

**Draft Scoping Document for the
Preparation of a Draft Environmental Impact Statement
Proposed Iona College Residence Hall**

Name of Proposed Action: Proposed Iona College Residence Hall

Project Location: Mayflower Avenue, New Rochelle. Block 1566, Lot 158

SEQRA Classification: Type I

Lead Agency and Contact: New Rochelle City Council
c/o Michael Freimuth, Commissioner of Development
515 North Avenue
New Rochelle, NY 10801

Applicant: Iona College
Jonathan Ivec, MBA, CPA, Vice President for Finance and
Administration
715 North Avenue
New Rochelle, NY 10801-1890

Scope Adoption by Lead Agency:

Description of the Proposed Action: The Proposed Action is the construction of a new 10-story residence hall consisting of approximately 93,434 square feet and housing approximately 393 students. The residence hall would be constructed on the site of an existing parking lot on the Iona College West Campus, adjacent to the existing Loftus residence hall. The residence hall would include 110 units, organized into two-unit suites with shared living space and bathroom. The ground floor would include the security desk and residence units. The project would also include 16 surface parking spaces.

Permits and approvals required from the City of New Rochelle for this project are indicated in the table below.

Required Approvals

Approval/Permit/Review	Involved Agency
Modification of Site-Specific Controls	City Council
Referral and recommendation	Planning Board

Building Permit	Bureau of Buildings
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DRAFT ENVIRONMENTAL IMPACT STATEMENT CONTENT

General Guidelines and DEIS Overview

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

Narrative discussions will 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 will summarize and highlight information presented graphically.

Information will be presented in a manner that can be readily understood by the public. Efforts will be made to avoid the use of technical jargon. When practical, impacts will be described in terms that the lay person can readily understand.

Discussions of mitigation measures should consider at least those mitigation measures mentioned in the Scoping Outline. Where reasonable and necessary, such mitigation measures should be incorporated into the Proposed Action if they are not already so included. For any mitigation measure listed in the Scoping Document that are not incorporated into the Proposed Action, the specific reason why the Application considers them unnecessary or not practicable should be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate.

The document and any appendices or technical reports will 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, will be identified as those of the "Applicant". Any assumptions incorporated into assessments of impacts should be clearly identified.

The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.

The DEIS will include, among other items required by law, the following:

- A description of the Proposed Action and its purpose, public need, and benefits

- A description of the environmental setting for the Proposed Action
- A statement and evaluation of the potentially significant adverse impacts of the Proposed Action
- An identification of any environmental impacts that cannot be avoided if the Proposed Action is implemented
- An identification and brief discussion of any irreversible and irretrievable commitment of resources that would be involved in the implementation of the Proposed Action
- A description of any growth-inducing aspects of the Proposed Action
- A description of the mitigation measures proposed to minimize potential adverse environmental impacts
- An evaluation of alternatives to the Proposed Action, which examines the environmental impacts of the various alternatives in comparison to the Proposed Action.

The analyses of the Proposed Action will be performed for the first expected year of occupancy and operation of the Proposed Action and will include the cumulative impacts of other projects (currently under construction or proposed) that may affect conditions in the relevant study area. For purposes of this DEIS, the anticipated occupancy of the new residence hall is Fall 2012.

INTRODUCTORY MATERIAL

Cover Sheet: The DEIS will 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 Proposed Action.
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 subject parcel.
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.
9. The internet address at which the DEIS is posted.

List of Consultants: The name, address, and responsibilities of any consultants involved with the Proposed Action will also be listed.

Table of Contents: Headings that appear in the text will be presented in the Table of Contents along with corresponding page numbers. In addition, the Table of Contents will include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS volumes, if any.

EXECUTIVE SUMMARY

The DEIS will include a concise summary containing a brief description of the Proposed Action, significant beneficial and adverse impacts, mitigation measures proposed, project alternatives considered and a listing of Involved Agencies and required approvals/permits.

DESCRIPTION OF THE PROPOSED ACTION

This chapter of the DEIS will introduce the reader to the Proposed Action and establish the context in which to assess impacts and alternatives. This chapter will contain:

- A. Location and Site Definition** – Location of the Proposed Action, including geographic boundaries, tax map designation, size of parcel, identification of applicable zoning provisions, and a general description of the existing site conditions and the surrounding area.
- B. Project Purpose, Need and Benefits** – Summary of the purpose, need and benefits of the Proposed Action, including a description of the role of the residence hall in the transformative vision for the College and the College’s role as an institutional anchor in the City. This section will also explain, in general terms, project financing for the residence hall and describe any project constraints related to financing and/or Dormitory Authority of State of New York requirements.
- C. Project Description** – Detailed description of the overall site plan including: the location, height, and design of all proposed buildings; number and type of units; bedroom breakdown; proposed access, traffic circulation and parking; landscaping and site lighting; recreational areas; utility systems; and any supportive services to be provided. Description of regular facility operations (e.g., time period when facility is active, building access/security and management, Iona College resident student parking policy) and operations for special events that might occur annually or periodically in connection with the proposed facilities (e.g., management of move-in days). The anticipated construction schedule will also be described.
- D. Involved Agencies and Required Approvals** – Summary of the approvals required for the Proposed Action to go forward and a list of Involved and Interested Agencies.

IMPACT ISSUES

A. Land Use, Public Policy and Zoning

This section is intended to discuss the Proposed Action's compatibility with the community character and development trends in the surrounding area. This will include the following:

1. Land Use

a. Existing Conditions

- Inventory of existing land uses within one-quarter mile of the site boundaries (the "Land Use Study Area") and description of the character of the surrounding community. Results of land use survey will be plotted on a map.
- Description of any recent or proposed developments in the area. All parcels in the Land Use Study Area that are owned by Iona College will be identified.

b. Potential Impacts

- Description of the compatibility of the proposed development with adjacent land uses and the effect of the project on the general land use pattern and community character within the study area.

c. Mitigation Measures

2. Consistency with Land Use Plans and Policies

a. Existing Conditions

- Identification and description of relevant policies from the New Rochelle Comprehensive Plan, the 2007 North Avenue Study, Westchester County 2025 and other local and regional land use plans applicable to the project site and surrounding area.

b. Potential Impacts

- Assessment of the relationship and conformity of Proposed Action to the identified land use plans and policies.
- Analysis of the Proposed Action's relationship and adherence with Findings issued in 2002 for the previous North Avenue dormitory project.

c. Mitigation Measures

3. Zoning

a. Existing Conditions

- Description of the existing zoning for the site, including information on permitted uses, lot and bulk requirements, parking and loading requirements, and other applicable zoning regulations.
- Identification and mapping of zoning districts in the surrounding Land Use Study Area.
- Discussion of any pending zoning actions and/or Comprehensive Plan changes proposed within the vicinity.

b. Potential Impacts

- Description of project compliance with zoning regulations and other land use regulations.
- Description of required zoning approvals (e.g. zoning text amendment, variances, etc.)

c. Mitigation Measures

B. Urban Design and Visual Character

1. Existing Conditions

- Description of visual condition of the project site within the context of the surrounding area. Existing conditions will be documented through the use of captioned photographs and an accompanying map.
- Description of visual and urban design relationships between the project site and the Land Use Study Area.

2. Potential Impacts

- Description of the architectural concept of the new construction, illustrating design, height, massing, and façade treatment.
- Description of proposed landscaping and lighting.
- Analysis of the design's consistency with the surrounding urban context and description of any change in the visual character of the area as a result of the project. This analysis will include photographs and graphic depictions showing the proposed building to illustrate before and after conditions from:
 - North Avenue and Brookside
 - North Avenue at Iona Entrance
 - North Avenue and Beechmont
 - Mayflower and Clinton
 - Hilltop Avenue and St. Paul Place
- Evaluation of shadow impacts from proposed building, depicting shadows cast on September 21st/March 21st, June 21st, and December 21st. The shadow

impact evaluations will be conducted 1.5 hours after sunrise and 1.5 hours before sunset for all evaluation dates.

3. Mitigation Measures

- Description of measures undertaken to mitigate impacts to urban design and visual character, if applicable.

C. Historic and Archaeological Resources

1. Existing Conditions

- Identification of any architectural or historic resources in the Land Use Study Area which are on, or eligible for listing on, the Federal or State Registers of Historic Landmarks and assessment of archaeological sensitivity in light of prior disturbance.

2. Potential Impacts

- Discussion of potential impacts on historic and archaeological resources that will be directly impacted or that have a view of the area to be developed, if any. The Applicant will coordinate this historic resource assessment with the New York State Office of Parks, Recreation and Historic Preservation. If it is determined that there are historic or archaeological resources in the area that must be examined, a Phase 1A: Cultural Resources Assessment will be prepared.

3. Mitigation Measures

- In the event significant historic or archaeological resources are identified, appropriate measures will be developed in consultation with the NYS Department of Parks, Recreation and Historic Preservation.

D. Socioeconomic

1. Existing Conditions

- Description of demographic characteristics of City and surrounding neighborhood.
- College enrollment data will be presented, including current enrollment, recent trends, anticipated student population, and description of anticipated pool of students who might utilize the facilities. This section will also identify any enrollment caps currently in place for Iona College, or any anticipated future enrollment caps.

2. Potential Impacts

- Estimate of construction expenditures and economic impacts of construction activities in terms of employment and secondary economic effects.
- Estimate of the number and types of employees to be generated once project is operational.
- Description of targeted student population for the proposed housing.
- Qualitative discussion of economic impact on surrounding businesses generated by facility operation and the resident student population.
- Description of impact, or lack thereof, on property tax generation.
- Qualitative discussion of potential secondary offsite impacts resulting from relocating students currently living in off-campus housing to on-campus housing.
- Discussion of potential, if any, for increase in overall student population associated with the proposed project.
- Discussion of economic consequences resulting from project halt or delay (e.g., cost of building, cost of financing, or other economic consequences.)

3. Mitigation Measures

E. Traffic and Parking

1. Existing Conditions

- Description of the following area roadways including, at a minimum, number of lanes, posted speed limit, types of roadways, parking, and traffic controls including signal timing:
 - (1) North Avenue;
 - (2) Hubert Place;
 - (3) Summit Avenue;
 - (4) Mayflower Avenue
- For those intersections where data are not available, perform traffic counts at the following intersections for existing Weekday Peak AM and PM Hours.
 - (1) North Avenue and Main College Driveway/Summit Avenue;
 - (2) North Avenue and Hubert Place;
 - (3) North Avenue and Mayflower Avenue.
- Capacity analysis will be performed using the latest edition of Highway Capacity 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 D.1.b.
- Obtain parking data for the roadways surrounding the project site and on campus, identify peak usage periods, describe parking regulations/restrictions, and describe utilization. This will include a description of Iona College's residential student parking policy and its activities to enforce the vehicle prohibition for underclassmen, and identification of on-campus student parking resources, utilization, and methods used by Iona to encourage on-campus parking.

- Description of existing pedestrian environment and identification of pedestrian patterns/movements based on field observations and discussions with city officials.
- Description of existing bicyclist environment and identification of bicyclist patterns and movements based on field observations and discussions with city officials.
- Description of the existing public transit network (i.e., bus system) serving the surrounding project area.

2. Potential Impacts

- Student residents of the proposed facility will be prohibited from bringing vehicles to the community, therefore residence hall-associated traffic would be anticipated to be relatively minimal. Project implementation would result in the diversion/redistribution of trips made by vehicles that currently use the existing parking lot. Recognizing these factors, estimate project-generated peak-hour traffic, based on information contained in the latest edition of Trip Generation, prepared by the Institute of Transportation Engineers; information obtained from the College, and other applicable sources.
- Prepare the anticipated distribution (arrival/departure) patterns of Project-generated traffic on area roads, including a re-distribution of any relocated traffic.
- Calculate background traffic volume for the design year including a general background growth factor and traffic expected to be generated by pending or approved projects in the immediate vicinity of the Project Site, as provided by city staff.
- Perform capacity analysis for the anticipated No-Build traffic conditions for the intersections defined above.
- Perform capacity analysis for the anticipated Build traffic conditions for the identified strategic intersections defined above and for the Project Driveway(s).
- Determine, on a qualitative basis, potential impacts on pedestrian activity and movements, including analysis of pedestrian impacts and potential pedestrian safety hazard and congestion issues at North Avenue intersections/crossings. Discuss requirements of the 2002 Ordinance's Section W.
- Perform a parking analysis for the existing and anticipated conditions, describing parking space allocation and time relationship for the streets adjacent to the Project Site as well as on-campus, including parking impacts, parking availability, parking regulations/restrictions and any relocation of parking. Include a description of continued or new, if any, activities designed to enforce the vehicle prohibition for residential students and encourage utilization of on-campus parking for commuter students. This analysis will include a discussion of the Summit Avenue Lot and consider the possibility of

shifting some of the existing parking to the East Campus. The potential for students to park in the surrounding neighborhood and how this might be controlled will be discussed.

3. Mitigation Measures

- Based on results of analysis, recommendations for improvements for traffic, pedestrians and parking will be provided, as required.
- Perform capacity analysis for the anticipated traffic conditions to determine the extent of the mitigation measures.

F. Infrastructure

1. Water Supply

a. Existing Conditions

- Description of public water service.

b. Potential Impacts

- Estimate of project water usage and adequacy of water supply/distribution system.

c. Mitigation Measures

2. Sanitary Sewage

a. Existing Conditions

- Description of sanitary sewer service and the capacity of the existing collection system in the vicinity of the site.

b. Potential Impacts

- Estimate of project wastewater generation and adequacy of collection system.

c. Mitigation Measures

3. Stormwater Management

a. Existing Conditions

- Description of existing surface water drainage patterns on the Project Site and within the Project Site's drainage basin.
- Identification of discharge points for the existing drainage.
- Calculation of stormwater runoff quantity (The rate of stormwater runoff and stormwater routed through the Project Site, and peak discharge rates for the one (1), two (2), ten (10), twenty-five (25), fifty (50) and one hundred (100) year design storms using the Soil Conservation Service (SCS model).

b. Potential Impacts

- Calculation of the post-development stormwater peak discharge rates for the one (1), two (2), ten (10), twenty-five (25), fifty (50) and one hundred (100) year design storms resulting from the Project.
- Analysis of stormwater runoff quality impacts on the Project Site and within the Project Site's drainage basin.

c. Mitigation Measures

4. Gas and Electric Consumption

a. Existing Conditions

- Identification of gas and electric service providers.

b. Potential Impacts

- Assessment of ability of providers to service development.

c. Mitigation Measures

G. Community Facilities

1. Police/Fire/Emergency Services

a. Existing Conditions

- Description of existing police, fire and emergency services provided to the site. Existing police activity associated with the college (e.g., number of calls), will be quantified, to the extent that data is available.
- Description of department facilities, equipment and personnel.
- Description of existing on-campus security measures and personnel, and fire training procedures and equipment in existing dormitories.
- Description of existing noise ordinances or policies associated with the City of New Rochelle or Iona College.

b. Potential Impacts

- Assessment of potential impact on call volume and ability of each service provider to handle calls for service, including consideration of potential effects on community service providers related to moving students out of off-campus housing and into a College-controlled residence hall (i.e., will additional residence hall reduce calls within the larger neighborhood or shift calls to the neighborhood of the new residence hall).
- Assessment of need for additional personnel or equipment.

- Assessment of building accessibility for emergency response and fire apparatus.
 - Qualitative discussion of project's potential to affect noise levels, particularly on nights and weekends. (Noise measurement and modeling not required.)
- c. Mitigation Measures
- Description of on-site security services and fire prevention measures.
2. Solid Waste
- a. Existing Conditions
- Description of campus solid waste and recycling collection.
- b. Potential Impacts
- Projection of solid waste generation and proposed waste collection provisions.
- c. Mitigation Measures

H. Construction

- Description of extent of construction activities, including overall schedule, equipment that would be used on site, equipment and materials storage and/or staging areas, routing of construction vehicles, and anticipated number of construction workers.
- Identification of potential short-term impacts from site preparation and construction on issues such as noise, air quality, stormwater, temporary parking, and traffic.
- Discussion of construction management techniques, control plans, and best management practices to be employed.

I. Hazardous Materials

1. Existing Conditions
- Description of surface and subsurface conditions based on a Phase I Environmental Site Assessment.
2. Potential Impacts
- Evaluation of impacts relating to areas of concern identified in the Phase I Environmental Site Assessment, if any.
3. Mitigation Measures

- If further analysis is recommended by the Phase I Environmental Site Assessment, performance of Phase II Environmental Investigation or other recommended studies.

ALTERNATIVES

SEQRA mandates that environmental impact statements analyze a “range of reasonable alternatives,” including the No Action alternative, to a proposed action that are feasible, considering the objectives and capabilities of the project sponsor (6 NYCRR Part 617.9(5)(v)). This section will provide a narrative description of each impact issue created by each alternative, as well as their probability and significance in comparison to the Proposed Action.

The DEIS will examine the following Alternatives:

- A. No Action** – No development takes place.
- B. Alternative Location West Campus: Adjacent western (upper) parking lot** – Development of comparably sized residence hall facility on the upper parking lot on the western edge of the Iona property, including consideration of the feasibility of reducing the building height and increasing the proposed footprint. This section will include a discussion of availability of this site for this purpose and potential community impacts.
- C. Alternative Location North Avenue: Corner of North Avenue and Hubert Place and/or North Avenue and Mayflower Avenue** – Development of comparably sized residence hall facility on the site of the existing Iona Arts Center and adjacent delicatessen on the east side of North Avenue or on Campus Wings site on west side of North Avenue.
- D. Alternative Location East Campus: Parking Structure and/or Rice Hall** – Redevelopment of the parking structure or Rice Hall to support comparably sized residence hall facility.
- E. Alternative Locations on North Avenue South of Campus** – Redevelopment of underutilized or vacant commercial buildings or sites along the North Avenue corridor south of Mayflower Avenue.
- F. Residence Hall with Reduced Number of Rooms and Building Height** – Development of a residence hall with a reduced number of rooms and height on the proposed project site.

- G. Conversion of Existing Buildings on the East Campus** – Conversion of existing non-residential buildings on the main campus to residence halls and the relocation of administrative and/or academic functions currently housed in those buildings to another location, on or near the proposed project site.

MITIGATION

This section will include a summary of all proposed mitigation for significant impacts identified in the DEIS. Because these measures, if practicable, will become part of the Proposed Action, their formulation and analysis of their effectiveness will be undertaken in coordination with the lead agency and other agencies, if necessary. Any mitigation measure which the Applicant will not either undertake directly or fund should be clearly identified as such.

UNAVOIDABLE ADVERSE IMPACTS

Significant adverse environmental impacts identified in the DEIS that cannot be mitigated will be designated as unavoidable environmental impacts and summarized in this section. Such impacts may be either short-term or long-term in nature.

ADDITIONAL IMPACT EVALUATIONS

The DEIS will include analyses of additional potential effects of the Proposed Action on:

- A. Irreversible and Irrecoverable Commitment of Resources** – Identification of the use of any resources that would be irreversibly and irretrievably committed for the development of the Proposed Action.
- B. Growth Inducing and Cumulative Aspects** – Assessment of the potential for new off-site residential or commercial development to be stimulated by the Proposed Action. Potential impacts related to ancillary growth, if any will be evaluated.
- C. Use and Conservation of Energy Resources** - Summary of the use of energy and management of solid waste produced by the project. This section should also include a discussion of any energy conservation/efficiency or sustainable design components that are being considered for incorporation into the project.

APPENDICES

Materials to be provided in the DEIS Appendices include:

- All SEQRA documentation, including a copy of the EAF, Positive Declaration and DEIS Final Scoping Document
- All official correspondence related to issues discussed in the DEIS
- All technical reports in their entirety