SCOPING DOCUMENT
For Preparation of a Draft Environmental Impact Statement for
TRINITY PRESBYTERIAN CHURCH
526-530 Anderson Hill Road
Town of Harrison, Westchester County, New York

SEQR Classification of Action:	Unlisted
Lead Agency:	Town of Harrison Planning Board
Lead Agency Contact:	Town of Harrison Planning Board c/o Rosemarie Cusumano, Secretary 1 Heineman Place Harrison, New York 10528
Applicant:	Trinity Presbyterian Church 15 Elm Place Rye, New York 10580
Scoping Session:	TBD
Date Scope Adopted by Lead Agency:	TBD

INTRODUCTION

This Scoping Document identifies the issues to be addressed in the Draft Environmental Impact Statement ("DEIS") for the Trinity Presbyterian Church Site Plan, Special Exception Use, height variance and Architectural Review Board Approvals (the "Proposed Project"). The DEIS will be prepared in accordance with 6 NYCRR Part 617, referred to herein as the State Environmental Quality Review Act ("SEQRA").

The primary goal of the SEQRA scoping process is to focus the Draft Environmental Impact Statement ("DEIS") on potentially adverse impacts and eliminate from consideration those impacts that are inapplicable or non-significant. The scoping process is also utilized to specify, where appropriate, the content and level of analysis of each identified impact. To allow for public input, the Town of Harrison has made this Draft Scoping Document available to the public for review and comment. A description of the Proposed Project and general guidelines for the preparation of the DEIS are presented in the next sections and are followed by the DEIS scope.

DESCRIPTION OF PROPOSED PROJECT

The proposed Trinity Presbyterian Church ("Trinity" or "Applicant") is to be located on a 6.46 acre property situated in the Purchase section of the Town of Harrison (the "Property"). The Property is located on the southerly side of Anderson Hill Road, approximately 375 feet east of the Anderson Hill Road and Purchase Street intersection, and directly abuts the Purchase Elementary School

playing fields to the rear (south). The Property has an address of 526-530 Anderson Hill, and is comprised of three (3) tax lots, known and designated on the Town of Harrison Tax Maps as Block 643, Lots 7, 44A & 44B.

The Property is improved with an existing 6,800 square foot, 2 ½ story residence, a patio behind the house, a swimming pool, and an entrance driveway from Anderson Hill Road. The area surrounding the Property is characterized by a mix of residential, community and business uses, including one-family residences (both on individual lots and in gated communities), the Purchase Elementary School, the Purchase Post Office, Manhattanville College, the Purchase Fire Department, several restaurants, PepsiCo's World Headquarters, and the State University of New York (SUNY) at Purchase. The Property is also in close driving proximity to the Hutchinson River Parkway/Merritt Parkway, Interstate 684, and Interstate 287.

Trinity proposes to convert the existing 6,800 square foot residence on the Property to accommodate fellowship space, administrative offices and support space; and to construct a 19,200 square foot addition connected to the former house in which a sanctuary and religious instruction rooms will be located. The addition will have an architectural style and façade consistent with the existing Tudor residence. The resulting church will consist of a building of 26,000 square feet on its Property for use as a place of worship, along with attendant off-street parking, stormwater facilities, and landscape screening. The patio at the rear of the house will be retained, while the existing swimming pool will be removed and a fenced-in play area will be provided at the south side of the addition. The existing west driveway will be widened and a new east driveway will be provided to provide access to Anderson Hill Road.

INTRODUCTORY MATERIAL

The DEIS shall be prepared to comply with the requirements of 6 NYCRR Part 617, State Environmental Quality Review. The introductory material at the beginning of the DEIS shall include:

- Cover Sheet stating:
  A. Type of document (Draft Environmental Impact Statement).
  B. Date submitted and any revision dates.
  C. Name and location of the action.
  D. Lead Agency for the project.
  E. Name, address and telephone number of the following person at the Lead Agency to be contacted for further information:
     Town of Harrison Planning Board
     c/o Rosemarie Cusumano, Secretary
     1 Heineman Place
     Harrison, New York 10528
     (914) 670-3077
  F. Name and address of the project sponsor, and name and telephone number of a contact person representing the sponsor.
  G. Name and address of the primary preparer(s) of the DEIS, and name and telephone number of a contact person representing the preparer.
  H. Date of acceptance of the DEIS (to be inserted later).
  I. Date by which comments are to be submitted to the Lead Agency (to be inserted later).

- List of Consultants: Names, addresses and project responsibilities of all consultants who have contributed to the preparation of the DEIS.

- Table of Contents including:
  A. Chapter and section headings with page numbers.
  B. List of figures.
  C. List of tables.
  D. List of appendices.
  E. List of DEIS plans (large-scale drawings).
  F. List of additional DEIS volumes, if applicable.

DRAFT ENVIRONMENTAL IMPACT STATEMENT

I. DEIS EXECUTIVE SUMMARY

The DEIS shall include an executive summary that will provide the reader with a clear and cogent understanding of the information found elsewhere in the main body of the document. The summary shall include:

A. Brief description of Proposed Project including background leading to the development of this project, anticipated build year and expected construction sequencing of the project components.

B. Description of required permits and approvals, including list of Involved Agencies.

C. List of Interested Agencies and Parties.

D. Brief listing of anticipated significant impacts and proposed mitigation measures for each significant impact issue discussed in the DEIS.

E. Brief description of reasonable alternatives to the Proposed Project or to specific elements of the action.

II. DESCRIPTION OF PROPOSED PROJECT

A. Project History
   1. Brief description of the history of the project, including a description of the 2003 application made by Trinity for a similar program on a portion of the site currently proposed for the Proposed Project, and Trinity's related actions following the withdrawal of that application, including the recent purchase of the adjacent parcel.
   2. Discussion of Trinity's current presence in the Town of Harrison and other Westchester municipalities.

B. Project Purpose, Need & Benefits
   1. Purpose, need and benefits of the Proposed Project discussed both in terms of the application and the community.
   2. Objectives of the Applicant.

C. Project Location
   1. Description of the regional and area location, abutting streets, utilities and land uses and existing zoning categories.
   2. Description of the tax parcels making up the project site and abutting uses.

D. Project Description
   1. Brief description of the existing site and building improvements.

2. Description of proposed church facility, including
   a. Program – listing of improvements and facilities proposed to be added and/or renovated, including interior and exterior components.
   b. Site Plan –description of full-sized site plans (1"=40' minimum) illustrating the following:
      (1) Site access and circulation
         (a) Vehicular
         (b) Pedestrian
      (2) Site design and grading, including erosion control
      (3) Parking and loading
         (a) 130 paved spaces, and stabilized adjoining lawn areas to accommodate 25 additional cars as needed
      (4) Landscaping and open space
      (5) Stormwater management
      (6) Utilities
      (7) Lighting
   c. Buildings
      (1) Description of all buildings proposed to be added or renovated, including footprint and approximate square feet, height in stories and feet, design elements, materials, sustainability features
      (2) Preliminary architectural floor plans, sections and elevations (showing design, materials, and colors) for all buildings
      (3) Description of and need for proposed height variance
   d. Operations – description of anticipated facility utilization and occupancy
      (1) Worship service
      (2) Religious instruction
      (3) Office use
      (4) Other scheduled activities
      (5) Special events – weddings, funerals, other
3. Description of Project Phasing and Construction
   a. Project Phasing – description of proposed phasing, if any
   b. Construction – description project sequence and anticipated durations, including site preparation and erosion control, demolition, and construction

E. Permits and Approvals.
   1. Involved Agencies – provide list and description of required approvals, permits and issuing agencies.
   2. Interested Parties – provide listing of other interested agencies, authorities, or other parties receiving the DEIS.

III. EXISTING ENVIRONMENTAL CONDITIONS, POTENTIAL IMPACTS, POTENTIAL MITIGATION MEASURES

For each of the different environmental issues listed below, the DEIS shall include a discussion of the existing environmental conditions, the future conditions if the Project is not constructed, potential significant adverse or beneficial impacts related to the Project, and potential mitigation measures for identified significant adverse impacts of the Project.

Unless otherwise specified herein, the "build year" for the discussion of potential impacts related to the proposed Project is assumed to be 2016.

A. LAND USE AND ZONING

1. Existing Conditions.
   a. Identify and discuss existing land use and zoning of the Site, land uses within a quarter-mile of the Site boundaries and the character of the surrounding community.
2. Future Conditions Without the Project.
3. Potential Impacts.
   a. Consistency with Westchester County, regional and local land use plans.
   b. Conformance with the Town Zoning Ordinance.
   c. Description of required variance(s) from the Zoning Ordinance
4. Potential Mitigation Measures.
   a. Preservation of vegetation and buffer areas to mitigate land disturbances, construction noise and visual impacts.
   b. Proposed site landscaping and lighting improvements.

B. LAND, WATER AND ECOLOGICAL RESOURCES

1. Land Resources.
   a. Existing Conditions.
      (i) Subsurface Geology.
         (a) Composition and thickness of subsurface material.
         (b) Bedrock formation types, extent of fracturing and faulting.
         (c) Depth to bedrock.
      (ii) Soils.
         (d) Describe soil types and their distribution in accordance with the Natural Resource Conservation Service soils survey for Westchester County.
         (e) Description of Soil characteristics and properties based on NRCS soils' data including:
            i. Texture, soil bearing capacity, erodability.
            ii. Depth to water table, drainage characteristics
         (f) Location and extent of rock outcrops, areas of shallow depth to bedrock (<2') and/or surficial geological features.
      (iii) Topography.
         (g) Description of topography, including a slope analysis which identifies areas with slopes in the following categories per the *Chapter 199: Steep Slope Protection* of the Harrison Town Code:

iii. 0% to <15%
iv. ≤15% to <25% (steep slopes)
v. ≤25% to <35% (very steep slopes)
vi. ≥35% (excessively steep slopes)

b. Future Conditions Without the Project.

c. Potential Impacts.
   (i) Quantify slope disturbance by category (0% to <15%; ≤15% to <25%; ≤25% to <35%; ≥35%) resulting from Proposed Project, if applicable.
   (ii) Discuss steep slope impacts as they relate to *Chapter 199: Steep Slope Protection* of the Harrison Town Code, if applicable.
   (iii) Preliminary clearing and grading plan for all developed areas, including a preliminary estimate of needed cut and fill.
   (iv) Extent of ripping or blasting, or where engineered slopes would be anticipated.
   (v) Assess the potential impacts of building construction and site grading with respect to soil erosion and slope stabilization.

d. Potential Mitigation Measures.
   (i) The DEIS will describe typical temporary and permanent erosion control measures and will require erosion and sedimentation control plans be developed for the project consistent with NYS and local Stormwater regulations.

2. Water Resources.

a. Existing Conditions.
   (i) Location and description of wetlands, water bodies, surface watercourses and groundwater resources, if any, on and in the vicinity of the site, with respect to:
      (a) *Chapter 149: Freshwater Wetlands* of the Town of Harrison Code
      (b) Articles 15 & 24 of the New York State Environmental Conservation Law including but not limited to protected freshwater wetlands.
      (c) U.S. Army Corps of Engineers jurisdiction.
   (ii) Describe any floodways and flood hazard boundaries on the Project Site as defined by the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA).
   (iii) Discussion of the existing stormwater system.
   (iv) Discussion of drainage patterns, conditions and contributing areas within the projects site's watershed, and their relationship to the subject site.

b. Future Conditions Without the Project.

c. Potential Impacts.
   (i) Any impacts on any surface waters, wetlands or their regulated setbacks as a result of the proposed development.
   (ii) Describe the stormwater management system proposed, including all proposed drainage facilities and detention areas and how they will comply with the NYSDEC Phase II Stormwater Regulations.

d. Potential Mitigation Measures.
   (i) Stormwater management policies based on current New York State Pollutant Discharge Elimination System (SPDES) regulations will be developed to mitigate any impacts associated with runoff.

3. Ecological Resources.

a. Existing Conditions.
   (i) Identification of endangered, threatened and rare species (U.S. Fish and Wildlife Service and New York State DEC (NYSDEC) Natural Heritage Program), and a description of any unique or locally-rare species occurring on-site.
   (ii) Vegetative community types will be identified through available mapping and field reconnaissance. Site-wide habitat potentials will be identified relative to terrestrial and aquatic habitats.
   (iii) Areas where there will be substantial removal of trees will be shown on a map.
b. Future Conditions Without the Project.
c. Potential Impacts.
   (i) A description of potential impacts to plant and animal communities on, or in the vicinity of the Project Site, due to grading and excavation will be provided. Impacts to wildlife as a result of habitat loss and change of habitat types and habitat fragmentation will be discussed.
d. Potential Mitigation Measures.
   (i) Proposed landscaping.
   (ii) Vegetation to be retained and/or preserved.
   (iii) Mitigation for habitat disturbances.

C. <u>UTILITIES</u>

1. Water Service.
   a. Existing Conditions.
      (i) Description of public water system, including infrastructure and service within the project area.
      (ii) Description of existing site water infrastructure and utilization.
   b. Future Conditions Without the Project.
   c. Potential Impacts.
      (i) Estimate of Project water usage and adequacy of water supply/distribution systems.
   d. Potential Mitigation Measures.
2. Sanitary Sewer.
   a. Existing Conditions.
      (i) Description of sanitary sewer service to the Project Site.
      (ii) Description of existing site sanitary sewer infrastructure and utilization.
      (iii) Identify existing sanitary sewer easement on the Project Site. and discuss any restrictions.
   b. Future Conditions Without the Project
      (i) Existing sanitary sewer service to the project site.
   c. Potential Impacts
      (i) Estimate of Project wastewater generation and adequacy of collection system.
   d. Potential Mitigation Measures.
3. Stormwater Management.
   a. Existing Conditions.
      (i) Describe drainage patterns, conditions and contributing areas within the project site's watershed, and their relationship to the subject site.

(ii) Describe any stormwater management facilities on-site.
(iii) Identify and discuss existing rate of stormwater runoff (including peak flows and total runoff based on analysis of 1-, 2-, 10-and 100-year storm events.

b. Future Conditions Without the Project.

c. Potential Impacts.
(i) Describe post-development stormwater flow volumes for the 1-, 2-, 10- and 100-year storm events per methodologies included in the *New York State Stormwater Management Design Manual.*
(ii) Discuss potential stormwater quality impacts.

d. Potential Mitigation Measures.
(i) Stormwater runoff quality control measures designed in accordance with the NYS Stormwater Management Design Manual shall be made part of a project specific Stormwater Management Plan.
(ii) Development of a Soil Erosion & Sediment Control Plan in accordance with the NYS Guidelines for Urban Erosion and Sediment Control with the intent to minimize the potential for erosion and sedimentation of on-site soil material during construction activities.
(iii) Preparation of a Stormwater Pollution Prevention Plan in accordance with the requirements of NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (GP -0-10-001) This plan will include maintenance guidelines and recommendations for all temporary and permanent stormwater control systems, including the frequency of maintenance and the assignment of responsibility.

4. Gas Service.
a. Existing Conditions.
(i) Identification of gas service provider.
(ii) Description of existing site gas utilization.

b. Future Conditions Without the Project

c. Potential Impacts.
(i) Ability of provider to service the Project

d. Potential Mitigation Measures.

5. Electricity Service.
a. Existing Conditions.
(i) Identification of electric service provider.
(ii) Description of existing site electric utilization.

b. Future Conditions Without the Project.

c. Potential Impact.
(i) Ability of provider to service the Project

d. Potential Mitigation Measures.

D. <u>VISUAL RESOURCES</u>

1. Existing Conditions.
a. Description and photographic documentation of the visual condition of the site and the immediately surrounding area.

2. Future Conditions without the Project.

3. Potential Impacts.
a. Demonstrate the visibility and assess the visual impacts, if any, of the Proposed Project from publicly-accessible vantage points outside the Site

through the use of architectural elevations, sketches, photographs, and/or photo-renderings.

4. Potential Mitigation Measures.

E. TRANSPORTATION

1. Traffic
   a. Existing Conditions.
      (i) Description of the area roadways including pavement width, number of travel lanes, shoulder , capacity, condition, maintenance, parking, posted speed limit, sight distances, ownership and traffic controls of the following intersections in the vicinity of the project:
         (a) Anderson Hill Road and Purchase Street (NYS Route 120)
         (b) Anderson Hill Road and Harrows Lane
      (ii) Description of public transportation services
      (iii) Accident analysis for the most recent three-year period, as available from Town and/or State agencies, for the studied roadways/ intersections in the site vicinity
      (iv) Perform traffic counts at the intersections identified at E.1.(a)(i) for the following time periods
         (a) Sunday 9:00 AM to 1:00 PM, to coincide with the entering and exiting for Sunday morning religious services and religious instruction, which includes the peak entering hour for entering of 9:15 AM to 10:15 AM and peak exiting hour of 11:30 AM to 12:30 PM; and,
         (b) Weekday Peak AM hour and Peak PM hour.
      (v) Perform capacity analyses using the latest edition of the 2010 Highway Capacity Manual. Analysis will be completed for existing conditions at each intersection identified in Item E.1.(a)(i). Level of service (LOS) will be shown for each intersection approach.
   b. Future Conditions Without the Project.
      (i) Calculate background traffic volume for the 2016 build year including a general background growth factor and traffic expected to be generated by pending or approved projects.
      (ii) Perform capacity analysis for the anticipated "No-Build" traffic conditions for the intersections defined above.
   c. Potential Impacts.
      (i) Estimate the Project-generated peak-hour traffic, based on information provided by Trinity Presbyterian Church and information contained in the latest edition of Trip Generation, prepared by the Institute of Transportation Engineers
      (ii) Prepare the anticipated distribution (arrival/departure) including percentages of Project-generated traffic on area roads.
      (iii) Perform capacity analysis for the anticipated "Build" traffic conditions for the intersections identified in section E.1.(a)(i) above and proposed driveways. Evaluate sight distances at proposed driveways.
      (iv) Describe and estimate future parking conditions.
   d. Potential Mitigation Measures.

F. AIR QUALITY AND NOISE

1. Air Quality.

a. Existing Conditions.
b. Future Conditions Without the Project.
c. Potential Impacts.
(i) Discussion of construction-related air quality issues.
d. Potential Mitigation Measures.

2. Noise.
a. Existing Conditions.
(i) Description of existing noise environment and noise generators, including traffic noise.
(ii) Discussion of sensitive noise receptors in proximity to the Project Site.
b. Future Conditions Without the Project.
c. Potential Impacts.
(i) Description and evaluation of potential noise generation from construction equipment and traffic.
(ii) Evaluate the potential impact of noise generated by non-traffic sources.
d. Potential Mitigation Measures.

G. SOCIOECONOMIC AND FISCAL IMPACTS

1. Socio Economic.
a. Existing Conditions.
b. Future Conditions Without the Project.
c. Potential Impacts.
d. Potential Mitigation Measures.

2. Fiscal Impacts.
a. Existing Conditions.
b. Future Conditions Without the Project.
c. Potential Impacts.
d. Potential Mitigation Measures.

H. COMMUNITY SERVICES

1. Police Protection, Fire Protection, and Emergency Medical Services.
a. Existing Conditions.
(i) Describe department (Town of Harrison Police, Purchase Fire District, Harrison Emergency Medical Services District) facilities and personnel, and available inter-municipal services.
b. Future Conditions Without the Project.
c. Potential Impacts.
(i) Ability of each service provider to handle calls for service.
d. Potential Mitigation Measures.

2. Highway/Sanitation
a. Existing Conditions.
b. Future Conditions Without the Project.
c. Potential Impacts.
(i) Estimate projected solid waste generation and proposed waste removal and recycling collection.
(ii) Describe the need, if any, for additional Highway/Sanitation services or facilities generated by the Proposed Project.
d. Potential Mitigation Measures.

3. Social Services.
a. Existing Conditions.

b. Future Conditions Without the Project.
c. Potential Impacts.
d. Potential Mitigation Measures.

I. HISTORIC AND ARCHAEOLOGICAL RESOURCES.
1. Existing Conditions.
2. Future Conditions Without the Project.
3. Potential Impacts.
   a. Discussion of potential impacts on historic and archaeological resources.
4. Potential Mitigation Measures.

J. CONSTRUCTION
1. Existing Conditions.
   a. Describe construction related issues associated with existing structures that are proposed to be demolished or renovated.
2. Future Impacts Without the Project.
3. Potential Impacts.
   a. Identification of potential short-term impacts from demolition, rock blasting and chipping, if any, site preparation, phasing and staging, and hours of construction operations.
   b. Discuss issues such as noise, air quality, stormwater and traffic due to construction activities.
4. Potential Mitigation Measures.
   a. Discussion of construction management techniques, phasing and control plans and best management practices to be employed to avoid, minimize or mitigate potential impacts associated with construction activities, including but not limited to earthwork activities, rock blasting and chipping protocols, if any, and construction traffic.
   b. Provide Phasing Plans including descriptions of major phases and sub-phases, if applicable.
   c. Provide and describe a Construction Logistics Plan and Schedule.

IV. ALTERNATIVES

1. No Build (No Action) Alternative.
2. Development of the project in compliance with existing zoning (3 single-family residences).

V. ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

Where significant environmental impacts of the Proposed Project cannot be mitigated, these will be described as unavoidable adverse impacts and identified in this section. Impacts may be both short-term (construction-related) and long-term in nature.

VI. GROWTH INDUCEMENT

This section will assess and analyze, together with the impacts of the Proposed Project, whether additional off-site growth would be stimulated, where this growth would occur and the type and magnitude of growth anticipated.

VII. USE AND CONSERVATION OF ENERGY

This section will address the energy resources to be used if the Proposed Project is implemented, the anticipated levels of consumption, and ways to reduce energy consumption.

VIII. IRRETRIEVABLE & IRREVERSIBLE COMMITMENT OF RESOURCES

This section will assess the natural and human resources that will be consumed, converted or made unavailable for future use if the Proposed Project is implemented.

IX. SOURCES & BIBLIOGRAPHY

X. APPENDICES

A. SEQR Documentation
   1. Environmental Assessment Form
   2. Positive Declaration
   3. DEIS Scoping Document

B. Correspondence and Contacts related to issues discussed in the DEIS

C. Technical Studies