

DEIS Scoping Outline
The Gateway Port Chester Mixed Use Development
May 3, 2010

This document identifies the issues to be addressed in a Draft Environmental Impact Statement (DEIS) for the proposed Gateway Port Chester Mixed Use Development. This Scoping Document contains the items described in 6 NYCRR §§ 617.8(f)1-5.

DESCRIPTION OF PROPOSED ACTION:

The Proposed Action is a Master Plan for and development of the former United Hospital site (Site) in the Village of Port Chester, NY, replacing a complex of 720,000 square feet of abandoned hospital buildings and ancillary buildings with 1.1 million square feet of retail, office and residential buildings, parking facilities and open space. The Site's location, near the intersection of the I-287 and I-95 corridors, off Boston Post Road (US Route 1) and proximate to the City of Rye and the Village of Rye Brook, NY, is well-positioned to serve as a gateway to the Village of Port Chester. The Proposed Action is sometimes referred to in this Scope as the "project."

The Site consists of two parcels identified on the Village Tax Maps as Section 141.052, Block 1, Lot 2 and 2.1. Lot 2 is the site of the former United Hospital having a street address of 406 Boston Post Road. Lot 2.1 is the site of a residential apartment building having a street address of 999 High Street. The combined Site complex consists of nine existing buildings with related parking areas connected by an interior roadway system. The Site consists of approximately ten acres of impervious surface area. The hospital has been inoperative since 2005, and the apartment building is operating at 32% capacity. The current zoning is R2F, Two-Family Residential. A Special Design District is proposed to permit the proposed development.

The Master Plan mixes low-rise commercial buildings, consisting of approximately 254,000 square feet of retail and office space, with 5 low- and high-rise residential structures, consisting of approximately 762 residential dwelling units. The varying topography allows for 3 levels of parking, made up of approximately 2,000 parking spaces, to be located beneath a proposed plaza and courtyard. The Master Plan would replace existing vacant and underutilized former hospital buildings and a 13-story residential structure, comprising approximately 600,000 square feet, with a mixed-use project containing twice as much open space.

GENERAL GUIDELINES:

The analyses of the project shall be performed for the expected first year of full occupancy and operation and, if necessary, for an earlier time frame if significant adverse impacts would be expected to occur at such earlier time.

The DEIS shall cover all items in this Scoping Document. Each impact area shall be analyzed in a separate subsection that includes a discussion of existing conditions, future conditions without the Proposed Action, future conditions with the Proposed Action, and mitigation measures designed to minimize the identified and potential adverse environmental impacts. There shall be

a separate chapter to analyze alternatives that would achieve the basic objectives of the Proposed Action, as well as the No Action Alternative.

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 merely summarize and highlight the information presented graphically. All plans and maps showing the Site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies, as appropriate.

Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures should include an explanation of how those measures would be implemented, any potential environmental impacts of such implementation, the costs and the time frame associated with such implementation, and the entity that would be responsible for implementing and paying for the mitigation. The discussion should indicate any proposed improvements that have been incorporated into the Proposed Action.

The document and any appendices or technical reports 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."

All methods used by the Applicant to arrive at conclusions should be stated. Any assumptions incorporated into assessments of impact should be clearly identified.

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 Board of the Village of Port Chester as the Lead Agency for the project
- D. The following contact information:
 - Joan Mancuso
 - Village Clerk
 - 222 Grace Church St.
 - Port Chester, NY 10573
 - jmancuso@portchesterny.com
 - (914) 939-2200
- 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

I. 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.
- B. Listing of required approvals and permits.
- C. List of Involved and Interested Agencies (including neighboring municipalities).
- D. Brief Description of Anticipated Impacts and Proposed Mitigation Measures.
- E. Brief Description of Alternatives to the Proposed Action.
- F. Table comparing impacts of the Proposed Action with the various alternatives.

II. Description of Proposed Action

- A. Project location (including appropriate descriptive graphics).
- B. Project Sponsor (including experience and objectives)
- C. Site history and background, including hospital operations and use and operation of 999 High Street
- D. Description of Site's existing character.
- E. Inventory of existing structures on the Site, including identification of buildings to be removed and potential tenants to be relocated.
- F. Description of surrounding land use, in narrative and graphic form.
- G. Project description, including building locations, square footages, arrangements, dimensions, height, general character, architecture, number and type of dwelling units, compliance with affordable housing requirements, commercial areas, common areas, recreational spaces and amenities (including public access and ownership and maintenance, if applicable), access, off-street parking and traffic circulation, site infrastructure, internal traffic circulation, internal pedestrian circulation, streetscape enhancements and associated site improvements, lighting, description of views from and to Site, connection to surrounding neighborhoods and relationship to public transit, including Metro North train stations.
- H. General description of utilities and stormwater management.
- I. Description of the proposed Special Design District zoning amendment.
- J. Construction scheduling, including any phasing and description of project construction, including site preparation (demolition, erosion and sedimentation controls and earthwork).
- K. 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.
- B. Listing of all Involved Agencies.
- C. Listing of all Interested Agencies (including neighboring municipalities).

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 applicable, a description of the conditions associated with the former United Hospital should also be included. 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. Include maps and narrative describing generalized land use patterns and neighborhood character in the Village of Port Chester, City of Rye and Village of Rye Brook and more specifically for a primary land use study area within a quarter mile of the project site.
- b. Describe the existing zoning districts generally, and within a quarter mile of the project site.
- c. Identify any existing use of the Site by the Sponsor and/or neighboring properties and/or residents (e.g., for parking).
- d. Describe development trends and approval activity in the area.
- e. Discuss consistency with Land Use Plans and Policies; including:
 - i. Village of Port Chester existing and draft Comprehensive Plans
 - ii. Patterns for Westchester
 - iii. Westchester 2025
 - iv. Third Regional Plan for New York-New Jersey-Connecticut Metropolitan Area

2. Anticipated Impacts

- a. Identify the relationship of the proposed development to overall land use patterns within the study area, and to adjacent properties, including impacts on neighborhood character (e.g., from visual effects, traffic), and discuss the proposed project's compliance or non-compliance with local land use regulations and its relationship to local, County and regional Plans.

- b. Describe how the proposed zoning district integrates with the existing Village zoning hierarchy and the project's compliance with proposed zoning district.
- c. Address elimination of any use of the Site by neighboring properties and/or residents (e.g., parking).
- d. Address potential for commercial components of proposed project to affect key retail stores/anchors stores in the vicinity of the site and to cause a change in community character.

3. Proposed Mitigation Measures (as applicable)

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.

2. Anticipated Impacts

- a. Identify views to and from the proposed development from surrounding roads and properties, including Abendroth Park and the residential areas to the north, approaching the site from both Rye and Port Chester on Boston Post Road, from the Kohl's Shopping Center, from the west along High Street and from I-287. Specific views to the proposed development should include the following locations:
 - i. Abendroth Park
 - ii. Grandview Avenue and Grant Street as part of the residential neighborhood to the north
 - iii. US Route 1/Olivia Street looking back towards the site
 - iv. Kohl's Shopping Center
 - v. US Route 1 in the City of Rye looking back towards the site on the south side of US 1 in the vicinity of the Rye Country Day School field entrance
 - vi. Cope Circle and Hillside Road
 - vii. Grandview and Hillside
 - viii. Grandview and High Street
- b. Describe impacts on the overall aesthetic quality and character of the surrounding area.
- c. Describe the relationship of the proposed Gateway development to the surrounding community, including the project height, general character, bulk and scale in relation to the surrounding area.
- d. Provide a shadow study for the spring and fall equinox and winter and summer solstice time periods.
- e. Utilize photographs, cross sections and elevations of the proposed development and/or photo simulations will be utilized as appropriate to describe the resulting visual impact (i.e., before and after conditions), including a comparison of views of the existing buildings to views of the

proposed project and images of typical proposed project buildings. This assessment should include consideration of rooftop facilities, such as antenna, etc.

3. Proposed Mitigation Measures (as applicable)

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.

2. Anticipated Impacts

- a. Describe proposed drainage and stormwater management facilities.
- b. Discuss compliance with Village of Port Chester MS4 stormwater requirements.

3. Proposed Mitigation Measures (as applicable)

- a. Describe proposed stormwater management system and implementation of Best Management Practices based on NYSDEC Phase II regulation, including methods to maintain and enhance water quality standards and peak runoff rates.

D. Utilities

1. Water Supply

a. Existing Conditions

- i. Include a description of existing water lines within study area and water system capacities.
- ii. Include usage under previous hospital use.
- iii. Include flow tests.

b. Anticipated Impacts

- i. Describe proposed water mains, including pipe-sizing, location, and routing.
- ii. Identify proposed connection points to the existing systems.
- iii. Identify potential impacts of construction on infrastructure, including during peak usage periods.
- iv. Compare projected water use with previous hospital use and use at 999 High Street to demand during anticipated peak usage periods.
- v. Discuss sufficiency of water resources for domestic and commercial use, as well as fire fighting purposes as well.

c. Proposed Mitigation Measures (as applicable)

- i. Use of water saving devices and other water conservation techniques.

- ii. Evaluate storage and system looping
- 2. Sanitary Sewage
 - a. Existing Conditions
 - i. Include a description of existing sanitary sewer lines servicing the development, including capacity and pipe location.
 - ii. Include estimated sewage flows under previous hospital use.
 - iii. Discussion of capacities of Port Chester Sewage Treatment Plant
 - b. Anticipated Impacts
 - i. Analysis of proposed development's sewage generation and compare with sewage generated by previous hospital use and use at 999 High Street.
 - ii. Description of proposed sewage system.
 - iii. Identify proposed connection points to existing systems.
 - iv. Discuss sufficiency of treatment capacity.
 - v. Discuss any effects on sanitary sewer line capacity.
 - c. Proposed Mitigation Measures (as applicable)
 - i. Provide details of improvements and projections for proposed future demand in the area in addition to the project
- 3. Gas, Electrical, Cable, Telephone & Telcom
 - a. Existing Conditions
 - b. Anticipated Impacts
 - c. Proposed Mitigation Measures (as applicable)

E. Traffic and Transportation

- 1. Existing Conditions
 - a. Inventory existing road conditions in the site vicinity, including access, street and lane width, number of lanes, posted speed limits, types of roadways, parking and traffic controls.
 - b. Describe the study area.
 - c. Determine existing traffic volumes in the weekday AM, PM and Saturday peak hours by conducting manual traffic movement surveys or using other comparable available data and determine existing levels of service for each of the study intersections following procedures from the 2000 Highway Capacity Manual (latest edition of computer program The study intersections are as follows:
 - i. Site Access and High Street
 - ii. US Route 1 (Boston Post Road) and Slater Street
 - iii. US Route 1 (Boston Post Road) and Pearl Street
 - iv. US Route 1 (Boston Post Road) and South Regent Street
 - v. US Route 1 (Boston Post Road) and Kohl's Shopping Center Driveway/Proposed Site Driveway

- vi. US Route 1 (Boston Post Road) and High Street
 - vii. US Route 1 (Boston Post Road) and I287 Westbound On-ramp/I-95 Northbound Off-ramp
 - viii. US Route 1 (Boston Post Road) and I-287 Eastbound Off-ramp/I-95 Southbound On-ramp
 - ix. US Route 1 (Boston Post Road) and Hillside Road
 - x. Ridge Street and High Street
 - xi. High Street and Grandview Avenue
 - xii. High Street and Evergreen Avenue
 - xiii. U.S. Route 1 (Boston Post Road) and Cedar Street
 - xiv. U.S. Route 1 (Boston Post Road) and Peck Avenue
 - xv. Peck Avenue and Midland Avenue
 - xvi. Hillside Avenue and Purchase Street
 - xvii. Hillside Avenue and Grandview Avenue
 - xviii. US Route 1 (Boston Post Road) and Grace Church/South Main Street
- d. Explain the basis for the selection of peak hours (including an explanation of the need, if any, for including a Sunday peak hour analysis)
 - e. Describe existing off-street and on-street parking resources.
 - f. Compare traffic generated by the proposed project to traffic generated by previous hospital use.
 - i. Explain the basis of the previous hospital use
 - g. Describe existing public and private transit options in the site vicinity.
 - h. Provide accident data from NYSDOT and Port Chester Police Department.
 - i. Document school bus traffic.
 - j. Document truck traffic, particularly I-95 by-pass traffic.
 - k. Document pedestrian patterns
2. No-Build Analysis
- a. Compare, balance and increase traffic counts to reflect normal growth in the project study area, and any proposed/approved material developments in the vicinity of the project that would generate traffic at the intersections identified in E.1.b above, to constitute the No-Build traffic volume, using the same Highway Capacity Manual methodology.
 - b. Include future truck traffic as applicable.
3. Anticipated Impacts
- a. Estimate traffic generation from the residential and commercial portion of project as well as proposed parking demand. The combination of new traffic coupled with the No-Build traffic will result in the design year Build traffic volumes.
 - b. Provide distribution of project-generated traffic and explanation therefor.
 - c. Perform detailed capacity analysis to establish levels of service under Existing, No-Build and Build conditions for the AM, PM and Saturday peak hour periods (and a Sunday peak hour analysis if needed) at each

study intersection, using the same Highway Capacity Manual methodology.

- d. Conduct a parking demand analysis.
 - e. Assess adequacy of future sight distance conditions at proposed Site driveways and discuss type of traffic controls to be employed at each driveway location
 - f. Analyze anticipated truck activity, including loading and staging activities.
 - g. Discuss pedestrian conditions.
4. Proposed Mitigation Measures (as applicable)
- a. Recommend traffic improvements if mitigation is required. These would include but not be limited to standard engineering measures, such as signalization changes, striping, etc.
 - b. Describe any changes to Post Road/Site Access/Kohl's Shopping Center intersection.
 - c. Consider a shuttle bus services to a nearby train station.
 - d. Consider shared parking to reduce parking demand.
 - e. Consider need for traffic control monitors

F. Socio-Economic, Community Facilities and Services

1. Demographics

- a. Existing and No-Build Conditions
 - i. Discuss existing Village population and housing trends and other demographic characteristics (including as relevant neighboring areas), including income and ethnicity. Supplement 2000 census data with additional source materials where available.
- b. Anticipated Impacts
 - i. Describe projected population at the proposed project, including potential number of schoolchildren, public and private.
- c. Proposed Mitigation Measures (as applicable)

2. Schools

- a. Existing and No-Build Conditions
 - i. Provide overall description of schools and enrollment in the Port Chester School District and expected increase or decrease in enrollment.
- b. Analyze anticipated impacts related to projected increase in enrollment utilizing standard and accepted schoolchildren generation formulas, as well as actual data from comparable projects in the region.
 - i. Consider applicability of different schoolchildren generation rates for different types of housing
- c. Proposed Mitigation Measures (as applicable)

3. Police, Fire, Ambulance and Other Emergency Services
 - a. Existing and No-Build Conditions
 - i. Describe police department location, staffing and operations.
 - ii. Describe fire department location, staffing and operations.
 - iii. Describe ambulance service location, staffing and operations.
 - iv. Describe hospitals and similar health service facilities, locations, staffing and operations.
 - v. Describe other emergency services
 - vi. Describe relevant mutual aid agreements
 - b. Anticipated Impacts
 - i. Describe impact on calls to service and ability of each provider to handle.
 - ii. Demonstrate adequate water supply/pressure for fire protection purposes.
 - iii. Describe any impacts on mutual aid agreements
 - c. Proposed Mitigation Measures (as applicable)
 - i. Consider need for an on-site satellite police station.
4. Solid Waste
 - a. Existing and No-Build Conditions
 - i. Describe current garbage collection and recycling disposal services.
 - b. Anticipated Impacts
 - i. Explain responsibilities for garbage collection and recycling following redevelopment.
 - c. Proposed Mitigation Measures (as applicable)
5. Energy
 - a. Existing and No-Build Conditions
 - i. Describe of energy use of existing site.
 - b. Anticipated Impacts
 - i. Project energy demand for proposed action.
 - ii. Analyze direct and indirect greenhouse gas emissions from both stationary and mobile sources.
 - c. Proposed Mitigation Measures (as applicable)
 - i. Discuss LEED certification, level thereof, and other sustainability approaches.
6. Fiscal Impacts
 - a. Existing and No-Build Conditions

- i. Describe existing tax generation from the site for all affected tax districts.
 - b. Anticipated Impacts
 - i. Provide anticipated tax generation by the project for all affected taxing districts during construction and upon project completion.
 - ii. Discuss effects of any governmental subsidies associated with the proposed project.
 - c. Proposed Mitigation Measures (as applicable)
- 7. Employment
 - a. Existing and No-Build Conditions
 - i. Describe existing business activity and employment.
 - b. Anticipated Impacts
 - i. Describe project generated employment, retail, office and residential.
 - ii. Estimate construction period employment and employment upon project completion.
 - c. Proposed Mitigation Measures (as applicable)
- 8. Workforce (Affordable) Housing
 - a. Existing and No-Build Conditions
 - i. Describe workforce housing issues in central Westchester County and the Village of Port Chester.
 - ii. Describe historical Village-wide efforts to provide workforce housing, including participation in HUD, Mitchell-Lama and Westchester County Urban County Consortium programs.
 - iii. Describe residential use at 999 High Street
 - b. Anticipated Impacts
 - i. Describe compliance with Village workforce housing provisions.
 - ii. Analyze the implications of Proposed Action on Westchester County affordable housing policy.
 - iii. Describe permanent displacement of 999 High Street residential units.
 - iv. Describe temporary construction term displacement of 999 High Street residential units.
 - c. Proposed Mitigation Measures (as applicable)
 - i. Consider inclusion of affordable units in the proposed project or units outside of the project
 - ii. Consider provision of replacement housing

9. Recreation
 - a. Existing and No-Build Conditions
 - i. Describe recreational opportunities in the project area.
 - b. Anticipated Impacts
 - i. Discuss impacts from both residential and commercial site uses, including any impacts from project operations on the adjacent playground area.
 - ii.
 - c. Proposed Mitigation Measures (as applicable)
10. Libraries
 - a. Existing and No-Build Conditions
 - i. Provide overall description of libraries and usage and expected increase or decrease in usage.
 - b. Anticipated Impacts
 - i. Analyze anticipated impacts related to any projected increase in usage.
 - c. Proposed Mitigation Measures (as applicable)
 - i. Consider on-site facilities

G. 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. Conduct Phase I Environmental Assessment.
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.
 - d. Describe construction methods.
 - e. Describe any hazardous materials issues.
3. Proposed Mitigation Measures (as applicable)
 - a. Describe proposed soil erosion and sediment control plan
 - b. Describe landscaping plan

H. Historic Resources

1. Existing Conditions
 - a. Conduct and describe results of Stage 1A literature review and archaeology sensitivity assessment. 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
 - a. Discuss potential impacts on historic or archaeological resources.
3. Proposed Mitigation Measures (as applicable)

I. Air Resources

1. Existing and No-Build Conditions
 - a. Assess air quality using the latest ambient air quality monitoring data available from the New York State Department of Environmental Conservation-operated monitors closest to the Site and provide a comparison to the applicable National Ambient Air Quality Standards.
2. Anticipated Impacts
 - a. Assess short-term impacts during construction, long-term parking, vehicle traffic, project stationary sources, etc., by conducting an air quality analysis for the traffic conditions as required under the criteria set forth in the New York State Department of Transportation Environmental Procedures Manual, Chapter 1.1, Air Quality (January 2001, as updated).
3. Proposed Mitigation Measures (as applicable)

J. Noise

1. Existing and No-Build Conditions
 - a. Measure existing ambient noise levels at key receptors in the vicinity of the Site, including the closest residential areas outside the Site. The receptors at which ambient levels will be monitored are:
 - i. Inwood Avenue
 - ii. Touraine Avenue (West)
 - iii. Touraine Avenue (East)
 - iv. Abendroth Park (two views)
 - v. South Regent Street
 - vi. Port Chester Nursing Home and Rehabilitation Centre
 - vii. Cope Circle
 - b. Identify local noise code.
2. Anticipated Impacts
 - a. Describe short-term impacts during construction, long-term from site use, HVAC equipment, etc.
 - b. Compare project- and construction-generate noise levels to local noise code.
 - c. Based on the anticipated traffic to be generated by the project, perform a screening analysis of the receptor locations and at the intersections studied

in the traffic analysis closest to such receptors to determine if additional detailed noise studies are warranted. The analysis will include an evaluation increases in noise due to increases in traffic from No-Build to Build conditions. The potential for noise impacts will be assessed utilizing the NYSDEC “DEC Policy DEP-001: Assessing and Mitigating Noise Impacts.” If impacts are considered to be potentially significant, a more detailed assessment shall be conducted.

3. Proposed Mitigation Measures (as applicable)

K. Building Demolition and Construction

1. Anticipated Impacts

- a. Provide construction phasing plan
- b. Describe building demolition and site clearance activities.
- c. Describe construction activities including the need, if any, for blasting.
- d. Identify short-term impacts related to issues such as parking (including construction-related parking and the temporary displacement of on-Site parking), vehicular and truck traffic, air quality, noise, vermin on-site and migration off-site during construction, etc.
- e. Discuss any impacts to Abendroth Park and other sensitive receptors.
- f. Describe site security measures.
- g. Identify any impacts from blasting.

2. Proposed Mitigation (as applicable)

- a. Describe construction management plans and best management practices to be employed.
- b. Describe mitigation measures to be employed during demolition, including site clearance protocol.
- c. Describe measures to minimize construction-related impacts to air quality, such as fugitive dust control, controls on diesel emissions, prohibition of idling trucks.
- d. Describe measures to reduce noise during construction.
- e. Provide blasting plan.

V. Alternatives

- A. No Action Alternative
- B. Redevelopment under existing zoning
- C. Redevelopment of the property as hospital use
- D. Alternative redevelopment proposals, including different mix of uses
- E. Alternative site plan proposals, including different building footprints, and lower building heights.
- F. Reasonable maximum intensity permitted under the proposed Special Design District.
- G. Alternative site access proposals.
- H. Reduced parking alternative
- I. No residential displacement alternative.

VI. Significant Adverse Impacts that Cannot be Avoided

- A. Long-Term
- B. Short-Term

VII. Growth Inducement

VIII. Commitment of Resources; Effects on Energy

IX. Sources and Bibliography

X. Technical Appendix

- A. SEQRA Documentation
- B. Correspondence
- C. Engineering and Environmental Reports