Scoping Document

For Preparation of a Draft Environmental Impact Statement

Proposed Echo Bay Waterfront Redevelopment

City of New Rochelle,

Westchester County, New York

Date: July 30, 2008

Name of Project: Echo Bay Waterfront Redevelopment

Project Location: South side of Main Street (US Route 1) between Echo Avenue and LeFevre Lane

City of New Rochelle, Westchester County

SEQRA Classification: Type 1

Lead Agency: New Rochelle City Council
515 North Street
New Rochelle, New York 10801

Lead Agency Contact: Craig King
Commissioner of Development
515 North Avenue
New Rochelle, New York 10801

Applicant: Forest City Residential Group, Inc.
50 Public Square, Suite 1160
Cleveland, Ohio 44113

Scope Adoption by Lead Agency: July 30, 2008
A. INTRODUCTION

This document identifies the issues to be addressed in the Draft Environmental Impact Statement ("DEIS") for the Echo Bay Waterfront Redevelopment Project (the “Proposed Action”). The DEIS will be prepared in accordance with 6 NYCRR Part 617, referred to herein as the State Environmental Quality Review Act (“SEQRA”). The EIS is intended to also satisfy the requirements of the National Environmental Policy Act (“NEPA”).

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 City of New Rochelle has made this Draft Scoping Document available to the public for review and comment. A description of the Proposed Action and general guidelines for the preparation of the DEIS are presented in the next sections and are followed by the DEIS scope.

I. DESCRIPTION OF THE PROPOSED ACTION

In accordance with a Memorandum of Understanding (see Appendix A) executed with the City of New Rochelle on May 16, 2008, Forest City Residential Group, Inc. (the “Applicant”) proposes to redevelop and rezone 16 acres of municipally-controlled property and 10 acres of land currently composed of light industrial, auto-related and other commercial uses (the “Project Site”) in a designated urban renewal area between US Route 1 and the Long Island Sound into a mixed-use community with single and multi-family residential units, retail stores and restaurants, two 150-room hotels, community/civic space, publicly accessible open space and waterfront improvements (see Figure 1 – Location Map and Figure 2 – Overall Concept Plan). The Project Site adjoins Route 1 commercial uses and single-family residential neighborhoods to the north; LeFevre Lane, Salesian High School, the City’s Five Islands Park and a Westchester County Wastewater Treatment Plant to the east and southeast; Echo Bay to the south; and Echo Avenue and single-family residential neighborhoods to the west.

The Memorandum of Understanding includes a conceptual Master Redevelopment Plan prepared by the Applicant that the City Council of New Rochelle has decided is a suitable land use planning vision for the Project. The Project shown on the current Master Redevelopment Plan consists of the following components:

- Approximately 1,090,000 square feet gross floor area for all uses.
- Approximately 710 residential dwelling units, including approximately 606 rental units, 42 multi-family condominium units, and 62 townhome condominium and/or homeowners’ association units.
- Approximately 1,950 parking spaces, of which approximately 1,800 will be structured and 150 will be surface spaces.
- Approximately 99,000 square feet of rooftop open space for project resident use.
- Approximately 150,000 square feet of retail space comprised of 100,000 square feet of retail space at the ground level of the residential buildings and 50,000 square feet of retail space at other locations on the Project site.
• Approximately 300 hotel rooms.
• Not less than 20,000 square feet of space for use as a community center by residents of the City to replace the existing Armory building within the site, but not to be built on the 6 acres of publicly accessible open space.
• Approximately 6 acres of publicly accessible open space and waterfront improvements, including but not limited to a waterfront esplanade, various walking and bicycle trails, a “town green,” a possible new pedestrian connection to Five Islands Park, a proposed transient tie-up dock, bulkhead repairs, and dredging in Echo Bay.

Related actions to facilitate the development of the Project may include, among others:
• New Rochelle City Council
  o Amendments to the City Zoning Ordinance and Zoning Map;
  o Amendments to the City Comprehensive Plan;
  o Amendments to the Main/Echo Bay Urban Renewal Plan;
  o Amendments to the New Rochelle Harbor Management Plan map;
  o Potential condemnation by the City of properties to assemble the Project Site;
  o Disposition of the Project Site to the Applicant for redevelopment;
  o Special permit approval for the Project;
• New Rochelle Planning Board
  o Site plan approval for the Project;
  o Subdivision approval for the Project;
• New York State
  o New York State approvals for the development of the Armory property;
• Westchester County Planning Board 239-m review;
• Westchester County Department of Environmental Facilities approval of sewer line relocations and extensions;
• Westchester County Department of Public Works approval related to Main Street and Echo Avenue roadway improvements;
• New York State Department of Environmental Conservation approvals related to stormwater discharge, sewer line extensions, water’s edge improvements;
• New York State Department of Health approvals related to water and sewer line extensions;
• New York State Department of State Long Island Sound Coastal Management Program consistency review;
• US Army Corps of Engineers approvals related to water’s edge improvements and dredging.

These related actions are part of the Proposed Action, which is the subject of the DEIS.

II. GENERAL DEIS GUIDELINES

• The DEIS should cover all items in this Scoping Document and conform to the format outlined in this document. Each impact issue (e.g., traffic, noise, etc.) should be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the Proposed Action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this
document may be combined in the DEIS, as long as all issues described in this Scoping Document are addressed.

- Narrative discussions should be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should summarize and highlight information presented graphically.

- Information should be presented in a manner that can be readily understood by the public.

- All discussions of mitigation measures should consider at least those mitigation measures mentioned in this Scoping Document. Where reasonable and necessary, such mitigation measures should be incorporated into the Proposed Action. The responsibility for proposed mitigation measures should be clearly identified.

- The document should be written in the third person (i.e., the terms “we” and “our” should not be used). The Applicant's conclusions and opinions, if given, should be identified as those of the “Applicant.” When describing the Project and its potential impacts the DEIS should use the word “would” rather than “will.”

- Any assumptions incorporated into assessments of impacts should be clearly identified. Any “worst case” scenario analysis should also be identified and discussed.

- The entire document should be checked carefully to insure consistency with respect to the information presented in the various sections. Cross referencing of information should be provided throughout the DEIS, as necessary.

III. SEQRA PROCESS

The approval of the Proposed Action is subject to SEQRA regulations and guidelines. SEQRA requires a lead agency to assess the environmental impacts of a proposed action and, to the maximum extent practicable, avoid, minimize or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. The SEQRA process begins with selection of a “lead agency” for review. The lead agency is generally the governmental agency that is most responsible for the decisions to be made on a proposed action and that is also capable of conducting the environmental review. The City of New Rochelle City Council will be the SEQRA lead agency for the Echo Bay Waterfront Redevelopment project.

The lead agency has determined that the Proposed Action has the potential for significant adverse environmental impacts and that an EIS will be prepared. Public scoping of the content and technical analysis of the EIS is the first step in its preparation. Following completion of scoping, the lead agency oversees preparation of a Draft EIS (DEIS) for public review.
The primary goals of scoping are to focus the DEIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or non-significant. The scoping process is intended to focus the DEIS on those issues most pertinent to the proposed action. The process at the same time allows other agencies and the public a voice in framing the scope of the DEIS. During the period for scoping, those interested in reviewing the draft DEIS scope may do so and give their comments in writing to the lead agency or at a public scoping meeting. The meeting record normally remains open for 10 days following the meeting, at which point the scope review process is closed. The scoping meeting for this project will be held at 7:00 PM, June 30, 2008, at New Rochelle City Hall, and the public review period will be held open through July 11, 2008. The lead agency oversees the preparation of a final DEIS scope, which incorporates all relevant comments made on the draft scope and revises the extent or methodologies of the studies, as appropriate, in response to comments made during scoping.

The DEIS will be prepared in accordance with the Final Scoping Document. Once accepted as “complete” by the City Council, the DEIS will be published and distributed to interested and involved agencies and to interested members of the public for review. The lead agency will then hold a public hearing on the DEIS. At the close of the public hearing and public comment period, a Final EIS (FEIS) will be prepared that incorporates the comments made on the DEIS during the public review period. The lead agency will then use the FEIS to make State Environmental Quality Review Act Findings, which address impacts and mitigation, before making its decision on the proposed action.

B. SCOPE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT

I. INTRODUCTORY MATERIAL

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

1. That it is a Draft Environmental Impact Statement
2. The name or descriptive title of the Project
3. Location: Street names, City of New Rochelle, Westchester County, New York, as well as the tax map designation numbers of all properties that are part of the Project Site.
4. The Lead Agency for the Project and the name and telephone number of an individual to be contacted for further information
5. The name and address of the Applicant, and the name and telephone number of a contact person representing the Applicant
6. 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)
7. Date of acceptance of the DEIS: Specific date to be inserted later
8. Deadline by which comments on the DEIS are due: Specific date to be inserted later

B. List of Consultants Involved with the Project
C. Table of Contents

D. List of Maps

E. List of Tables

F. List of Technical Appendices

II. EXECUTIVE SUMMARY

A. The DEIS shall include an executive summary. The executive summary shall include information found elsewhere in the main body of the document and will be organized as follows:

1. Brief description of the Project and the reasons for and purpose of the DEIS
2. List of Involved Agencies and required approvals/permits
3. Summary of the potential environmental impacts and potential mitigation measures for each significant impact discussed in the DEIS
4. Summary description of alternatives considered in the DEIS
5. Selected graphics depicting the proposed redevelopment plan

III. DESCRIPTION OF THE PROPOSED ACTION

A. Project Overview

B. Project History

1. Brief description of the procedural history of the Project.
2. Brief description of the City of New Rochelle’s relocation of the City Department of Public Works yard from the Project Site.
3. Discussion of the City’s deed of acquisition of the Armory building and property from New York State

C. Project Purpose, Need and Benefits

1. Description of the public purpose, need and benefits
2. Objectives of the Applicant

D. Project Location and Setting

1. Description of the geographic boundaries of the 26-acre Project Site and adjoining properties.
2. Description of local and regional access to the Project Site and surrounding area
3. Description of the Project Site, existing uses within the Project Site, and the surrounding area within a one-half mile radius of the Project Site, including the Westchester County Wastewater Treatment Plant

E. Environmental Setting

1. Description of environmental conditions on the Project Site including a summary of the State Brownfield Cleanup Program and site remediation.

F. Project Description and Layout

1. Description of Project Site utilization and layout
2. Description of proposed mixed-use development including:
   a. Square footage and floor area of retail uses, number of hotel rooms, and number of residential units
   b. Access and entrances to all uses
   c. Parking plan, space layout and loading areas
   d. Passenger vehicle, truck and pedestrian routes
   e. Landscaping plan
   f. Setback and buffer treatments from adjacent uses and shoreline
   g. Lighting
   h. Utility services, including relocation of existing municipal sewer line and siphon structure within former Department of Public Works yard portion of Project Site
   i. Stormwater management
      (i) On-site measures
      (ii) Echo Bay improvements – Stephenson Brook, Snuff Mill Creek outfalls
   j. Building height, architecture and urban design
   k. Roof mechanicals and treatment
   l. Solid waste disposal
   m. Transient tie-up dock and any related marine activities, including dredging
   n. Pedestrian bridges
   o. Pedestrian walkway adjacent to Westchester County Wastewater Treatment Plant
3. Detailed discussion of all public amenities (proposed and possible future amenities) including location, size, use, programming, operation and maintenance, etc.
4. Discussion of potential acquisition of properties
   a. Description of acquisitions through typical purchase process
   b. Description of process and required actions for condemnation, if necessary
   c. Description of acquisition of Armory site for development
   d. Description of acquisition of Consolidated Edison site from City
5. Description of required relocations and the responsibilities of the City and the Applicant
6. Description of Leadership in Energy and Environmental Design (LEED) certification for the Project and other green building practices and/or smart growth concepts.
7. Description of provision of affordable housing in accordance with City’s Affordable Housing Ordinance
8. Description of any proposed governmental funding

G. Proposed Rezoning

1. Description of the proposed rezoning, including text of proposed amendments to the City’s Zoning Ordinance and zoning map changes – Proposed text and map changes shall be included as an appendix to the DEIS.

H. Phasing

1. Description of project phasing and programming for each phase, including discussion of the build-year for each phase and the total project build-year
2. Description of the timing of the various public amenities

I. Construction and Operation

1. Description of construction period activity including:
   a. Total construction period
   b. Schedule of demolition and construction (sequencing)
   c. Construction equipment and staging area
   d. Construction activity controls to be utilized during construction
   e. Blasting protocol, if required
2. Description of operation of uses upon completion including:
   a. Hours of operation
   b. Deliveries
   c. Lighting and security

J. Involved Agencies and Required Approvals – Provide complete list of all required approvals, permits and issuing agencies in tabular form.

K. Interested Parties

IV. 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 2014.

A. Land Use, Zoning and Planning Consistency

1. Land Use
   a. Existing Conditions
      (i) Description of Project Site’s existing land use, land uses within one-quarter mile of the Site boundaries and the character of the surrounding community
      (ii) Description of the other projects planned within one-half mile of the Project Site, based on approved and currently pending applications to the City
   b. Future Conditions Without The Project
   c. Potential Impacts
      (i) Compatibility of proposed development with adjacent land uses, including the Westchester County Wastewater Treatment Plant
      (ii) Identification of existing commercial and industrial uses to be displaced
      (iii) Cumulative impact of this Project and other pending or approved projects within one-half mile of the Project Site on area land use pattern and community character
   d. Potential Mitigation Measures

2. Consistency with Land Use Plans and Policies
   a. Existing Conditions
      (i) Description of New Rochelle Comprehensive Plan, Main/Echo Bay Urban Renewal Plan, City Harbor Management Plan and Map, New Rochelle Local Waterfront Revitalization Program and other local and regional land use plans (including Westchester County’s Westchester 2025) applicable to the Project site and surrounding area
   b. Potential Impacts
      (i) Description of proposed amendments to local land use plans, including, but not limited to, the Main/Echo Bay Urban Renewal Plan
      (ii) Relationship and conformity of the Project to the identified local and regional land use plans, including the Long Island Sound Coastal Management Program
      (iii) Analysis of potential impacts of the proposed plan amendments

3. Zoning
a. Existing Conditions
   (i) Description of existing zoning of the Project Site and other applicable zoning regulations
b. Future Conditions Without The Project
c. Potential Impacts
   (i) Description of the proposed re-zoning, including text of proposed amendments to the City’s Zoning Ordinance and zoning map changes – Proposed text and map changes shall be included as an appendix to the DEIS
   (ii) Compliance with zoning regulations, including a table showing conformance, or non-conformance with the requirements of the City’s Zoning Ordinance
d. Potential Mitigation Measures

B. Land, Water and Ecological Resources

1. Land Resources
   a. Existing Conditions
      (i) Description of geology, topography and soils conditions based on available mapping including USGS quadrangles, surficial and bedrock geology maps, and the Natural Resource Conservation Service soils survey for Westchester County
      (ii) Description of surface and subsurface conditions based on Phase I Environmental Site Assessment and geotechnical report.
      (ii) Description of existing shoreline conditions
   b. Future Conditions Without The Project
      (i) Evaluation of impacts relating to areas of concern identified in the Phase I Environmental Assessment, if any
   c. Potential Impacts
      (i) Increased erosion and sedimentation during construction.
      (ii) Water quality impacts following construction
      (iii) Discussion of any dredging, including the quantity of material to be removed, the method of removal, and measures to protect the existing sewer line within the Echo Bay channel.
   d. Potential Mitigation Measures
      (i) The DEIS will identify typical temporary and permanent erosion control measures and will require erosion and sedimentation control plans be developed for the project consistent with NYS Phase II Stormwater Regulations.

2. Water Resources
   a. Existing Conditions
      (i) Description of Echo Bay and associated tidal activity
(ii) Discussion of FEMA 100-year flood plain (new FEMA maps)
(iii) New York State water quality classifications for surface waters in the project area will be identified from 6 NYCRR Part 863
(iv) Discussion of compliance with City’s Coastal Erosion Hazard Area regulations, if applicable
(v) Description of existing stormwater system
(vi) Description of the existing Stephenson Brook and Snuff Mill Creek outfall structures and debris skimmers.

b. Future Conditions Without The Project
c. Potential Impacts
   (i) Increased erosion and sedimentation during construction.
   (ii) Increased water quality impacts following construction.

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 (including areas of Echo Bay where disturbance is proposed)
      (i) NYSDEC will be contacted for the presence of threatened, endangered, rare, and special concern species through contact with the NYS Department of Environmental Conservation (NYSDEC) Natural Heritage Program and the U.S. Fish and Wildlife Service and by reviewing the Breeding Bird Atlas and the NYS Amphibian and Reptile Atlas (1990-1999).
      (ii) Vegetative community types will be identified through available mapping and roadside field reconnaissance. Site-wide habitat potentials will be identified relative to terrestrial and aquatic habitats.
      (iii) The potential presence of State and federal wetlands within the Project Site will be identified based on available wetland mapping.
   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, excavation and dredging will be provided. Impacts to wildlife as a result of habitat loss and change of habitat types and habitat fragmentation will be discussed.
   (ii) Potential impacts to state and federally protected species will be addressed, including consultation with the appropriate
State and federal resource agencies. Impacts to coastal habitats from docks and recreational boat traffic will be discussed.

d. Potential Mitigation Measures

C. Utilities

1. Water Service
   a. Existing Conditions
      (i) Description of public water system, including infrastructure and service within the project area
   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. Sewage Disposal
   a. Existing Conditions
      (i) Description of sanitary sewer service to the Project Site
      (ii) Description of existing municipal sanitary main and siphon chamber within the Site and adjoining portion of Echo Bay
   b. Future Conditions Without The Project
   c. Potential Impacts
      (i) Estimate of Project wastewater generation and adequacy of collection system
      (ii) Discussion of any infrastructure improvements associated with obtaining approvals to expand sewer service for the Project Site
      (iii) Discussion of any impacts related to the proposed relocation of municipal sewer line and siphon structures within the Project Site
   d. Potential Mitigation Measures

3. Stormwater Management
   a. Existing Conditions
      (i) Description of existing surface water drainage patterns on the Project site and within the Project site’s drainage basin
      (ii) Identification of discharge points for the existing drainage, including I-95 and Stephenson Brook outfalls
      (iii) Calculation of stormwater runoff quantity (The rate of stormwater runoff and stormwater routed through the Project site, and peak discharge rates for the two (2), ten (10), twenty-five (25), and one hundred (100) year storms using the Soil Conservation Service (SCS) model).
   b. Future Conditions Without The Project
   c. Potential Impacts
(i) Calculation of post-development stormwater runoff quantity
(The post-development rate of stormwater runoff and peak discharge rates for the two (2), ten (10), twenty-five (25), and one hundred (100) year storms)
d. Potential Mitigation Measures

4. Gas Service
a. Existing Conditions
   (i) Identification of gas service provider
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
b. Future Conditions Without The Project
c. Potential Impacts
   (i) Ability of provider to service the Project
d. Mitigation Measures

D. Visual Resources

1. Existing Conditions
a. Description and photographic documentation of visual condition of the Project site from area roads, Sutton Manor, Five Islands Park, and Echo Bay
b. Description and photographic documentation of existing visual character of the adjoining area and surrounding neighborhood within one-half mile of the Project Site, including architecture and landscape
c. Significant local visual resources potentially affected by the project will be identified, mapped and described. This will include, but not be limited to, an assessment of local historic resources including National Register properties.

2. Future Conditions Without The Project
a. Discussion of proposed improvements at the Westchester County Wastewater Treatment Plant that may be visible from the Project Site.

3. Potential Impacts
a. Analysis of altered views using photographs, sight line diagrams and/or cross sections from:
   • Lispenard Street
   • Stephenson Street
   • Pratt Street
   • Rhode Street
   • East Main Street at Pratt Street
- Echo Avenue
- LeFevre Lane
- Five Islands Park
- Echo Bay and Long Island Sound
- Sutton Manor

b. Description of the types and levels of lighting, including a qualitative analysis of the on-site and off-site impacts of proposed lighting, including potential impacts from the proposed private rooftop open space

c. Proposed signage (type, location, size, etc.)

d. Physical relationships between proposed development (i.e. building design) and its component parts (i.e. landscaping, lighting, walkways, public amenities, etc.) and surrounding areas in terms of proposed uses, open spaces and buffer areas will be discussed

4. Potential Mitigation Measures

E. Transportation

1. Traffic
a. Existing Conditions
   (i) Prepare a description of the following area roadways including, at a minimum, pavement width/conditions, number of lanes, posted speed limit, types of road-ways, accident reports (for most recent 3-year period, as available from City and/or State agencies), parking, and traffic controls including signal timing:
      (1) Main Street with Echo Avenue
      (2) Main Street with Stephenson Boulevard
      (3) Huguenot Street with LeFevre Lane
      (4) Huguenot Street with Echo Avenue/River Street
      (5) Huguenot Street with Cedar Street
      (6) Huguenot Street with North Avenue
      (7) Main Street with North Avenue
      (8) River Street with Palmer Avenue
      (9) Cedar Street with Cross Street
      (10) Garden Street and I-95 northbound off-ramp
      (11) Garden Street/Cross Westchester Ave. and Cedar Street
   (ii) Perform traffic counts at the intersections identified at E.1.a(i) (above) for existing Weekday Peak AM and PM Hours, together with Saturday midday peak hours.
   (iii) Perform capacity analyses using the latest edition of Synchro software following the procedures set forth in the 2000 Highway Capacity Manual (or latest edition). Analysis will be completed for existing conditions at each intersection
identified in Item E.1.a. Level of service (LOS) will be shown for each intersection approach;

b. Future Conditions Without The Project
   (i) Calculate background traffic volume for the 2014 build year including a general background growth factor and traffic expected to be generated by pending or approved projects (including the improvements to the Westchester County Wastewater Treatment Plant) within a ½-mile radius of the Project Site, as identified in Section A, above and Appendix B of this Scoping Document.
   (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 contained in the Seventh 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 for the Project’s proposed streets;
   (iv) Estimate the percentages of Project-generated traffic on the regional road network for routes leading to I-95 and the Hutchinson Parkway, including Pine Brook Boulevard, Stephenson Boulevard, and Palmer Avenue and qualitatively estimate any impact to roads in the Village of Larchmont.
   (v) The routes, frequency, and duration of construction vehicles will be identified and impacts on traffic operation and surrounding residential neighborhoods will be evaluated.

d. Potential Mitigation Measures

2. Parking
   a. Existing Conditions
      (i) Describe existing parking conditions and utilization for the area roadways identified above.
      (ii) Describe existing parking conditions within 1,350 feet of the Project Site.

   b. Future Conditions Without The Project

   c. Potential Impacts
      (i) Perform a parking analysis for the existing and anticipated conditions, describing the expected parking demand for each project component and describe projected parking operation (i.e. shared parking, reserved parking, etc.). Parking space
allocation and time relationship between different uses will also be described.

(ii) Discussion of how the proposed development will affect parking within 1,350 feet of the Project Site.

d. Potential Mitigation Measures

3. Mass Transit
a. Existing Conditions
   (i) Describe existing mass transit systems in the area, including bus routes and schedules, Metro North service, and ferry operations.

b. Future Conditions Without The Project

c. Potential Impacts
   (i) Impacts associated with the use of public transportation systems will be presented, along with the need to address system expansions or improvements.
   (ii) A discussion of the proposed project jitney connection to the New Rochelle Metro North station will be discussed.

d. Potential Mitigation Measures

4. Pedestrians and Bicycling
a. Existing Conditions
   (i) Describe existing pedestrian environment and identify pedestrian patterns/movements based on field observations and discussions with City officials; and
   (ii) Describe existing bicycling opportunities (i.e. bike lanes, bike trails, etc.) and facilities (i.e. bike racks).

b. Future Conditions Without The Project

c. Potential Impacts
   (i) Determine, on a qualitative basis, potential impacts on pedestrian and bicycling activity and movements.

d. Potential Mitigation Measures

F. Noise

1. Existing Conditions
a. Description of existing noise environment and noise generators, including industrial uses and traffic noise
b. Examination of current ambient sound levels (day and night) through hourly noise monitoring at four generally equidistant locations along the Project Site perimeter to be approved by the City Department of Development during peak traffic periods and a 24-hour noise measurement to identify worst-case ambient noise levels, and using appropriate noise descriptors (Leq, L10

2. Future Conditions Without The Project
a. Discussion of additional noise generation, if any, following completion of proposed improvements to Westchester County
Wastewater Treatment Plant, based on information to be provided by Westchester County

3. Potential Impacts
   a. Performance of screening analysis to identify locations, if any, where traffic will more than double as a result of Project implementation
   b. Determination of future noise levels using Federal Highway Administration approved TNM model or logarithmic prediction
   c. Comparison of resultant noise levels with appropriate noise abatement criteria
   d. Description and evaluation of potential noise generation from construction equipment and traffic
   e. Discussion of the effect of the proposed buildings on area noise levels

4. Potential Mitigation Measures

G. Air Quality

1. Existing Conditions
   a. Identification of background levels for mobile source analysis based on CO monitoring provided by the NYSDEC
   b. Existing CO Levels for maximum one- and eight-hour concentrations utilizing existing traffic and emission factors
   c. Identification of any large stationary sources of air pollution in the Project vicinity, including existing industrial uses
   d. Existing odors associated with Westchester County Wastewater Treatment Plant based on information to be provided by Westchester County, including any relevant seasonal variations

2. Future Conditions Without The Project
   a. Discussion of change to odors associated with Westchester County Wastewater Treatment Plant following completion of proposed improvements based on information to be provided by Westchester County, including any relevant seasonal variations

3. Potential Impacts
   a. Detailed CO analysis based on NYSDOT Environmental Procedures Manual air quality screening criteria and utilizing the CAL3QHC model
   b. Determination of future one- and eight-hour CO concentrations for selected receptor locations through application of future traffic levels and dispersion modeling
   c. Comparison of CO concentrations to National Ambient Air Quality Standards
   d. If air screening procedures identify a potential for impact related to PM2.5, analysis based on NYSDEC and NYCDEP interim guidance for PM2.5 analysis and CAL3QHCR modeling
   e. Evaluation of on- and off-site stationary source conditions using the EPA screening model SCREEN3
f. On-site parking air quality analysis based on EPA-approved methodology for predicting CO concentrations

g. Discussion of construction-related air quality issues

4. Potential Mitigation Measures
    a. Proper engineering and construction techniques to reduce short-term impacts such as fugitive dust and increased construction vehicle emissions

H. Socioeconomic and Fiscal Impacts

1. Socioeconomic
   a. Existing Conditions
      (i) Description of demographic characteristics of City and neighborhoods in the immediate vicinity of the Project
   b. Future Conditions Without The Project
   c. Potential Impacts
      (i) Anticipated population generation and impact on City’s demographic profile.
      (ii) Analysis of potential direct or indirect displacement resulting from the Project
      (iii) Discussion of financial impacts associated with potential condemnations
      (iv) Employment opportunities including short term construction jobs and long term employment
   d. Potential Mitigation Measures

2. Fiscal Impacts
   a. Existing Conditions
      (i) Existing economic conditions in the project area
      (ii) Identification of taxing jurisdictions, and of current tax revenues generated by the Project Site
   b. Future Conditions Without The Project
   c. Potential Impacts
      (i) Anticipated property taxes, sales tax and other tax revenues generated by the Project
      (ii) Description and analysis construction costs and ongoing public service costs of the Project, including but not limited to costs to the City
      (iii) Other adverse and beneficial fiscal impacts from the Project on the City of New Rochelle and the region
   d. Potential Mitigation Measures
      (i) Potential City, County, State, federal and other governmental funding and financing opportunities

I. Community Facilities and Services
1. Police/Fire/Emergency Services
   a. Existing Conditions
      (i) Description of department facilities and personnel
   b. Future Conditions Without The Project
   c. Potential Impacts
      (i) Ability of each service provider to handle additional calls for service
      (ii) Public safety considerations related to placement of new commercial and residential land uses and a pedestrian walkway in close proximity to a Westchester County Wastewater Treatment Plant
   d. Potential Mitigation Measures

2. Solid Waste
   a. Existing Conditions
      (i) Description of existing solid waste and recycling collection
   b. Future Conditions Without The Project
   c. Potential Impacts
      (i) Projected solid waste generation and proposed waste collection
   d. Potential Mitigation Measures

3. Schools
   a. Existing Conditions
      (i) Overall description of school district capacities and enrollment
   b. Future Conditions Without The Project
   c. Potential Impacts
      (i) Estimate of school-age children to be generated from the Project
      (ii) Identification of impacts on school enrollments and expenditures
   d. Potential Mitigation Measures

4. Open Space
   a. Existing Conditions
      (i) Description of on-site and nearby open space resources
   b. Future Conditions Without The Project
   c. Potential Impacts
      (i) Description of new private and publicly accessible open spaces, including responsibility for maintenance
   d. Potential Mitigation Measures

J. Historic and Archaeological Resources

1. Existing Conditions
   a. Identification of historic and archaeological resources, including Armory building, and assessment of sensitivity (“Stage 1A” study)
2. Future Conditions Without The Project
3. Potential Impacts
   a. Discussion of the potential removal of the Armory building
   b. Discussion of potential impacts on any other historic and archaeological resources
4. Potential Mitigation Measures
   a. In the event significant historic or archaeological resources are adversely impacted, appropriate measures will be developed in consultation with the NYS Department of Parks, Recreation and Historic Preservation
   b. Incorporation of historic elements of Armory building into proposed community center space

K. Hazardous Materials (Environmental Site Conditions)

1. Existing Conditions
   a. Historically, portions of the Project Site have been used for industrial uses that have caused there to be environmental conditions that need to be remediated. These conditions will be documented as part of the Phase I Environmental Site Assessment which will be included as an appendix to the DEIS
   b. A description of the Project Site’s inclusion under the New York State Brownfield Cleanup Program will be discussed.
2. Future Conditions Without The Project
   a. Evaluation of impacts relating to areas of concern identified in the Phase I Environmental Assessment, if any
3. Potential Impacts
   a. Evaluation of impacts relating to demolition of buildings or remediation of other areas of concern identified in the Phase I Environmental Assessment, if any
4. Potential Mitigation Measures
   a. Potential remediation measures will be identified to the extent possible based on the Phase I Environmental Assessment
   b. Prior to acquisition of each project parcel, additional investigation would be performed to address any Recognized Environmental Conditions. The findings from these investigations would be used to create a Remedial Action Work Plan(s), as warranted by the results of the studies. The Remedial Action Work Plan(s) would include all mitigation necessary to ensure that the redevelopment is compliant with all Federal, State and Local regulations and guidance and that it is protective of human health and the environment.

L. Construction Impacts

1. Potential Impacts
a. Identification of potential short-term impacts from demolition, site preparation, and construction on issues such as noise, air quality, stormwater and traffic

2. Potential Mitigation Measures
   a. Discussion of construction management techniques, control plans and best management practices to be employed

V. ALTERNATIVES

The following alternatives to the Project are to be evaluated in terms of the impact issues listed above. The description and evaluation of each alternative should permit a comparative assessment of the alternatives discussed and be analyzed in summary format.

A. No Build (No Action) Alternative
B. Existing Zoning Alternatives
   1. Development of proposed Project Site as an assembled single project
   2. Development of individual parcels included in the proposed Project Site
C. Alternative Design – Development incorporating adaptive reuse of the Armory building for the same program as the Proposed Action

VI. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VIII. GROWTH INDUCING IMPACTS

IX. EFFECTS ON THE USE AND CONVERSATION OF ENERGY RESOURCES

A. Discussion of LEED standards and green building practices will be provided.

X. SOURCES AND BIBLIOGRAPHY

XI. APPENDICES

A. All SEQR documentation, including a copy of the Environmental Assessment Form (EAF) and DEIS Scoping Document.
B. Copies of all official correspondence related to issues discussed in the DEIS.
C. Copies of all technical studies, in their entirety.