

FINAL DEIS SCOPING OUTLINE

**Snowden Woods
Village of Ossining, Westchester County, New York
March 8, 2018**

Project Sponsor: Ossining River Associates, LLC

Description of the Proposed Action:

A Draft Environmental Impact Statement (“DEIS”) will be prepared for the Proposed Action, a proposed change to the Village’s Zoning Code as detailed in the application and petition submitted to the Village Manager’s office on May 15, 2017. This should include a more detailed explanation of the proposed text amendment, specifically the increase in DU/acre that is noted.

As detailed in the petition, the proposed changes to the Village’s Zoning Code include a zoning text amendment in the CDD zoned district and the Planned Waterfront (PW) districts which would provide for an increased density of 16 dwelling units per acre and would set forth specific qualifying criteria, including minimum required site acreage; preservation of land area as permanent open or public park space; provision of 15% of all units to be affordable units; and contribution to non-site-related infrastructure improvements.

Lead Agency: Village of Ossining Board of Trustees
16 Croton Avenue
Ossining, NY 10562

Contact: Mary Ann Roberts, Village Clerk, Stuart E. Kahan Esq., Corporation Counsel and Lynn Brooks Avni, AICP Director of Planning and Development

Involved & Interested Agencies:Involved Agencies

- Village of Ossining Village Board of Trustees
- Village of Ossining Planning Board
- Village of Ossining Zoning Board of Appeals
- New York State Department of Environmental Conservation
- New York State Office of Parks, Recreation and Historic Preservation

Interested Agencies

- United States Army Corps of Engineers
- New York State Department of Transportation
- New York State Department of State-Consistency Review Unit of Planning and Development
- New York State Hudson River Valley Greenway
- Old Croton Aqueduct State Park
- Metro North Commuter Railroad
- Westchester County Planning Board
- Westchester County Department of Environmental Facilities
- Westchester County Department of Health
- Scenic Hudson
- Riverkeeper

- Clearwater
- Ossining Union Free School District
- Ossining Volunteer Fire Department
- Ossining Police Department
- Town of Ossining Assessor's Office
- Village of Ossining Environmental Advisory Committee

General Guidelines:

The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an appendix. In addition, all relevant correspondence from involved and interested agencies will be included in an appendix to the DEIS.

Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. Each potential impact category (such as land use and zoning impacts and traffic impacts) will be the subject of a separate section describing existing conditions, anticipated impacts, and proposed mitigation.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats (Adobe Acrobat (.pdf) file). When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided as requested by the Lead Agency. Hard copies will be available for review at select locations throughout the Village. In addition, the full DEIS will be posted on the internet for public review as required by law. Relevant correspondence from the public will also be included in an appendix.

Prior Studies:

The DEIS will consider two reports completed by Bergman Associates for the Applicant. These reports, a fiscal impact analysis and a traffic impact study were submitted to the Village's Board of Trustees with the zoning text change application. These reports will be included in the appendix portion of the DEIS. The Bergmann Associates studies analyzed one potential site for development if the proposed text amendment is approved by the Board of Trustees

Potential Impacts:

Based upon the preparation of the Environmental Assessment Form Parts 1 and 2, the Proposed Action could potentially impact the following:

- Intent of the CDD, PW and S-125 zoning districts as detailed in the 2009 Comprehensive Plan
- Land Use and Zoning (in particular, discuss intent of CDD District designation);
- Visual Resources and Community Character;
- Natural Resources;
- Wetlands, Waterbodies and Watercourses;
- Historic and Cultural Resources;
- Fiscal Impacts;
- Community Services;

- Traffic and Transportation;
- Stormwater Management;
- Utilities;
- Soils, Topography, and Slopes.
- Waste Management

The organization and expected content of the DEIS are as follows:

Cover sheet and General Information

- A Cover Sheet shall be provided that includes:
 - Title of the document;
 - Title of the Proposed Action;
 - Location of the Proposed Action;
 - Name and addresses of the Applicant of the Proposed Action and name, address, and telephone number of contact person representing the Applicant;
 - Name, address and phone number of the Lead Agency, including name of the contact person;
 - Name, address and phone number of the preparer of the DEIS and contact person;
 - Date and acceptance of the DEIS (to be inserted at later time);
 - Date of the public hearing, deadline by which comments on the DEIS are due, a statement that comments may be submitted up to ten days following the close of the hearing (to be inserted at later time).
- The DEIS shall include a list of the participating consultants, with their address, telephone number and responsibilities.
- The DEIS shall also include a Table of Contents, List of Exhibits, List of Tables and List of Appendices.

Chapter I: Executive Summary

- A. Introduction
- B. Description of the Proposed Action
- C. Required Approvals and Permits for any subsequent project related to the Proposed Action
- D. Involved and Interested Agencies
- E. Summary of Significant Impacts and Proposed Mitigation Measures
- F. Summary of Alternatives

Chapter II: Proposed Action Description

- A. Introduction
Provide a brief overall description of the Proposed Action.
- B. Proposed Action
 1. Identify Proposed Action. Identify the zoning districts that could be impacted by the proposed changes to the Village's zoning code. Define the borders of the zoning districts. Describe the number of lots that comprise the respective zoning districts

- and the average size of said lots. Explain any special characteristics of the zoning districts, wetlands, coastal resources, floodplains etc.
2. Describe the existing condition of the zoning districts that could be impacted by the Proposed Action, the proposed changes to the Zoning Code and natural and manmade features unique to the site, including the Old Croton Aqueduct, Crawbuckie Nature Preserve, the Hudson River etc.
 3. Provide a comprehensive description of the increased future development that could occur under the proposed text amendment. What are the benefits or drawbacks to the proposed increased dwellings per acre? Identify the existing maximum number of dwellings per acre under the current zoning code and the proposed dwellings per acre under the proposed text amendment.
 4. Summarize required approvals and provide a list of Involved and Interested Agencies.
 5. Describe the purpose and public need and benefits of the proposed zoning changes, including the distinguishing features of the CDD District.

Chapter III: Environmental Impacts and Mitigation Measures

A. Land Use, Zoning and Public Policy

1. Land Use

a. Existing Conditions

Identify and describe land uses within 1/2 mile of the zoning districts discussed in Chapter II.

b. Potential Impacts

Compare any proposed development with existing land uses within 1/2 mile of the zoning districts that would be affected. .

c. Mitigation Measures

Discuss and evaluate mitigation measures to minimize any potential impacts to the surrounding land use pattern in the affected zoning districts.

2. Zoning

a. Existing Conditions

i. Identify and describe all zoning districts within 1/2 mile of the zoning districts that could be affected by the proposed text amendments.

ii. Generally discuss the adoption of the 2009 Zoning Law of the Village (the "Zoning Code"). What was the impetus to change the zoning? How does the current Zoning Code compare to the previous Zoning code? Was the zoning of the CDD, PW and S-125 districts similarly zoned in the previous zoning code?

iii. Emphasis should be placed on the zoning districts that may be impacted from the proposed change. How would the proposed zoning changes impact the districts? Are there specific parcels in each of the impacted districts that could be developed as is or does the size of existing parcels limit immediate development (eg. would parcels need to be merged/combined?) What were these districts zoned before the 2009 map change? What triggered the map change in 2009? Were there any studies conducted that discussed the 2009 map changes in detail?

iv. Describe the bulk and other requirements of the existing CDD Conservation Development District, the PW Planned Waterfront (describe the bulk

requirements for all PW districts that may be affected by the proposed changes highlighted in the Proposed Action), and S-125 One-Family Residence zoning districts. (This includes a look at existing density requirements in the identified zoning districts).

- v. Discuss what makes the proposed action a text amendment versus a map amendment based on §270-59 of the Zoning Code.

b. Potential Impacts

- i. Describe the requirements of the zoning text amendment, and the criteria under which the text may be applied.
- ii. Describe the proposed zoning text's consistency (or inconsistency) with the principles and purposes of the CDD and PW districts, with reference where such resource information is available, to the previous zoning designation in order to inform the purposes of the CDD and PW designations.
- iii. Discuss the compliance of the of the proposed zoning text amendment and underlying district regulations.
- iv. Discuss relationship of the Proposed Action to adjacent zoning districts.
- v. Indicate the extent to which any waivers of the zoning code would be required to carry out any project under the proposed action, and evaluate why such deviation would be appropriate.

c. Mitigation Measures

Discuss and evaluate mitigation measures to minimize any potential adverse impacts to the Village Zoning Code including use of green technologies to the extent relevant.

Discuss and evaluate mitigation measures to minimize any potential adverse impacts based on the proposed increased density that would be permitted under certain conditions.

Discuss and evaluate mitigation measures related to cluster development on sites in the identified zoning districts. Is a taller building on a smaller footprint a positive or negative impact?

3. Policy Documents

a. Existing Conditions

Review and analyze the goals and recommendations detailed in the following documents as to whether the Proposed Action is consistent with those goals and recommendations.

- Village of Ossining Comprehensive Plan
- Village Code
- Village of Ossining Significant Sites and Structures Guide
- Village of Ossining Local Waterfront Revitalization Program ("LWRP"), and discuss how the Proposed Action conforms to the LWRP and its associated local program and policies.
- Village Waterfront Access and Trailway Plan
- Draft Open Space/Bike Lane/Commerce Connectivity Corridor
- Westchester County Greenway Compact Plan
- Westchester 2025

- b. Potential Impacts
Compare the consistency of the Proposed Action with the relevant policy documents listed above. Discuss the potential positive impacts as well as the negative impacts. Explain how the doubling of the density under the Proposed Action impacts the zones involved.
 - c. Mitigation Measures
Provide mitigation measures for any potential adverse impacts to the identified policy documents.
 - B. Visual Resources and Community Character
 1. Existing Conditions
Describe and illustrate the existing visual conditions of the of the zoning districts discussed in the Proposed Action and how the proposed text amendment could affect the adjacent and surrounding properties.
 2. Potential Impacts
 - a. Describe the Proposed Action and describe how it might affect surrounding buildings and uses using the NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline.
 - b. Provide site sections of proposed development in the zoning districts identified in the Proposed Action.
 - c. Illustrate visibility of the Proposed Action from the east to the west of the Hudson River and from the Hudson River especially in regard to the proposed increase in density and how that would play out in several vacant, unimproved or infill development of existing properties in the proposed zoning districts through photo simulations. This should include properties of varying sizes, topographies, brownfield etc
 - d. Illustrate visibility of the Proposed Action as viewed from adjacent public streets with common graphic design using photographic simulations at the following locations:
 - Intersection of Beach Road and Sandy Drive
 - Various locations on Beach Road
 - From the Hudson River
 - From Van Wyck Street
 - Snowden Avenue.
 - Main Street
 - Water Street
 - North Water Street extension
 - Matilda Street
 - North Malcolm Street
 - North Highland Avenue
 - Park Drive
 - Orchard Drive
 - Justamere Drive
 - Sunset Drive
 - Ryder Road

- Pleasantville Road
 - Kemeys Avenue
 - Central Avenue
 - Secor Road
 - Sandy Drive
 - James Street
 - State Street
 - Hunter Street
 - Westerly Road
 - Revolutionary Road
 - Additional streets may be added, if deemed appropriate.
- e. Discuss the lighting in the zoning districts and how this would potentially affect neighboring properties.
3. Mitigation Measures
Discuss potential methods for mitigation of potential adverse impacts that could result from the Proposed Action .
- C. Natural Resources
1. Existing Conditions
- a. Obtain data from the New York Natural Heritage Program (NYNHP) and the USFWS to do the following:
- i. Describe vegetation and wildlife currently found on and in the immediate vicinity of the involved zoning districts.
 - ii. Describe any threatened or endangered species that may be present on or in the vicinity of the involved zoning districts including migratory birds.
 - iii. Describe any threatened or endangered species along and/or in the Hudson River that runs adjacent to the zoning districts that are part of the proposed action.
- b. Discuss the Proposed action's proximity to the Crawbuckie Nature Preserve and any Critical Environmental Areas. Describe the potential positive/negative impacts on same.
2. Potential Impacts
- a. Describe potential impacts to vegetation and wildlife on-site or in the immediate vicinity as a result of the Proposed Action and discuss the tree removal in terms of the Village of Ossining Tree Law, Village Code Chapter 248, Trees.
- b. Describe potential impacts to adjacent natural resources, including the Crawbuckie Nature Preserve and any Critical Environmental Areas as well as the Old Croton Aqueduct, Hudson River, soils, view shed and slopes.
- c. Building widths and their positive or negative impact on the view shed to the Hudson River.
- d. Open Space impacts
- e. Provide a site analysis map and/or chart detailing all such features.
3. Mitigation Measures
Discuss potential methods for mitigation of potential adverse impacts that could result from any proposed development. The impact on numerous species of birds

that have been observed in the vicinity of the CDD zoning district off of Snowden Avenue. Also, the impact of possible runoff into Croton Bay and the effect on Hudson River fish including striped bass and sturgeon. The possible impacts to bald eagle nesting areas. Incorporate mitigation as described in the US Fish and Wildlife Service 2007 National Management Guidelines (NBEM Guidelines).

This section should include a discussion of environmentally sustainable methods to mitigate any potential adverse impacts. Are there mechanisms to reduce the carbon footprint of the proposed project?

D. Wetlands, Waterbodies and Watercourses

1. Existing Conditions

- a. Identify any wetlands, waterbodies or watercourses located in the zoning districts that could be impacted by the proposed changes to the Zoning Code.
- b. Identify the proximity of the Zoning districts impacted by the proposed changes to the zoning code, to the Hudson River, to any inland wetlands, streams, culverts, flood zones etc. Identify all portions of the CDD, S-125 and PW zoning districts that might be impacted and catalogue and categorize the impacts.

2. Potential Impacts

Describe any potential impacts to wetlands, waterbodies or watercourses including any unique features of the zoning districts (CDD, PW, S-125). To the extent that grading activities or addition or modifications to impervious surfaces may impact wetlands, waterbodies or watercourses., Discuss potential impacts to the CDD, PW, S-125 districts.

3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from any proposed development that could occur in the CDD, PW or S-125 districts if the proposed changes to the zoning code were adopted.

E. Soils and Topography

1. Existing Conditions

A topographic survey based on a two-foot contour interval will be prepared. Existing topography will be mapped based on the following slope categories: 0-15%, 15-25%, and 25% and greater. Slope descriptions will include a listing of these slope categories as a percentage of the area of the CDD, PW and S-125 zoning districts should be studied and analyzed. A comparison of existing and proposed topography will be evaluated. The following will be described:

- a. A preliminary cut and fill analysis, of the impacted zoning districts (CDD, PW, S-125 zoning districts) including an analysis of the disposal of excess cut or the import of fill materials, if fill is required, as well as identification of areas where cut will reach the water table and contingency plans to deal with discharge of groundwater to the surface.
- b. Identify and list soil types in the CDD, PW and S-125 zoning districts, with a discussion of soil characteristics and suitability for construction based on the proposed changes to the Village's zoning code.

2. Potential Impacts

- a. Provide a preliminary grading plan and limit of disturbance.

- b. Describe in detail provisions for successfully working with the steep slopes on the property including temporary measures and permanent measures.
 - c. If excess earth materials will need to be removed from the site, estimate the number of tons and truck trips necessary to carry out the construction and identify the routes the trucks will take and describe the method of removal
 - 3. Mitigation Measures
Describe mitigation measures and best management practices that will be implemented on any site that may have the potential for development under the proposed action.
- F. Historic and Cultural Resources
 - 1. Existing Conditions
 - a. Provide a descriptive detail of the architectural and archeological resources and details of any consultation with or documentation that has been submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) for the zoning districts affected by the proposed action and any lots that potentially could be developed.
 - b. Discuss the importance of the Old Croton Aqueduct, Hudson River as well as any other historic or aesthetic resources adjacent to the affected zoning districts. .
 - c. Are there any sites in the impacted zoning districts that have been designated as historic sites, locations or resources?
 - d. Are there any properties listed on the State or National register or any properties that could be listed on same?
 - 2. Potential Impacts
 - a. Identify potential impacts of the proposed action to cultural, archeological, or historic resources. Discuss potential impacts of the Proposed Action.
 - b. Discuss details on how the Proposed Action (text amendment) will interface with the existing Old Croton Aqueduct Trail and any impacts on the current use of the trail.
 - c. Discuss connection of proposed action t to existing parking lots, municipal and private and existing open space.
 - 3. Mitigation Measures
Discuss potential methods for mitigation of potential adverse impacts that could result from the Proposed Action including, if necessary, any mitigation measures for impacts that the Proposed Action and potential future development under the proposed text amendment will (would) have on the public use of the Old Croton Aqueduct.
- G. Community Services
 - 1. Police Services
 - a. Existing Conditions
 - i. Identify the staff size and organization of the Police Department.
 - ii. Identify the location of police station.
 - iii. Identify average response time to the zoning districts where potential development could occur based on the proposed text amendment.
 - b. Potential Impacts
 - i. Evaluate increased demand for police services.

- ii. Identify concerns of the Police Department (if any).
 - iii. Analyze the adequacy of access to the areas where potential development could occur based on the proposed text amendment.
 - iv. Discuss the impacts based on maximum density on any of the parcels that could be developed based on the proposed text amendment.
 - c. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from any proposed development that could occur based on the approved zoning text amendments.
- 2. Fire Services
 - a. Existing Conditions
 - i. Identify the staff size and organization of the Fire Department.
 - ii. Provide details on the existing Northside Fire Station and possible relocation.
 - iii. Identify fire department equipment.
 - iv. Identify the number of calls for service per year.
 - v. Identify the average response time to the zoning districts where development could occur based on the proposed text amendment.
 - vi. Discuss existing adequacy of access to any lots and parcels that could be developed based on the proposed text amendment.
 - b. Potential Impacts
 - i. Evaluate the increase demand for fire department services.
 - ii. Identify concerns from the Fire Department (if any). Identify any financial concerns from the Village related to the purchase of any new equipment (if required).
 - iii. Describe how any site plan for any project that could be developed under the proposed text amendment will adequately provide emergency service access to the residences and whether the such Project meets all applicable local and NYS fire codes.
 - iv. . Discuss the impacts based on maximum density on any of the parcels that could be developed based on the proposed text amendments.
 - c. Mitigation Measures

Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed zoning text amendments.
- 3. Emergency Services
 - a. Existing Conditions
 - i. Identify ambulance/EMS service staff size and organization.
 - ii. Identify location of nearest station.
 - iii. Identify available equipment.
 - iv. Identify number of calls for service per year.
 - v. Identify response time to the zoning districts where potential development could occur based on the proposed text amendment. .
 - b. Potential Impacts
 - i. Evaluate and discuss increased demand for ambulance service, including average number of calls per year.
 - ii. Identify concerns from the ambulance service (if any).

- iii. Analyze adequacy of access to the potential developable areas in the zoning districts where development could occur based on the proposed text amendment .
 - iv. Discuss the impacts based on maximum density on any of the parcels that could be developed based on the proposed text amendment.
 - c. Mitigation Measures
Discuss possible methods for mitigation of potential adverse impacts that could result from any proposed development based on the proposed Zoning Text amendment.
- 4. Recreation and Open Space
 - a. Existing Conditions
Describe existing public recreation and open space facilities in the Village and immediate vicinity.
 - b. Potential Impacts
 - i. Discuss potential impacts to public recreation and open space including connectivity of the same with the facilities that could result from the Proposed Action.
 - ii. Describe the recreation space, open space, and green space provided by the zoning districts where increased development could potentially occur based on the proposed action t in comparison to existing recreational space, open space, and green space in the affected zoning districts , and describe the impacts if the recreation space will be public or private, for active or passive recreation, and whether there will be any restrictions on the use of such spaces such as conservation easements or other encumbrances as well as whether there will be any conflict between any future development and existing recreation and open space in the zoning district where increased development could occur.
 - iii. Discuss possible impact on Crawbuckie Nature Preserve, the Riverwalk, Old Croton Aqueduct, and Hudson River. .
 - c. Mitigation Measures
Discuss potential methods for mitigation of potential adverse impacts that could result from any proposed development under the proposed zoning text change.
- 5. Schools
 - a. Existing Conditions
 - i. Identify location, current enrollments and capacity of existing schools.
 - ii. Based on the 2017 Fiscal Impact Analysis, identify the education cost per pupil.
 - b. Potential Impacts
Based on the 2017 Fiscal Impact Analysis:
 - i. Identify the generation of school children from any proposed development in the zoning districts where development could occur based on the proposed text amendment, using both standard school generation numbers and any local multipliers based on data provided by the School District on enrollments of school children in similar types of projects, the potential increase in school enrollments and any anticipated increase in costs to the Ossining Union Free School District.

- ii. Identify the potential tax revenue to the Ossining Union Free School District that would be generated from any proposed development and compare to projected costs.
 - c. Mitigation Measures
Discuss potential methods for mitigation of potential adverse impacts that could result from the most intense of any proposed development under proposed Zoning Text amendment.
- H. Fiscal Impacts
 - 1. Existing Conditions
Describe the existing tax revenues generated by any potential development in the zoning districts where development could occur under the proposed text amendment.. Study the most intense and densest possible development in the affected zoning districts.
 - 2. Potential Impacts
Analyze the fiscal impact (taxes generated versus costs incurred) to the Village of Ossining and the Ossining Union Free School District as a result of any future development.
 - 3. Mitigation Measures
Discuss how taxes from any potential project would mitigate increased demand for services from any future development.
- I. Traffic and Transportation
 - 1. Existing Conditions
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 - a. Describe the existing traffic conditions in the impacted zoning districts (CDD, PW and S-125). Are the streets primary, secondary or tertiary streets? Do the streets have any (physical) constraints? Is the traffic that traverses them primarily residential, commercial a mix? Is there available on-street parking, overnight parking,? Are there any municipal parking lots? Is there a peak AM hour and a peak PM hour? Do school buses traverse these zoning districts? Provide details on the Levels of Service (LOS) of the major streets in each zoning district.
 - b. Impacts across all the affected zoning districts should be identified, analyzed and evaluated.
 - c. Identify public transportation services in the affected zoning districts.
 - d. Identify existing pedestrian or bicycle accommodations in the CDD, PW and S-125 zoning districts.
 - e. While the 2017 Traffic study may be used, a broader traffic study will be needed to study all of the zoning districts involved.
 - 2. Potential Impacts
 - a. Based on the analysis completed as part of the 2017 Traffic Impact Study, provide the following information:
 - i. “No Build” Traffic Volumes and LOS for each of the intersections, to include background traffic growth and other proposed projects in the area.

- ii. “Build” Traffic Volumes and LOS for each intersection, to include Site Generated Traffic Volumes for the Proposed Action and the assignment of Site Generated Traffic Volumes to the roadway network
 - iii. Figures showing the Existing, Projected, No-Build, Site Generated, and Build Traffic Volumes for each of the intersections for each of the peak hours.
 - iv. Results from the SYNCHRO capacity analysis for each of the intersections utilizing the Existing, No-Build and Build Traffic Volumes. Summarize the results of the capacity analysis in tabular form and include a summary of the average vehicle delays and Levels of Service for each location for each condition.
 - v. Discuss the potential generated demand for public transportation that is accessible to a developable site in any of the zoning districts that may be affected. .
- b. Describe any upgrades or additions to pedestrian or bicycle accommodations.
- 3. Mitigation Measures

Discuss whether there is need for any geometric or traffic control modifications to the site access and studied intersections.
- J. Stormwater Management
 - 1. Existing Conditions
 - a. Identify and map existing drainage infrastructure on any site and in the vicinity of zoning districts where increased development could occur based on the proposed text amendment. .
 - b. Discuss existing drainage patterns and hydrologic characteristics of any potential site for development. Study ultimate points of stormwater discharge from any potential site in the identified zoning districts.
 - c. Prepare a pre-development hydrologic analysis to determine existing peak rates of runoff from the zoning districts where development could potentially occur during the statistical 1-, 2-, 10-, 25-, 50-, and 100-year storm events. This analysis will be the basis for determining stormwater management requirements.
 - d. Discuss and map hydrologic soil groups within zoning districts where increased development could occur under the proposed text amendment and surface or groundwater resources on any site.
 - 2. Potential Impacts
 - a. Discuss any changes to the quality or quantity of stormwater runoff due to any potential development.
 - b. Discuss the proposed drainage collection system.
 - c. Prepare a post-development hydrologic analysis to determine the changes in the pre-development peak runoff rates.
 - d. Prepare a Stormwater Pollution Prevention Plan and discuss compliance with local stormwater management regulation (Village Code Chapter 227 Stormwater Management and Erosion and Sediment Control) and NYSDEC general permits.
 - e. Discuss the access to, ownership of, and responsibility for maintenance requirements during construction and long-term maintenance of any stormwater management facilities constructed on any site in the zoning districts

where increased development could occur based on the proposed text amendment..

- f. Discuss the capacity of the proposed storm sewer system and any connections to the existing storm sewer or adjacent watercourses.
- g. Discuss potential impacts (if any) to the Old Croton Aqueduct from stormwater runoff, design, or methods of construction as a result of grading activities on any site.

3. Mitigation Measures

- a. Mitigation measures will be provided to minimize impacts from the stormwater quantity and minimize adverse stormwater quality impacts. Outline stormwater treatment methods per current New York State Department of Environmental Conservation ("NYSDEC") Design Standards and local regulations.
- b. Design a stormwater management facility according to the NYSDEC Stormwater Management Design Manual. Peak flow mitigation will be provided for the statistical 1-, 2-, 10-, 25-, 50-, and 100-year storm events.
- c. Design the proposed drainage collection system which will convey stormwater runoff to the proposed stormwater management facility.
- d. A discussion of the sediment and erosion control measures will be provided along with a detailed plan and details for the zoning districts where potential development could occur under the proposed text amendment.
- e. A discussion of the use of green technologies.

K. Utilities

1. Existing Conditions

Identify location of existing public water and sewer mains and current capacity levels. Pressure and flow of the existing water and sewer mains will be determined and discussed to ensure adequacy and proposed connections and required improvements will be discussed.

2. Potential Impacts

- a. Identify water demands of the zoning districts where new development could occur and compare to current capacity levels. Calculate water demand based on Department of Health multipliers. Conduct capacity analysis for the existing water supply system.
- b. Estimate the potential sewage generation from any potential Project. Identify the sewer district in which potential developments are located and the location where the sewage will be treated and discharged. Conduct capacity analysis for the existing sanitary sewer system.
- c. Discuss the impacts of the proposed Zoning Text amendment on utility services in the Village of Ossining.
- d. Discuss the construction of any utility lines that will require crossing the Old Croton Aqueduct.
- e. Discuss the potential impact and the potential need for additional infrastructure to maintain current service levels should future development occur under the proposed text amendment.

3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from any proposed development. Discuss mitigation measures including

emergency/backup systems, water conservation, or upgrades required to the system, if any. Mitigation measures for sanitary sewer systems should incorporate reductions in inflow and infiltration (I&I) may be required by the County.

This section should include a discussion of alternative energy. Are there viable options that could assist in the mitigation of any future development in the identified zoning districts? What is the existing capacity? What infrastructure would be required? Financial costs associated with said infrastructure. Are there scientific methodologies to measure the carbon footprint of any future development? Are baseline studies required prior to development?

L. Waste Management

1. Existing Conditions— Discuss how waste management is currently addressed in the zoning districts that may be impacted by the proposed text change and any future development. How is waste management handled for the different uses that exist? Is commercial and residential waste management handled in a similar or dissimilar manner? Do large and small residential uses have similar methods of waste management? Do large and small commercial/institutional uses have similar methods of waste management. Address current capacity.
2. Potential Impacts— Discuss the potential impacts of the proposed zoning text amendment on the methods of waste management that could be employed by any future development. Are there impacts to traffic, infrastructure, community services, utilities, natural resources, historic or cultural resources? Is there a financial impact?
3. Mitigation Measures—Discuss potential methods for mitigation of potential adverse impacts that could result from any future development in the zoning districts that may be impacted by the proposed text change. Are there any sustainable alternatives that can be employed to mitigate any potential adverse impacts?

M. Construction

1. Potential Impacts
 - a. Assess potential construction-related impacts (noise, etc.).
 - b. Discuss impacts on adjacent land uses associated with any future proposed construction activities, including access to any developable site for construction vehicles, effects of construction traffic on adjacent roadways, construction staging and management of fill export and import.
 - c. Provide proposed techniques for rock removal, should it become necessary during construction and anticipated cut and fill. Describe potential impacts to adjacent properties that could result from rock removal. Any required pre-blast surveys, photo/video demonstration, and seismic monitoring should be discussed.
 - d. Describe potential impacts to the Old Croton Aqueduct that could result from construction activities.

2. Mitigation Measures

- a. Discuss construction techniques and best management practices to be utilized to minimize potential adverse construction-related impacts, including potential rock removal.
- b. Discuss techniques to properly dispose of excess soils and construction and demolition debris at approved off-site facilities.

Chapter IV: Alternatives

Provide a brief description of impacts for each alternative identified below. Include a comparable level of analysis for each potential impact area to allow the Lead Agency to evaluate the Proposed Action in relation to each of the alternatives below.

A. No Action Alternative

Under this alternative, the Project Site would remain as it exists now.

B. Alternative Plan Under the Existing Zoning

Under this alternative, any site could be redeveloped as permitted under the requirements of the existing Conservation Development District (CDD) and PW Planned Waterfront zoning districts.

C. Alternative Plan Based on Identified Significant Environmental Impacts

Under this alternative, as a result of the DEIS analysis, if a significant environmental impact is identified on any site that could be developed under the proposed text amendment that cannot be mitigated without a change in the site plan, the revised site plan will be evaluated in this section.

Chapter V: Adverse Environmental Impacts That Cannot Be Avoided

Identify adverse environmental impacts identified in Chapter III of the DEIS that cannot be avoided based on the implementation and construction due to the Proposed Action. Discussion will include short term construction impacts.

- A. There should be a description of methods of recycling waste and natural materials on any developable site during construction.
- B. Describe the construction schedule and any limitation to the amount of acreage of disturbed soil exposed at any one time based on NYSDEC

Chapter VI: Irreversible and Irretrievable Commitment of Resources

Identify natural and human resources that will be consumed, converted or made unavailable for future use from the implementation and construction of the Proposed Action.

Chapter VII: Growth Inducing Impacts

Identify secondary and/or indirect impacts that could result as potential impacts from the implementation and any future construction that may occur due to the Proposed Action.

Chapter VIII: Effects on the Use and Conservation of Energy Resources

Summarize the use of energy resources to be used on-site and strategies to reduce energy consumption. Provide a description of the effect of the proposed action on the short and long

term use and conservation of energy resources; methods to reduce inefficient or unnecessary consumption of energy during construction and long term operation; and a discussion of applicable building codes.

Chapter IX: Short and Long Term Impacts, Cumulative Impacts, and Other Associated Environmental Impacts

Appendix:

- A. EAF Parts 1 and 2
- B. Positive Declaration and Lead Agency notice
- C. DEIS Scoping Outline
- D. Copies of all official correspondence related to issues discussed in the DEIS
- E. Traffic Impact Study
- F. Stormwater Pollution Prevention Plan
- G. Soils Report