

**ENVIRONMENTAL
ASSESSMENT FORM**

Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components The full EAF is comprised of three parts:

Part 1 Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2 Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3 If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Echo Bay Waterfront Redevelopment

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Echo Bay Waterfront Redevelopment		
LOCATION OF ACTION (Include Street Address, Municipality and County) South Side of Main Street (U.S. Route 1) between Echo Avenue and LeFevre's Lane, City of New Rochelle, NY		
NAME OF APPLICANT/SPONSOR Forest City Residential Group, Inc.		BUSINESS TELEPHONE (212) 586-4182 (Abe Naparstek)
ADDRESS 50 Public Square, Suite 1160		
CITY/PO Cleveland	STATE OH	ZIP CODE 44113
NAME OF OWNER (If different) Various (See Attached List)		BUSINESS TELEPHONE ()
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION Redevelopment of 26 acres of existing municipal, light industrial, automobile and other commercial uses in a designated urban renewal area between US Route 1 and the Long Island Sound into a mixed-use community with approximately 710 residential units, 150,000 square feet of retail, two 150-room hotels, a 20,000 square foot community building, and approximately 6 acres of publicly accessible open space and waterfront improvements.		

Please Complete Each Question --Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☒ Urban ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area:	<u>26.4</u> acres		
APPROXIMATE ACREAGE		PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)		_____ acres	_____ acres
Forested		_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)		_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)		_____ acres	_____ acres
Water Surface Area		_____ acres	_____ acres
Unvegetated (Rock, earth or fill)		<u>0.9</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces		<u>21.0</u> acres	<u>18.0</u> acres
Other (Indicate type) <u>Lawn/Vegetated Areas</u>		<u>4.5</u> acres	<u>8.4</u> acres

3. What is predominant soil type(s) on project site? Uf (Urban Land)
- a. Soil drainage: ☒ Well drained 5 % of site ☐ Moderately well drained _____ % of site
☒ Poorly drained 95 % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of NYS Land Classification System? n/a acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No
- a. What is depth to bedrock? Varies - 5'-20+' (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 85 % ☒ 10-15% 6 %
☒ 15% or greater 9 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 8-10 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☐ No According to To be determined
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☒ Yes ☐ No
15. Streams within or contiguous to project area: n/a
a. Name of Stream and name of River to which it is tributary n/a
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name Echo Bay / Long Island Sound b. Size (In acres) n/a
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No ☒ TBD
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No ☒ TBD
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☒ Yes ☐ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor 26.4 acres.
 - Project acreage to be developed: 10 acres initially; 26.4 acres ultimately.
 - Project acreage to remain undeveloped 0 acres
 - Length of project, in miles: n/a (If appropriate)
 - If the project is an expansion, indicate percent of expansion proposed n/a %;
 - Number of off-street parking spaces existing 60; proposed 2000±.
 - Maximum vehicular trips generated per hour TBD (upon completion of project)
 - If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially			<u>440</u>	<u>30</u>
Ultimately			<u>606</u>	<u>104</u>
 - Dimensions (in feet) of largest proposed structure 65 height; 260 width; 360 length.
 - Linear feet of frontage along a public thoroughfare project will occupy is? 3300 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? TBD tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
 a. If yes, for what intended purpose is the site being reclaimed? Landscaped Areas
 b. Will topsoil be stockpiled for reclamation? ☐ Yes ☒ No **(None Available)**
 c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.1 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction n/a months, (including demolition)
7. If multi-phased:
 a. Total number of phases anticipated 2 (number).
 b. Anticipated date of commencement phase 1 1st Quarter month 2011 year, (including demolition)
 c. Approximate completion date of final phase 1st Quarter month 2014 year.
 d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No
8. Will blasting occur during construction? ☐ Yes ☐ No ☒ TBD
9. Number of jobs generated: during construction TBD ; after project is complete TBD .
10. Number of jobs eliminated by this project TBD .
11. Will project require relocation of any projects or facilities? ☒ Yes ☐ No If yes, explain New Rochelle DPW Yard will be relocated from within the project limits; a new community facility will be constructed to replace the City Armory building.
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
 Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☒ Yes ☐ No
16. Will project generate solid waste? ☒ Yes ☐ No
 a. If yes, what is the amount per month TBD tons
 b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
 c. If yes, give name TBD ; location TBD
 d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
 e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
 a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
 If yes, indicate type(s) Electricity, Natural Gas
22. If water supply is from wells, indicate pumping capacity n/a gallons/minute.
23. Total anticipated water usage per day 220,000 gallons/day.
24. Does project involve Local, State or Federal funding? ☒ Yes ☐ No
 If Yes, explain Project may seek government funding.

25. Approvals Required:

		Type	Submittal Date
City, Town Village Board Council	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Potential amendments to Urban Renewal Plan, City Comprehensive Plan, Zoning Ordinance & Map; Approval of land disposition agreement; Special Permit; Potential land condemnation.	
City Town Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval, Subdivision	
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sanitary Sewer, Water Supply	
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Street opening permits, building permits	
Other Regional Agencies County	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sanitary Sewer	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPDES, Wetlands, Highway Work, Armory Disposition	
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Section 10, Rivers & Harbors Act; Section 404, Clean Water Act	

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

- ☒ zoning amendment ☐ zoning variance ☒ special use permit ☒ subdivision ☒ site plan
☒ new/revision of master plan ☐ resource management plan ☒ other **Urban Renewal Plan Amendment**

C-1M (General Commercial Modified), PWD-3 (Planned Waterfront

2. What is the zoning classification(s) of the site? Development - 3 Story, PWD-5 (Planned Waterfront Development - 5 Story)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

TBD

4. What is the proposed zoning of the site? TBD

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

TBD

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?

LSR (Large Scale Retail), ROS (Recreation Open Space), DB (Downtown Business), MUFE (Mixed-Use Family Entertainment), DMU (Downtown Mixed-Use), WR (Waterfront Related), R2-7.0 (Two-Family Residence), R1-7.5, R1-10A, R1-15 (One Family Residence), RMF-1.3, RMF-0.4, RMF-SC-4.0 (Multi-Family Residence), PWDE-5 (Planned Waterfront Development Extension Floating Zone)

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? TBD

- a. What is the minimum lot size proposed? TBD

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No

- a. If yes, is the existing capacity sufficient to handle projected demand? ☐ Yes ☐ No ☒ TBD

12. Will the proposed action result in the generation of traffic significantly above present levels? ☒ Yes ☐ No

- a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No ☒ TBD

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Forest City Residential Group

Date 5/8/08

Signature 

Partner, Divney Tung Schwalbe, LLP

Title Planning Consultant

If the action is in the Coastal Area, and you are in a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

**ECHO BAY WATERFRONT REDEVELOPMENT
NEW ROCHELLE, NEW YORK**

**ENVIRONMENTAL ASSESSMENT FORM, PART 1
PROPERTY OWNERS**

OWNER/ADDRESS/PHONE	PROPERTY ADDRESSES (All New Rochelle, NY)
D. Lia Realty, LLC Don Lia 1055 East Jericho Tpke Huntington, NY 11743 (631) 423-6777	<ul style="list-style-type: none"> • 162 Main Street • 200 Main Street • 1 LeFevre's Lane
R&L Leasing Co. Don Lia 7516 Hawks Landing Drive West Palm Beach, FL 33412 (631) 423-6777	<ul style="list-style-type: none"> • 206 Main Street
Serita Holding Corporation Kurt Arditi 266 Pondfield Rd. W Bronxville, NY 10708 (914) 337-2020	<ul style="list-style-type: none"> • 212 - 214 Main Street
City of New Rochelle 515 North Avenue New Rochelle, NY 10801 (914) 654-2000	<ul style="list-style-type: none"> • 220 - 224 East Main Street • 270 East Main Street • 1011 Huntington Avenue
Kamenstein-Aliry Corporation Peter Kamenstein c/o The Colley Group Croton Falls, NY 10519 (914) 785-8000	<ul style="list-style-type: none"> • 280 Main Street
Kamenstein - Frost Sand & Grvl Corp. Peter Kamenstein 40 Huntington Place New Rochelle, NY 10801 (914) 785-8000	<ul style="list-style-type: none"> • 40 Huntington Place
General Motors - Argonaut Holding Leo Brennan 291 & 300 Main Street New Rochelle, NY 10801 (914) 244-6138	<ul style="list-style-type: none"> • 291 Main • 300 Main Street
Rival Development Corp. Val Bonanno 308 Main Street New Rochelle, NY 10801 (914) 576-2060	<ul style="list-style-type: none"> • 308 Main Street
FCNR Lot 48 LLC Abe Naparstek 1775 Broadway, Suite 701 New York, NY 10019 (212) 586-4182	<ul style="list-style-type: none"> • 310 Main Street
West Plains Service Inc. Jerry Hacker 70 Church Street New Rochelle, NY 10805 (518) 359-9494	<ul style="list-style-type: none"> • 44 Echo Avenue
Jonel Development Corp. Elliot Krakow 34 Evans Street New Rochelle, NY 10801 (914) 654-8880	<ul style="list-style-type: none"> • 34 Evans
Con Edison Co. of NY Joseph Oates 4 Irving Place New York, NY 10003 (212) 460-6417	<ul style="list-style-type: none"> • 78 Echo Avenue

**POSITIVE
DECLARATION**

City of New Rochelle, N.Y.

Introduced On: 7/15/08

Introduced By:

Held: 7/15/08

Adopted:

No. 161

Moved: Council Member Barry R. Fertel

(and)

Seconded: Council Member Marianne L. Sussman

Approved As To Form:

[Signature]

Corporation Counsel

Dist	Member	Yeas	Nays	Abstain	Absent
1st	Trangucci		✓		
2nd	Tarantino	✓			
3rd	Stowe	✓			
4th	St. Paul	✓			
5th	Fertel	✓			
6th	Sussman	✓			
Mayor	Bramson	✓			

SUBJECT
OR
TITLE

RESOLUTION CONFIRMING THE CITY COUNCIL OF THE CITY OF NEW ROCHELLE AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND THE ASSOCIATED REGULATIONS PROMULGATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION; ISSUING A POSITIVE DECLARATION; AND DIRECTING THE PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT AND FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED MIXED-USE DEVELOPMENT OF THE ECHO BAY REDEVELOPMENT AREA.

WHEREAS, the Department of Development issued an Echo Bay Request for Proposals ("Request for Proposals") in March 2006 to five pre-qualified developers for the mixed-use redevelopment ("Proposed Project") of the Echo Bay Redevelopment Area ("Project Area"), in follow-up to a request for qualifications from interested developers and the preparation of a feasibility study and preliminary redevelopment plan which identified development parameters and objectives for such redevelopment; and

WHEREAS, four (4) proposals were received in response to such Request for Proposals; and

WHEREAS, this Council and City staff heard public presentation and reviewed in detail such four (4) proposals; and

WHEREAS, this Council, by Resolution No. 281 of 2006, determined that the proposal of Forest City Residential Group, Inc. ("Forest City") best responded to the Request for Proposals, and authorized the City Manager to negotiate an exclusive Master Redevelopment Planning Agreement with Forest City; and

WHEREAS, this Council, by Resolution No. 17 of 2007 authorized the City Manager to execute a Master Redevelopment Exclusivity and Planning Agreement with Forest City ("Planning Agreement"); and

WHEREAS, this Council, by Resolution No. 240 of 2007 extended the Planning Agreement through May 16, 2008; and

WHEREAS, this Council reviewed the conceptual Master Redevelopment Plan for the

Proposed Project, as prepared by Forest City pursuant to the Planning Agreement; and

A.T.
6.

WHEREAS, this Council, by Resolution No. 100 of 2008, authorized the City Manager to execute a Memorandum of Understanding with Forest City ("MOU"), to enable the parties to proceed with review of the Proposed Project under the State Environmental Quality Review Act and the associated regulations promulgated by the New York State Department of Environmental Conservation; and

WHEREAS, the MOU was fully executed on May 16, 2008; and

WHEREAS, this Council, by Resolution No. 101 of 2008, declared its intent to act as Lead Agency in connection with all processing, procedures, determinations and findings to be made or conducted with respect to the Proposed Project, pursuant to Section 8-0101, et. seq., of the Environmental Conservation Law ("SEQRA") and the regulations promulgated by the New York State Department of Environmental Conservation thereunder, which appear at 6 N.Y.C.C.R. Part 617 ("SEQRA Regulations"); and

WHEREAS, the City Council made the following determinations in such Resolution No. 101 of 2008:

1. That the Proposed Action will require SEQRA review;
2. That the Proposed Action is a Type I action;
3. That the Proposed Action will require Scoping, the preparation of a Draft Environmental Impact Statement ("DEIS"), and the preparation of a Final Environmental Impact Statement ("FEIS").
4. That the involved and interested agencies may include:
 - New Rochelle City Council;
 - New Rochelle Planning Board;
 - New Rochelle Bureau of Buildings;
 - New Rochelle Department of Public Works;
 - New Rochelle Industrial Development Agency;
 - New Rochelle Board of Education;
 - Westchester County Planning Department;
 - Westchester County Department of Environmental Facilities;
 - Westchester County Department of Public Works;
 - Westchester County Department of Health;
 - New York State Department of Environmental Conservation;
 - New York State Department of Transportation;
 - New York State Department of General Services;
 - New York State Department of Housing and Community Renewal;
 - New York State Department of State;
 - United States Army Corps of Engineers;
 - United States Environmental Protection Agency;
 - United Water of New Rochelle;
 - Sutton Manor Civic Association;
 - East End Civic Association; and
 - Premium Point Park Association; and

WHEREAS, no involved and interested agencies objected to the City taking Lead Agency for

the Proposed Action; and

4.1.6.

WHEREAS, a public scoping session for the DEIS was held by the Department of Development on June 30, 2008, with written comments on the draft Scope received by July 11, 2008; now, therefore

BE IT RESOLVED that this City Council hereby confirms itself as Lead Agency in connection with all processing, procedures, determinations and findings to be made or conducted with respect to the Proposed Project pursuant to SEQRA and SEQRA Regulations; and

BE IT FURTHER RESOLVED that this City Council hereby issues a Positive Declaration and directs the preparation of a DEIS and FEIS for the Proposed Project; and

BE IT FURTHER RESOLVED that this City Council hereby adopts the Scope for the DEIS, in the form attached hereto; and

BE IT FURTHER RESOLVED that the Department of Development cause copies of this Lead Agency Resolution to be published in the New York State Department of Environmental Conservation "Environmental Notice Bulletin" and to be mailed to all the above-listed involved and interested agencies.

Authenticated and certified)
this 30th day of July, 2008)

NOAM BRAMSON, Mayor
DOROTHY ALLEN, City Clerk

DEIS SCOPING DOCUMENT

Amended Scoping Document

For Preparation of a Draft Environmental Impact Statement

Proposed Echo Bay Center Waterfront Redevelopment City

of New Rochelle,

Westchester County, New York

Date:

May 15, 2012

Name of Project: Echo Bay Center Waterfront Redevelopment

Project Location: South side of Main Street (US Route 1) opposite Pratt Street
City of New Rochelle, Westchester County

SEQRA Classification: Type 1

Lead Agency: New Rochelle City Council
515 North Street
New Rochelle, New York 10801

Lead Agency Contact: Michael Freimuth
Commissioner of Development
515 North Avenue
New Rochelle, New York 10801

Applicant: Forest City Residential Group, Inc.
50 Public Square, Suite 1160
Cleveland, Ohio 44113

Scope Adoption by Lead Agency: TBD

A. INTRODUCTION

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (“DEIS”) for the Echo Bay Center Waterfront Redevelopment Project (the “Proposed Action”). The DEIS will be prepared in accordance with 6 NYCRR Part 617, referred to herein as the State Environmental Quality Review Act (“SEQRA”). The EIS is intended to also satisfy the requirements of the National Environmental Policy Act (“NEPA”).

The primary goal of the SEQRA scoping process is to focus the Draft Environmental Impact Statement (DEIS) on potentially adverse impacts and eliminate from consideration those impacts that are inapplicable or non-significant. A description of the Proposed Action and general guidelines for the preparation of the DEIS are presented in the next sections and are followed by the DEIS scope.

I. DESCRIPTION OF THE PROPOSED ACTION

In accordance with a restated Memorandum of Understanding (see Appendix A) executed with the City of New Rochelle on May 14, 2012, Forest City Residential Group, Inc. (the “Applicant”) proposes to redevelop and rezone approximately 10.4 acres of municipally-controlled and privately-owned property (the “Project Site”) in a designated urban renewal area between US Route 1 and the Long Island Sound into a mixed-use development with multi-family residential units, retail stores and restaurants, publicly accessible open space and waterfront improvements (see Figure 1 – Location Map and Figure 2 – Echo Bay Center Overall Concept Plan). The Project Site adjoins Route 1 commercial uses and single-family residential neighborhoods to the north; Route 1 commercial uses, LeFevre Lane, Salesian High School, the City’s Five Islands Park and a Westchester County Wastewater Treatment Plant to the east and southeast; Echo Bay to the south; and Route 1 commercial uses, Echo Avenue and single-family residential neighborhoods to the west.

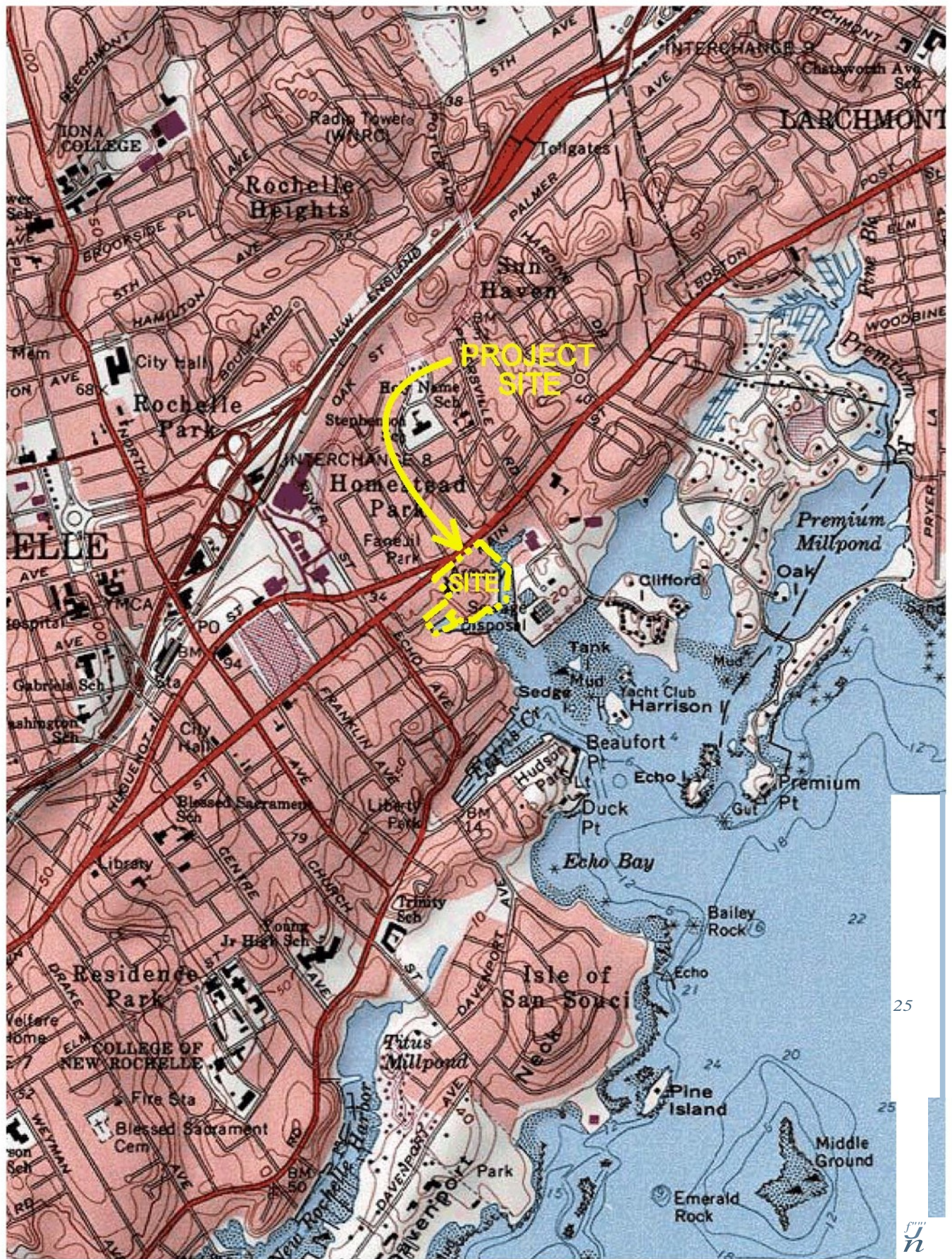
The Memorandum of Understanding includes a conceptual Master Redevelopment Plan prepared by the Applicant that the City Council of New Rochelle has decided is a suitable land use planning vision for the Project. The Project shown on the current Master Redevelopment Plan consists of the following components:

- A mixed-use building of approximately 350,000 square feet gross floor area for residential and retail uses.

- Approximately 200 to 300 rental residential apartments.

- Approximately 25,000 – 50,000 square feet of retail space at the ground level of the mixed-use building along Main Street.

- Approximately 540 parking spaces, of which approximately 440 will be within the mixed-use building and 100 will be surface spaces.



0 750 1500

DIVNEY • TIAIG • SCHWALBE
FOJ..BSTCITY RESIDENIAL GROUP

LOCATION MAP

ECHO BAYWATBRFR.ONTREDEVELOPMENT
NEWIWCHII1J,NEWTON
FOJ..BSTCITY RESIDENIAL GROUP

FIGURE I



' - - - - 10

ECHO BAY CENTER CONCEPT PLAN

ECHO BAY
NEW ROCHELLE, NEW YORK
FOREST CITY RESIDENTIAL GROUP

3/1/2012

The adaptive reuse of the main barrel-vaulted section of the existing Armory building and the possible adaptive reuse of the adjoining Armory 'annex' for a public use or uses to be determined by the City of New Rochelle, as well as any additional infrastructure, including parking facilities, necessary to support such use or uses.

The creation of a new access drive ("Armory Place") to be shared by the Armory, the mixed-use building, and a publicly accessible parking area.

Approximately 4.5 acres of publicly accessible uses and waterfront open space improvements, including but not limited to a waterfront walk with future links to adjoining parcels including a new pedestrian connection to Five Islands Park, bulkhead repairs, a kayak dock, a walk-in ramp, sitting and activity areas along the Echo Bay shoreline, public parking, and the Armory.

Related actions to facilitate the development of the Project may include, among others:

New Rochelle City Council

- Amendments to the City Zoning Ordinance and Zoning Map;
- Amendments to the City Comprehensive Plan;
- Amendments to the Main/Echo Bay Urban Renewal Plan;-
- Amendments if required to the New Rochelle Harbor Management Plan map;
- Potential condemnation by the City of one property to assemble the Project Site;
- Disposition of the Project Site to the Applicant for redevelopment;
- Special permit approval for the Project;

New Rochelle Planning Board

- Site plan approval for the Project;
- Subdivision approval for the Project;

Westchester County

- Planning Board 239-m review;
- Department of Environmental Facilities approval of sewer line relocations and extensions;

New York State

- Department of Environmental Conservation approvals related to stormwater discharge, sewer line extensions, water's edge improvements, remediation;
- Department of Health approvals related to water and sewer line extensions;
- Department of State Long Island Sound Coastal Management Program consistency review;
- Department of Transportation approval related to Main Street roadway improvements
- Department of State approval of the transfer of waterfront property.

US Army Corps of Engineers approvals related to water's edge improvements.

These related actions are part of the Proposed Action, which is the subject of the DEIS.

II. GENERAL DEIS GUIDELINES

The DEIS should cover all items in this Scoping Document and conform to the format outlined in this document. Each impact issue (e.g., land use, traffic, etc.) should be presented in a separate subsection which includes a discussion of existing conditions,

impacts associated with the Proposed Action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues described in this Scoping Document are addressed.

Narrative discussions should 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 should summarize and highlight information presented graphically.

Information should be presented in a manner that can be readily understood by the public.

All discussions of mitigation measures should consider at least those mitigation measures mentioned in this Scoping Document. Where reasonable and necessary, such mitigation measures should be incorporated into the Proposed Action. The responsibility for proposed mitigation measures should be clearly identified.

The document should 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, should be identified as those of the “Applicant.” When describing the Project and its potential impacts the DEIS should use the word “would” rather than “will.”

Any assumptions incorporated into assessments of impacts should be clearly identified. Any “worst case” scenario analysis should also be identified and discussed.

The entire document should be checked carefully to insure consistency with respect to the information presented in the various sections. Cross referencing of information should be provided throughout the DEIS, as necessary.

III. SEQRA PROCESS

The approval of the Proposed Action is subject to SEQRA regulations and guidelines. SEQRA requires a lead agency to assess the environmental impacts of a proposed action and, to the maximum extent practicable, avoid, minimize or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. The SEQRA process begins with selection of a “lead agency” for review. The lead agency is generally the governmental agency that is most responsible for the decisions to be made on a proposed action and that is also capable of conducting the environmental review. The City of New Rochelle City Council accepted SEQRA lead agency status for the Echo Bay Waterfront Redevelopment project on July 15, 2008.

The lead agency has determined that the Proposed Action has the potential for significant adverse environmental impacts and that an EIS will be prepared. Public scoping of the content and

technical analysis of the EIS is the first step in its preparation. Following completion of scoping, the lead agency oversees preparation of a Draft EIS (DEIS) for public review.

The primary goals of scoping are to focus the DEIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or non-significant. The scoping process is intended to focus the DEIS on those issues most pertinent to the proposed action. The process at the same time allows other agencies and the public a voice in framing the scope of the DEIS. During the period for scoping, those interested in reviewing the draft DEIS scope may do so and give their comments in writing to the lead agency or at a public scoping meeting. The lead agency oversees the preparation of a final DEIS scope, which incorporates all relevant comments made on the draft scope and revises the extent or methodologies of the studies, as appropriate, in response to comments made during scoping.

The DEIS will be prepared in accordance with the Final Scoping Document. Once accepted as “complete” by the City Council, the DEIS will be published and distributed to interested and involved agencies and to interested members of the public for review. The lead agency will then hold a public hearing on the DEIS. At the close of the public hearing and public comment period, a Final EIS (FEIS) will be prepared that incorporates the comments made on the DEIS during the public review period. The lead agency will then use the FEIS to make State Environmental Quality Review Act Findings, which address impacts and mitigation, before making its decision on the proposed action.

B. SCOPE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT

I. INTRODUCTORY MATERIAL

A. Cover Sheet. The DEIS should 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 Project
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 Project Site.
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

B. List of Consultants Involved with the Project

- C. Table of Contents
- D. List of Maps
- E. List of Tables
- F. List of Technical Appendices

II. EXECUTIVE SUMMARY

- A. The DEIS shall include an executive summary. The executive summary shall include information found elsewhere in the main body of the document and will be organized as follows:
 - 1. Brief description of the Project and the reasons for and purpose of the DEIS
 - 2. List of Involved Agencies and required approvals/permits
 - 3. Summary of the potential environmental impacts and potential mitigation measures for each significant impact discussed in the DEIS
 - 4. Summary description of alternatives considered in the DEIS
 - 5. Selected graphics depicting the proposed redevelopment plan

III. DESCRIPTION OF THE PROPOSED ACTION

- A. Project Overview
- B. Project History
 - 1. Brief description of the procedural history of the Project.
 - 2. Brief description of the City of New Rochelle's relocation of the City Department of Public Works yard from the Project Site.
 - 3. Discussion of the City's deed of acquisition of the Armory building and property from New York State
- C. Project Purpose, Need and Benefits
 - 1. Description of the public purpose, need and benefits
 - 2. Objectives of the Applicant
- D. Project Location and Setting
 - 1. Description of the geographic boundaries of the Project Site and adjoining City-owned properties.
 - 2. Description of local and regional access to the Project Site and surrounding area

3. Description of the Project Site, existing uses within the Project Site, and the surrounding area within a one-quarter mile radius of the Project Site, including the Westchester County Wastewater Treatment Plant

E. Environmental Setting

1. Description of environmental conditions on the Project Site including a summary of the State Brownfield Cleanup Program and site remediation.

F. Project Description and Layout

1. Description of Project Site utilization and layout
2. Description of proposed mixed-use development including:
 - a. Square footage and floor area of retail uses and number and sizes (bedrooms) of residential units
 - b. Access and entrances to all uses
 - c. Parking plan, space layout and loading areas
 - d. Passenger vehicle, truck and pedestrian routes
 - e. Landscaping plan
 - f. Setback and buffer treatments from adjacent uses and shoreline
 - g. Lighting
 - h. Utility services, including relocation of existing municipal sewer line within former Department of Public Works yard portion of Project Site
 - i. Stormwater management measures
 - (i) On-site measures
 - (ii) Echo Bay improvements
 - j. Building height, architecture and urban design
 - l. Solid waste disposal
 - m. Shoreline repairs and treatments
 - n. Future pedestrian bridge, including walkway adjacent to Westchester County Wastewater Treatment Plant
3. Detailed discussion of all public amenities (proposed and possible future amenities) including location, size, use, programming, operation and maintenance, etc.
4. Discussion of potential acquisition of private parcel
 - a. Description of acquisition through typical purchase process
 - b. Description of process and required actions for condemnation, if necessary
5. Description of energy conservation measures and other green building practices incorporated in the Project.
6. Description of provision of affordable housing in accordance with City's Affordable Housing Ordinance
7. Description of any proposed governmental funding (i.e. PILOT, Tax Abatements, land grants, etc.)

G. Proposed Rezoning

1. Description of the proposed rezoning, including text of proposed amendments to the City's Zoning Ordinance and zoning map changes – Proposed text and map changes shall be included as an appendix to the DEIS.

H. Phasing

1. Description of project phasing, if any, and the project build-year
2. Description of the timing of the various public amenities

I. Construction and Operation

1. Description of construction period activity including:
 - a. Total construction period
 - b. Schedule of demolition and construction (sequencing)
 - c. Construction equipment and staging area
 - d. Construction activity controls to be utilized during construction
 - e. Blasting protocol, if required
2. Description of operation of uses upon completion including:
 - a. Hours of operation
 - b. Deliveries
 - c. Lighting and security

J. Involved Agencies and Required Approvals – Provide complete list of all required approvals, permits and issuing agencies in tabular form.

K. Interested Parties

IV. EXISTING ENVIRONMENTAL CONDITIONS, POTENTIAL IMPACTS, POTENTIAL MITIGATION MEASURES

For each of the different environmental issues listed below, the DEIS shall include a discussion of the existing environmental conditions, the future conditions if the Project is not constructed, potential significant adverse or beneficial impacts related to the Project, and potential mitigation measures for identified significant adverse impacts of the Project.

Unless otherwise specified herein, the “build year” for the discussion of potential impacts related to the proposed Project is assumed to be 2015.

A. Land Use, Zoning and Planning Consistency

1. Land Use

- a. Existing Conditions
 - (i) Description of Project Site's existing land use, land uses within one-quarter mile of the Site boundaries and the character of the surrounding community
 - (ii) Description of the other projects planned within one-half mile of the Project Site, based on approved and currently pending applications to the City
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Compatibility of proposed development with adjacent land uses, including the Westchester County Wastewater Treatment Plant
 - (ii) Identification of existing commercial and industrial uses, if any to be displaced
 - (iii) Cumulative impact of this Project and other pending or approved projects within one-quarter mile of the Project Site on area land use pattern and community character
 - d. Potential Mitigation Measures
2. Consistency with Land Use Plans and Policies
- a. Existing Conditions
 - (i) Description of New Rochelle Comprehensive Plan, Main/Echo Bay Urban Renewal Plan, City Harbor Management Plan and Map, New Rochelle Local Waterfront Revitalization Program and other local and regional land use plans (including Westchester County's Westchester 2025) applicable to the Project site and surrounding area
 - b. Potential Impacts
 - (i) Description of required amendments to local land use plans, if any
 - (ii) Relationship and conformity of the Project to the identified local and regional land use plans, including the Long Island Sound Coastal Management Program
 - (iii) Analysis of potential impacts of the required plan amendments
3. Zoning
- a. Existing Conditions
 - (i) Description of existing zoning of the Project Site and other applicable zoning regulations
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Description of the proposed re-zoning, including text of proposed amendments to the City's Zoning Ordinance and zoning map changes – Proposed text and map changes shall be included as an appendix to the DEIS

- (ii) Compliance with zoning regulations, including a table showing conformance, or non-conformance with the requirements of the City's Zoning Ordinance
- d. Potential Mitigation Measures

B. Land, Water and Ecological Resources

1. Land Resources

- a. Existing Conditions
 - (i) Description of geology, topography and soils conditions based on available mapping including USGS quadrangles, surficial and bedrock geology maps, and the Natural Resource Conservation Service soils survey for Westchester County
 - (ii) Description of surface and subsurface conditions based on Phase I Environmental Site Assessment and geotechnical report.
 - (ii) Description of existing shoreline conditions
- b. Future Conditions Without The Project
 - (i) Evaluation of impacts relating to areas of concern identified in the Phase I Environmental Assessment, if any
- c. Potential Impacts
 - (i) Increased erosion and sedimentation during construction.
 - (ii) Water quality impacts following construction
- d. Potential Mitigation Measures
 - (i) The DEIS will identify typical temporary and permanent erosion control measures and will require erosion and sedimentation control plans be developed for the project consistent with NYS Phase II Stormwater Regulations.

2. Water Resources

- a. Existing Conditions
 - (i) Description of Echo Bay and associated tidal activity
 - (ii) Discussion of FEMA 100-year flood plain
 - (iii) New York State water quality classifications for surface waters in the project area will be identified from 6 NYCRR Part 863
 - (iv) Discussion of compliance with City's Coastal Erosion Hazard Area regulations, if applicable
 - (v) Description of existing stormwater system
 - (vi) Description of the existing Stephenson Brook and Snuff Mill Creek outfall structures and debris skimmers.
- b. Future Conditions Without The Project
- c. Potential Impacts
 - (i) Increased erosion and sedimentation during construction.
 - (ii) Increased water quality impacts following construction.

- (ii) Description of existing municipal sanitary main and siphon chamber within the Site and adjoining portion of Echo Bay
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Estimate of Project wastewater generation and adequacy of collection system
 - (ii) Discussion of any infrastructure improvements associated with obtaining approvals to provide sewer service for the Project Site
 - (iii) Discussion of any impacts related to the proposed relocation of municipal sewer line within the Project Site
 - d. Potential Mitigation Measures
- 3. Stormwater Management
 - a. Existing Conditions
 - (i) Description of existing surface water drainage patterns on the Project site and within the Project site's drainage basin
 - (ii) Identification of discharge points for the existing drainage—including Stephenson Brook outfall
 - (iii) Calculation of stormwater runoff quantity (The rate of stormwater runoff and stormwater routed through the Project site, and peak discharge rates for the two (2), ten (10), twenty-five (25), and one hundred (100) year storms using the Soil Conservation Service (SCS) model).
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Calculation of post-development stormwater runoff quantity (The post-development rate of stormwater runoff and peak discharge rates for the two (2), ten (10), twenty-five (25), and one hundred (100) year storms)
 - d. Potential Mitigation Measures
- 4. Gas Service
 - a. Existing Conditions
 - (i) Identification of gas service provider
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Ability of provider to service the Project
 - d. Potential Mitigation Measures
- 5. Electricity Service
 - a. Existing Conditions
 - (i) Identification of electric service provider
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Ability of provider to service the Project
 - d. Mitigation Measures

DEIS SCOPING DOCUMENT

D. Visual Resources

1. Existing Conditions

- a. Description and photographic documentation of visual condition of the Project site from area roads, Sutton Manor, Five Islands Park, and Echo Bay
- b. Description and photographic documentation of existing visual character of the adjoining area and surrounding neighborhood within one-quarter mile of the Project Site, including architecture and landscape
- c. Significant local visual resources potentially affected by the project will be identified, mapped and described.

2. Future Conditions Without The Project

- a. Discussion of proposed improvements at the Westchester County Wastewater Treatment Plant that may be visible from the Project Site.

3. Potential Impacts

- a. Analysis of altered views using photographs, sight line diagrams and/or cross sections from:
 - Lispenard Avenue at East Main Street
 - Stephenson Boulevard at East Main Street
 - East Main Street at Pratt Street
 - Five Islands Park
 - Sutton Manor
- b. Description of the types and levels of lighting, including a qualitative analysis of the on-site and off-site impacts of proposed lighting, including potential impacts from the proposed private rooftop open space
- c. Proposed signage (type, location, size, etc.)
- d. Physical relationships between proposed development (i.e. building design) and its component parts (i.e. landscaping, lighting, walkways, public amenities, etc.) and surrounding areas in terms of proposed uses, open spaces and buffer areas will be discussed

4. Potential Mitigation Measures

E. Transportation

1. Traffic

- a. Existing Conditions
 - (i) Prepare a description of the following area roadways including, at a minimum, pavement width/conditions, number of lanes, posted speed limit, types of road-ways, accident reports (for most recent 3-year period, as available from City and/or State agencies), parking, and traffic controls including signal timing:

- (1) Main Street with Echo Avenue
 - (2) Main Street with Stephenson Boulevard
 - (3) Huguenot Street with LeFevre Lane
 - (4) Huguenot Street with Echo Avenue/River Street
 - (5) River Street and Radisson Plaza
 - (6) Main St and Armory Place (for future conditions)
 - (ii) Perform traffic counts at the intersections identified at E.1.a(i) (above) for existing Weekday Peak AM and PM Hours.
 - (iii) Perform capacity analyses using the latest edition of Synchro software following the procedures set forth in the Transportation Research Board's Highway Capacity Manual. Analysis will be completed for existing conditions at each intersection identified in Item E.1.a. Level of service (LOS) will be shown for each intersection approach;
 - b. Future Conditions Without The Project
 - (i) Calculate background traffic volume for the 2015 build year including a general background growth factor and traffic expected to be generated by pending or approved projects (including the improvements to the Westchester County Wastewater Treatment Plant) within a ½-mile radius of the Project Site, as identified in Section A, above and Appendix B of this Scoping Document.
 - (ii) Perform capacity analysis for the anticipated "No-Build" traffic conditions for the intersections defined above.
 - c. Potential Impacts
 - (i) Estimate the Project-generated peak-hour traffic, based on information contained in the Trip Generation Handbook, prepared by the Institute of Transportation Engineers;
 - (ii) Prepare the anticipated distribution (arrival/departure) including percentages of Project-generated traffic on area roads;
 - (iii) Perform capacity analysis for the anticipated "Build" traffic conditions for the intersections identified in section E.1.a(i) above;
 - d. Potential Mitigation Measures
2. Parking
- a. Existing Conditions
 - (i) Describe existing parking conditions and utilization for the area roadways identified above.
 - (ii) Describe existing parking conditions within 1/4 mile of the Project Site.
 - b. Future Conditions Without The Project
 - c. Potential Impacts

- (i) Perform a parking analysis for the existing and anticipated conditions, describing the expected parking demand for each project component and describe projected parking operation (i.e. shared parking, reserved parking, etc.).
 - (ii) Discussion of how the proposed development will affect parking within 1/4 mile of the Project Site.
 - d. Potential Mitigation Measures
 - 3. Mass Transit
 - a. Existing Conditions
 - (i) Describe existing mass transit systems in the area, including bus routes and schedules, Metro North service, and ferry operations.
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Impacts associated with the use of public transportation systems.
 - d. Potential Mitigation Measures
 - 4. Pedestrians and Bicycling
 - a. Existing Conditions
 - (i) Describe existing pedestrian environment and identify pedestrian patterns/movements based on field observations and discussions with City officials; and
 - (ii) Describe existing bicycling opportunities (i.e. bike lanes, bike trails, etc.) and facilities (i.e. bike racks).
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Determine, on a qualitative basis, potential impacts on pedestrian and bicycling activity and movements.
 - d. Potential Mitigation Measures
- F. Noise
- 1. Existing Conditions
 - a. Description of existing noise environment and noise generators, including industrial uses and traffic noise
 - 2. Future Conditions Without The Project
 - a. Discussion of additional noise generation, if any, following completion of proposed improvements to Westchester County Wastewater Treatment Plant, based on information to be provided by Westchester County
 - 3. Potential Impacts
 - a. Description and evaluation of potential noise generation from construction equipment and traffic
 - b. Description and evaluation of potential noise generation from completed mixed-use building

4. Potential Mitigation Measures

G. Air Quality

1. Existing Conditions

- a. Identification of any large stationary sources of air pollution in the Project vicinity, including existing industrial uses
- b. Existing odors associated with Westchester County Wastewater Treatment Plant based on information to be provided by Westchester County, including any relevant seasonal variations

2. Future Conditions Without The Project

- a. Discussion of change to odors associated with Westchester County Wastewater Treatment Plant following completion of proposed improvements based on information to be provided by Westchester County, including any relevant seasonal variations

3. Potential Impacts

- a. Discussion of construction-related air quality issues

4. Potential Mitigation Measures

- a. Proper engineering and construction techniques to reduce short-term impacts such as fugitive dust and increased construction vehicle emissions

H. Socioeconomic and Fiscal Impacts

1. Socioeconomic

a. Existing Conditions

- (i) Description of demographic characteristics of City and neighborhoods in the immediate vicinity of the Project

b. Future Conditions Without The Project

c. Potential Impacts

- (i) Anticipated population generation and impact on City's demographic profile.
- (ii) Discussion of financial impacts associated with potential condemnations
- (iii) Employment opportunities including short term construction jobs and long term employment

d. Potential Mitigation Measures

2. Fiscal Impacts

a. Existing Conditions

- (i) Existing economic conditions in the project area
- (ii) Identification of taxing jurisdictions, and of current tax revenues generated by the Project Site

b. Future Conditions Without The Project

c. Potential Impacts

- (i) Anticipated property taxes, sales tax and other tax revenues generated by the Project
- (ii) Description and analysis construction costs and ongoing public service costs of the Project, including but not limited to costs to the City
- (iii) Other adverse and beneficial fiscal impacts from the Project on the City of New Rochelle and the region
- d. Potential Mitigation Measures
 - (i) Potential City, County, State, federal and other governmental funding and financing opportunities

I. Community Facilities and Services

1. Police/Fire/Emergency Services

- a. Existing Conditions
 - (i) Description of department facilities and personnel
- b. Future Conditions Without The Project
- c. Potential Impacts
 - (i) Ability of each service provider to handle additional calls for service
 - (ii) Public safety considerations related to placement of new commercial and residential land uses and a pedestrian walkway in close proximity to a Westchester County Wastewater Treatment Plant
- d. Potential Mitigation Measures

2. Solid Waste

- a. Existing Conditions
 - (i) Description of existing solid waste and recycling collection
- b. Future Conditions Without The Project
- c. Potential Impacts
 - (i) Projected solid waste generation and proposed waste collection
- d. Potential Mitigation Measures

3. Schools

- a. Existing Conditions
 - (i) Overall description of school district capacities and enrollment
- b. Future Conditions Without The Project
- c. Potential Impacts
 - (i) Estimate of school-age children to be generated from the Project
 - (ii) Identification of impacts on school enrollments and expenditures
- d. Potential Mitigation Measures

4. Open Space
 - a. Existing Conditions
 - (i) Description of on-site and nearby open space resources
 - b. Future Conditions Without The Project
 - c. Potential Impacts
 - (i) Description of new private and publicly accessible open spaces, including responsibility for maintenance
 - d. Potential Mitigation Measures

J. Historic and Archaeological Resources

1. Existing Conditions
 - a. Identification of historic and archaeological resources, including Armory building, and assessment of sensitivity ("Stage 1A" study)
2. Future Conditions Without The Project
3. Potential Impacts
 - a. Discussion of the proposed removal of the "annex" portion of the Armory building
 - b. Discussion of potential impacts on any other historic and archaeological resources
4. Potential Mitigation Measures
 - a. In the event significant historic or archaeological resources are adversely impacted, appropriate measures will be developed in consultation with the NYS Department of Parks, Recreation and Historic Preservation

K. Hazardous Materials (Environmental Site Conditions)

1. Existing Conditions
 - a. Historically, portions of the Project Site have been used for industrial uses that have caused there to be environmental conditions that need to be remediated. These conditions will be documented as part of the Phase I Environmental Site Assessment which will be included as an appendix to the DEIS
2. Future Conditions Without The Project
 - a. Evaluation of impacts relating to areas of concern identified in the Phase I Environmental Assessment, if any
3. Potential Impacts
 - a. Evaluation of impacts relating to demolition of buildings or remediation of other areas of concern identified in the Phase I Environmental Assessment, if any
4. Potential Mitigation Measures
 - a. Potential remediation measures will be identified to the extent possible based on the Phase I Environmental Assessment

- b. Prior to acquisition of each project parcel, additional investigation would be performed to address any Recognized Environmental Conditions. The findings from these investigations would be used to create a Remedial Action Work Plan(s), as warranted by the results of the studies. The Remedial Action Work Plan(s) would include all mitigation necessary to ensure that the redevelopment is compliant with all Federal, State and Local regulations and guidance and that it is protective of human health and the environment.

L. Construction Impacts

- 1. Potential Impacts
 - a. Identification of potential short-term impacts from demolition, site preparation, and construction on issues such as noise, air quality, stormwater and traffic
- 2. Potential Mitigation Measures
 - a. Discussion of construction management techniques, control plans and best management practices to be employed

V. ALTERNATIVES

The following alternatives to the Project are to be evaluated in terms of the impact issues listed above. The description and evaluation of each alternative should permit a comparative assessment of the alternatives discussed and be analyzed in summary format.

- A. No Build (No Action) Alternative
- B. Existing Zoning Alternatives
 - 1. Development of proposed Project Site as an assembled single project
 - 2. Development of individual parcels included in the proposed Project Site
- C. Alternative Design – Development preserving the “annex” section of the Armory building for the same program as the Proposed Action
- D. Proposed Action with Armory Site Redevelopment

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

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VIII. GROWTH INDUCING IMPACTS

- A. Discussion of the Effects of the Proposed Action on the Future redevelopment of the Adjoining Echo Bay Planning Area.
 - 1. Narrative description and visual illustration of the manner in which the Proposed Action’s infrastructure, roadways, means of ingress and egress, and parkland features could be linked to and support development to the east and west of the project site.
 - 2. Analysis, narrative description and citation of relevant examples to

forecast any catalytic effects of the Proposed Action on future redevelopment of the adjoining Echo Bay Planning Area.

3. Description of future public or private actions necessary or likely to facilitate redevelopment of the adjoining Echo Bay Planning Area.

IX. EFFECTS ON THE USE AND CONVERSION OF ENERGY RESOURCES

- A. Discussion of energy conservation measures and green building practices will be provided.

X. SOURCES AND BIBLIOGRAPHY

XI. APPENDICES

- A. All SEQR documentation, including a copy of the Environmental Assessment Form (EAF) and DEIS Scoping Document.
- B. Copies of all official correspondence related to issued discussed in the DEIS.
- C. Copies of all technical studies, in their entirety.

