

**DEIS
VOLUME I**

TABLE OF CONTENTS

	<u>Page No.</u>
I. Executive Summary	I-1
A. Proposed Action	I-1
B. Alternatives	I-2
C. Potential Significant Adverse Impacts and Mitigation	I-3
II. Proposed Action/Project Description	II-1
A. Proposed Action Overview	II-1
B. Background, History of the Proposed Action; Purpose and Benefits	II-2
C. Detailed Description of Proposed Action/Programmatic Characteristics	II-11
D. Site Preparation and Infrastructure	II-34
III. Existing Environmental Setting, Project Proposals/Impacts and Mitigation Measures	III-1
A. Land Use, Neighborhood and Public Policy	III-1
a&b. Land Use Study Area and Land Uses	III-1
c. Zoning	III-5
d. Land Use Study Area Town and County Planning Studies	III-12
e. Other Major Developments in the Land Use Study Area	III-13
f. Future Land Use, Zoning and Neighborhood Character without the Proposed Action	III-14
g. Project Proposals/Impacts of Proposed Action	III-14
h. FAA Height Regulations	III-15
i. Mitigation Measures	III-15
B. Visual Resources	III-16
a. Proposed Architectural Example	III-16
b. Visual Impact Analysis	III-16
c. Visual Relationships	III-19
d. Mitigation Measures	III-20
C. Cultural Resources	III-21
a. Existing Condition	III-21
b. Potential Impact of Proposed Project	III-21
c. Mitigation Measures	III-21

TABLE OF CONTENTS (continued)

	<u>Page No.</u>
D. Environmental Site Assessment	III-22
a. Existing Condition	III-22
b. Potential Impact of Proposed Project	III-22
c. Mitigation Measures	III-22
E. Traffic and Transportation	III-23
a. Introduction	III-23
b. Existing Conditions	III-23
c. Future Conditions	III-37
d. Capacity Analysis	III-46
e. Assessment of Intersection Operations	III-49
f. Public Transportation	III-80
g. Pedestrian Circulation	III-80
h. Parking	III-81
i. Emergency Access and On-Site Circulation	III-81
j. Westchester County Emergency Evacuation Plan (Indian Point)	III-82
F. Air Quality	III-83
a. Existing Conditions	III-83
b. Project Proposal/Impacts	III-84
c. Mitigation Measures	III-92
G. Noise	III-93
a. Existing Conditions	III-93
b. Project Proposal/Impacts	III-97
c. Mitigation Measures.....	III-105
H. Socio-Economic Resources	III-106
a. Demographic Data and Trends	III-106
b. Socio-Economic Impact and Project Impact on Surrounding Businesses and Westchester County	III-110
c. Estimated Sales Tax Revenue to be Generated	III-114
d. Number and Type of Jobs Generated by Proposed Action	III-116
e. Construction Stage Economic Impacts	III-116
f. Fiscal Impact of Westchester University Real Property Tax Exemption	III-117
g. Mitigation Measures	III-118
I. Infrastructure, Energy and Community Services	III-119
a. Water Distribution System	III-119
1. Existing Water Distribution System	III-119
2. Project Proposal/Impacts	III-119
3. Mitigation Measures	III-121

TABLE OF CONTENTS (continued)

	<u>Page No.</u>
b. Sanitary Sewer System	III-121
1. Existing Conditions	III-121
2. Project Proposal/Impacts	III-122
3. Mitigation Measures	III-124
c. Stormwater Management	III-124
1. Existing Conditions	III-124
2. Project Proposal/Impacts and Mitigation Measures	III-124
d. Solid Waste	III-146
1. Existing Condition	III-146
2. Project Proposals/Impacts	III-146
3. Mitigation Measures	III-146
e. Gas, Electric and Other Utilities	III-147
1. Existing Condition	III-147
2. Project Proposal/Impacts	III-147
3. Mitigation Measures	III-147
f. Police	III-147
1. Existing Condition	III-147
2. Project Proposal/Impacts	III-148
3. Mitigation Measures	III-149
g. Fire	III-150
1. Existing Condition	III-150
2. Project Proposal/Impacts	III-150
3. Mitigation Measures	III-151
h. EMS	III-151
1. Existing Condition	III-151
2. Project Proposal/Impacts	III-152
3. Mitigation Measures	III-152
i. Schools	III-153
1. Existing Condition	III-153
2. Project Proposal/Impacts	III-153
3. Mitigation Measures	III-155
j. Library.....	III-155
1. Existing Condition	III-155
2. Project Proposal/Impacts	III-155
3. Mitigation Measures	III-156
k. Recreation	III-156
1. Existing Condition	III-156
2. Project Proposal/Impacts	III-158
3. Mitigation Measures	III-158
l. Fiscal Impacts	III-158

TABLE OF CONTENTS (continued)

	<u>Page No.</u>
J. Natural Resources	III-160
a. Geology	III-160
1. Existing Condition	III-160
2. Project Proposal/Impacts	III-160
3. Mitigation Measures	III-163
b. Topography and Slope	III-163
1. Existing Condition	III-163
2. Project Proposal/Impacts	III-163
3. Mitigation Measures	III-165
c. Soils	III-165
1. Existing Condition	III-165
2. Project Proposal/Impacts	III-166
3. Mitigation Measures	III-168
d. Surface Water Resources	III-169
1. Existing Condition	III-169
2. Project Proposal/Impacts	III-169
3. Mitigation Measures	III-170
e. Groundwater Resources	III-170
1. Existing Condition	III-170
2. Project Proposal/Impacts	III-170
3. Mitigation Measures	III-170
f. Stormwater Management	III-171
g. Wetlands	III-171
1. Existing Condition	III-171
2. Project Proposal/Impacts	III-187
3. Mitigation Measures	III-187
h. Vegetation	III-188
1. Existing Condition	III-188
2. Project Proposal/Impacts	III-191
3. Mitigation Measures	III-192
i. Wildlife and Habitats	III-192
1. Existing Condition	III-192
2. Project Proposal/Impacts	III-196
3. Mitigation Measures	III-197
 IV. Construction Impacts and Mitigation Measures	 IV-1
A. Construction Schedule.....	IV-1
B. Construction Activities.....	IV-1
a. Construction Timing.....	IV-1
b. Construction Operations	IV-3

TABLE OF CONTENTS (continued)

	<u>Page No.</u>
c. Excavation Blasting	IV-4
d. Ingress/Egress/Internal Circulation	IV-4
C. Mitigation Measures	IV-5
V. Unavoidable Adverse Environmental Impacts Which Cannot Be Mitigated	V-1
VI. Irreversible and Irretrievable Commitment of Resources.....	VI-1
VII. Growth Inducing Impacts	VII-1
VIII. Use and Conservation of Energy	VIII-1
IX. Alternative to the Proposed Action	IX-1
A. No Action Alternative	IX-1
B. Development of the Project for Offices Under the OB-1, Existing Zoning	IX-1
C. Master Plan Submitted to Town, May 23, 2003	IX-2
D. Alternative Sites	IX-3

TABLES

II/C-1	Building Statistics.....	II-12
II/C-2	Impervious Surfaces	II-12
II/C-3	Disturbed Area/Replaced Open Space.....	II-13
III/A-1	Land Uses in Primary Land use Study Area	III-3
III/A-2	Land Uses in Secondary Land Use Study Area	III-4
III/A-3	Dimensional Requirements of the R-40 and R-20 Zoning Districts	III-9
III/A-4	Dimensional Requirements of the OB-1, OB-T-1 and OB-CE Zoning Districts	III-9
III/A-5	Summary of Major Zoning Requirements/Plan Requirements/ Plan Provisions	III-11