

DRAFT DEIS SCOPING OUTLINE

**Avalon at Harrison
Harrison, Westchester County, New York
January 25, 2016**

Project Sponsor: Avalon Bay Communities, Inc.

Description of the Proposed Action:

A Draft Environmental Impact Statement (“DEIS”) will be prepared for the redevelopment of a 3.79 acre site currently containing approximately 245 commuter and 12 non-commuter public parking spaces with a mixed-use community having 136 market rate and 7 affordable residential units and 27,000 square feet of commercial space (the “Project”). The proposed development is a result of a joint development agreement between the Town/Village of Harrison, Avalon Bay Communities, Inc., Metropolitan Transportation Authority, and Metro-North Railroad.

The proposed Project would facilitate goals of the Village/Town of Harrison expressed in their 2013 Comprehensive Plan which called for redeveloping this site. The Project site is currently zoned PB, Professional Business. The Proposed Action includes adoption and rezoning the site to a “Transit Oriented Development District” (TOD), TOD special exemption, architectural review, and site plan approvals for the Project.

Lead Agency: Harrison Planning Board
One Heineman Place
Harrison, NY 10528

Contact: Thomas Heaslip, Planning Board Chairman
914-670-3077

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 traffic impacts) will be the subject of a separate section describing existing conditions, anticipated impacts, and proposed mitigation.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats (Adobe Acrobat (.pdf) file). When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided as requested by the Lead Agency. In addition, the full DEIS will be posted on the internet for public review as required by law.

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

Cover sheet and General Information

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

Chapter I: Executive Summary

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

Chapter II: Project Description

- A. Introduction
 - Provide a brief overall description of the Proposed Action.
- B. Project Description
 - 1. Identify Project location, site ownership, tax lot numbers and acreage.
 - 2. Describe the existing condition of the Project site and any natural features including environmental constraints, if applicable.
 - 3. Provide a comprehensive description of the proposed residential and commercial development. Include the number and description of residential units/commercial square footage; description of affordable units; number of parking spaces and description of shared parking and parking distribution amongst the site; architectural design; landscape and lighting design; and open space and recreation uses.
 - 4. Summarize required approvals and provide a list of Involved and Interested Agencies.
 - 5. Describe the Project purpose and public need and benefits.

Chapter III: Environmental Impacts and Mitigation Measures**A. Land Use and Zoning****1. Land Use****a. Existing Conditions**

Identify and describe land uses within:

- i. The Central Business District as defined in the 2013 Comprehensive Plan.
- ii. The surrounding single, two-family, and multi-family residential districts located within Downtown Harrison as defined in the 2013 Comprehensive Plan.

b. Potential Impacts

Compare the proposed development with existing land uses within:

- i. The Central Business District as defined in the 2013 Comprehensive Plan.
- ii. The surrounding zoning districts located around the perimeter of Downtown Harrison as defined in the 2013 Comprehensive Plan.

This section will discuss any potential conflicts on use incompatibilities associated with the Project and the Central Business District or Downtown Harrison as defined in the 2013 Comprehensive Plan and the immediately surrounding area.

c. Mitigation Measures

Discuss and evaluate mitigation measures to minimize any potential impacts to surrounding land use patterns.

2. Zoning**a. Existing Conditions**

Identify and describe all zoning districts within:

- i. The Central Business District as defined in the 2013 Comprehensive Plan.
- ii. The surrounding zoning districts located around the perimeter of Downtown Harrison as defined in the 2013 Comprehensive Plan.
- iii. Describe the requirements of the existing PB, Professional Business zoning district.

b. Potential Impacts

- i. Describe the requirements of the proposed TOD Transit Oriented Development District zoning.
- ii. Identify zoning controls unique to the TOD zone, and why they are applicable to facilitate TOD development.
- iii. Discuss relationship of the proposed TOD zoning to the Town zoning Ordinance and to nearby zoning districts within and immediately adjacent to the Central Business District and Downtown Harrison as defined in the 2013 Comprehensive Plan.
- iv. Identify potential impacts of the proposed zoning on the Town's zoning pattern and on the zoning of nearby properties within and immediately adjacent to the Central Business District and Downtown Harrison as defined in the 2013 Comprehensive Plan.

c. Mitigation Measures

Discuss and evaluate mitigation measures to minimize any potential adverse impacts to the Town Zoning Code.

3. Policy Documents
 - a. Existing Conditions

Review and analyze the goals and recommendations of the following documents as they relate to the Proposed Action:

 - i. Village/Town of Harrison 2013 Comprehensive Plan
 - ii. Westchester 2025/Patterns
 - iii. 2015 Westchester County Multi-jurisdictional Hazard Mitigation Plan
 - iv. The Third regional Plan for NY, NJ and CT Metropolitan Area, Regional Plan Association, 1996.
 - v. FEMA National Flood Insurance Program
 - vi. NYSDEC Stormwater management Program
 - vii. NYSDEC Climate Action Plan
 - b. Potential Impacts

Compare the consistency of the Proposed Action with the relevant policy documents listed above.
 - c. Mitigation Measures

Provide mitigation measures for any potential adverse impacts to the identified policy documents.

B. Visual Resources and Community Character

1. Existing Conditions

Describe and photographically document the existing visual conditions of the Project site and surrounding properties.
2. Potential Impacts
 - a. Describe the proposed development in relation to surrounding buildings and uses using the NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline.
 - b. Provide renderings, massing models, sketches, site sections or other graphic depictions of the proposed development.
 - c. Illustrate visibility of the proposed development as viewed from adjacent street and properties with common graphic design using photographic simulations at the following locations:
 - Halstead Avenue (CR 54) and Harrison Avenue (Route 127)
 - Harrison Recreation Department (270 Harrison Avenue)
 - Harrison Train Station/Platforms/Bridge Overpass
 - Harrison Public Library
 - Sunnyside Place and Emerson Place
 - Parking lot on S Road across from Rye Racquet Club
 - Intersection of Osborne Road, Oakland Avenue, and Halstead Avenue (389 Halstead Ave)
 - Halstead Ave and Parsons Street
 - d. Describe in general terms the architecture design of the site.
 - e. Describe proposed signage type and size for the site.

- f. Undertake shadow analysis for the solstice and equinox at 9:00 am, 12:00 noon, and 3:00 pm. The analysis will show all properties that are impacted by the Project building shadows.
 - g. Discuss the proposed interior and exterior lighting taking into account the various uses that will be located on the Project site and its relationship to neighboring properties.
 - 3. Mitigation Measures
Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development.
- C. Natural Resources
 - 1. Existing Conditions
 - i. Describe any vegetation and wildlife currently found on and in the immediate vicinity of the Project site.
 - ii. Describe any threatened or endangered species that may be present on or in the vicinity of the project site.
 - 2. Potential Impacts
Describe potential impacts to vegetation and wildlife on-site or in the immediate vicinity as a result of the proposed development and the Harrison tree removal permit regulations (Chapter 220-5, Tree Removal, of the Harrison Town Code).
 - 3. Mitigation Measures
Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development.
- D. Wetlands, Waterbodies, Watercourses, and Floodplains
 - 1. Existing Conditions
 - a. Identify wetlands located on the Project site as per Chapter 149, Freshwater Wetlands of the Harrison Town Code.
 - b. Identify waterbodies, watercourses, or floodplains located on the Project site as per FEMA flood maps and as per Chapter 146 Flood Damage Prevention Regulations of the Harrison Town Code. Include information on historic flooding event on and around the Project Site.
 - c. Identify any hydrological connection to the Beaver Swamp Brook.
 - 2. Potential Impacts
Describe any potential impacts to wetlands, waterbodies, watercourses, or floodplains. To the extent that grading activities on-site, or addition or modifications to impervious surfaces may impact wetlands, waterbodies, watercourses, or floodplains located on adjacent properties, discuss potential impacts. Discuss compliance with Chapter 149 and Chapter 146 of the Town Code.
 - 3. Mitigation Measures
Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.

- E. Geology – Soils, Topography, and Steep Slopes
1. Existing Conditions
 - a. A topographic survey based on a two-foot contour interval will be prepared. Existing topography will be mapped based on the following slope categories: 0-15%, 15-25%, and 25% and greater.
 - b. Describe regional and on-site bedrock geology.
 - c. Specifically identify depths to bedrock, and properties on on-site bedrock.
 - d. Identify and list soil types on the site, with discussion of soil characteristics and suitability for construction.
 2. Potential Impacts
 - a. Provide preliminary grading plan and limit of disturbance line.
 - b. A comparison of existing and proposed topography will be evaluated. A preliminary cut and fill analysis will be presented, including an analysis of the disposal of excess cut or the import of fill materials, if fill is required.
 - c. If excess earth materials will need to be removed from the site, estimate the number of tons and truck trips necessary to carry out the construction and identify the routes the trucks will take and describe the method of removal.
 - d. Identify rock removal necessary to accommodate the project and proposed methods of rock removal. Identify if blasting will be necessary.
 3. Mitigation Measures

Describe mitigation measures and best management practices that will be implemented on-site, and off-site, including rock removal protocols.
- F. Cultural, Archeological and Historical Resources
1. Existing Conditions
 - a. A descriptive detail of the Project including the proposed direct impact areas will be submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP) as part of the SEQR consultation process. The project notification paperwork will be submitted electronically to NYOPRHP using that agency's Cultural Resources Information System (CRIS). If NYOPRHP determines that a Phase I or II cultural resources assessment is needed, the appropriate Cultural Resources study will be conducted.
 2. Potential Impacts
 - a. Identify potential impacts to cultural, archeological, or historical resources, if any, based on the results of the project notification paperwork in accordance with NYOPRHP and Phase I studies, if required.
 - b. Identify any potential impacts that the Project could have on the integrity of the National Register of Historic Places-eligible original Harrison Train Station (NYOPRHP USN #11905.000002) and describe how the Project will meet the intent of the Secretary of Interior's Standards of "New Construction within the Boundaries of Historic Properties".
 3. Mitigation Measures

Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development including, if necessary, any mitigation measures for impacts.

G. Fiscal Impacts

1. Existing Conditions

Describe the existing tax revenues generated by the Project site.

2. Potential Impacts

a. Analyze the fiscal impact to the Town/Village of Harrison, Harrison Central School District, the Town/Village of Harrison's special districts, and Westchester County as a result of the proposed development.

b. Describe the secondary economic impacts of the proposed mixed use development including jobs, resident spending, and relationship to the central business district businesses.

c. Identify any tax abatements, grants or financial incentives that will be employed by the project.

3. Mitigation Measures

Identify the fiscal costs and benefits of the Proposed Action.

H. Community Services

1. Police Services

a. Existing Conditions

i. Identify the staff size and organization of the Police Department.

ii. Identify the location of police station.

iii. Identify average response time to the Project site.

iv. Identify crime trends in the vicinity of the site

b. Potential Impacts

i. Evaluate increased demand for police services.

ii. Identify concerns of the Police Department (if any).

iii. Analyze the adequacy of access to the proposed development.

c. Mitigation Measures

Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development.

2. Fire Services

a. Existing Conditions

i. Identify the staff size and organization of the Fire Department.

ii. Identify the fire station nearest the Project site.

iii. Identify the number of calls for service per year.

iv. Identify the average response time to the Project site.

v. Describe how the site plan will adequately provide emergency service access and fire safety measures to the residences and surrounding properties and how the Project meets all applicable local and NYS fire codes.

b. Potential Impacts

i. Evaluate the increased demand for fire department services.

ii. Identify concerns from the Fire Department (if any).

iii. Discuss existing adequacy of access to the Project site.

c. Mitigation Measures

Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development.

3. Emergency Services
 - a. Existing Conditions
 - i. Identify ambulance/EMS service staff size and organization.
 - ii. Identify location of nearest EMS station and hospital(s).
 - iii. Identify number of calls for service per year from EMS.
 - iv. Identify response time to the Project site and identify distance to nearest hospital.
 - b. Potential Impacts
 - i. Evaluate and discuss increased demand for ambulance service, including average number of calls per year.
 - ii. Identify concerns from the ambulance service (if any).
 - iii. Analyze adequacy of access to proposed development.
 - c. Mitigation Measures

Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development.
4. Solid Waste
 - a. Existing Conditions

Discuss existing solid waste generation, including recycling, from the Project Site and current solid waste collection, including recycling, and disposal for the Project Site.
 - b. Potential Impacts
 - i. Discuss anticipated Project generated solid waste and disposal at full build out.
 - ii. Discuss on-site storage location and containers, and removal process.
 - c. Mitigation Measures
 - i. Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
5. Recreation and Open Space
 - a. Existing Conditions

Describe existing public recreation and open space facilities in the Town and immediate vicinity.
 - b. Potential Impacts
 - i. Discuss possible impacts to public recreation and open space facilities that would result from the Proposed Action.
 - ii. Describe the recreation space, open space, and green space provided by the Project.
 - c. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
6. Schools
 - a. Existing Conditions
 - i. Identify location and capacity of existing schools.
 - ii. Identify current enrollments and education cost per pupil.
 - b. Potential Impacts

- i. Analyze the generation of school children from the Project, the potential increase in school enrollments and any anticipated increase in costs to the Harrison Central School District due to the potential increase in enrollment.
 - ii. Analyze the programmatic impact to the Harrison Central School District as a result of the potential increase in school enrollment.
 - iii. Analyze the potential tax revenue to the Harrison Central School District that would be generated from the proposed development and compare to projected costs.
 - c. Mitigation Measures
Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
- I. Traffic and Transportation
- 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, bus stops and traffic control.
 - b. Provide a detailed description of on-street and off-street parking, both municipal and private, located at and immediately surrounding the Project site.
 - c. Existing traffic 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:
 - Halstead Avenue (CR 54) and Harrison Avenue (Route 127)
 - Halstead Avenue (CR 54) and Purdy Street/Surface Lot # 1
 - Halstead Avenue (CR 54) and Surface Lot # 2 (MTA)
 - Halstead Avenue (CR 54) and Surface Lot # 3
 - Halstead Avenue (CR 54) and Haviland Street/Surface Lot # 4
 - Halstead Avenue (CR 54) and Macy Road/Oakland Avenue
 - Halstead Avenue (CR 54) and Osborne Road
 - Halstead Avenue (CR 54) and Newport Towers Driveway
 - Harrison Avenue and Heineman Place/Calvert Street
 Conduct Capacity Analyses (Level of Service) for each of the above intersections (SYNCHRO Analysis).
 - d. Identify public transportation services for the area.
 - e. Study the use of area roads for purposes other than passenger traffic, i.e. trucks and delivery vehicles, walkers, joggers, bikers and other recreational uses.
 - f. Evaluate school bus traffic.
 - g. Accident analysis.
 - h. Describe existing site parking, on-street parking, public parking and private parking within the project area.
 - i. Address taxi cab usage locations and circulation.
 - 2. Potential Impacts

- a. Prepare “No Build” Traffic Volumes and undertake Capacity Analyses - to include background traffic growth and other proposed projects in the area (to be provided by the Town).
 - b. Prepare “Build” Traffic Volumes and undertake Capacity Analyses - to include anticipated trip generation for the Proposed Action (including the traffic generated by the additional commuter parking). Arrival and departure distributions will be developed based upon a review of existing traffic volumes on the roadway network. The Site Generated Traffic Volumes will be assigned to the roadway network based on the anticipated arrival and departure distributions. The Site Generated Traffic Volumes will be combined with the No Build Traffic Volumes to obtain the Build Traffic Volumes for each of the peak hours.
 - Build capacity analyses will include evaluation of the proposed parking garage entrances to the Project site.
 - c. Describe on-site traffic circulation.
 - d. Describe potential impacts to character of surrounding streets.
 - e. Provide a parking analysis for proposed uses on site for each of the weekday midday, the weekday evening and the weekend midday periods.
 - f. Provide a discussion of the Project’s impacts concerning on-street and off-street parking, both municipal and private, located at and immediately surrounding the Project site.
 - g. Discuss Project generated demand for public transportation that is accessible adjacent to the proposed development.
 - h. Discuss pedestrian and bicycle circulation of the Project site.
 - i. Discuss accident analysis issues.
 - j. Address relocation of existing train station taxi cab operation.
 - k. Discuss any streetscape improvements and any anticipated improvements that may be required or become necessary.
3. Mitigation Measures

Discuss whether there is need for any geometric or traffic control modifications to the site driveway and studied intersections.
- J. Stormwater Management
1. Existing Conditions
 - a. Identify and map existing drainage infrastructure on site and in the vicinity of the property.
 - b. Discuss existing drainage patterns and hydrologic characteristics of the site. Study ultimate points of stormwater discharge from the site.
 - c. Prepare a pre-development hydrologic analysis to determine existing peak rates of runoff from the Project area during the statistical 2-, 10-, 25-, 50-, and 100-year storm events. This analysis will be the basis for determining stormwater management requirements.
 2. Potential Impacts
 - a. Discuss any changes to the quality or quantity of stormwater runoff due to the development.
 - b. Discuss the proposed drainage collection system.

- c. Prepare a post-development hydrologic analysis to determine the changes in the pre-development peak runoff rates.
 - d. Discuss the capacity of the proposed storm sewer system and any connections to the existing storm sewer or adjacent watercourses.
3. Mitigation Measures
- a. Prepare a Storm Water Pollution Prevention Plan and discuss compliance with local stormwater management regulation (Town Code Chapter 130 Stormwater Management and Erosion and Sediment Control) and NYSDEC general permits.
 - b. Mitigation measures will be provided to minimize impacts from the stormwater quantity and minimize adverse stormwater quality impacts. Outline stormwater treatment methods per current New York State Department of Environmental Conservation (“NYSDEC”) Design Standards and local regulations.
 - c. Design stormwater management according to the NYSDEC Stormwater Management Design Manual. Peak flow mitigation will be provided for the statistical 2-, 10-, 25-, 50-, and 100-year storm events.
 - d. Design the proposed drainage collection system which will convey stormwater runoff to the proposed stormwater management facility.

K. Utilities

1. Sewer and Water

a. Existing Conditions

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

b. Potential Impacts

- i. Identify water demands of the proposed development and compare to current capacity levels. Calculate water demand for the Project based on Department of Health multipliers. Conduct capacity analysis for the existing water supply system.
- ii. Estimate the potential sewage generation from the proposed Project. Identify the sewer district in which the site is located and the location where the sewage is treated and discharged. Conduct capacity analysis for the existing sanitary sewer system.

c. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development. Discuss mitigation measures including emergency/backup systems, water conservation, or upgrades required to the system, if any. Mitigation measures for sanitary sewer systems should incorporate reductions in inflow and infiltration (I&I) that may be required by the County.

2. Electricity

a. Existing Conditions

Discuss existing electrical supply to the Project site.

b. Potential Impacts

Discuss projected electrical demands for the Project.

c. Mitigation Measures

- Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
3. Telecommunications and Cable
 - a. Existing Conditions

Discuss current telecommunications at the Project site including wireless communications, cable, and internet.
 - b. Potential Impacts

Discuss anticipated telecommunications at the Project site including wireless communications, cable, and internet.
 - c. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
- L. Noise
1. Existing Conditions

Summarize a qualitative description of the existing noise environment at the Project Site.
 2. Potential Impacts
 - i. Provide qualitative discussion of the construction related impacts of noise and the Project's adherence to the Chapter 177, Noise, of the Harrison Town Code.
 - ii. Provide qualitative discussion of post construction noise and the Project's adherence to the Chapter 177, Noise, of the Harrison Town Code.
 - iii. Discuss noise in relation to Metro-North railroad operations.
 3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development, including project mitigation measures to address the projects proximity to the Metro-North railroad
- M. Air
1. Existing Conditions

Summarize existing ambient air quality conditions in the region based on published New York State Department of Environmental Conservation ambient air monitoring data.
 2. Potential Impacts
 - i. Provide a qualitative analysis of the potential air impacts resulting from site preparation, construction activities, and post-construction activities.
 3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
- N. Hazardous Materials
1. Existing Conditions

Prepare and summarize the findings of a Phase I Environmental Site Assessment of the Project site and the adjacent Metro-North rail line.
 2. Potential Impacts

If any environmental contaminants are discovered on site, describe methods for abatement that would occur prior to commencement of construction activities.
 3. Mitigation Measures

Describe mitigation measures and best management practices that will be implemented on-site in the event that environmental contaminants are discovered.

O. Construction

1. Potential Impacts

- a. Describe the construction schedule and construction phasing plan.
- b. Discuss impacts on adjacent land uses associated with proposed construction activities, including access to the site for construction vehicles, effects of construction traffic on adjacent roadways, construction staging and management of fill export and import.

2. Mitigation Measures

- a. Discuss techniques to properly dispose of excess soils and construction and demolition debris at approved off-site facilities.

P. Greenhouse Gas Emissions, Energy Conservation, Green Building and Sustainability

1. Existing Conditions

Summarize the existing use of energy resources at the Project site. This section will include a qualitative discussion of current greenhouse gas sources.

2. Potential Impacts

- i. Summarize the use of energy resources to be used at the Project site and strategies to reduce energy consumption. Provide a description of the effect of the Proposed Action on the conservation of energy resources; and a discussion of applicable energy building codes.
- ii. Design elements suggested by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) program will be evaluated for potential incorporation in the project design. This section will include an analysis of greenhouse gas emissions that will result from development of the project. The NYS Department of Environmental Conservation's Guides for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements will be used to guide this analysis.
- iii. Identify how TOD development achieves long term sustainability goals.

3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.

Chapter IV: Alternatives

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

A. No Action Alternative

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

B. Alternative Plan Under the Existing Zoning

Under this alternative, the site would be redeveloped as permitted under the requirements of the existing PB, Professional Business District.

- C. Development under traditional zoning controls, not employing TOD principles such as transitional parking ratios, no shared parking, and a decrease focus on pedestrian or alternative transportation.
- D. Alternative Plan Based on Identified Significant Environmental Impacts
As a result of the DEIS analysis, if a significant environmental impact is identified that cannot be mitigated without a change in the site plan, the revised site plan will be evaluated in this section.

Chapter V: Adverse Environmental Impacts That Cannot Be Avoided

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

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

Chapter VI: Irreversible and Irrecoverable Commitment of Resources

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

Chapter VII: Growth Inducing Impacts

Identify secondary and/or indirect impacts that could result as potential impacts from the implementation and construction of the Proposed Action.

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

Appendix:

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