

In order to facilitate the movement of Westchester University pedestrians to local bus stops on Columbus Avenue, the project will -- subject to Town approval -- install (or pay the cost of installing) a sidewalk on the north side of Lozza Drive, between Columbus Avenue and the site access road. No additional sidewalks are proposed along the remaining perimeter of the site at this time.

h. Parking

The plan calls for providing a total of 755 on-site parking spaces. According to informational guidelines developed by the Institute of Transportation Engineers³, a suburban college/university has a peak midday parking demand of 0.3 parking spaces per student. On the basis of the conservative (high) assumption of 1,700 equivalent students (see Section on Generated Traffic above), this would result in a parking requirement of 510 spaces. Even allowing for variations between institutions, the 755 provided spaces should be adequate.

The parking requirements of the Town of Mount Pleasant OB-1 General Office zoning district require the provision of not less than 750 parking spaces for Westchester University (see Figure II/C-2, "Preliminary Concept Plan Statistics" in Section II of this DEIS).

i. Emergency Access and On-Site Circulation

In addition to the main access drive to Lozza Drive, an emergency access drive, the width of which will be thirty feet (30'), will be provided to connect to the adjacent conference center. The drive will provide emergency access to both Columbus Avenue and West Lake Drive and will be paved in the same manner as the internal loop road. Within the site all buildings will be located on a loop road, so that access to all buildings will be available from two directions.

³ "Parking Generation," Third Edition, Institute of Transportation Engineers, Washington, D.C., 2004

Because the site is located only a short distance from Town Police Headquarters, emergency response time should be minimal. Captain Deborah Maselli of the Volunteer Ambulance Corps, which is located at 1 Westlake Drive, indicated that the response time would be 3 to 7 minutes. Commissioner Ken Hoffarth of the Valhalla Fire Department indicated that the response time would be 4 to 12 minutes with the majority being 4 to 6 minutes (within the NFPA standard).

j. Westchester County Emergency Evacuation Plan (Indian Point)

Information for this section was obtained from the "Community Guide for Indian Point: A Guide for You and Your Family," published by the Westchester County Office of Emergency Services.

Mount Pleasant and the Westchester University site are more than ten miles from Indian Point, and there are no Emergency Response Planning Areas within the study area. The Valhalla High School and Middle Schools have been designated as a School Reception Center for St. Columanus Elementary School, and a General Population Reception Center for three Emergency Response Planning Areas in the Town of Cortlandt.

Because the Westchester University site is not in an Emergency Response Planning Area, there should be only an insignificant amount of site-generated traffic to mix with the traffic destined for the Valhalla High School and Middle Schools reception center.