

05/2/2011

Scoping Document

RIVERTOWNS SQUARE

STANLEY AVENUE, LAWRENCE STREET, LIVINGSTON AVENUE, AND DANFORTH AVENUE
VILLAGE OF DOBBS FERRY, WESTCHESTER COUNTY, NEW YORK

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

Name of Project: Rivertowns Square

Project Location: Stanley Avenue, Lawrence Street, Livingston Avenue, and Danforth Avenue
Village of Dobbs Ferry, Westchester County, New York

SEQRA Classification: Type 1

Lead Agency: Village of Dobbs Ferry Board of Trustees
112 Main Street
Dobbs Ferry, NY 10522

Lead Agency Contact: Honorable Hartley Connett, Mayor

Scoping Distribution: **Involved and Interested Agencies**

**Scoping Adoption by
Lead Agency:** **Village of Dobbs Ferry**

PROPOSED ACTION

The applicant is pursuing approvals to re-develop an existing commercial property which is approximately 17.7± acres in size. Currently the site is occupied by three multi-story office/laboratory buildings, totaling approximately 200,000 square feet with associated parking and loading areas. It is proposed to demolish and remove all existing site features in order to accommodate the proposed redevelopment. The proposed redevelopment of the northerly 8.3± acre portion of the site will consist of a multi-story residential building with approximately ± 223 rental units and a parking structure within the building. The remaining southerly portion of the site is proposed as a mixed use commercial development consisting of: (i) a 107 room inn/hotel; (ii) an approximately 70,000 s.f. supermarket; (iii) approximately 38,550 s.f. of various retail space in three buildings; and (iv) approximately 6,400 s.f. of retail/restaurant space in two buildings. All proposed improvements will provide the required parking, landscaping, utilities and stormwater facilities. Ogden Avenue is proposed to be extended and reconfigured, and improvements will be made to the intersection of Lawrence Street and the Saw Mill River Parkway. The Proposed Action is known as “Rivertowns Square” (hereinafter the “Rivertowns Square project” or the “Proposed Action” or the “Project”).

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

This Draft Environmental Impact Statement (“DEIS”) will address the potential impacts of the proposed Rivertowns Square project.

Potential significant adverse impacts relate to vehicular traffic, stormwater, visual and aesthetics, and socio-economic impacts including school and fiscal impacts related to the Rivertowns Square project.

GENERAL GUIDELINES

The primary goal of scoping is to identify the potentially significant adverse impacts related to the proposed action that are to be addressed in the DEIS, including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of nonrelevant and insignificant issues. The DEIS will address all components of the Proposed Action, including but not limited to the information needed to evaluate the various permits and approvals required to implement the Proposed Action.

The DEIS will include all items in this scoping document and will generally conform to the format outlined in this document (hereinafter the “Scoping Document”). Each impact issue (e.g., traffic, visual, etc.) will be identified and presented in a separate subsection which includes: (1) a discussion of existing conditions; (2) potential significant impacts associated with the Proposed Action; and (3) measures designed to mitigate the identified impacts.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

I. INTRODUCTION MATERIAL

A. Cover Sheet

The DEIS will be preceded by a cover sheet that identifies the following:

1. Title of the document: Draft Environmental Impact Statement.
2. Title of the Proposed Action: Rivertowns Square.
3. Location: Stanley Avenue, Lawrence Street, Ogden Avenue, Livingstone Avenue, and Danforth Avenue, Village of Dobbs Ferry, Westchester County, New York.
4. Name, address and phone number of the lead agency, and name of contact person:

Lead Agency: The Village of Dobbs Ferry Board of Trustees

Contact Person: Honorable Hartley Connett, Mayor
Village of Dobbs Ferry Board of Trustees
112 Main Street
Dobbs Ferry, NY 10522
Telephone 914-231-8501

5. The name and address of the Project Sponsor (a/k/a “the Applicant”) and the name and telephone number of a contact person representing the Applicant: Saber Dobbs Ferry, LLC and Lincoln Dobbs Ferry, LLC.
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): David B. Smith, VHB/Saccardi & Schiff.
7. Date of acceptance of the DEIS: [Note: Specific calendar date to be inserted later].
8. 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 will be listed.

C. Table of Contents

All headings appearing in the text will be presented in the Table of Contents, along with appropriate page numbers. In addition, the Table of Contents will include a list of figures, a list of tables, a list of appendices and a list of additional DEIS volumes, if any.

II. EXECUTIVE SUMMARY

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

- A. Brief description of the Proposed Action.
- B. Summary of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS.
- C. Summary description of the project alternatives considered in the DEIS.
- D. List of Involved Agencies and required approvals and/or permits.

III. DESCRIPTION OF THE PROPOSED ACTION

- A. Project Overview and Description of the Proposed Action.
- B. Site Description

This section will include a description of the following:

1. Regional and Village site location, acreage, zoning and tax map designations.
2. Frontage and access, including area roads.
3. Description of existing site development and relation of proposed development to existing development.

- C. Project Development Data

This section should include the following data:

1. Detailed description of the project components including proposed square footage, number of parking spaces and buildings including number of apartment units and bedroom count, where appropriate affordable housing, and building configuration compared with existing conditions.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTION

- A. Project Background and History
- B. Need for the Project
- C. Objectives of the Project Sponsor
- D. Benefits of the Proposed Action, including description of economic benefits to the Village of Dobbs Ferry and Westchester County.

V. ENVIRONMENTAL ANALYSES

The DEIS will include a discussion of the existing environmental conditions, potentially significant adverse or beneficial long or short term impacts of the Proposed Action and proposed mitigation measures for the following categories:

All of the following analyses will be made for the Proposed Action.

A. Land Use and Zoning

1. Existing Conditions

Land Use

- 1. Describe existing land uses on the site and within one-half mile of the site boundaries.
- 2. Describe local and regional land use plans for the site and consistency of the existing use with those plans, including the Village of Dobbs Ferry Vision Plan.
- 3. Describe any other major projects planned within one-half mile of the project site, based on existing approved or active applications to the Village and adjoining municipalities. (note: major projects outside the one-half mile radius, such as Ridge Hill, will be studied under the traffic impact section).
- 4. Describe adjoining community comprehensive plans.

Zoning

- a. Describe existing mapped zone and parcel boundaries and applicable regulations of the current Village of Dobbs Ferry Zoning Ordinance.

2. Potential Impacts

Land Use

- a. Impact on adjacent land uses.
- b. Consistency with the Village of Dobbs Ferry Vision Plan and the “Westchester 2025 – Policies to Guide County Planning”.
- c. Evaluation of potential subdivision map amendments of project site including issues related to re-mapping a portion of Ogden Avenue.

Zoning

Description of applicable zoning regulations and explanation of why they are applicable, including the provision of affordable housing as outlined under the Village Code. Include a table showing conformance or non-conformance of the Proposed Action with the requirements of the Village’s Zoning Ordinance.

3. Proposed Mitigation Measures

B. Soils, Topography and Geology

1. Existing Conditions

- a. Description of topography of site, including Village defined steep slopes.
- b. Description of existing soil types and subsurface conditions based upon soil survey information and soil boring logs, if available.

2. Potential Impacts

- a. Discussion of site topography including a map of proposed steep slope impacts.
- b. Describe any required rock removal – including blasting and chipping.

3. Mitigation Measures

- a. Steep slope mitigation.
- b. Erosion and sediment control plan.
- c. Mitigation for any proposed rock removal.
- d. Describe compliance with local ordinances.

C. Vegetation, Wildlife and Wetlands

1. Existing Conditions

- a. Description of existing condition of site, including any floodplains, wetlands, watercourses, and/or regulated buffer areas, and of regulatory jurisdiction. Include correspondence from NYSDEC and Natural Heritage program regarding rare,

- threatened or endangered species. Describe habitat requirements of any listed species and whether these species could potentially utilize the site.
- b. Description of wildlife and site's value as a habitat, if any. List observed and expected plant and wildlife species based on available habitat type.
 - c. Description of existing vegetation. Describe regional context of site and vegetative communities on site. Prepare an environmental site features map identifying site wetlands, buffers, vegetation community types, steep slope areas, floodplains and other features as applicable.
 - d. Include a tree survey and report by a Certified Arborist identifying species and tree condition for all trees over 6" in caliper.
 - e. Describe the ecological relationship of the site environmental features to the Saw Mill River corridor.

2. Potential Impacts

- a. Quantify any proposed impacts to regulated watercourses, wetlands, and/or regulated buffer areas.
- b. Removal of critical habitat, if any.
- c. Removal of vegetation, including significant stands of trees or specimen trees.
- d. Impact on wildlife species, including white-tailed deer.

3. Mitigation Measures

- a. Wetland and/or buffer conceptual mitigation plan, if applicable.
- b. Description of conceptual landscape plan including proposed use of native species and potential restoration of remaining woodlands.
- c. Any other mitigation measures for identified impacts as applicable.

D. Surface Water Resources

1. Existing Conditions

- a. Analyze existing surface water drainage patterns within the site.
- b. Determine discharge points of existing stormwater runoff.
- c. Provide stormwater runoff quantity (The rate of stormwater runoff and stormwater routed through the site, and peak discharge rates for the 1, 10, 25 and 100 year storms using NYS DEC Manual).
- d. Based on available documentation, description of recent and past flood events along the portion of the Saw Mill River proximate to the project site.
- e. Provide depth to groundwater table based on borings and Soil Survey data.

2. Potential Impacts

- a. Provide stormwater runoff quantity (The rate of stormwater runoff and peak discharge rates for the 1, 10, 25 and 100 year storms resulting from the proposed conditions.)
- b. Provide stormwater runoff quality impacts on the site.

3. Mitigation Measures

- a. Provide a stormwater management plan indicating permanent improvements and compliant with the latest NYSDEC Stormwater Management Design Manual.
- b. Describe Maintenance Plan for the permanent stormwater management controls, including the potential to create a stormwater district.
- c. Provide sediment and erosion control during construction.

E. Utilities

1. Water Service

- a. Existing Conditions — including a discussion of the current capacity and available pressure.
- b. Potential Impacts — including capacity and pressure for both domestic and fire flow conditions.
- c. Mitigation Measures — including the use of water saving techniques.

2. Sewage Disposal

- a. Existing Conditions — including a discussion of the current capacity and a description of existing pump station.
- b. Potential Impacts — including impacts due to peak flow rates.
- c. Mitigation Measures — including discussion of infiltration and inflow mitigation.

3. Electric and Gas

- a. Existing Conditions — including a discussion of the current capacity and verifying adequate supply to site.
- b. Potential Impacts — including extending gas main to the site and DPW.
- c. Mitigation Measures — including conservation design measures, Green building practices and assess the potential for undergrounding of all utilities.

4. Telephone and Cable

- a. Existing Conditions — identify existing availability of services, system capacity and service provider.
- b. Potential Impacts.
- c. Mitigation Measures.

F. Traffic & Parking

1. Existing Traffic Conditions

- a. Perform manual field traffic counts during the weekday AM and PM as well as Saturday midday peak periods (note: machine traffic counts shall be collected to

verify the peak periods) at the following intersections (Study Intersections):

1. Saw Mill River Parkway & Lawrence Street
2. Lawrence Street & Stanley Avenue
3. Livingstone Avenue & Danforth Avenue
4. Lawrence Street & Route 9A
5. Beacon Hill Drive & Ashford Avenue
6. Ogden Avenue & Ashford Avenue
7. Ogden Avenue & Beacon Hill Drive
8. Ashford Avenue & Route 9A
9. Jackson Avenue/Ravensdale Road & Route 9A
10. Ashford Avenue & Walgrove Avenue & Route 9
11. Saw Mill River Parkway northbound ramps at Ashford Avenue
12. Ashford Avenue & South Field Avenue
13. Saw Mill River Parkway and Clarence Avenue
14. Ravensdale and Farragut Avenue
15. Ashford Avenue and South Washington Avenue
16. Ogden Avenue and Danforth Avenue
17. Ravensdale Road and Kent Avenue*
18. Ravensdale Road and Clinton Avenue*
19. Bradley Street and South Washington Avenue
20. Jackson Avenue and Old Sprain Road*
21. Route 9A and NYS Thruway Exit 7A
22. Route 9A and Center Street*
23. Route 9A and Heatherdell Road*
24. Ashford Avenue and American Legion Drive*
25. 9A and Bridge Street/Ridge Road.*
26. Ashford Avenue and Park Avenue*
27. Ogden Avenue and Chesnut Ridge Way
28. Price Street and Ashford Avenue
29. Hickory Hill and Price Street.*
30. Ogden Avenue and Hunters Run/Round Hill Road
31. Bradley Street and Ogden Place
32. Ogden Place and Irving Place
33. Edith's Lane/Jackson Avenue*
34. Mendham Avenue/Jackson Avenue*
35. Route 9A/Donald Drive*

* Represents a qualitative discussion of intersection function based on relatively low vehicle trips from the Proposed Action using the intersection. Note: the adequacy of the distributions of site generated traffic will be reviewed as part of the DEIS technical review.

The quantitative analysis includes conducting a detailed capacity analysis and determination of the Levels of Service and average vehicle delays for the specific intersection. The qualitative analysis will identify the amount of site generated traffic being added to the specific intersection and a general discussion of any

impact from the project traffic. Based on the amount of site traffic through each intersection, a more detailed Level of Service analysis may be required along with the related mitigation.

Also provide machine counts on Ogden Avenue for hourly and daily variations and to provide speed data over the course of a full week period, including a Saturday. Take into consideration the peaks at the NYSC health club facility.

- b. Compute the existing intersection capacity and operational level of service for the Study Intersections during the peak hours for each intersection (which is not identified above as a qualitative discussion) following the procedures set forth in the 2000 Highway Capacity Manual (HCM). Include school bus and heavy vehicle traffic effects. Analysis will be performed using an appropriate analysis tool such as Synchro. Provide a queuing analysis for signalized intersections.
 - c. Conduct a detailed accident assessment for the most recent 3 years of available data at the Study Intersections per NYSDOT requirements.
 - d. Discuss existing traffic operation of the intersection of Lawrence Street with the Saw Mill River Parkway, as well as circulation in and around Chauncey Square.
 - e. Provide a detailed description of existing area roadways including the pavement width and condition, width of travel lanes, shoulder and parking lanes, speed limits, roadway characteristics including vertical and horizontal features, location of bus stops and types of traffic control and signing.
2. Future Traffic Conditions Without the Project

- a. Apply an annual growth factor of 1% as determined by NYSDOT to the counted volumes up to the 2013 design year for completion of the proposed project. Include other development traffic volumes based on input from the Village of Dobbs Ferry traffic consultant. Include traffic from the following developments in the Village as well as neighboring municipalities: Stop & Shop Renovation and Expansion, Ridge Hill, South Westchester Executive Park, Gelsprain, Water Wheel, Saw Mill Lofts (if approvals have not lapsed), and Mercy College (in Irvington and Dobbs Ferry).
- b. Reoccupy the existing vacant buildings within the site with the previous office and lab uses and compare to Proposed Action volumes.
- c. Discuss occupancy status of Ardsley Park and its relationship to the adjacent road network.
- d. Calculate intersection capacity and operational level of service at the Study Intersections for future conditions without the project.

3. Anticipated Traffic Impacts

- a. Superimpose traffic generated by the proposed project on the traffic volumes without the proposed project. Provide information to support trip assignments. This should include marketing studies, if available, and travel time data for various routes based on the ITE Trip Generation Handbook and methodology.
- b. Calculate intersection capacity and operation level of service and queues at the Study Intersections for future conditions with the Project.

4. Proposed Parking

- a. Address the adequacy of the number of parking spaces proposed to be constructed with respect to the Village Zoning Ordinance and anticipated parking demand generated by the proposed project. Identify potential opportunities for shared parking for the development as a whole. Also, address current parking utilization on street on Stanley, Livingstone, etc which may be eliminated as a result of project.
- b. Identify parking impacts on existing Fitness center parking during construction.

5. Public Transportation

Assess the availability of mass transit to serve and circulate through the site, including potential extension of Bee-Line bus service to the site. Assess access to commuter train service including parking availability.

6. Trailway-Bikeway Links and Link to Downtown Dobbs Ferry

Address feasibility of a trailway-bikeway link from Ogden Avenue through the site to the Saw Mill River Parkway intersection with Lawrence Avenue, as well as a bikeway link to downtown Dobbs Ferry.

7. Analyze adequacy of Dobbs Ferry train station parking to accommodate increased demand from the project.
8. Discuss and analyze truck routes, including the Route 9A/Lawrence Street approaches and truck traffic versus existing conditions.
9. Discuss the existing traffic operations of the Village Department of Public Works property adjacent to the south, and the impacts of the proposed project on these operations, if any (e.g., roadway grades), and any mitigation measures if required. Include the potential re-opening of the Ogden "Lane" connection.
10. Impacts on pedestrian and bike safety, including South County trailway intersection with Lawrence Street, safety at Springhurst staircase and school drop off on Beacon Hill Road

11. Qualitative discussion of Saw Mill Parkway flooding and traffic diversion, including emergency conditions.
12. County detour discussion for Ashford Avenue Bridge reconstruction.
13. Proposed Mitigation.
 - a. Incorporate roadway improvements included as part of the Proposed Action.
 - b. Identify significant traffic increases attributable to the proposed project. Discuss and analyze roadway and other improvements proposed by the Applicant to mitigate the project-induced traffic, and any other requirements of the NYSDOT and/or the Village of Dobbs Ferry.
 - c. Evaluation of traffic calming and pedestrian safety measures internal to the site.
 - d. Pedestrian and bicycle improvements including sidewalks, crosswalks and other applicable mitigation, including improved bike access and bike racks.
 - e. Provide an analysis of the potential closure of a portion of Stanley Avenue at Lawrence Street.
 - f. Evaluate adequacy of geometrics including radii etc. to accommodate bus and delivery traffic at area intersections including Route 9A and Lawrence Street.
 - g. Analyze feasibility of reopening the Ogden Avenue connection to the Saw Mill River Parkway southbound.
 - h. Alternate truck routes and impacts on local road networks.
 - i. Evaluation of traffic restrictions on Ogden Avenue.

G. Noise

Conduct a screening analysis to identify locations where potential noise impacts could occur as a result of the project, including Hunters Run and Walden Woods and the Ogden corridor. The methodology to be utilized shall be as described below.

1. Existing Conditions
 - a. Describe ambient conditions at the locations listed above. Identify and discuss qualitatively existing sources of noise.
 - b. Based on the results of the traffic analysis and vehicular trip assignment, identify roadways where significant increases of passenger car equivalents (PCE's) may result from the project.

2. Potential Impacts

- a. Describe construction noise.
- b. Describe noise that may be generated on a long-term basis after the project is complete and in use. Discuss anticipated daytime noise increases adjacent to roadways and at Hunters Run and Walden Woods. If significant nighttime activity is generated by the proposed project, a nighttime analysis will be conducted with noise levels evaluated. Identify potential sources of noise including mechanical equipment, on and off site traffic including truck noise and idling, as applicable.

3. Mitigation Measures

- a. Identify mitigation measures to mitigate potential significant adverse noise impacts.

H. Visual/Aesthetics/Neighborhood Character

1. Existing Conditions

- a. View of the site and surrounding area from area roads including the Saw Mill River Parkway and Ogden Avenue.
- b. View of the site from nearby residential properties.
- c. Description of character of existing site and neighborhood including the Saw Mill River Parkway.
- d. View of the site from the South County Trailway.
- e. Identify percentage of existing site open space.

2. Potential Impacts

- a. Analysis of altered views using photographs/photosimulations and/or building elevations and/or sections. Provide a key map for all sections.
- b. Describe visual impacts to the Saw Mill River Parkway corridor and adjoining residential uses.
- c. Describe relationship to other uses.
- d. Lighting – describe type and level of lighting, off-site impacts.
- e. Proposed signage.
- f. Discuss all anticipated roof equipment and screens on building elevations, identify building heights and anticipated building materials.

- g. Identify ambient lighting impact from buildings.
- h. Describe any potential effects on neighborhood character.
- i. Describe percentage of open space affected.

3. Mitigation Measures

- a. Architectural treatment to buildings and parking structures.
- b. Locations of proposed buildings, roadways, parking lots and structures, and trash receptacles so as to accommodate adequate landscape screening.
- c. Site lighting and ambient lighting from buildings.
- d. Site landscaping and landscaping along the Saw Mill Parkway pursuant to discussion with the NYSDOT.
- e. Signage pursuant to AHRB approval. Signage to include No Large Neon Signs.

I. Socioeconomic

1. Existing Conditions

- a. Describe current taxing structure of the Village, Town, County (including any special districts), and School District and present current tax revenues generated by the project site. Identify variable expenditures of the Village, Town and School district generated by the project.
- b. Describe potential impact to tax structures based on most recent purchase price of property.
- c. Describe existing shopping expenditure patterns in the area, the current retail vacancy rates, and the typical trade area for the proposed retail uses of the site.
- d. Describe existing conditions in Downtown Dobbs Ferry/Downtown Ardsley.
- e. Detail sources and assumptions for hotel occupancy demand.
- f. Describe current vacancy rates for rental apartments in area.
- g. Identify definitions of “luxury” apartments and bedroom mix.

2. Potential Impacts

- a. Based upon the Village Assessor’s market and assessed valuation, the tax liability

of the proposed development will be estimated. Estimate variable expenditures of the Villages of Dobbs Ferry and Ardsley, Town and School District generated by the proposed residential and non-residential development on the project site. Forecast net fiscal benefit/dis-benefit over future period to state of stabilized occupancy and determine what conditions would exist for real estate tax certiorari challenge to occur.

- b. Employment opportunities including short term construction jobs and long term employment. Identify the types of jobs created. Estimate indirect and induced effects, including shopping expenditures and sales taxes generated by long term employment and residential occupancy.
 - c. Impact on property values and rents in surrounding areas.
 - d. Impact on market conditions and businesses (including Stop & Shop supermarket) in proximate shopping areas, including Downtown Ardsley and Dobbs Ferry. Evaluation of market conditions on the existing supermarket facility in Hastings on Hudson.
 - e. Market feasibility of proposed development, with particular attention paid to the viability of the Hotel and Supermarket components of the proposal including on gaps analysis conclusions.
 - f. Analyze issues related to affordable housing.
3. Mitigation Measures
- a. Property and other taxes generated, as well as equipment or other investments, including a discussion of potential New York State tax cap initiatives.
 - b. Indirect displacement policies: regulatory changes, investments, financial assistance, or tax policies that assist businesses or areas (e.g., downtowns) where existing business were lost, or substantially diminished in value, because of the proposed development. This can include streetscape improvements, relocation assistance, property tax partial exemptions, and the like.
 - c. Potential cost for Bus and/or Trolley Service to connect the neighborhood to Dobbs Ferry's Downtown and Train Station areas.

J. Community Facilities and Services

- 1. Police/Fire/Emergency Services/DPW/Recreation
 - a. Existing Conditions – include mutual aid agreements.
 - b. Potential Impacts.

- c. Mitigation Measures, including where appropriate apparatus evaluation and conceptual dumpster location.
- d. Identify potential increased demand for recreational facilities including recreational field use (i.e., little league, soccer increase).

2. Ardsley Union Free School District

- a. Existing Conditions — including recent school population trends and school bus routes.
- b. Potential Impacts — including school bus routes, and school children generation based on empirical data from comparable lower Westchester residential developments. Evaluation of school district projections, if available.
- c. Mitigation Measures — including an economic analysis of a potential school district boundary map amendment to include the project site in the Dobbs Ferry School District.

K. Cultural Resources

Provide a Phase 1A Cultural Resources literature review of the site.

L. Environmental Site Assessment Summary

Provide a summary to be signed and sealed by the investigating engineer of the Phase I and Phase II Environmental Site Assessments recently conducted on the property, including discussion of any underground storage tanks and potential disposition. Discuss compliance with Federal and state requirements, where applicable.

M. Construction

1. Existing Conditions

- a. Prior construction on site.

2. Anticipated Impacts

- a. Demolition of the existing structures on the property, including potential asbestos remediation.
- b. Rock removal.
- c. Delivery of materials.
- d. Construction traffic.
- e. Construction phasing and staging.
- f. Dust impacts.
- g. Days and times of construction.
- h. Parking and access to existing Chauncey Square facility.

- i. Bridge ratings for construction access along Lawrence Street.
3. Mitigation Measures
 - a. Investigate recycling of demolition materials.

N. Air Quality

1. Existing Conditions Air Quality

- a. Describe the National Ambient Air Quality Standards (NAAQS).
- b. Obtain the latest available five years of ambient air quality monitoring data from the NYSDEC monitors closest to the project site, as well as designated vehicular emission “hot spots” and other sources of air pollution.
- c. Analyze and compare these data to the National Ambient Air Quality Standards to characterize the existing air quality at the Site, 2011 & 2006.
- d. Provide a quantitative discussion of existing conditions and the potential traffic impacts due to changes in traffic, transportation and parking as set forth in the Scoping Document.
- e. Identify greenhouse gas emissions from the Site including consideration of the following:
 - (i) Direct emissions (e.g. from on-site boilers).
 - (ii) Emissions from purchased electricity.
 - (iii) Emissions fro Site-generated traffic.

2. Future Conditions Without Project

3. Potential Impacts Air Quality

- a. Identify, analyze and evaluate potential emissions from additional vehicular traffic if impacts are projected to be significant based upon (Traffic, Transportation, and Parking) of this document.
- b. Identify, analyze and evaluate potential temporary construction impacts of dust from blasting and/or other types of earthwork activities.
- c. Identify, analyze and evaluate potential temporary construction impacts related to dust and vehicle emissions.
- d. Identify, analyze and evaluate any potential effects on climate change.
- e. Evaluate impacts in the Build Year and include intermediate times between the date on which construction is completed and the date on which the development has been fully occupied when the results of the traffic analysis reveal that there may be a significant

impact as defined in this Scoping Document. The Applicant shall submit to the Village of Dobbs Ferry Board of Trustees a proposed methodology for analysis of intermediate time periods prior to completion of those studies.

- f. Describe specific methodology used to compute potential impacts, including identification of all assumptions upon which analysis is based and the basis of such assumptions.
- g. Present results of these analyses in summary tabular form.
- h. Identify greenhouse gas emissions from the Site, including consideration of the following:
 - (i) Direct emissions (e.g., from on-Site boilers).
 - (ii) Emissions from purchased electricity.
 - (iii) Emissions from Site-generated traffic.
 - (iv) Emissions from construction activities.

4. Potential Mitigation Measures.

- a. Discuss operational or physical features of proposed site plan that reflect steps taken to avoid, minimize or mitigate potential impacts on air quality.
- b. Discuss application of operational practices, such as but not limited to staggered business hours for office employees, which are intended to reduce air quality impacts associated with increased traffic.
- c. Describe implementation of erosion control measures for dust control during construction.
- d. Discuss measures for properly maintaining and operating construction equipment.
- e. Discuss and evaluate alternatives to blasting.
- f. Discuss features that could be incorporated into the site or building design to improve air quality (e.g., “green” roof).
- g. Discuss measures to reduce greenhouse gas emissions.

VI. ALTERNATIVES

- A. No Action.
- B. Reoccupation of existing office buildings on the site.
- C. Alternate mix of uses including replacement and/or alternate size of the supermarket and all buildings with alternate uses.

- D. Replacement of the hotel use with retail, residential or medical office use.
- E. Evaluation of potential closing and relocation of Stop & Shop to this site.
- F. Potential provision of some onsite public recreational facilities.

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

Where significant environmental impacts of the Proposed Action cannot be mitigated these shall be described as unavoidable adverse impacts and identified in this section. Impacts may be both short-term (construction-related) and long-term in nature.

VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section shall assess the natural and human resources that would be consumed, converted or made unavailable for future use if the Proposed Action is implemented.

IX. GROWTH-INDUCING IMPACTS

This section shall assess and analyze, together with the impacts of the Proposed Action, whether additional off-site growth would be stimulated, where this growth would occur and the type and magnitude of growth anticipated.

X. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

This section shall address the energy resources to be used if the Proposed Action is implemented, the anticipated levels of consumption, and ways to reduce energy consumption. Topics to be addressed shall included features of proposed and/or modified buildings that reflect the use of “green/low-impact” or sustainable building methods and/or technologies and opportunities to achieve LEEDS certification.

XI. APPENDICES

Involved Agencies

Village of Dobbs Ferry Board of Trustees
112 Main Street
Dobbs Ferry, New York 10522

Village of Dobbs Planning Board
112 Main Street
Dobbs Ferry, New York 10522

Village of Dobbs Ferry Architectural and Historic Review Board
112 Main Street
Dobbs Ferry, New York 10522

New York State Department of Environmental Conservation
Region 3
Mr. William Janeway, Regional Director
21 South Putt Corners
New Paltz, New York 12561

New York State Department of Transportation
Region 8
Mr. William Gorton, PE, Regional Director
4 Burnett Boulevard
Poughkeepsie, New York 12603

Interested Agencies and Other Parties

Village of Dobbs Ferry Conservation Advisory Board
112 Main Street
Dobbs Ferry, New York 10522

Village of Dobbs Ferry Tree Commission
112 Main Street
Dobbs Ferry, New York 10522

Village of Ardsley
507 Ashford Avenue
Ardsley, New York 10502
Attention: Mayor Jay Leon

Village of Hastings on Hudson
7 Maple Avenue
Hastings on Hudson, New York 10706
Attention: Mayor Peter Swiderski

Town of Greenburgh
177 Hillside Avenue
Greenburgh, New York 10607
Attention: Supervisor Paul J. Feiner

Village of Irvington
85 Main Street
Irvington, New York 10533
Attention: Mayor Brian Smith

Ardsley Union Free School District
500 Farm Road
Ardsley, New York 10502
Attention: Linda C. Peters, Business Administrator

Westchester County Health Department
145 Huguenot Street
New Rochelle, New York 10801

Westchester County Planning Department
148 Martine Avenue
White Plains, New York 10601

New York State Office of Parks, Recreation and Historic Preservation
Mr. Daniel McEneny
Peebles Island Resource Center
PO Box 189
Waterford, New York 12188

Saw Mill River Coalition
22 Main Street, 2nd Floor
Yonkers, NY 10701
Attention: Ms. Ann-Marie Mitroff, Coordinator

Walden Wood Homeowners Association
C/O Margaux Agency
93 Cross Ridge Road
Chappaqua, NY 10514

Hunters Runs Homeowners Association
C/O Margaux Agency
93 Cross Ridge Road
Chappaqua, NY 10514