of the Site from the lake's surface from the viewpoint of a person in a kayak
7. View of Site from public parkland including:
 - a. Pocantico Lake County Park
 - b. Rockefeller State Park Preserve
 - c. The Audubon Preserve
 - d. Briarcliff Pocantico Lake Park

Exhibit III.K-1

Viewpoints of the Site as Identified in the SCOPE

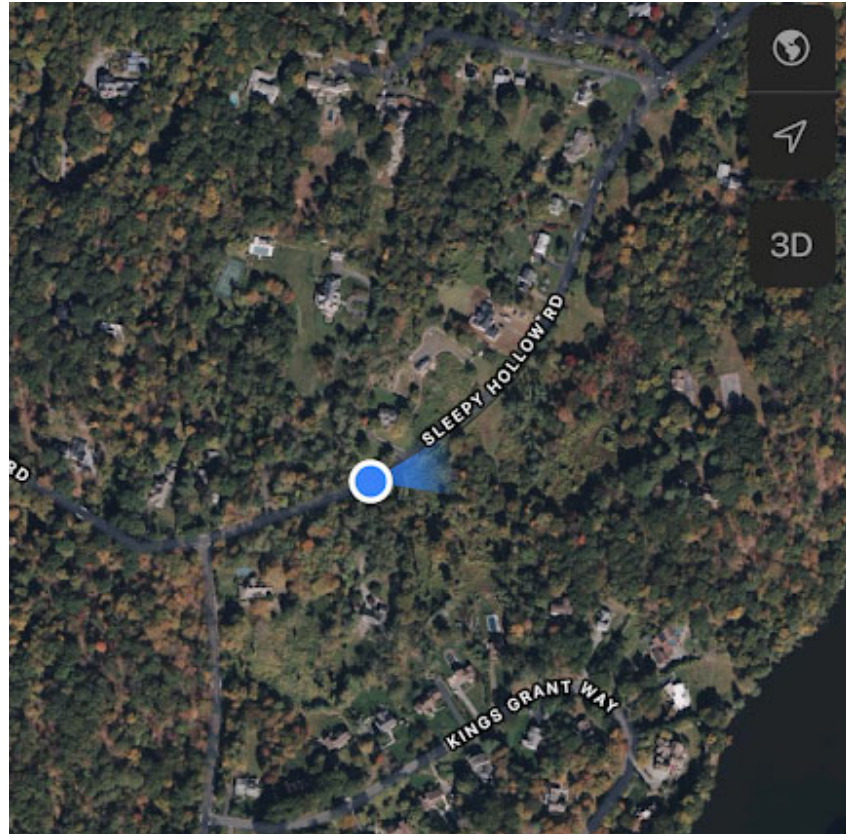
Source: Westchester County Mapper
(n.t.s)



View 1 (View along Sleepy Hollow Road South of Site facing north)

Photo 1.A: View of the Site from Sleepy Hollow Road facing northeast. To right side of Sleepy Hollow Road is the southwest portion of the Site. The right of the photo indicates a black chain link fence along the property line in addition to many trees. The Site is heavily screened with overgrowth from vines and brush. The existing residence and structures on-site are not visible. On the west side of Sleepy Hollow Road (left in photo) the residence at 768 Sleepy Hollow Road is visible. Photo 1.B below is the same viewpoint during but with foliage and vegetation.

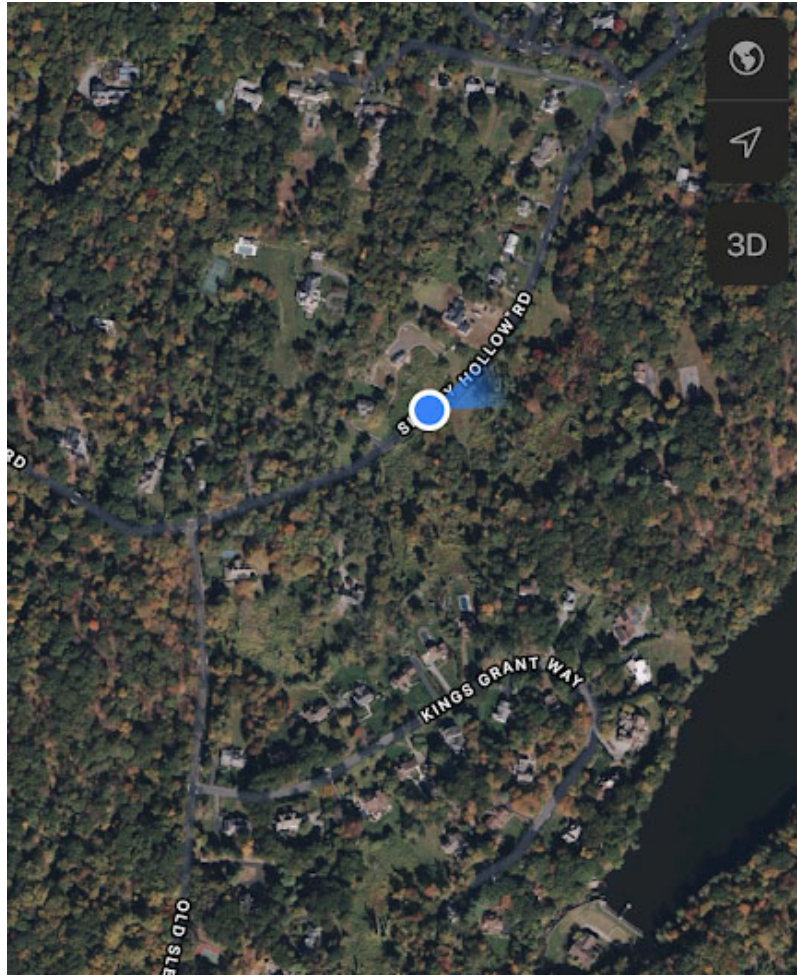




Location of Photo 1: Photo 1 was taken showing the viewpoint of the Site. from Sleepy Hollow Road at the southernmost point of the Site facing north/east.



Photo 2: View of the Site taken further north on Sleepy Hollow Road facing northeast. To right side of Sleepy Hollow Road is the mid-south portion of the Site. The black chain link fence along the property line is visible, in addition to many trees. The cluster of trees seen in the photo are located within the wetland / wetland buffer of the Site. The Site is heavily screened with overgrowth from vines and brush along the fence and hanging from the trees. The existing residence and structures are not visible. On the west side of Sleepy Hollow Road is brush and overgrowth, and the residence located at 762 Sleepy Hollow Road is visible in the distance.



Location of Photo 2: Photo 2 was taken from showing the viewpoint of the Site. This photo was taken further north from Photo 1.

View 2

(View along Sleepy Hollow Road At the center of the Site)



Photo 3: View showing the center of the Site, taken further north on Sleepy Hollow Road facing northeast. To right side of Sleepy Hollow Road is the center of the Site. The black chain link fence along the property line is visible, in addition to large conifers screening the Site. The cluster of trees seen just within the limits of the fence are located within the northern most portion of the wetland / wetland buffer of the Site. The trees along the fence heavily screened the Site from the adjacent properties. The existing residence and structures are not visible. On the west side of Sleepy Hollow Road is the driveway for the existing residence at 762 Sleepy Hollow Rd.

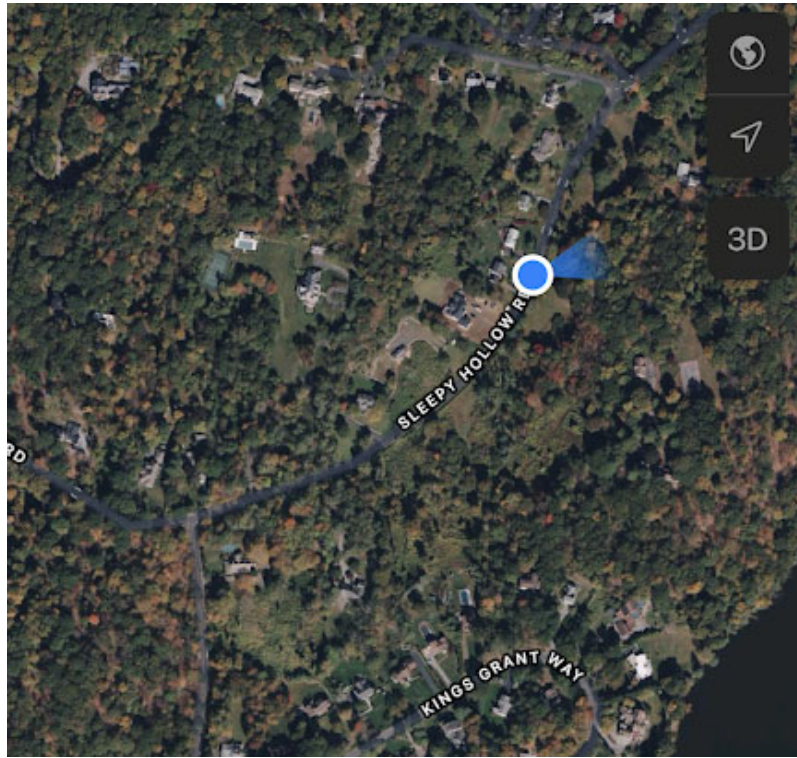


Photo 4: View at the center of the Site further north on Sleepy Hollow Road facing north. To the east side of Sleepy Hollow Road is the center of the Site. The black chain link fence is visible continuing along the property line in addition to large conifers. The trees along the fence heavily screen the Site from the adjacent properties. The existing residence and structures are not visible. On the west side of Sleepy Hollow Road is the driveway for residence located at 756 Sleepy Hollow Road.



Photo 5: View at the center of the Site further north on Sleepy Hollow Road facing north. To the east (right) side of Sleepy Hollow Road is the center of the Site. The black chain link fence is visible continuing along the property line in addition to large trees. The trees, vines, and growth along the fence screen the Site from the adjacent properties. The existing residence and

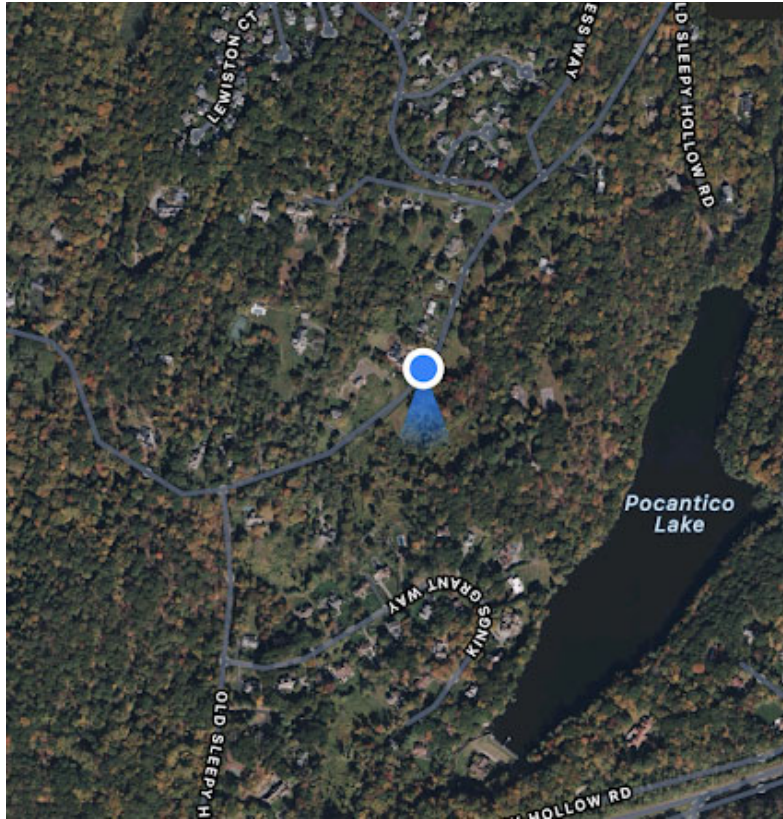
structures on-site are not visible. The west side of Sleepy Hollow Road is the driveway for the existing residence located at 752 Sleepy Hollow Road.



Location of Photos 3 - 5: Above indicates the general location where Photos 3-5 were taken from, looking northernly toward the center of the Site from Sleepy Hollow Road.



Photo 6 (left) & Photo 7 (right): View at the center of the Site on Sleepy Hollow Road facing south. To left side of Sleepy Hollow Road is the center of the Site. The black chain link fence is visible continuing along the property line in addition to large trees. The trees along the fence and the fence are covered in vines and growth which screen the Site from the adjacent properties. The existing residence and structures on Site are not visible.



Location of Photos 6-7: The location that Photos 6-7 were taken from looking southerly toward the center of the Site from Sleepy Hollow Road.

View 3

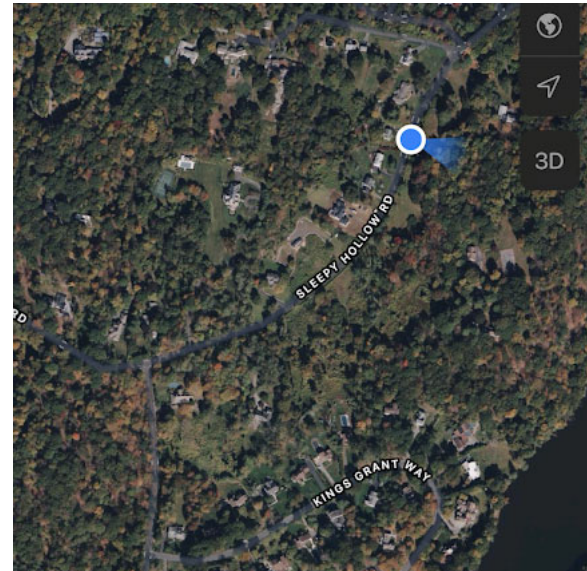
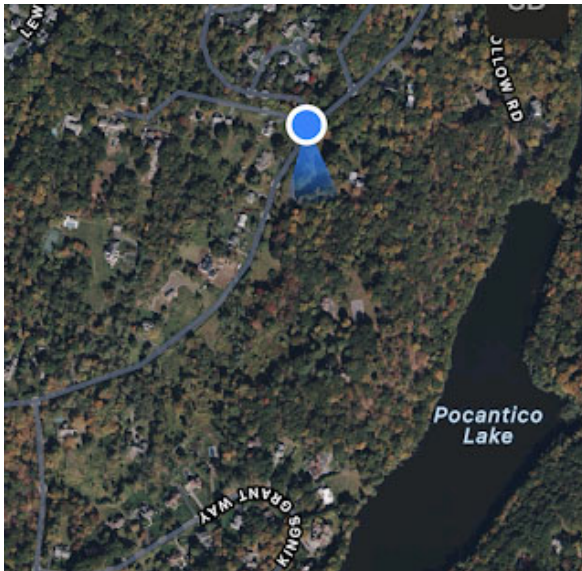
(View along Sleepy Hollow Road North of the Site facing South)



Photo 8 (left) and Photo 9 (right): Photo 8 shows the view from Sleepy Hollow Road north of the Site facing south. Photo 9 shows the existing driveway access to the Site. Just to the left of the existing driveway is the property line and municipal boundary between Mount Pleasant and the Village of Briarcliff Manor. Existing conifers and screening trees north of the Site, continue south along the property line. This natural screening provides additional buffer and screening between the Site and residences across the street. A small portion of the existing two-family residence is visible.



Photo 10: This (wide-angle) photo was taken from Sleepy Hollow Road further south from the existing entrance. Trees and vegetation screen most of the Site. Small portions of the yard can be seen below the tree canopy.



Location of Photo 8 (Left), and Location of Photo 9 (Right): Shows the location that Photos 8 and 9 were taken respectively. These photos show the view facing the Site at the north end of Sleepy Hollow Road.

View 4

(View of Site from Kings Grant Way)



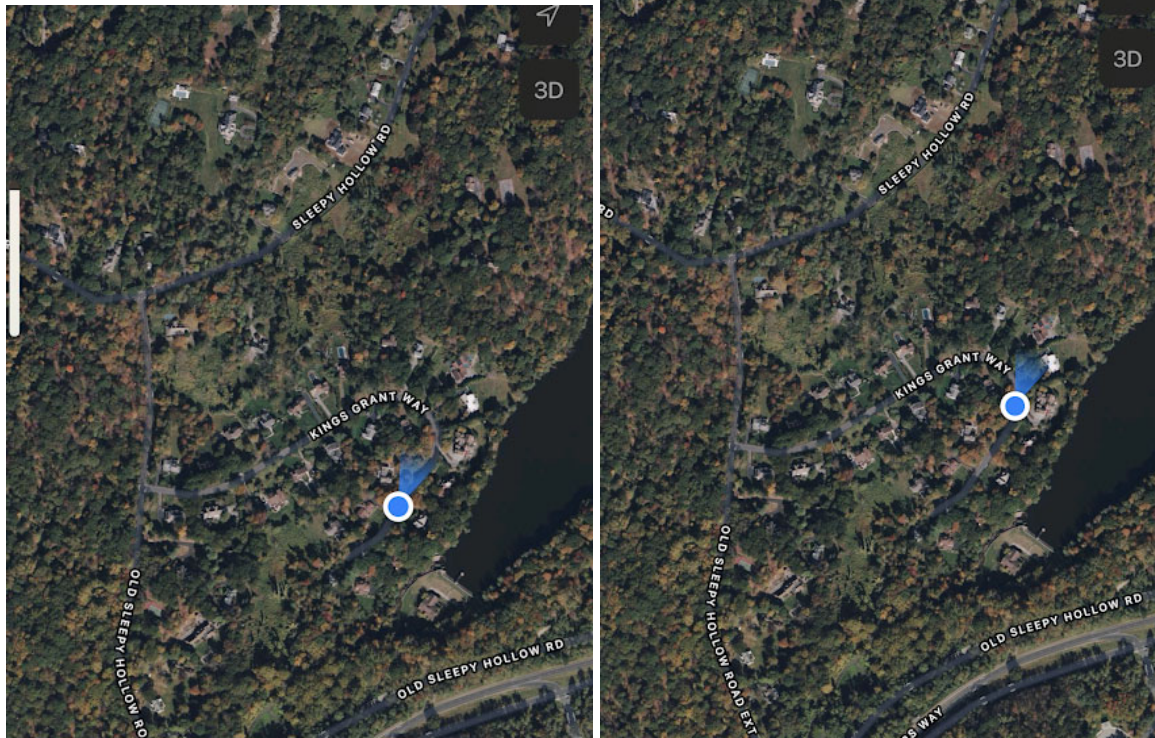
Photo 11 (Left) and Photo 12 (Right): Photo 11 shows the view from a vehicle traveling approximately 400' north bound into Kings Grant Way. Photo 12 is taken approximately 1,000 feet into Kings Grant Way in the same direction and closer to the Site. Several screening conifers and mature vegetation are visible within these properties. No portion of the existing Site residences or structures can be seen from this point.



Location of Photo 11 (Left), Location of Photo 12 (Right) shows the location that Photos 11 and 12 were taken respectively. These photos show the view facing the Site from the south on Kings Grant Way.



Photo 13 (Left) and Photo 14 (Right): Photo 13 shows the view from a vehicle traveling north bound in the direction of the Site from the cul-de-sac of Kings Grant way. Photo 14 shows the view in the same direction as the vehicle rounds the bend and closer to the Site. This shows most of these existing residences along Kings Grant Way have established screening. All the properties to the right in the photos are the homes which abut Pocantico Lake with manicured yards down to the Lakes edge. No portion of the existing Site residences or structures can be seen from this point.



Location of Photo 13 (Left) and Location of Photo 14 (Right) shows the location where Photos 13 and 14 were taken respectively. These photos show the views facing north towards the Site seen from a vehicle exiting Kings Grant Way.

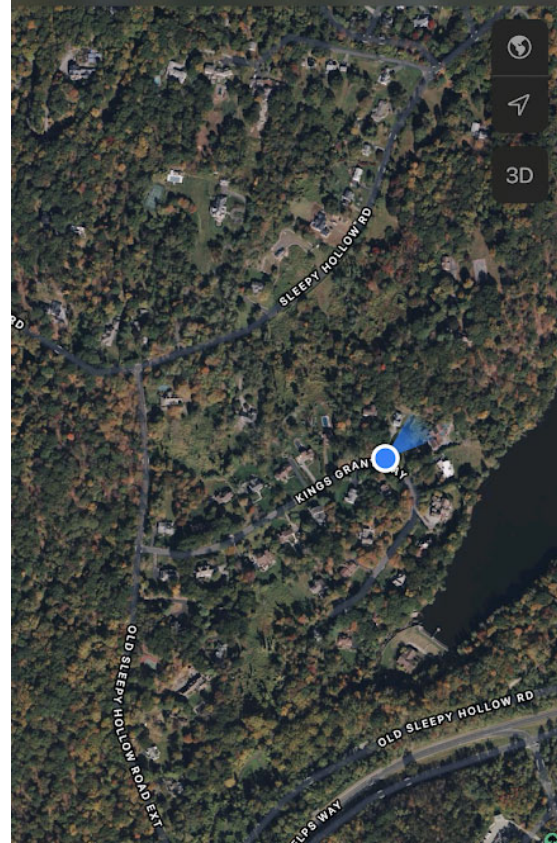


Photo 15 (Left): This view is facing the Site directly from Kings Grant Way at the closest, most direct point. Vehicles traveling along Kings Grant Way face the Site from two directions as they enter and exit the Site. Previous photos 11 and 12 show viewpoints of vehicles entering Kings Grant Way from Sleepy Hollow Road Extension while photos 13 and 14 show the viewpoints of vehicles while exiting from the Kings Grant Way cul-de-sac. While traveling along Kings Grant Way the road bends sharply to the right or the left depending on the direction of travel. The view shown in photo 15 is directly facing the residence located at 17 Kings Grant Way. This view is not the direct line of Site from travelers along Kings Grant Way and is primarily seen from vehicle directly entering the driveway. Observation shows a significant number of trees between this residence and the Site. A very small portion of the existing residence of the main house was able to be seen.

Location of Photo 15 (Right) Shows the view facing the Site from Kings Grant Way at the closest point.

View 5

(View of Site from Pocantico Lake Road)



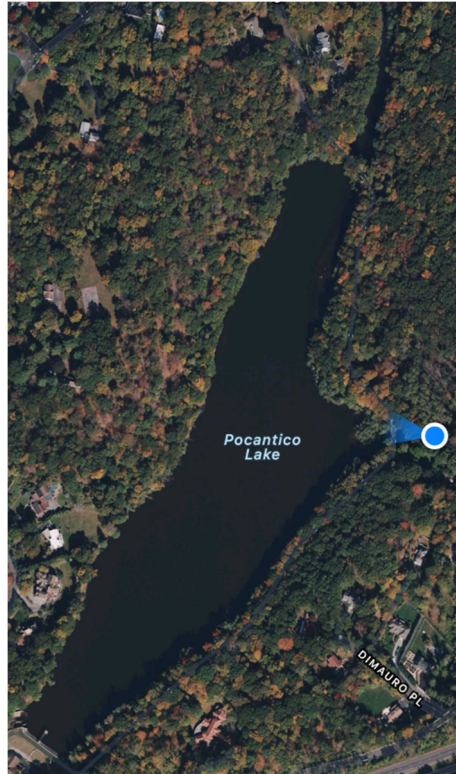
Photo 16: This viewpoint is from Pocantico Lake Road approximately 150' before the end of the Road, westerly facing looking in the direction of the Site. There are several residences which are accessed from Pocantico Lake Road including the house shown in the photo. At the end of Pocantico Lake Road is the Pocantico Lake trail. There is a bridge to the left south on the trail and a guard rail to the right north on the trail.



Photo 17: This (wide-angle) view is taken from the bridge at the end of Pocantico Lake Road looking in the direction of the Site. The homes along Kings Grant Way stand out with manicured back yards down to the water's edge. From this view there are trees which protrude in front of the bridge screening most of the lake and Site. The main residence and the other structures on the Site cannot be seen from this location. A Site visit was conducted at this location and is described later in this section.



Photo 18 (left) and Photo 19 (right): Both photo 18 and 19 above have been taken from the bridge at the end of Pocantico Lake Road. Photo 18 is in the northbound direction along the trail and photo 19 is in the southbound location along the trail.



Location of Photos 16-19: This shows the viewpoint looking at the Site from the end of Pocantico Lake Road. Dense vegetation and growth blocks views of the Site from this location. This location is directly across the lake from the homes proposed on lots 7 through 12. Large red aviation balloons 6 foot in diameter were inflated and installed at the highest roof elevation of the proposed homes backing the Lake. In photo 19A below, the 6' diameter red balloon can hardly be seen between the vegetation from this viewpoint across the lake.



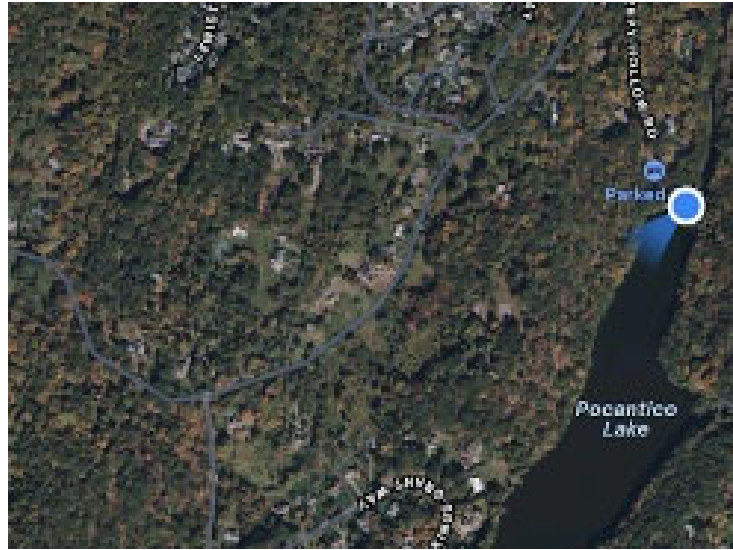
Photo 19.A (view with balloons): Photo of the Site from the end of Pocantico Lake Road with 6-foot diameter helium balloons installed in the location of Proposed Lots 6-12. The balloons were raised to the peak roof height of the proposed residences. The only visible balloon was on lot 12 which can be seen above.

View 6A

(View of Site from the bridge at the north end of Pocantico Lake)



Photo 20 (left) and Photo 21 (right): Both photos 20 and 21 were taken from the bridge at the north end of Pocantico Lake facing southwest towards the Site. The eastern portion of the Site is heavily wooded. No portion of the existing residences can be seen from this point. The trees are very dense only a small portion of daylight can be seen through the branches. This dense vegetation and wooded area is proposed to remain and be protected within the conservation easement.



Location of Photo 20 and 21: Shows the viewpoint of the Site where Photos 20 and 21 were taken looking at the Site from the bridge at the north end of Pocantico Lake. No structures on the Site can be seen from this location.

View 6B

(View of Site from a shoreline fishing site)



Photo 22 (left) and Photo 23 (bottom): Both photos 22 and 23 have been taken from a shoreline fishing site. There is no defined “shoreline fishing access site” of record or signage posted. A complete walk to the end of the trail and back will reveal the path to the shoreline seen in Photo 22 is the largest significantly cleared path down to the Lake. Other points down to the shoreline were observed but this was the most distinguished. Location of Photos 22 and 23 (top right) can identify the location where these photos were taken and the direction facing the Site. Photo 23 was taken at the lake edge. Directly across the Lake the back yards of the homes on Kings Grant

Way can be seen with manicured lawns down to the Lakes edge. Over a dozen kayaks at the water's edge were observed behind these properties Kings Grant Way. Additional kayaks were observed on several other properties Surrounding the Lake. It is noted that Westchester County has several signs indicating that swimming and boating in Pocantico Lake are prohibited. The Site can be seen across the lake on the right-hand side in the wooded area. No portion of the existing single-family residence of the other structures can be seen from this point.

The southeast portion of the Site can be seen in Photo 23 opposite the lake on the far right side. As indicated the Site is heavily wooded. Clear observation of the Site is located to the right of the rock outcroppings seen sticking out of the water. All this wooded area is proposed to be preserved within the conservation Easement.

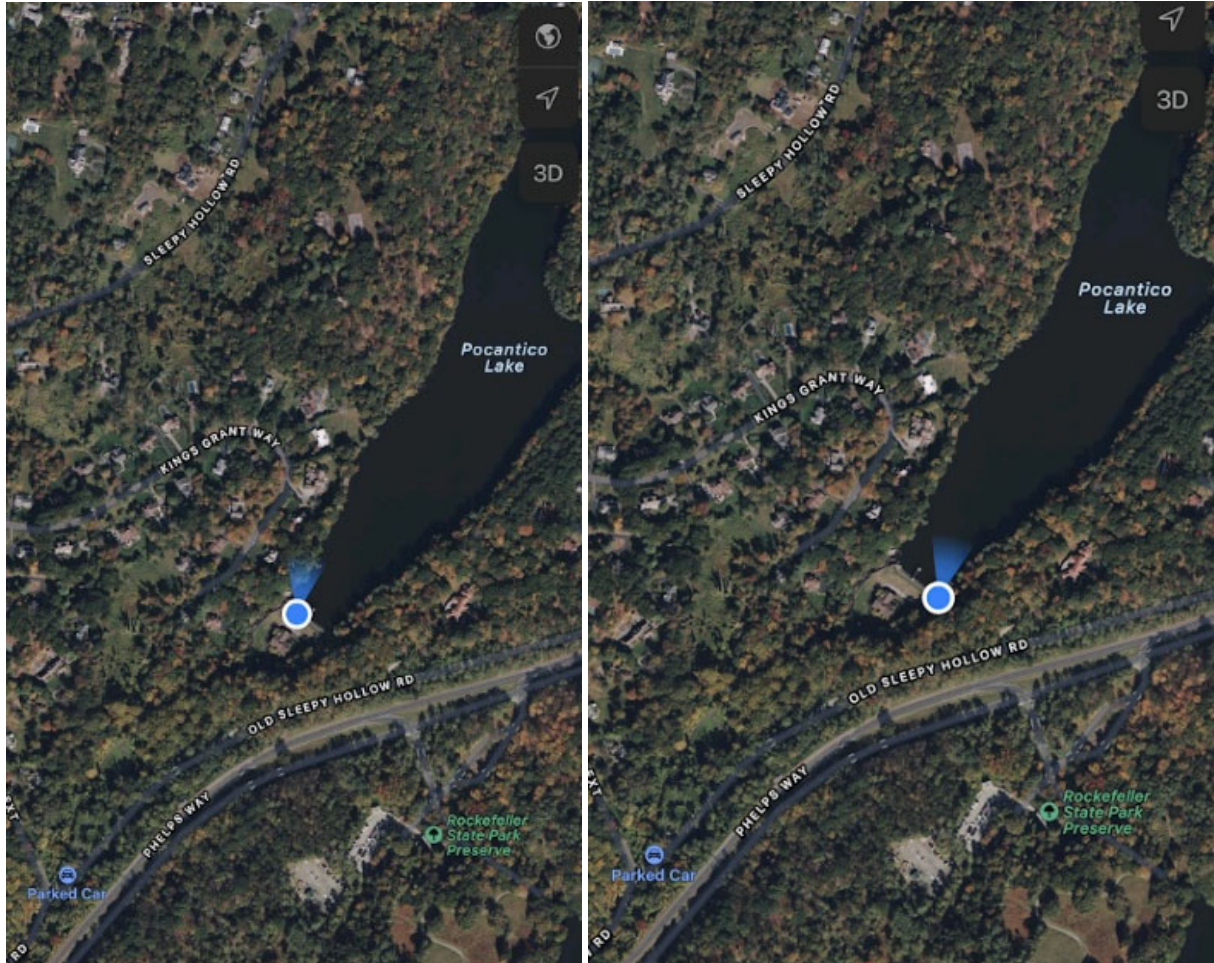
The most common use of the parkland appears to be by people who hike the trail around the east side of the lake. The path around the lake forms an arc similar to half of an and oval having the Lake in the middle. People walking the path starting from the south by the dam are directed northeast around the Lake then northwest to the Briarcliff entrance. Likewise, people coming from the Briarcliff entrance are directed southeast towards Pocantico Lake Road then south west towards the dam. The location of the Site is not in the direct line of sight from anyone hiking or walking around the Lake.

View 6C

(View of Site from the dam at the south end of Pocantico Lake)



Photo 24 (top left), Photo 25 (top right) and Photo 26 (bottom): All three photos were taken at the Pocantico Lake dam located at the south end of the Lake. Each photo has a slightly different viewpoint of the Site. Photo 24 shows the back yards of the residences along Kings Grant Way before seeing a portion of the wooded edge of the Site in the distance. Photo 25 was taken from the midpoint of the dam. You can see a portion of the wooded area of the Site just over the red part of the bridge. Photo 26 is probably the best view of the Site from the dam but still far away. No portion of the existing single-family residence or additional structures can be seen from this point.



Location of Photo 24 (top left) and Location of Photo 26 (top right) seen above represent the general viewpoint of the Site from the dam.

View 6D

(View of Site from the viewpoint of a person in a kayak on Pocantico Lake)

A photo of the Site from the viewpoint of a kayak could not be obtained. Many signs have been posted stating swimming and boating are prohibited on Pocantico Lake. As an alternative the profile below was generated to show the perspective viewpoint from a kayak on the Lake (see below). A large-scale version of the profile can be found on Sheet 7 of the Plan Set. As shown below the view of the Site at this point is consistent with all other viewpoints. Photo of signage posted around the lake

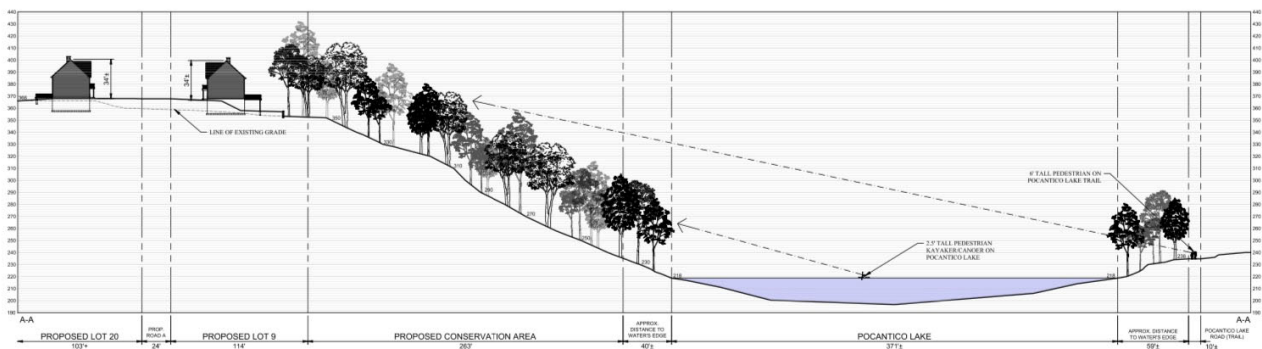


Photo above shows signage posted that is posed in several areas around Pocantico Lake.

View 7A

(View of Site from public parkland – Pocantico Lake County Park)



Photo 27 (top left), Photo 28 (top right) and Photo 29 (bottom): All three photos were taken within Pocantico Lake County Park entrance approaching the dam. Photo 27 shows significant vines and vegetation overgrowth on top of all the wooded areas. Photo 28 was taken further into the park from the entrance. The Pocantico River (seen in the photo) is the downstream watercourse tributary from the Pocantico Lake. In Photo 28 you can see significant garbage including a bed frame seen lodged in the Pocantico River. Residences can be seen in the background roughly 100-200 feet away. Photo 29 below provides a view of the backyard of 31 Kings Grant Way. Location of Photos 28 and 29 (top middle) shows the approximate location of where photos 28 and 29 were taken.





Photo 30 (top left), Photo 31 (top middle) and Photo 32 (top right)

Photo 33 (Bottom Left), Photo 34 (Bottom Middle) and Photo 35 (Bottom Right)



Photos 30-35 have been included to document the existing state of the Pocantico County Park particularly in the area surrounding the Pocantico Lake dam. Photos 30, 31 and 32 show graffiti on the path and the burned remains of existing structures and are covered in graffiti. Photo 35 shows the backyard of the property located at 29 Kings Grant Way. This property appears to have suffered extensive erosion leaving the tree roots and fence posts hanging along the dam spillway. The homes on Kings Grant Way utilize septic systems and are near Pocantico Lake and River. Seepage from the septic systems combined with erosion could be problematic to the homeowners and support the possibility contaminants could be directly entering the Lake and polluting the downstream tributary.



Photo 36 (top left), Photo 37 (top middle), and Location Photo 36 and 37 (top right)

Photos 36 and 37 above were documented at various points around the Lake.



Photo 38 above shows a small section of the siding on the right side of the existing Main House.

This is one of the few points around the Lake where the Main House can be seen.



Photo 39 (above) – Multiple residences are visible from the trails abutting Pocantico Lake and have paths with kayaks in the backyard.



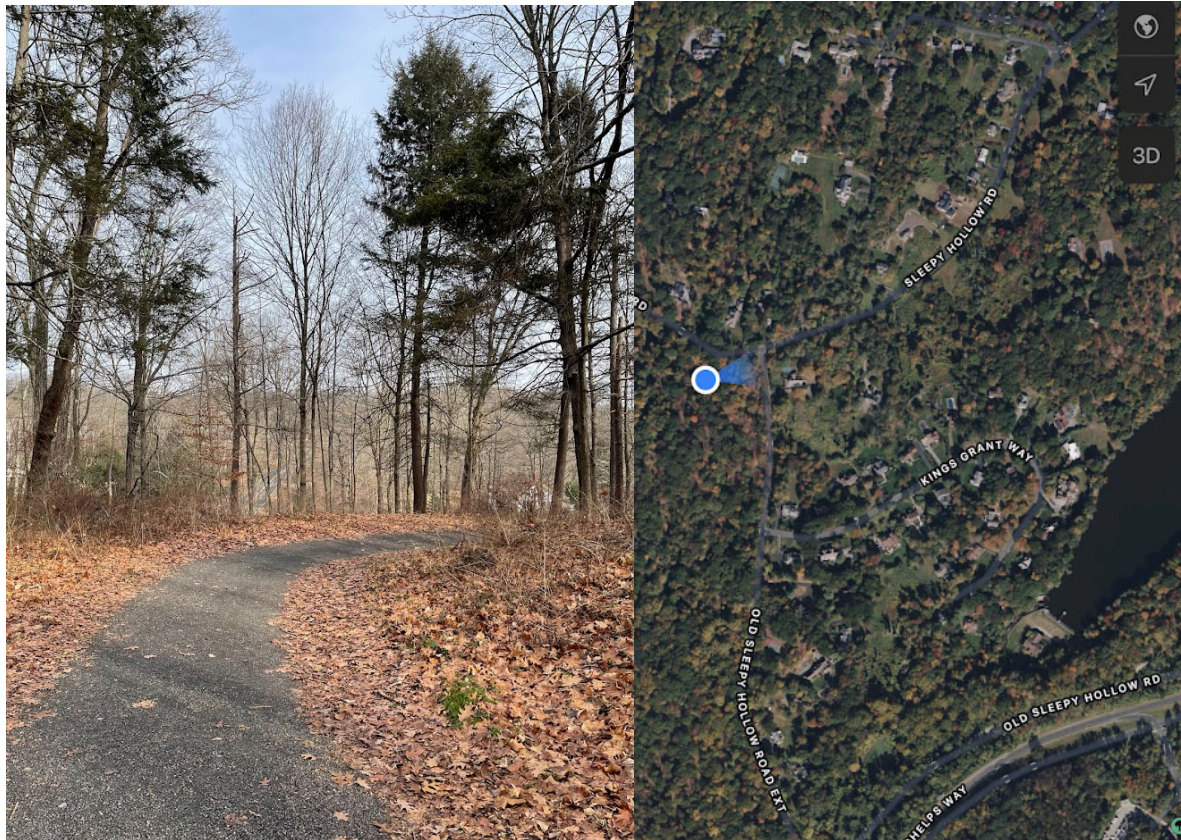
Photo 40 (left), Photo 41 (middle center) and Location of Photos 39-41 (right), continuing further north along the trail are no significantly visible signs of the Main House on the Site.



Photo 42 (left) was taken facing the Site at the shoreline of the Lake, just south of the bridge at the end of Pocantico Lake Road. Location of Photo 42 (right) shows the location where Photo 42 was taken. Although the Site is heavily screened there is a small area where the Main House can be seen shown in Photo 42.

View 7B-C

(View of Site from public parkland – Rockefeller State Park Preserve / Audubon Preserve)



Rockefeller State Park Preserve is located south of the Site primarily on the south side of New York State Route 117. The Site is not able to be seen from the park entrance. Trails within Rockefeller State Park Preserve (RSPP) extend north of 117 to a point southwest of the Site. As the Rockefeller State Park Preserve is registered as part of the New York State Audubon Society views from this location apply to both the RSPP and the Audubon Preserve as they are the closest point to the Site. Photo 43 above on the left shows a view from a person walking on the trail heading east and approaching the bend in the path. The trail itself is clearly seen in Photo 43. Location of Photo 43 above right, shows the location and the direction which the Photos 43 and 44 were taken. Photo 44 (below) is the view facing the Site standing at the bend in the trail seen in Photo 43. The intersection of Sleepy Hollow Road and Sleepy Hollow Road Extension can be seen in addition to the residence located at 777 Sleepy Hollow Road Extension.



Photo 44 above shows no portion of the Site can be seen from Rockefeller State Park Preserve and Audubon Preserve.

View 7D

(View of Site from public parkland – Briarcliff Pocantico Lake Park)



Photos 45 (Left) and 46 (Right) above show the approach to the Briarcliff entrance to Pocantico Lake County Park. Residence located at 59 and 61 Old Sleepy Hollow Road can be seen in photo 45 as approaching the lake. The park entrance can be seen in Photo 46 and the parking area delineated with boulders.

From this location a portion of the Site at the edge of the Lake can be seen. No portion of the existing Main House on the Site can be seen from this location. Photo 47 below shows the large 6' diameter balloons that were placed on-site. These balloons are slightly visible for Proposed Lot 5 and 6 through the dense vegetation. This view is heavily screened and will be protected within the Proposed Conservation Easement.



Photo 47- indication of approximate location of red balloons through the foliage

2. Anticipated Impacts:

Assessment of anticipated visual impacts to the Site have been based on the NYSDEC Program Policy DEP-00-2. This program policy has been used to evaluate aesthetic impacts that the Proposed Action may have on the community. The Applicant contends that the Proposed Action is not within the vicinity of a municipal protected aesthetic resource.

The photos documented in the existing conditions were taken in early January of 2022 when there is no leaf cover. During any of the other 3 seasons of the year when the County Park is most often used, the foliage would restrict views of the Site. In the middle of winter (leaf off season), viewpoints from various points around the Site show significant number of trees screening around the Site prevent little if any views from all angles.

Impact on Views to the West of the Site:

The following impacts along Sleepy Hollow Road have been identified. The Applicant contends that a majority of the public who see the Site from Sleepy Hollow Road will be from vehicles traveling along the road. Drivers direct line of sight only faces the Site in two locations which include approaching from the southwest and from the north. Homes along Sleepy Hollow Road directly adjacent to the Site will see the center of the Site.

From the southwest approach there is a significant amount of overgrowth and mature vegetation screening the Site from motorists. Even in dead of winter this vegetation and overgrowth restricts views of the Site as it densely covers a 6' high chain link fence running along the property boundary line. Should travelers redirect their line of sight from the road to the Site they will see dozens of trees which are in the wetland buffer and are proposed to remain. These trees although bare now will screen the Site. It is possible that only the roofs of some of the homes may be seen for a brief second while traveling north. It is the applicant's opinion that this visual impact is consistent with the predominant character of the neighborhood.

From the north approach, a motorist will not have a direct line of sight as the road curves although they will likely see the back of proposed homes on lots one and two. It is likely this view will be brief. As motorists continue traveling southbound along Sleepy Hollow Road the road bends to the right directing views if any away from the Site. This view is consistent with the predominant character of the neighborhood which is single family residential. The proposed landscaping plan identifies screening in the back yard for privacy to the proposed residences.

Impacts on views at the center of the Site will be directly from the residences on the west side of Sleepy Hollow Road. The view from these residences is currently screened by large conifers which provide screening all year long. Below these trees is a 6' high chain link fence with excessive overgrowth. These trees are proposed to remain. The Applicant contends it is not likely, but possible, between the trees some portions of the homes will be seen. The Applicant believes that this view is consistent with the predominant single family residential character of the neighborhood.

Impact on views to the South of the Site:

Impacts to views from the south include views from Kings Grant Way. Multiple viewpoints were observed along Kings Grant Way. Visual impacts to the south would be from motorists traveling from the entrance of Kings Grant Way to the cul-de-sac and back. The dense woods and sloping topography prevent views of the Site from Kings Grant Way. The sharp bend in Kings Grant Way prevents motorists from having a direct line of sight to the Site. All wooded areas seen from Kings Grant Way are proposed to remain wooded. There is one point at the apex of the bend that a very small portion of the back of the existing residence can be seen. The closest home off Kings Grant Way is approximately 420 feet from the existing residence which is proposed to remain. The Applicant contends there is no change proposed to this viewpoint. Views from Rockefeller State Park Preserve are not anticipated to be impacted as the Site is not visible.

Impact on views to the East of the Site:

The Site is adjacent to Pocantico Lake County Park which includes many different viewpoints of the Site. The existing residence is setback approximately 400' from the edge of the lake and roughly 150' higher than the lake and densely screened. It is noted that only a filtered (partial) view of the existing residence can be seen. Views of the existing residence are consistent with the proposed elevation, setbacks, and screening the proposed development would have on the lake.

The Site is primarily seen from the viewpoint of someone standing at the lake edge directly facing the Site. A thorough search of the Site from multiple viewpoints across the lake revealed only a small portion of the existing residence could be seen but hidden between the trees. Even with no foliage on the trees it was still difficult to locate. The Applicant contends that the impact from the Proposed Action would be minimal if any and only during winter months and the view would be consistent with the current view of the existing primary residence. The Applicant contends that during the other 3 seasons, the Site and Proposed Development will not be seen from any viewpoint around the lake. 6' diameter balloons were installed where the proposed homes backing the lake are located. Site visits were conducted to further support any visual impact would be minimal at best and only seasonal.

The Applicant believes that the visual impacts to the community are consistent with the current character of the surrounding area. The Applicant maintains that given the location of the proposed homes, existing elevation change, and dense tree cover visual impacts will be minimal. Views of the Site from any of the viewpoints analyzed will be seasonal if at all and as the trail around the Lake is not paved or maintained it is likely to be covered in snow during the winter months. The Applicant further contends that a majority of the public uses the County Park during the 3 seasons when there is foliage on the trees and only a small population utilizing the trail during the winter may have minimal views of the back of homes on lots 6 through 13. Proposed lots 6 through 13 may be visible from selected viewpoints along the eastern bank of Pocantico Lake. However, the Applicant contends that given the presence of heavy tree cover of mature

trees the seasonal views would continue to be filtered/partial, consistent with the views of the existing residence. In the Applicant's opinion, the overall impact is consistent with the predominant character of the surrounding single family residential community.

The applicant held a site walk with several planning board members on March 29th, 2022. The board members walked the Site including along the rear of lots 6-12 which are proposed adjacent to the Lake. The balloons were installed for the site visit to help demonstrate potential visual impacts. The visit included stopping at the north end of the Lake where Briarcliff Park entrance is as well as across the Lake viewing the Site from Pocantico Lake Road.

3. Proposed Mitigation

Based on the analyses herein, the Applicant maintains that there are no significant adverse impacts to visual resources or community character from the Proposed Action. Minimal impacts are proposed to be addressed by the development plans which include additional screening in the northwest portion of the Site and central portion of the Site along Sleepy Hollow Road to provide additional natural buffer to the adjacent properties and the surrounding community. The Applicant maintains that the visual impact from the Proposed Action is consistent with the surrounding single family residential community character and no further mitigation is needed.

Chapter III

Section L

Construction

L. Construction:

This section of the DEIS describes the conditions on the Site as it relates to construction, anticipated impacts, and appropriate mitigation measures for the Proposed Action that have been included. The Proposed Action would disturb approximately 11.3± acres of the 36.8±-acre parcel.

1. Existing Conditions

The existing Site conditions are described in prior sections of the DEIS, including III.B, Flora and Fauna; III. C, Geology, Topography, Steep Slopes and Soils; III. D, Water Resources.

2. Anticipated Impacts

Construction of the Proposed Action is expected to occur in two phases over a period of 3 years. The first phase is anticipated to take approximately 12 months and will include clearing of approximately 3.5 to 4.5 acres of land for the construction and grading of the new roads and installation of utilities and overall stormwater management practices. The second phase will consist of individual home construction and is expected to take 12 to 24 months. Both phases were designed to disturb less than 5 acres at a time to comply with NYSDEC and local MS4 regulations. It is noted that the sequencing of each of the residential components is subject to market demand, therefore, the schedule may change.

Construction activities in each phase are described below. See also the SWPPP and Erosion and Sediment Control plans for the Proposed Action in Appendix G.

Construction Activities Phase 1 (Roads and Utilities):

- Stake out limits of disturbance and vegetation to be retained. Install all silt fencing at the downslope of any limit of disturbance and as indicated on the improvement plans. Install an additional silt fence behind each proposed lot on the eastern portion of the Site.
- Install staked hay bales along the limits of disturbance bordering Pocantico Lake and wetland buffer as shown on the sediment and erosion control plan.
- Install stabilized construction entrances per the improvement plans and in accordance with New York State Standards and Specifications for Erosion and Sediment Control.
- Flag all trees to be removed during each phase. Install construction fencing at the limit of disturbance and tree protection measures around the trees that are to remain.

- Begin clearing operations. Only those trees designated and flagged for removal shall be cut down. No roadway construction should occur at this time, except to provide access over a reasonable grade route to the areas to be cleared. Stumps are to be ground into mulch or removed and disposed of off-site. Woodchips from clearing operations may be stockpiled to be used for erosion control during the winter months and to blanket disturbed areas when turf establishment is impractical. Stockpiles will not be placed on slopes that exceed 10% or within 50 feet of the on-site wetlands.
- Construction stake-out: centerline of proposed roads, property line locations, retaining walls, swales, temporary sediment basins and drainage structure locations.
- Beginning down slope, construct the stormwater basin and retaining wall along the eastern limits. Upon completion of the basin and wall, the drainage swale shall be graded and stabilized with hay seed and erosion control blankets.
- Simultaneously, rough grade roads and install drainage structures.
- Begin importing fill for grading and construction of roads, which shall be graded and compacted in 6" lifts.
- Install stormwater management basin – grade and stabilize.
- Temporarily stabilize by means of vegetation and/or erosion control blankets all exposed earth slopes, and all newly exposed earth slopes that will be subject to future disturbance. Areas that are constructed to final grades shall be stabilized using appropriate techniques, which meet the NYS design standards. At a minimum, slopes and embankments shall be stabilized as follows:
 - grade to approximate finished slopes;
 - scarify;
 - topsoil with not less than four (4) inches of suitable topsoil material;
 - seed with a grass type and rate appropriate for the specific soil type and slope as identified in the SWPPP;
 - mulch with not less than one (1) inch and not more than three (3) inches of straw (two tons per acre) and anchored in a suitable manner.
 - all graded slopes greater than 4h:1v shall use a rolled erosion control product or other means necessary to provide permanent stabilization (only biodegradable erosion control mats shall be used).

- Locate and install utilities according to improvement plans. Individual utility services shall be brought to the front property line of each of the proposed residences and left capped until construction of the individual residence. Install storm drain inlet protection as described in the New York State Standards and Specifications for Erosion and Sediment Control, at each catch basin inlet;
- Install Belgian Block curbing with drop curb where necessary for proposed driveways;
- The subbase for the proposed roads shall be placed and compacted;
- Place bituminous concrete binder course;
- Roadway shoulder and slope areas shall be fine graded, topsoil placed, and permanent vegetation cover established.

Construction Activities Phase 2 (Building Construction)

- Building construction includes the construction of residential homes, connection to utilities, and installation of individual lot stormwater management practices and landscaping
 - Construct single family homes in accordance with the owner's development schedule
 - Construction stakeout: lot property lines, foundation footprint and stormwater practice location
 - Install sediment controls according to plans (at toe of every slope)
 - Install stormwater management features and stabilize.
 - House foundation excavation and installation
 - Mulch and/or seed all exposed earth. topsoil to be reused should be kept on the lot (on slopes no greater than 10% and outside the wetland buffer) surrounded by silt fence
 - Concrete slabs installation
 - Framing and other carpentry: floors, decks, roof plywood, outside doors and windows
 - HVAC: indoor units and temporary heat
 - Install utility services: plumbing, electric, alarm system, telephone and television

- Roofing
- Exterior finishes
- Insulation
- Drywall
- Inside finishes
- Paint interior and exterior
- Install permanent vegetation, and final landscaping as applicable, on any disturbed areas that had received only temporary stabilization measures during past operations.

There will be some short-term construction impacts that cannot be avoided. These include temporary impacts from construction equipment noise and air quality, Site maintenance, and construction-related traffic.

The types of construction equipment used for preparation of the Site (Phase 1) will primarily involve the use of excavators, woodchippers, chain saws, dump trucks, material delivery vehicles, and debris and stump removal vehicles. Roadway and utility work will involve the use of excavators, dozers, dump trucks, delivery vehicles, graders, rollers/compactors, and paving equipment.

New home construction work (Phase 2) will primarily involve excavation equipment, including rock hammers, material delivery vehicles, concrete trucks, concrete pump trucks, cranes, exterior and interior scaffolding, man-lifts, and debris removal vehicles. The use of this equipment is anticipated to be short term and cannot be avoided. Except for the construction of the entrance of the Site, most of this work will take place within the interior of the Site, several hundred feet from any adjacent property.

A level area just north of the construction entrance has been identified on the plans as parking area and the area for staging of the construction materials. No parking will occur on Sleepy Hollow Road. Upon access to the Site, vehicles will have room to park and unload material to the staging area. Access for vehicle deliveries and subcontractor parking shall remain unobstructed.

The anticipated labor force for the construction activities is likely to fluctuate over the duration of the Proposed Action. Initially, as a project begins, there is often less traffic as the Site needs to be cleared and established. Once construction of the new roadway and utilities begins, the work force increases, and deliveries can be expected daily. As the project winds down and work gets completed there is less traffic from construction workers and deliveries.

Based on the Applicant's experience with other similar projects, it is anticipated that no more than 10 worker vehicles will be on-site at any given time. This number is supported by the fact that most of the labor force carpools having 2-4 people per vehicle. Most likely 5-7 vehicles can be assumed for the labor force, with an additional vehicle each for the project manager, project engineer, surveyor, and municipal inspector. If all are on-site at the same time, then 10 vehicles can be assumed daily. The workers are expected to be on-site and working by 8:00 AM and completed by 4:30 PM. Therefore, additional traffic is anticipated and expected to occur before 8:00 AM and after 4:30 PM.

Material deliveries are often made first thing in the morning between 8AM and 10AM and can continue throughout the day. It is anticipated that throughout the initial construction phase, material deliveries including, hauling trucks carrying fill, roadbed material, blacktop, gravel or sand will make multiple deliveries per day, but typically no more than 7 loads can be expected per truck per day. Multiple vehicles are used to haul material to the Site. It is that estimated between 5 and 10 construction vehicles will enter and exit the Site daily. These trips are expected to occur over the course of 2 weeks during the construction of the roads.

All construction workers and deliveries will have direct access to the Site through the stabilized construction entrance as detailed on the sediment and erosion control plan (see large scale Sheet 5 of the plan set provided in Appendix K).

Construction activities will conform to Section 139 of the Code of the Town of Mount Pleasant, as such section relates to construction activities. Per Town Code §139-23, the construction activities will be performed only between the hours of 8AM to 6PM weekdays; and 8AM. to 5PM Saturdays. No construction activities shall be permitted outside the hours listed above, on Sundays or on any of the following holidays:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

Anticipated hours of construction will be from 8 AM to 4:30 PM, Monday through Friday. On occasion, work may extend past 4:30 PM and/or occur on Saturday but will not exceed the time permitted by the Code of the Town of Mount Pleasant. As stated above, no construction shall occur on Sundays or on holidays.

As previously stated, construction phasing will consist of two primary phases. The first phase of construction will involve the clearing of roughly 3.5-4.5± acres for the proposed roads and stormwater management and take approximately 12 months. Following the clearing of the Site, the rough grading will be undertaken, including grading for the roads and the stormwater basin. Topsoil will be stripped and stockpiled on level areas of the Site as identified on the Sediment and Erosion Control Plan.

Following rough grading, all associated utility installations will occur including stormwater drainage, sewer extensions, and watermain extension. Installation of the drainage infrastructure will include installation of the appropriate sediment capture devices. The individual utility service connections to each of the proposed homes will be brought from the main to the front property line of each proposed residences. Upon completion of the road and utilities the second phase will occur.

The second phase involves the clearing and grading of the individual lots for the construction of the single-family residences. Both phases were designed to disturb less than 5 acres at a time to comply with New York State Department of Environmental Conservation (NYSDEC) and local stormwater management (MS4) regulations. The first phase will achieve final stabilization before beginning the second phase.

During the hours of operation, local ambient daytime noise is expected to increase in the local vicinity during the construction phases of the Proposed Action, specifically during the Site clearing, excavation and grading for the interior roads, and rock chipping. Construction of the proposed buildings will also increase ambient noise levels, but to a lesser extent as heavy equipment will not be operating regularly. Construction activities and the operation of construction equipment are an expected and required consequence of any new construction project and cannot be avoided. All mechanical construction equipment will be maintained in good working order to minimize noise levels. Noise levels will diminish in intensity as Site preparation, excavation work, and foundation development are completed.

Heavy construction, clearing and grading can be a source of dust emissions, as well as exhaust from equipment that may have a temporary impact on local air quality. Emissions during Site grading, or the construction of a building or road can be associated with land clearing, drilling, and blasting, ground excavation, cut and fill operations (i.e., earth moving), and construction of a particular facility itself. Dust emissions often vary substantially day to day, depending on the level of activity, the specific operations, and the prevailing meteorological conditions. A large portion of the emissions results from equipment traffic over temporary roads at the construction Site.

The temporary nature of construction differentiates it from other fugitive dust sources with respect to estimation and control of emissions. Construction consists of a series of different operations, each with its own duration and potential for dust generation. In other words,

emissions from any single construction Site can be expected (i) to have a definable beginning and an end and (ii) to vary substantially over different phases of the construction process. Fugitive dust emissions during construction are expected to be low for the following reasons:

- Existing paved driveway access will allow vehicles and equipment means of access without creating dust.
- Road construction will occur over a brief period and once complete, will be paved and limit mud and dust
- Disturbed areas will be immediately stabilized with vegetative cover or wood chips
- No blasting is anticipated
- Woods surround the Site lower wind velocities and thus, the erosive force of the wind
- The Site disturbance is controlled and relatively small, disturbing less than 5 acres at a time; and
- Truck speeds on un-paved areas will be low.

With the implementation of the Erosion and Sediment Control Plan, (see Sheet 5 in large scale drawing set in Appendix K) there are no anticipated adverse impacts on water quality from construction due to the construction phasing, limit of disturbance, Erosion and Sediment Control Plans and proposed Best Management Practices (BMPs). Potential temporary impacts would be from transported sediment and debris. Erosion and sediment control measures are designed in compliance with the New York State Standards and Specifications of Erosion and Sediment Control, July 2016.

3. Proposed Mitigation

Following receipt of all required approvals, the entire Site construction process is anticipated to take approximately 24-36 months.

The construction plan and schedule utilize management techniques to enable the proper sequencing of the various stages of construction activities to achieve maximum efficiency and effectiveness. One such technique is to use only the types of construction equipment necessary at the time. This helps to mitigate adverse construction impacts because no unnecessary equipment is generating equipment noise, exhaust, or fugitive dust, etc., and work is conducted once, in an efficient manner. In addition, as discussed throughout the DEIS, erosion and sediment control plan indicate BMPs and mitigation measures. These erosion control measures and BMPs, when properly put in place prior to the start of each

construction phase, are designed to minimize soil disturbance impacts to the extent practicable.

Development of the Proposed Action could potentially result in erosion and the transport of sediment if proper erosion and sediment controls are not utilized. Erosion and sediment controls for the Proposed Action has been designed to meet or exceed the criteria of the NYSDEC SPDES General Permit No. GP-0-20-001 for Stormwater Discharges from Construction Activities. An Erosion and Sediment Control Management Plan will be established for the Proposed Action, beginning at the start of construction, and continuing throughout its course, as outlined in the New York State Standards and Specifications for Erosion and Sediment Control.

A construction maintenance plan will be implemented for erosion and sediment control during and after construction. The Applicant will have a qualified professional conduct an initial assessment of the Site prior to the commencement of construction to certify that the appropriate erosion and sediment controls have been adequately installed. In addition, the Applicant is to have a qualified professional conduct Construction Duration Inspections at least once every seven calendar days. These routine inspections will ensure the sediment and erosion controls are maintained and functioning properly. These weekly inspections reduce any potential impacts resulting from lack of maintenance.

Additionally, the Proposed Action will follow a Construction Management Plan. The Construction Management Plan will provide further, additional mitigation of project construction impacts. It will do this by requiring strict controls on all aspects of the construction, including construction related impacts on adjacent properties and properties within the construction impact area, such as, but not limited to:

- hours of operation of construction vehicles and construction work on the Site;
- hours of deliveries to the Site, and the location of deliveries;
- requirement(s) for loading/unloading and storage of materials on the Site;
- length of time travel lanes can be encumbered;
- routing of trades to the Site;
- parking for construction workers on-site;
- truck layover locations;
- controls on "fugitive dust";

- the impact of run-off from the Site on the storm drain systems, such as from the wash down of delivery vehicles departing the Site (all such vehicles must be cleaned on pads located on the Site and all drainage must have proper filtration of the washdown water);
- noise;
- pest control;
- street cleaning;
- Site security.

All construction staging, including the delivery of materials, will take place on the Site. The Construction Management Plan will address issues such as the protection of adjacent residences from visual and noise impacts, as well as drainage maintenance, fugitive dust control, etc.

Ingress and egress to the Site during construction will be limited to Sleepy Hollow Road. Construction traffic will be relatively light. Most heavy equipment will remain on the Site for weeks to months depending upon its use. The labor force generally arrives at the Site early in the morning, prior to the peak AM highway hour and departs in the early afternoon, prior to the peak PM highway hour as specified in the Construction Management Plan. The specific construction trip generation during peak hours will vary depending on the type of Site work being undertaken. As previously mentioned in Chapter III.G Traffic, anticipated impacts to the level of service during AM and PM peak hour traffic at all studied intersections would increase between 0.1 seconds and 1.4 seconds. In the Applicants opinion potential traffic impacts during off peak hour will not impact traffic.

All construction workers will park on the Site. The parking area will consist of crushed stone to provide stabilization and prevent dirt and dust from being tracked onto adjacent roadways. In addition, wheels will be cleaned to remove sediment prior to vehicles entering the public right-of-way. All sediment that might be spilled, dropped, washed, or tracked onto the public right-of-way will be removed immediately, as specified as part of the Construction Management Plan.

The contractor will comply with all Federal, State, and local sound control and noise level rules, regulations, and ordinances for any work performed. In addition, each internal combustion engine, used for any purpose on the Site or related to the Proposed Action, is to be equipped with a properly operating muffler of a type recommended by the manufacturer. No internal combustion engine is to be operated on the Site without such a muffler.

Chapter IV

Alternatives

The Alternatives to the Proposed Action required in the Scoping Document are described below. Various statistics, features, and impacts of the alternatives as compared to the Proposed Action are indicated in Table IV-1 at the end of this chapter.

A. No Action:

In order to comply with SEQRA, the DEIS is required to submit a “No Action Alternative”. A “No action alternative” means the Site would be left in its current state and remain with its current limited residential use. This would eliminate any potential for adverse, or beneficial, impacts which could result from the Proposed Action. Although this alternative would eliminate any potential adverse impacts such as clearing of vegetation, it would not have any benefit for the Town in terms of increasing tax revenues and meeting the needs of the housing demand, or beneficial impacts of providing stormwater quality treatment where none exists today. This alternative does not meet the Applicant’s objectives. The No Action Alternative can be seen in Exhibit IV-A.

B. Conventional Subdivision Layout consisting of single-family residences confirming to the applicable R-40 zoning district requirements and other applicable requirements:

According to the SEQRA scoping outline, this DEIS is required to submit a Conventional Subdivision consisting of single-family residences which demonstrate conformance with the R-40 Zone, Subdivision Regulations and other requirements. To propose a Cluster (Conservation) Plan, a compliant Conventional Plan was first prepared and submitted to the Town. This Conventional Plan also establishes lot count for the Cluster Subdivision. The conventional subdivision layout was designed to avoid disturbance to all local wetlands and wetland buffers, and to maintain a vegetated buffer to Pocantico Lake via conservation easements.

The Conventional Plan contains the same number of residential building-lots as the Cluster Plan and proposes preservation of approximately 15.18 acres of open space on the Site via a conservation easement. It does not include a non-buildable open space lot and has less preserved land than the Cluster Plan.

Total Site disturbance on the Conventional Plan alternative is estimated at 22.04 acres, as compared to ±11.3 acres in the Cluster Plan. Similarly, there is more tree removal anticipated (13.97 acres total) and more steep slope impact anticipated (4.46 acres on slopes over 25%) with the Conventional Plan alternative. Net earthwork would also increase with the conventional plan (366,304 CY cut required). There would be more impervious surfaces and stormwater management required since there is more roadway length required in the Conventional Plan.

Other potential impacts, such as relates to sanitary sewage generation and water supply, traffic, energy, population, schools and community facilities, would be substantially the same as the Proposed Action, since there would be the same number and size of single-family homes proposed. One more aspect of the conventional plan is that the roads are anticipated to be dedicated to the Town, as well as the stormwater management facilities, so the maintenance responsibility would be with the Town (instead of a Homeowners Association).

The Conventional Subdivision Layout is provided in Exhibit IV-B and the detailed conventional engineering plan set included in DEIS Appendix K.

C. Conservation layout with alternative house design:

The conservation layout with an alternative house design includes the same Site plan and subdivision layout as the Proposed Action. However instead of proposing center hall colonial homes which are generally consistent with the community, this alternative includes more modern and contemporary homes as well. A rendering of a contemporary home is provided in Exhibit IV-C as an example. Renderings of the homes and floor plans included in the Proposed Action can be found in Appendix K. Potential impacts related to Site disturbance, natural resources, schools, population, community facilities, utilities, traffic, and other subjects evaluated in this DEIS would be the same as the Proposed Action. The primary difference in this alternative would be the visual appearance and

style of the homes from the exterior, which is not considered to be a significant adverse impact.

D. Conservation Subdivision that avoids all environmentally constrained lands:

The Proposed Action, a Conservation (Cluster) Subdivision, avoids *nearly* all environmental constrained lands on the Site. Environmentally constrained lands in this context are considered regulated wetlands and wetland buffers, regulated steep slopes and regulated tree removal.

A conservation subdivision to completely avoid “environmentally constrained” that also provides single family clustered housing as per the existing zoning is not entirely feasible or practical on this Site. In addition, this alternative does not meet the applicant’s objectives. To provide this scenario, 2 primary areas of the Site would need to be avoided entirely (areas with steep slopes and tree removal). The regulated slope disturbance totals half an acre with the Proposed Action. Additionally, 3 areas of tree removal ranging in size from 1 to 2.5+/- acres and totaling 5 to 6+/- acres were proposed as part of the Proposed Action to leave most of the Site undisturbed.

Another reason an alternative avoiding all environmentally constrained lands is not entirely feasible is that the Town’s steep slope regulations provide no minimum area which can be considered de minimis. For example, a 1-acre property could be entirely flat, having slopes less than 10-15%, but if it had a 10 square foot knob in the property with side slopes of 35%, that area would be regulated.

Regarding avoidance of regulated tree removal, according to the Town Code, tree removal is not regulated on a single-family lot with a home on it. This code applies to vacant undeveloped lots. As the property currently contains a single-family home, theoretically the subdivision application could be withdrawn, and it would be permitted by code to clear cut the property of trees. Clear cutting the property would go against the intentions of this

application, however, this is mentioned relative to avoidance of all environmentally constrained lands.

To comply with the request to provide an alternative which avoids all environmentally constrained lands, the attached alternative in Exhibit IV-D has been prepared. This alternative proposes 29 attached single-family homes in a total of five buildings, plus the 3 existing units in the two existing homes, for a total of 32 units. To avoid “Environmentally Constrained Lands” all residential units would be accessed off the existing driveway and located along an access road which follows the alignment of the existing driveway to the Main House. This area of the Site is relatively flat and open. Both the Main House and the Caretaker’s house are proposed to remain. The plan is shown as one lot, with conservation areas totaling 26.67 acres.

Site disturbance on this Alternative is estimated at 10.15 acres, as compared to ± 11.38 acres in the Proposed Action plan. Similarly, there is less (but not zero) tree removal anticipated (3.46 acres total) and less steep slope impact anticipated (0.24 acre on slopes over 25%) as compared to the Proposed Action. Net earthwork would decrease as well (6,570 CY cut required). There would be less impervious surface as well.

Other potential impacts, such as relates to sanitary sewage generation and water supply, traffic, energy, population, schools, and community facilities, would be substantially the same as the Proposed Action, since there would be the same number of units. However, being attached single family homes, the new population and number of school children, as well as taxes generated, would likely be less.

This alternative makes the effort to avoid the environmentally constrained lands by following the existing driveway alignment and proposing development in the least steep areas, and out of wetlands and buffers, but still requires an impact of 0.24 acre of slopes over 25%. A $3.46 \pm$ acre area of tree removal is also required. This alternative would not conform with the character of the single-family residential neighborhood or to the existing

zoning. A zone change on the Site would be required to approve attached single family homes in this district.

It is noted that one of the purposes of the NYS environmental quality review process, and of the local permit process that accompanies regulated wetlands, slopes and trees is to weigh, balance and mitigate potential impacts, not to avoid them entirely. The permit processes exist so that the potential impacts can be evaluated. This Alternative layout which Avoids Environmentally Constrained lands is provided as Exhibit IV-D.

E. Alternative Access Location:

The Site is current accessed from an existing driveway on Sleepy Hollow Road. The northern and southern property lines are bounded by private residential property and the eastern portion of the Site is adjacent to Pocantico Lake. Therefore, there is no other viable means of access to the Site other than the portion of the Site that fronts along Sleepy Hollow Road, a public roadway. Although the Site has several hundred feet of frontage along Sleepy Hollow Road, the southwest portion of the Site includes wetlands and steep slopes. To provide an access alternative, a plan layout has been prepared which shows access from the southern portion of the Site.

This alternative plan has greater overall disturbance (18.85 acres) than the Proposed Action, and would unnecessarily disturb local wetlands, wetland buffers and regulated slopes, therefore it would have more adverse impacts than the Proposed Action. A local wetland permit would be required, for disturbance of approximately 0.16 acre of local wetland and 0.12 acre of wetland buffer to construct a road crossing. Slightly more steep slopes would be impacted (0.62 acre of areas over 25%), and a larger area (7.02 acres) of tree removal would be required as compared to the Proposed Action.

Most of the other potential impacts, such as those to sanitary sewer and water supply, traffic, energy, population, schools, and community facilities, would be substantially the same, since there would be the same number and size of single-family homes proposed. Having two access points on the public road would provide additional accessibility for

emergency service providers. However, it also would create a larger cleared area along Sleep Hollow Road, eliminating a large portion of the visual buffer that is proposed to remain in the Proposed Action. The layout with an Alternative Access Location is provided in Exhibit IV-E.

Development Impact Comparison provided in Table IV below compares potential impacts between the Proposed Action and the alternatives. Full size copy can be found in Appendix K.

Table IV - Development Impact Comparison						
Proposed Action	Proposed Alternatives					Alternative Access Location
	No Action	Conservation Layout (Single Family Residence conforming to the R-40 Zoning and	Conservation Layout with Alternative House Design	Conservation Layout that Avoids Environmentally Constrained Lands		
Land Use & Zoning:						
Number of Lots:	31	1	31	31	1	31
Min Lot Size:	20,001 SF	1,604,175 SF	40,033 SF	20,001 SF	1,604,175 SF	14,967 SF
Number of Residential Units:	32	3	32	32	32	32
Number of Bedrooms Per Unit	4 to 5	No Change	4 to 5	4 to 5	4 to 5	4 to 5
Size of Proposed Homes (SF):	2,400 - 4,500+ SF / Colonial	No Change	2,400 - 4,500+ SF	2,400 - 4,500+ SF / Contemporary	2,400 - 4,500+ SF	2,400 - 4,500+ SF
Total Road Length (LF):	1,600 LF	1,600 LF	2,422 LF	1,600 LF	2,046 LF	2,445 LF
Proposed Road Slope (Min/Max):	1.0% / 1.0%	N/A	Between -2.96% / 4.20%	1.0% / 1.0%	1.0% / 1.0%	1.0% / 10.0%
Site Features:						
Conservation Area (Acres):	22.13 Acres	N/A	15.18 Acres	22.13 Acres	26.67 Acres	18.85 Acres
Total Site Disturbance (Acres):	11.38 Acres	N/A	22.04 Acres	11.38 Acres	10.15 Acres	12.85 Acres
Total Impervious Surface (Acres):	3.70 Acres	1.18 Acres	5.05 Acres	3.70 Acres	10.15 Acres	12.85 Acres
Slope Disturbance (Acres):						
25 - 35 % - Very Steep Slope	0.38 Acres	N/A	2.21 Acres	0.38 Acres	0.22 Acres	0.40 Acres
> 35 % - Excessively Steep Slope	0.34 Acres	N/A	2.25 Acres	0.34 Acres	0.02 Acres	0.28 Acres
Tree Removal (Acres):	6.31 Acres	0	13.97 Acres	6.31 Acres	3.46 Acres	7.02 Acres
Trees Remaining (Acres):	21.88 Acres	28.19 Acres	14.22 Acres	21.88 Acres	24.73 Acres	21.17 Acres
Regulated Wetland Disturbance (Acres):	0 Acres	0 Acres	0 Acres	0 Acres	0 Acres	0.28 Acres
Net Earthwork Cut/Fill (CY):	16,429 CY Fill	No Change	366,304 CY Cut	16,429 CY Fill	6,570 CY Cut	39,809 CY Fill
Utilities:						
Sewage Generated and Water Consumed:	Gravity Sewer	Septic	Lift Station	Gravity Sewer	Gravity Sewer	Gravity Sewer
- Sewage ($\frac{\text{Gal}}{\text{Day}}$)	17,050 gpd	No Change	17,050 gpd	17,050 gpd	17,050 gpd	17,050 gpd
- Water ($\frac{\text{Gal}}{\text{Day}}$)	17,050 gpd	No Change	17,050 gpd	17,050 gpd	17,050 gpd	17,050 gpd
Solid Waste Generated: ($\frac{\text{Tons}}{\text{Month}}$)	6.17 Tons/Month	No Change	6.17 Tons/Month	6.17 Tons/Month	6.17 Tons/Month	6.17 Tons/Month
Traffic and Transportation:	New Peak Hour Trips 20AM / 27PM	No Change	New Peak Hour Trips 20AM / 27PM	New Peak Hour Trips 20AM / 27PM	New Peak Hour Trips 20AM / 27PM	New Peak Hour Trips 20AM / 27PM
Energy Consumption: ($\frac{\text{kWh}}{\text{Month}}$)	24,000 kWh/Month	No Change	24,000 kWh/Month	24,000 kWh/Month	24,000 kWh/Month	24,000 kWh/Month
Fiscal:						
Site Population:	110	10	110	110	110	110
Public School Children:	26	\$26.00	26	26	26	26
Recreation Fee	\$217,500 Rec Fees	\$0.00	\$217,500 Rec Fees	\$217,500 Rec Fees	\$217,500 Rec Fees	\$217,500 Rec Fees
Annual Tax Revenue	\$838,103.27	\$91.69	\$838,103.27	\$838,103.27	\$838,103.27	\$838,103.27
Maintenance Expense	Proposed HOA responsible for maintenance of roads and stormwater management	N/A	Town responsible for maintenance of roads and stormwater management	Proposed HOA responsible for maintenance of roads and stormwater management	Proposed HOA responsible for maintenance of roads and stormwater management	Proposed HOA responsible for maintenance of roads and stormwater management

- Number of Lots based on 31 lots consisting of 29 new single family homes with the existing primary residence and 2-family caretakers cottage to remain.
- Size of Homes are based on 4 to 5 bedrooms to meet current and projected market demand varying from 2,400 to 4,500 sf.
- Sewage and Water is generated based on number of bedrooms per household (4-5) Max= 5 Bedrooms/Home * 110 (Gallons / Day / Bedroom) = 550 (Gallons / Day / Home)
- Conservation Area includes all land restricted by conservation easement.
- Energy consumption is based on Con Edison's Average energy efficient single family house roughly 3,764 sf within the town.
- Access to Electrical service connection as well as other utility connections such as phone and cable can be found at the entrance of the road.
- Solid Waste based on Westchester County Recycling Rate of 3.7 lbs./person/day
- Projected Tax Revenue base on Chapter III.1 of this DEIS

Exhibit IV-A No Action

Source: Zappico Real Estate Development LLC
(n.t.s.)



Exhibit IV-B
Conventional subdivision layout consisting of single-family residences conforming to the applicable R-40 zoning district requirements and other requirements

Source: Zappico Real Estate Development LLC
(n.t.s.)

[illegible]

ZONING DATA TABLE - LOTS 15 - 25													
Zone	Lot Area (sq. ft.)	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)
RESIDENTIAL SINGLE-FAMILY (RSF)	10,000	10,000	30	100	10,000	30	100	10,000	30	100	10,000	30	100
RESIDENTIAL MEDIUM-DENSITY (RMD)	15,000	15,000	30	100	15,000	30	100	15,000	30	100	15,000	30	100
RESIDENTIAL HIGH-DENSITY (RHD)	20,000	20,000	30	100	20,000	30	100	20,000	30	100	20,000	30	100
COMMERCIAL GENERAL (CG)	25,000	25,000	30	100	25,000	30	100	25,000	30	100	25,000	30	100
COMMERCIAL OFFICE (CO)	30,000	30,000	30	100	30,000	30	100	30,000	30	100	30,000	30	100
COMMERCIAL INDUSTRIAL (CI)	40,000	40,000	30	100	40,000	30	100	40,000	30	100	40,000	30	100
INDUSTRIAL LIGHT (IL)	50,000	50,000	30	100	50,000	30	100	50,000	30	100	50,000	30	100
INDUSTRIAL HEAVY (IH)	60,000	60,000	30	100	60,000	30	100	60,000	30	100	60,000	30	100
PUBLIC USE (PU)	70,000	70,000	30	100	70,000	30	100	70,000	30	100	70,000	30	100
COMMUNITY CENTER (CC)	80,000	80,000	30	100	80,000	30	100	80,000	30	100	80,000	30	100
RELIGIOUS (R)	90,000	90,000	30	100	90,000	30	100	90,000	30	100	90,000	30	100
GOVERNMENT (G)	100,000	100,000	30	100	100,000	30	100	100,000	30	100	100,000	30	100
PUBLIC WORKS (PW)	110,000	110,000	30	100	110,000	30	100	110,000	30	100	110,000	30	100
PUBLIC STORAGE (PS)	120,000	120,000	30	100	120,000	30	100	120,000	30	100	120,000	30	100
PUBLIC OFFICE (PO)	130,000	130,000	30	100	130,000	30	100	130,000	30	100	130,000	30	100
PUBLIC WAREHOUSE (PW)	140,000	140,000	30	100	140,000	30	100	140,000	30	100	140,000	30	100
PUBLIC INDUSTRIAL (PI)	150,000	150,000	30	100	150,000	30	100	150,000	30	100	150,000	30	100
PUBLIC OFFICE (PO)	160,000	160,000	30	100	160,000	30	100	160,000	30	100	160,000	30	100
PUBLIC WAREHOUSE (PW)	170,000	170,000	30	100	170,000	30	100	170,000	30	100	170,000	30	100
PUBLIC INDUSTRIAL (PI)	180,000	180,000	30	100	180,000	30	100	180,000	30	100	180,000	30	100
PUBLIC OFFICE (PO)	190,000	190,000	30	100	190,000	30	100	190,000	30	100	190,000	30	100
PUBLIC WAREHOUSE (PW)	200,000	200,000	30	100	200,000	30	100	200,000	30	100	200,000	30	100
PUBLIC INDUSTRIAL (PI)	210,000	210,000	30	100	210,000	30	100	210,000	30	100	210,000	30	100
PUBLIC OFFICE (PO)	220,000	220,000	30	100	220,000	30	100	220,000	30	100	220,000	30	100
PUBLIC WAREHOUSE (PW)	230,000	230,000	30	100	230,000	30	100	230,000	30	100	230,000	30	100
PUBLIC INDUSTRIAL (PI)	240,000	240,000	30	100	240,000	30	100	240,000	30	100	240,000	30	100
PUBLIC OFFICE (PO)	250,000	250,000	30	100	250,000	30	100	250,000	30	100	250,000	30	100

NAME OF LOT	APPLICABLE ZONING DISTRICT	PERMITTED USES	PERMITTED USES	PERMITTED USES	PERMITTED USES	PERMITTED USES	PERMITTED USES
		RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT 26 (1/4 SECTION 36, T1N, R1E, S1W)	RESIDENTIAL	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE
LOT 27 (1/4 SECTION 36, T1N, R1E, S1W)	RESIDENTIAL	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE
LOT 28 (1/4 SECTION 36, T1N, R1E, S1W)	RESIDENTIAL	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE
LOT 29 (1/4 SECTION 36, T1N, R1E, S1W)	RESIDENTIAL	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE
LOT 30 (1/4 SECTION 36, T1N, R1E, S1W)	RESIDENTIAL	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE
LOT 31 (1/4 SECTION 36, T1N, R1E, S1W)	RESIDENTIAL	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE	1/2 ACRE

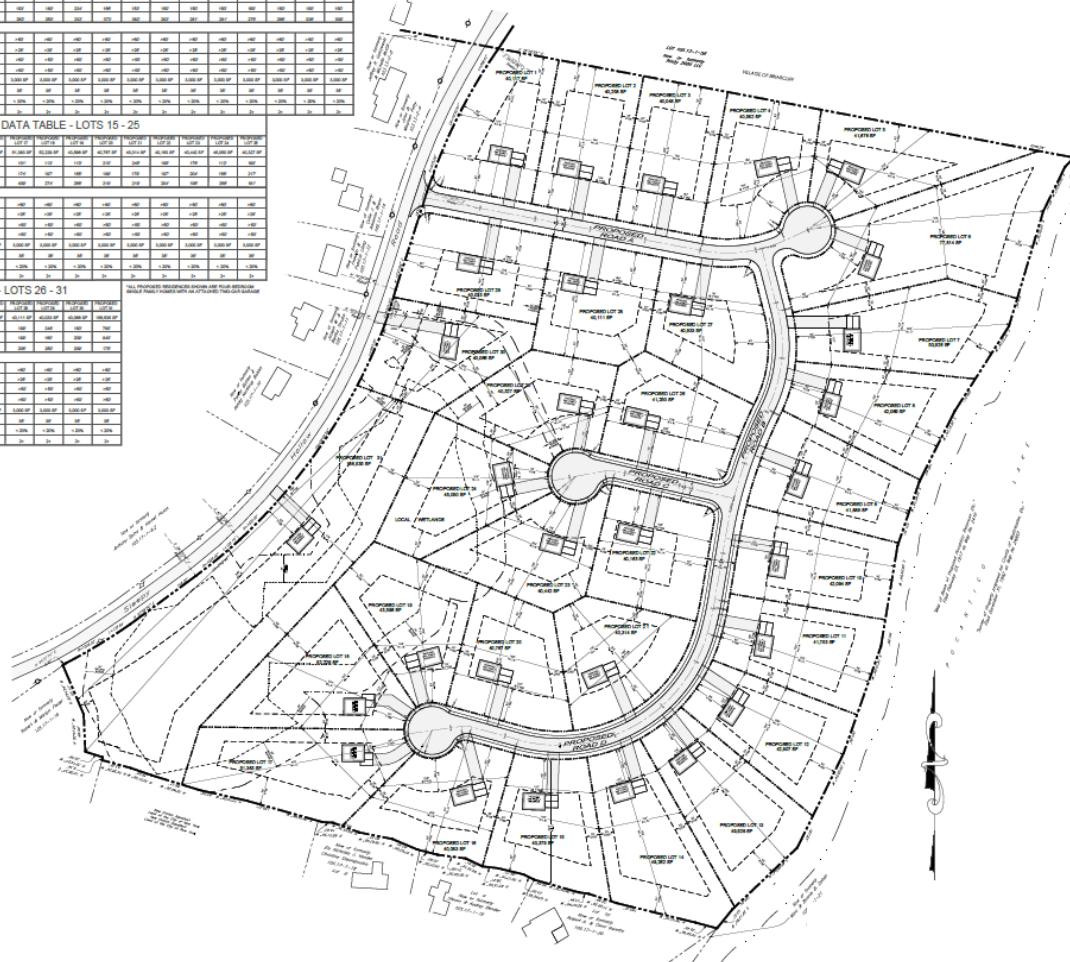


Exhibit IV-C

Conservation Layout with an Alternative House Design

*Source: Zappico Real Estate Development LLC
(n.t.s.)*



Exhibit IV-D

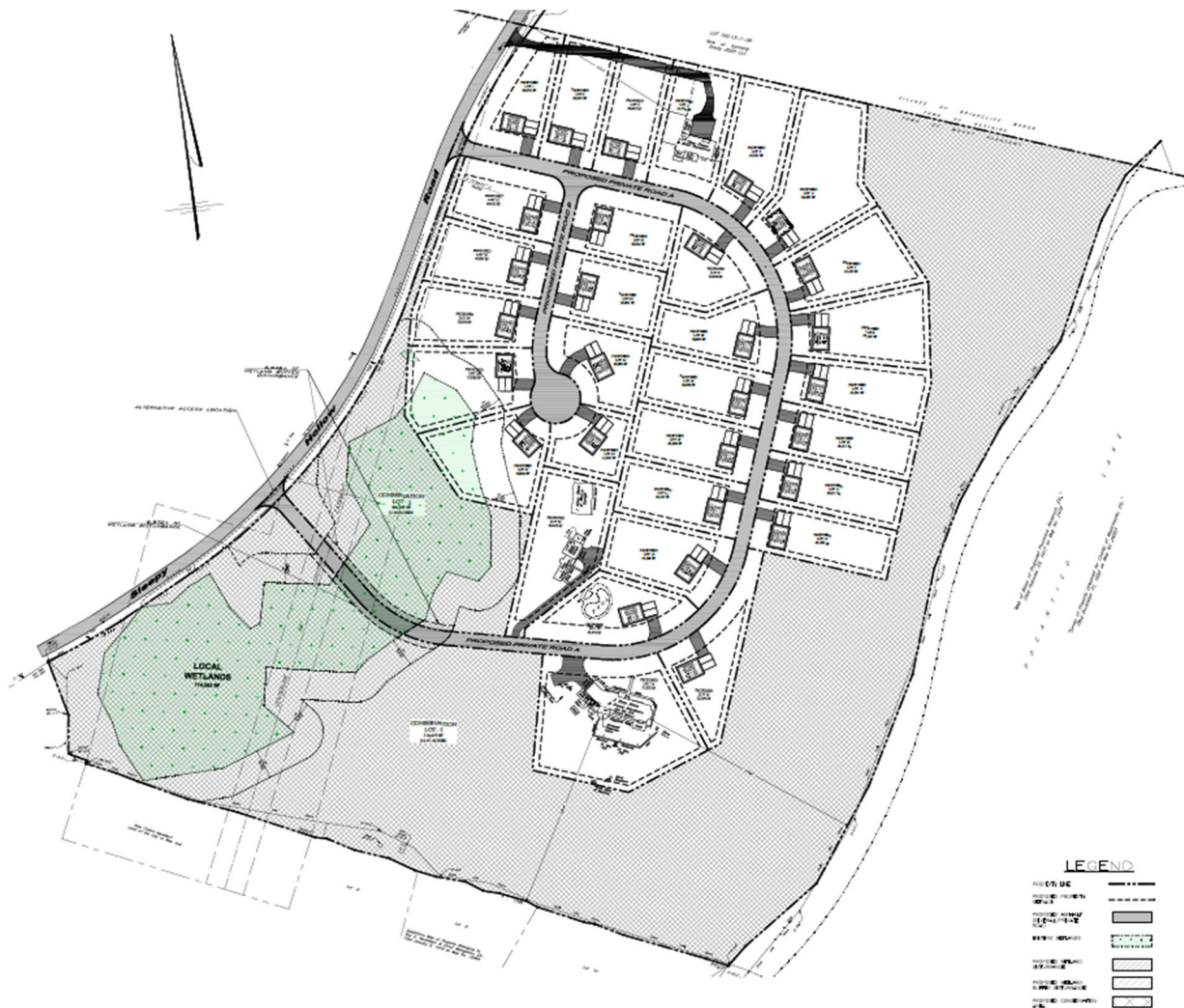
Conservation Subdivision that avoids all environmentally constrained lands

Source: Zappico Real Estate Development LLC

(n.t.s.)



Exhibit IV-E **Conservation Subdivision with Alternative Access** *Source: Zappico Real Estate Development LLC* *(n.t.s.)*



Chapter V

Adverse Environmental Impacts

that Cannot be Avoided

V. Adverse Environmental Impacts that Cannot Be Avoided

A. Short Term Construction Impacts

The Proposed Action will have certain long term and short-term impacts, as would any new development on the Site. Any significant adverse impacts resulting from the Proposed Action will be mitigated to the maximum extent practicable.

During construction of the Proposed Action, noise levels may increase in the short term. It can be anticipated that the types of equipment used on the Site will include bulldozers, compressors, front-end loaders, dump trucks and pavers. In order to mitigate potential temporary noise impacts from construction equipment, all equipment used on-site will have to be inspected periodically to ensure that properly functioning muffler systems are used; while on the Site, equipment should not idle unnecessarily; and construction activities will be limited to normal daytime hours consistent with Chapter 139, Noise, of the Town Code.

Similarly, short-term, temporary air quality impacts associated with construction activities may include fugitive dust, exhaust and emissions from construction vehicles and equipment and increased traffic on local roadways. These impacts are temporary and can be mitigated by using best management construction practices such as wetting the ground, covering stored materials with a tarp to reduce windborne dust, and proper maintenance of equipment. No significant adverse impacts to air quality are anticipated due to construction activities.

Potential for erosion and sedimentation will be controlled to the maximum extent practicable by implementation of all proposed measures and best management practices (BMPs) described on the Erosion and Sedimentation Control Plan developed for the Proposed Action. Truck traffic to the Site will temporarily increase during the construction phase as well, although noise increase due to truck traffic is not anticipated to be significant.

B. Long-Term Impacts

Long-term impacts that cannot be avoided, although not considered to be significantly adverse in SEQRA terms, will include the following:

- An increase in the Town population by approximately 110 new residents, which could result in minor, incremental impacts on community services such as police and fire protection services, and school facilities from the projected increase in enrollment of approximately 26 new students.
- Full build-out of the Site will result in an increase of entering and exiting vehicles on weekdays. This additional traffic is not anticipated to have a significant adverse impact on the area road system.

Chapter VI

Impacts on Energy Use and

Conservation

VI. Impacts on Energy Use and Conservation

Construction of the proposed residential community would result in the consumption of gasoline, oil and electricity used in the operation and maintenance of construction equipment.

Once completed, the new residences will require energy for heating, cooling and lighting. Site generated vehicular traffic would result in the consumption of fossil fuels. This consumption is anticipated to be typical of similar residential developments in Westchester County.

The proposed homes will be energy efficient and designed to meet or exceed the New York State Energy Conservation Code, which requires the use of energy efficient products in all new and renovated construction. The exterior walls and roofs of the homes will have thermal insulation to reduce heat loss in the winter and heat gain in the summer. The windows are likely to be double paned, insulating glass for winter heating and low emissivity for summer cooling.

Chapter VII

Irreversible and Irretrievable Commitment of Resources

VII. Irreversible and Irretrievable Commitment of Resources

Construction of the proposed 29 new homes, amenities and associated driveways, roads, and infrastructure would involve the irreversible and irretrievable commitment of a variety of resources.

- Approximately 11.3 acres of land will be committed to development of buildings, driveways, and roadways.
- The proposed development will result in the replacement or alteration of some existing vegetative cover, although some of it has been altered and manicured previously. Much of the area will be revegetated and landscaped.
- The proposed development will result in an increase in impervious surfaces including roads, driveways and building, which will alter the existing on-site drainage patterns.

The construction of the homes and roadways would also involve the commitment of a variety of natural and manmade resources. Those resources include, but are not limited to: concrete, timber, brick, steel, stone, paint and topsoil. The operation of the construction equipment would also involve the consumption of fossil fuels, the completed homes will require electricity, and or gas.

Construction of the Proposed Action would require a temporary commitment of workers. This commitment, however, must be viewed as a beneficial impact to the construction industry.

Chapter VIII

Growth Inducing Impacts

VIII. Growth Inducing Impacts

It is estimated that the addition of the proposed 29 new homes will generate a population of approximately 110 new residents in the Town of Mt. Pleasant. Some would likely be residents currently living in the area that would want to move to a larger home. It is anticipated that the new residents would support existing commercial businesses within the Town. This increase in population would not, by itself, be sufficient to generate additional growth or significant demands for commercial development in the Town of Mount Pleasant.