

The Residences at Corporate Park Drive
Town/Village of Harrison, Westchester County, NY
Draft Environmental Impact Statement Scoping Outline
(APPLICANT'S PROPOSED DRAFT: March 3, 2015)

Project Name: The Residences at Corporate Park Drive
Site Location: 103-105 Corporate Park Drive, Harrison, NY
Tax Map Parcel 0621.-3
Applicant: 103/105 Corporate Park Drive SPE LLC

Proposed Action:

The Proposed Action for The Residences at Corporate Park Drive includes Zoning Text Amendments from the Town/Village Board to permit a multi-family residential use (rental apartments and related amenities) in the SB-O Zoning District by Special Exception Use Permit approval. The specific proposal at the subject property is to replace two obsolete and primarily vacant office buildings on a 10.35 acre site in an existing corporate park in Harrison along the "Platinum Mile" of I-287. Proposed residential use consists of 421 studio, one and two-bedroom market rate rental apartments, with approximately 5,000 sf of support commercial/restaurant and approximately 10,000 sf of recreational amenity space. Residential building would vary in height, with a maximum of 6 stories, and a multi-story parking garage would serve the project. The proposed plan would facilitate goals of the Town of Harrison in their Comprehensive Plan Update (2013) by revitalizing and "re-purposing" this underutilized corridor. The Proposed Action also includes approval from the Planning Board of a Site Plan, Special Exception Use Permit, and Slope Permit for the construction of the project.

Lead Agency: Harrison Planning Board
One Heineman Place
Harrison, NY 10528
Contact: Thomas Heaslip, Planning Board Chairman 914-670-3077

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 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 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.

CONTENTS OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

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.
 - Harrison Planning Board as the Lead Agency for the project and the contact information: Chairman Thomas Heaslip, 914-670-3077) (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 [*Note: Specific calendar date for acceptance to be inserted later*].
 - Deadline by which comments on the DEIS are due [*Note: Specific calendar date to be inserted later*].
- 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 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.

I. EXECUTIVE SUMMARY

The DEIS shall include an executive summary which shall include the following:

- A. Brief description of the Proposed Action.

- 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. Introduction

The introduction shall include the following:

1. Site location
2. Site acreage, tax map designations and ownership
3. Existing zoning

B. Description of Proposed Action

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

1. Summary of existing site conditions, including existing uses, easements, buildings, parking and other improvements.
 - a. Existing site character and natural features, including environmental constraints (such as steep slopes, rock outcrops, wetland and wetland buffer areas, etc.)
 - b. Site History
2. Summary of Existing and Proposed Zoning
3. Description of proposed project components, as shown on the Preliminary Plans, including:
 - a. Residential component
 - b. Restaurant/commercial component
 - c. Recreation component
 - d. Access, vehicular circulation, parking and loading, as well as pedestrian circulation and sidewalks
4. Summary of proposed Water Supply, Sanitary Sewage and Stormwater Management
5. Project Purpose, Need and Benefits
 - a. Describe change in use from office to residential, including office vacancies in this area
 - b. Describe changing demographics and anticipated "target" market for residential development

- c. Include Market Survey
- 6. Project Approvals and Reviews
 - a. Include list of Involved and Interested Agencies

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

A. Land Use and Zoning

1. Existing Conditions

- a. Describe existing land uses and zoning district designations on the subject site.
- b. Describe existing land uses and zoning district designations in the surrounding area (within 1/4 mile of the site), specifically within the “teardrop” area referenced in the Harrison Comprehensive Plan Update (2013).
- c. Describe relevant planning studies, including the Harrison Comprehensive Plan Update (2013) and Westchester 2025.

2. Anticipated Impacts

- a. Describe potential impacts of the Proposed Action in relation to existing land uses on-site, and surrounding land uses (within 1/4 mile of the site), specifically in the “teardrop” area.
- b. Describe proposed zoning text amendments and associated impacts to the surrounding area.
- c. Describe compliance with the Comprehensive Plan Update (2013) and Westchester 2025.

3. Mitigation Measures

B. Geology and Soils

1. Existing Conditions

- a. Describe regional and bedrock geology.
- b. Identify and list soil types on the site, with discussion of soil characteristics and suitability for construction. Include a soils map.

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. Describe potential for blasting, and impacts if blasting is proposed.

3. Mitigation Measures

- a. Include a preliminary sediment and erosion control plan.

C. Topography and Slopes

1. Existing Conditions

- a. Describe site topography
- b. 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, quantify and map potential impacts to steep slopes (15% and greater) based on the limit of disturbance line.
- b. Describe steep slopes permits required as per Chapter 199 (Steep Slopes Protection) of the Harrison Town Code.

3. Mitigation Measures

D. 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).

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. Describe potential significant adverse impacts to existing wildlife species (if any).

3. Mitigation Measures

- a. Describe tree replacement plan and the proposed landscape plan for the site.

E. Wetlands

1. Existing Conditions

- a. Describe and quantify regulated wetland areas or regulated wetland adjacent areas on the site as per Chapter 149, Freshwater Wetlands of the Harrison Town Code.

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.

3. Mitigation Measures

F. 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- and 100-year storm events.
- c. Describe and map Harrison, NYCDEP, NYSDEC and USACOE regulated existing surface water bodies, intermittent and perennial streams; and 100-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-, and 100-year storm events.
- c. Calculate the total impervious areas for the site.
- d. Prepare preliminary stormwater quality calculations to satisfy the requirements of NYCDEP and NYSDEC.
- e. Identify direct and indirect disturbance to surface waters, watercourses and 100-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

Include a Stormwater Pollution Prevention Plan (SWPPP).

G. Utilities

1. Water Supply

a. Existing Conditions

- (1) Identify location of existing water main and point of connection.
- (2) Identify water main network in the vicinity of the site including interconnections with adjacent sites and associated easements.
- (2) Identify water supply and available capacity.

b. Anticipated Impacts

- (1) Analyze average daily water demand for all potential water uses.
- (2) Evaluate capacity of the water district and describe proposed water connection.
- (3) Determine modifications required to water main connections to adjacent site and streets from the subject property 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.

b. Anticipated Impacts

- (1) Provide anticipated wastewater generation for all proposed uses.
- (2) Describe capacity of the existing sanitary sewer district and describe proposed wastewater treatment connections.

c. Mitigation Measures

H. 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. 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:

- Corporate Park Drive at Westchester Avenue Westbound
- Corporate Park Drive at Westchester Avenue Eastbound
- Bryant Avenue at Westchester Avenue Westbound
- Bryant Avenue at Westchester Avenue Eastbound

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.

- c. Provide Capacity Analysis (Level of Service) for each of the above intersections (SYNCHRO Analysis¹).
- d. Provide existing parking count.

2. Anticipated Impacts

- a. Provide "No Build" Traffic Volumes/Capacity Analysis, including background traffic growth and other proposed projects in the area (to be provided by the Town) for the build year 2018. This analysis should include an evaluation of future traffic conditions with and without the renovation of the existing office buildings to provide a comparison of the project impact relative to allowing the property to sit unused as well as to evaluate the impact of permitting the change of use from office to residential (with ancillary commercial uses).
- b. Provide "Build" Traffic Volumes/Capacity Analysis, including anticipated trip generation for the Proposed Action. Estimates of site generated traffic will be based on information published by the Institute of Transportation Engineers (ITE) as contained in their report entitled *Trip Generation, 9th Edition, 2012*. 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.
- e. Analyze and describe sight distance at site access.

¹ 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.

- f. Provide a parking analysis for proposed uses on site.
- g. Potential traffic-related air quality impacts

3. Mitigation Measures

Where the increased traffic has the potential to significantly affect traffic operations, the traffic study will identify potential mitigation measures to address such conditions. The discussion of mitigation measures will include the following information:

- The types of roadway improvements, including traffic control;
- The party responsible for implementing the improvements and the method of funding.

I. Visual Resources and Community Character

1. Existing Conditions

- a. Identify and illustrate existing visual conditions on the site and as viewed from adjacent street and properties.

2. Anticipated Impacts

- a. Describe anticipated impacts to views to the site from surrounding roadways and adjacent sites to the north and west. Illustrate proposed conditions with cross sections, as appropriate.
- b. Provide conceptual architectural elevations for proposed residential buildings.

3. Mitigation Measures

J. Community Facilities and Services

1. Schools

a. Existing Conditions

- (1) Describe location, capacity and enrollment of existing schools in the Harrison School District.

b. Anticipated Impacts

- (1) Analyze the generation of school children from the project and described potential school enrollment increases and impacts.

- 2 Evaluate potential generation of school children utilizing comparable projects in the area (multifamily rental apartments, studio, 1 and 2 bedroom).

c. Mitigation Measures

2. Police

a. Existing Conditions

- (1) Identify Police Department staff size and organization.
 - (2) Identify location of police stations and average response time.
 - (3) Describe access to site and discuss adequacy of access.
 - b. Anticipated Impacts
 - (1) Evaluate increased demand for police services.
 - (2) Analyze the adequacy of access to site.
 - c. Mitigation Measures
3. Fire and EMS
- a. Existing Conditions
 - (1) Identify Fire Department staff size, organization, apparatus, and number of calls per year.
 - (2) Identify location of fire stations and average response time.
 - (3) Describe access to site and discuss adequacy of access.
 - (4) Analyze current water supply and capacity for fire-fighting purposes.
 - b. Anticipated Impacts
 - (1) Evaluate increased demand for services.
 - (2) Analyze the adequacy of access to site.
 - (3) Identify source of water supply and evaluate pressure and required storage volumes.
 - c. Mitigation Measures
4. Open Space and Recreation
- a. Existing Conditions
 - b. Anticipated Impacts
 - c. Mitigation Measures
5. Solid Waste
- a. Existing Conditions

Describe how solid waste is collected in the existing office buildings.
 - b. Anticipated Impacts
 - i. Describe how solid waste will be collected and disposed of for the Proposed Action
 - c. Mitigation Measures

K. Fiscal Impacts

1. Existing Conditions
 - a. Describe demographic characteristics of the Town/Village of Harrison.
 - b. Identify current taxes generated on the site.
2. Anticipated Impacts
 - a. Project resident population to be generated by the proposed development.
 - b. Provide analysis of property tax revenue to be generated by the proposed uses.
 - c. Describe specifically the tax revenues to be generated to the Harrison School District.
3. Mitigation Measures

L. Cultural Resources

1. Existing Conditions
 - a. Prepare a Phase 1a Cultural Resources Study in accordance with NYSOPRHP standards.
2. Anticipated Impacts
 - a. Describe potential impacts to archeological or historical resources, if any, based on results of Phase 1A study.
3. Mitigation Measures

M. Hazardous Materials

1. Existing Conditions
2. Anticipated Impacts
3. Mitigation Measures

N. Construction Impacts

1. Potential Impacts
 - a. Describe proposed demolition, construction phasing and overall schedule.
 - b. Identify potential construction traffic, including types of vehicles and route to site.
 - c. Describe potential temporary impacts to surrounding land uses due to construction activities such as noise, dust or erosion.
2. Mitigation

IV. ALTERNATIVES

For each alternative below (except "No Action") provide a conceptual plan to the level of detail that will enable general comparison to the primary program elements, and general impacts to environmental features, traffic, etc. Provide table which summarizes comparison of proposed action to each alternative.

- A. No Action
- B. Existing Zoning (SB-O): Renovating existing office buildings
- C. Existing Zoning (SB-O): Replacing existing office buildings with new office space
- D. Existing Zoning (SB-O): other permitted use or special permit use (not office)
- E. Repurpose the Site with Large Scale/Big Box Retail Use
- F. Proposed Zoning – with modified dimensional requirements

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. All SEQRA documentation, including the Environmental Assessment Form (EAF), the Positive Declaration and the DEIS Scoping Outline.
- B. Copies of all official correspondence related to issues discussed in the DEIS.
- C. Market Study
- D. Natural Resource Data as available, including:
 - 1. Wetland documentation
 - 2. Tree survey data
 - 3. Geotechnical data
- E. Stormwater Analysis/Drainage Study (SWPPP)
- F. Traffic Impact Study
- G. Engineers Reports on Sanitary Sewage Disposal and Water Supply
- H. Schools Study
- I. Phase 1A Cultural Resources Report

(Attached – under separate cover – preliminary engineering plans)

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