

FINAL SCOPING OUTLINE

East Coast North Properties, LLC – Expansion of Existing Self-Storage Facility
Adopted September 5, 2019

This document identifies the issues to be addressed in a Draft Environmental Impact Statement ("DEIS") for the proposed self-storage facility expansion. Accordingly, this Scoping Document addresses the items identified in paragraphs (e)(1) through (7) of Section 617.8 and paragraphs (b)(1) through (7) of Section 617.9 of the State Environmental Quality Review Act ("SEQRA") regulations.

A. DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action is the expansion of an existing 40,620 square foot self-storage facility with a 56,328 square foot addition in the Village of Mamaroneck, New York. The addition will include 321 additional storage units required to meet local customer demand and incorporate 700 square feet of storage-associated retail space¹ along the Waverly Avenue frontage in the existing self-storage building.

The site of the Proposed Action consists of one tax parcel totaling approximately 1.01 acres, identified on the Village of Mamaroneck Tax Maps as #8-111-29-42, with street addresses of 416 Waverly Avenue and 560 Fenimore Road (the "Project Site").

Existing on-site uses include numerous contractor and construction uses, and the existing self-storage facility. There are five (5) buildings currently located on the Project Site:

- 3-story Barn located near the rear of the property line;
- 2-story stucco building at the corner of Fenimore Road and Waverly Avenue;
- 2-story concrete block structure currently used as the Murphy Brothers Construction ("MBC") office that is located in the center of the Project Site;
- 2 -story building over covered parking located near the rear of the property line, along with an open storage area; and
- 4-story existing self-storage building located along Waverly Avenue.

In addition to the five (5) buildings, open storage areas for construction vehicles and equipment are located on the Project Site. The Proposed Action involves the construction of a new 4-story self-storage building that will be an addition to the existing self-storage building, the removal of the open storage areas and the demolition of:

- 3-story Barn located near the rear of the property line;
- 2-story concrete block structure currently used as the Murphy Brothers Construction ("MBC") office that is located in the center of the Project Site; and
- 2 -story building over covered parking located near the rear of the property line.

The existing self-storage building will remain and the 2-story stucco building at the corner of Fenimore Road and Waverly Avenue will be utilized exclusively by MBC as their office

¹ The proposed retail store will sell packing and moving materials for the self-storage customers.

operations. After construction, only the self-storage and MBC uses will remain active at the Premises.

INVOLVED AGENCIES AND APPROVALS REQUIRED

- Village of Mamaroneck Board of Trustees
- Village of Mamaroneck Zoning Board of Appeals (Multiple Area Variances)
- Village of Mamaroneck Planning Board (Site Plan Approval)
- Village of Mamaroneck Harbor and Coastal Zone Management Commission (LWRP Consistency Determination)
- Village of Mamaroneck Department of Public Works (Street/Sidewalk Opening Permit)
- Village of Mamaroneck Board of Architectural Review (Approval of Architecture)
- Village of Mamaroneck Building Inspector (Building Permit and Flood Plain Development Permit)

INTERESTED AGENCIES

- Village of Mamaroneck Board of Traffic Commissioners
- Village of Mamaroneck Fire Department
- Town of Mamaroneck
- Westchester County Department of Health
- Westchester County Department of Planning
- New York State Department of Environmental Conservation
- CSX Railroad
- Metro-North Railroad
- Westchester Joint Water Works (WJWW)
- Consolidated Edison

POTENTIAL ENVIRONMENTAL IMPACTS

The Environmental Assessment Form prepared for this Proposed Action identified potential environmental impacts in the following areas:

IMPACT ON LAND

The Project Site has a high-water table that is within 3 feet of construction activity. As such, there is the potential for a moderate to large impact on the land/water table from potential releases on unknown contaminants. The Proposed Action is anticipated to involve the excavation of more than 1,000 tons of natural material in order to import structural fill.

There is the potential for construction to exceed one year. Accordingly, mitigation measures may need to be maintained over an extended period, resulting in the potential for long-term construction impacts.

IMPACTS ON SURFACE WATER

The Proposed Action may have a significant impact on the water quality of water bodies within or downstream of the Project Site as the area has not been thoroughly tested for contaminants or solid or hazardous waste.

IMPACTS ON GROUNDWATER

The Project Site is adjacent to an unconfined aquifer. Due to the industrial nature of the Project Site and the surrounding area, there is the potential for contamination. The Project Site has not been sufficiently evaluated for potential contaminants or solid or hazardous waste.

IMPACT ON FLOODING

The Proposed Action will result in construction in the 100- and 500-year floodplains with potential impacts to other properties nearby and downstream from the project. The Proposed Action may result in development within a flood hazard area and in an area with known flooding.

IMPACT ON TRANSPORTATION

The Proposed Action abuts an active freight rail spur. There is potential for a moderate to large impact on rail traffic, and adverse impacts on the integrity of the railway.

IMPACT ON ENERGY

The total square footage of all buildings on the Project Site would exceed 100,000 square feet, which could involve significant energy use for heating and/or cooling.

IMPACT ON NOISE, ODOR AND LIGHT

The Proposed Action has the potential to increase lighting levels over existing conditions.

IMPACT ON HUMAN HEALTH

The Proposed Action is near one or more sites identified on the New York State Environmental Site Remediation Database as being in the State Superfund and Brownfield Clean-up programs. The Project Site has the potential to contain hazardous materials or contamination associated with on- and off-site activities. The Project Site must be analyzed for potential environmental concerns so appropriate mitigation measures can be put in place to protect human health.

CONSISTENCY WITH COMMUNITY PLANS

The Proposed Action's land use components are different from, or in sharp contrast to, current surrounding land use patterns as the project is significantly larger than other buildings in the area. The Proposed Action is inconsistent with local land use plans and zoning regulations as it requires significant variances. The Proposed Action is significantly larger, in terms of coverage and FAR, than is permitted in the area.

CONSISTENCY WITH COMMUNITY CHARACTER

The Proposed Action is inconsistent with the predominant architectural scale and character of the neighborhood. The Proposed Action will be significantly larger than the surrounding buildings and may significantly alter the character and aesthetics of the neighborhood.

B. REQUIRED ELEMENTS OF THE DEIS

GENERAL GUIDANCE

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Action to the Village of Mamaroneck Zoning Board of Appeals (as Lead Agency) and other agencies involved in the review of the Proposed Action. The DEIS is also intended to convey the same information to the interested public. The Preparer of the DEIS is encouraged to keep this audience in mind as it prepares the document. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided. Efforts should be made to avoid the use of technical jargon.

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 the DEIS will become, upon acceptance by the Lead Agency, a document supporting objective findings on approvals requested under the application, the Preparer is requested to avoid subjective statements regarding potential impacts. The DEIS should contain objective statements and conclusions of facts based upon technical analyses. Subjective evaluations of impacts where evidence is inconclusive or subject to opinion should be prefaced by statements indicating that “It is the applicant's opinion that...” The Village of Mamaroneck Zoning Board of Appeals reserves the right, during review of the document, to request that subjective statements be removed from the document or otherwise modified to indicate that subjective statements are not necessarily representative of the findings of the Board. 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).

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.

REQUIRED ELEMENTS

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below and an identification of any significant adverse environmental effects that cannot be avoided if the Proposed Action is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the Proposed Action (the “No Build” condition), potential impacts of the Proposed Action, and mitigation measures for any significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. An Executive Summary describing the Proposed Action and all significant adverse impacts identified shall also be included.

The current conditions on the Project Site shall be considered the existing conditions throughout the technical analyses. The “build year” for the Proposed Action shall be the expected first year of full occupancy and operation. The analysis of the future without the Proposed Action (the “No

Build” condition) should be based upon conditions projected in the build year for the Proposed Action, and shall include, at a minimum, the following projects in the vicinity of the Proposed Action and any approved mitigation measures (such as road improvements) for these projects:

- Mason Lofts (at full occupancy)

The Applicant shall contact surrounding communities to identify any other large projects that should be added to this list. Unless otherwise noted, the DEIS study area shall be a quarter mile radius around the Project Site.

ORGANIZATION AND EXPECTED CONTENT OF DEIS

COVER SHEET AND GENERAL INFORMATION

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 Zoning Board of Appeals of the Village of Mamaroneck as the Lead Agency for the project.
- D. The following contact information:
Betty-Ann Sherer, Land Use Coordinator
169 Mount Pleasant Avenue, Mamaroneck, NY10543
BSherer@VoMNY.org
(914) 825-8758
- E. Website/URL where SEQRA documents are located
- F. Date submitted and any revision dates.
- G. Date of acceptance of the DEIS.
- H. Deadline by which comments on the DEIS are due.
- I. Name and address of Sponsor of Proposed Action, and the name, address and email address for a contact person representing the Sponsor.
- J. The name and address of the primary preparer(s) of the DEIS and a list of consultants involved with the Project for the Applicant.
- K. List of Consultant involved with the Project for the Village.
- L. Table of Contents.
- M. List of Exhibits.
- N. List of Tables.
- O. List of Appendices.

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 Project Site history and background leading to the proposed development and anticipated build year.
- B. Reasons for Modifying Project/Proposed Action.
- C. Listing of required approvals and permits.
- D. List of Involved and Interested Agencies (including neighboring municipalities).
- E. Brief Description of Anticipated Impacts and Proposed Mitigation Measures.
- F. Brief Description of Alternatives to the Proposed Action.
- G. 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. Description of Project Site's existing character.
- D. Inventory of existing structures on the Project Site, including identification of buildings to be removed.
- E. Description of land uses on the Project Site and surrounding land use, in narrative and graphic form.
- F. Project description, including building location, square footage, arrangement, dimensions, height, general character, architecture, retail areas, rental areas, ownership and maintenance, access, off-street parking and traffic circulation, Project Site infrastructure, internal traffic circulation, internal pedestrian circulation, streetscape enhancements and associated site improvements, lighting, description of views from and to Project Site, connection to surrounding areas.
- G. General description of utilities and stormwater management.
- H. Construction scheduling, including any phasing and description of project construction, including site preparation (demolition, erosion and sedimentation controls and earthwork).
- 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 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. A description of the conditions associated with current and prior uses on the Project Site should also be included. 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, Zoning and Community Plans

1. Existing Conditions

- a. Include maps and narrative describing generalized land use patterns and neighborhood character in the Village of Mamaroneck and more specifically for a primary land use study area within a quarter mile of the Project Site.
- b. Describe existing uses on the Project Site, including previous land use approvals for the existing storage facility, and variances and conditions of approval therefor.
- c. Identify and describe existing uses of neighboring properties.
- d. Describe existing industrial uses within a quarter mile of the Project Site.
- e. Describe development trends and land use approval activity in the area.
- f. Describe the existing M-1 industrial zoning and applicable dimensional requirements.
 - i. Describe existing on-site nonconformities with M-1 zoning district dimensional requirements.
 - ii. Describe existing dimensional nonconformities on nearby properties within the M-1 zoning district.
- g. Describe any conditions of the existing variances on the Project Site.
- h. Describe the proposed “Maker Zone Overlay District” and its applicability to the Project Site.
- i. Describe the current Land Use Plans and Policies that affect the Project Site; including:
 - i. Village of Mamaroneck existing Comprehensive Plans;
 - ii. Village of Mamaroneck Local Waterfront Revitalization Plan (adopted)
 - iii. Village of Mamaroneck Local Waterfront Revitalization Plan (draft)
 - iv. Waverly Avenue Design Study
 - v. Patterns for Westchester; and
 - vi. Westchester 2025

2. Future Conditions without the Proposed Action

3. Anticipated Impacts

- a. Analyze 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 perspective), and discuss the Proposed Action's compliance or non-compliance with local land use regulations and its relationship to local, County and regional Plans.

- b. Analyze any potential conflicts with the existing area variances on the Project Site.
 - c. Analyze the Proposed Action's consistency with the New York State Village Law (Section 7-712-B.3(b)) criteria for area variances.
 - d. Analyze the project's consistency with the proposed "Maker Zone Overlay District" and applicable use and dimensional requirements.
 - e. Analyze the Proposed Action's consistency with the current Land Use Plans and Policies; including:
 - i. Village of Mamaroneck existing Comprehensive Plans;
 - ii. Village of Mamaroneck Local Waterfront Revitalization Plan (adopted)
 - iii. Village of Mamaroneck Local Waterfront Revitalization Plan (draft)
 - iv. Waverly Avenue Design Study
 - v. Patterns for Westchester; and
 - vi. Westchester 2025
4. Proposed Mitigation Measures

B. Natural Resources

1. Surface Water

- a. Existing Conditions
 - i. Identify and analyze surface water on the Project Site (if any).
 - ii. Identify and analyze portions of the Project Site within or which drain to the Sheldrake River Basin.
- b. Future Conditions without the Proposed Action
- c. Anticipated Impacts
 - i. Analyze potential impacts of the Proposed Action to any surface water located on-site, and to the Sheldrake River Basin.
- d. Proposed Mitigation Measures

2. Aquifers and Groundwater

- a. Existing Conditions
 - i. Confirm depth to water across the Project Site.
 - ii. Identify and analyze portions of the Project Site where construction will occur, and if groundwater will be encountered during/after construction..

- iii. Identify and analyze any portions of the Project Site that are located over an aquifer.
 - b. Future Conditions without the Proposed Action
 - c. Anticipated Impacts
 - i. Review impacts of construction to groundwater.
 - ii. Review impacts of excavation activities to groundwater, including any need for construction-related dewatering, considering the removal of more than 1,000 tons of natural material.
 - iii. Review impacts of excavation activities on any aquifers located below the Project Site.
 - d. Proposed Mitigation Measures
- 3. Geology, Soils, and Topography
 - a. Existing Conditions
 - i. Identify the major geologic, soil, and topographical conditions on the Project Site, focusing on the suitability of the site for development using published data (i.e., NRCS Soils Survey, NYS surficial geology) and site specific information that has been obtained by the Applicant, if available.
 - b. Future Conditions without the Proposed Action
 - c. Anticipated Impacts
 - i. Analyze potential impacts to bedrock and soil conditions as a result of the Proposed Project. Impacts of grading and excavation should be quantified (i.e., cut and fill) and discussed. Potential impacts with regard to soil erosion should be discussed.
 - d. Proposed Mitigation Measures
 - i. Identify and analyze measures that will be implemented to mitigate potentially adverse impacts resulting from the Proposed Project, including proposed sediment and erosion control measures. Describe site or construction constraints anticipated as a result of the existing conditions' analysis.

C. Hazardous Materials and Public Health

- 1. Existing Conditions
 - a. Prepare both a Phase I and Phase II Environmental Site Assessment (ESA). The Phase I ESA should be completed in accordance with the American Society of Testing and Materials (ASTM) Standard Practice E 1527-13 to identify any existing recognized environmental conditions (RECs) and/or environmental concerns. The Phase I ESA should also include a review of non-scope considerations under ASTM 1527-13, which includes radon, asbestos containing materials (ACMs), PCBs, lead based paint, chemical storage, and any other regulatory compliance issues. This should include the potential for hazardous

materials to be present within structures to be demolished or modified as part of the Proposed Project. The Phase II ESA should consider both the results of the Phase I ESA and the areas of proposed soil disturbance to confirm if hazardous materials are present on-site in soil, groundwater, and soil vapor. The Phase II conclusions should include recommendations for soil handling and required methods for off-site disposal, potential on-site exposure to site personnel and the surrounding community during construction, and the need for any mitigation measures [i.e., a sub-slab depressurization system (SSDS)] to be incorporated into the building design.

- b. Describe adjacent and surrounding contaminated sites and their proximity to the Proposed Action (ex- Brownfields, Superfund Sites).
2. Future Conditions without the Proposed Action
3. Anticipated Impacts
 - a. Identify potential impacts of the Proposed Project with respect to hazardous material contamination as a result of the Proposed Project, both during project construction and during the project's operation.
 - b. Describe construction methods, including need for excavation dewatering, if applicable.
 - c. Describe any hazardous materials to be used.
 - d. Describe any potential impacts related to existing contamination.
4. Proposed Mitigation Measures
 - a. Identify and describe measures to avoid or mitigate significant adverse impacts from hazardous materials that may result from existing conditions, construction, or operation of the Proposed Project.
 - b. Describe any NYS DEC-required remediation procedure and policies.
 - c. Implement any recommended actions from the Phase I and Phase II Environmental Assessments.
 - d. If contamination is identified during the Phase II ESA, consideration should be made for preparation of an Excavation Management Plan to identify measures to control contamination in soil, groundwater, and/or soil vapor, including fugitive dust, during any site disturbance (i.e., excavation, grading, stockpiling, loading, backfilling), a Construction Health and Safety Plan (CHASP) to identify measures to protect workers from exposure, and a Community Air Monitoring Plan (CAMP) to minimize exposure to the surrounding community.

D. Flooding and Flood Zone Impacts

1. Existing Conditions
 - a. Identify and analyze portions of the Project Site within the 100 year and 500-year floodplains.

- b. Identify and analyze existing flood volume storage and stormwater management on the Project Site.
 - c. Including a description of local drainage patterns and their relationship to the Project 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. Future Conditions without the Proposed Action
 - 3. Anticipated Impacts
 - a. Identify and analyze the amount of disturbance within the floodplains.
 - b. Identify and analyze relevant portions of FEMA's Flood Control Regulations and Standards and the Village of Mamaroneck Floodplain Development Code applicable to the proposed addition.
 - c. Describe compliance with relevant FEMA and Village Floodplain Development Standards.
 - d. Identify location and quantity of excavation, and analyze potential impacts of excavation within the floodplain.
 - e. Identify and analyze flood volume storage after the project is constructed.
 - f. 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.
 - g. Identify and analyze measures to avoid or reduce both the Proposed Action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding.
 - 4. Proposed Mitigation Measures

E. Historic Resources

- 1. Existing Conditions
 - a. Summarize New York State Historic Preservation Officer (SHPO) consultation regarding the potential for impacts to historic, archaeological, and cultural resources on the Project Site. Include all relevant correspondence in the technical appendix.
 - b. Summarize the results of any previous archaeological studies conducted on the Project Site.
- 2. Future Conditions without the Proposed Action
- 3. Anticipated Impacts
 - a. Discuss potential impacts on any historic or archaeological resources substantially contiguous (less than a quarter mile radius) to the Project Site.
- 4. Proposed Mitigation Measures

F. Visual Resources

1. Existing Conditions
 - a. Document the visual and architectural character of the Project Site and study area through photographs, cross sections and narrative.
2. Future Conditions without the Proposed Action
3. Anticipated Impacts
 - a. Describe architectural scale and character of proposed self-storage expansion and how it integrates with scale and character of buildings to remain on the Project Site as well as buildings on adjacent properties.
 - b. Identify and analyze views to and from the Project Site from surrounding roads, properties, and, designated visual resources. Specific views to the Proposed Action should include the following locations:
 - i. Northwest corner of the intersection of Waverly Avenue and Fenimore Road looking towards the Project Site;
 - ii. Northwest corner of the intersection of Waverly Avenue and Ogden Road looking towards the Project Site;
 - iii. Northwest corner of the intersection of Fenimore Road and Hoyt Avenue looking towards the Project Site;
 - iv. North side of Fenimore Road, midblock between Center Avenue and Waverly Avenue, looking towards the Project Site;
 - v. Northbound on Heathcote Avenue looking towards the Project Site; and
 - vi. Highview Street Historic District.
 - c. Analyze potential impacts on the overall aesthetic quality and character of the surrounding area.
 - d. Analyze the relationship of the proposed self-storage addition to the surrounding community, including the project height, general character, bulk and scale in relation to the surrounding area. Include a bulk diagram that shows the size of the proposed building in the context of the existing neighborhood.
 - e. Describe and present graphically, the proposed Project Site landscaping and lighting plan.
 - f. Utilize 3-D renderings, photographs, cross sections and elevations of the proposed development and/or photo simulations, 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 Action and images of typical proposed project buildings. This assessment should include consideration of rooftop facilities, such as solar panels, etc.
4. Proposed Mitigation Measures

G. 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 prior and existing contractor uses.
 - iii. Include flow tests.
- b. Future Conditions without the Proposed Action
- c. Anticipated Impacts
 - i. Describe proposed water mains, including pipe-sizing, location, and routing.
 - ii. Identify and analyze proposed connection points to the existing systems.
 - iii. Identify and analyze potential impacts of construction on infrastructure, including during peak usage periods.
 - iv. Compare projected water use with prior and existing contractor uses to demand during anticipated peak usage periods.
 - v. Discuss sufficiency of water resources for domestic and commercial use, as well as firefighting purposes.
- d. Proposed Mitigation Measures
 - 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 existing uses.
 - iii. Discussion of capacities of Mamaroneck Wastewater Treatment Facility.
- b. Future Conditions without the Proposed Action
- c. Anticipated Impacts
 - i. Analysis of Proposed Action's sewage generation and compare with sewage generated by existing uses.
 - ii. Description of proposed sewage system.
 - iii. Identify and analyze proposed connection points to existing systems. 1v. Discuss sufficiency of treatment capacity.
 - iv. Discuss any effects on sanitary sewer line capacity.

- d. Proposed Mitigation Measures
 - e. Provide details of improvements and projections for proposed future demand in the area in addition to the project.
3. Use and Conservation of Energy
- a. Existing Conditions
 - i. Include a description of existing electricity and energy demand required to power, heat and cool all existing uses on the Project Site.
 - b. Future Conditions without the Proposed Action
 - c. Anticipated Impacts
 - i. Analyze proposed electricity and energy demand.
 - ii. Analyze proposed electricity generation for the Community Solar Project.
 - iii. Analyze proposed electricity and energy saving devices.
 - d. Proposed Mitigation Measures
4. Solid Waste
- a. Existing Conditions
 - i. Describe current garbage collection and recycling disposal services.
 - b. Future Conditions without the Proposed Action
 - c. Anticipated Impacts
 - i. Explain responsibilities for garbage collection and recycling following redevelopment.
 - d. Proposed Mitigation Measures

H. Traffic and Transportation

1. Traffic and Parking
- a. Existing Conditions
 - i. Describe existing vehicle traffic circulation in and around the Project Site.
 - ii. Describe truck loading and unloading in and around the Project Site.
 - iii. Describe existing parking conditions on the Project Site.
 - b. Future Conditions without the Proposed Action
 - c. Anticipated Impacts
 - i. Analyze proposed vehicle traffic circulation in and around the Project Site.
 - ii. Describe truck loading and unloading in and around the Project Site.

- iii. Analyze proposed parking conditions on the Project Site.
 - iv. Analyze changes in trip generation associated with the Proposed Action.
 - v. Analyze the potential impacts of the Proposed Action on the following intersections:
 - 1. Fenimore Road and Waverly Avenue.
 - 2. Fenimore Road and proposed site driveways.
 - 3. Fenimore Road and Railroad Way.
 - d. Proposed Mitigation Measures
2. Rail Transportation
- a. Existing Conditions
 - i. Inventory existing CSX rail conditions in the Project Site vicinity, including access, width and traffic controls.
 - ii. Inventory CSX rail operations in the Project Site vicinity including time and frequency.
 - iii. Describe the study area.
 - b. Future Conditions without the Proposed Action
 - c. Anticipated Impacts
 - i. Analyze potential conflicts with rail transportation resulting from construction and/or operation of the Proposed Action. Specifically consider: potential impacts to the railroad track from excavation, grading, and construction activities in close proximity; potential impacts to the railroad track from stormwater runoff or drainage from the Project Site; and potential conflicts with vehicular or construction traffic resulting from the Proposed Action.
 - ii. Analyze potential wind, noise, and lighting impacts that could result from the proposed building's proximity to the railroad tracks.
 - d. Proposed Mitigation Measures
 - i. Develop strategy for supportive excavation to prevent undermining of track bed or adjacent pavement.
 - ii. Develop a plan for demolition and construction that protects the tracks from debris.

I. Economic and Fiscal Analysis

- 1. Existing Conditions
 - a. Current Project Site taxes provided to each taxing jurisdiction (e.g., Village, County, school district) will be identified and described. Using available data, the economic activity in the study area will be qualitatively described.

2. Future Conditions without the Proposed Action
3. Anticipated Impacts
 - a. Projected real property accruing to each taxing jurisdiction will be identified.
 - b. The potential impacts of the Proposed Action on the area's employment, residential population, and the potential addition of or displacement of local businesses will be described.
 - c. Identify and analyze any significant neighborhood character impacts, based on how the Proposed Action would affect businesses that define or substantially contribute to defining the character of the Village of Mamaroneck.
4. Proposed Mitigation Measures

J. Building Demolition and Construction

1. Anticipated Impacts
 - a. Provide a construction phasing plan, including hours of demolition and construction activities, and identification of staging areas.
 - b. Describe building demolition activities.
 - c. Describe construction activities including the need, if any, for blasting.
 - d. Identify and analyze 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, rail transportation, air quality, noise, vermin on-site and migration off-site during construction, etc.
 - e. Discuss any impacts to sensitive receptors.
 - f. Describe site security measures.
 - g. Identify and analyze any impacts from excavation.
2. Proposed Mitigation
 - a. Describe construction management plans and best management practices to be employed.
 - b. Describe the construction staging plan, including any anticipated road and sidewalk closures.
 - c. Describe mitigation measures to be employed during demolition, including site clearance protocol (i.e. traffic controls, construction fencing, railroad track protection, etc.).
 - d. Describe measures to minimize construction-related impacts to air quality, such as fugitive dust control, controls on diesel emissions, prohibition of idling trucks.
 - e. Describe measures to reduce noise during construction.
 - f. Provide excavation plan.

K. Alternatives

- A. No Action Alternative.
- B. Redevelopment of the Project Site with a zoning compliant storage facility.
- C. Alternative site plan redevelopment proposals:
 - 1. Smaller square-footage of proposed addition;
 - 2. Proposed addition with one less floor; and
 - 3. Adaptive reuse of the Project Site buildings as a storage facility.

VI. Significant Adverse Impacts that cannot be Avoided

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

VII. Irreversible and Irretrievable Commitment of Resources

VIII. Growth Inducing Aspects of the Proposed Action

IV. Sources and Bibliography

V. Technical Appendix

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