

December 20, 2022
Renaissance Harrison
Town/Village of Harrison, Westchester County, NY
Draft Environmental Impact Statement Scoping Outline

Project Name: Renaissance Harrison

Site Location: 80 West Red Oak Lane, Harrison, New York (Tax Map Parcel 0621.-4)

Applicant: Rose Group Enterprise, Inc. and K&K Developers, Inc.¹

Proposed Action:

The Applicant proposes to construct a new residential community to be known as “Renaissance Harrison” on approximately 28 acres at 80 West Red Oak Lane (the “Project Site” or “Site”) within the SB-0 “Special Business” Zoning District. The proposed residential community will replace the former Renaissance Westchester Hotel, which closed in November 2021, and includes uses that are permitted pursuant to Special Exception Use approval within the SB-0 District. The Property is situated between I-287 and I-684, in the so-called “teardrop” area of the Platinum Mile, on the north side of West Red Oak Lane.

The former hotel consists of several attached buildings containing 348 hotel rooms, a building known as the “Mansion”, event and meeting rooms, ballroom space, along with associated paved and structured parking lots and landscaped areas, a tennis bubble and amenity facilities. The existing hotel facilities, except for the Mansion building, would be demolished. The Site would be redeveloped with two neighborhoods each containing approximately 375 residential units, featuring a mix of interconnected multifamily residential buildings as well as 30 triplex villas, up to 3,000 square feet of accessory commercial space, a series of indoor and outdoor residential amenities, and landscaping and stormwater management improvements (the “Proposed Project”). The apartments would be arranged in two quads, with structured parking below open courtyards. The villas would be located on the east side of a central spine road, which would provide access to West Red Oak Lane to the south and the adjacent Wegmans supermarket property to the north. Amenity space would be constructed adjacent to the apartment buildings and within and adjacent to the existing Mansion. The Proposed Project calls for subdividing the Project Site into two parcels of approximately 12.9 acres and 15.3 acres.

Lead Agency: Town/Village of Harrison Planning Board
One Heineman Place

¹Rose Group Enterprise, Inc. d/b/a Rose Equities and K&K Developers, Inc. d/b/a Garden Homes have partnered on the proposed project, as they have on many projects in New Jersey, Connecticut and California, including most recently on the new community under construction in Trumbull, CT.

Harrison, NY 10528

Contact: Rosemarie Cusumano, Secretary
914-670-3077

Involved & Interested Agencies:

Involved Agencies

- Town of Harrison Town Board
- Town of Harrison Planning Board
- Westchester County Planning Board
- Westchester County Department of Environmental Facilities
- Westchester County Department of Public Works
- Westchester County Department of Health
- Westchester County Department of Transportation
- New York State Department of Environmental Conservation
- New York State SHPO
- United States Army Corps of Engineers

Interested Agencies

- Purchase Fire Department
- Harrison Police Department
- Harrison Central School District

INTRODUCTION:

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse environmental impacts of the Proposed Action and shall address all of the issues included in this scoping outline.

GENERAL GUIDELINES:

- The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an appendix. In addition, all relevant project correspondence from involved and interested agencies will be included in an appendix to the DEIS.
- Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. Each potential impact category (such as land use and zoning impacts and mobility impacts) will be the subject of a separate section describing existing conditions, anticipated impacts, and proposed mitigation.
- The document shall be written in the third person (i.e., the terms “we” and “our” shall not be used). The Applicant’s conclusions and opinions, if provided, shall be identified as those of the

“Applicant”.

- The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats (Adobe Acrobat (.pdf) file). When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided to allow placement of a copy at the local library and Town Planning Department for public review during normal business hours. In addition, the full DEIS will be posted on the internet for public review as required by law.

POTENTIAL IMPACTS:

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

- Land Use and Zoning;
- Visual Resources and Community Character;
- Geology and Soils;
- Topography and Slopes;
- Vegetation and Wildlife;
- Wetlands, Waterbodies and Watercourses;
- Stormwater Management;
- Utilities;
- Community Facilities and Services;
- Fiscal & Market Impacts;
- Mobility;
- Historic, Archaeological and Cultural Resources;
- Noise Impacts
- Air Quality
- Hazardous Materials;
- Green Building and Sustainability
- Construction

The organization and content of the DEIS are as follows:

INTRODUCTORY MATERIAL

A. Cover Sheet. The DEIS shall be preceded by a cover sheet that identifies the following:

- The name, location and tax map designation of the Proposed Action.
- Town/Village of Harrison Planning Board as the Lead Agency for the project and its contact information (list name and phone).
- The name and address of the Applicant, and the name and telephone number of a contact person representing the Applicant.
- The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer(s).
- Date of submission of the DEIS, and date of acceptance of the DEIS.
- Deadline by which comments on the DEIS are due.

- B. List of Consultants Involved with the Project.** The names, addresses and project responsibilities of all consultants involved with the project shall be listed.
- C. Table of Contents.** All headings which appear in the text shall be presented in the Table of Contents along with the appropriate section and/or page numbers. In addition, the Table of Contents shall include a list of exhibits, list of tables, list of appendix items, with reference to a listing of additional DEIS volumes, if any.

DEIS TEXT

I. EXECUTIVE SUMMARY

The DEIS shall include an executive summary with the following information:

- A.** Brief description of the Proposed Action, including the purpose and need for the project.
- B.** Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format shall be simple and concise.
- C.** Brief description of the project alternatives considered in the DEIS.
- D.** List of Involved and Interested Agencies and required approvals/permits.

II. DESCRIPTION OF PROPOSED ACTION

A. Project Location and Site Description

Identification and description of regional context and area location, tax map designation, site access, abutting land uses and zoning categories. This section shall include a description of the former hotel use and facilities currently located on the Project Site. This section shall generally describe site character and environmental conditions, including topography, vegetation, wetlands, etc. The changing characteristics of the “teardrop” shall be described.

Identify any easements, restrictions and/or other conditions that would affect the future development and use of the Project Site, including submission of a full title report.

B. Description of Proposed Action

The detailed description of the Proposed Action shall include the following:

1. Description of Proposed Action's components, as shown on the Preliminary Plans, including:
 - a. Demolition of former hotel building (except for the "Mansion" building)
 - b. Define limits of disturbance
 - c. New buildings, their uses, architecture/design
 - d. Number, layout, square footages, number of bedrooms and anticipated occupancy of residential units
 - e. Residential amenities
 - f. Green design and sustainability components
 - g. Site roadways, access and circulation and connectivity
 - h. Off-street parking and loading
 - i. Tree removal, preservation, landscaping and buffers
 - j. Natural resources and wetlands
 - k. Stormwater management summary
 - l. Recreation, open space and public accessibility
 - m. Utilities
 - n. Proposed emergency service, fire protection and site security measures.
 - o. Description of off-site improvements (if any).
 - p. Construction phasing and staging summary
2. Project Purpose, Need and Benefits
 - a. Describe current and projected demographics and anticipated "target" market for residential development.
 - b. Document the need for supportive retail, service, restaurant and associated uses.
 - c. Summarize the results of the Market Study for the Proposed Project
 - d. Discuss residential market demand in the context of previously approved residential projects within the SB-0 District, and in the primary market area.
 - e. Document fiscal and socio-economic benefits to the Town of Harrison and surrounding area.
 - f. Document the current and projected status of the office market and the justification for the continued conversion of uses within a zone primarily designed to support office parks, to alternative uses.

3. Project Approvals and Reviews
 - a. Include list of Involved and Interested Agencies and required approvals and reviews

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

This section of the DEIS shall include an analysis of the potential environmental impacts in the topics outlined below and shall identify significant adverse environmental effects that cannot be avoided if the Proposed Action is implemented. Information for each of the evaluated topics shall be provided describing the existing conditions, conditions in the future without the Proposed Action (where applicable), potential impacts of the Proposed Action, and mitigation measures designed to avoid, minimize or offset potential significant adverse impacts identified.

A. Land Use and Zoning

1. Existing Conditions
 - a. Describe existing land uses and zoning district designations on the Site.
 - b. Describe existing land uses and zoning district designations within the “teardrop” area referenced in the Harrison Comprehensive Plan Update (2013).
 - c. Identify land uses outside the “teardrop” and the unique orientation of the area
 - d. Discuss the historic lack of connectivity between uses within the “teardrop”, and the three dead-end roadways (West Red Oak Lane, Corporate Park Drive and Westchester Park Drive).
 - e. Describe relevant planning studies, including the Harrison Comprehensive Plan Update (2013) and Westchester 2025 and its precursor “Patterns”, and the relevant elements of the Fourth Regional Plan for NY, NJ and CT Metropolitan Area, RPA 2018
2. Anticipated Impacts
 - a. Describe potential impacts of the Proposed Action in relation to existing land uses on-site, and surrounding land uses within the “teardrop” area and the surrounding area.
 - b. Discuss whether the land use trends reflected in the on-going re-purposing of the “Teardrop” are potentially relevant or applicable elsewhere along the Platinum Mile.
 - c. Discuss connectivity (vehicular, pedestrian, bicycle) and the potential for connections between the Project and other uses, sites and roadways in the “Teardrop”.
 - d. Describe the Proposed Action’s compliance with the SB-0 zoning district requirements.
 - e. Describe compliance with the Comprehensive Plan Update

(2013), Westchester 2025 and other relevant planning studies.

3. Mitigation Measures

B. Visual Resources and Community Character

1. Existing Conditions

- a. Identify and illustrate existing visual conditions on the Site and as viewed from publicly accessible vantage points:
 - West Red Oak Lane
 - I-684 / Hutchinson River Parkway
 - Westchester Avenue
 - Uses on Corporate Park Drive, including Wegmans, the Simone office Building and The Carraway.

2. Anticipated Impacts

- a. Describe anticipated impacts to views to the Site from the viewpoints noted in 1.a. above. Illustrate proposed conditions with photo renderings, cross sections, as appropriate, during different seasons including leaf-off conditions. Utilize NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline.
- b. Provide conceptual architectural elevations for proposed residential buildings.
- c. Address lighting impacts and compliance with Dark Sky standards.

3. Mitigation Measures

C. Geology and Soils

1. Existing Conditions

- a. Describe regional and bedrock geology, including depths to bedrock.
- b. Identify special geological features on or adjacent to the Project Site, including but not limited to the location exposed bedrock and rock outcroppings.
- c. Identify and list soil types on the Site, with discussion of soil characteristics and suitability for construction. Include a soils map and identify location of areas of sensitive soils (soils with shallow depth to bedrock, shallow water table, high erodibility characteristics or having greater than 20% clay content). Provide tables indicating soil characteristics (e.g., construction-related and long-term erosion potential, runoff, permeability), limitations and suitability of each soil type for particular land uses, specifically, roads, driveways, sewage disposal areas, underground utility installation, and building construction.

2. Anticipated Impacts
 - a. Provide preliminary grading plan and limit of disturbance line.
 - b. Identify and analyze the amount and location of earthwork anticipated (preliminary cut and fill analysis).
 - c. Identify if development will be phased to <5-acre disturbances.
 - d. Identify extent of rock removal and describe potential for blasting, and impacts if blasting is proposed.
 - e. Discuss whether on-site rock crushing is proposed. If so, discuss rock crushing procedures to be followed
3. Mitigation Measures
 - a. Identify site planning techniques to avoid rock disturbances
 - b. Include a preliminary sediment and erosion control plan.
 - c. Identify corrective measures necessary to overcome any soil limitations

D. Topography and Slopes

1. Existing Conditions
 - a. Describe site topography, variation in elevation and relationship to surrounding topography.
 - b. Identify historical modifications to the Project Site's topography.
 - c. Describe existing slopes (and provide slope map) including categories of 0- 15%, 15-25% (steep), 25%-35% (very steep) and 35% and greater (excessively steep).
2. Anticipated Impacts
 - a. Identify site planning techniques to avoid steep slope impacts
 - b. Identify, quantify and map potential impacts to steep slopes (15% and greater) based on the limit of disturbance line.
 - c. Describe compliance with steep slopes permit standards as per Chapter 199 (Steep Slopes Protection) of the Harrison Town Code.
3. Mitigation Measures

E. Vegetation and Wildlife

1. Existing Conditions
 - a. Describe existing vegetative communities on the Site.
 - b. Provide a survey of trees in the areas to be impacted by development as required by Chapter 220 (Trees) of the Harrison Town Code.

- c. List any rare, threatened or endangered species on the Site (if any).
Reference NYSDEC, New York State Natural Heritage Program (NYNHP) and United States Fish and Wildlife Service (USFWS) as well as on-site reconnaissance.
 - d. Identify wildlife habitat functions (i.e., breeding habitat, transitional, staging areas, feeding and roosting sites and travel corridors).
2. Anticipated Impacts
 - a. Describe potential impacts to vegetative communities and wildlife habitat.
 - b. Describe anticipated tree removal and the Harrison tree removal permit regulations (Chapter 220-5, Tree Removal, of the Harrison Town Code).
 - c. Unique or specimen trees worthy of preservation as part of the development, and discussion of any compelling reasons justifying the removal of such trees.
 - d. Describe potential significant adverse impacts to existing wildlife species, including habitat and wildlife corridor fragmentation and displacement.
 3. Mitigation Measures
 - a. Describe tree replacement plan and the proposed landscape plan for the Site.
 - b. Proposed method of identification and preservation of unique and/or specimen (significant) trees, to the maximum extent possible.
 - c. Fertilizer, Herbicide, Fungicide and Pesticide Application Plans, if proposed.
 - d. Alternative landscape plans emphasizing xeriscaping and without the use of Fertilizer, Herbicides, Fungicides, Pesticides or other chemicals.

F. Wetlands and Watercourses

1. Existing Conditions
 - a. Describe and quantify regulated wetland areas or regulated wetland adjacent areas on the Site, or in the immediate vicinity of the Site as per Chapter 149, Freshwater Wetlands of the Harrison Town Code, NYSDEC and USACOE. For each on-site wetland, indicate:
 - (1) Location.
 - (2) Wetlands type, including soils, vegetation and hydrology.
 - (3) Wetlands acreage (approximate for off-site wetlands).
 - (4) Pertinent jurisdiction.
 - (5) Wetlands functions. Functional analysis shall be based upon one of the accepted methodologies, such as the U.S. Army Corps of Engineers HGM (hydrogeomorphic model), EPW (Evaluation of Planned Wetlands) model or Hollands-Magee Method.
 - a. Identify and describe any streams or waterbodies on the Site along with

applicable 50-foot setbacks for buildings and structures per Section 235-31 of the Zoning Ordinance.

- b. Identify the water body classification in accordance with the federal Clean Water Act, and the NYSDEC.

2. Anticipated Impacts

- a. Describe and quantify areas in regulated wetlands and adjacent areas to be disturbed based on a limit of disturbance line. Describe potential significant adverse impacts to wetland conditions and general functions.
- b. Describe regulated activities and permits required for wetland and/or adjacent area disturbance on the Site.
- c. Describe any potential impacts to waterbodies or watercourses including any unique features. To the extent that grading activities on-site, or addition or modifications to impervious surfaces, erosion and sedimentation may impact wetlands, waterbodies or watercourses located on adjacent properties.
- d. Describe potential for and evaluate the impact of increased concentrations of fertilizer, pesticides, herbicides, fungicides and other chemicals proposed for use on the Project Site in the existing waterbodies, watercourses and wetlands.
- e. Identify and assess any altered drainage patterns and the potential adverse impacts that increased or, in some cases, decreased runoff amounts would pose to waterbodies, watercourses and wetlands.
- f. Address impacts to the contributing watershed and to aquifer recharge.

3. Mitigation Measures

G. Stormwater Management

1. Existing Conditions

- a. Identify and describe existing drainage patterns on the Site and within surrounding off-site areas located within the same drainage basin(s) (include map).
- b. Calculate and describe the pre-development peak runoff rates for the 2-, 10-, 25, 50, 100 and 500-year storm events.
- c. Describe and map Harrison, NYSDEC and USACOE regulated existing surface water bodies, intermittent and perennial streams; and 100 and 500-year floodplains on the site.
- d. Identify and describe existing surface water quality conditions on the Site.
- e. Describe existing point and non-point sources of pollution on the Site.

2. Anticipated Impacts
 - a. Identify changes in existing drainage patterns and discharge points.
 - b. Calculate and describe the post-development peak run-off rates for the 2-, 10-, 25-, 50-, 100 and 500-year storm events.
 - c. Calculate the total impervious areas for the Site.
 - d. Prepare preliminary stormwater quality calculations to satisfy the requirements of NYSDEC.
 - e. Identify direct and indirect disturbance to surface waters, watercourses and 100 and 500- year floodplain.
 - f. Identify Federal, State and local permits that will be required for any watercourse impact, including an analysis of the effects of site development on the hydrology of on and off-site wetlands and watercourses.
3. Mitigation Measures
 - a. Include a Stormwater Pollution Prevention Plan (SWPPP).
 - b. Discuss the access to, ownership of, and responsibility for maintenance requirements during construction and long-term maintenance of any stormwater management facilities.
 - c. Address the implementation of low impact development design strategies.

H. Utilities

1. Water Supply
 - a. Existing Conditions
 - (1) Identify location and condition of existing water main(s) and point of connection.
 - (2) Identify water main network in the vicinity of the Site including interconnections with adjacent sites and associated easements.
 - (3) Identify water supply and available capacity.
 - b. Anticipated Impacts
 - (1) Analyze average daily water demand for all potential water uses, including irrigation and fire demand.
 - (2) Evaluate capacity of the water district and the district's capability to provide water to the Project and describe proposed water connection.
 - (3) Determine modifications required to water main connections to adjacent sites and streets from the Project Site, proposed looping of water mains, and associated easements.
 - c. Mitigation Measures
2. Sanitary Sewage

- a. Existing Conditions
 - (1) Identify existing wastewater treatment facilities and describe its ability to accept sanitary waste from the project.
 - (2) Identify existing service lines and downstream sewer district mains, their condition and operational capacity.
 - b. Anticipated Impacts
 - (1) Provide anticipated wastewater generation for all proposed uses.
 - (2) Describe capacity of the existing sanitary sewer district and the districts capability to accommodate the additional wastewater generated by the Project and describe proposed wastewater treatment connections.
 - c. Mitigation Measures
 - (1) Identify and provide a map of any off-site improvements that may be required to adequately serve the Project Site.
3. Other Utilities
- (1) Identify other utility demands, such as electric, gas, telecommunications, internet, etc. of the Proposed Action
 - (2) Identify method of supplying other utilities to the Proposed Action.
 - (3) Evaluate utility capacity to supply the Proposed Action.
 - (4) Identify off-site improvements that may be required to adequately supply other utilities to the Project Site.
 - (5) For each of the above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the vicinity of the Project Site.

I. Community Facilities and Services

- 1. Schools
 - a. Existing Conditions
 - (1) Describe location, capacity, and enrollment of all existing schools in the Harrison School District that would serve the Project Site.
 - (2) Identify current capital improvements being undertaken by the District, if applicable.
 - b. Anticipated Impacts
 - (1) Estimate public-school children generation from the proposed residential use using accepted school child multipliers (i.e. Rutgers CUPR, ACS PUMA cross tabs, and/or case study data from existing comparable projects within the Town/Village of Harrison and demographically similar communities in Westchester County).
 - (2) Analyze potential numbers of children that would attend private schools within the Town.

- b. Identify current real estate taxes generated by the Site.
- c. Identify former hotel and sales taxes that were generated by the Site.
- d. Analyze key economic and demographic variables which influence demand for the residential uses included in the Proposed Action.
- e. Analyze the need for supportive retail, service, restaurant and associated uses.
- f. The analyses shall address the primary and secondary market areas.
- g. The analysis shall evaluate the state of the current local and regional economy and housing market as it relates to the existing and future demand for the proposed residential uses in the Town of Harrison, Westchester County and the surrounding metropolitan areas.
- h. Document the current and projected status of the office market and the justification for the continued conversion of uses within a zone primarily designed to support office parks, to alternative uses.

2. Anticipated Impacts

- a. Project resident population to be generated by the Proposed Project.
- b. Provide analysis of tax revenue to be generated by the Proposed Project.
- c. Describe specifically the tax revenues to be generated for each taxing jurisdiction.
- d. Document that adequate demand exists for the proposed uses.
- e. Document absorption rate of proposed uses.
- f. Address marketability of phasing.

3. Mitigation Measures

K. Mobility (Transportation and Parking)

1. Existing Conditions

- a. Provide a detailed description of roadways in the area, as well as regional access and roadways serving the site. Roadway characteristics will include classifications, general condition, and number of lanes by direction, on-street parking and intersection control and unique one-way traffic circulation along Westchester Avenue.
- b. Description of existing bus service and bus stop locations.
- c. Existing mobility conditions will be documented for the weekday AM and PM peak hours from historical data and by conducting turning movement manual counts at the following intersections:
 1. Westchester Avenue Eastbound & Bryant Avenue
 2. Westchester Avenue Eastbound & Corporate Park Drive
 3. Westchester Avenue Eastbound & I-287 EB Off-Ramp/Hutchinson River Parkway SB On-Ramp
 4. Westchester Avenue Eastbound & Hutchinson River Parkway NB On-Ramp

5. Westchester Avenue Eastbound & Kenilworth Road
 6. Westchester Avenue Westbound & I-684 NB On-Ramp
 7. Westchester Avenue Westbound & Bryant Avenue
 8. Westchester Avenue Westbound & Westchester Park Drive
 9. Westchester Avenue Westbound & Corporate Park Drive Slip Ramp
 10. Westchester Avenue Westbound & Corporate Park Drive
 11. Westchester Avenue Westbound & West Red Oak Lane Slip Ramp
 12. Westchester Avenue Westbound & West Red Oak Lane
 13. Westchester Avenue & West Red Oak Lane
 14. West Red Oak Lane & Windward School Main Driveway
 15. West Red Oak Lane & Windward School Bus Driveway
 16. Westchester Avenue Westbound & Hutchinson River Parkway NB Off-Ramp
 17. Westchester Avenue Westbound & Kenilworth Road
 18. Corporate Park Drive & Wegmans Entrance
 19. Wegmans & Proposed Renaissance Harrison Driveway Connection
- d. Manual turning movement counts will be collected during typical weekday morning and weekday afternoon peak periods. Data shall not follow or precede holidays and weekday conditions should include dates when schools are in session.
 - e. Analysis of available accident reports for the past three years for the above intersections and the road segments between these intersections.
 - f. Provide Capacity Analysis (Level of Service) for each of the above intersections (SYNCHRO Analysis²).
 - g. Provide existing parking count and document the ratio of spaces to the existing building use.
 - h. Address the existing physical condition of West Red Oak Lane and operational concerns.
 - i. Address the geometry, configuration and adequacy of the West Red Oak Lane/Westchester Avenue intersection.
 - j. Address how the pandemic affected traffic operating conditions.
 - k. Identify pedestrian and bicycle circulation patterns in the area.
2. Anticipated Impacts
 - a. Provide “No Build” Trip Volumes/Capacity Analysis, including background trip growth and other currently approved or proposed projects in the area (to be provided by the Town for the build year of 2026. This analysis should include

² **Synchro**® is a macroscopic analysis and optimization software application used to evaluate the performance of street and roadway intersections. Synchro is based on the Highway Capacity Manual's (HCM) methodology for signalized and unsignalized intersections as well as roundabouts.

an evaluation of mobility conditions assuming the existing hotel would be in operation to provide a comparison of the change of use from hotel to residential (with ancillary commercial uses). Estimates of site generated trips for the hotel will be based on information published by the Institute of Transportation Engineers (ITE) as contained in their report entitled *Trip Generation*, 11th Edition.

- b. Provide “Build” Trip Volumes/Capacity Analysis, including anticipated trip generation for the Proposed Action. Estimates of site generated trips will be based on ITE *Trip Generation*, 11th Edition. Arrival and departure distributions will be developed based upon a review of existing trips volumes on the roadway network. The Site Generated Trip Volumes will be assigned to the roadway network based on the anticipated arrival and departure distributions. The Site Generated Trip Volumes will be combined with the No Build Trip Volumes to obtain the Build Trip Volumes for each of the peak hours.
 - c. Analyze and describe applicable sight distance at Site access.
 - d. Provide a parking analysis for proposed uses on Site. The analysis will be based upon information contained in the ITE publication, “Parking Generation”, 5th Edition.
 - e. Potential mobility-related air quality impacts.
 - f. Discuss Project generated demand for public transportation.
 - g. Qualitative description of pedestrian routes and opportunities to enhance the connectivity of the site with the surrounding uses within the “teardrop” area and the broader Westchester Avenue corridor, including the adjacent Wegman’s supermarket property.
3. Mitigation Measures
 - a. Where the increased vehicular trips have the potential to significantly affect existing mobility operations, the Mobility Study will identify potential mitigation measures to address such conditions.
 - b. Study potential measures to improve West Red Oak Lane.
 - c. Describe potential locations for ridesharing and livery service (i.e. Uber, Lyft) loading and unloading areas.
 - d. Address pedestrian and bicycle circulation and connectivity on and off-site.

L. Historic, Archaeological and Cultural Resources

1. Existing Conditions
 - a. Prepare a Phase 1A Literature Review and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Survey in accordance with New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) standards.

- b. Identify any properties listed on the State or National Register of Historic Places on or within a -mile of the subject site's boundaries.
 - c. Identify locally significant properties within a 1-mile of the subject site's boundaries.
 - d. Identify and map existing on-site man-made features of cultural significance such as stone walls, cisterns, out buildings, trails, etc.
 - e. Document the evolution of the site (and the “teardrop”) over time utilizing the Westchester County Department of Planning Historic Photo Viewer for the years 2021, 2018, 2010, 2007, 2000, 1995, 1990, 1986, 1980, 1976, 1970, 1965, 1960, 1954, 1947, 1940 and 1925-26.
2. Anticipated Impacts
 - a. Identify potential impacts to archaeological or historic resources, if any.
 3. Mitigation Measures

M. Noise

1. Existing Conditions
 - a. Summarize a qualitative description of the existing noise environment at the Project Site, and at surrounding sensitive receptors.
 - b. Noise measurements shall be completed in general conformance with the NYSDEC Policy for “Assessing and Mitigating Noise Impacts” and consistent with American National Standards Institute (ANSI) Standard S1.
2. Potential Impacts
 - a. Provide qualitative discussion of construction related impacts of noise and the Project’s adherence to the local noise ordinance.
 - b. Provide qualitative discussion of post construction noise and the Proposed Action’s adherence to the Town of Harrison noise ordinance (Chapter 177). This shall address long term as well as short-term construction noise impacts.
3. Mitigation Measures

N. Air Quality

1. Existing Conditions
 - a. Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation ambient air monitoring data.
 - b. Determine if the potential development of the Proposed Action would interfere with the attainment or maintenance of the New York and/or National Ambient Air Quality Standards (NAAQS) established by the Federal Clean Air Act Amendments.

2. Potential Impacts

- a. Provide a qualitative analysis of the potential air quality impacts resulting from site preparation, construction activities, and post-construction activities for the Proposed Action.
- b. NYSDOT Environmental Procedures Manual identifies a screening process to determine if project specific (microscale) air quality analyses are warranted.

3. Mitigation Measures

O. Hazardous Materials

1. Existing Conditions

- a. Investigate of the Project Site and surrounding area's history of the presence of hazardous substances through the analysis of historical records, aerial photographs, historic maps, municipal records, field observations and interviews with individuals familiar with the history of the area.
- b. Review of federal and state databases and records for documentation of potential liabilities relevant to the Project Site, such as the US EPA's CERCLIS (Comprehensive Emergency Response Compensation and Liability Information System), the National Priorities List (NPL), NYSDEC Inactive Waste Disposal Report, New York Spills Database, among others.
- c. Prepare and summarize the findings of a Phase I Environmental Site Assessment of the Project Site, and adjacent areas that influence the Site.

2. Anticipated Impacts

- a. Identify if any hazardous materials need to be removed from the Site. Identify removal protocols, permits required, responsible agency.

3. Mitigation Measures

P. Construction Impacts

1. Potential Impacts

- a. Describe anticipated construction activities including site demolition and preparation, earthwork, removal of materials off-site, stockpiling and rock removal, if necessary.
- b. Evaluate potential construction impacts including:
 - (1) Types of construction equipment
 - (2) Phasing and staging
 - (3) Duration and hours of operation
 - (4) Construction worker trips and parking
 - (5) Sediment and erosion control
 - (6) Identify potential impacts from construction activities such as noise, air quality, stormwater, and mobility, including impacts of truck trips

- during various times of day
- (7) Soil import and/or export
- (8) Rock removal

2. Mitigation

IV. ALTERNATIVES

Pursuant to Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action that are feasible, considering the objectives and capabilities of the Applicant. The description and evaluation of each alternative should be at a level of detail that will enable general comparison to the primary program elements, and general impacts to environmental features, mobility, etc. Provide a table which summarizes the comparative analysis of the proposed action to each alternative.

- A. Alternative A: No Action (No Build) – No changes to the existing Project Site. The existing hotel buildings would remain.
- B. Alternative B: Renovate and re-open Hotel
- C. Alternative C: Repurpose the Site with a Stand-Alone Office Building
- D. Alternative D: Repurpose the Site with a Planned Office Park
- E. Alternative E: Repurpose the Site with an SB-O Educational School
- F. Alternative F: Repurpose the Site with an SB-O Stand Alone Fitness Center
- G. Alternative G: Repurpose the Site with an SB-O Stand Alone Retail Use
- H. Alternative H: Repurpose the Site to maximize SB-O retail, retail service and restaurant uses in support of a residential use.

V. OTHER REQUIRED ANALYSES

- A. Irreversible and Irretrievable Commitment of Resources
- B. Impacts on the Use and Conservation of Energy
- C. Growth Inducing Aspects of Proposed Action. Describe and evaluate any potential that the proposed action may have for triggering further development in terms of attracting similar, additional, or ancillary uses, significant increases in local population, or increasing the demand for support facilities.

VI. APPENDICES

- A. SEQRA documentation, including the Full Environmental Assessment Form (FEAF), the Positive Declaration and the DEIS Scoping Outline.

- B. Official correspondence related to the DEIS.

- C. Technical studies, including but not limited to:
 - 1. SWPPP
 - 2. Mobility Study
 - 3. Geotechnical Investigation Report
 - 4. Phase 1A Literature Review and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Survey
 - 5. Phase I ESA
 - 6. Market Study
 - 7. Fiscal Studies

- D. Preliminary engineering plans (to be enclosed under separate cover)