TRIPI SUBDIVISION

DRAFT ENVIRONMENTAL IMPACT STATEMENT

Harris Road and New Street
TOWN OF BEDFORD, WESTCHESTER COUNTY, NEW YORK
Tax Map Number: Section 60.07.18, Block 2, Lots 8, 8.1, 8.2, & 9

Project Applicant: Cosimo Tripi 8 Kingdom Ridge Road, Bedford, NY 10506 Attention: Mr. Cosimo Tripi

Lead Agency: TOWN OF BEDFORD PLANNING BOARD 425 Cherry Street, Bedford Hills, NY 10507 Attention: Jeffrey Osterman, Director of Planning (914) 666-4434

Prepared By: TIM MILLER ASSOCIATES, INC. 10 North Street, Cold Spring, NY 10516 Attention: Tim Miller / Jon Dahlgren (845) 265-4400

Project Engineer: PETRUCCELLI ENGINEERING 392 Columbus Avenue, Valhalla, NY 10595 Attention: Mr. Rudolph C. Petruccelli, PE, F. NSPE (914) 948-3629

Lead Agency Acceptance Date: <u>June 14, 2011</u>
Date of Public Hearing: <u>July 12, 2011</u>

Written Comments Will be Accepted by the Lead Agency for 30 Days After the Close of the Public Hearing.

May 8, 2007
Revised December 5, 2008
Revised November 10, 2009
Revised November 5, 2010
Revised February 18, 2011
June 24, 2011

TRIPI SUBDIVISION

Draft Environmental Impact Statement Town of Bedford, New York

TABLE OF CONTENTS

	<u>Page</u>
1.0 EXECUTIVE SUMMARY	1-1
2.0 DESCRIPTION OF PROPOSED ACTION	2-1
 2.1 Introduction 2.2 Project Purpose, Public Need and Benefits 2.3 Site Location and Vicinity 2.4 Project Design and Layout 2.5 Construction Schedule 2.6 Approvals Required 	2-1 2-2 2-7 2-9 2-17 2-19
3.0 EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS, AND MITIGATION	3.1-1
3.1 Geology, Topography and Soils 3.1.1 Existing Conditions 3.1.2 Potential Impacts 3.1.3 Proposed Mitigation Measures	3.1-1 3.1-1 3.1-5 3.1-9
3.2 Water Resources 3.2.1 Existing Conditions - Groundwater 3.2.2 Existing Conditions - Surface Water 3.2.3 Potential Significant Impacts and Mitigation Measures 3.2.4 Additional Mitigation Measures	3.2-1 3.2-1 3.2-3 3.2-6 3.2-12
3.3 Air Resources 3.3.1 Introduction 3.3.2 Exiting Conditions 3.3.3 Potential Impacts 3.3.4 Mitigation Measures	3.3-1 3.3-1 3.3-4 3.3-6 3.3-8
3.4 Terrestrial and Aquatic Ecology 3.4.1 Existing Conditions 3.4.1.1 Existing Conditions - Vegetation 3.4.1.2 Existing Conditions - Wildlife 3.4.2 Potential Significant Adverse Impacts and Related Mitigation 3.4.3 Proposed Additional Mitigation Measures	3.4-1 3.4-1 3.4-5 3.4-8 3.4-13
3.5 Traffic and Transportation 3.5.1 Existing Conditions 3.5.2 No-Build Traffic Conditions 3.5.3 Potential Impacts- Build Condition Traffic 3.5.4 Mitigation Measures Tripi Subdivision DEIS TOC-1	3.5-1 3.5-1 3.5-6 3.5-7 3.5-15

	Т	able of Contents June 24, 2011
3.5.5	Conventional vs. Preferred Conservation Alternative	3.5-15
3.6.2 3.6.3	e and Zoning Existing Land Use and Zoning Land Use Plans Potential Impacts Mitigation Measures	3.6-1 3.6-1 3.6-5 3.6-7 3.6-12
3.7.2 3.7.4 3.7.5 3.7.6 3.7.7 3.7.8 3.7.9 3.7.10	ity Services Project Background Police Protection Education Fire Protection Public Water Supply Sewer Services Solid Waste Hospital, Health Care, Ambulance Services Social Services Utilities (Electric, Telephone, and Gas) Recreation Facilities	3.7-1 3.7-1 3.7-2 3.7-5 3.7-6 3.7-8 3.7-9 3.7-10 3.7-12 3.7-12 3.7-13
	Demographics Fiscal Analysis	3.8-1 3.8-1 3.8-3 3.8-8
	Resources Visual Resources Historic and Archaeological Resources Noise	3.9-1 3.9-1 3.9-7 3.9-10
4.0 ALTERN	ATIVES TO THE PROPOSED ACTION	4-1
	n Alternative onservation Alternative Lot Count Alternative	4-1 4-2 4-3
	E ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IMPLEMENTED	IF THE 5-1
6.0 IRREVER	RSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURC	ES 6-1
7.0 EFFECT	S ON THE USE AND CONSERVATION OF ENERGY RESOURC	CES 7-1
O CROWT	H INDUCING IMPACTS OF THE PROPOSED ACTION	Q_1

Table of Contents June 24, 2011

Appendices

Appendix A SEQR Documentation Appendix B Correspondence

Appendix C-1 Stormwater Pollution Prevention Plan, Conservation Plan Appendix C-2 Stormwater Pollution Prevention Plan, Conventional Plan

Appendix D Breeding Bird Atlas Data
Appendix E Conservation Traffic Study
Appendix F Conventional Traffic Study

Appendix G Phase 1A/1B Cultural Resource Report

Appendix H Soil Testing Data Sheets

Table of Contents June 24, 2011

List of Tables

		<u>Page</u>
Table 2-1	Tripi Subdivision Impact Comparisons	2-2
Table 2-2	Compliance with Bulk Requirements for R-1/2 A	2-10
Table 2-3	Compliance with Bulk Requirements for R-1/4A	2-10
Table 2-4	Changes in Surface Cover (Acres)	2-11
Table 3.1-1	Existing Slopes	3.1-2
Table 3.1-2	Soil Characteristics and Limitations	3.1-4
Table 3.1-3	Conventional Plan Slopes Disturbance Summary	3.1-5
Table 3.1-4	Conservation Plan Slopes Disturbance Summary	3.1-6
Table 3.2-1	Recharge Calculations	3.2-2
Table 3.2-2	Existing Condition Peak Stormwater Discharge	
	and Volume Summary	3.2-5
Table 3.2-3	Conservation Plan - Developed Condition Peak Stormwater	
	Discharge and Volume Summary	3.2-8
Table 3.2-4	Conventional Plan - Developed Condition Peak Stormwater	
	Discharge and Volume Summary	3.2-8
Table 3.2-5	Conservation Plan - Stormwater Discharge Summary	3.2-9
Table 3.2-6	Conventional Plan - Stormwater Discharge Summary	3.2-10
Table 3.3-1	State and Federal Air Quality Standards	3.3-2
Table 3.3-2	Principal Sources of Air Pollutants	3.3-3
Table 3.3-3	NYSDEC Air Quality Monitoring	3.3-4
Table 3.3-4	2005 Regional Air Quality Data Summary	3.3-5
Table 3.4-1	Existing Approximate Land Coverage	3.4-1
Table 3.4-2	Vegetation - List of Observed Species	3.4-4
Table 3.4-3	Observed and Expected Wildlife List	3.4-6
Table 3.4-4	Conventional Plan Existing and Proposed Approximate	
	Land Coverage	3.4-8
Table 3.4-5	Conservation Plan Existing and Proposed Land Coverage	3.4-9
Table 3.5-1	Local Roadway Conditions	3.5-2
Table 3.5-2	Unsignalized Intersections Level-of-Service Criteria	3.5-4
Table 3.5-3	Signalized Intersections Level of Service Criteria	3.5-4
Table 3.5-4	Existing Conditions Level of Service Summary	3.5-5
Table 3.5-5	No Build Conditions Level of Service Summary	3.5-7
Table 3.5-6	Conservation Plan - Project Site Trip Generation Rates	3.5-9
Table 3.5-7	Conservation Plan - Project Site Total New Trips Generated	3.5-9
Table 3.5-8	Conventional Plan - Project Site Total New Trips Generated	3.5-10
Table 3.5-9	Build Conditions Preferred Conservation Plan Level of Service	
	Summary	3.5-11
Table 3.5-10	Build Conditions Conventional Plan Level of Service Summary	3.5-12
Table 3.5-11	Sight Distance	3.5-13
Table 3.6-1	Dimensional Regulations for Uses in the R-1/2A District	3.6-4
Table 3.6-2	Dimensional Regulations for Uses in the R-1/4A District	3.6-5
Table 3.6-3	Lot Size Distribution	3.6-9
Table 3.7-1	Katonah-Lewisboro School District	3.7-3
Table 3.7-2	Enrollment History and Projections Katonah-Lewisboro	
	School District	3.7-4
Table 3.8-1	Population in Bedford and Westchester County, 1980-2020 3.8-1	
Table 3.8-2	Household Information in the Town of Bedford, Northern Westchester	
	County and Westchester County - 2000	3.8-2

Tripi Subdivision DEIS TOC-4

		e of Contents June 24, 2011
Table 3.8-3	2005 Assessed Value	3.8-3
Table 3.8-4	Current Taxes Generated by Project Site	3.8-4
Table 3.8-5	2010 Assessed Value of Tripi Subdivision - Conventional Subdivision	on 3.8-5
Table 3.8-6	2010 Assessed Value of Tripi Subdivision - Conservation Subdivision	on 3.8-6
Table 3.8-7	Project Tax Revenues - Tripi Subdivision	3.8-7
Table 3.9-1	Perception of Changes in Noise Levels	3.9-11
Table 3.9-2	Community Response to Increases in Noise Levels	3.9-11
Table 3.9-3	Sound Levels of Common Activities	3.9-11
Table 3.9-4	HUD Site Acceptability Standards	3.9-12
Table 3.9-5	Average Sound Levels (dBA)	3.9-14
Table 3.9-6	Construction Noise	3.9-16

Table of Contents June 24, 2011

List of Figures

	<u>List of Figures</u>	
		End of Section
Figure 2-1	Regional Setting Map	2.0
Figure 2-2	Location Setting Map	2.0
Figure 2-3	Site on Aerial Photograph	2.0
Figure 2-4	Proposed Conventional Subdivision Plan	2.0
Figure 2-5	Proposed Conservation Subdivision Plan	2.0
Figure 2-6	21 Lot Conventional Plan	2.0
Figure 3.1-1	Local Topography Map	3.1
Figure 3.1-2	Existing Steep Slopes Map	3.1
Figure 3.1-3	Soils Map	3.1
Figure 3.1-4	Grading for Conventional Plan	3.1
Figure 3.1-5	Grading for Conservation Plan	3.1
Figure 3.1-6	Conventional Plan Steep Slopes Disturbance Map	3.1
Figure 3.1-7	Conventional Plan Cut and Fill Map	3.1
Figure 3.2-1	Site on FEMA Flood Plain Map	3.2
Figure 3.2-2	Site on NYSDEC Freshwater Wetlands Map	3.2
Figure 3.2-3	Site on National Wetlands Inventory Map	3.2
Figure 3.2-4	Existing Condition Drainage Area Map	3.2
Figure 3.2-5	Conventional Plan Developed Condition Drainage Area Map	3.2
Figure 3.2-6	Conservation Plan Developed Condition Drainage Area Map	3.2
Figure 3.4-1	Local Setting	3.4
Figure 3.4-2	Aerial Photo	3.4
Figure 3.5-1	Project Site Location	3.5
Figure 3.5-2	2010 Existing AM Peak Hour Traffic	3.5
Figure 3.5-3	2010 Existing PM Peak Hour Traffic	3.5
Figure 3.5-4	2017 No Build AM Peak Hour Traffic - Conservation Plan	3.5
Figure 3.5-5	2017 No Build PM Peak Hour Traffic - Conservation Plan	3.5
Figure 3.5-6	Proposed Conservation Site Plan	3.5
Figure 3.5-7	Percent Distribution Peak Hour Traffic - Conservation Plan	3.5
Figure 3.5-8	Site Generated AM Peak Hour Traffic - Conservation Plan	3.5
Figure 3.5-9	Site Generated PM Peak Hour Traffic - Conservation Plan	3.5
	2017 Build AM Peak Hour Traffic - Conservation Plan	3.5
•	2017 Build PM Peak Hour Traffic - Conservation Plan	3.5
•	Pedestrian Access Plan	3.5
Figure 3.5-13	Construction Traffic Routing Plan	3.5
Figure 3.6-1	Existing Land Use	3.6
Figure 3.6-2	Existing Zoning	3.6
Figure 3.6-3	Existing Structure on and around the Project Site	3.6
Figure 3.6-4	Proposed Conventional Subdivision Plan	3.6
Figure 3.7-1	Location of Community Facilities	3.7
Figure 3.9-1	Location Map of Existing Views	3.9
Figure 3.9-2	Existing Views from Harris Road (A1 and A2)	3.9
Figure 3.9-3	Existing View from New Street (B)	3.9
Figure 3.9-4	Existing Views from Westview Drive and Westview Court (C)	3.9
Figure 3.9-5	Existing View from Sunrise Avenue (D)	3.9
Figure 3.9-6	Location Map of Post-Development Views	3.9
Figure 3.9-7	Post Development Conventional Plan View from	0.0
Figure 2.0.0	Harris Road A (Site Entrance)	3.9
Figure 3.9-8	Post Development Conservation Plan View from	

Tripi Subdivision DEIS TOC-6

		Table of Contents June 24, 2011
	Harris Road B (Site Entrance)	3.9
Figure 3.9-9	Post Development Conventional Plan View from	
•	Harris Road B (East of Site Entrance)	3.9
Figure 3.9-10	Post Development Conservation Plan View from	
-	Harris Road B (East of Site Entrance)	3.9
Figure 3.9-11	Post Development Conservation Plan View from New Street E	3.9
Figure 3.9-12	Post Development Conventional Plan View from Westview Driv	re C 3.9
Figure 3.9-13	Post Development Conservation Plan View from Westview Driv	/e C 3.9
Figure 3.9-14	Post Development Conventional Plan View from Sunrise D	3.9
Figure 3.9-15	Noise Monitoring Locations	3.9
Figure 4-1	Senior Conservation Alternative	4.0
Figure 4-2	Reduced Lot Count Alternative	4.0

<u>List of Drawings</u> (Total 23 drawings)

Drawing Number	<u>Title</u>
CS	Cover Sheet
Sheet No. 2	Existing Conditions Plan
Sheet No. 3	Existing Steep Slopes Plan
Sheet No. 4	Road Geometry Plan
Sheet No. 5	Lot and House Layout Plan
Sheet No. 6	Site Plan
Sheet No. 7	Grading Plan
Sheet No. 8	Utility Plan
Sheet No. 9	Limits of Disturbance and Erosion Control Plan
Sheet No. 10	Road Profiles (1 of 2)
Sheet No. 11	Road Profiles (2 of 2)
Sheet No. 12	Driveway Profiles (1 of 2)
Sheet No. 13	Driveway Profiles (2 of 2)
Sheet No. 14	Drainage Profiles
Sheet No. 15	Water Profiles (1 of 2)
Sheet No. 16	Water Profiles (2 of 2)
Sheet No. 17	Sanitary Sewer Profiles (1 of 2)
Sheet No. 18	Sanitary Sewer Profiles (1 of 2)
Sheet No. 19	Lighting and Photometric Plan
Sheet No. 20	Landscape and Path Plan
Sheet No. 21	Details Sheet (1 of 3)
Sheet No. 22	Details Sheet (2 of 3)
Sheet No. 23	Details Sheet (3 of 3)