

Draft DEIS Scoping Outline
The Gateway Port Chester Mixed Use Development
Draft 2-26-10

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 Part 617.8(f) 1 through 5.

Description of Proposed Action:

The Proposed Action is a development Master Plan on the former United Hospital 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 and parking facilities. The site's location, near the intersection of the I-287 and I-95 corridors, off Boston Post Road (US Route 1) and adjacent to the towns of Rye, NY and Greenwich, CT and Village of Rye Brook, is ideal to position the project as a gateway to the Village of Port Chester.

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 area. The hospital is presently 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, and residential buildings with a mixture of 5 low- and high-rise residential structures, consisting of approximately 762 residential dwelling units. Strategic use of the varying topography allows for 3 levels of parking, made up of approximately 2,000 parking spaces, to be located beneath the plaza and courtyard. The plan replaces the singular footprint of the hospital and a 13-story residential structure comprising approximately 600,000 square feet, and impermeable ground cover, with a mixed-use project containing twice as much open space, which is generally consistent with the future vision for this area of the Village as set forth in the draft Comprehensive Plan.

The DEIS will contain the following information and address the following issues as they relate to the Proposed Action.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

Introductory Material - Cover Sheet that includes:

- A. That it is a Draft Environmental Impact Statement
- B. Project Identification including Name and Location

C. The Village Board of the Village of Port Chester will serve as the Lead Agency for the project

D. Contact Person(s) and Phone number

Mayor Dennis Pilla
222 Grace Church St.
Port Chester, NY 10573
(914) 939-5201

Christopher J. Russo
Village Manager
222 Grace Church St.
Port Chester, NY 10573
(914) 939-2200

Patrick Cleary, AICP, PP
Village Planner
Cleary Consulting
529 Asharoken Avenue
Northport, NY 11768
(631) 754-3085

E. Date submitted and any revision dates

F. Date of acceptance of the DEIS

G. Deadline by which comments on the DEIS are due

Introductory Materials - Other

- A. List of consultants involved with the Project for the Applicant
- B. List of Consultant involved with the Project for the Village
- C. Table of Contents
- D. List of Exhibits
- E. List of Tables

I. Executive Summary

- A. Brief description of Proposed Action.
- B. List of Interested and Involved Agencies.
- C. Brief Description of Anticipated Impacts and Proposed Mitigation.
- D. Anticipated build year.
- E. Brief Description of Project Alternatives.
- 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. Site history and background, including hospital operations and use and operation of 999 High Street
- C. Description of site's existing character.
- D. Inventory of existing structures on site including identification of any buildings to be removed and potential tenants to be relocated.
- E. Description of surrounding land use, in narrative and graphic form.
- F. Project description, including building locations, square footages, number of dwelling units, compliance with affordable housing requirements, commercial

areas, common areas, recreational spaces and amenities, off-street parking and traffic circulation, site infrastructure, streetscape enhancements and associated site improvements.

- G. Description of the proposed Special Design District zoning.
- H. Construction scheduling including any phasing and description of project construction.
- I. 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 and Interested Agencies.

IV. Existing Environmental Conditions, Anticipated Impacts and Proposed Mitigation

A. Land Use and Zoning

- 1. Existing Conditions
 - a. Including maps and narrative describing generalized land use patterns in the Village of Port Chester and City of Rye 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. Describe development trends and approval activity.
 - d. Consistency with Land Use Plans and Policies; including:
 - i. Village of Port Chester draft Comprehensive Plan
 - 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; discussion of 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 projects the compliance with proposed zoning district.
- 3. Proposed Mitigation

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.
 - 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.
 - d. Provide a shadow study for the spring and fall equinox and winter and summer solstice time periods.
 - e. Photographs, cross sections and elevations of the proposed development will be utilized as appropriate to describe the resulting visual impact.

3. Proposed Mitigation

C. Stormwater Management

1. Existing Conditions
 - a. Including a description of drainage patterns and their relationship to the project site. Stormwater flow peak rates of runoff would be provided for 1-, 10-, 25-, 50- and 100-year storm events as required by Village and NYSDEC Phase II regulations.
2. Anticipated Impacts
 - a. Describing proposed drainage and stormwater management facilities.
3. Proposed Mitigation
 - 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.
 - b. Anticipated Impacts
 - i. Describe proposed water mains, including pipe sizing, location, and routing.
 - ii. Identify proposed connection points to the existing systems.
 - iii. Impacts of construction on infrastructure.

- iv. Compare projected water use with previous hospital use.
 - v. Discuss sufficiency of water resources for domestic and commercial use, as well as fire fighting purposes as well.
- c. Proposed Mitigation
 - i. Including use of water saving devices and other water conservation techniques.
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 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.
 - ii. Description of proposed sewage system.
 - iii. Identify proposed connection points to existing systems.
 - iv. Discuss sufficiency of treatment capacity.
 - c. Proposed Mitigation
3. Gas, Electrical, Cable, Telephone & Telcom
- a. Existing Conditions
 - b. Anticipated Impacts
 - c. Proposed Mitigation

E. Traffic and Transportation

1. Existing Conditions
- a. Inventory of existing road conditions in the site vicinity, including access.
 - b. Determination of existing traffic volumes in the weekday AM, PM and Saturday peak hours and existing levels of service for each of the following study intersections:
 - i. Site Access and US Route 1/Boston Post Road
 - ii. Site Access and High Street
 - iii. US Route 1 (Boston Post Road) and Slater Street
 - iv. US Route 1 (Boston Post Road) and Pearl Street
 - v. US Route 1 (Boston Post Road) and South Regent Street
 - vi. US Route 1 (Boston Post Road) and Kohl's Shopping Center Driveway/Proposed Site Driveway
 - vii. US Route 1 (Boston Post Road) and High Street
 - viii. US Route 1 (Boston Post Road) and I287 Westbound On-ramp/I-95 Northbound Off-ramp

- ix. US Route 1 (Boston Post Road) and I-287 Eastbound Off-ramp/I-95 Southbound On-ramp
 - x. US Route 1 (Boston Post Road) and Hillside Road
 - xi. Ridge Street and High Street
- c. Describe existing off-street and on-street parking resources.
 - d. Compare traffic generated by proposed project to traffic generated by previous hospital use.
 - e. Describe existing public and private transit options in the site vicinity.
 - f. Provide accident data from NYSDOT and Port Chester Police Department.
 - g. Document school bus traffic.
 - h. Document truck traffic, particularly I-95 by-pass traffic.
 - i. Document pedestrian patterns
2. No-Build Analysis
- a. Compare, balance and increase traffic counts to reflect normal growth in the project, including any proposed/approved developments in the vicinity of the project, to constitute the No-build traffic volume, applied to the intersections identified in E1.b above.
3. Anticipated Impacts
- a. Estimate traffic generation from 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. 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 at each study intersection.
 - c. Parking demand analysis.
4. Proposed Mitigation
- a. Recommend traffic improvements if mitigation is required.
 - b. Describe any changes to Post Road/Site Access/Kohl's Shopping Center intersection.
- F. Socio-Economic, Community Facilities and Services**
1. Demographics
- a. Existing Conditions
 - i. Existing Village population and housing trends and other demographic characteristics including income and ethnicity. Supplement 2000 census data with additional source materials where available.
 - ii. Discussion of affordable housing in the region and in the Village
 - b. Anticipated Impacts

- i. Description of projected population, including potential number of schoolchildren, public and private.
 - ii. Replacement of 999 High Street.
 - iii. Compliance with affordable housing provisions.
 - c. Proposed Mitigation
2. Schools
 - a. Existing Conditions
 - i. Overall description of schools and enrollment in the Port Chester School District.
 - b. Anticipated impacts related to projected increase in enrollment
 - c. Proposed Mitigation
3. Police, Fire, Ambulance
 - a. Existing Conditions
 - i. Description of police department location, staffing and operations.
 - ii. Description of fire department location, staffing and operations.
 - iii. Description of ambulance service location, staffing and operations.
 - b. Anticipated Impacts
 - i. Description of impact on calls to service and ability of each provider to handle.
 - ii. Demonstration of adequate water supply/pressure for fire protection purposes.
 - c. Proposed Mitigation
4. Solid Waste
 - a. Existing Conditions
 - i. Description of current garbage collection and recycling disposal services.
 - b. Anticipated Impacts
 - i. Responsibilities for garbage collection and recycling following redevelopment.
 - c. Proposed Mitigation
5. Energy
 - a. Existing Conditions
 - i. Description of energy use of existing site.
 - b. Anticipated Impacts
 - i. Projected energy demand for proposed action.
 - ii. Analysis of direct and indirect greenhouse gas emissions from both stationary and mobile sources.

- c. Proposed Mitigation
- 6. Fiscal Impacts
 - a. Existing Conditions
 - i. Existing tax generation from the site for all affected tax districts.
 - b. Anticipated Impacts
 - i. Anticipated tax generation by the project for all affected taxing districts.
 - c. Proposed Mitigation
- 7. Employment
 - a. Existing Conditions
 - i. Description of existing business activity and employment.
 - b. Anticipated Impacts
 - i. Description of project generated employment, retail, office and residential.
 - ii. Estimate of construction period employment and employment upon project completion.
 - c. Proposed Mitigation

G. Natural Resources

- 1. Existing Conditions
 - a. Description of topography, soil conditions, surficial geology and ecological communities or significant habitat areas, if any.
 - b. Environmental Assessment.
- 2. Anticipated Impacts
 - a. Identification and quantification of soil and vegetation disturbance and slope impacts.
 - b. Identification of amount of impervious surface creation
 - c. Description of require earthwork
 - d. Description of construction methods
- 3. Proposed Mitigation
 - a. Description of proposed soil erosion and sediment control plan
 - b. Description of landscaping plan

H. Historic Resources

- 1. Existing Conditions
 - a. Stage 1A literature review and archaeology sensitivity assessment.

2. Anticipated Impacts
 - a. Discussion of potential impacts on historic or archaeological resources.
3. Proposed Mitigation

I. Air Resources

1. Existing Conditions
2. Anticipated Impacts
 - a. Short term during construction, long-term parking, vehicle traffic, etc.
3. Proposed Mitigation

J. Noise

1. Existing Conditions
2. Anticipated Impacts
 - a. Short term during construction, long-term from site use, HVAC equipment, etc.
3. Proposed Mitigation

K. Building Demolition and Construction

1. Anticipated Impacts
 - a. Description of building demolition and site clearance activities.
 - b. Description of construction activities including the need, if any, for blasting.
 - c. Identification of short-term impacts related to issues such as parking, traffic, air quality, noise, etc.
 - d. Description of site security measures
2. Proposed Mitigation
 - a. Description of construction management plans and best management practices to be employed.
 - b. Description of mitigation measures to be employed during demolition, including site clearance protocol.
 - c. Provision of construction phasing plan.

V. Alternatives

- A. No Action
- B. Development 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. Alternative site access proposals.

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