

DRAFT SCOPING OUTLINE
WILDER BALTER RESIDENTIAL DEVELOPMENT
TOWN OF BEDFORD, NEW YORK

[BWCC Mark-up](#)
[Planning Board Mark-up](#)

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
PRELIMINARY LISTING OF SCOPE OF ISSUES TO BE ADDRESSED

Location of Action: The subject property is located in the southeastern portion of the Town of Bedford, approximately 1.3 miles northeast of Interstate 684 and roughly four tenths of one mile north of the Town of North Castle municipal boundary. The site is located south of, and possesses frontage along, NYS Route 22 to the north. Greenwich Road is generally situated to the east of the site and a small portion of Greenwich Road abuts the site to the east.

The subject site is situated entirely within the Bedford Central School District and is under the jurisdiction of the Bedford Village Volunteer Fire Department and the Town of Bedford Police Department. The site lies within the R-1A and R-2A zoning districts and is designated on the Town of Bedford tax maps as Section 84.18 Block 1 Lot 14.

The proposed Wilder Balter Residential Development is a conservation development of 118.1 acres of land in the Town of Bedford. 79 homes are proposed of which 9 will be affordable and in compliance with the Fair and Affordable Housing requirements of the Westchester County settlement with the US Department of Housing and Community Renewal. The remaining 70 homes will be age targeted to empty nesters through the inclusion of first floor master suites and optional elevators and these homes will include single-family houses and attached housing in two unit buildings. Approximately 60% of the site will be preserved as open space. There will also be a 4 acre neighborhood farm.

Classification of Action: Type I

Lead Agency: Town of Bedford Planning Board
Town House
425 Cherry Street
Bedford, New York 10507

Involved Agencies: See Attached List

Scoping Meeting Held On: March 24, 2015

GENERAL DEIS GUIDELINES:

- i. The DEIS shall address all items in this Scoping Outline. Each impact issue (e.g., traffic, wetlands, groundwater, etc.) shall be presented in a separate subsection and include a discussion of existing conditions, projected impacts associated with the proposed action and mitigation measures designed to minimize the identified impacts.
- ii. Narrative discussions shall 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 shall merely summarize and highlight the information presented graphically.
- iii. All discussions of mitigation measures shall consider at least those measures identified in this Scoping Outline. Where reasonable and necessary, such mitigation measures shall be incorporated into the proposed action, if not already included.
- iv. The DEIS shall be written in the third person, i.e., the terms “we” and “our” shall not be used. The project sponsor's conclusions, opinions, and assumptions shall be identified as those of “the project sponsor” or those of the “applicant,”
- v. The owner of the property, the project applicant and the project sponsor shall be identified in the DEIS as well their respective interests in the property. The party that will be responsible for construction of the project shall be identified in the DEIS.
- vi. Information shall be presented in a manner which can be readily understood by the public. Efforts shall be made to avoid the use of technical jargon. Where practical, impacts and mitigation measures shall be described in terms which the lay-person can readily understand.
- ~~vi. The DEIS may incorporate pertinent SEQRA documentation in connection with the Rippowam Cisqua School Proposed High School Campus — the former subject application for the property.~~
- vii. The entire DEIS shall be prepared and reviewed carefully to ensure consistency with respect to the information presented in various other DEIS sections and appendices.

I. FRONT MATERIAL

- A. Cover Sheet: The DEIS shall begin with a cover sheet that identifies the following:
 1. That it is a Draft Environmental Impact Statement.

2. Date submitted.
 3. The name and location of the project.
 4. The Town of Bedford Planning Board as the Lead Agency for the project and the name and telephone number of the following person to be contacted for further information: Mr. Jeffrey Osterman, Town of Bedford Director of Planning (914) 666-4434.
 5. The name and address of the project sponsor and applicant and the name and telephone number of a contact person representing the project sponsor.
 6. The name and address of the primary preparer of the DEIS and the name and telephone number of a contact person representing the preparer.
 7. A space marked for the date of acceptance of the DEIS (to be inserted later).
 8. A space marked for the deadline by which comments on the DEIS are due (to be inserted later).
- B. Table of Contents: All headings which appear in the text shall be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents shall include a list of exhibits, tables, appendices, and a list of additional DEIS volumes, if any.
- C. List of Consultants Involved with the Project: The names, addresses, telephone numbers and project responsibilities of all consultants involved with the project shall be listed.
- D. Appendices: The appendices shall contain all related SEQR documents including separate, stand-alone technical reports.

II. SUMMARY

- A. The DEIS shall include a summary of the proposed action and alternatives. The summary shall include information found elsewhere in the main body of the DEIS and shall be organized as follows:
1. Brief description of the proposed action and an explanation of the purpose and public need/benefits of the project. The description shall include, in summary form, the following information:

- a) Precise location, size, zoning and tax map designation of the site.
 - b) Description of the existing site character, including any natural features, past site disturbances (i.e., excavated quarry pits) and the character of the surrounding area, including the site's relationship to the Mianus River, ~~and~~ its importance as a source of drinking water, and the site's proximity to the Bedford Village Historic District.
 - c) A summary history of the site, including any past-established development restrictions.
 - d) Description of the existing and proposed total acreage of impervious surface area (roofs, roads, driveways, walkways, etc.), projected amount of land to be disturbed, open space considerations, ~~and~~ any areas proposed for conservation easements and other development restrictions and past environmental remediation activities.
 - e) Description of the site's location relative to surrounding land uses, transportation corridors and natural features.
 - f) Description of the expected year of project completion, construction phasing plan and anticipated construction schedule.
 - g) Description of the proposed water supply system and sewage treatment system and plant, including the specific treatment and discharge characteristics.
 - h) Description of the ownership of the proposed dwelling units, clubhouse, water and sewerage facilities and open space.
 - i) Description of the proposed condominium association including its responsibilities.
2. Identify the Involved Agencies, interested parties, and required approvals/permits. The list of Involved Agencies and interested parties shall include addresses for each agency identified.
 3. Requested changes or variances to the zoning regulations, if any, shall be identified.

4. A simple and concise listing of the anticipated short and long term impacts (significant, beneficial and adverse) and proposed mitigation measures for each impact issue identified in the DEIS.
 5. Brief description of the project alternatives considered in the DEIS. A table shall be included which assesses and quantitatively compares each alternative to the various impact issues associated with the proposed action.
- B. Site Features Plan: The DEIS shall include a site features plan drawn to a scale of not less than 1" = 100'. The site features plan shall illustrate the following:
1. Ownership and features within ~~150~~ 500 feet of the property line using publicly available information.
 2. Existing topography at 2' contour intervals.
 3. Slopes 0 - 14%, 15 - 24% and greater than 25% with a distinction between man-made and natural slopes.
 4. Existing on-site wetlands, including, but not limited to Town, State and Federally regulated wetlands, 100' wetland buffers/adjacent areas and water features, including the vernal pool.
 5. Approximate location of off-site wetlands and wetland buffers/adjacent areas within 100' of the project's perimeter. Correct 100' buffers shall be shown from all on-site wetlands, including the vernal pool.
 6. 100-year floodplain boundary.
 7. On-site soil classifications.
 8. The extent of Westchester County and Town of Bedford Critical Environmental Areas and the Town Aquifer Protection Zone.

III. IMPACT ISSUES - THE NATURAL ENVIRONMENT

A. Topography

1. Existing Conditions
 - a) Description of the site's topography including a discussion of any prominent or unique geographical features.

- b) A topographic map shall be included in the DEIS. Said map shall indicate all slopes 0- 14%, 15 - 24% and greater than 25%.
- c) Acreage quantification of the following slope categories:
 - 0 - 14%
 - 15 - 24%
 - 25% and greater
- d) A distinction shall be outlined between naturally occurring slopes and man-made slopes. The importance of this distinction shall be discussed. Mining ridgelines and mining residue spoil piles shall be identified where they occur within 100 feet of a regulated wetland, watercourse, or pond.
- e) A clear overlay map showing naturally occurring verses man-made slopes shall be provided for use in interpreting maps in the DEIS.

2. Potential Impacts

- a) Quantitative analysis of the projected disturbance to each slope category identified above with a distinction between disturbance to naturally-occurring slopes and man-made slopes.
- b) Discussion of the necessity for steep slopes permits based upon the definitions as set forth in Chapter 102-2 of the Code of the Town of Bedford.
- c) Discussion of slope impacts associated with construction activity that continues for more than one (1) year or in multiples phases.
- d) Discussion of the relative cut/fill balance on the site, including volumes of material moved within the site and imported to or removed from the site.
- e) Discussion of the maximum area to be disturbed at any one time.
- f) Proposed grading plan for all proposed improvements at a maximum contour interval of two (2) feet. Where grading is proposed within or adjacent to wetlands or watercourses, provide narrative discussion of potential changes in drainage patterns.

- g) Typical cross sections illustrating major changes in topography at key areas of the site.
- h) Discussion of any potential erosion impacts and/or benefits impacts to the Mianus River from this proposed development.

3. Mitigation Measures

- a) The preparation of a Sediment and Erosion Control narrative, Plans and Details in conformance with the New York State Standards and Specifications for Erosion & Sediment Control.
- b) Compliance with steep slopes legislation (Chapter 102-2 of Town Code) and measures taken to avoid/minimize steep slope intrusions.

B. Soils and Geology

1. Existing Conditions

- a) A discussion of the site's subsurface geology including depth to and nature of bedrock formations and impermeable layers, as well as depth to underlying aquifers.
- b) Identification of soil classifications and preparation of soil map in accordance with Soil Survey of Putnam and Westchester Counties, New York, latest edition.
- c) Soil types evaluated in terms of:
 - 1) Distribution of soil types at subject site.
 - 2) Erosion potential.
 - 3) Permeability.
 - 4) Runoff potential.
 - 5) Construction limitations, including suitability to support septic systems.
 - 6) Depth to bedrock.

2. Potential Impacts

- a) A discussion of soil impacts at projected site disturbance locations (i.e., sewage treatment plant, discharge point(s), dwelling sites, roads/driveways, etc.) based upon soil type construction limitations and soil ratings outlined in Soil Survey of Putnam and Westchester Counties, New York, latest edition.
- b) A discussion of the extent of any proposed blasting on the site. A discussion of any potential adverse impacts to underlying bedrock and adjacent properties without implementing the Town of Bedford Blasting Protocol.
- c) Analysis of material, if any, to be imported to or exported from the site. This analysis shall include an earthwork cut/fill calculation associated with the site construction. Discuss whether a balanced site has been achieved and quantify truck trips required to remove or import material, as applicable. Discuss the disposition of soil or other material taken from the site. If soil is to be imported to the site for any purpose, including landscaping, identify the source of the soil material and any precautions taken to prevent importation of contaminated material or invasive species.
- d) Discussion of the potential importation of invasive species from imported soil.
- e) Discussion of the Phase I environmental report prepared for the previous application as well as recent studies performed by the applicant to identify of any hazardous materials on the site. The results of these studies may require further investigation.
- f) Discuss the impact of GMO seeds on soils if they are to be used on the farm.

3. Mitigation Measures

- a) The preparation of a Sediment and Erosion Control narrative, Plans and Details in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
- b) A construction phasing plan for clearing, earthwork and stabilization.

- c) Measures to avoid blasting on the site, if possible. If blasting is necessary, discuss conformance with the Planning Board's Blasting Protocol and discuss mitigation measures to minimize impacts on neighboring properties.
- d) Mitigation of potential impacts from construction vehicles utilizing New York State Route 22 and Crusher Road.
- e) A plan to monitor the quality of fill material imported to the site shall be discussed.

C. Wetlands

1. Existing Conditions

- a) Mapping of existing on-site wetlands, including, but not limited to Town, State and Federally-regulated wetlands, adjacent areas and buffers. Update of NYSDEC and ACOE jurisdictional determinations, as necessary.
- b) An assessment of the wetland geographical area and geology, including surficial geology and a description of the underlying aquifer.
- c) An assessment of the wetlands type, including hydrologic support for each wetland and watercourse.
- d) An assessment of the existing wetland functions as identified in Chapter 122 of the Code of the Town of Bedford. Wetlands shall be assessed and updated, as appropriate, from the previous functional analysis, using the Hollands-Magee Model (HM) in a pre-development scenario.
- e) Describe the existing conditions and physical characteristics of the wetland buffers/adjacent areas.

2. Potential Impacts

- a) An assessment of the potential impacts to existing wetland functions, as identified in Chapter 122 of the Code of the Town of Bedford. Potential impacts to wetland functions shall be assessed using the HM Model during both pre-development and post-development scenarios of the proposed action. Potential for

siltation and turbidity in the wetlands/ponds and the Mianus River shall be discussed.

- b) Discuss the potential impacts of fertilizers, pesticides, herbicides, fungicides and any other chemical applications which may be used for maintenance of the grounds/ponds, the proposed community farm, and the swimming pool during construction and post construction. A discussion of what baseline studies would be necessary to measure the long term impacts of their use.
- c) A discussion of potential stormwater impacts on the ponds and whether the level of any pond will be raised as a result of the proposed development.
- c) Discuss the potential impacts of the proposed stormwater management program on wetlands and watercourses, including the impacts from road runoff and de-icing compounds.
- d) A discussion of the hydrologic connection between the ponds and the aquifer. A discussion of the hydrologic connection between the ponds and Turtle Pond.
- d) Discuss the potential impacts associated with any development proposed within the 100' wetland/watercourse adjacent area.
- e) Discuss the potential impact of discharge of effluent from the sewage treatment plant on water quality, including changes in temperature and pH.
- f) Discuss the potential impact from groundwater and surface water withdrawal on wetlands, watercourses and ponds. Include potential withdrawals for water supply, irrigation, and firefighting.
- g) Discuss the potential impact of the proposed development on any off-site wetlands or watercourses, including, but not limited to, Turtle Pond.

3. Mitigation Measures

- a) Identification of stormwater runoff quality and quantity control measures.

- b) Identification of compensation measures for the loss of existing wetland buffer/adjacent areas, if applicable. Such measures may include mitigation planting plans, wetland and/or buffer enhancement areas, removal/management of invasive plant species, establishment of limited/no-mow zones, establishment of disturbance restriction areas, conservation easements, etc.
- c) The preparation of a Sediment and Erosion Control narrative, Plans and Details in conformance with the New York State Standards and Specifications for Erosion & Sediment Control.
- d) Consideration of the avoidance of the use of fertilizers, pesticides, herbicides, fungicides or other chemical applications.
- e) Discuss mitigation of any identified impacts to the ponds or Turtle Pond.

D. Surface and Groundwater

1. Existing Conditions

- a) A description of the existing drainage patterns, floodplains and wetland areas including drainage into the Mianus River. *This description will also include the surficial geology and underlying aquifer as they relate to the hydrology of the existing ponds.*
- b) Discharge points of existing drainage systems directing flow onto or off of the property.
- c) For the existing conditions, the onsite stream channel protection volume and peak discharge for the 10-year (overbank flood control criteria) and 100-year (extreme flood control criteria) 24-hour storms shall be provided utilizing the Soil Conservation Service Technical Release Number 20. Calculation parameters such as soil types, ground cover, and time of concentration shall be verifiable in the report's calculations.
- d) The plans shall ~~correctly~~ indicate the Mianus River floodplain for both the 100 year and 500 year storm events.
- e) Quality and condition of groundwater beneath the site.

- e) A description of the site location relative to existing public water supply watersheds.
- f) Identification of any recent studies regarding the Mianus River.
- f) A description of the existing (baseline) water quality condition in each of the ponds during the growing season (April through October) for the following parameters: fecal coliform, chloride, total phosphorus (TP), total nitrogen (TN), total suspended solids (TSS), biological oxygen demand (BOD), pH, and temperature (surface and bottom).

2. Potential Impacts

- a) An assessment of stormwater runoff quantity and quality impacts shall be provided for the developed condition. The runoff reduction volume, water quality volume, stream channel protection volume, and peak discharge for the 10-year (overbank flood control criteria) and 100-year (extreme flood control criteria) 24-hour storms shall be provided for the developed condition utilizing the Soil Conservation Service Technical Release Number 20. Calculation parameters such as soil types, ground cover, and time of concentration shall be verifiable in the report's calculations.
- b) A determination that sufficient available groundwater recharge exists to accommodate the calculated daily demand of the proposed action (including irrigation needs and firefighting), along with the estimated existing water usage within the subwatershed. This analysis shall confirm that the projected water usage will not result in significant water level drawdown of any adjacent off-site wells, and will not impact on-site or nearby wetlands. The methodology for this analysis shall be approved by the Town's hydrogeologic consultant.
- c) The proximity of neighboring wells and the Farms Water District wells to proposed sewage treatment plant, sewage treatment plant discharge point(s) and stormwater practices shall be determined.
- d) Discuss the potential impacts of fertilizers, pesticides, herbicides, fungicides and any other chemical applications which may be used for maintenance of the grounds/ponds, swimming pool, or community farm.

- e) Confirmation that existing drainage patterns will not be modified as a result of the development and will not affect adjoining properties or roads.
- f) Identify the outfall from the proposed sewage treatment plant and discuss potential impacts on surface and groundwater.
- f) Discuss the potential impacts to surface or groundwater from heating/cooling fuel storage or practices, including geothermal systems.*
- g) Discussion of impacts to the water table from the proposed development.
- h) Impacts of stormwater from pond #1 and from the remainder of the site on flooding on adjoining properties.
- i) Study the impact of the proposed development wells on existing pollution plumes.

3. Mitigation Measures

- a) The preparation of a Sediment and Erosion Control narrative, Plans and Details in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
- b) Preparation of a Stormwater Pollution Prevention Plan (SWPPP) complying with the requirements of the Town of Bedford and NYSDEC.
- c) Groundwater monitoring/restitution program, if required.
- d) Describe an emergency plan for maintenance of the stormwater control plan during a major flood.
- e) Describe measures taken during design to (a) avoid, or (b) minimize wetland and wetland setback/adjacent area intrusions.
- f) Consideration of the avoidance of the use of fertilizers, pesticides, herbicides, fungicides or other chemical applications. Proposed mitigation measures to deal with their use if proposed.

- g) Consideration of reducing proposed impervious surfaces through alternative materials and the use of alternate stormwater technology such as rain gardens.

E. Vegetation

1. Existing Conditions

- a) Floral inventory shall be determined by field verification and expansion, where necessary, of previous inventory established as part of the former Rippowam Cisqua High School SEQRA record. A description of non-native invasive species on the site shall be included.
- b) Generic determinations and quantification of woodland and vegetation age, condition and successional stage shall be provided to characterize the ecology of the vegetation communities, characterized by community type (ref. New York Natural Heritage Program, March, 2014 Edinger et al., 2014 Ecological Communities of New York State).
- c) Landmark trees as previously defined on a list of trees enunciated and established by the Bedford Town Board shall be identified. Any tree 12" and over d.b.h. located outside of the previously disturbed/mined site areas and within the proposed disturbance areas shall be identified and located on the "Vegetative Community Map".

2. Potential Impacts

- a) The impact of the proposed action on the site's vegetative communities versus existing conditions shall be graphically shown. The significance of the loss, if any, to native vegetative communities, trees defined as "landmark trees" and trees 12" or greater d.b.h. located outside of the previously disturbed/mined site areas and within the proposed disturbance areas shall be presented in quantitative terms, with a development overlay on the "Vegetative Community Map".
- b) The ecological effects of vegetative losses outlined in b. above shall be discussed qualitatively, including potential impacts on hydrology and soil stability resulting from removal of vegetation.

- c) The proposed development plan shall indicate development envelopes within which clearing may occur.

3. Mitigation Measures

- a) The preparation of a Landscape and/or Screening Plan in appropriate areas of proposed site disturbance, and along Route 172/22 and adjacent residential areas.

Integrated into the Landscape and/or Screening Plan ~~may~~ will include areas of “Ecoscaping” which would define the portions of the site to be re-vegetated with native species, aimed at replacing or compensating for significant vegetation losses, if required.

- b) Mitigation for the impact to “landmark trees” and trees 12" or greater d.b.h. located outside of the previously disturbed/mined site areas and within the proposed disturbance areas shall be provided. Mitigation will include tree and vegetative replacements where feasible.
- c) A discussion of the relative ecological condition of the previously mined and undisturbed areas on the site.
- d) An estimate of the number of 6 inch diameter trees to be removed.

F. Wildlife

1. Existing Conditions

- a) Faunal inventory, including amphibious amphibians, mammals, birds, and invertebrates, shall be determined by field verification and expansion, where necessary, of the Ecological Assessment prepared as part of the former Rippowam Cisqua High School SEQRA record. The existing data shall be supplemented, as necessary, by field observations and requests for updates from NYSDEC Natural Heritage Program (which will also address Endangered, Threatened or species of Special Concern).
- b) The existing data shall be supplemented, as necessary, by field observations and requests for updates from NYSDEC Natural Heritage Program and the US Fish and Wildlife Service. This information will address Endangered, Threatened, and species of

Special Concern, as well as any Significant Habitats found on or near the site.

- b) Generic determinations of relative population density and distribution shall be provided to characterize the wildlife ecology of each of the vegetative communities identified above in Section F.
- c) Areas of wildlife transit through the site linking green space on adjacent lands shall be identified and mapped on the “Vegetative Community Map” and will be preserved where possible.
- d) The applicant shall consult with the Bedford Conservation Board regarding the habitat map prepared by the Board.
- e) Particular attention shall be given to the vernal pool on the site and its associated upland areas.

2. Potential Impacts

- a) The significance of the qualitative effect of development on groupings of species shall be discussed to reveal generically which elements of the fauna are more or less disturbance sensitive.
- b) The ecological “chain-reaction” effects of vegetative loss shall be reviewed qualitatively to provide an analysis of the potential for loss to wildlife of cover and food resources.
- c) Impact of the proposal on the displacement of wildlife, including predators, on surrounding neighborhoods.
- d) Discussion of the impact of geese in the ponds.

3. Mitigation Measures

- a) Ecological Management Plan: this plan will detail ecological habitats to be preserved, restored or created during and post construction and quantify (in area (square footage)) replacement or compensation for impacts to wildlife resources identified by the DEIS.
- b) Landscape Plan: integrated into the Landscape Plan shall be areas of “Ecoscaping”, which define the portions of the site to be

re-vegetated with native species, aimed at replacing or compensating for vegetative losses identified in the DEIS.

- c) Any additional mitigation measures necessitated by impacts identified in the wildlife studies.

IV. **IMPACT ISSUES - THE HUMAN ENVIRONMENT**

A. Traffic and Transportation

1. Existing Conditions

- a) Provide a brief description of Routes 22 and 172 including other local roads in the vicinity of the project site.
- b) Conduct manual traffic movement surveys for weekday Peak AM and Peak PM Hours, as well as Tuesday and Friday afternoons, including a vehicle classification and school bus traffic at the following locations:
- Route 22/Route 172 Split at the Village Green intersection
 - Route 22/Greenwich Road
 - Route 22/The Farms
 - Route 22/Vinton Avenue
 - Route 22/Hunting Ridge Mall
 - Route 22/Crusher Road
 - Route 22/Route 172
 - Route 22/Jefferson Lane
 - Route 22/Washington Avenue
 - Route 22/Lincoln Avenue
 - Route 22/Gordon Avenue
 - Route 22/David Lapsley Road
 - Route 22/Lake Street
 - Route 22/South Street
 - Route 172/Seminary Road
 - Route 121/Seminary Road
 - Route 121/Guard Hill Road
 - Route 172/Fox Lane/Fox Lane High Campus
- c) Indicate accident history at the study intersections for a 5 3 year period and include location, date, time of day, number of vehicles involved, number of injuries, traffic control, weather/road conditions, type of accidents and probable causes.

- d) Complete analysis of existing sight distance at the project's proposed access point(s).
- e) Graphically indicate the existing traffic volumes for the above locations for each of the peak hours.
- f) Complete intersection capacity analysis for existing conditions at each intersection identified above following the procedures of the latest edition of the Highway Capacity Manual.

2. Potential Impacts

- a) Project future background traffic volumes for the Design Year 2019 based upon an annual growth factor applied to the existing traffic volumes and include any planned/proposed developments in the immediate area of the project.
- b) Graphically indicate the future Year 2019 No-Build Condition and complete intersection capacity analysis at the study area intersections.
- c) An estimate of the impact of the proposal on travel time from the Village Green to and from Route 172/Fox Lane Campus. ~~the Route 22/Route 172 intersection (Shell Service Station).~~
- d) Complete projections of site-generated traffic on the area roadways and intersections listed in Section IV A 1b above based upon accepted trip generation. A summary table shall be provided identifying these site-generated traffic volumes.
- e) Graphically indicate the future traffic volumes (Year 2019 Build Condition) and complete intersection capacity analysis at the study area intersections listed in Section IV A 1b above including the site access.
- f) Impact of the proposal on the availability of parking spaces in the Town's commuter parking lots.
- g) Impact of the proposal on school bus transit times.
- h) Impact of the proposal on Guard Hill Road, Clark Road, and Baldwin Road from the redistribution of traffic onto these roads.

- i) Traffic studies shall include the impact of any public use of the subject property.
- j) Impacts of the proposed traffic increased on bicycle traffic.

3. Mitigation Measures

- a) Evaluate mitigation measures needed as a result of the proposed project including roadway improvements and sight distance improvements. These measures shall include the potential for slip lanes to improve traffic flow.
- b) The DEIS shall study the potential for including internal sidewalks and improvements to pedestrian access along Route 22/172 outside of the property to connect with the Village Green.

B. Planning and Zoning

1. Existing Conditions

- a) Description of applicable land use plans and regulations (i.e., Town Zoning Ordinance, Town Subdivision Regulations, and Town Comprehensive Plan) for the site and surrounding area.
- b) Describe existing (and any pending) development in the area.
- c) Discuss how the proposed clubhouse complies with the Town Zoning Ordinance.

2. Potential Impacts

- a) An analysis of the proposed development's consistency with established land use regulations and articulated land use policies and ordinances. Specific discussion of the project's conformance to the Town's Affordable Housing Ordinance shall be included.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be evaluated.

C. Community Services

1. Existing Conditions

- a) Educational facilities.
- b) Police protection.
- c) Fire protection.
- d) Ambulance service.
- e) Solid waste disposal.
- f) Recreation.
- g) Sewage treatment/water supply.

A discussion of the existing public sewer/water services within the vicinity of the site, if any, or discuss alternative methods of sewage treatment/water supply currently being provided to landowners in the area of the site if public services are not available.

2. Potential Impacts

- a) Potential impacts (adverse and beneficial) on the Town's community services resulting from the proposed development shall be discussed.
- b) An analysis of the proposed development's proximity to and impact on the capacity of existing services.
- c) Discuss the capability of the Bedford Village fire district to provide firefighting services to the proposed development, or the costs to properly provide these services. Discussion of water resources available for firefighting. An analysis by the Fire District of the design of the proposal including access and parking for firefighting equipment.

- d) A discussion of the methods to provide sewage treatment/potable water supply to the future residents, employees within the development. Discuss potential impacts to the site's underlying groundwater resources, ponds and receiving surface waters from the development's sewage treatment and potable water supply systems.
- e) Discuss whether any obligation exists to require the Town to provide transportation for the proposed affordable dwelling units.
- f) Discuss the impact on the current and projected school population, in particular whether the proposal will necessitate redistricting of elementary schools or the expansion of facilities.
- g) Provide documentation on the impacts of the proposed sewage treatment plant, including light, noise and odor levels as they would affect both on-site and off-site properties.

3. Mitigation Measures

- a) A discussion of the proposed benefits to the Town's recreation program, the inclusion of on-site passive recreational and agricultural/horticultural opportunities, and potential increase in tax revenue for the Town.
- b) Discuss mitigation measures that will be implemented to adequately offset any potential adverse impacts to the site's underlying groundwater resources, ponds and receiving surface waters from the development's sewage treatment and potable water supply systems. A list shall be provided of all required Local and State permits/approvals for construction of the sewage treatment/potable water supply systems. A discussion shall be provided of all ongoing and future maintenance and reporting criteria associated with the proposed sewage treatment/potable water supply systems.

D. Socio-Economic Conditions

1. Existing Conditions

- a) Analysis of the tax base and property value under the current, undeveloped property.

2. Potential Impacts

- a) Comparison of anticipated revenues between the existing property and the applicant's proposed action after full build-out.
- b) Analysis of the costs for providing public service to the proposed residential development.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be evaluated.

E. Aesthetic Resources

1. Existing Conditions

- a) Describe the existing community character of the specific area around the subject property and generally with respect to the Town of Bedford.

2. Potential Impacts

- a) Light: Describe the impacts from the proposed residential dwellings and street lights potentially creating a sky-glow effect brighter than that of the existing condition.
- b) Visual: Describe the potential visual impacts of the development from publicly-accessible vantage points including the proposed entrance, Route 22/172, Crusher Road and from homes on Vinton Road and West Circle. The discussion should include both potential seasonal and year-round views into the site.
- c) Open Space and Recreation: Describe the potential impacts to the existing trails and ponds located within the site, including maintenance responsibilities. Discussions shall include the potential for re-routing the trails, especially around wetland areas.

3. Mitigation Measures

- a) Mitigation measures to address identified impacts shall be evaluated, including the potential use of the property's agricultural/horticultural areas and trail system by local residents not living in the proposed development.

F. Other Areas of Study

1. Trails

- a) Describe the existing trails on the property, the Mianus Green Belt cited in the Town's Open Space Plan and discuss mitigation or replacement. The use of the proposed trails, including permitted activities, shall be described. The impact on the proposed trails on wetlands shall be discussed as requested by the NYSDEC in their letter dated March 13, 2015. The impact of the proposed trails on properties on West Circle shall be discussed.

2. Water Features

- a) A discussion of the steps that will be taken to ensure the safety of the residents/hikers making use of the trail system to access the pond areas.

3. Construction Impacts

- a) The impacts from construction activities shall be discussed including noise, dust, safety and condition of the access roads.

4. Clubhouse and Pond Activities

- a) Describe what activities will be provided, permitted and prohibited in these areas, including hours of operation, types of social functions, parking, noise, use of the ponds, and interior and exterior lighting. The impact of activities on properties on West Circle shall be discussed.

5. Archaeological Impacts

- a) The DEIS shall discuss potential impacts on archaeological resources on the site. Information from the Rippowam Cisque DEIS may be used.

6. Proposed Farm

- a) The DEIS shall discuss proposed the activities of the proposed farm and the impacts of any proposed use of fertilizers and pesticides and the potential for a community garden shall be discussed.

G. Alternatives

A description and evaluation of the range of reasonable alternatives to the proposed action that are feasible, considering the objectives and capabilities of the project sponsor. The description and evaluation of each alternative shall be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

The following alternatives to the proposed action are to be evaluated in terms of the impact issues listed above. If a particular alternative analysis can be most effectively described in a graphic comparison format (i.e., charts, tables, etc.), the narrative discussion shall merely summarize the information presented graphically.

1. No action.
2. 58 lot Conservation Subdivision
3. [Alternative Conservation Development plan that maximizes distance from existing residences on Vinton Avenue.](#)

V. MISCELLANEOUS

A. Adverse Environmental Effects that Cannot be Avoided if the Project is Implemented

Adverse environmental impacts expected to occur if the proposed action is implemented regardless of the mitigation measures considered.

B. Irreversible and Irretrievable Commitment of Resources

Those natural and human resources that will be consumed, converted or made unavailable for future use if the proposed action is implemented shall be identified.

C. Growth Inducing Impacts

1. Future growth potential.
2. Impact upon local roadways, future commercial and residential development.

D. Effects on the Use and Conservation of Energy Resources

This discussion shall include a demonstration that the development will satisfy electric generating capacity needs or other electric systems needs in a manner reasonably consistent with the most recent state energy plan.

The DEIS shall how the proposed development conforms to the recommendations of the Town's Climate Action Plan, a part of the Town Comprehensive Plan.

A plan for the provision of generators shall be discussed and the impacts of this plan described.

E. Appendices

1. All SEQR documentation, the Positive Declaration and DEIS Scoping Outline.
2. Copies of all official correspondence related to issues discussed in the DEIS.
3. Copies of all technical studies and other pertinent documents in their entirety.

DISTRIBUTION LIST

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