

Introduction

WP Development NB, LLC (the “Applicant”) proposes to redevelop the former “Good Counsel” site, of which it is the owner, in White Plains, NY with residential uses in a campus-like setting (the “Proposed Project”). The campus would be developed with three primary components: an assisted living facility, academic housing, and market rate apartments. The first component would be a 90-95 unit Assisted Living and Memory Care Facility developed by Sunrise Senior Living, a national leader in senior care. The facility would provide a range of care options in a landscaped setting. The second component would be an academic housing building with approximately 70 suites developed on the northern portion of the Project Site. The third component of the proposed development would be approximately 400 units of market rate housing in two (2) 10-story buildings at the rear of the Project Site.

The Proposed Project would preserve the approximately 3 acre iconic ‘front lawn’ along the property’s North Broadway frontage, and two existing buildings on the site: the Chapel and Mapleton. The Chapel would remain in its current location, and the Mapleton building would be relocated on-site. These two buildings are contributing structures within the *Good Counsel Complex*, which was listed on the State National Registers of Historic Places (S/NR) in 1997. In addition, Mapleton was individually listed on the S/NR in 1976. The Site’s former owners, the Sisters of the Divine Compassion, will continue to use those buildings.

To develop the property as proposed, the Applicant has petitioned the White Plains Common Council for amendments to the Zoning Ordinance and Zoning Map of the City of White Plains. This zoning amendment, described in more detail below, is referred to as the “Proposed Zoning.”

Pursuant to the rules and regulations of the State Environmental Quality Review Act (SEQRA, Article 8 of the Environmental Conservation Law and its implementing regulations at 6 NYCRR 617), the Common Council of the City of White Plains (the “Common Council”), acting as Lead Agency (resolution on February 6, 2017), has determined that the Proposed Project and Proposed Zoning (together, the “Proposed Action”) have the potential to result in one or more environmental impacts. To identify the magnitude of the potential impacts, identify appropriate measures to mitigate potential impacts, and allow the public the greatest opportunity to comment on the potential impacts of the Proposed Action, the Common Council resolved (February 6, 2017) that an Environmental Impact Statement (EIS) shall be prepared by issuing what is known as a “Positive Declaration.” This ~~DRAFT~~ Scoping Document was, and issued a draft scope for public comment. The draft Scoping Document was the subject of a public scoping meeting on March 2, 2017 and written comments on the draft scope were received through March 13, 2017. This Final Scoping Document incorporates relevant comments on the draft scope and has been prepared to guide in the preparation of the Draft EIS (DEIS), and describe the Proposed Action,

the approvals required for implementation of the Proposed Action, and the proposed scope of analysis for the DEIS.

Description of the Proposed Action

Proposed Project

The Applicant proposes to redevelop the former “Good Counsel” site in White Plains, NY with multiple uses in a campus-like setting. The campus would be developed with three primary components: an assisted living facility, academic housing, and market rate apartments. A 90-95 unit Assisted Living and Memory Care Facility would be developed by Sunrise Senior Living, a national leader in senior care. The facility would provide a range of care options in a landscaped setting. An academic housing building with approximately 70 one-, two, and three room suites for approximately 120 people would be developed on the northern portion of the Site. The third component of the proposed development is approximately 400-units of market rate housing proposed in two (2) 10-story buildings at the rear of the Project Site. Ordinary and customary ancillary and accessory uses, such as a fitness center for residents of the multi-family buildings, or physicians’ offices accessory to the Assisted Living Facility, would be permitted so long as they are subordinate to the principal use; no independent retail, restaurant, or commercial uses are proposed.

In order to accomplish the development on the Site, which is listed on the National Register of Historic Places, of the Chapel and Mapleton would remain, but the remainder of the existing buildings would be removed. The Chapel would remain in its current location, and Mapleton would be relocated on-site. Both buildings then, would be preserved. The Site’s former owners, the Sisters of the Divine Compassion, will continue to use those buildings. In addition, the Applicant intends to preserve the iconic ‘front lawn’ of the property along North Broadway.

In order to develop the property as proposed, the Applicant has petitioned the White Plains Common Council for amendments to the Zoning Ordinance and Zoning Map of the City of White Plains.

Proposed Zoning

Under the existing RM-1.5 Residential Multi-Family Zoning District the Project Site could be developed with approximately 467 residential dwelling units and also with an additional 736,000 square feet floor area (Floor Area Ratio of 0.8) for other various permitted uses such as, but not limited to, public and private schools, colleges, domiciliary care facilities, dormitories, etc. The existing building height limit is 3-stories.

The Applicant proposes to rezone the Project Site from the existing RM-1.5 District to create a new “Planned Residential Development District” (“PRDD”) intended to facilitate a mixed-use redevelopment including 400-units of market rate housing in two 10-story buildings, a 90-95 unit Assisted Living and Memory Care Facility, an academic housing building for approximately 120 individuals in 70 suites and approximately 657 parking spaces located within a parking structure and other at-grade parking lots (herein after referred to as the “Conceptual Development Plan”).

The proposed amendment to the Zoning Ordinance to create new “Planned Residential Development” district includes the following components:

1. A maximum density of multi-family housing not to exceed one dwelling unit for every 1,500 sq. ft. of land area or 467 dwelling units.

2. Academic housing not to exceed a maximum Floor Area Ratio of 0.15 or 105,132 sq. ft. of floor area.
3. Any combination of assisted living and memory care uses not to exceed a maximum Floor Area Ratio of 0.15 or 105,132 sq. ft. of floor area.
4. Nonresidential uses not to exceed a maximum Floor Area Ratio of 0.10 or 77,088 sq. ft. of floor area.
5. The total nonresidential uses, including all ancillary and accessory uses, shall not to exceed a maximum FAR of 0.4 or approximately 280,352 square feet of floor area.
6. In an effort to preserve the North Broadway corridor vista, reduce building coverage, and maximize open space on site, the amendment would increase the maximum permitted building height from 35 feet to 140 feet provided such structures are set back at least 800 feet from a State or County Roadway (North Broadway).
7. Maximum building coverage allowed would be reduced from 35% to 25%.
8. The required front yard setback would increase from 25 feet to 200 feet.
9. Side yard setbacks would increase from 10 feet to 30 feet when adjacent to residential uses.

Purpose and Need

The Applicant proposes to redevelop the Project Site, which is well served by existing municipal infrastructure, to meet various residential market needs, including market-rate and affordable housing, assisted living facilities, and academic housing while preserving the iconic ‘front yard’ along North Broadway consistent with the recommendations of the City’s Comprehensive Plan.

Required Approvals

The Proposed Action requires the approvals listed below. The governmental agencies responsible for those approvals are “Involved Agencies” pursuant to SEQRA.

- Zoning Text and Map Amendment (City of White Plains Common Council)
- Site Plan Approval (City of White Plains Common Council)
- Subdivision Approval (City of White Plains Planning Board)
- MS4 (Stormwater) Approvals (City of White Plains Department of Public Works)
- Connections to City of White Plains sanitary sewer and water lines (City of White Plains Department of Public Works)
- SPDES General Permit for Stormwater Discharges from Construction Activity (New York State Department of Environmental Conservation (NYSDEC))
- Modification of the Restrictive Covenant (NYSDEC)
- Approval to Operate an Adult Care Facility (NYS Department of Health (NYSDOH))
- Water and sanitary sewer upgrades and modifications (NYS/Westchester County Department of Health)
- Roadway modification, if any, to North Broadway (Westchester County DPW/DOT)
- Section 14.09 Review (NYS Office of Parks, Recreation and Historic Preservation)
- Building Permit Review, Westchester County DPW/DOT (§239-f of GML)

In addition to the above approvals, pursuant to §277.61 of the Westchester County Administrative Code, the Proposed Zoning must be referred to the Westchester County Planning

Board prior to final action by the Common Council and the site plan must be referred at least 30 days prior to final action.

Potential Environmental Impacts

The SEQRA Determination of Significance adopted by the Common Council found that the Proposed Action, when compared to the SEQR criteria of environmental effect listed in Section 617.7 of the SEQR regulations, may have significant impacts on the environment by virtue of the following, which potential should be assessed in a Draft Environmental Impact Statement:

- Potential change in existing air quality, traffic or noise levels;
- Potential inconsistency with a community's current plans or goals as officially approved or adopted;
- Potential substantial changes to the character or quality of important aesthetic resources or of existing community or neighborhood character;
- Potential substantial changes in the use, or intensity of use, or land or other natural resources or the area's capacity to support existing uses and a substantial change in the number of people to the place and the neighborhood;
- Potential disturbance of, and development on, steep slopes and changes to the amount and nature of stormwater runoff from the Site;
- Demolition and relocation of buildings contributing to the *Good Counsel Complex*, as listed on the State- and National Register of Historic Places;
- Disturbance of, and change of use on, a portion of the Site that is the subject of a restrictive covenant held by NYSDEC owing to historical placement of construction and demolition material.

Required Elements of the DEIS

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below:

- A description of the Proposed Action and its environmental setting;
- A statement of the environmental impacts of the Proposed Action, including its short- and long-term effects, and typical associated environmental effects;
- An identification of significant adverse environmental effects that cannot be avoided if the Proposed Action is implemented;
- A discussion of the Alternatives to the Proposed Action;
- An identification of irreversible and irretrievable commitments of resources resulting from implementation of the Proposed Action; and,
- A description of mitigation measures proposed to minimize or avoid significant adverse environmental impacts of the Proposed Action.

Organization and Expected Content of the DEIS

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet shall identify: the Proposed Action; its location; the name, address, and phone number of the Lead Agency; the name and address of the Preparer of the DEIS; the document as a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list the name(s) and address(es) of all consultants involved in the preparation of the DEIS and their respective roles.

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

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

1. EXECUTIVE SUMMARY

- Introduction
- Description of the Proposed Action (including the Proposed Project and Proposed Zoning)
- List of all Approvals Required
- Statement of Project Purpose and Need
- Summary of significant adverse environmental impacts identified in each subject area
- Summary of mitigation measures proposed for significant adverse environmental impacts
- Description of Alternatives Analyzed

2. PROJECT DESCRIPTION

2.1. PROJECT IDENTIFICATION

The introduction should identify the document as the Draft Environmental Impact Statement for the Proposed Action, inclusive of the Proposed Project and Proposed Zoning, and should describe the location and main programmatic elements of the Proposed Action.

2.2. PROJECT DESCRIPTION

The project description will identify and describe the Project Site in text and graphics including current access to the site and the site's relationship to the adjacent Pace University Law School. This section will describe the environmental setting and constraints of the Project Site, including environmentally sensitive features, steep slopes, and rock outcroppings as defined in Chapter 3-5 of the Municipal Code.

Description of the Proposed Zoning, identifying the new zoning district proposed. Information on changes to the uses allowed, bulk requirements, and other key elements of the zoning should be discussed. A detailed description of the 'academic housing' use proposed shall be included.

Description of the Proposed Project, including the uses continuing on the site and the three new uses proposed for the Site. Information should be provided on the operations of the Site, including vehicular, pedestrian, and service vehicle circulation. A description of the parking and loading facilities for each project component should be included. The use of the buildings proposed to remain on-Site, including plans for their ongoing maintenance, shall be detailed.

Description of the design and proposed use of the Site's 'front lawn' as publicly accessible open space.

Description, in general terms, of the grading and drainage proposed for the Site, including green infrastructure proposed.

The chapter will include graphic depictions of the Proposed Project, including site plans, building elevations, representative floor plans, and renderings to supplement the narrative descriptions provided.

2.3. PURPOSE AND NEED

Description of the Applicant's purpose and need for the Proposed Action.

2.4. SITE HISTORY

Description of previous use(s) of the Project Site, the historic resources on the Site, and the current condition of the Site's structures.

2.5. REQUIRED APPROVALS

List and brief description of approvals required by Federal, State, County, and City agencies.

3. LAND USE, ZONING, AND PUBLIC POLICY

This Chapter should focus on the consistency of the Proposed Zoning with surrounding land uses and zoning districts, and relevant public policies. The specific compatibility of the Proposed Project with surrounding land uses must also be discussed.

3.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the consistency of the Proposed Action with existing proximate land uses and applicable public policies, and measures proposed to mitigate impacts from the Proposed Action.

3.2. LAND USE

3.2.1. *Current Conditions*

Describe existing land uses on the Project Site and within ¼ mile of the Project Site.

3.2.2. *Future Without the Proposed Action*

Describe known changes in land uses that are expected to occur in the future without the Proposed Action.

3.2.3. *Potential Impacts of the Proposed Action*

Describe the compatibility of the Proposed Zoning with existing land uses within ¼ mile of the Project Site.

Describe the compatibility of the Proposed Project with existing land uses within ¼ mile of the Project Site.

3.2.4. *Mitigation Measures*

Discuss ways that identified impacts to existing land uses as a result of the Proposed Action, if any, could be mitigated.

3.3. ZONING

3.3.1. *Current Conditions*

Describe existing zoning for the Project Site and within ¼ mile of the Project Site.

3.3.2. *Future Without the Proposed Action*

Describe known zoning changes expected to occur within ¼ mile of the Project Site in the future without the Proposed Action.

3.3.3. *Potential Impacts of the Proposed Action*

Describe the zoning changes proposed by the Applicant (i.e., the Proposed Zoning).

Describe the Proposed Project's conformance with other applicable zoning provisions in general terms.

3.4. PUBLIC POLICY

3.4.1. *Potential Impacts of the Proposed Action*

Describe the consistency of the Proposed Action with the applicable portions of the following adopted policy documents and policies:

- 2006 Revisions of the 1997 Comprehensive Plan for the City of White Plains
- 1992 White Plains Open Space Inventory
- White Plains Complete Streets Policy
- Westchester County's Patterns for Westchester and Westchester 2025

3.4.2. *Future Without the Proposed Action*

Describe known public policy initiatives expected to occur in the future without the Proposed Action and assess the compatibility of the Proposed Action with those potential policies.

4. GEOLOGY, SOILS AND TOPOGRAPHY

This Chapter should focus on the specific potential impacts of the Proposed Project. The Proposed Zoning would not change the range of potential impacts to geology, soils and topography that could occur on the Site from what is currently permitted by the City's zoning.

4.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing site conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

4.2. EXISTING CONDITIONS

Identify the major geologic, soil, and topographical conditions on the Project Site, focusing on the suitability of the Site for development using published data (i.e., NRCS Soils Survey, NYS surficial geology) and site specific information that has been obtained by the Applicant, if available.

Identify Environmentally Sensitive Features on the Project Site, as defined in Municipal Code Chapter 3-5.

4.3. FUTURE WITHOUT THE PROPOSED PROJECT

Describe changes to the Project Site's geology, soils, or topography that are expected in the future without the Proposed Project.

4.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Describe potential impacts to bedrock, rock outcroppings and soil conditions as a result of the Proposed Project. Impacts of grading and excavation, including impacts to steep slopes, should be quantified (i.e., cut and fill) and discussed. Potential impacts with regard to soil erosion should be discussed.

4.5. MITIGATION MEASURES

Describe measures that will be implemented to mitigate potentially adverse impacts resulting from the Proposed Project, including: proposed sediment and erosion control measures. Describe site or construction constraints anticipated as a result of the existing conditions' analysis.

5. SURFACE WATER AND WETLANDS

This Chapter should focus on the specific potential impacts of the Proposed Project. The Proposed Zoning would not change the range of potential impacts to surface water and wetlands that could occur on the Site from what is currently permitted by the City's zoning.

5.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

5.2. EXISTING CONDITIONS

Describe and map surface water or wetland features on or adjacent to the Project Site based on published data (i.e., City, State, or federally mapped wetlands, hydric soils) and site investigations. Describe existing surface water quality conditions.

5.3. FUTURE WITHOUT THE PROPOSED PROJECT

Identify changes to the surface waters or wetlands identified above that are expected to occur in the future without the Proposed Project.

5.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Identify and describe direct or indirect impacts to surface waters or wetlands as a result of the Proposed Project.

5.5. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts to surface waters and wetlands resulting from the Proposed Project.

6. STORMWATER MANAGEMENT

This Chapter should focus on the specific potential impacts of the Proposed Project. The Proposed Zoning would not change the range of potential impacts to or from stormwater that could occur on the Site from what is currently permitted by the City's zoning and other regulations.

6.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.

6.2. EXISTING CONDITIONS

Identify and describe existing drainage patterns on the site and within surrounding off-site areas located within the same drainage basin(s) (include map).

Calculate and describe the pre-development peak runoff rates for the 1-, 10-, and 100-year storm events.

6.3. FUTURE WITHOUT THE PROPOSED PROJECT

Identify changes to the drainage patterns, systems, and rates anticipated in the future without the Proposed Project.

6.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT AND MITIGATION MEASURES

Describe and show in graphics the proposed post-construction stormwater management system, including changes to existing drainage patterns and subsurface conveyance systems.

Calculate and describe the post-development peak run-off rates for the 1-, 10- and 100-year storm events.

Prepare preliminary stormwater quality calculations to satisfy the requirements of the City of White Plains and NYSDEC.

Demonstrate compliance with City and State stormwater regulations, including those with respect to stormwater quality, quantity, and green infrastructure.

7. VEGETATION AND WILDLIFE

This Chapter should focus on the specific potential impacts of the Proposed Project. The Proposed Zoning would not change the range of potential impacts to vegetation and wildlife that could occur on the Site from what is currently permitted by the City's zoning.

7.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.

7.2. EXISTING CONDITIONS

Prepare a tree inventory, including all municipally owned trees, for the Project Site as to type, location, size, and condition as defined and described in Municipal Code Chapter 7-5 Trees, Article II Section 7-5-22 through 7-5-29 "Protection, Preservation and Maintenance" also known as the White Plains Tree Preservation Guidelines, revised through February 2, 1996." Identify protected and specimen trees, as defined in the Code.

Identify specific vegetative communities and habitat types located on and immediately adjacent to the Project Site.

Using information from State and County resources, and field inspections, identify known protected plants or habitats on the Project Site and protected species known to occur or that have the potential to occur on the Project Site. Using the same resources, identify the prominent wildlife species observed or expected to occur on the Project Site.

7.3. FUTURE WITHOUT THE PROPOSED PROJECT

Identify impacts to vegetative communities or wildlife habitat in the Future without the Proposed Project.

7.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Identify and assess the potential impacts to existing vegetative communities or wildlife habitat as a result of the Proposed Project. Identify and assess the potential impacts to the wildlife presently occurring, or expected to occur, on the Project Site, including the potential impacts to birds in the vicinity of the Project Site. Assess the potential impacts to any protected species or habitat that occur, or have the potential to occur, on the Project Site. Qualitatively discuss the potential for cumulative impacts to bird species from the potential construction of other proposed proximate buildings.

Identify the trees to be removed by the Proposed Project and those that may be threatened by construction or operation of the Proposed Project, including the installation of utility service. Of specific importance is the preservation status of specimen trees or significant clusters of trees on the Project Site.

Describe the proposed landscaping plan, including species and location of plantings. Demonstrate that the site plan contemplated can meet the requirements of Chapter 7-5-25 of the City Code.

7.5. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts resulting from the Proposed Project.

8. CULTURAL RESOURCES

Because the Proposed Project will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP), the Proposed Project is subject to compliance with the January 2015 Letter of Resolution (LOR) executed among the New York State Department of Environmental Conservation (NYSDEC) and the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) pursuant to Section 14.09 of the New York State Park Recreation and Historic Preservation Law (Section 14.09). Therefore, the cultural resources analysis will necessarily be Project-specific and will be prepared in conformance with SEQRA and Section 14.09. In addition, because the White Plains Historic Preservation Commission (WPHPC) has expressed an interest in the *Good Counsel Complex* as a historic resource, consultation with the WPHPC will also be undertaken.

8.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the conclusions of the cultural resources analysis and consultation with OPRHP and WPHPC. Describe measures proposed to mitigate anticipated adverse impacts to cultural resources that could result from the Proposed Project.

8.2. ARCHAEOLOGICAL RESOURCES

The Project Site is located in an area indicated as potentially sensitive for archaeological resources by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). Consultation with OPRHP is necessary to determine whether the Project Site is itself considered sensitive for archaeological resources. [protocol for unanticipated archaeological discoveries during construction should be considered.](#)

8.3. HISTORIC RESOURCES

8.3.1. Existing Conditions

The 1997 National Register Registration Form for the *Good Counsel Complex* indicates that four structures on the Good Counsel property located within the S/NR boundaries are non-contributing (e.g. not historic): the Kearney Sports Building, a band stand, a security kiosk, and Carmody House. These four properties will be reviewed and a site visit to all the buildings in the *Good Counsel Complex* will be made to evaluate whether there have been significant alterations to these resources since the S/NR listing.

The CRIS submittal to OPRHP will include a summary of the results of the existing conditions survey of the Project Site to confirm the status of buildings identified as non-contributing to the *Good Counsel Complex* and to

assess whether alterations have affected the architectural integrity of the buildings in the *Good Counsel Complex* since the 1997 S/NR listing. The CRIS submittal will also provide a project location map and current photographs of the buildings on the Project Site, including all buildings within the *Good Counsel Complex*.

The Project Site contains the Good Counsel Historic District that is listed on the State/National Register of Historic Places (S/NR) and Mapleton, a S/NR-listed structure. The DEIS shall describe the characteristics of these historic resources that contributed to their listing and significant alterations that have occurred subsequent to the S/NR listing. In addition, the current conditions of the Site's historic resources shall be documented.

The study area for architectural resources will be established. This scope of work assumes that the study area for architectural resources will be the area within 400 feet of the Project Site to account for the potential for visual and contextual changes and direct and indirect impacts to off-site architectural resources from the Proposed Project.

A field survey of the study area by an architectural historian will be undertaken to determine whether potential architectural resources are located within the architectural resources study area. Potential architectural resources are previously undesignated properties that appear eligible for listing on the State or National Registers of Historic Places (S/NR) or for WPHPC listing. The field survey will be supplemented with research at relevant repositories, online sources, and current sources prepared by OPRHP and available through the City of White Plains.

Map and describe potential architectural resources in the study area, which appear eligible for S/NR listing or WPHPC listing.

8.3.2. *Future Without the Proposed Project*

Describe likely changes to historic resources, including the *Good Counsel Complex* and Mapleton, which are expected to occur in the Future without the Proposed Project.

8.3.3. *Potential Impacts of the Proposed Project*

Describe the Proposed Project and the planned demolition of existing contributing structures within the *Good Counsel Complex* and the relocation of the Mapleton building on-Site. Describe the plans for retaining and preserving the existing Chapel and the Mapleton building, including their proposed uses. Assess the potential for significant adverse effects on the *Good Counsel Complex* and Mapleton. Under Section 14.09, demolition of an historic property and moving a historic building are deemed an Adverse Impact to historic resources. The proposed on-Site relocation of Mapleton also has the potential to adversely impact the building's integrity of location and setting.

Substantial alteration and/or demolition of a S/NR-listed property would constitute an adverse impact on historic properties under SEQRA and Section 14.09. Based on the Applicant's initial consultation, OPRHP has requested an assessment of the feasibility of retaining and reusing the historic buildings on

the Project Site (avoid the adverse impact), and if this is not possible, an assessment of whether portions of the complex may be retained and reused (minimize the adverse impact) or provision of proof to OPRHP that there is no feasible alternative to the demolition of the structures. This analysis would be prepared collaboratively with the project team to evaluate the feasibility of reuse of the buildings on the campus. This “alternatives analysis” would be submitted to OPRHP for their review and comment so that OPRHP may make a Determination of Impact on historic properties. The alternatives analysis and OPRHP’s findings would be summarized in the Cultural Resources chapter.

The cultural resources analysis will also consider the potential for the Proposed Project to adversely impact historic resources in the study area, and will also consider visual and contextual changes that could occur with the Proposed Project.

8.3.4. *Mitigation Measures*

A determination by OPRHP of Adverse Impact would require that additional steps be undertaken:

- In consultation with OPRHP, develop appropriate measures to mitigate the adverse impact of the demolition of contributing buildings within the S/NR-listed *Good Counsel Complex*.
- If OPRHP determines that the relocation of Mapleton constitutes an Adverse Impact, appropriate mitigation measures would be developed.
- Prepare and facilitate the execution of a Letter of Resolution (LOR), to be signed by OPRHP, the DEC, and WP Development NB, LLC, which would set forth the mitigation measures agreed upon by all parties to mitigate adverse impacts on the historic property.

9. VISUAL AND COMMUNITY CHARACTER

This Chapter should focus on the specific impacts of the Proposed Project. The Chapter should also include a discussion of the potential for visual impacts to occur that are different from, or greater than, those identified for the Proposed Project given the Proposed Zoning. Of specific importance are the potential locations for building massing and height given the Proposed Zoning.

9.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Action, and measures proposed to mitigate impacts from the Proposed Action.

9.2. EXISTING CONDITIONS

Describe the visual character of the Project Site within the context of its surrounding area. The description should include text and graphics describing on- and off-site structures, their setbacks from adjacent streets, land-forms, vegetative cover, and illumination patterns.

Describe the role that the Project Site's frontage on North Broadway plays on the character of the surrounding area and the Site's role as a transitional area from the City's downtown to its other neighborhoods.

Identify and describe significant views into the Project Site from a range of representative publicly accessible vantage points, including: from the east across 287; from the neighborhoods immediately to the north and south of the Project Site; and from the west along North Broadway at vantage points to the northwest, west, and southwest of the main entrance to the Site.

9.3. FUTURE WITHOUT THE PROPOSED ACTION

Describe potential changes to the Project Site that would be expected to change the visual and community character of the Project Site or alter the views of and into the Project Site from the publicly accessible vantage points listed above in the future without the Proposed Project or Proposed Zoning.

9.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Analyze the impacts to the existing visual and community character described above as a result of the Proposed Project. Specifically, analyze the changes to the community character as a result of the proposed building and landscaping program on the Project Site. Describe the plans for retaining and enhancing the open space along the Site's North Broadway frontage.

Describe and visually demonstrate the changes to the views into the Project Site from the publicly accessible vantage points described above using a combination of photographs depicting the existing conditions and simulations depicting the proposed future conditions. Discuss the visual and architectural character of the building program proposed.

Describe and visually demonstrate the potential impacts to surrounding properties from shadows cast by the Proposed Project's buildings.

Describe and locate on a map proposed outdoor lighting and signage proposed.

9.5. POTENTIAL IMPACTS OF THE PROPOSED ZONING

Qualitatively discuss the potential for changes to visual and community character from development under the Proposed Zoning, focusing on the potential for impacts that are greater than those of the Proposed Project. Discuss potential changes to open space and landscaping that could impact visual and community character. Discuss potential changes to building location and massing that would affect views into the Project Site from the vantage points described above.

Describe and visually demonstrate the potential for off-site shadow impacts from the Proposed Zoning. Special attention should be focused on areas where the potential impacts of development under the Proposed Zoning could be greater than those of the Proposed Project.

9.6. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate significant adverse visual or community character impacts that may result from the Proposed Action.

10. SOCIOECONOMIC AND FISCAL IMPACTS

This Chapter should focus on the specific impacts of the Proposed Project. The Proposed Zoning would not fundamentally change the range of potential socioeconomic and fiscal impacts that could occur with the Site's development from what is currently permitted by the City's zoning.

10.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

10.2. EXISTING CONDITIONS

Describe the current demographic characteristics of the City of White Plains in general, and the area surrounding the Project Site in particular.

Describe the property taxes and fees attributable to the Project Site over the past three years.

10.3. FUTURE WITHOUT THE PROPOSED PROJECT

Using projections from the New York Metropolitan Transportation Council (NYMTC) and other sources, estimate the increase in population expected to occur in the future without the Proposed Project.

Using historical trends, project the changes in property and other taxes and fees attributable to the Project Site that are expected to occur in the future without the Proposed Project.

10.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Estimate the changes to population and other demographic characteristics that are expected to occur as a result of the Proposed Project.

Estimate the changes in property taxes and fees attributable to the Project Site as a result of development under the Proposed Project.

10.5. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate significant adverse socioeconomic or fiscal impacts that may result from the Proposed Project.

11. COMMUNITY FACILITIES

This Chapter should focus on the specific impacts of the Proposed Project. The Proposed Zoning would not fundamentally change the range of potential impacts to community facilities that could occur with the Site's development from what is currently permitted by the City's zoning.

11.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

11.2. PUBLIC SAFETY

11.2.1. *Existing Conditions*

Describe the existing police, fire, and emergency medical services protection for the Project Site. Include staffing levels and patrol frequency, as appropriate, for the various emergency service providers based on information obtained from the Department of Public Safety.

Based on information obtained by the Department of Public Safety, include a history of calls to the Project Site during the last two years of operation of the Good Counsel School, and the call history for the most recent 12-month period. If available and provided by the Department of Public Safety, include sufficient detail on the time of day and nature of the calls to describe discernable patterns.

11.2.2. *Future Without the Proposed Project*

Describe and analyze changes to the service levels of the City's emergency service providers that are expected to occur in the future without the Proposed Project based on information supplied by the Department of Public Safety.

Describe the anticipated need for emergency services at the Project Site in the future without the Proposed Project.

11.2.3. *Potential Impacts of the Proposed Project*

Using information from the Department of Public Safety, Pace University, and the proposed operator of the Assisted Living facility, describe the anticipated need for emergency services from the various uses proposed on the Project Site.

Assess the capability of the City's emergency service providers to meet the projected demands of the Proposed Project.

Describe the emergency vehicle access provided by the Proposed Project. Describe specialized or unique emergency service needs that may be required as a result of the uses and building configurations proposed.

11.2.4. *Mitigation Measures*

Identify and describe measures to avoid or mitigate significant adverse impacts on emergency services as a result of the Proposed Project.

11.3. PUBLIC EDUCATION

11.3.1. *Existing Conditions*

Describe the current facility and enrollment status of the public schools that serve the Project Site using publicly available information and information supplied by the White Plains School District.

Summarize the current budget of the White Plains School District, including expenditures and sources of revenue.

11.3.2. *Future Without the Proposed Project*

Describe and analyze changes to the public schools' enrollment or facilities expected to occur in the future without the Proposed Project.

Describe changes to the school budget (expenses and revenues) that are expected to occur in the future without the Proposed Project.

11.3.3. *Potential Impacts of the Proposed Project*

Estimate the number of school age children that would be expected to enroll in the White Plains School District as a result of the Proposed Project. The estimates should be derived using previously analyzed census data for New York State (i.e., the “2006 Rutgers Study”) and, if available, appropriate case-studies of existing proximate development.

Using the estimates derived above, analyze the ability of the White Plains School District to accommodate the school-age children generated by the Proposed Project that would be expected to attend public school.

Analyze the potential marginal cost of the public school age children expected to enroll in the White Plains School District as a result of the Proposed Project.

11.3.4. *Mitigation Measures*

Identify and describe measures to avoid or mitigate significant adverse impacts on the school district as a result of the Proposed Project.

11.4. PARKS, RECREATION AND OPEN SPACE

11.4.1. *Existing Conditions*

Identify and describe the parks, recreation and open spaces in proximity to the Project Site.

Using size and design guidelines adopted by the City, describe the sufficiency of the existing public park resources within the City of White Plains to serve the City’s population. Describe and discuss the sufficiency of the specific public park resources proximate to the Project Site to serve the Site’s neighborhood.

Describe the current uses of the Project Site’s open space along North Broadway.

11.4.2. *Future Without the Proposed Project*

Using publicly available information and information provided by the City, describe changes to the public parks, recreation and open spaces that are expected to occur in the future without the Proposed Project.

Describe changes in the City’s population that are expected in the future without the Proposed Project and, in accordance with the City’s guidelines, analyze the impacts of this population growth on the sufficiency of the City’s parks and open space resources.

Describe the anticipated use of the Project Site’s North Broadway frontage in the future without the Proposed Project.

11.4.3. *Potential Impacts of the Proposed Project*

Identify the potential incremental increase in park space that may be needed as a result of the expectant increase in population attributable to the Proposed Project.

Describe the proposed public and private parks, recreation and open spaces attributable to the Proposed Project, especially along the Project's North Broadway frontage.

11.4.4. *Mitigation Measures*

Identify and describe measures to avoid or mitigate adverse impacts to parks, recreation and open space as a result of the Proposed Project.

11.5. SOLID WASTE AND RECYCLING

11.5.1. *Existing Conditions*

Describe existing City of White Plains sanitation, solid waste and recycling services provided to the Project Site. Identify the transfer station and Westchester County Refuse District to which solid waste is transported from the Project Site.

11.5.2. *Future Without the Proposed Project*

Describe planned changes to City of White Plains or Westchester County solid waste and recycling handling and disposal practices.

11.5.3. *Potential Impacts of the Proposed Project*

Describe potential impacts to City of White Plains or Westchester County solid waste services from the Proposed Project. Estimate the amount of solid waste and recycling that would be generated from the Proposed Project.

Describe how solid waste and recycling would be stored and collected at the Project Site with the Proposed Project. Describe how solid waste and recycling vehicles would access and maneuver on the Project Site with the Proposed Project.

11.5.4. *Mitigation Measures*

Identify and describe measures to avoid or mitigate significant adverse impacts on solid waste services, including through the use of composting, as a result of the Proposed Project.

12. INFRASTRUCTURE AND UTILITIES

This Chapter will discuss and analyze the impacts of the Project on water supply, sanitary wastewater, electric and gas infrastructure. Impacts to stormwater and roadway infrastructure are discussed in other chapters, as noted in this Scoping Document. This Chapter should focus on the specific impacts of the Proposed Project. ~~The Proposed Zoning would not change the range of potential impacts to Potential infrastructure and utilities that could occur with utility impacts from a building program allowed under the Site's development from what is currently permitted by the City's current zoning will be studied in the "Alternatives" chapter.~~

12.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

12.2. WATER SUPPLY

12.2.1. *Existing Conditions*

Using information provided by the City of White Plains Department of Public Works (DPW) and other available sources, describe in text and graphics the size, location, age, condition, and capacity of the municipal water supply infrastructure serving and surrounding the Project Site. Describe existing infrastructure for water supply on the Project Site.

Identify the source of potable water for the Project Site and the capacity of and current demand on that source.

12.2.2. *Future Without the Proposed Project*

Using information from the DPW, identify planned improvements to the water conveyance system and new water demands planned or expected to be undertaken in the future without the Proposed Project.

12.2.3. *Potential Impacts of the Proposed Project*

Quantify the anticipated water demand (domestic and fire) of the Proposed Project.

Determine if the existing water conveyance system is adequate to serve the projected flows from the Project, taking into account planned improvements to that system.

Determine the capacity of the water supply system to serve the anticipated demands of the Project.

12.2.4. *Mitigation Measures*

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to the water system.

12.3. SANITARY WASTEWATER

12.3.1. *Existing Conditions*

Using information provided by the City of White Plains Department of Public Works (DPW) and other available sources, describe in text and graphics the size, location, age, condition, and capacity of the sanitary sewer infrastructure serving and surrounding the Project Site. Describe existing wastewater infrastructure on the Project Site.

Identify the wastewater treatment plant that receives the sanitary wastewater flow from the Project Site and the capacity and current flow conditions at the plant.

12.3.2. *Future Without the Proposed Project*

Using information from the DPW, identify planned improvements to the sanitary sewer conveyance system and significant new wastewater demands planned or expected in the future without the Proposed Project.

12.3.3. *Potential Impacts of the Proposed Project*

Quantify the anticipated sanitary sewer flow generated by the Proposed Project.

Determine if the existing sanitary wastewater conveyance system is adequate to serve the projected flows from the Project, taking into account planned improvements to, and expected additional demands on, that system.

Determine the capacity of the sewage treatment plant to serve the anticipated demands of the Project.

12.3.4. *Mitigation Measures*

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to the wastewater conveyance system and the elimination of existing inflow and infiltration.

Identify whether any of the Site's uses would be subject to the Westchester County solid waste reporting requirements for businesses with more than 100 employees.

12.4. ENERGY USAGE (ELECTRICITY AND GAS)

12.4.1. *Existing Conditions*

Describe the existing electricity and gas service and infrastructure, including location and conditions, to and within the Project Site.

12.4.2. *Future Without the Proposed Project*

Using information provided by DPW, identify improvements to the electric or gas systems planned or expected to be undertaken in the future without the Proposed Project.

12.4.3. *Potential Impacts of the Proposed Project*

Quantify the anticipated electric and gas demand from the Proposed Project. Based on information received from the electric and gas providers, determine if the capacities of the electric and gas systems are adequate to meet the projected demand of the Project.

12.4.4. *Mitigation Measures*

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project.

Describe the potential use of environmental building and mechanical equipment design technologies as part of the building design of the Proposed Project to maximize energy efficiency and reduce greenhouse gas (GHG) emissions.

13. TRAFFIC AND TRANSPORTATION

This Chapter should evaluate the potential impacts to traffic and transportation from the specific program advanced by the Proposed Project. ~~The Proposed Zoning would not change the range of potential impacts to traffic and transportation that could occur with the Site's development from what is currently permitted by the City's zoning. Potential traffic impacts from a building program allowed under the Site's current zoning will be studied in the "Alternatives" chapter.~~

The City's Department of Parking and Traffic has reviewed this scope, both the methodology and the geographic extent of analysis, and has determined that it is adequate to evaluate the potential impacts of the Proposed Project. The traffic study required in this Scope, including any potential mitigation measures required, will be subject to the review and approval of the City's Department of Parking and Traffic.

13.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project on the traffic and transportation systems.

13.2. EXISTING CONDITIONS

Describe the roadway characteristics in the area surrounding the Project Site.

For the Weekday AM and PM Peak Hours, document and show on a figure the existing traffic volumes using historical data and manual turning movement traffic counts at the following intersections (i.e., "Study Area"):

- North Broadway and Park Avenue/Site Driveway
- North Broadway and Lake Street
- Lake Street and S./N. Kensico Avenue
- Lake Street and Stewart Place
- Lake Street and Warren Place
- Ross Street and Pace Driveway
- North Broadway and Cemetery Road / Orchard Street
- North Broadway and I-287 Eastbound On / Off Ramp
- North Broadway and Grant Avenue
- North Broadway and Lenox Avenue
- North Broadway and Crane Avenue / 89 N. Broadway
- Park Avenue & Hillside Avenue

Conduct capacity analysis (Level of Service) for each of the above intersections using the SYNCHRO or Highway Capacity software.

Summarize the existing Levels of Service in tabular format.

Describe the Bee-Line bus routes and stops adjacent to the Project Site.

13.3. FUTURE WITHOUT THE PROPOSED PROJECT

Estimate traffic volumes in the Study Area in the future without the Proposed Project (i.e., "No Build") in a future design year, 2020, utilizing:

- A background growth factor based on historical data,

- Estimated traffic volumes from other pending or approved projects in the area, if any, as identified and provided by the City.

Calculate the Design Year No-Build traffic volumes for each of the peak hours and show on a figure.

Conduct capacity analysis (Level of Service) for each of the above intersections using the SYNCHRO or Highway Capacity software for the Design Year No-Build condition.

Summarize the Levels of Service in tabular format for the Design Year No-Build condition.

Describe any known changes to the Bee-Line bus routes and stops adjacent to the Project Site that are expected to occur in the future without the Proposed Project.

13.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Estimate Site Generated Traffic based on information published by the Institute of Transportation Engineers (ITE) as contained in their report entitled *Trip Generation, 9th Edition, 2012*. Assign the Site Generated Traffic Volumes to the roadway network based on the anticipated arrival and departure distributions.

Combine the Site Generated Traffic Volume with the Design Year No-Build traffic volumes to obtain the Build Traffic Volumes for each of the peak hours and show on a figure.

Conduct capacity analysis (Level of Service) for each of the above intersections using the SYNCHRO or Highway Capacity software for the Build condition.

Summarize the Levels of Service in tabular format for the Build condition.

Evaluate the potential impacts of Site-generated traffic to the residential neighborhoods to the north and south of the Project Site, including to existing emergency service operations, and accident patterns.

Identify on-site parking proposed for the Project, including the basis for the parking ratios utilized. Discuss parking for special events.

Qualitatively describe the anticipated impacts on the Bee-Line bus routes and bus stop from the Proposed Project.

13.5. MITIGATION MEASURES

Based on the results of the traffic analyses, identify improvements to the traffic and transportation systems where necessary. The impacts of proposed improvements shall be identified consistent with the methodology and format of the Project-impact analysis.

Identify mitigation measures, if any, that are required as a result of impacts to the residential neighborhoods to the north and south of the Project Site from Site-generated traffic.

Describe mitigation measures, if any, that are required as a result of the Project's impacts on the Bee-Line bus routes and stop adjacent to the Project Site.

14. AIR QUALITY

This Chapter should evaluate the potential impacts to air quality from the specific program advanced by the Proposed Project. The Proposed Zoning would not change the range of potential impacts to air quality that could occur with the Site's development from what is currently permitted by the City's zoning.

14.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

14.2. EXISTING CONDITIONS

Describe existing ambient air quality using information from NYSDEC's Ambient Air Quality Monitoring Network. In addition, describe the latest information regarding the status of the State Implementation Plan (SIP) and attainment status.

14.3. FUTURE WITHOUT THE PROPOSED PROJECT

Describe the potential cumulative impacts to air quality resulting from the No Build projects.

14.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

14.4.1. *Stationary Source Analysis*

Perform a screening level analysis to determine whether emissions from on-site fuel-fired heat and hot water systems (for example, boilers or hot water heaters) are significant. The screening analysis should use the procedures outlined in the New York City *CEQR Technical Manual* that consider the distance of the heat and hot water system exhausts to the nearest building of equal or greater height, the proposed building sizes, the heights of the exhaust, and the types of fuel used. The analysis will identify the location and nature of new combustion sources and will assess the emissions and potential impacts from these units.

If the potential for air quality impacts are identified using the screening level analysis, a refined air quality modeling analysis will be performed using the Environmental Protection Agency (EPA) AERMOD dispersion model, detailed building and receptor information, and five years of meteorological data and upper air data to determine if significant adverse air quality impacts are expected.

14.4.2. *Mobile Source Analysis*

Carbon Monoxide (CO)

Perform a screening analysis of intersections evaluated under the traffic analysis to determine the potential for significant carbon monoxide impacts and which locations may need further detailed study. Intersections will be chosen based on the procedures outlined in the New York State Department of Transportation (NYSDOT) The Environmental Manual (TEM), or latest

available NYSDOT guidance and the United States Environmental Protection Agency's (EPA) Guidelines for Modeling Carbon Monoxide Roadway Intersections.

For intersections with a Level of Service of "D" or worse in the Build Condition, use the TEM capture criteria to determine whether intersections require further study. If any of the capture criteria are met, perform a volume threshold screening analysis at affected intersections. The intersections selected for the screening analysis will be based on the traffic network.

If any intersections do not pass the volume threshold screening criteria, a mobile source analysis would be performed using vehicular CO engine emission factors from EPA's MOVES model based on provided speed and vehicle mix data and EPA's CAL3QHC dispersion model to predict the maximum change in carbon monoxide concentrations, and to determine if the potential for exceedances of the carbon monoxide ambient standard exists at intersections near the Project Site. The area to be included in this modeling effort following EPA's recommendations in the Guideline for Modeling Carbon Monoxide from Roadway Intersections (i.e., all significant mobile source emissions within 1,000 feet of the intersection of concern) will be determined.

Particulate Matter (PM)

Perform a screening analysis for particulate matter (PM) less than 10 microns and less than 2.5 microns in diameter (PM10 and PM2.5) from mobile sources. Based on EPA guidance regarding PM, traffic data for the intersections that would be affected by the Proposed Project, such as the Level of Service at these intersections, the increase in the number of diesel vehicles, and potential receptor locations will be considered to determine whether a refined microscale modeling analysis would be warranted for PM10 and PM2.5.

If the screening analysis indicates the need for a refined PM analysis, maximum predicted PM10/PM2.5 concentrations will be determined using appropriate MOVES emission factors and applying corresponding traffic data included in the Traffic Impact Study. Following the procedures outlined in the Transportation Conformity Guidance for Quantitative Hot-Spot Analyses in PM2.5 and PM10 Nonattainment and Maintenance Areas (November 2013), 24-hour PM10 and PM2.5 and annual average PM2.5 concentrations will be determined using the EPA's CAL3QHCR model at simulated receptors for the critical analysis year. Using the procedures in the Transportation Conformity Guidance four peak hour periods (morning peak, midday, evening peak, and overnight) will be analyzed using the latest available 5-year data-set from the most representative meteorological station near the Proposed Project. Maximum predicted PM10 /PM2.5 concentrations will be compared to the NAAQS and the potential for significant adverse air quality impacts would be determined.

14.5. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project as identified in the analysis above.

15. NOISE

This Chapter should evaluate the potential impacts to noise conditions from the specific program advanced by the Proposed Project. The Proposed Zoning would not change the range of potential impacts to noise conditions that could occur with the Site's development from what is currently permitted by the City's zoning.

15.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions analysis, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

Describe the fundamental effects and characteristics of noise as they relate to the noise analysis.

15.2. EXISTING CONDITIONS

Determine existing noise levels and noise characteristics within the study area. Conduct field measurements of existing noise levels (one-hour equivalent noise level, $L_{eq(1)}$) at nearby sensitive receptor locations (e.g., adjoining residences) and along major feeder streets to and from the Project Site. Measurements will be made during two time periods--the AM and PM peak periods. Measurements will be made using a Type I noise analyzer and would include measurements of L_{eq} , L_1 , L_{10} , L_{50} , and L_{90} noise levels. Where necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels.

Describe the regulations at Municipal Code Chapter 3-4 "Noise Pollution."

15.3. FUTURE WITHOUT THE PROPOSED PROJECT

At each receptor location, determine the noise levels without the Proposed Project using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for increases in traffic volumes. Compare existing noise levels and future noise levels without the Proposed Project with various noise standards, guidelines, and other noise criteria.

15.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

At each receptor location identified above, determine the noise levels with the Proposed Project for the analysis years using existing noise levels, and proportional modeling techniques or other approved analysis methodologies to account for changes in traffic volumes due to the Proposed Project, and consider potential increases in noise levels due to operation of proposed new surface parking lots and on-site mechanical equipment (i.e. HVAC equipment).

Compare noise levels with standards, guidelines, and other criteria, and impact evaluation. Existing noise levels and future noise levels with and without the Proposed

Project will be compared with various noise standards, guidelines, and other noise impact criteria.

Compare the predicted noise levels at the proposed new residential uses, including noise generated by I-287, to generally accepted noise level standards for residential uses.

15.5. MITIGATION MEASURES

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project as identified in the analysis above.

16. HAZARDOUS MATERIALS

This Chapter should focus on the specific potential impacts of the Proposed Project. The Proposed Zoning would not change the range of potential impacts from hazardous materials that could occur with the Site's development from what is currently permitted by the City's zoning and other regulations.

16.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

16.2. EXISTING CONDITIONS

Using data compiled from Environmental Site Assessmentsa previously completed Phase I Environmental Site Assessment (ESA) investigation, previous investigations of the fill area portion of the Site as submitted to NYSDEC¹, and current information from environmental databases and a site walk by a trained environmental professional, identify potential or known locations of contamination and types of contaminants likely to be found throughout the Project Site. This should include the potential for hazardous materials to be present within structures to be demolished or modified and the potential for hazardous materials to be present in subsurface areas where new development would occur as part of the Proposed Project.

16.3. FUTURE WITHOUT THE PROPOSED PROJECT

Describe potential impacts of hazardous materials that are expected to occur in the future without the Proposed Project.

16.4. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Identify potential impacts of the Proposed Project with respect to hazardous materials as a result of the Proposed Project, both during project construction and during the project's operation. This assessment should identify potential impacts within the entire Site, including the fill area of the Site. Within the fill area, the DEIS should evaluate

¹ As stated in the restrictive covenant DEC filed on a portion of the Project Site, the lower field area of the Site "was subject to the importation of construction and demolition materials as a fill sub-base for site improvements. The imported fill is characterized as soil, rock, concrete, asphalt and other recognizable fill material from regional construction projects."

potential impacts from any excavating, drilling, or other site disturbance that may occur as part of the Project. The DEIS should include a plan for managing such waste in a manner consistent with 6 NYCRR Part 360 regulations.

16.5. MITIGATION MEASURES

Identify and describe measures to avoid or mitigate significant adverse impacts from hazardous materials that may result from the construction or operation of the Proposed Project. Measures may include, but are not limited to, confirmation of existing contamination and preparation of a work plan and/or action plan to mitigate the potential impacts during construction and future operation. Mitigation measures during construction within the fill area would include dust and vapor control and the implementation of a workspace and community safety plan. In addition, NYSDEC approval of disturbance and future use of the area governed by the restrictive covenant would be required prior to development.

17. CONSTRUCTION

This Chapter should focus on the specific potential impacts of the Proposed Project. The only change in potential construction period impacts from the Proposed Zoning relates to changes in building construction owing to increased allowable height. As such, the analysis of the specific impacts of the Proposed Project would necessarily include an analysis of the impacts of allowing increased building height.

17.1. INTRODUCTION AND SUMMARY OF FINDINGS

Summarize the major phases of construction, potential significant adverse impacts expected to result from construction, and measures proposed to mitigate those significant adverse impacts.

17.2. CONSTRUCTION SCHEDULE

Generally describe the construction schedule and timeline by phase of construction. Identify preliminary construction staging areas and areas for construction worker parking.

17.3. CONSTRUCTION PERIOD IMPACTS AND MITIGATION

17.3.1. *Traffic and Transportation*

Identify temporary impacts to the traffic network resulting from construction activity. This assessment will consider increases in vehicle trips from construction workers and equipment and potential impacts from truck traffic.

Identify mitigation measures necessary to mitigate potential significant adverse impacts to traffic and transportation during the Project's construction.

17.3.2. *Air Quality*

Qualitatively discuss potential air quality impacts from mobile source emissions from construction equipment and worker and delivery vehicles and fugitive dust emissions, and how emissions impacts will be addressed.

17.3.3. *Noise*

Qualitatively discuss potential noise impacts from each phase of construction activity and describe City's requirements and limitations on hours of construction work in residential areas.

17.3.4. *Blasting*

~~Identify whether blasting is anticipated during the Project's construction. If blasting is anticipated, discuss the blasting protocol that would be followed to minimize or mitigate significant adverse impacts from the blasting activities.~~

Preliminary geotechnical investigations have indicated that blasting may be necessary in order to construct the Proposed Project. If, based on more detailed plans, the need for blasting is confirmed, identify the areas of potential blasting and the amount of material that may need to be removed via blasting. All blasting shall be conducted in accordance with the White Plains Department of Public Works' Blasting Protocol, which requires the submission of a Blasting Management Plan, inspection and oversight by City staff, notification of area residents and businesses, and pre- and post-blast surveys of proximate properties.

17.3.5. *Construction Management Protocol*

Discuss the City's Construction Management Protocol, including the requirements for a Construction Management Plan. Identify the key elements of the Construction Management Plan that are relevant to the Proposed Project.

18. ALTERNATIVES

SEQRA requires a description and evaluation of a range of reasonable alternatives to the Proposed Action that are feasible. The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

This Chapter should provide a narrative description of each alternative listed below and should include schematic development plans for each alternative. For each alternative, this Chapter should evaluate the potential environmental impacts of each impact category addressed in the DEIS. If the impacts of the alternative for a given environmental impact category are expected to be the same as the Proposed Project, a description of why should be provided.

18.1. NO ACTION

This alternative analyzes the environmental impacts of not approving the Proposed Action. In this case, not approving the Proposed Action would result in the Proposed Zoning not being adopted, the Proposed Project not being implemented and the Project Site not being redeveloped.

18.2. DEVELOPMENT UNDER EXISTING ZONING

This alternative develops the Project Site with uses according to the Site's existing, 'as-of-right,' zoning. This alternative shall include locating one or more buildings in the Site's "front lawn".

18.3. REDUCED HEIGHT ALTERNATIVE

This alternative modifies the Proposed Project to include multi-family buildings of varying heights that are predominantly between four and nine stories and assumes a similar program to the Proposed Project. This alternative also would modify the setbacks included in the Proposed Zoning related to the building height, or ‘stepbacks’, and would necessitate increased building coverage— and locating one or more buildings in the Site’s “front lawn.” This alternative should specifically assess the impacts to visual resources from locating one or more buildings in portions of the Site’s “front lawn.”

18.4. ~~INCREASED HEIGHT~~ ALTERNATIVE SITE LAYOUT

~~This~~An alternative ~~includes one (or more)~~site layout that locates the multi-family residential ~~buildings that are taller than 140 feet and are located toward the northern portion of the property, use~~ at a greater distance from the southern property line than the Proposed Project shall be studied. This alternative does not need to conform to the Proposed Zoning’s setback and height requirements, but shall reduce the visual impact from the Ross Street and Stewart Avenue Neighborhoods than the buildings in the Proposed Project and assumes and the perceived scale of the residential structure as viewed from the I-287 corridor. This alternative should assume a similar program to the Proposed Project and may consider an alternative building footprint for the proposed assisted living facility. As the visual impacts and site coverage of the alternative site layout shall be the primary changes in environmental impacts from the Proposed Project, it is recognized that only preliminary site plans are required to assess an alternative site layout.

19. UNAVOIDABLE ADVERSE IMPACTS

Identify those adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Action is implemented.

20. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Identify irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Action should it be implemented.

21. GROWTH-INDUCING ASPECTS

Identify growth-inducing aspects related to the Proposed Action.

*