

SCOPE FOR A DEIS
(6 NYCRR PART 617 N.Y.S.E.Q.R.)

TOWN OF CORTLANDT
PLANNING BOARD

Date: 1/18/07
Revised:
Adopted:

RE: PB 33-06 Application of Westrock Cortlandt, LLC, Contract Vendee for property owned by George P. Frooms and Joan Maskell for Preliminary Subdivision and Site Development Plan Approvals and for Steep Slope, Wetland and Tree Removal Permits for proposed development consisting of an 85,000 square foot retail building, a 5,000 square foot bank building and a 10 lot conventional subdivision located on a 36 acre parcel of land as shown on a 16 page set of drawings entitled "Cortlandt Crossing" prepared by John Meyer Consulting P.C., dated October 20, 2006. The subject application is submitted pursuant to Chapter 307, Article XII (Site Development Plan Approval), Chapter 265 (Subdivision of Land) and for permits pursuant to Chapter 179 (Freshwater Wetlands, Water Bodies and Watercourses), Chapter 259 (Steep Slopes), and Chapter 283 (Tree Removal) of the Town of Cortlandt Code. The subject property of 36 acres is zoned CD, Designed Commercial for a depth of 400 feet along Route 6 and R-40, One Family Residential and is located on the north side of East Main Street (Route 6) approximately 250 feet west of Baker Street is designated on the Town of Cortlandt Tax Maps as Section 24.06, Block 1, Lot 4.

I. COVER SHEET

- A) Identify the report as a Draft Environmental Impact Statement.
- B) Name or other descriptive title of the project.
- C) Location of the project.
- D) Name and address of the lead agency which required preparation of the statement and the name and telephone number of a person at the agency to be contacted for further information.
- E) Name and address of the preparers of any portion of the statement and a contact name and telephone number.
- F) Date of acceptance of the Draft EIS (when accepted).
- G) In the case of a Draft EIS, the deadline date by which comments are due should be indicated (when determined).
- H) Name and address of the project sponsor and the name and telephone number of a contact person representing the applicant.

II. TABLE OF CONTENTS AND SUMMARY

- A) Brief description of the action.
- B) Brief listing of anticipated significant, beneficial, and adverse impacts (issues of controversy must be specified).
- C) Mitigation measures proposed for each impact issue identified in the DEIS.
- D) Brief description of the project alternatives considered in the DEIS and a table presenting each alternative relative to the various impact issues.
- E) Matters to be decided (permits, approvals, funding).
- F) List involved agencies and interested parties including the address and contact person, required approvals and scope of involvement in the approval process.

III. CONCISE DESCRIPTION OF THE PROPOSED ACTION

- A. Project purpose, public need and benefits

1. Prior projects of the applicant and history of the project site.
2. Public need for the project, and municipality objectives based on adopted community development plans.
3. Describe the proposed development including but not limited to:
 - a) objectives of the project sponsor
 - b) proposed building improvements including square feet of floor space and use of new space per zoning regulations
 - c) proposed site plan improvements including access and internal drives, parking and loading areas and the total amount of impervious surfaces
 - d) proposed utilities, landscaping and lighting
4. Benefits of the proposed action to the Town and to the region.
 - a) commercial services
 - b) economic benefits
 - c) quality of life
 - d) housing

B. Location

1. Establish regional and local geographic boundaries of the project.
2. Description of all existing road frontage and the existing and proposed vehicular access to the site including right-of-way ownership and existing nearby driveways.
3. Description of existing zoning districts and regulations for the site and land uses and zoning for surrounding and across the street properties.
4. List existing and proposed public tax districts for the subject property such as sewer, water, school, fire, town, county, etc.

C. Design and Layout

1. Total site area:
 - a) Proposed impervious surface area (structures, roads, driveways).
 - b) Total amount of land area to be cleared with areas listed for steep slopes and wooded areas to be disturbed.
 - c) Zoning dimensional and use requirements vs. the proposed action.
 - d) Submit documentation consisting of a title report, current property survey map and any deed restrictions and easements concerning the subject property.
2. Structures and Site Improvements:
 - a) Plans for the location of proposed buildings, driveways, sidewalks to and within the site and parking lots.
 - b) Grading plans and driveway profiles and sections including limits of disturbance and proposed cut and fill, blasting, regrading and the amount of earth to be removed from and/or delivered to the site including areas of steep slopes, wetlands, water bodies and watercourses and related buffers and wooded areas to be disturbed.
 - c) Staging area for material and equipment storage.
 - d) Drainage plans including but not limited to proposed drainage facilities for detention and water quality.
 - e) Utility plans for water and sewer.
 - f) Landscaping, lighting, sidewalks and signage plans.
 - g) Distances to nearby residential uses.
 - h) Buffer areas and building setbacks including landscaping and/or fencing to screen adjacent properties and use of retaining walls.

- i) Building elevation drawings showing the color, type and design of the proposed buildings. The applicant's architect should work with the Planning Board and Architectural Advisory Committee to provide a building and site design for the project that is both neighborhood and pedestrian friendly and compatible.
- j) Describe how this project will enhance the community and is not a strip mall and how the project design is pedestrian friendly that encourages a meeting place for people.
- k) Describe solid waste storage facilities and truck loading areas and hours for deliveries and operation of commercial uses.
- l) Provide a list of the types of retail uses proposed for the project.
- m) Provide the distance and location of similar retail uses in the area.
- n) Describe and map existing stone walls to be preserved or removed by the project.

D. Construction and Subsequent Maintenance

- 1. Construction
 - a) Total construction period anticipated.
 - b) Schedule and phases of construction.
 - c) Soil erosion and sedimentation control plans and details for proposed construction as recommended by the Westchester County Best Management Practices Manual.
 - d) Soil erosion control, performance securities and site monitoring by the Town required by the Planning Board to guarantee soil erosion controls and completion of the project.
 - e) Total amounts of topographic cuts and fills.
 - f) Total number, size and species of trees to be removed.
 - g) Describe the demolition and site clean up of existing structures.
- 2. Maintenance:
 - a) Ownership and year round maintenance of proposed roads and internal driveways and parking areas, including snow storage areas and snow and ice controls and sewer and water lines and other utilities.
 - b) Maintenance and monitoring of proposed soil erosion and sedimentation controls during and following construction.
 - c) Maintenance and monitoring of the proposed stormwater drainage system during and after construction including associated costs, funding, maintenance schedule, responsible entitles and enforcement of maintenance.

E. Approvals

- 1. List all permits or approvals required and the involved agencies with mailing addresses including but not limited to the approvals and/or permits from the New York State, Town of Cortlandt and Westchester County.

IV. A CONCISE DESCRIPTION OF THE ENVIRONMENTAL SETTING, AN EVALUATION OF THE POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS AND THE PROPOSED MITIGATION MEASURES (analyze potential impacts listed under the following sections and identify and analyze measures to mitigate these and any other potential impacts

associated with the project).

A) Geology

1. Existing Conditions - Subsurface:
 - a) Composition and thickness of subsurface material including but not limited to: depth to and nature of, bedrock formations and impermeable layers, occurrence of an extractive mineral resource, usefulness as construction material.
 - b) Conduct soil testing to determine if any part of the site was filled or contaminated and proposed remediation.
2. Existing Conditions - Surface:
 - a) Identify soil types and their distribution based on Soil Conservation Service mapping.
 - b) Discussion of soil characteristics based on on-site investigations including but not limited to physical properties of soils, hydrological capabilities and engineering properties.
 - c) Suitability of soils for use.
3. Existing Topography:
 - a) Provide current topographic mapping with a 2 foot contour and a description of topography at project site, including showing slopes in the following categories: 0 to 10%, 10 to 15%, 15 to 20%, 20% to 30% and over 30%; and prominent or unique features such as rock outcrops.
 - b) Description of topography of surrounding area.
 - c) History of past modifications to the property from available information and on site investigation.
4. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures:
 - a) Topographic alterations shown on a proposed grading plan to slopes 15% or greater and where the general slopes in the project area exceed 10% including an evaluation of criteria for consideration of a Steep Slope Permit pursuant to Chapter 259 of the Town of Cortlandt Code.
 - b) Changes to on-site bedrock and rock outcrops including blasting during construction and possible effects on aquifers and nearby properties.
 - c) Possible soil erosion and sedimentation caused by tree removal, site disturbance and topographic changes for the proposed project.
 - d) Radon gas potential.
 - e) Suitability of soils and topography for construction of proposed improvements.
 - f) Amount of topographic cuts and fills proposed.
5. Proposed Additional Mitigation Measures.

B. Water Resources

1. Existing Conditions - Groundwater:

- a) Location and description of aquifers and recharge areas including but not limited to depth of water table, seasonal variation, quality, quantity and flow and FEMA floodways .
 - b) Identification of present uses and level of use of groundwater, location of any existing wells and public/private water supply including quality, quantity, and facilities.
 - c) Conduct testing of groundwater to determine any possible groundwater contamination and proposed remediation.
2. Existing Conditions - Surface water:
- a) Location and description of wetlands, water bodies and watercourses and related buffers located on the project site pursuant to Chapter 179 of the Town of Cortlandt Code as determined by a Town Wetland Consultant.
 - b) Provide detailed information concerning wetlands, water bodies and watercourses and related buffers on and adjacent to the project site including but not limited to acreage, vegetation cover, soils, classification, benefit of wetland such as flood and erosion control, recreation and wildlife habitat.
 - c) Location and description of surface water located on and contiguous to the project site and influenced off site by the project including but not limited to:
 - (1) Seasonal variation.
 - (2) Quantity and quality.
 - (3) Classification according to the New York State Department of Health.
 - (4) Chapter 179 of the Town of Cortlandt Code for the protection of wetlands, water bodies and water courses.
 - (5) Articles 15, 24, 25 of the New York State Environmental Conservation Law including but not limited to State protected freshwater wetlands.
 - (6) Flood boundaries as defined by the Flood Boundary and Floodway Map issued by the Federal Emergency Management Agency (FEMA).
 - (7) Peekskill Hollowbrook Watershed area for the City of Peekskill water supply.
 - d) Identification of uses and level of use of all on-site surface waters described in 2.b) above.
 - e) Description of existing drainage areas, watercourses, patterns, channels, and stormwater management facilities on-site and in the off-site vicinity.
 - f) Discussion of potential for flooding, siltation, erosion and eutrophication including discussion of on-site areas within the 100-year floodplain and in the off-site vicinity.
 - g) Fully analyze the functions, importance and value of wetlands, water bodies and watercourses located on the project site, acreage, vegetation cover, soils, classification, benefits of wetland such as flood and erosion control, aquifer recharge, recreation and wildlife habitat.
 - h) Description of existing drainage areas, patterns, channels, and stormwater management facilities on and adjacent to the site.
 - i) Discussion of potential for flooding and soil erosion and siltation.
 - j) Discussion of site's location in the watershed concerning the City of Peekskill water supply.

3. Potential Significant Adverse Impacts and Proposed Mitigation Measures:
- a) Proposed construction and site disturbance in and within the 100 foot buffer of a wetland, watercourses and water bodies including an evaluation of the criteria for consideration of NYSDEC Permits pursuant to NYS Conservation Law and Town Wetland permits Chapter 179 of the Town of Cortlandt Code.
 - b) Potential impacts to wetlands, watercourses and water bodies on and off-site including but not limited to:
 - (1) Soil erosion and sedimentation
 - (2) Impact on water quality and quantities
 - (3) Effects of pesticides, fertilizers, insecticides, herbicides, phosphorus and other pollutants contained in stormwater runoff.
 - (4) Potential cumulative impacts for development applications pending within the site's watershed.
 - (5) Impacts to the functions, importance and value of wetlands, watercourses and water bodies
 - c) Proposed changes to existing drainage patterns caused by vegetation removal and regrading for the proposed project including short and long term effects of changes in the hydrology, on site watercourses, water bodies, wetlands and groundwater and the possible effects to off site watercourses and drainage facilities.
 - d) Potential downstream flooding including additional stormwater runoff onto contiguous properties .
 - e) Proposed changes to existing drainage patterns caused by vegetation removal, regrading and additional impervious areas for the proposed project including short and long term effects of changes in the hydrology, on site watercourses, water bodies, wetlands and groundwater and the possible effects off site.
 - f) Potential flooding onto contiguous properties.
 - g) Proposed drainage controls shown on a proposed drainage plan to reduce stormwater off-site impacts with estimated runoff for up to a 100 year storm both during and after construction including mitigation methods to control the volume, velocity, pollutants and sedimentation associated with an increase in stormwater runoff from the proposed impervious surfaces (use the TR-55 or equal methodology).
 - h) Potential soil erosion and sedimentation impacts on the watershed during and after construction of the project in terms of soil erosion and sedimentation control plans pursuant to the Westchester County Best Management Practices Manual and the mitigation of soil erosion and sedimentation impacts to protect the water quality of the watershed. Provide a soil erosion and sedimentation control plan.
 - i) Potential impacts from stormwater pollutant loadings, including a Stormwater Pollution Prevention Plan pursuant to the NYSDEC Regulations.
 - j) Estimated irreducible pollutant concentrations discharged from proposed soil erosion and sedimentation controls and analyze its effects on the watershed.
 - k) Evaluate potential impacts on water quality from fertilizers, pesticides and herbicides and on any existing wells on adjacent property.

- l) Evaluate potential impacts of the proposed stormwater drainage systems as applicable in terms of:
 - (1) SPDES General Permit for Storm Water Discharges from Construction for the areas of disturbance greater than 1 acre including a Storm Water Management Plan that addresses requirements contained in this permit.
 - (2) New York State rules, regulations and permits.
 - (3) Westchester County Health Department rules, regulations and permits.
 - m) Any potential impact to FEMA Floodways.
- 4) Proposed Additional Mitigation Measures.

C. Terrestrial and Aquatic Ecology

1. Existing Conditions – Vegetation
 - a) Prepare a tree survey of the subject property by a licensed land surveyor which shows the tree location, diameter and species of trees with a 8” and greater diameter (measured 4’ above grade) in areas of proposed disturbance for all improvements.
 - b) List vegetation types on the project site and within the surrounding area for all four seasons of the year, the ecological characteristics of the area and project site investigations.
 - c) Provide a Phase I Biodiversity Study of the subject property by a Town Consultant and, if necessary, a Phase II study shall be prepared for the FEIS.
 - d) Site vegetation characteristics, including but not limited to: species presence and abundance, age, size, distribution, dominance, community types, unique, rare and endangered species, value as habitat for wildlife and productivity.
2. Existing Conditions - Wildlife
 - a) Provide a Phase I Biodiversity Study of the subject property by a Town Consultant and, if necessary, a Phase II study shall be prepared for the FEIS.(same as D.1.(c) above)
 - b) List of wildlife species on the project site and within surrounding area, including migratory and resident species for all four seasons of the year, the ecological characteristics of the area and the project site investigations.
 - c) Discussion of wildlife population characteristics including but not limited to species presence and abundance, distribution, dominance, unique, rare and endangered species, productivity and wildlife corridors.
 - d) Discussion of the project in terms of the “Croton-to-Highlands Biodiversity Plan” prepared by the Metropolitan Conservation Alliance dated 2004.
3. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures:
 - a) Regrading and removal of existing vegetation and wildlife habitats including showing existing trees to be removed and measures to protect trees to be saved and replacement trees .
 - b) Cumulative impacts resulting from the destruction of vegetation and wildlife habitats from this and other proposed development for which applications are pending in the Town of Cortlandt within a

- mile radius including but not limited to rare and endangered species and wildlife corridors.
- c) Impacts on adjacent property including wetlands, watercourses and water bodies.
 - d) Impacts on wildlife species and their habitats including but not limited to rare and endangered species and wildlife corridors and the “Croton-to-Highlands Biodiversity Plan”.
 - e) Proposed mitigation, including but not limited to, open space and conservation easements.
 - f) Protection of existing trees to remain on the subject property.
 - g) Evaluate standards for consideration of a Tree Removal Permit per Section 283-8 of the Town Code.

4. Proposed Additional Mitigation Measures.

D. Air Resources

1. Existing Conditions - Climate
 - a) Discussion of seasonal variations and extremes.
2. Existing Conditions - Air Quality
 - a) Description of the existing National and State Air Quality Standards for the project area and the compliance status for each standard.
 - b) Identification of existing sources of pollutants – fixed and mobile.
 - c) Identification of any sensitive receptors in project area such as hospitals, schools, nursing homes, parks and residential areas.
3. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures:
 - a) Potential adverse impacts on adjacent properties cause by construction related dust and noise and construction equipment exhaust both operating on site and on existing roads to access the site.
 - b) Impact on air quality caused by increased traffic levels.
4. Proposed Additional Mitigation Measures.

E. Transportation (for traffic studies use the most recent Highway Capacity Manual published by the Transportation Research Board or equal)

1. Existing Transportation Services and Conditions
 - a) Description of the size, capacity, condition, maintenance and ownership of the following area roads in the vicinity of the project site:
 - Route 6
 - Lexington Avenue
 - Bear Mountain Parkway
 - Baker Street
 - Westbrook Drive
 - Constitution Road (Van Cortlandtville School)
 - Locust Avenue
 - Cortlandt Town Center driveways

- Renee Gate
 - Millington Road
 - Jerome Drive
 - Regina Avenue
- b) Existing and proposed entrances and exits from the site, proposed offsite road improvements such as turning lanes, road accident history, pavement and shoulder width, grades, sight distance, winter road conditions and traffic controls on roads in the vicinity of the project site.
 - c) Description of current level of use of services such as weekday a.m. and p.m. and Saturday peak hour traffic flow, vehicle mix, source of existing traffic on the roads identified in E.1.a).
 - d) Number of current school bus routes and bus stop locations on area roads in the vicinity of the project site.
 - e) Proposed long and short term improvements by the NYSDOT to Route 6, Lexington Avenue and the Bear Mountain Parkway in the vicinity of the project site pursuant to the 202/35/6/BMP Sustainable Development Study.
 - f) Existing driveways and curb cuts for nearby properties on Route 6.
 - g) Prior to taking traffic counts, submit times and places for traffic counts to the satisfaction of the Planning Board.
2. Existing Public Transportation
 - a) Description of the current availability of County bus service and the location of County bus stops in the vicinity of the project.
 - b) Description of the current availability of railroad service and railroad parking.
 - c) Description of present level of use of bus and railroad service.
 3. Existing Pedestrian Environment
 - a) Identify the current level of pedestrian walking, jogging, bicycle riding in the vicinity of the project site and the capacity of area roads to accommodate pedestrians, sidewalks and bicyclists and existing sidewalks.
 4. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures:
 - a) Potential impacts on traffic flow on the roads identified in E.1.a), including cumulative impacts from other proposed development within a 2 mile radius from site.
 - b) Impacts and mitigation on adjacent roads off-site and proposed driveways on-site including traffic circulation and driveways for the following:
 - 1) Traffic safety.
 - 2) Secondary road access.
 - 3) Grade (steepness).
 - 4) Sight distance.
 - 5) Impacts to pedestrian use of roads.
 - 6) Impacts by heavy construction and commercial vehicles on the road surface and traffic safety on roads.
 - 7) Impacts on road safety in terms of slow moving construction related vehicles for the project and lane closing for utility work.

- 8) Based on the history of auto accidents potential impacts caused by an increase in traffic volume by the proposed project.
 - c) Impacts at the following intersections under build and no-build conditions including changes to current levels of service, weekday a.m. and p.m. and Saturday peak hour traffic flow, vehicle mix, daily traffic volume during the school year and construction related traffic and cumulative traffic from other proposed development within a 2 mile radius of the site.
 - 1) Proposed project site access on Route 6.
 - 2) Cortlandt Town Center access on Route 6.
 - 3) Baker Street and Route 6.
 - 4) Regina Avenue and Route 6.
 - 5) Lexington Avenue and Route 6.
 - 6) Constitution Road and Route 6.
 - 7) Renee Gate and Route 6.
 - 8) Westbrook Drive and Route 6.
 - 9) Locust Avenue and Route 6.
 - 10) Bear Mountain Parkway and Route 6.
 - 11) Millington Road and Route 6.
 - d) Impacts on pedestrians, joggers and bicyclists caused by project related increased traffic volumes on area roads.
 - e) Impacts on railroad travel at Peekskill and Cortlandt train stations by the proposed project.
 - f) Impacts on the Proposed long and short term improvements by the NYSDOT to Route 6, Lexington Avenue and the Bear Mountain Parkway in the vicinity of the project site pursuant to the 202/35/6/BMP Sustainable Development Study.
 - g) Impacts on existing driveways and curb cuts for nearby properties on Route 6.
5. Proposed Additional Mitigation Measures: including but not limited to off-site road improvements and sidewalks and other pedestrian connections.

F. Land Use and Zoning

1. Existing land use and zoning:
 - a) Describe the existing land use of the surrounding area and proposed development applications pending within a 2 mile radius of the project boundary including Yorktown.
 - b) Describe the current use of the project site.
 - c) Describe the existing zoning of site and surrounding area and the dimensional regulations for the proposed project as required by the Town Zoning Code.
 - d) Show on the site plan the location of existing structures on adjacent property from existing sources.
 - e) Show and describe existing structures and uses to be removed.
2. Land Use Plans:
 - a) Describe the current Master Plan policies for the project site and surrounding area.
 - b) Discussion of future development trends or pressures.
 - c) Provide a list of specific types of retail, commercial and office uses for the proposed buildings and proposed housing types and

- describe how this project is different or similar to surrounding land uses.
- d) Describe the Route 202/35/6/Bear Mountain Parkway Sustainable Development Study recommendations in the vicinity of the project site and how this project complies.
 - e) Describe the application and result of the lot count formula to determine the number of proposed residential lots.
 - f) Describe the subject parcel as indicated in the Town of Cortlandt Open Space Final Report and how this project complies.
3. Potential Significant Adverse Impacts and Related Proposed Mitigation Measures.
 - a) Evaluate potential significant adverse impacts and related proposed mitigation measures for the surrounding and contiguous properties.

G. Community Services

1. List existing facilities and describe existing levels of usage and projected future needs for the following:
 - a) Police protection and traffic enforcement;
 - b) Education facilities; (including class size and other information as required by the District to evaluate impacts)
 - c) Fire protection;
 - d) Hospitals, health care and ambulance services;
 - e) Utilities (electric, telephone, and gas);
 - f) Public water supply;
 - g) Public sewer system; and
 - h) Solid waste disposal.
 - i) Indian Point Evacuation Plan
2. Potential Significant Adverse Impacts on the above listed Community Services.
 - a) Potential cumulative impacts.
3. Proposed Additional Mitigation Measures, if any.

H. Fiscal Analysis

1. Existing Conditions including but not limited to revenues and expenditures for:
 - a) Town of Cortlandt;
 - b) School District; (include information within the district and other information as required by the District to evaluate impacts)
 - c) Water District;
 - d) Fire District;
 - e) Ambulance and Advanced Life Support Services;
 - f) County Solid Waste District;
 - g) Sanitary Sewer District; and
 - h) other special districts.
2. Potential Significant Adverse Impacts (and related proposed mitigation measures) with and without the project on:
 - a) Town of Cortlandt;

- b) School District;
- c) Water District;
- d) Fire District;
- e) Ambulance and Advanced Life Support Services;
- f) County Solid Waste District;
- g) Sanitary Sewer District; and
- h) other special districts.
- i) Anticipated revenues and expenditures expressed in total and per capita form.
- j) Analyze the following: property tax base, proposed project's assessed value and market value, and revenues from local taxes and expenditures as applicable for the Town of Cortlandt and for all of the above districts listed in 2b-h.
- k) Potential impacts on existing housing values of nearby homes by the proposed project.
- l) Potential cumulative impacts.

3. Proposed Additional Mitigation Measures.

I. Cultural Resources

- 1. Existing Visual Resources and proposed construction:
 - a) Description of the physical character of the community and views into the site.
 - b) Description of natural areas of significant scenic value.
 - c) Provide building elevation drawings showing the design of the proposed construction and describe how the proposed building design and layout relates to buildings on adjacent property.
 - d) Provide and describe plans of proposed landscaping, buffers and lighting.
- 2. Existing Historic and Archaeological Resources:
 - a) Location and description of historic areas or structures listed on State or National Register or designated by the community, or included on Statewide Inventory on nearby roads in the vicinity of the project site.
 - b) If required by the Planning Board or the NYS OPRHP, provide a Stage 1A archaeological survey of the site.
 - c) Stonewalls
- 3. Potential Significant Adverse Impacts and Related Mitigation Measures:
 - a) Visual impacts by on-site lighting.
 - b) Potential visual impact of the proposed project's relationship to existing nearby properties, neighborhood character, quality of life and to land forms, vegetation and other natural characteristics, including the loss of open space.
 - c) Potential archeological impacts depending on the findings of the Stage 1A archeological survey (if required by Planning Board or State NYS OPRHP).
 - d) Stonewalls
- 4. Proposed Additional Mitigation Measures.

- V. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED OR ADEQUATELY MITIGATED IF THE PROPOSED ACTION IS IMPLEMENTED (where applicable and significant) Including, but not limited to identifying and describing resources that will be made unavailable for future use.
- VI. ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF ENVIRONMENTAL RESOURCES THAT WOULD BE ASSOCIATED WITH THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED (where applicable and significant)
- VII. ANY GROWTH INDUCING ASPECTS OF THE PROPOSED ACTION (where applicable and significant) Including but not limited to identifying and describing the potential growth-inducing aspects generated and any possible mitigation measures.
- VIII. ALTERNATIVES TO THE PROPOSED ACTION
To be described and evaluated at a level of detail sufficient to permit a meaningful comparative assessment with the Proposed Action
- a) No Action.
 - b) A development plan which avoids wetland and wetland buffers and steep slope disturbance.
 - c) A development plan which clusters the proposed residential development and increases protected open space and provides some affordable housing.
 - d) Alternative plans which reduces the proposed development by 25% and 50% and reduces associated impacts by reducing proposed building and parking lot coverage and increasing landscaped areas.
 - e) A development plan showing a potential road connection to Lucs Lane and an emergency road connection to Cardoza Avenue.
- IX. REFERENCES
- X. ORGANIZATIONS AND PERSONS CONSULTED
- XI. APPENDICES
- a) SEQR documentation, including a copy of the Short Environmental Assessment Form (EAF), Positive Declaration and DEIS Scope.
 - b) Copies of official correspondence related to issues discussed in the DEIS and on the scoping document including but not limited to correspondence from both the involved agencies and interested agencies.
 - c) Copies of supporting and revised technical studies in their entirety.
 - d) The proposed site development plans and building elevation drawings including any plans detailing mitigation measures. All plans should be appended in the DEIS.