

VILLAGE OF OSSINING  
BOARD OF TRUSTEES



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**FINAL SCOPING OUTLINE OF ISSUES TO BE ADDRESSED IN A DRAFT GENERIC ENVIRONMENTAL  
IMPACT STATEMENT (DGEIS) FOR:**

**VILLAGE OF OSSINING COMPREHENSIVE PLAN UPDATE ADOPTION AND ZONING AMENDMENTS**  
**Adopted: October 21, 2020**

<b>Location:</b>	Village of Ossining, Westchester County, New York (see attached location map)
<b>Classification of Action:</b>	Type 1 Action
<b>Lead Agency:</b>	Village Board of Trustees Village of Ossining 16 Croton Avenue Ossining, NY 10562
<b>Scoping Meeting:</b>	September 24, 2020   7:00 PM Joseph G. Caputo Community Center Gymnasium 95 Broadway Ossining, NY 10562
<b>Written Scoping Comments:</b>	Written comments will be accepted by the Lead Agency until October 16, 2020

**Purpose of Scoping:** see NYCRR 617.8 (a): “The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant. Scoping is required for all EISs (except for supplemental EISs), and may be initiated by the lead agency or the project sponsor.”

## **A. PROJECT DESCRIPTION**

### **Description of the Proposed Action**

In accordance with the State Environmental Quality Review Act (SEQR) and its implementing regulations (6 NYCRR Part 617) the Village Board of Trustees of the Village of Ossining (Village Board), acting as lead agency, is preparing a Generic Environmental Impact Statement (GEIS) to evaluate the areas of potential impact of the preparation and implementation of the Comprehensive Plan Update and potential related amendments to the Village's zoning code and map (hereinafter referred to as the Proposed Action).

The Village of Ossining is proposing the adoption and implementation of a Comprehensive Plan Update and associated amendments to the Village's Zoning Code ("Proposed Action"). To support the future vision set forth in the Comprehensive Plan, some zoning changes are being studied, with a particular focus on strengthening the Village's downtown and Croton Avenue corridor (Village Center District and Neighborhood Center Districts, respectively), and upgrading and resolving issues of non-conformity in the T-Zone (Two-Family Residence District). The Comprehensive Plan's proposed zoning amendments follow an evaluation of current zoning districts throughout the Village.

Overall, the plan update seeks to streamline pathways for economic growth and development, while addressing community needs and environmental sustainability. The Comprehensive Plan is currently being drafted following a structure of ten chapters that include objectives and strategies for each of the following topics/geographic areas: Land Use and Zoning; The Waterfront; Downtown and Economic Development; Transportation; Sustainable Infrastructure; Housing and Neighborhood Preservation; and, Cultural and Historic Resources. The plan update is being developed with the input of a steering committee, local stakeholders/experts, and the community, which was engaged throughout the process. The potential zoning amendments would implement the Comprehensive Plan's recommendations, which include zoning map changes, with the possible creation of form-based code overlay districts.

### **GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS)**

As stated in the SEQR regulations, 6 NYCRR Section 617.10(a), a Generic EIS may be used to assess the environmental impacts of "an entire program or plan having area wide application..." As such, this Generic EIS will present a broader and more general set of analyses than a site or project-specific EIS. The Generic EIS will describe the Proposed Action, and will include assessments of specific anticipated impacts if such details are available. In some cases, the analyses will be based on conceptual information due to the comprehensive and prospective nature of the Comprehensive Plan and zoning code and map amendments and its component parts. A GEIS of this nature is prepared when a proposed action represents a comprehensive program having wide application and defining a range of future projects in the affected area.

The steps in preparing the GEIS include:

- Scoping – a process to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant. Scoping requires that the that involved and interested agencies and the public have the opportunity to provide comments on the content and scope of the GEIS;
- Draft GEIS (DGEIS) – a document published by the Village Board for public and agency review and comment;
- Public review – of at least 30 days, during which any individual, group, or agency may comment on the DGEIS;
- Final GEIS (FGEIS) – a document that responds to relevant comments made during public review of the DGEIS; an
- Findings Statement – a document prepared after the Final GEIS has been filed, that considers the relevant environmental impacts presented in the GEIS, weighs and balances them with social, economic and other essential considerations, provides a rationale for the Village Board’s decision and certifies that the SEQR requirements have been met.

This Scoping Document is intended to inform involved and interested agencies and the public of the range of topics the lead agency intends to address in the DGEIS.

## **B. INVOLVED AND INTERESTED AGENCIES**

### **INVOLVED AGENCIES**

Under SEQR, the lead agency is responsible for coordinating the SEQR review process, as well as discretionary decision making regarding the Proposed Action. For the DGEIS, the Village of Ossining Board of Trustees is the lead agency and sole involved agency. As lead agency, the Village Board is responsible for preparing a determination of significance, determining the scope and adequacy of the DGEIS, coordinating the preparation of the final GEIS, and preparing SEQR findings. The lead agency and the involved agencies have authority to fund, approve, or directly undertake some aspect of the Proposed Action. For this Proposed Action, there are no other involved agencies besides the Village Board.

- Village of Ossining Board of Trustees (Lead Agency)

### **INTERESTED AGENCIES**

Unlike an involved agency, interested agencies do not have the authority to fund, approve, or directly undertake some aspect of the Proposed Action. Instead, interested agencies may contribute relevant scoping topics, submit written comments during the DGEIS comment period, and comment on the DGEIS at public hearings. For this DGEIS, interested agencies include the following:

- Village of Ossining, Planning Board, Michael Beldotti, Chair
- Westchester County Department of Planning, David Kvinge, Director of Environmental Planning

### **C. REQUIRED APPROVALS AND REVIEWS**

The DGEIS will identify and discuss all required approvals and reviews needed to adopt and implement the Proposed Action. The Proposed Action will require the following approval and review:

#### *VILLAGE OF OSSINING BOARD OF TRUSTEES*

Approval of the Comprehensive Plan Update and potential Zoning Amendments.

### **D. POTENTIALLY SIGNIFICANT IMPACTS TO BE ADDRESSED IN THE DGEIS (BASED ON EAF PARTS 2 AND 3)**

The Village Board adopted a Positive Declaration on September 2, 2020 based on an Environmental Assessment Form (EAF) Parts 1, 2 and 3. The EAF Parts 2 and 3 identified that the Proposed Action may result in large to moderate impacts in the following categories:

- Impact on Transportation:
  - Implementation of the proposed action may alter available parking and change both the present pattern and amount of traffic.
- Consistency with Community Character:
  - Potential for additional public school children to put pressure on existing schools.

### **E. SCOPE OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)**

The general framework of analysis is to: 1) study and describe the existing conditions in the area; 2) project these conditions to a future analysis year without the project (known as the “No-Action” condition or “Build-out under 2009 Comprehensive Plan and current Zoning Code”); 3) assess potential environmental impacts of the proposed Village Code Amendments on the “No-Action” and “With-Action” conditions (known as “Potential Impacts”); 4) present and evaluate potential mitigation measures to mitigate any significant adverse environmental impacts; and 5) assess potential environmental impacts of the proposed alternative (see section 5.0).

The DGEIS will contain the elements required in SEQR 617.9(b) and the following information:

### **COVER SHEET**

The Cover Sheet will identify:

- (1) The report as a Draft GEIS
- (2) The Proposed Action and its location
- (3) The name, address and telephone number of the Lead Agency and contact person

- (4) The name, address and telephone number of the preparer of the DGEIS
- (5) The date of DGEIS submission and acceptance
- (6) Public hearing date and DGEIS comment period
- (7) Website where DGEIS and FGEIS will be posted, as required under state law

Following the cover sheet, a list (name, address and telephone numbers) of all sub-consultants involved in the project and a list of all interested and involved parties will be provided.

TABLE OF CONTENTS, indicating the chapters of the DGEIS and page numbers, as well as lists of exhibits, tables and appendices (if any).

## **1.0 EXECUTIVE SUMMARY**

- Brief description of the Proposed Action and how the action relates to future development actions and build-out under the proposed zoning amendments;
- Brief description of the Village ("Study Area"), and a discussion of how conditions affect and relate to the Proposed Action;
- Brief summary of the potential alternatives to the Proposed Action;
- Discussion of the potential adverse impacts of the Proposed Action;
- Brief summary of the identified mitigation measures and strategies to be performed as part of the Proposed Action in order to limit adverse environmental impact;
- List of all involved and interested agencies;
- List of the permits, approvals and reviews required to implement the Proposed Action; and
- Discussion of any community participation and public outreach that was conducted during the SEQRA process.

## **2.0 PROPOSED ACTION**

- 2.1 Project Location and Environmental Setting
- 2.2 Project History
- 2.3 Public Needs and Benefits
- 2.4 Public Involvement
- 2.5 Description of the Proposed Action
- 2.6 Involved and Interested Agencies
- 2.7 Required Reviews and Approvals

## **3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION**

The analysis of potential impacts will include findings from analyses included in the Comprehensive Plan Update. These analyses will be conducted on a qualitative basis, unless quantitative data is readily available.

### **3.1 Land Use and Zoning**

#### *3.1.1 Existing Conditions*

##### Land use

Provide a description of the existing land use conditions identified in the Comprehensive Plan. Describe the demographic characteristics of the community identified in the Comprehensive Plan. Utilize maps, tables, and air and ground photos as appropriate.

##### Zoning

Provide a description of the zoning patterns in the Village; note general districts/uses permitted, and describe existing overlay districts. Utilize maps, tables, etc. as appropriate in support.

#### *3.1.2 Potential Impacts*

##### Land use

Describe changes in uses, scale and density recommended by the Comprehensive plan and proposed Zoning Amendments. Discuss general compatibility and conflicts of permissible uses. Utilize figures, tables, etc. as appropriate.

##### Zoning

##### *Comprehensive Plan*

Analyze proposed zoning modifications suggested under the Comprehensive Plan.

##### *Zoning Code Amendments*

Provide an analysis of the impacts of the Proposed Zoning Code Amendments, including qualitative assessments of any potential for impacts related to displacement of residents and businesses, and gentrification. Estimate a reasonable build-out projection for the areas subject of zoning changes. Provide an analysis of estimated population projection in the next 10 years.

#### *3.1.3 Mitigation Measures*

To be determined, if necessary.

### **3.2 Transportation**

#### *3.2.1 Existing Conditions*

Provide a description of the existing road network in the Village, sensitive intersections, and parking conditions. Provide summary of crash data obtained from NYSDOT. Identify and describe public transit options, including Metro-North ridership. Describe and evaluate pedestrian and bicycling conditions.

#### *3.2.2 Potential Impacts*

Describe proposed changes in traffic circulation, and proposed pedestrian and bicycle accommodations as recommended in the Comprehensive Plan. Discuss the potential impacts of the zoning amendments on transportation resources and traffic in the potentially affected intersections. Discussion of potential changes in demand for public transportation services as a result of the zoning amendments. Discussion of changes to parking conditions.

### *3.2.3 Mitigation Measures*

To be determined, if necessary.

## **3.3 Schools**

### *3.3.1 Existing Conditions*

Identify existing schools within the Village. Discussion of current and projected capacity of the school district, including public schools enrollment data.

### *3.3.2 Potential Impacts*

Quantify the potential for an increase in school enrollment from implementation of the proposed zoning amendments and analyze the potential impact on Ossining Union Free School District. Provide a qualitative estimate of the economic impacts of the implementation of the Proposed Action on the school district and describe tax and fiscal impacts as a result of the Proposed Action.

### *3.3.3 Mitigation Measures*

To be determined, if necessary.

## **3.4 Infrastructure and Floodplain Management**

### *3.4.1 Existing Conditions*

#### Water and Sanitary Sewer

Describe existing infrastructure conditions and capacity; identify location of water and sewer infrastructure with maps.

#### Floodplain

Identify areas included in 100-year and 500-year floodplain. Describe sea level rise projections using NYS DEC data for 2050s. Utilize maps and tables as appropriate.

### *3.4.2 Potential Impacts*

#### Water and Sewer Infrastructure

Describe status of infrastructure and identify potential impacts due to capacity and/or aging infrastructure (whether it is possible to assess age/condition).

#### Floodplain

Discussion on potential inundation due to future sea level rise. Discussion on increased food risk due to floodplain projected expansion. Identify low-lying areas where projected sea level rise and floodplain expansion is more likely to cause impacts.

### *3.4.3 Mitigation Measures*

To be determined, if necessary.

## **4.0 OTHER ENVIRONMENTAL IMPACTS**

### *4.1 Unavoidable Adverse Environmental Impacts*

#### 4.2 *Irreversible and Irretrievable Commitment of Resources*

#### 4.3 *Growth-Inducing, Cumulative and Secondary Impacts*

#### 4.4 *Effects on the Use and Conservation of Energy*

### 5.0 **ANALYSIS OF ALTERNATIVES**

#### 5.1 *No-Action Alternative: Build-out under 2009 Comprehensive Plan and current Zoning Code*

Evaluate the scenario where the status of existing land use remains unchanged and growth under current zoning is projected to the 10 year build out.

### 6.0 **SUBSEQUENT SEQR ACTIONS**

Describe future actions necessary for site specific development should a parcel apply for development. For example, any new development proposed within the study area will need to comply with SEQR, including, but not limited to, the preparation of an Environmental Assessment Form (EAF) for site-specific review.

### F. ISSUES NOT INCLUDED IN THE SCOPE

- Natural Features

The Village is comprised of developed urban land. There are no natural habitat areas within the study area. The Hudson River does contain Threatened and Endangered Species, as well as critical habitat; however, the proposed zoning changes do not affect any land area adjacent to the Hudson River and will have no impact on any habitat or species located within the river.

- Air Quality and Noise

The Proposed Action does not require federal or state air quality permits, nor would it result in any significant increases in air pollution emissions. Similarly, no significant changes in noise levels are anticipated due to the Proposed Action.

- Cultural and Historic Resources

The study area is located in an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory; however, the Village is comprised of developed urban land and any potential new development would take place in areas that were previously disturbed. The Village includes some historic properties recognized in the National Register of Historic Places. However, no potential zoning changes are proposed for these historic properties. Additionally, the Comprehensive Plan seeks to protect and enhance these historic resources.

- Visual and Community Character

The Proposed Action would minimally affect the scale and aesthetics compared to the No-Action scenario. In particular, potential new development in the downtown area as a result of the zoning changes would allow for one additional story compared to what is allowed under the current



zoning (from 48 feet to 58 feet of building height). Therefore, the overall scale of development would not significantly affect the visual and community character.

- **Socioeconomics**

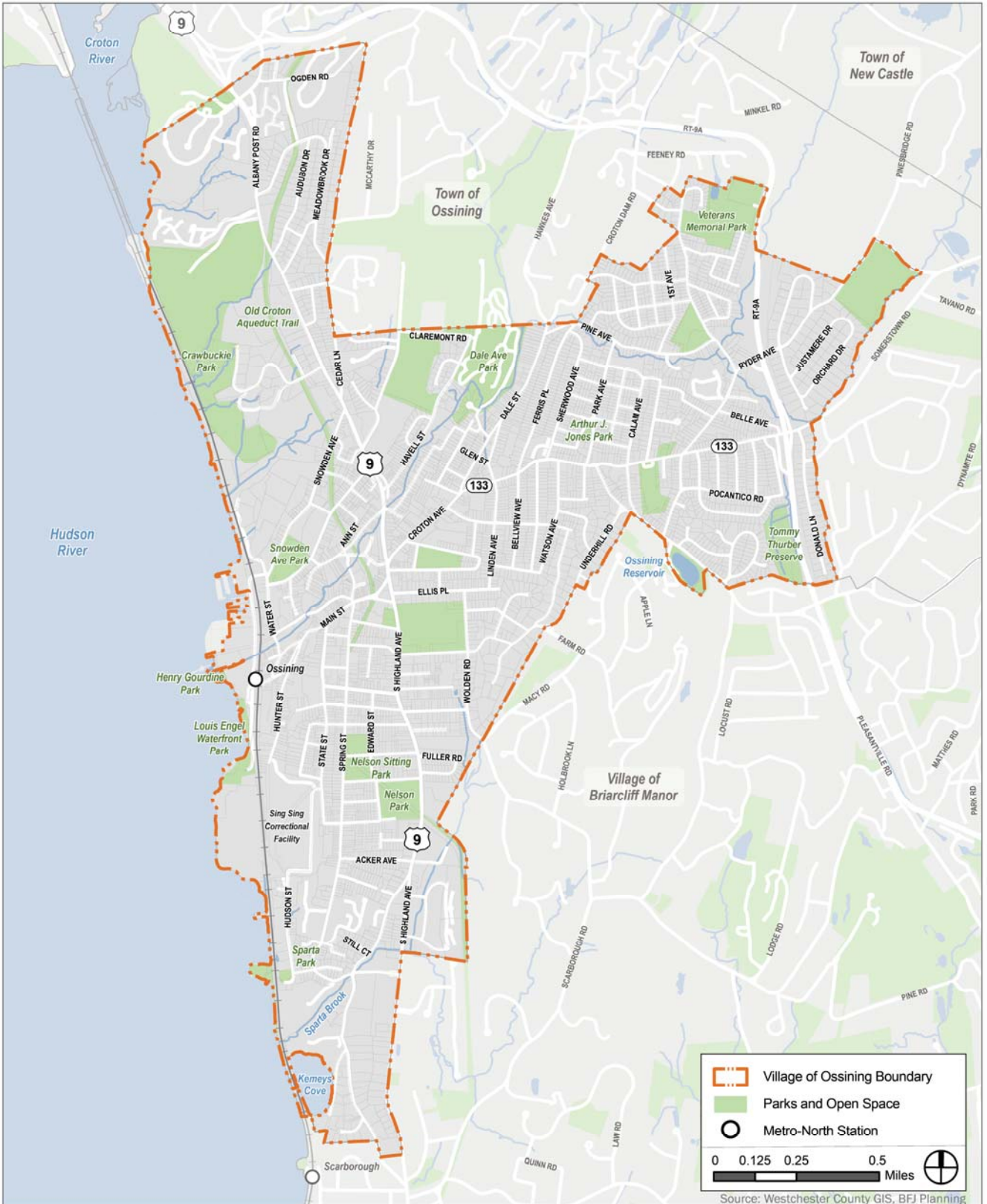
Population projections and potential for displacement and gentrification are addressed in the Land Use and Zoning chapter. No other socioeconomic conditions are expected to be significantly affected by the Proposed Action. For example, major industries and businesses are not expected to experience negative impacts as a result of the Proposed Action.

- **Other Community Facilities**

With the exception of schools (addressed in the “Schools” section), no other Village community facilities are expected to be significantly impacted by the Proposed Action. The Comprehensive Plan provides basic information regarding the different community facilities that serve the Village. No substantial community facilities’ needs were raised during interviews with Village staff.

## **GEIS APPENDICES**

- a) EAF Part I, II, and III and Positive declaration
- b) Scoping Document



Location Map