

01/04/2016

Scoping Document

EAST PARCEL REDEVELOPMENT

CONTINENTAL STREET, VILLAGE OF SLEEPY HOLLOW, WESTCHESTER COUNTY

NEW YORK

DRAFT ENVIRONMENTAL IMPACT

STATEMENT (DEIS)

Name of Project: East Parcel Redevelopment

Project Location: East side of the Metro-North rail lines, south side of the Pocantico River,  
west of Continental Street and north of Barnhart Park

SEQRA Classification: Type 1

Lead Agency: Village of Sleepy Hollow Local Development Corporation  
28 Beekman Avenue  
Sleepy Hollow, NY 10591

Lead Agency Contact: David Schroedel, Chairman

Scoping Distribution: Interested and Involved Agencies

Adoption by  
Lead Agency: Village of Sleepy Hollow LDC

Prepared Pursuant To 6NYCRR 617.8  
December 7, 2015, Revised January 4, 2016

This document identifies the issues to be addressed in a Draft Environmental Impact Statement (DEIS) for the proposed special permit and riverfront development concept plan approval for proposed improvements on certain properties formerly part of the General Motors North Tarrytown Assembly Plant site known as the East Parcel. The Village of Sleepy Hollow Code requires a proposal for a riverfront development concept plan to prepare a Draft Environmental Impact Statement (DEIS). Accordingly, this Scoping Document addresses the items identified in paragraphs (f)(1) through (7) of Section 617.8 of the State Environmental Quality Review Act (SEQRA) Regulations.

The project site is approximately 28.74 acres and is located east of the Metro-North rail lines, south of the Pocantico River, West of the Continental Street/Kendal Avenue Extension and Elm Street and north of Barnhart Park and Beekman Avenue. Access to the site would be from Continental Street and possibly a new proposed overpass connecting the East and West Parcels (the West Parcel also known as Edge on Hudson).

#### DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action is the granting of a special permit and riverfront development concept plan pursuant to Section 450, Article IV of the Sleepy Hollow Code for portions of the East Parcel. Improvements include the following, hereinafter, the Project:

- Construction of a new DPW Facility;
- Construction of new bus repair garage for the Tarrytown UFSD at an estimated 3,800 square feet as illustrated on the 2005 Richard Daley 2005 East Side Master Plan;
- Construction of an overpass connecting the East and West Parcels
- Construction of new recreation facilities to serve the Village; and
- Construction of new parking facilities.

## **ENVIRONMENTAL IMPACT STATEMENT CONTENT**

Introductory Material - Cover Sheet that includes:

- A. Title (i.e., Draft Environmental Impact Statement)
- B. Identification of the Proposed Action, including name and Location
- C. Identification of the Village of Sleepy Hollow Local Development Corporation as the Lead Agency for the Project
- D. The following contact information:  
David Schroedel, Chairman  
Village of Sleepy Hollow LDC  
28 Beekman Avenue  
Sleepy Hollow, NY 10591
- E. Date submitted and any revision dates
- F. Date of acceptance of the DEIS
- G. Deadline by which comments on the DEIS are due
- H. Name and address of Sponsor of Proposed Action, and the name, address and email address for a contact person representing the Sponsor
- I. The name and address of the primary preparer(s) of the DEIS and a list of consultants involved with the Project for the Applicant
- J. List of Consultant involved with the Project for the Village
- K. Table of Contents
- L. List of Exhibits
- M. List of Tables
- N. List of Appendices

### **Executive Summary**

The summary should provide the reader with a clear and cogent understanding of the information found elsewhere in the main body of the DEIS and should be organized as follows:

- A. Brief but complete description of the Proposed Action, including Site history and background leading to the proposed development and anticipated build year. Description of the historical planning background for redevelopment of the East Parcel.
- B. Listing of required approvals and permits.
- C. List of Involved and Interested Agencies.
- D. Brief Description of Anticipated Impacts and Proposed Mitigation Measures.
- E. Brief Description of Alternatives to the Proposed Action.

### **II. Description of Proposed Action**

- A. Project Location (including appropriate descriptive graphics).
- B. Description of Site's existing character including noise.
- C. Description of existing Site features.

- D. Description of surrounding land use
- E. Project description, including general building locations, square footages, arrangements, dimensions, height, general character, architecture, recreational spaces and amenities, access, off-street parking and traffic circulation including potential modifications to existing roadways, site infrastructure, internal traffic circulation, associated site improvements, lighting, description of views from and to Site, connection to surrounding neighborhoods including the proposed overpass connecting the West and East Parcels. Description of proposed parking resources including projected number of spaces, and possible cooperative agreement for use of parking facilities by Philipsburg Manor Restoration.
- F. General description of utilities, including the Westchester County trunk sewer line and stormwater management.
- G. Construction scheduling, including any phasing and description of project construction, including site preparation (remediation, erosion and sedimentation controls and earthwork).
- H. Purpose, need and benefits of the Proposed Action.

### **III. Required Permits and Approvals, Involved and Interested Agencies**

- A. Listing of all Village, County, State and federal permits and approvals that may be required to implement the Project, including anticipated sequencing of approvals.
- B. Listing of all Involved Agencies.
- C. Listing of all Interested Agencies.

### **IV. Existing Environmental Conditions, Anticipated Impacts and Proposed Mitigation**

For the specific issues identified in this Scope, the DEIS should provide a topic-by-topic analysis of existing environmental conditions, future conditions without the Project, potential impacts of the Project, and potential measures to mitigate adverse environmental impacts. Where relevant, cumulative impacts should be discussed, including both on-Site and off-Site impacts. The identification of potential mitigation measures in this Scope is illustrative only and not intended to be all-inclusive or specifically required. Where mitigation is identified, the DEIS should discuss any adverse impacts associated with and approvals required for any such measures and identify the entity responsible for implementing any such improvements and the funding therefor.

#### **A. Land Use and Zoning**

- 1. Existing Conditions
  - a. Document existing land use within ¼ mile of the subject site, including the Philipsburg Manor Restoration site.
  - b. Document existing zoning controls within ¼ mile of the subject site
  - c. Document prior planning studies prepared by the Village and others for the East Parcel
- 2. Anticipated Impacts and Proposed Mitigation (if needed)

- a. Consistency with the Village Local Waterfront Revitalization Program
- b. Relationship to Approved Projects within the RF District

**B. Visual Resources**

- 1. Existing Conditions
  - a. Document the visual character of the Site and the immediately surrounding area through photographs, cross sections and narrative. Selected areas to include western property line of the Philipsburg Manor Restoration site, the Manor House and the Mill Pond Bridge.
- 2. Anticipated Impacts and Proposed Mitigation
  - a. Preparation of conceptual level graphics to illustrate proposed building design, roadway configurations and overpass with use of cross sections and precedent analysis.
  - b. Preparation of conceptual landscape plan including a general discussion of potential visual buffering and screening from surrounding uses.
  - c. Consideration of effects of site lighting and photometrics.

**C. Stormwater Management**

- 1. Existing Conditions
  - a. Including a description of local drainage patterns and their relationship to the Site. Stormwater flow peak rates of runoff would be provided for 1-, 2-, 10-, 25-, 50- and 100-year storm events as required by Village and NYSDEC Phase II regulations. General discussion of historical flooding events on the East Parcel and their relationship, if any, to stormwater management analysis
  - b. Determine discharge points of existing stormwater runoff
  - c. Provide depth to ground water based on soil survey data
  - d. Evaluation of floodplain mapping
  - e. Evaluation of the Proposed Action and the applicability of the Community Risk and Resiliency Act and 6 NYCRR Part 490, Projected Sea Level Rise, as applicable.
- 2. Anticipated Impacts and Proposed Mitigation
  - a. Provide stormwater runoff quantity (the rate of stormwater runoff and peak discharge rates for the 1, 2, 10, 25, 50 and 100 year storm resulting from the proposed conditions
  - b. Site design and its relationship to Chapter 220 of the Village Code, Flood Damage Prevention and its relationship to local floodway and flooding conditions and surrounding properties including DeVries Park and the Philipsburg Manor Restoration.
  - c. Incorporation of green design and low impact development techniques to mitigate potential stormwater impact.

**D. Traffic and Transportation**

1. Existing Conditions
  - a. Existing site access including Viaduct and Continental Street
  - b. Evaluation of the following roadways (roadway condition, width, geometry, on street parking):
    - Continental Street
    - Kendall Avenue
    - Howard Street
    - Pocantico Street
  - c. Evaluation of the following intersections using standard traffic engineering methodology for determining level of service:
    - Continental Street/Kendall Avenue
    - Continental Street/Pleasant Street
    - Continental Street/Pocantico Street
    - Pocantico Street/ Route 9
  - d. Evaluation of existing pedestrian and other means of non-motorized access to the East Parcel from surrounding properties including Barnhart Park
  - e. Conduct automatic data recording along Continental Street
  - f. Parking
  - g. Description and evaluation of existing viaduct from Beekman Avenue
2. Anticipated Impacts and Proposed Mitigation
  - a. Future Site access including proposed Overpass and Continental Street
  - b. Future traffic conditions without the Project
  - c. Future traffic conditions with the Project
  - d. Future pedestrian conditions with and without the Project
  - e. Proposed Parking Resources and any operational characteristics of shared use of parking.
  - f. Disposition of existing viaduct

**E. Natural Resources**

1. Existing and No-Build Conditions
  - a. Describe topography, soil conditions, surficial geology and ecological communities or significant habitat areas, if any.
  - b. Review Phase 1 Environmental Assessment and other appropriate documents prepared as part of the previous environmental review (Lighthouse Landing), including the DEC-approved East Parcel Site Management Plan dated December 2013.
  - c. Existing wetland conditions
  - d. Discuss existing DEC-approved East Parcel Site Management Plan dated 2013 and East Parcel environmental easements.

2. Anticipated Impacts
  - a. Identify and quantify soil and vegetation disturbance and slope impacts.
  - b. Identify amount of impervious surface creation.
  - c. Describe required earthwork, including methane gas from former municipal landfill.
  - d. Describe construction methods.
  - e. Describe any hazardous materials issues.
  - f. Wetland impacts
3. Proposed Mitigation Measures (as applicable)
  - a. Describe proposed soil erosion and sediment control plan.
  - b. Describe landscaping plan.
  - c. Compliance with New York State Environmental Remediation Program Brownfields Cleanup Agreement and any orders, decision documents and easements associated with the cleanup program.
  - d. Compliance with DEC-approved East Parcel Site Management Plan dated 2013
  - e. Wetland mitigation

**F. Cultural Resources**

1. Existing Conditions
  - a. Describe results of Stage 1A literature review and archaeology sensitivity assessment completed as prior environmental reviews. Include any sites in the area that are listed or eligible for listing on the State or National Register of historic Places.
2. Anticipated Impacts and Proposed Mitigation Measures (as applicable)
  - a. Discuss potential impacts on historic or archaeological resources related to the introduction of additional traffic and potential change in existing viewsheds.

**G. Construction**

1. **Existing Conditions**
  - a. Description of existing soil types and subsurface conditions based upon soil survey information and documentation prepared as part of the EIS for Lighthouse Landing. Relationship of proposed construction activities and the DEC-approved East Parcel Site Management Plan dated December 2013.
2. **Potential Impacts**
  - a. Site Preparation including scarification
  - b. Delivery of materials
  - c. Construction Traffic
  - d. Construction Phasing and staging
  - e. Dust and noise impacts
  - f. Days and times of construction

- g. Foundation support for new structures
- h. Coordination with removal of existing pedestrian connector from East Parcel to West Parcel.

**3. Anticipated Mitigation**

- a. General description of standard best construction management practices that avoid or mitigate potential impacts.
- b. Erosion and sediment control plan.
- c. Mitigation for any contaminated soil, if any.
- d. Describe compliance with any applicable local laws or regulations
- e. Compliance with DEC-approved East Parcel Site Management Plan dated 2013

**H. Utilities**

**1. Existing Conditions**

- a. Water supply, including lines connecting to adjacent properties
- b. Sanitary sewer, including County Trunk sewer
- c. Electric supply

**2. Potential Impacts**

- a. Water and sewer demands

**3. Anticipated Mitigation**

- a. Backfill for public utilities.

**V. ALTERNATIVES**

**A. No Action**

**B. Alternative Layouts, including an evaluation of the Alternative Plan, Historic Hudson Valley Exhibit E – Philipsburg Manor Expansion Site, originally prepared March 31, 2005.**

**C. Alternative Uses (different recreation resources such as an indoor recreation facility with community space)**

**D. Alternative Site Layout that incorporates prior conceptual plans for Historic Hudson Valley.**

**E. Alternative shared parking arrangements with Historic Hudson Valley**

**F. Alternative Site Access**

**G. Alternate layout incorporating the layout as submitted by the Tarrytown Union Free School District.**

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

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

## **VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

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

## **VIII. GROWTH-INDUCING IMPACTS**

This section shall assess and analyze, together with the impacts of the Proposed Action, whether additional off-site growth would be stimulated, where this growth would occur and the type and magnitude of growth anticipated, such as the potential redevelopment of the existing Village of Sleepy Hollow DPW facility.

## **IX. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES**

This section shall address the energy resources to be used if the Proposed Action is implemented, the anticipated levels of consumption, and ways to reduce energy consumption or improve energy efficiency. Topics to be addressed shall include features of proposed and/or modified buildings that reflect the use of "green/low-impact" or sustainable building methods and/or technologies.

## **X. APPENDICES**