

**FINAL SCOPE  
FOR  
SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**Project**

**Artis Senior Living of Tarrytown**

153 White Plains Road  
Village of Tarrytown, Westchester County, New York

**Lead Agency**

Village of Tarrytown Planning Board  
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**Applicant**

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Date of Submission of Draft Scope: June 15, 2018  
SDEIS Public Scoping Session Date: June 25, 2018  
End of Written Comment Period on Draft Scope: July 5, 2018  
Date of Submission of Revised Draft Scope: July 10, 2018  
Date of Submission of Second Revision of Revised Draft Scope: July 13, 2018  
Date of Acceptance of Second Revision of Revised Draft Scope as Final Scope: July 23, 2018

**THIS FINAL SCOPE provides for responses to verbal comments received at the Public Scoping Session held on June 25, 2018, to written comments received through the end of the public comment period on July 5, 2018, and to additional items requested by Planning Board members and by Village Engineer Donato R. Pennella, P.E. and Village Planner Bob Galvin at the Planning Board Staff Meeting held on July 12, 2018. It was accepted by the Planning Board as the Final Scope at the Public Hearing held on July 23, 2018.**

**SEQRA Classification: Type I Action**

**GENERAL GUIDELINES**

- The SDEIS should cover all items in this Scoping Outline. It is suggested that the SDEIS also conform to the format outlined in the Scope. The word “should” herein has the same meaning as “shall.”
- The document should be written in the third person. The terms "we" and "our" should not be used. The Applicant's conclusions and opinions should be identified as those of "the Applicant" or "the Developer."
- Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter 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 homes, other neighboring uses and structures, roads, watercourses, water bodies and a legend.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms which the layperson can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).
- All analysis in the SDEIS shall be performed by professionals in their respective fields.
- All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Proposed Action if they are not already included. For mitigation measures listed in this Scope that are not incorporated into the Proposed Action, the reason why the Applicant considers them unnecessary should be discussed in the SDEIS.
- Maps in the SDEIS should also be made available in shapefile and/or PDF format to facilitate viewing and analysis.

**A. PROPOSED ACTION**

On August 28, 2006 a Findings Statement was adopted by the Village of Tarrytown Planning Board for the Crescent Associates, LLC proposal for the construction of a 60,000-square foot office building at 155 White Plains Road. The 60,000-square foot office building was to be constructed on a site with two existing office buildings and associated parking areas with access derived from NYS Route 119. In 2008-2009 a subdivision was approved by the Village of Tarrytown Planning Board separating 153 and 155 White Plains Road into two separate parcels. The subdivision plat was filed in 2009. In 2014 a Site Plan Approval and Lot Line Adjustment were obtained from the Village of Tarrytown Planning Board to construct additional parking for the exclusive use of a new long-term medical tenant on what was originally part of the proposed office building site referenced in the 2006 Findings Statement. In 2015, the Tarrytown Zoning Board of Appeals, in response to a request for interpretation from the site owner Crescent Associates, LLC, opined that the office use permitted as a principal permitted use in the OB district allowed medical uses in the zone. The porous pavement parking lot construction parcel was completed and the tenant took occupancy at 155 White Plains Road in 2016.

The current proposed project, essentially the proposed action, is a plan by Artis Senior Living of Tarrytown, which envisions the construction of a 64-bed Alzheimer's / Dementia Care Housing facility. This will be geared towards the need of seniors and located wholly on the 153 White Plains Road parcel. A zoning text amendment has been requested by the applicant in support of the proposed action. The proposed action combined with the porous pavement parking lot previously constructed will encompass the same general limits of disturbance as the 60,000-square foot office building that was the subject of the 2006 Findings Statement.

As a result of the changes to the project described above, the Tarrytown Planning Board, as the lead agency under SEQRA, has issued a positive declaration requiring preparation of an SDEIS. This SDEIS is intended to supplement the 2006 Final Environmental Impact Statement as prepared and accepted by the Village of Tarrytown. This SDEIS will address potentially significant environmental impacts not adequately addressed in the Findings as a result of project changes, newly discovered information, or changes in circumstances related to a project. In this instance the change of the project from a 60,000 square foot office building to a 64-bed Alzheimer's / Dementia Care Housing facility results in changes to the project requiring additional study according to the Village of Tarrytown.

Required Approvals are shown in Table 1 below:

Table 1: Required Approvals

<b>Government Entity</b>	<b>Approval</b>
Village of Tarrytown Board of Trustees	Zoning Amendment
Village of Tarrytown Planning Board	Site Plan Approval
Village of Tarrytown Architectural Review Board	Architectural Plan Approval
Westchester County Department of Health	Residential Sewer Connection Approval

Westchester County Department of Health	Backflow Preventer Approval
New York State Office of Parks Recreation and Historic Preservation	Site Plan Review
New York State Department of Health	NYS Licensing/permitting to operate a residential health care facility

**B. FINAL SCOPE OF SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**COVER SHEET**

The cover sheet should identify:

1. Title of the document
2. Title of the proposed action
3. The location of the proposed action
4. Name, address, telephone number and contact person(s) for:
  - a. The Lead Agency
  - b. The Applicant
  - c. The Preparer(s) of the SDEIS
5. Date of Submission of SDEIS
6. Date of Acceptance of SDEIS (to be inserted)
7. Date of SDEIS Public Hearing (to be inserted)
8. End of SDEIS public comment period (to be inserted)

**TABLE OF CONTENTS**

The table of contents shall list all of the chapters of the SDEIS and the corresponding page numbers, as well as lists of all exhibits, tables, and appendices, etc.

**CHAPTERS**

CHAPTER I: Executive Summary

The Executive Summary will outline details about the proposed project. It will discuss the layout of the proposed project as well as possible alternatives. This summary will also introduce any potential adverse impacts, along with all mitigation measures. It will also include a list of all approvals and permits required for the project.

## CHAPTER II: Project Description

The Project Description will include:

1. Proposed Action
  - a. Description of the Proposed Action
  - b. Regulations and requirements of the site's existing and proposed zoning
2. Overview and Description of Site and Environs:
  - a. Description of the location, frontage, access, acreage, ownership and tax map designation of lot(s) involved in the Proposed Action
  - b. A brief history of the site and area
3. Description of Land Use and Zoning:
  - a. Land Use: A description of the Proposed Action's proposed use as it relates to the previously approved commercial office building
  - b. Zoning: Describe the proposed floating/overlay zone proposal, including identifying the properties potentially impacted by the proposed rezoning. This section will respond to written comments from Town of Greenburgh Community Development and Conservation Commissioner Garrett Duquesne in his letter dated July 5, 2018
4. Discussion of municipal questions regarding green technology and sustainability of the proposed project.

## CHAPTER III: Existing Conditions, Potential Impacts and Proposed Mitigation

1. Soil, Topography (Steep Slopes) and Geology
  - a. Existing Conditions: Existing conditions will be discussed and topography information will be obtained from a professional surveyor. The most recent Village Steep Slopes Ordinance will be used as a starting point for a review of the topography of the site. The varying landscape will be discussed and steep slopes categorized. The potential presence of rock on the site will also be discussed.
  - b. Potential Impacts: Potential Impacts to steep slopes will be discussed in the SDEIS, including a comparison of impacts to steep slopes between the Proposed Action and the project that was the subject of the SEQRA Findings. The potential for, and methods of rock removal, if any, shall also be discussed.
  - c. Mitigation: Mitigation measures will be discussed in the SDEIS. Methods of erosion mitigation, such as silt fencing, will be utilized during construction to alleviate erosion caused by loss of vegetative cover. An Erosion and Sediment Control Plan will be provided that complies with the latest edition of the *New York State Standards and Specifications for Erosion and Sediment Control*. A summary of earlier findings will also be provided.

2. Wetlands
  - a. Existing Condition: All existing wetlands and wetland buffer areas (as defined in the Village Code) will be delineated.
  - b. Potential Impacts: Any proposed disturbance to any wetland or wetland buffer will be discussed as needed
  - c. Mitigation: Any wetland disturbance will be avoided as much as feasibly possible and any necessary wetland mitigation measures will be clearly proposed.
  
3. Vegetation
  - a. Existing Conditions: The existing vegetation will be discussed and a tree survey by a licensed landscape architect provided.
  - b. Potential Impacts: Any potential impacts to vegetation will be described and evaluated. This section will provide an analysis of the amount of site disturbance, quantify the amount of proposed impervious surfaces, and provide an analysis of tree removal/replacement after updating the existing tree census and map from 2015. There will be a comparison of proposed impervious surfaces as well as impacts to vegetation between the Proposed Action and the project that was the subject of the SEQRA Findings.
  - c. Mitigation: A summary of earlier findings will be provided In addition mitigation will be provided, as feasible, for any new impacts to vegetative resources.
  - d. Specific responses to comments provided by Dr. Carole Griffiths, a member of the Tarrytown Environmental Advisory Council, at the public hearing held June 25, 2018 will be provided in this section, specifically:
    1. Assess impacts of tree removal as the removal of a woodland area and its affect on trees and wildlife.
    2. Impact on viewscape from Martling Avenue will be analyzed.
    3. A 3D view rendering and a photo-simulation will be provided.
  
4. Stormwater Management and Subsurface Water
  - a. Existing Conditions: The existing stormwater conditions will be studied and described in the SDEIS.
  - b. Potential Impacts. The potential impact following the introduction of new impervious surfaces (among other things) will be outlined and discussed in the SDEIS. The stormwater management system will be described including the description and location of any applicable detention basins, catch basins and drainage configurations and such system will be depicted on a proposed plan.
  - c. Mitigation: A Stormwater Pollution Prevention Plan (SWPPP) will be provided in the SDEIS that complies with the latest edition of the *New York State Stormwater Management Design Manual* and *SPDES General Permit for Stormwater Discharges from Construction Activities*. All peak rates of runoff in the developed condition are anticipated to be less than those under the existing conditions. This section will address conformance of the SWPPP to the latest NYSDEC regulations regarding adaptation to climate change.

5. Traffic and Transportation
  - a. Existing Conditions: A summary of the 2006 Findings regarding traffic impacts and the 2018 update prepared by John Canning will be provided.
  - b. Potential Impacts:
    - i. A comparison of the proposed trip generation rates for an Alzheimer's/Dementia Care Housing facility compared to the proposed trip generation rates of the previously approved office building will be provided and updates to any traffic reports will be provided.
    - ii. Access issues will be discussed including vehicular access from Route 119 through existing parking lot of adjacent office park at 155 White Plains Road;
    - iii. Bus line access and sidewalk pedestrian access from Route 119;
    - iv. Bicycle parking component bicycle/pedestrian connection to Martling Avenue.
    - v. Discuss relationship with potential access through the Marshall Cavendish building fronting on Route 119.
    - vi. Describe the current plans for "Complete Streets" along Route 119 with study to be funded by the New York Bridge Committee Fund.
    - vii. Describe traffic impact of the new New York Bridge pedestrian parking facility as requested.
    - viii. Describe traffic impact of doubling of existing Honda car dealership onto two sites as requested.
    - ix. Describe traffic impacts of proposed projects at Doubletree , J.C.C Property and Montefiore Properties
  - c. Mitigation: Describe possible mitigation measures.
6. Infrastructure and Utilities
  - a. Existing Conditions: The locations of all existing utilities serving the project site, if any, will be located and described.
  - b. Potential Impact: Any potential adverse impacts/additional loading on current municipal facilities will be described. Impacts described to existing sanitary sewer infrastructure discussed in Westchester County Department of Planning letter dated June 22, 2018 will be addressed in this section. Also, any sewer or water main extensions that may be needed for the development will be discussed. An increase in energy use, as a result of the development will be discussed.
  - c. An updated Water Engineering Report and Wastewater Engineering Report will be provided. Sewage Flows will be addressed. The adequacy of existing water and wastewater infrastructure shall be evaluated according to the standards delineated by Village Engineer Donato R. Pennella, P.E. in his memorandum on this subject
  - d. Mitigation: Measures of mitigation will be provided, where possible, and any adverse impacts to existing infrastructure and utilities will be identified. This section will also address conformance of the energy management plan to the latest NYSDEC regulations regarding mitigation of and adaptation to climate change, including potential reductions in energy use and reduction of greenhouse gases.

7. Community Facilities

- a. Existing Conditions: The current services, service levels and capacities of existing municipal facilities and service will be discussed such as fire and police departments, emergency services, open space and recreation and schools.
- b. Potential Impacts: Any potential impacts to community facilities will be identified and discussed. The SDEIS will provide a comparison of the potential impacts to community facilities including police protection, fire protection, emergency medical care and transport services, and schools resulting from the project change from an office building to an Alzheimer's / Dementia Care Housing facility.
- c. Mitigation. Mitigation should be provided, as feasible, for any impacts to community services caused by the development of the Proposed Action. Suggestions already on record from the Chiefs of the Tarrytown Volunteer Fire Department as to emergency ingress and egress as to this specific site will be incorporated into the Proposed Action. Recycling at the facility and the potential for food composting will be discussed.

8. Fiscal Analysis

- a. Existing Conditions: Current taxes generated from the site will be identified and described.
- b. Potential Impacts: A fiscal analysis will be provided for the project to assess the project's potential impact on local, county and school taxes.
- c. Mitigation: Proposed mitigation measures for any identified adverse impacts will be discussed
- d. A comparison will be provided, as requested, of the projected fiscal impact of previously approved 60,000 square foot office building vs. the projected fiscal impact of the currently proposed 36,000 square foot Memory Care facility and versus the projected fiscal impact of a 36,000 square foot office building.

9. Construction Impacts

- a. Potential Impacts: Describe the methods and nature of the construction of the proposed development, including site features proposed to be altered.
- b. Mitigation: Discuss measures to mitigate potential adverse impacts of construction activities. A construction management plan which discusses the mitigation measures related to the potential impacts above should be included in the SDEIS

CHAPTER IV: Adverse Environmental Impacts that Cannot be Avoided

CHAPTER V: Alternatives

- a. Commercial Office Building of 36,000 Square Feet
- b. Commercial Office Building of 60,000 Square Feet
- c. Medical Office Building of 36,000 Square Feet
- d. Medical Office Building of 60,000 Square Feet
- e. No Action Alternative