

**FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE  
CATSKILL/DELAWARE UV FACILITY**

4.2.	LAND USE, ZONING, AND PUBLIC POLICY .....	1
4.2.1.	Introduction.....	1
4.2.2.	Baseline Conditions .....	1
4.2.2.1.	Existing Conditions.....	1
4.2.2.1.1.	Eastview Site.....	1
4.2.2.1.2.	Study Area .....	2
4.2.2.2.	Future Without the Project.....	2
4.2.2.2.1.	Without Croton Project at Eastview Site .....	2
4.2.2.2.2.	With Croton Project at Eastview Site .....	2
4.2.3.	Potential Impacts.....	2
4.2.3.1.	Potential Project Impacts .....	2
4.2.3.1.1.	Without Croton Project at Eastview Site .....	2
4.2.3.1.2.	With Croton Project at Eastview Site .....	2
4.2.3.2.	Potential Construction Impacts.....	2
4.2.3.2.1.	Without Croton Project at Eastview Site .....	2
4.2.3.2.2.	With Croton Project at Eastview Site .....	2
4.2.4.	Potential Impacts of Relocating the Hammond House.....	2

FIGURE 4.2-1.	LAND USE STUDY AREA.....	2
FIGURE 4.2-2.	LAND USE - TOWN OF MOUNT PLEASANT WEST OF THE SPRAIN BROOK PARKWAY .....	2
FIGURE 4.2-3.	LAND USE - TOWN OF MOUNT PLEASANT EAST OF THE SPRAIN BROOK PARKWAY .....	2
FIGURE 4.2-4.	LAND USE - TOWN OF GREENBURGH WEST OF THE SPRAIN BROOK PARKWAY .....	2
FIGURE 4.2-5.	LAND USE - TOWN OF GREENBURGH EAST OF THE SPRAIN BROOK PARKWAY .....	2
FIGURE 4.2-6.	EXISTING ZONING AT EASTVIEW SITE.....	2
FIGURE 4.2-7.	DEVELOPMENT PROJECTS PROPOSED FOR THE EASTVIEW SITE STUDY AREA .....	2
FIGURE 4.2-8.	FUTURE WITHOUT THE PROJECT WITH THE CROTON PROJECT .....	2
FIGURE 4.2-9.	FUTURE WITH THE PROJECT WITHOUT THE CROTON PROJECT .....	2
FIGURE 4.2-10.	FUTURE WITH THE PROJECT WITH THE CROTON PROJECT.....	2

TABLE 4.2-1.	ZONING DISTRICTS WITHIN THE TOWN OF MOUNT PLEASANT STUDY AREA .....	2
TABLE 4.2-2.	ZONING DISTRICTS WITHIN THE TOWN OF GREENBURGH STUDY AREA.....	2
TABLE 4.2-3.	FUTURE WITHOUT THE PROJECT - POTENTIAL DEVELOPMENTS .....	2
TABLE 4.2-4.	ZONING COMPLIANCE OF THE PROPOSED FACILITY .....	2

## **4.2. LAND USE, ZONING, AND PUBLIC POLICY**

### **4.2.1. Introduction**

Land use, zoning, and public policy analyses have been performed for the proposed Catskill/Delaware Ultraviolet Light Disinfection Facility (UV Facility) to assess the facility's potential effects on existing land uses; identify the project's consistency with underlying zoning; and determine whether the proposed facility adheres to applicable public policies.

For the purpose of this analysis, a study area extending roughly one mile from the Eastview Site was chosen; it encompasses the area in which the proposed facility may have a potential influence on future land use patterns and trends. As shown in [Figure 4.2-1](#), the study area is located in two municipalities: the Town of Mount Pleasant, New York and the Town of Greenburgh, New York. The study area is bordered on the west by the Saw Mill River Parkway, on the south by the Cross Westchester Expressway (I-287) and the southern edge of the Westchester Community College campus, on the east by Hillside Avenue (Route 100) and the Sprain Brook Parkway, and on the north by the Gate of Heaven Cemetery, Grasslands Reservation, and the Mid-Westchester Executive Park. The methodology used to prepare this analysis is described in [Section 3.2, Data Collection and Impact Methodologies, Land Use, Zoning, and Public Policy](#).

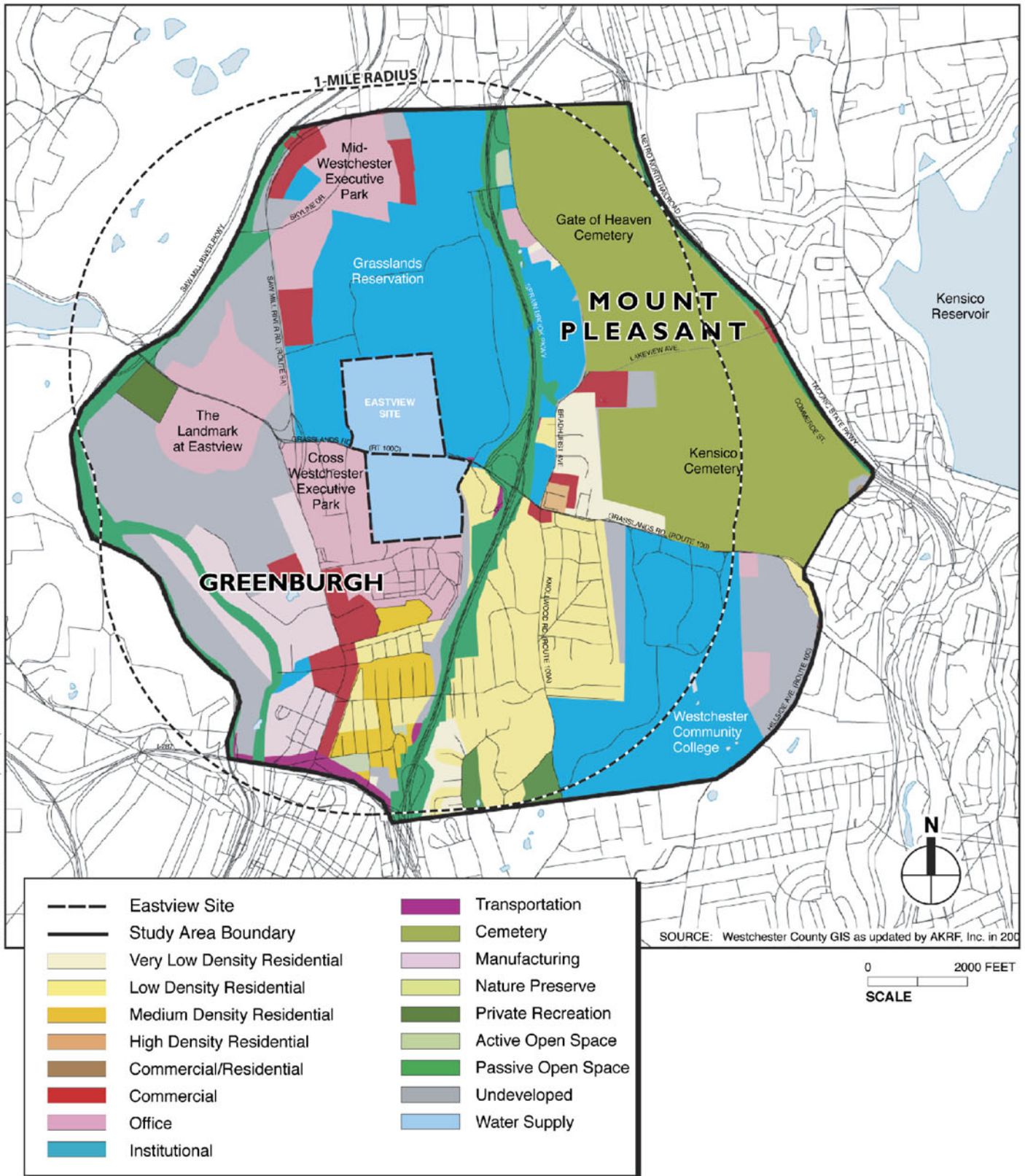
### **4.2.2. Baseline Conditions**

#### **4.2.2.1. Existing Conditions**

##### **4.2.2.1.1. Eastview Site**

**Land Use.** In the early 1900s, the City of New York purchased approximately 315 acres of property in Westchester County, New York in anticipation of constructing water treatment facilities for the City's Water Supply System. This property consisted largely of undeveloped land located within central Westchester County, which is commonly known as the Eastview Site. Years following this purchase, the City of New York released ownership of approximately 162 acres of land to Westchester County. Today, the remaining 149 acres of City property consists of two parcels, located in two separate municipalities; roughly 83 acres or 56 percent of the property is located within the Town of Mount Pleasant and 66 acres or 44 percent of the property is located within the Town of Greenburgh. An additional 8 acres of land sits to the east of the Eastview Site in the Town of Greenburgh and runs along the Catskill Aqueduct corridor. This parcel of land, which contains the Catskill Aqueduct Connection Chamber (CCC) and is under a permanent easement with Consolidated Edison Company of New York (Con Edison), is included as part of this analysis. The Eastview Site is bisected by Grasslands Road (Route 100C), which also serves as the border between the Town of Mount Pleasant and the Town of Greenburgh (see [Figure 4.2-1](#)).

H:\S:\File: 947016301\Final EIS\_Graphics\Mp1-LandUse\1Mile.ai 10/04



## Land Use Study Area with 1-Mile Radius

Catskill/Delaware UV Facility

Figure 4.2-1

The 149-acre Eastview Site is largely undeveloped, with the exception of: (1) Delaware Aqueduct Shaft No. 19, situated on the eastern side of the north parcel with an access road off Route 100C; (2) the CCC, situated on the eastern side of the south parcel with an access road off Route 100C; (3) an electrical substation (owned and maintained by Con Edison), situated on the south parcel along Route 100C; (4) Con Edison's electrical transmission lines that run alongside the eastern edge of the south parcel; (5) a small NYCDEP laboratory building on the south parcel, and (6) the historic Hammond House, a private residence listed on the State and National Register of Historic Places (S/NR) that is situated on the north parcel along Route 100C (see [Figure 4.2-1](#)). Hammond House Road passes through the north parcel of the Eastview Site, north of Route 100C, from north to south. This private roadway is closed to motor vehicles. Mine Brook, a tributary to the Saw Mill River, flows through the central portion of the site from north to south, passing through a culvert under Route 100C. This watercourse is responsible for creating various wetland communities on the property. As shown in [Figure 4.2-1](#), the Eastview Site is classified as a "water supply" land use according to the Westchester County Generalized Land Use Map (1996), the latest land use map available from the County.

As noted above, the Delaware Aqueduct runs beneath the eastern part of the Eastview Site and the Catskill Aqueduct runs beneath the eastern border of the south parcel. Both aqueducts convey water from the Kensico Reservoir in Valhalla, New York to the Hillview Reservoir in the City of Yonkers. As noted above, there are connection chambers to the Catskill and Delaware Aqueducts located on-site. The connection to the Delaware Aqueduct (Shaft No. 19) is located in the eastern part of the north parcel, and the connection to the Catskill Aqueduct is located on the eastern edge of the south parcel. There are also internal access roads on the Eastview Site that provide access to each of these structures.

East of the north parcel along Route 100C is the New York Medical College electrical substation. Just east of this substation, Con Edison is currently constructing an additional substation (see Table 4.2-3, below, for more detail). South of this area, across Route 100C, is another electrical substation owned by Con Edison. This substation is located on the northeastern corner of the south parcel, where Con Edison maintains an easement with the City. Con Edison's overhead electrical transmission lines run within a utility easement located on the eastern border of the south parcel, above the Catskill Aqueduct.

**Zoning.** The north parcel of the Eastview Site is comprised of two tax lots in the Town of Mount Pleasant (Section 116.16, Block 1, Lot 2 and Section 116.20, Block 1, Lot 1), and lies within the "Public Utility Office Building" (OB2) zoning district. This zoning district permits any principal use permitted in a residential district, as well as public utility office buildings and churches and other places of worship. The principal uses permitted in residential districts include single-family dwellings, public schools, railroads, playgrounds, recreational areas, and municipal, state, or national historic sites. Watershed and water supply facilities are a "permitted special use" and subject to conformance with additional standards as provided in Article III of the Town zoning ordinance (Chapter 218). The additional standards within Article III state that: (1) such facilities must be located so as not to cause any nuisance to surrounding properties; (2) the Board of Appeals may require suitable fencing or landscaping around any structures to safeguard the public and to screen the facilities from the surrounding property; (3) outdoor storage of materials may not be located in any residential district; (4) no water towers exceeding 100 ft. in height can be constructed; and (5) water towers must be located a distance equal to at least twice their height from all property lines. The OB2 district requires a minimum lot area of

20 acres with a minimum front yard setback of 150 ft. and minimum side and rear yard setbacks of 100 ft. This district permits a maximum building height of 40 ft. and maximum lot coverage of 10 percent. Therefore, only 10 percent of the lot area can be used for buildings. The height limitation does not apply to ventilators, skylights, water tanks, bulkheads, building chimneys, or necessary mechanical appurtenances. The OB2 regulations specify that the total area covered by such features shall not exceed 25 percent of the roof area, and the height of each such feature shall not be more than 15 ft. above the roof level. The OB2 district does not allow power generation for outside purposes. Furthermore, the Town Board must approve any plans for access and service road connections before a zoning permit is issued. In addition, the OB2 district requires on-site parking areas to accommodate company, employee and visitor motor vehicles equal to: one square foot of parking space for each square foot of office floor area plus one space for each employee on duty at peak employment hours engaged in an accessory use, and one space for each company vehicle. The parking areas must be permanently improved and suitably screened with planting and set back at least 50 ft. from the property lines (150 ft. for commercial-type vehicles).

The south parcel of the Eastview Site includes three tax lots in the Town of Greenburgh (Section 20; Block 20,000; Lots 19, 20, and 21). Most of the south parcel is contained within Lot 21. A small area, including the Catskill Aqueduct Connection Chamber and Con Edison's overhead electrical transmission lines, lies within Lots 19 and 20. The connection chamber straddles the border between these lots.

The entire south parcel of the Eastview Site is zoned R-20, a single-family residential district. The R-20 district permits construction of single-family detached dwellings on lots of at least 20,000 sq. ft. of land area. This zoning district also permits public parks and recreation areas; fire houses, police stations, and other public safety uses; municipal buildings operated by the Town of Greenburgh; places of religious worship; schools; and existing railroad uses. The minimum front yard setback is 30 ft. The minimum side yard setback is 18 ft.; however, the two side yard setbacks combined must total at least 40 ft. The minimum rear yard setback is 32 ft. The maximum lot coverage of all impervious surfaces is 29 percent and the maximum building height is 25 ft.

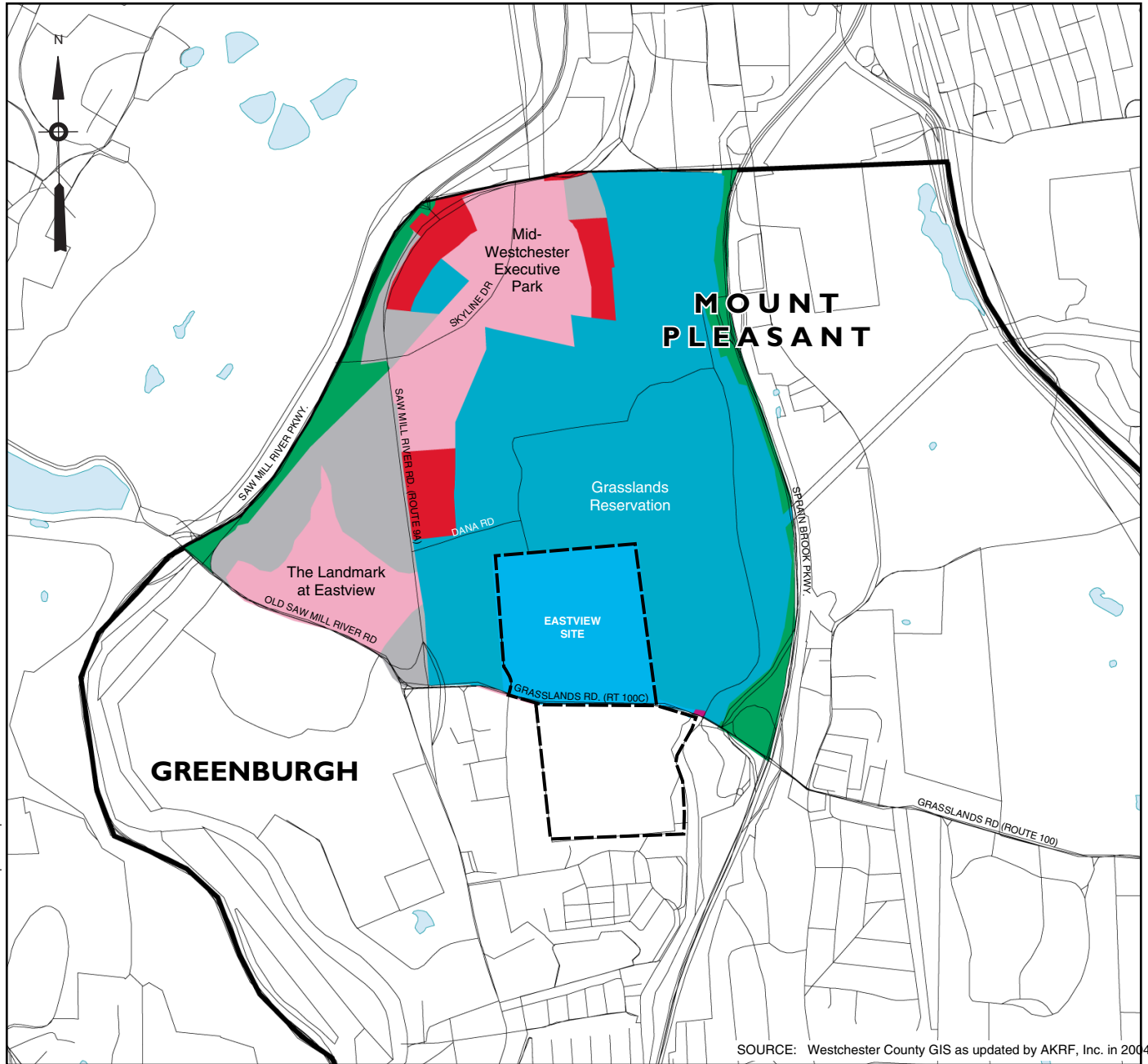
The sub-surface aqueducts and their connection chambers were constructed during the early part of the century prior to the adoption of the Towns' zoning codes.

#### ***4.2.2.1.2. Study Area***

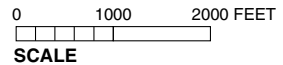
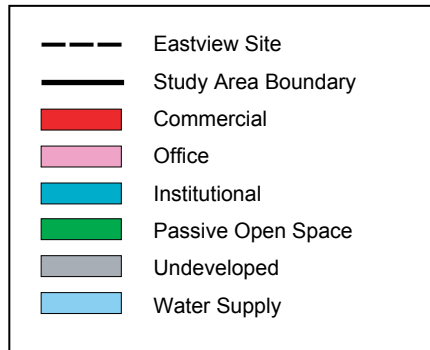
***Land Use.*** For analysis purposes, the study area has been divided into four smaller sections. The study area is bisected by Route 100C, which divides the northern and southern sections of the study area. The Sprain Brook Parkway runs from north to south through the center of the study area and divides the study area into eastern and western sections.

Town of Mount Pleasant - West of the Sprain Brook Parkway. The Town of Mount Pleasant west of the Sprain Brook Parkway is dominated by municipal buildings and office parks (see [Figure 4.2-2](#)). The Landmark at Eastview (the "Landmark property"), a 268-acre campus (86 acres in the Town of Mount Pleasant and 182 acres in the Town of Greenburgh), is located in the Towns of Mount Pleasant and Greenburgh along Old Saw Mill River Road in the

H&S File: 9470630\Final EIS\_Graphics\Mp1-MtPleasant.ai 10/04



SOURCE: Westchester County GIS as updated by AKRF, Inc. in 2004



# Land Use - Town of Mount Pleasant West of the Sprain Brook Parkway

**Catskill/Delaware UV Facility**

Figure 4.2-2

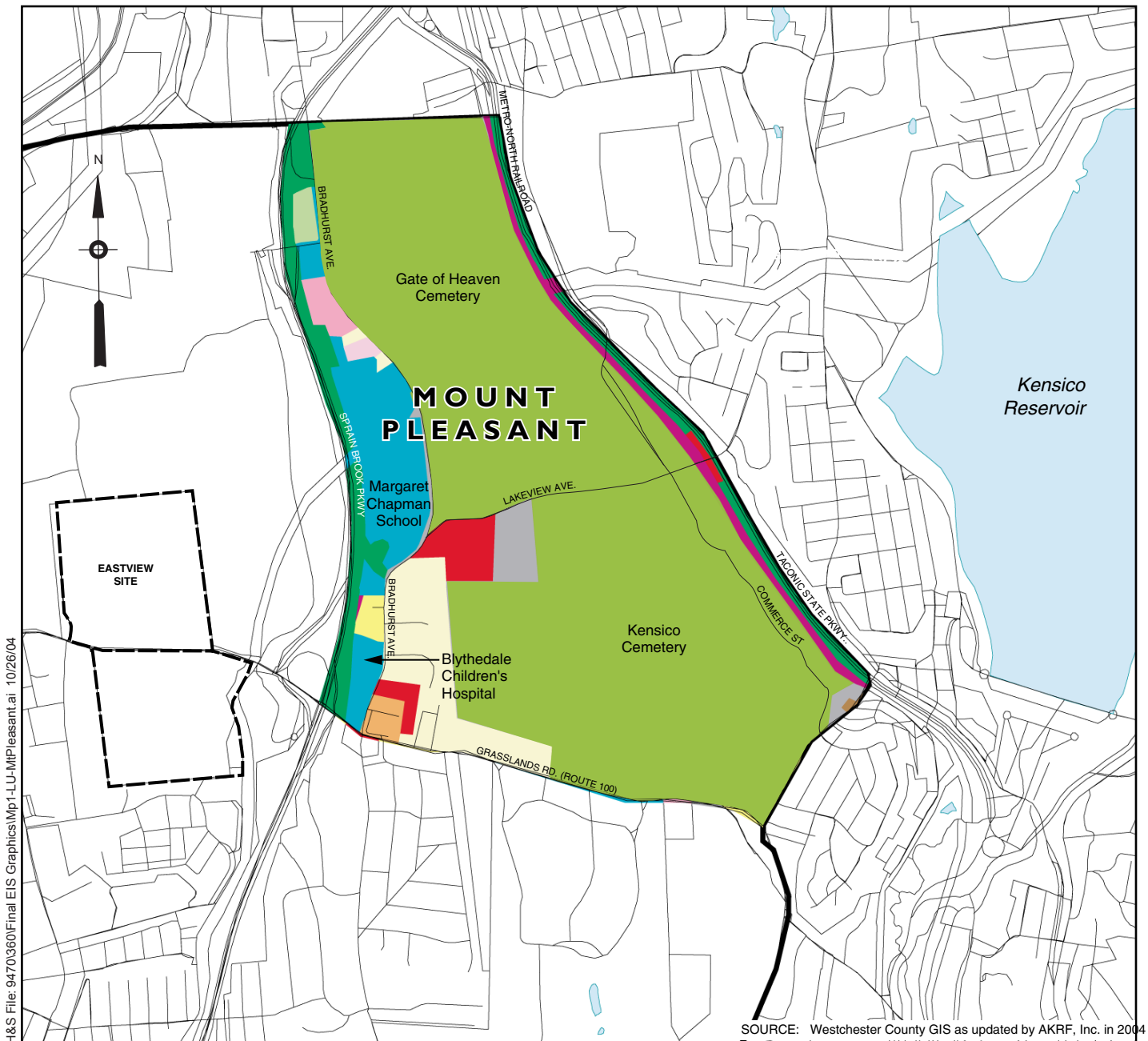
westernmost portion of the study area. The campus includes 14 buildings that contain offices, research laboratories, warehouses, light industrial uses, and a day care center. The campus is equipped with such recreational amenities as tennis courts, walking paths, a baseball diamond, and basketball courts. The campus also includes a 125,000-sq. ft. training facility, which was recently constructed for the professional sports teams that operate from Madison Square Garden. The Landmark property is bisected by Old Saw Mill River Road, which serves as a border between the Towns of Mount Pleasant and Greenburgh.

To the east of the Landmark property and north of the Eastview Site is the 512-acre Grasslands Reservation, a County-owned institutional property. Grasslands Reservation occupies the majority of this portion of the study area and surrounds the north parcel of the Eastview Site to the north, west, and east. It contains such facilities as the Westchester Medical Center and related medical buildings (a blood center and laboratories), the New York Medical College, the Westchester County Correctional Complex and Woodfield Cottage Juvenile Detention Center, the New York State Armory (which houses the Westchester County Department of Public Safety), the Westchester County Fire Training Center (which houses the Department of Emergency Services), the Bee-Line Bus Facility, and the Westchester County Department of Laboratories and Research (County Laboratory). The Maria Fareri Children's Hospital at the Westchester Medical Center is located within the Reservation; this new facility was completed in October 2004. Although Grasslands Reservation is primarily an institutional land use, many of its facilities are residential in nature, including dormitories for the Medical College, housing for hospital staff of the Medical Center, secured housing for prison inmates, and temporary housing for runaways, the infirm, and the elderly.

The County facilities located closest to the Eastview Site include: the Bee-Line Bus Facility directly to the west across Walker Road; the County Laboratory immediately to the north; and the garage for the Correctional Complex to the east. In addition, two electrical substations operated by Con Edison are located to the east along Route 100C.

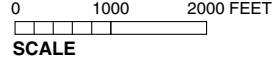
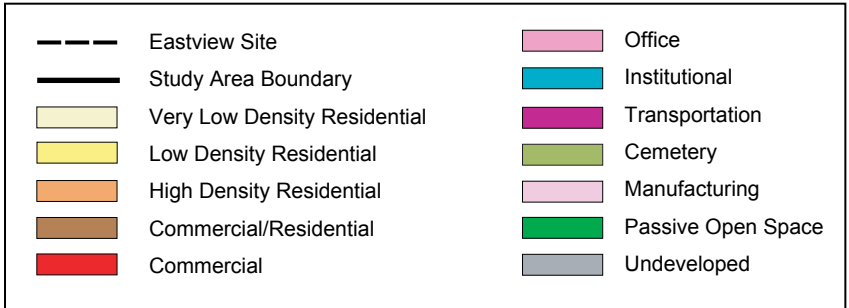
North of Grasslands Reservation and east of Route 9A are the IBM Thomas J. Watson Research Center and the Mid-Westchester Executive Park on Skyline Drive. This 75-acre office park contains eleven one to four-story buildings, offering a total of 802,500 sq. ft. of space. Five of the buildings are office buildings and six serve as office and flex-space (i.e., space that can be used for office, warehousing, light industrial uses, etc.). Farther north along Route 9A, the predominant uses include restaurants and motels.

Town of Mount Pleasant - East of the Sprain Brook Parkway. The area to the east of the Sprain Brook Parkway in the Town of Mount Pleasant is mainly occupied by cemeteries, namely the 461-acre rural Kensico Cemetery which extends from Bradhurst Avenue to the Metro-North Railroad, and includes the 76-acre Sharon Gardens (see [Figure 4.2-3](#)). The other land uses in this section of the study area are concentrated along the southern section of Bradhurst Avenue, just north of Route 100C. Located on Bradhurst Avenue is the Blythedale Children's Hospital, and to the north are residential neighborhoods and a florist. Directly north of the florist is the Gate of Heaven Cemetery. The Gate of Heaven Cemetery is approximately 230 acres in size.



H&S File: 9470360\Final EIS\_Graphics\Mp1-LU-MIP\MtPleasant.ai 10/26/04

SOURCE: Westchester County GIS as updated by AKRF, Inc. in 2004



## Land Use - Town of Mount Pleasant East of the Sprain Brook Parkway

**Catskill/Delaware UV Facility**

Figure 4.2-3



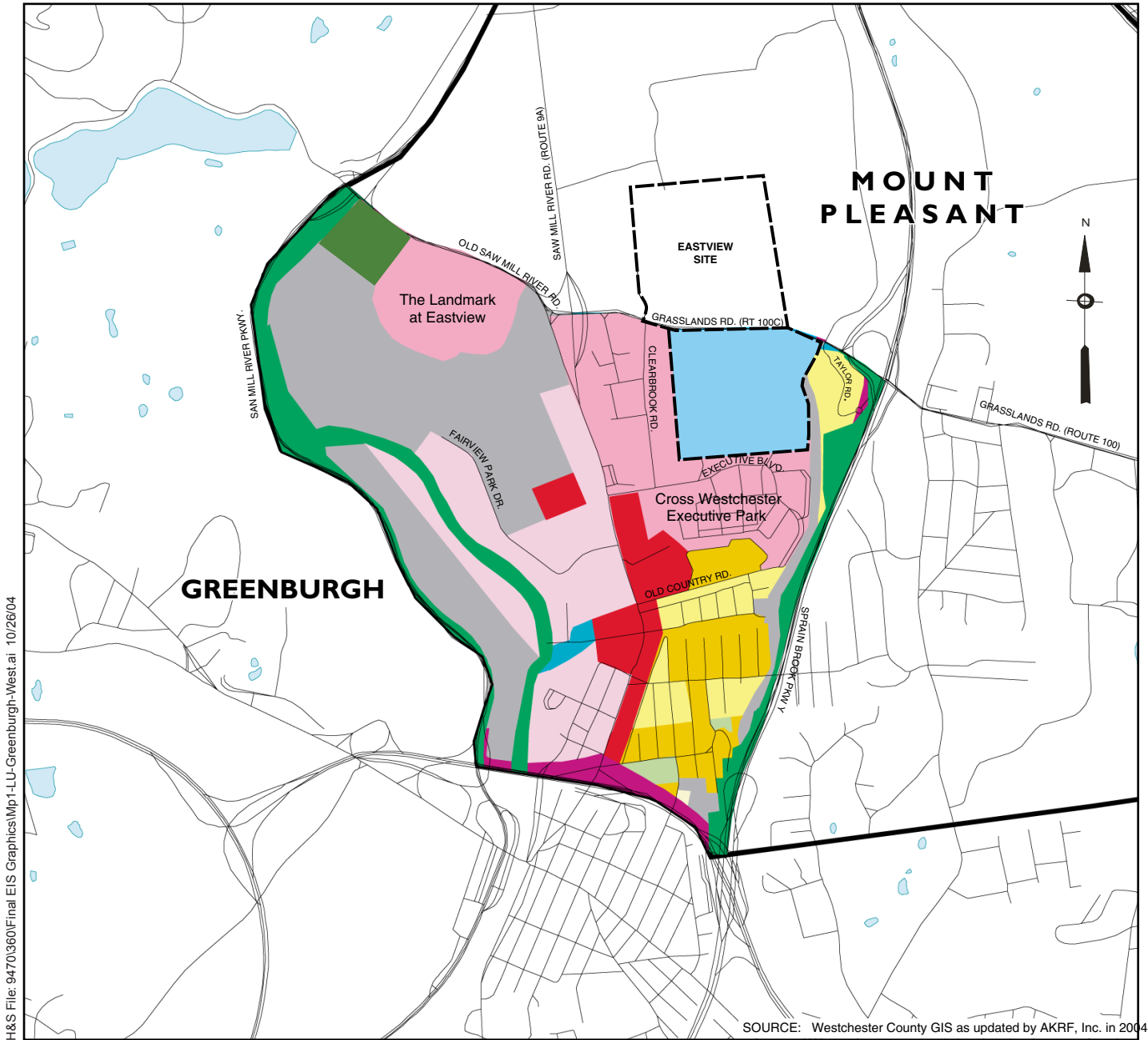
Farther north on Bradhurst Avenue is the Margaret Chapman School, a residential school for the developmentally disabled, and an office building.

Town of Greenburgh - West of the Sprain Brook Parkway. This area is predominantly composed of corporate office parks with commercial office and light industrial uses. In addition, there is a small residential neighborhood along Taylor Road located to the west of the Sprain Brook Parkway. Taylor Road is a cul-de-sac with eleven single-family dwellings (see [Figure 4.2-4](#)).

Directly to the west and south of the Eastview Site is the Cross Westchester Executive Park, a campus of one- to four-story office buildings comprising a total of 1.3 million sq. ft. of space for offices, technology-related facilities, light industrial distribution and service centers, and such amenities as childcare services, a restaurant, and a health club. The campus also contains the Westchester Broadway Theatre, a blood donor center and the Bright Horizons Family Center. To the south on Executive Boulevard is Westchester Plaza, which houses offices and flex-space. Looping around to the south, Executive Boulevard connects with Old Country Road, which is lined with two-story apartment buildings and single-family homes. Old Country Road then proceeds west to its intersection with Route 9A. To the south, Route 9A is characterized by convenience goods and services businesses, such as dry cleaners, diners, and automotive repair shops. North of Old Country Road on Route 9A are large shopping centers, big box retailers, and other commercial services. A multiplex cinema, Sam's Club, Elmsford Distribution Center, the Skating Academy, Sport-time USA, and warehousing facilities are also located along this road.

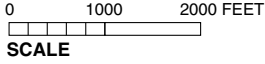
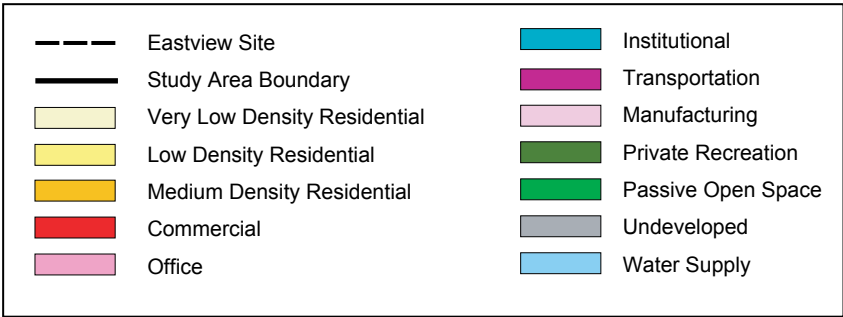
Farther west along Old Saw Mill River Road is the remaining two-thirds (182 acres) of the Landmark property. As described above, this property consists of office buildings, research laboratories, a professional athletic training facility, warehouses, and light industrial uses.

Town of Greenburgh - East of the Sprain Brook Parkway. This area is primarily residential, although Westchester Community College and Knollwood Country Club occupy large areas of land (see [Figure 4.2-5](#)). Knollwood Road (Route 100A), just east of the Sprain Brook Parkway, is part of a network of streets that make up a residential neighborhood. A landscaping nursery is located near the entrance of this road. To the south of this neighborhood is the Knollwood Country Club, a private golf course. To the east of the residential development is the Westchester Community College campus, which occupies 218 acres, many of which are undeveloped and densely wooded. In addition to these developments, off Route 100C is a Board of Cooperative Educational Services (BOCES) office and the Hebrew Hospital Home of Westchester, a 160-bed long-term residential health care facility. Finally, Hillside Avenue, a north-south roadway, marks the eastern boundary of the study area. Hillside Avenue is lined with single-family homes to the west and Edgebrook Cooperatives apartment buildings to the east, just outside the study area. A sizable portion of the roadside to the west consists of wooded areas primarily owned by Westchester Community College. The southeast corner of the study area, off Knollwood Road, includes the south side of the Westchester Community College campus, which extends north to Route 100C. Across from the campus, outside of the study area, is the Mount Calvary Cemetery.



H&S File: 9470360\Final EIS Graphics\Mp1-LU-Greenburgh-West.ai 10/26/04

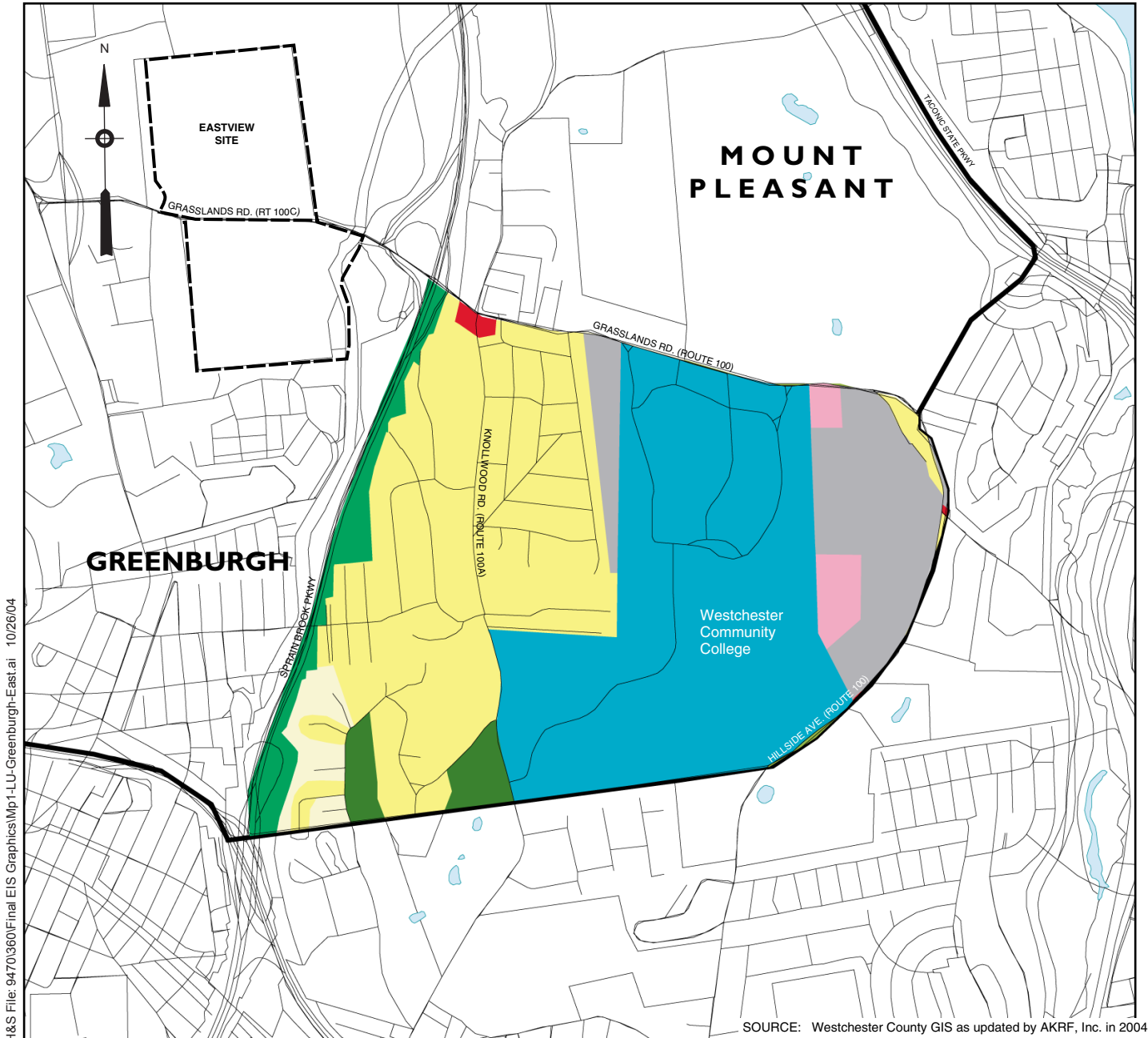
SOURCE: Westchester County GIS as updated by AKRF, Inc. in 2004



## Land Use - Town of Greenburgh West of the Sprain Brook Parkway

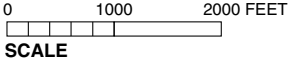
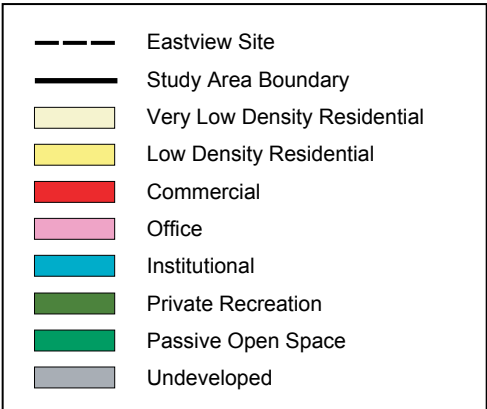
**Catskill/Delaware UV Facility**

Figure 4.2-4



H:\S File: 9470360\Final EIS Graphics\Mp1-LU-Greenburgh-East.ai 10/26/04

SOURCE: Westchester County GIS as updated by AKRF, Inc. in 2004



## Land Use - Town of Greenburgh East of the Sprain Brook Parkway

**Catskill/Delaware UV Facility**

Figure 4.2-5

**Zoning.** As shown in [Figure 4.2-6](#), land use in the study area is regulated by a variety of zoning districts, as promulgated by the Town of Mount Pleasant and Town of Greenburgh. [Tables 4.2-1](#) and [4.2-2](#), below, summarize the districts and their permitted uses for each town.

**TABLE 4.2-1. ZONING DISTRICTS WITHIN THE TOWN OF MOUNT PLEASANT STUDY AREA**

District	District Name	Permitted Uses
R-20, R-40	One-Family Residential	Single-family dwellings, public schools, railroads, playgrounds, recreational areas, and municipal, state, or national historic sites.
PRD-T-1	Planned Residential Development, Transitional-1	Uses permitted in R-40 and two-family and multi-family dwellings.
OB2*	Public Utility/Office Building	Uses permitted in R-40 and public utility office buildings; child day-care centers permitted as accessory use. Water supply uses are permitted by special permit.
OB5	Office Business	Uses permitted in R-40, office buildings, laboratories, production or assembly of small electronic parts or precision instruments, printing or publishing, and child day-care centers.
OB6	Office Buildings, Distribution, Limited Fabrication	Uses permitted in R-40, office buildings, laboratories, public utility office building, printing or production/assembly of small items, enclosed storage or warehousing, and child day-care centers.
OB-T-3	Office Park Transitional-3	Uses permitted in OB-6.
OB-T-7	Professional Office Transitional	Offices for individuals, companies, or consortiums providing a professional service to clients, and child day-care centers.
MO-T	Medical Office Transitional	Offices for medical-related professional persons and child day-care centers.
C-NR	Neighborhood Retail	All uses permitted in R-10 and R-40 with 10,000 sq. ft. minimum lot size; retail stores or stores for performance of customary personal services; business, professional, or banking offices; restaurants or places serving food or beverage; parking lots for transient motor vehicles; and telephone exchanges.
C-RB	Highway-Commercial	Restaurants, general offices, highway-oriented retail stores, theaters or cinemas, indoor recreational facilities, warehouses or storage facilities, and child day-care centers.

**Notes:** \* Zoning that applies to the north parcel of the Eastview Site.

**TABLE 4.2-2. ZONING DISTRICTS WITHIN THE TOWN OF GREENBURGH STUDY AREA**

<b>District</b>	<b>District Name</b>	<b>Permitted Uses</b>
R-5, R-7.5, R-10, R-15, R-20,* R-30, R-40	One-Family Residence	Single-family detached dwellings on lots of at least 5,000 sq. ft. for R-5; 7,500 sq. ft. for R-7.5; 10,000 sq. ft. for R-10; 15,000 sq. ft. for R-15; 20,000 sq. ft. for R-20; 30,00 sq. ft. for R-30; and 40,000 sq. ft. for R-40; public parks, playgrounds, or similar recreational areas; firehouses, police stations, and other public safety uses; other municipal uses operated by the Town of Greenburgh; places of religious worship; schools; and existing railroad uses. Public utility uses, such as water supply structures, are permitted by special permit.
M-6 and M-10	Multi-Family Residence	Single-family detached dwellings, in accordance with R-10; multi-family dwellings or groups of multi-family dwellings; public parks, playgrounds, or similar recreational uses; firehouses, police stations or other public safety uses; other municipal uses operated by the Town of Greenburgh; and places of religious worship.
M-14	Multi-Family Residence	Multi-family dwellings or groups of multi-family dwellings with a minimum lot area of 3,000 sq. ft. per dwelling unit; single-family detached dwellings with a minimum lot area of 10,000 sq. ft.; public parks, playgrounds or similar recreational areas; firehouses, police stations, and other public safety uses; other municipal uses operated by the Town of Greenburgh; and places of religious worship.
PH	Scatter-Site Public Housing	Uses permitted in R-10, and multi-family dwellings or groups of multi-family dwellings that are financed for public housing.
PUD	Planned Unit Development	Dwelling units of all types. The intent of the PUD is to encourage self-contained residential neighborhoods, incorporating a mix of residential types and related nonresidential uses.
OB	Office Building	Office buildings for business, governmental and professional uses, and offices or agencies for scientific or technical development; telephone exchanges; conference centers; public utility structures and utility rights-of-way; detached dwellings on lots of at least 10,000 sq. ft.; public parks, playgrounds, or similar recreational areas; firehouses, police stations, and other public safety uses; other municipal uses operated by the Town of Greenburgh; and day-care centers.

**TABLE 4.2-2. ZONING DISTRICTS WITHIN THE TOWN OF GREENBURGH STUDY AREA**

<b>District</b>	<b>District Name</b>	<b>Permitted Uses</b>
DS	Designed Shopping	Fully enclosed stores for the retail sale of consumer merchandise, personal service establishments, and banks; theaters or cinemas; dry-cleaning and hand laundry establishments; telephone exchanges; plant and garden retail establishments; public utility structures and utility rights-of-way; detached dwellings on lots of at least 10,000 sq. ft.; public parks, playgrounds, or similar recreational areas; firehouses, police station, and other public safety uses; other municipal uses operated by the Town of Greenburgh.
CB	Close Business	Fully enclosed stores for the retail sale of consumer merchandise; personal service establishments; business, professional and banking offices; mixed use buildings containing office, banking, retail, and personal service uses; restaurants and drinking establishments; diners; dwelling space for one or two dwelling units above a permitted use; post office; detached dwellings on lots of at least 10,000 sq. ft.; public parks, playgrounds, or similar recreational uses; firehouses, police stations, or other public safety uses; and other municipal uses operated by the Town of Greenburgh.
IB	Intermediate Business	Existing detached dwellings in accordance with the lot and bulk regulations of R-5; retail and personal service uses; business, professional, and banking offices; business or vocational schools; shops for the making or assembly and sale of articles assembled on the premises; wholesale indoor storage and warehousing establishments; public parks, playgrounds, or similar recreational uses; firehouses, police stations, or other public safety uses; and other municipal uses operated by the Town of Greenburgh.
LI	Light Industrial	Uses permitted in OB, light manufacturing, processing and assembly activities; wholesale storage and warehousing; lumber and building equipment sales; veterinary hospitals; motor vehicle sales and repair facility; printing plants; business or vocational schools; electric substations and public utility business offices; funeral homes; and fully enclosed commercial recreation facilities.
GI	General Industrial	Uses permitted in LI, and heavier industrial uses upon issuance of a special permit, including motor vehicle repair work, stone-cutting or monument works, outdoor storage of lumber and building materials, gasoline stations, coal and coke yards, fuel-oil storage, and privately owned garbage or sewage disposal plant or incinerator.

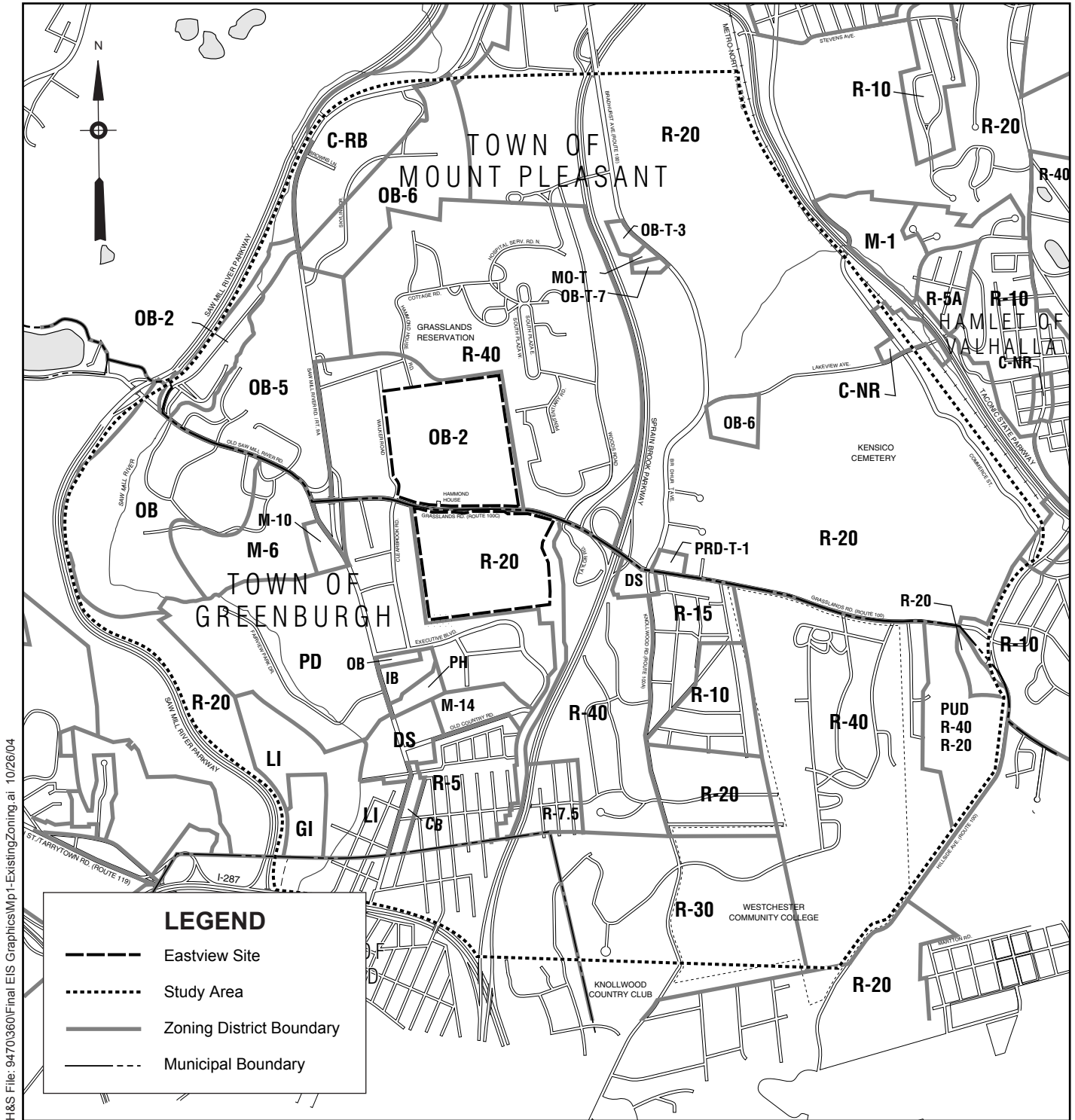
**TABLE 4.2-2. ZONING DISTRICTS WITHIN THE TOWN OF GREENBURGH STUDY AREA**

District	District Name	Permitted Uses
PD	Nonresidential Planned Development	The intent of the PD is to permit flexibility in design and development of office, warehousing, and industrial park developments. Office, industrial, warehousing and certain commercial uses specified below shall be permitted in a planned industrial parklike setting either in separate or in multiuse buildings, including the following: light manufacturing, processing and assembly activities; wholesale, warehousing and distribution, including retail outlets as an accessory to a distribution or warehousing use; offices or agencies for scientific research or technical development; professional, administrative, governmental, or business offices; banks and drive-in banking facilities; public utilities, substations, telephone exchange centers and utility rights-of-way; conference centers; theaters or cinemas; data processing or printing; business or vocational schools; public or private sports or health clubs; nonfreestanding restaurants located within or as part of another permitted building; post office; hotels and motels; public parks, playgrounds or similar recreational areas; firehouses, police stations or other public safety uses; other municipal buildings or uses operated by the Town of Greenburgh; and day-care centers.

Notes: \* Zoning that applies to the south parcel of the Eastview Site.

Town of Mount Pleasant - West of the Sprain Brook Parkway. The study area located in the Town of Mount Pleasant to the west of the Sprain Brook Parkway is primarily zoned for office business and single-family uses (i.e., OB2, OB5, OB6, C-RB, and R-40). The entire Grasslands Reservation is zoned for residential use (R-40), and an area to the north of the campus and bordering the Sprain Brook Parkway is zoned R-20. The area to the immediate west of the Eastview Site is zoned “Public Utility Office Building” (OB2), and the Landmark property is zoned as “Office Business” (OB5) with a narrow parcel of land between the Landmark property and the Saw Mill River Parkway zoned as OB2. To the north of Grasslands Reservation along Route 9A is an area zoned for office building, distribution, and limited fabrication (OB6), and farther north along Route 9A is an area zoned “Highway-Commercial” (C-RB). The uses permitted within these districts are listed in [Table 4.2-1](#), above.

Town of Mount Pleasant - East of the Sprain Brook Parkway. The study area in the Town of Mount Pleasant to the east of the Sprain Brook Parkway is primarily zoned for single-family residential with a minimum lot area of 20,000 sq. ft. (R-20). There are six small parcels located off Bradhurst Avenue that are not within the R-20 zoning district. These include a parcel on the corner of Bradhurst Avenue and Route 100C, which is zoned “Planned Residential Development Transitional-1” (PRD-T-1); a parcel north on the corner of Bradhurst Avenue and Lakeview Avenue, zoned “Office Building, Distribution, Limited Fabrication” district (OB6); three parcels on Bradhurst Avenue and bordering the Sprain Brook Parkway, zoned “Professional Office Transitional” (OB-T-7); “Medical Office Transitional” (MO-T); and “Office Park Transitional-3” (OB-T-3). To the east near the Taconic State Parkway is an area



H&S File: 9470360\Final EIS Graphics\Mp1-ExistingZoning.ai 10/26/04

# Existing Zoning at Eastview Site

Catskill/Delaware UV Facility

Figure 4.2-6



zoned “Neighborhood Retail” (C-NR). The uses permitted within these districts are listed in [Table 4.2-1](#), above.

Town of Greenburgh - West of the Sprain Brook Parkway. Zoning in the area along Taylor Road is zoned for single-family residential (R-40). The area west of Clearbrook Road and Executive Boulevard is zoned “Nonresidential Planned Development” (PD) and extends across Route 9A and nearly borders the Saw Mill River Parkway. The area around where Executive Boulevard converges with Old Country Road is zoned “Multi-Family Residence” (M-14).

The southern boundary of the study area along Route 9A, at the entrance to I-287 and to the east of Route 9A, is zoned for single-family residential (R-5), with a 5,000-sq. ft. minimum lot area requirement. Also to the east of Route 9A is a narrow area designated as a “Close Business” (CB) district. To the west of the CB district, there is an expanse of land that extends west to the Saw Mill River Parkway designated as “Light Industrial” (LI). Farther south along the Saw Mill River Parkway is a small area zoned “General Industrial” (GI). Farther north on Route 9A, there are small “Designed Shopping” (DS), “Scatter-Site Public Housing” (PH), “Intermediate Business” (IB), and “Office Building” (OB) districts. The areas on both the eastern and western sides of Route 9A and south of Route 100C are designated “Non-Residential Planned Development” (PD). North of the PD district and to the west of Route 9A, the area is zoned “Multi-Family Residence” (M-6 and M-10). On the western edge of the study area, where the Landmark property is located, the area is zoned “Office Building” (OB)<sup>1</sup>. The area to the south of the Landmark property is zoned as an R-20 district. The uses permitted within these districts are listed in [Table 4.2-2](#), above.

Town of Greenburgh - East of the Sprain Brook Parkway. The study area in the Town of Greenburgh to the east of the Sprain Brook Parkway is zoned “One-Family Residence” with various lot and bulk requirements. The residential neighborhood located off Knollwood Road lies within the R-40, R-20, R-15, R-10, and R-7.5 districts. The Westchester Community College Campus is zoned R-40 and R-30, and the Knollwood Country Club and the residential area to the west of it is zoned R-30. Each of the single-family residential districts has the same permitted and special uses as the R-20 district described above, with different lot and bulk requirements. There is a section of residential development located along Route 100C near Hillside Avenue that lies within the “Planned Unit Development” (PUD) R-40 and R-20 zoning districts. In addition, there is a small “Designed Shopping” (DS) district along the Route 100C and Knollwood Road intersection, just east of the Sprain Brook Parkway. The uses permitted within these districts are listed in [Table 4.2-2](#), above.

---

<sup>1</sup> The FEIS for the Landmark at Eastview included a zoning text amendment that established the professional athletic training facility as a special permit use. The reference to the FEIS follows: Eastview Holdings, LLC. 2001. *Landmark at Eastview Final Environmental Impact Statement – Proposed Professional Athletic Training Facility and Research and Development Buildings*. Town of Greenburgh, New York.

## ***Public Policy.***

Westchester County Land Use Plans. Westchester County's *Patterns for Westchester: The Land and the People*,<sup>2</sup> a document adopted by the Westchester County Planning Board on December 5, 1995 and published in March 1996, sets forth a broad policy framework for governmental action to guide the County's future development. The document is intended to guide the County Planning Board as it undertakes long-range planning; as it advises the County Executive and Legislature on capital spending for infrastructure, land acquisition, and other public facilities; and as it reviews planning and zoning referrals from local governments. The County Planning Board considers land use planning in terms of area-wide development patterns, focusing primarily on density, relationship to surrounding areas, and visual impact, rather than on specific land uses. *Patterns for Westchester* sets forth twelve policies that underlie all of the Westchester County Planning Board's recommendations on land use, land acquisition and capital projects and on matters referred by local governments (including the proposed facility on the Eastview Site), as follows:

1. Channel development whenever possible to centers where infrastructure can support growth, where public transportation can be provided efficiently and where redevelopment can enhance economic vitality.
2. Enhance the appropriate functions of the County's corridors by adapting already developed sections into efficient and attractive multi-use places, by protecting the quality of scenic routes and by making road and transit improvements that would reduce congestion and ease movement on travel routes.
3. Assure a diverse and interconnected system of open space to shape development, to provide contrast in the texture of the landscape, to separate developed areas and to relate to open space systems of the region.
4. Nurture the economic climate of the county with use of local, County, State and Federal resources to improve infrastructure, housing and programs that attract and support business enterprise, with particular attention on intermunicipal impacts.
5. Preserve and protect the County's natural resources and environment, including its ground water resources, water bodies, wetlands, coastal zones and significant land resources which include unique natural areas, steep slopes and ridgelines and prime agricultural land.
6. Encourage a range of housing types that are affordable to renters and homebuyers, with each municipality addressing its needs for affordable housing as well as a share of the regional need.
7. Support transportation alternatives that serve the needs of workers, consumers and residents and that improve air quality by enhancing the efficiency and effectiveness of public transportation and reducing solo driving.
8. Enhance use of Westchester's parks, beaches and recreation facilities by improving public access, by providing a variety of natural settings for passive enjoyment and by taking into account the need for recreation close to population centers and the interests of the County's changing population.

---

<sup>2</sup> Westchester County Planning Board, March 1996. *Patterns for Westchester: The Land and the People*. New York.

9. Enhance the quality of life for Westchester residents by protecting the County's educational, cultural and historical resources and factoring them into land use decisions.
10. Maintain safe and environmentally sound systems for the removal or treatment of waste consistent with land use policies; strengthen programs to reduce the waste stream.
11. Support capital improvements for physical facilities that enable the County to deliver social and public safety services in an efficient, economic and humane manner.
12. Join neighboring jurisdictions in the Hudson Valley, Connecticut and New York City in planning initiatives aimed at sound land use, transportation, and development and conservation policies.

Town of Mount Pleasant. The Town of Mount Pleasant adopted a *Comprehensive Master Plan* in 1970, which identified a need to broaden the Town's tax base. The plan proposed attracting higher tax-yielding development, such as business, industrial, or multi-family developments to improve its tax structure.

The *Comprehensive Plan* calls for maintaining the "semi-rural" character of the Town by locating new commercial development near major highways and requiring substantial buffers, and requiring that new development adhere to stringent performance standards. The *Comprehensive Plan* also recommends that light industrial development take place in areas zoned within the OB districts. As the north parcel in the Town of Mount Pleasant is zoned OB2, the *Comprehensive Plan* recommends light industrial uses on the site.

Town of Greenburgh. The Town of Greenburgh's *Comprehensive Plan* was adopted in June of 2003. The plan contains six primary recommended actions, as follows:

1. Modifying existing zoning to include: (a) extending the Conservation District (CD); and (b) changing the zoning of critical areas to permit lower housing densities.
2. Creating new zoning designations, including: (a) a Recreational District overlay zone, (b) a "Planned Campus Development District" (PCD), (c) Steep Slope and Hillside regulations, (d) revisions to local wetland mapping, and (e) modifying allowable bulk regulations.
3. An open space preservation program, based upon the Greenway Alternative.
4. A trail right-of-way designations and development program.
5. Affirming the Town's Affordable Housing program and examining zoning designations to which it applies.
6. Examining the Town's Planned Unit Development (PUD) and Nonresidential Planned Development (PD) districts for conformity with proposed changes and other Town regulations.

Several zoning changes are recommended in the study area. These include rezoning three parcels of land on the Landmark property between Route 9A (Saw Mill River Road) and the Saw Mill River Parkway to the proposed CD and PCD Districts (the eastern portion of the Landmark property is currently zoned as multifamily residential, while the western portion of this property is currently zoned as office business). These zoning changes would require the preservation of more open space than would be required under the current zoning designations.

#### **4.2.2.2. Future Without the Project**

The Future Without the Project considers the anticipated peak year of construction (2008) and the first full year of operation (2010) for the proposed facility. The anticipated peak year of construction is based on the peak number of workers.

For each year, two scenarios are assessed: one in which the Croton Water Treatment Plant project (Croton project) is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. By the peak construction year, two additional NYCDEP projects could be located on the Eastview Site, namely a Police Precinct and an Administration/Laboratory Building.<sup>3</sup> The Police Precinct has recently been approved by the Town of Mount Pleasant and would be located in the southwest corner of the north parcel. The Administration/Laboratory Building is less certain, however, as the Eastview Site is one of several properties currently being considered as a possible site, and no siting decision has been made. In addition to these projects, NYCDEP's Kensico-City Tunnel (KCT) may be under construction at the Eastview Site starting in 2009. Therefore, the 2010 analysis year considers the possibility of this project. All of these NYCDEP projects are analyzed in this Final EIS to the extent to which information is available. They are all separate actions from the proposed facility and would undergo their own independent environmental reviews.

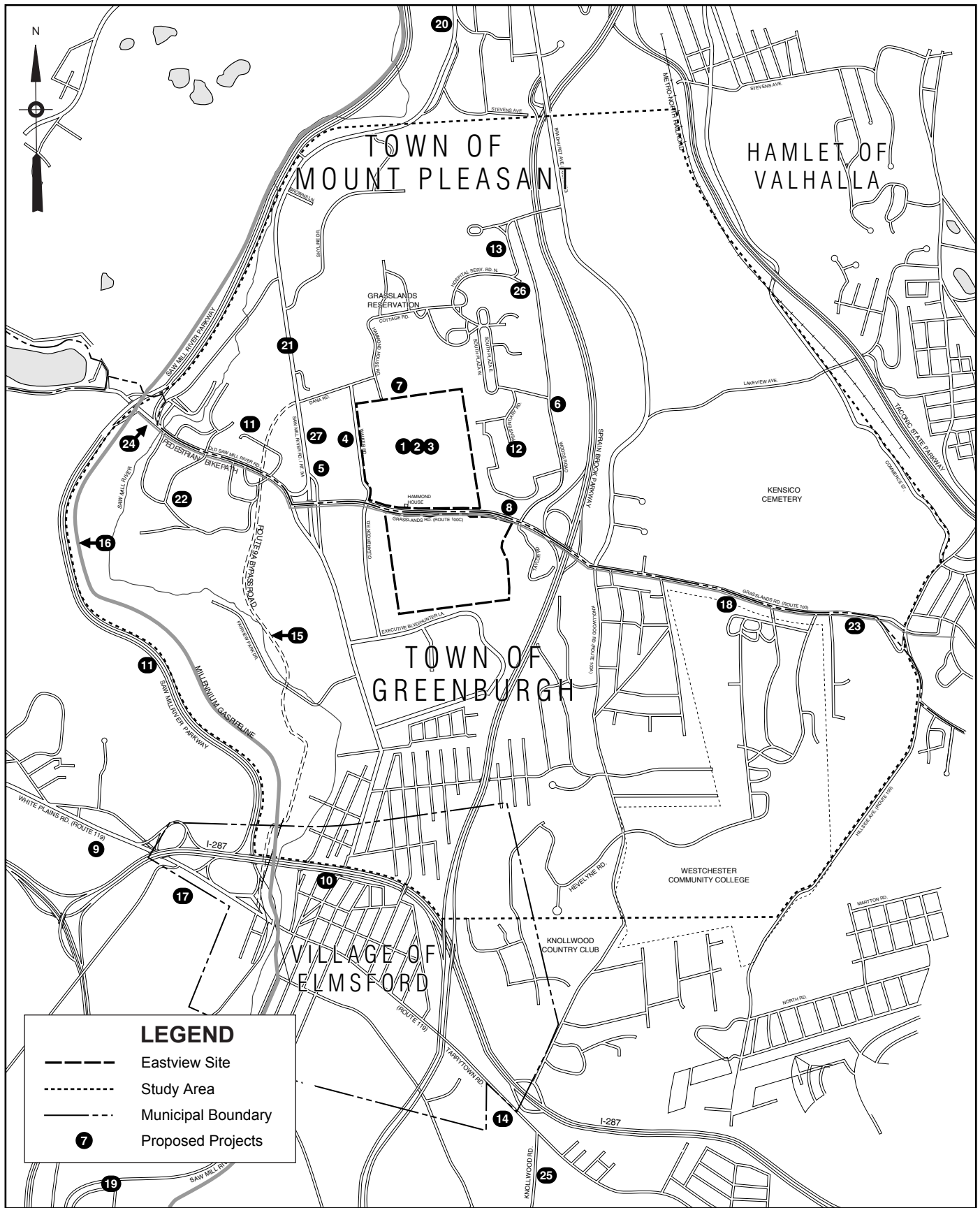
The forthcoming analyses and projections are based on information available at the time of document preparation. Due to the extended dates for analysis (to 2010), and the likelihood that new projects, proposals, and/or plans and policies would be implemented during this time frame, it is recognized that there is a potential for land use, zoning, and/or public policy issues to arise that cannot be anticipated at this time. However, it is anticipated that if and when such proposals are made, they would include the proposed facility's construction and operation activities in their own analyses.

##### **4.2.2.2.1. Without Croton Project at Eastview Site**

**Land Use.** In the Future Without the Project, it is anticipated that the Eastview Site and study area would undergo several changes from its existing conditions. There are numerous projects and proposals in the Future Without the Project in the vicinity of the Eastview Site and within the study area. Some of these projects are proposed and already under construction or are in the planning phase with a targeted implementation schedule (Figure 4.2-7 and Table 4.2-3). Others are proposed and have been discussed in various plans, but no definitive action or implementation schedules have been set. Projects that are currently under construction or have proposed dates of implementation have been separated into two categories for the purpose of this analysis: (1) background growth in the study area; and (2) projects of a larger magnitude that may contribute to significant impacts. Projects are generally placed in the first category if they fall under existing zoning conditions or are "as of right" developments. Those in the second category may require a zoning change or other discretionary approvals.

---

<sup>3</sup> This depends on the results of a siting evaluation, which are currently ongoing. The siting decision would be evaluated and discussed as part of a separate independent environmental review.



H&S File: 9470360\Final EIS Graphics\Mp1-DevProj.ai: 10/04

## Development Projects Proposed for Eastview Site Study Area

**Catskill/Delaware UV Facility**

Figure 4.2-7

**TABLE 4.2-3. FUTURE WITHOUT THE PROJECT - POTENTIAL DEVELOPMENTS**

<b>Map Key No. (Figure 4.2-7)</b>	<b>Project Name</b>	<b>Location</b>	<b>Description</b>
<b>Background Growth Projects:</b>			
1*	NYCDEP Police Precinct	Southwest corner of the north parcel of the Eastview Site (Town of Mount Pleasant)	Proposal for a new NYCDEP Police Precinct. Approved by Town in 2004. Access from Walker Road. Anticipated to be completed by 2006.
2*	NYCDEP Kensico-City Tunnel	Eastview Site	Proposal for alternative means of conveying water from Kensico Reservoir to the New York City distribution system. Construction would start in 2009.
3*	NYCDEP Administration/Laboratory Building (East-of-Hudson Southern Division Administrative and Engineering Offices)	Undetermined. Subject of an independent siting evaluation.	Eastview Site is one of several possible locations for a possible Administration/Laboratory Building.
4	Fire Training Center	4 Dana Road (Grasslands Reservation)	Additional classroom space, fire station house, and training facilities. Access from Walker Road.
5	Supportive Services Building	Walker Road (Grasslands Reservation)	Rehabilitation/remodeling of an existing building for equipment garage/storage area (no offices).
6	Consolidation of Homeless Shelter	Former Bureau of Purchase and Supplies building (Grasslands Reservation)	60,000 sq. ft. rehabilitation of existing building to be leased by Volunteers of America. Shelter would hold approximately 100 beds plus support services.
7	Expansion of Westchester County Dept. of Laboratories and Research Building (County Laboratory)	Dana Road (Grasslands Reservation)	15,000 sq. ft. expansion anticipated to be completed by 2004 or 2005.
8	Con Edison Substation	Route 100C and Woods Road (Grasslands Reservation)	Installation of a substation on 3-acre site to provide power to Grasslands Reservation and surrounding areas. Under construction; completion anticipated by 2004.
9	Amerisuites Hotel	Route 119 (Town of Greenburgh)	130-unit, 85,000 sq. ft. extended-stay hotel with 111 parking spaces on 7-acre site. Under construction; completion anticipated by Spring 2004.
10	Warehouse	6 William Street (Village of Elmsford)	10,000 sq. ft. warehouse with subsurface parking. Under construction; completion

**TABLE 4.2-3. FUTURE WITHOUT THE PROJECT - POTENTIAL DEVELOPMENTS**

<b>Map Key No. (Figure 4.2-7)</b>	<b>Project Name</b>	<b>Location</b>	<b>Description</b>
			anticipated by Summer 2004.
<b>Large-Scale Projects:</b>			
11	Home Depot	Route 9A @ Dana Road (Town of Mount Pleasant)	113,540 sq. ft. home improvement/garden retail. Completion anticipated by late 2005/early 2006.
12	Penitentiary Replacement (formerly four housing wings)	(Grasslands Reservation)	Replacement of Westchester County Correctional Complex's vacant three-story 118,800 sq. ft. penitentiary housing units. New building would be smaller than existing building (same number of inmates). Under construction. Special housing (16 units) are scheduled to be open by the end of 2004.
13**	Expansion of County-owned institutional space	(Grasslands Reservation)	600,000 sq. ft. conceptual design pending. Previous proposal for a biotech center was withdrawn.
14	600 White Plains Road	600 White Plains Road (Town of Greenburgh)	224,000 sq. ft. office building and 150-room extended stay hotel. Parking for 1,171 vehicles. Under construction.
15	Route 9A Bypass	West of Route 9A (Regional)	In planning stage. Construction not anticipated to start until after 2010.
16	Millennium Gas Pipeline	Adjacent to Saw Mill River Parkway and North/South County Trailways (Regional)	Natural gas pipeline with construction to begin in 2006.
<b>Additional Project and Proposals Identified Within the Study Area:</b>			
17	Avalon Green II/Nobb Hill	Route 119 East of Taxter Road (Town of Greenburgh)	794-unit townhouse on ±85 acres plus 200,000 sq. ft. office space and a daycare center. Application pending.
18	Westchester Community College	Route 100C (Town of Greenburgh)	1999 Master Plan proposes a 73,000 sq. ft. instructional building, including a 43,000 sq. ft. "English as a Second Language" (ESL) building as well as renovations to existing buildings, utility service, and parking. Design to begin in 2004, with construction anticipated in 2005/2006.
19	Church of the Nazarene	Route 9A and Worthington Road (Town of Greenburgh)	Proposal for new church. Parking for 72 vehicles. Application pending.

**TABLE 4.2-3. FUTURE WITHOUT THE PROJECT - POTENTIAL DEVELOPMENTS**

<b>Map Key No. (Figure 4.2-7)</b>	<b>Project Name</b>	<b>Location</b>	<b>Description</b>
20	Broadway/Hawthorne	Route 9A @ Belmont Road (next to Quality Inn and Applebee's) (Town of Mount Pleasant)	40,000 sq. ft. two-story building approved for 20,000 sq. ft. of retail space and 20,000 sq. ft. of office space. Anticipated construction to- be-determined.
21	Eastview North Phase II	Route 9A and Skyline Drive (Town of Mount Pleasant)	140,449 sq. ft. office expansion. Anticipated construction to-be-determined.
22	Landmark Property	Old Saw Mill River Road (Town of Greenburgh)	320,000 sq. ft. lab addition. Application pending.
23	Hebrew Hospital Home	61 Route 100C (Town of Greenburgh)	12,500 sq. ft. (70-bed) addition. Awaiting approval from NYSDOT and Town of Greenburgh Planning Board and Zoning Board of Appeals.
24	Pedestrian/Bicycle Pathway	Route 100C (Town of Greenburgh)	County-planned pedestrian and bicycle pathway on Route 100C to connect North County Trailway with Bronx River Parkway Reservation and Grasslands Reservation. Application pending.
25	Princewood Properties	275 Knollwood Road (Town of Greenburgh)	Proposal for 40 units of multi-family housing. Application pending.
26	Food Patch	Woods Road (Grasslands Reservation)	40,000 sq. ft. warehouse for food supplies and 4,000 sq. ft. office. Funds currently being raised for the construction of this warehouse.
27	Firing Range	(Grasslands Reservation)	In discussion stage. No plans have been submitted.

**Sources:**

For Greenburgh, telephone conversation with Vince Ferrandino, Town Planning Consultant, on 8/17/01; fax transmittal from Elizabeth Gerrity dated 2/19/04; telephone conversation and e-mail correspondence with William Brady of Westchester County Planning Department on 2/23/04.

For Mount Pleasant, telephone conversation with Mr. William Agresta, former Town Planning Consultant, on 8/17/01 and 5/6/02; and telephone conversation with Dorothy Maiden on 2/17/04.

For Grasslands Reservation, telephone conversations with Mr. Ed Hoffmeister of Westchester County Planning Department on 8/27/01, 5/6/02, and 2/13/04, and fax transmittal dated 10/7/02.

For Elmsford, telephone conversation with Mr. Michael Fanelli, Village Building Inspector, on 8/17/01, 5/6/02, and 2/13/04.

For regional information, information obtained from the Route 9A Bypass Expanded Project Proposal, March 2001, U.S. Department of Transportation Federal Highway Administration and New York State Department of Transportation; telephone conversation with Lukas Herbert on 2/23/04; <http://www.millenniumpipeline.com> on 8/5/02; and telephone conversation with Rick Hall of Columbia Gas Transmission Corp. on 2/23/04.

**Notes:**

\* These projects are separate from and independent of the proposed UV Facility and would be evaluated as part of independent environmental reviews.

\*\* The expansion of County-owned institutional space on the Grasslands Reservation assumed 600,000 sq. ft. of building area for the traffic analysis.



Background Growth Projects. Ten projects were identified within or near the study area for this category, including three NYCDEP projects on the Eastview Site: a Police Precinct, the KCT, and an Administration/Laboratory Building (Table 4.2-3 and Figure 4.2-7). Construction of these projects would be separate and independent of the proposed Catskill/Delaware UV Facility project, and subject to their own separate environmental reviews.

The Police Precinct would be located on the north parcel of the Eastview Site at the corner of Route 100C and Walker Road in the Town of Mount Pleasant. A two-lane entrance would be constructed from Walker Road east along the north side of the Police Precinct. The Precinct would include a ±20,500-sq. ft. precinct building (with a footprint of 6,800 sq. ft.), with a building height of 38 ft., parking for 92 vehicles, and associated landscaping. The total disturbed area is anticipated to be ±4 acres. Construction of the Police Precinct is anticipated to begin in 2005. During construction, the staging area would be north of the precinct site on undeveloped land (owned by NYCDEP). Construction vehicles would utilize Route 100C, and intersect with Walker Road. Upon project completion in 2006, the facility would be open 24 hours a day, seven days a week, and would be staffed by 52 employees working alternating 8-hour shifts.

In addition to the Police Precinct, the Eastview Site is one of several sites being considered for a new administrative headquarters building for the East-of-Hudson Southern Division Administrative and Engineering offices (Administration/Laboratory Building). A facility plan is anticipated within the next year to recommend a possible location for the facility. The Administration/Laboratory Building would be approximately 46,000 sq. ft., with another 10,000 sq. ft. of storage space. Parking would include 72 secure parking spaces and 26 visitor parking spaces. A gas/diesel fueling station would also be included as part of this project. The total disturbed area would be ±4.2 acres. The Administration/Laboratory Building would be staffed by approximately 55 employees.

The KCT project is being proposed by NYCDEP as an alternative means of conveying water to the City's distribution system and to allow for the bypass of Hillview Reservoir. It could be used to convey Catskill and Delaware water to the City from the Eastview Site, allowing for planned maintenance and shutdowns of the existing conduits. The KCT project has undergone a feasibility study, and procurement is underway for its preliminary design. At this point, construction is planned to start in 2009, and could extend to fifteen or more years after that. It is likely that the Eastview Site could be a staging area for this project. Further details for this proposed facility are currently not available. The project would undergo its own separate independent environmental review when further details are available.

Other projects within the study area range from the construction of public safety facilities, to an extended stay hotel, to reconstruction and expansion of educational and medical facilities.

Large-Scale Projects. Six large-scale projects were identified within or near the study area. The first project is the construction of a Home Depot store, to be located across from Dana Road just north of the Landmark property. This project would consist of a home improvement/garden retail store. This project was approved in March 2004, with construction anticipated to begin in 2005.

On the Westchester County Grasslands Reservation, several projects are being considered as part of a master plan update, currently underway. The overall sequencing and timing of additional development on the Reservation remains uncertain, according to the Westchester County Department of Planning<sup>4</sup>. Nevertheless, some development is anticipated by 2010, including replacing the existing Penitentiary, expanding the fire training center and the Department of Laboratories and Research building, consolidating the homeless shelter, and construction of a warehouse for food supplies for Food Patch. Plans for a 600,000-square foot biotechnology center on Grassland Reservation's "North 60" site have been withdrawn. However, it is likely that this 60-acre parcel located to the north of the Westchester Medical Center would be developed with a biomedical research park at some point in the near future.

The final two projects, the Millennium Gas Pipeline and construction of a Route 9A Bypass, are considered in this analysis from a regional perspective. The Millennium Gas Pipeline would be constructed from Ontario, Canada to New York City. Phase 2 construction would take place in the study area, running underneath Westchester County's North and South County Trailway, a paved recreational trail that has been converted from a former railway. The North County Trailway runs roughly parallel to the Saw Mill River Parkway in the northern part of the study area, and then turns west in the vicinity of the Tarrytown Reservoir and runs along its southern shore. The South County Trailway is still under construction south of Old Saw Mill River Road, but when completed, it would run roughly parallel to the Saw Mill River Parkway (see [Figure 4.2-7](#) for a visual representation of the proposed Millennium Gas Pipeline route).

The Route 9A Bypass project is in the early stages of design. A range of preliminary alternatives were developed, some resulting from suggestions from the local community. Alternatives considered feasible and recommended for further consideration are discussed below. At this time, Alternative 7 is the preferred alternative by the NYSDOT, due to the fact that it was deemed the most reasonable and cost effective alternative for achieving the State's goal.

- No Action/Null Alternative. This alternative would include only routine maintenance to Route 9A, without any structural modifications.
- Alternative 1 – Widen and Reconstruct Route 9A. This alternative would widen and reconstruct Route 9A on its existing alignment. The Route 100C overpass across Route 9A would also be reconstructed as part of this alternative.
- Alternative 1A – Widen and Reconstruct Route 9A and Provide Eastbound Route I-287 Off-Ramp Directly to Route 9A. This is the same as Alternative 1 with the addition of a new off-ramp from eastbound Route I-287 directly to Route 9A. The ramp would be located along the south side of Route I-287.
- Alternative 6 – Widen and Reconstruct Route 9A and Provide Closed Loop Access Road. This alternative proposes to widen and reconstruct Route 9A to provide a continuous left-turn lane/median and two through lanes in each direction. A new eastbound Route I-287 off-ramp with direct access to Route 9A (along the south side of Route I-287) would also be included. Finally, a loop road servicing the commercial/industrial areas of Warehouse Lane and Fairview Park Drive would be created. This loop would begin at the

---

<sup>4</sup> Phone conversations with Ed Hoffmeister of the Westchester County Department of Planning.

intersection of Vreeland Avenue and the eastbound off-ramp and proceed northerly along the former railroad right-of-way, crossing then running parallel to the proposed Millennium Gas Pipeline route. The roadway would loop around the northerly most businesses on Fairview Park Drive and then proceed southerly along the rights-of-way for Fairview Park Drive and Hayes Street back to its point of origin on Vreeland Avenue.

- Alternative 7 – Widen and Reconstruct Route 9A and Provide Bypass with New Route 119 Intersection. There are three sub-alternatives to Alternative 7. Under all three sub-alternatives, the bypass would proceed northerly crossing over the Saw Mill River Parkway and under the Route I-287 viaduct while paralleling the Saw Mill River. It would then follow the rights-of-way of Vreeland Avenue, Hayes Street, and Fairview Park Drive (through the Landmark property), and the former Putnam Division of the New York Central Railroad, to an intersection on Route 9A opposite Dana Road. An off-ramp from eastbound Route I-287 to the bypass would be included.

Under the first sub-alternative, Alternative 7A, the bypass would begin with a new intersection on Route 119 opposite Undercliff Avenue. Alternative 7B would include a bypass intersection with Route 119 opposite the Nob Hill entrance drive, and an eastbound Route 119 exit ramp and fly-over to connect to the northbound direction of the bypass, thereby eliminating the left-turn lane on Route 119. Alternative 7C would include construction of a new southbound Saw Mill River Parkway on and off ramp. Alternative 7 would result in the largest divergence of traffic from existing Route 9A.

Additional projects and proposals were identified within the study area, but were not included in the two categories discussed above since the majority of the projects do not have established action dates. Instead, they are activities proposed in comprehensive plans or other documents and are in need of funding, further engineering, or direction by regulatory agencies. To the extent that these projects and proposals have the potential to affect existing land use in the study area, their impacts would be independently addressed as part of their own review. These additional projects and proposals are presented in [Table 4.2-3](#) and [Figure 4.2-7](#).

### ***Zoning.***

Eastview Site. In the Future Without the Project, there are no zoning changes anticipated for the Eastview Site. The NYCDEP Police Precinct would be in compliance with the Town of Mount Pleasant's zoning requirements for the OB2 district, although it must obtain Planning Board approval for the access and service road connections before a building permit is issued. It is premature to determine whether the possible KCT and the possible Administration/Laboratory Building would be in compliance with the applicable Town codes, as these two projects are still in the planning stages and their location and design have not been determined.

Study Area. In the Future Without the Project, there are no zoning changes anticipated for the study area within the Town of Mount Pleasant.

However, in the Town of Greenburgh, several zoning changes in the study area are recommended as part of the Town's *Comprehensive Plan*, adopted in 2003. The changes that are recommended include rezoning three parcels on the Landmark property. Adjacent to Route 9A, an undeveloped portion of the Landmark property that is currently zoned for multifamily

residential is proposed to be rezoned CD (Conservation Development). In addition, property on the western portion of this piece of the Landmark property, currently zoned OB (Office Business), is proposed to be rezoned to PCD (Planned Campus Development). These two zone changes would have the effect of increasing the amount of open space and reducing the development potential that would be permitted under the current zoning.

### ***Public Policy.***

Westchester County Land Use Plans. Recommended land use for the Eastview Site in Westchester County's *Patterns for Westchester* is "Other Publicly Owned Lands," which would not change in the Future Without the Project, as this parcel is owned by the NYCDEP and would continue to be in the future regardless of whether or not the proposed facility is built. *Patterns* designates most of the land in the study area as "Medium Density Suburban", with recommended land use densities ranging from two to 13 dwelling units per acre. Some "High Density Urban" land uses, recommending six to 26 dwelling units per acre, are mapped in Elmsford and along I-287, just outside of the study area.

Town of Mount Pleasant. In the Future Without the Project, there are no anticipated changes to the Town of Mount Pleasant's *Comprehensive Master Plan*. Furthermore, there are no anticipated changes to the zoning of the portion of the Eastview Site within the Town of Mount Pleasant.

Town of Greenburgh. In the Future Without the Project, there are no anticipated changes to the Town of Greenburgh's *Comprehensive Plan*. Furthermore, there are no anticipated changes to the zoning of the portion of the Eastview Site within the Town of Greenburgh.

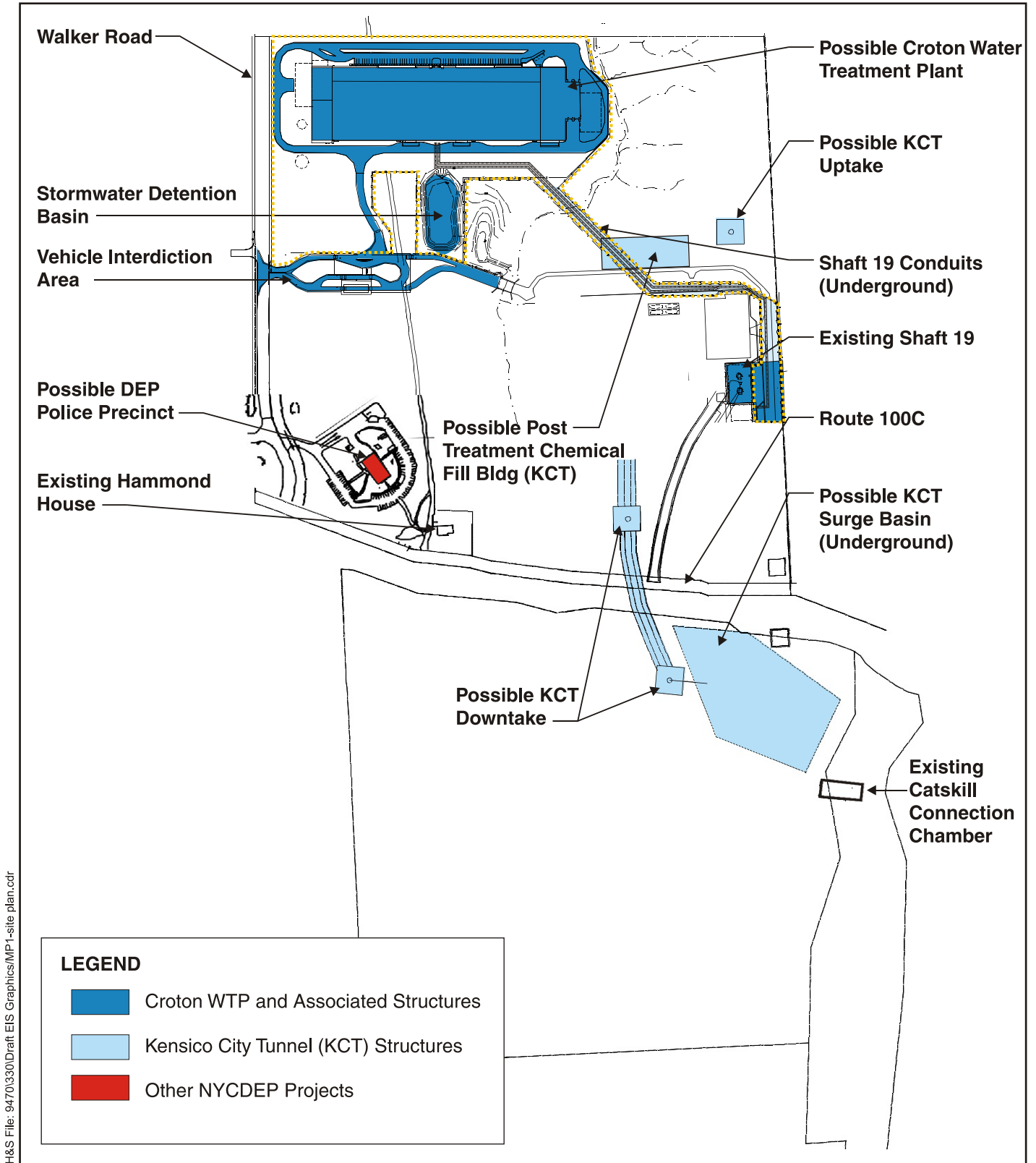
#### ***4.2.2.2.2. With Croton Project at Eastview Site***

In addition to the projects identified above, the NYCDEP Croton project could be developed on the north parcel, depending on the outcome of the legal challenges to the preferred Mosholu Site (see [Figure 4.2-8](#)).

If the Eastview Site were chosen for the Croton project, the north parcel would be developed with an aboveground water treatment building, as well as underground structures and conduits. Construction of the plant would alter approximately 30 acres of the 83-acre site north parcel.<sup>5</sup> Most of the disturbance to the land would occur on the northwestern corner of the parcel, where the building would be constructed and the raw water pumping station and tunnel would be installed over 100 ft. below ground. Additional disturbance would occur in the central and eastern parts of the parcel, along the path of the treated water tunnel and service road, and to the existing Delaware Aqueduct Shaft No. 19. Upon completion of the Croton project in 2010, the total developed area for the project would include 12 acres.

---

<sup>5</sup> The project site for the Croton project only includes the 83-acre northern portion of the Eastview Site, within the Town of Mount Pleasant.



H&S File: 9470330\Draft EIS Graphics\MP1-site plan.cdr

## Future Without the Project With Croton Project Eastview Site

Heavy equipment such as a tunnel boring machine, construction trucks, cranes, and other materials would be located on the site during construction of the Croton project. During the peak period of construction employment for the Croton project (June 2008), employment would approach 652 construction workers who would be present on-site on any given weekday. As discussed in [Section 4.9, Traffic and Transportation](#), in the future under this scenario, during peak periods of construction, construction workers for the Croton project would have sufficient space to park on-site. However, in order to allow for an assessment of the incremental impact associated with the proposed UV Facility's construction, four construction worker parking Options were examined for worker parking to be consistent with the Future With the Project With Croton Project at Eastview Site scenario. Excavation would be required for the main treatment process building, the raw water pumping station, and subsurface raw water and treated water tunnels. A total of 577,000 cubic yards (cy) of soil and rock would be excavated from the site, of which 545,000 cy would be trucked off-site for disposal. During the peak period of construction, a maximum of 192 construction truck trips for the Croton project would be generated on a daily basis. Construction truck traffic would utilize designated truck routes, including three State routes: Route 9A, Route 100C, and Knollwood Road.

Access to the Croton project would be via Walker Road. The aboveground structures constructed as part of the Croton project would include the main treatment building and a vehicle inspection facility. The rectangular main treatment building would be 970 ft. long, 270 ft. wide, and 65 ft. tall above grade, with a footprint area of approximately 262,000 sq. ft. It would house a number of functions, including the raw water pumping station (RWPS), the treatment process, administrative and maintenance offices, a process laboratory, an electrical substation, and a residuals handling facility. The vehicle inspection facility would be located farther south on the north parcel, at the proposed entrance to the Eastview Site along Walker Road. A 10-ft.-tall vehicle interdiction wall would be built along the north side of the vehicle inspection facility, and would follow portions of the western and northern perimeter of the site.

Internal roads associated with the Croton project would be approximately 24 ft. (2 lanes) wide. Chemical delivery trucks would be directed to the south side of the main treatment building, where three unloading areas would be located. Truck bays would also be located at the raw water pumping station, residuals handling facility, and administrative offices. Parking for 64 vehicles would be located immediately north of the main treatment building. A retaining wall would line the northern edge of this lot. A maximum of 53 employees would be working at the Croton plant during the weekdays, with fewer employees during off-shifts and weekend shifts.

With the introduction of the Croton project to the Eastview Site, the use of the site would partially change from a natural undeveloped use to a water supply use. The northwest corner of the parcel would be changed from an undeveloped natural area to light industrial area composed of a water supply facility. The remainder of the site would remain predominantly undeveloped and natural with the exceptions of the areas utilized by the other projects mentioned above.

### **4.2.3. Potential Impacts**

Two scenarios from which to assess the proposed facility's potential impacts have been considered. Both include the possibility of the NYCDEP Police Precinct, Administration/Laboratory Building, and KCT projects, but only one scenario includes the

Croton project. The Croton project could be developed in the Town of Mount Pleasant as well, depending on the outcome of legal challenges to the preferred Mosholu Site. Should the Mosholu Site be determined not to be viable, the Croton project could move forward on the Eastview Site, and both the plant and the proposed UV Facility would be under construction at the same time.

#### **4.2.3.1. Potential Project Impacts**

##### **4.2.3.1.1. Without Croton Project at Eastview Site**

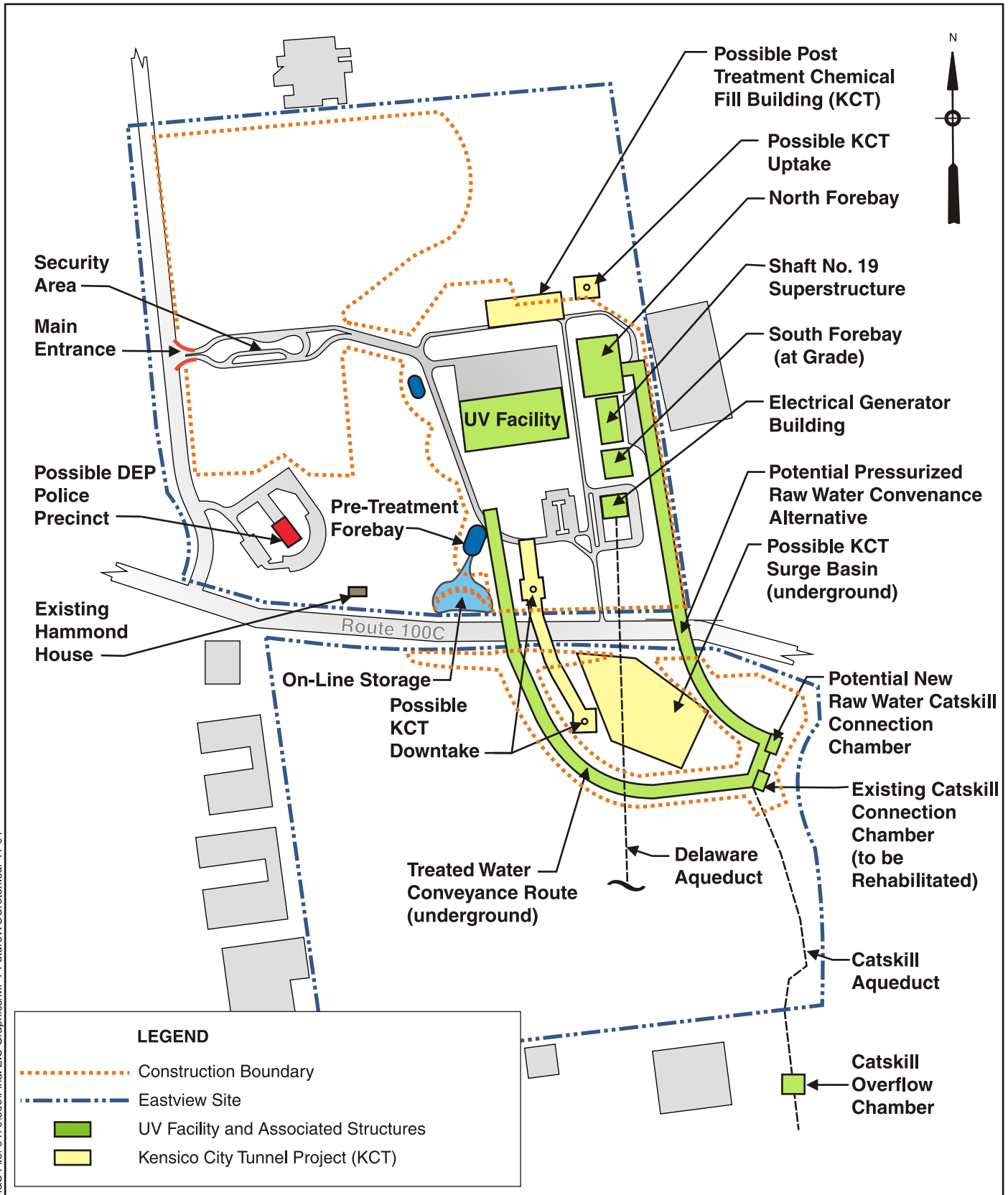
The first full year of operation for the proposed UV Facility is anticipated to be 2010. Therefore, potential project impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project Without the Croton project at the Eastview Site for the year 2010 for both of these scenarios.

**Land Use.** The potential land use impacts of the proposed facility were examined on the basis of direct land use changes from development on the Eastview Site, as well as indirect changes related to the compatibility of the proposed facility with land uses in the surrounding area, and the potential influence of the proposed facility on land use and development trends.

**Eastview Site.** With the implementation of the proposed facility, the existing largely undeveloped Eastview Site would be developed with an aboveground water disinfection facility, underground structures, and conduits. The use of the site would partially change from a natural undeveloped use to a water supply use. The southeast portion of the parcel would be changed from an undeveloped natural area to light industrial composed of a water supply facility. The remainder of the site would remain predominantly undeveloped and natural with the exceptions of the areas utilized by the other NYCDEP projects mentioned.

Most of the proposed development would be located on the southeastern side of the north parcel, where a field, forest, and wetland areas are currently located. In addition, underground water conveyance conduits would extend between the north parcel, across Route 100C, and the south parcel. Small structures would be built above the existing and new CCC. As described in more detail in [Section 4.1, Introduction and Project Description](#), the aboveground structures on the north parcel would include the main UV Facility, a forebay structure to house the water conduits, an electrical generator building, and a guard house. See [Figure 4.2-9](#) for a visual representation of the Eastview Site with the proposed UV Facility.

The main UV Facility would be the largest structure on-site, approximately 410 ft. long and 200 ft. wide, and with a height ranging from 30 ft. (on the east end of the building) to 50 ft. (on the west end); overall, the average height of the structure would be 35 ft. The footprint area would be approximately 82,000 sq. ft. The main UV Facility would house a number of functions, including the disinfection units, administrative offices, lamp storage, a process laboratory, security and maintenance, and the HVAC system. The north forebay structure (predominantly below grade, with approximately 20 feet extending above grade), with a length of 100 ft., a width of 220 ft., and a footprint of approximately 22,000 sq. ft, would be located approximately 80 ft. northeast of the main UV Facility. (There would also be a south forebay structure located on the north parcel, but this structure would be completely below grade, with a length of 80 ft., a width



H&S File: 9470360\Final EIS Graphics\MP1-Future\WOCroton.cdr 11-04

NOT TO SCALE

## Future with the Project Without the Croton Project

**Catskill/Delaware UV Facility**

Figure 4.2-9



of 93 ft., and a footprint of approximately 7,440 sq. ft.; it would be located approximately 150 ft. to the southeast of the main UV Facility).

Delaware Shaft No. 19, a predominately below-grade structure, would have a small surface structure extending approximately 20 feet above grade. The electrical generator building would be located to the south of the forebay structures and would be 100 ft. long, 110 ft. wide, and 25 ft. tall, with a footprint area of approximately 11,000 sq. ft. The guard house would be approximately 15 ft. long and 30 ft. wide, and would likely be similar in height (approximately 12 ft.) to the small access structures associated with the existing and proposed CCCs (see discussion below). In addition, NYCDEP could construct a pumping station adjacent to Route 100C in order to provide the Town of Mount Pleasant with UV treated water (see [Section 7, Alternatives](#), for more information regarding this option of conveying treated water to the Town of Mount Pleasant). UV treated water could also be supplied to the Town via a separate UV Facility that could be constructed at the Town's Stevens Avenue Storage Tanks. See Section 5.1, [Kensico Reservoir Work Sites](#), for more information regarding this option of providing UV treated water to the Town of Mount Pleasant.

On the south parcel of the Eastview Site, the proposed development would include a new subsurface treated water conveyance, which would link to the existing CCC. [Figure 4.2-9](#) illustrates the path of the treated water conveyance from the proposed UV Facility on the north parcel to the existing CCC on the south parcel. A new pressurized raw water conduit connecting the Catskill Aqueduct to Delaware Shaft No. 19 could be established, if it is chosen as the means of conveying Catskill water to the proposed UV Facility. This pressurized raw water conduit would extend along the eastern edge of the north and south parcels between Delaware Shaft No. 19 and a new CCC. The new CCC that would be associated with the potential raw water pressurization conduit would have a small, above-ground structure, located north of the existing CCC. In addition to this structure, a bypass water line could be installed between Delaware Shaft No. 19 on the north parcel, and an area on the eastern edge of the south parcel, downstream of the existing CCC, if this method is chosen as the means of conveying water to upstate suppliers between the Eastview Site and Hillview Reservoir. (Further details concerning the conveyance of water to Catskill Aqueduct users downstream of the Eastview Site are provided in [Section 4.1, Introduction and Project Description](#), [Section 4.16, Infrastructure and Energy](#), and [Section 5.1, Kensico Reservoir Work Sites](#)).

Trees would not be replanted over the raw or treated water conduits, so the existing forested character of that part of the site would change. The remainder of the 66-acre south parcel would maintain its current undeveloped, densely wooded character, except for 100-ft. wide swaths of land following the proposed conduits. In addition to the buildings that would be constructed on the Eastview Site, there would also be service roads, parking areas, utilities, and a stormwater management system. The primary component of the stormwater management system would be two detention basins located to the west and south of the main UV Facility. The main access to the proposed UV Facility would be from Walker Road, which is located to the west of the north parcel. All vehicular traffic would enter the site via a secure entry road and would be required to pass through a security screening area, located several hundred feet west of the proposed facility, adjacent to the Walker Road entrance. Separate screening areas would be provided for cars and trucks. Interior road access would be provided around all buildings and structures located adjacent to the proposed facility. All of the internal roadways would be 24 ft. (2 lanes) wide, and would convey both truck and employee traffic. Additionally, a gated emergency access road to

Route 100C would be provided in the vicinity of the existing driveway for Delaware Shaft No. 19. Employee and visitor parking facilities (which would include 54 parking spaces) would be located to the south of the proposed main UV Facility. A shipping/receiving area would be located at the northern end of the proposed facility.

Upon completion, the proposed facility would occupy approximately 9 acres of the Eastview Site. Most of the development would occur on the north parcel of the site, with a smaller amount of development required on the south parcel. Existing uses on the site, Hammond House and Delaware Shaft No. 19, would remain. Approximately 70 percent of the north parcel would be disturbed during construction, including the removal of most of the trees lining Hammond House Road; approximately 15 percent of the south parcel would be disturbed. However, approximately 35 percent of the trees identified on the north parcel, and approximately 90 percent of the trees identified on the south parcel would be preserved. The undisturbed areas would include sensitive environmental features of the site such as the forested wetlands in the northeast section of the north parcel, Mine Brook, and most of the wooded areas on the south parcel.

The main UV Facility, which is the closest proposed structure to the historic Hammond House, a residence located on the southern edge of the north parcel, would be located approximately 600 ft. from the Hammond House. Part of the main UV Facility would be visible from the Hammond House property, but as noted in [Section 4.3, Visual Character](#), the proposed facility would be similar in scale and appearance to the existing institutional and office uses adjacent to the Eastview Site. Furthermore, the proposed facility would have no direct effects on, or on the area immediately around, the Hammond House. Therefore, the proposed facility would have no significant adverse land use impacts on this historic residence.

Study Area. Although the study area covers all properties within roughly one mile of the Eastview Site, potential land use effects of the proposed facility would be more likely to occur closer to the site, particularly along road corridors that would convey project-generated traffic. Approximately 31 employees would be working at the proposed facility during the weekdays (21 of whom would be full-time, and 10 part-time), with fewer employees during the off-shifts and weekend shifts.

The primary roads that would experience increased levels of traffic as a result of the proposed facility include Walker Road, Route 100C, Route 9A, and Knollwood Road. As discussed in [Section 4.9, Traffic and Transportation](#), operation of the proposed facility could cause increased traffic delays at two intersections on the roadways in the study area: the Route 100C/Sprain Brook Parkway Northbound Ramp intersection, and the Route 100C/Route 9A intersection. While traffic levels would increase as a result of the proposed facility, the additional traffic is not anticipated to have any significant adverse impacts on land use. Moreover, as compared to the existing office parks, commercial retail centers, and other types of development in the study area, the proposed facility would generate relatively low levels of traffic. Furthermore, these traffic impacts would be mitigated.

Routes 100C and 9A are larger roads with greater capacity to accommodate project-generated traffic. These roadways serve a variety of adjacent land uses, predominantly commercial retail, offices, and institutional facilities such as the Westchester County Medical Center and the County Correctional Complex. Since Route 9A is already a commercial and industrial corridor,

the proposed facility is unlikely to have a significant adverse impact on land uses in the Route 9A corridor. The residential neighborhood along Taylor Road, which intersects with Route 100C, utilizes a traffic signal to access Route 100C. As discussed in [Section 4.9, Traffic and Transportation](#), this signalized intersection is anticipated to operate at an acceptable level with the proposed facility. Therefore, there would be no significant adverse land use impacts on the Taylor Road residences.

Although project-generated traffic may also use Knollwood Road to access I-287, such activity is not anticipated to adversely affect the residential uses along this road because few residences have frontage on Knollwood Road. Residences in this area are generally oriented towards smaller local roadways within the interior of the neighborhoods.

The proposed facility would be in context with the surrounding land uses within Grasslands Reservation. The proposed facility would have a similar bulk and light industrial use as do the facilities within Grasslands Reservation. In addition, the proposed facility would be smaller than the uses in the immediate vicinity of the site including the 233,579-sq. ft. and eight-story Correctional Complex, the eight-story Westchester Medical Center, and the 490-ft.-tall telecommunications tower. In terms of visual character, with the proposed facility constructed on the Eastview Site, the appearance would be comparable to Grasslands Reservation and many of the office parks in the study area, as it would include low-scale utilitarian structures, surface parking lots, internal access roads, loading/delivery areas, landscaping, outdoor lighting, and areas preserved as private open space. Existing vegetation would be preserved to the maximum extent practicable to visually buffer the proposed facility from many of the surrounding properties. Therefore, the proposed facility is not anticipated to have any significant adverse impacts on land use in the study area with respect to its overall size, appearance, and layout.

Residences along Taylor Road represent potentially sensitive residential land uses in the vicinity of the Eastview Site, given their proximity to the south parcel. However, no significant adverse impacts are anticipated during the operation of the proposed facility. Most of the development on the south parcel, including the proposed treated water conduit, raw water pressurization conduit, and bypass line (discussed in more detail above), would take place below grade. Although there could be a new CCC constructed on the south parcel, this structure would be primarily a below-grade structure, as is the existing CCC. Small access structures would be the only surface expression of these facilities; therefore, the overall land use of the site would not change. These facilities would also generate very little activity involving infrequent visits by NYCDEP personnel for aqueduct maintenance. Therefore, there would be no significant adverse impacts to these residences as a result of the proposed facility.

Regardless of the proposed facilities, the study area would continue to experience growth, particularly within the Route 9A corridor (see Future Without the Project, above). Commercial, institutional, and light industrial land uses would be intensified in the western half of the study area, west of the Sprain Brook Parkway, where such land uses already exist. In particular, within the Route 9A corridor, additional laboratory development at the Landmark property and office and retail expansion at Broadway/Hawthorne would strengthen the corridor's light industrial and commercial land use patterns. As an infrastructure facility, the proposed UV Facility would be compatible with the predominantly non-residential uses present in the western half of the study area. Meanwhile, the more residential character of the eastern half of the study area would continue to be buffered by the natural land use barriers such as the Sprain Brook Parkway.

## ***Zoning.***

Eastview Site – North Parcel. In Mount Pleasant, the proposed UV Facility would be classified as a “watershed and water supply facility,” which is a Permitted Special Use in the OB2 district, subject to additional standards set forth in §218-55 of the Town of Mount Pleasant Zoning Ordinance. The proposed UV Facility would require a Special Use Permit from the Mount Pleasant Town Board. The proposed facility would need to demonstrate an ability to comply with the following additional standards: (A) All such facilities shall be located so as not to cause any nuisance to surrounding properties; (B) The Board of Appeals may require suitable fencing or landscaping around any structures to safeguard the public and to screen the facilities from the surrounding property; (C) No outdoor storage of materials shall be permitted in any residence district; (D) No water towers shall exceed 100 feet in height. Water towers shall be located a distance equal to at least twice their height from all property lines. It is anticipated that these standards would be met by locating the facility so as not to adversely affect surrounding properties; installing fencing and other security measures; maintaining existing vegetation and providing landscaping to safeguard the public and screen the facilities from surrounding properties; and storing materials indoors. It should be noted that no water towers would be constructed as part of the proposed facility so the additional special use standards for water towers would not apply. [Table 4.2-4](#) presents the zoning compliance of the proposed UV Facility.

The proposed facility would conform to all of the bulk requirements of the Town of Mount Pleasant’s OB2 district, including the maximum building coverage regulations. The main disinfection building would range in height from 15 to 50 feet high, depending on the relationship of the building to the final site grading and the side from which it is viewed. A majority of the building would be below grade. On the south and west sides, the building would be about 30 feet above grade. On the east side it would be approximately 15 feet above grade. On the north side it would be about 50 feet above grade; however, this is due to the exposed basement and presence of loading bays on this side of the facility. The weighted average height is approximately 35 feet.

The proposed 82,000-sq. ft. main UV Facility has been designed to blend into the existing site to the maximum extent practicable. The main UV Facility would be configured in an east-west orientation, with much of the structure constructed below grade. The taller above-grade level would be located at the west end of the structure. To the east, which is considered the rear yard of the Eastview Site, the building would be below the maximum height allowed in the OB2 district. In addition, the eastern portion of the north parcel is at a higher elevation than the western portion, so the east end of the structure would barely be visible due to the site’s topography.

Furthermore, the proposed UV Facility has been designed to minimize the building’s footprint, or amount of impervious surface area, to avoid potential impacts to natural resources on the project site. As compared to a lower building that covers more land area, the main UV Facility would make more efficient use of the land by using appropriate loading rates and common wall construction. This would not only preserve natural resources, but would also reduce the amount of potential stormwater runoff from the development. Overall, the proposed UV Facility is being

designed to minimize space requirements, using appropriate loading rates and common wall construction.

Moreover, as described above, the proposed UV Facility would be consistent with neighboring structures such as those found within Grasslands Reservation. In the Westchester County Correctional Complex, located immediately east of the Eastview Site, there is a 490-ft.-tall telecommunications tower and an eight-story detention building, both of which exceed the height of the proposed UV Facility. In addition, adjacent land uses such as the County Laboratory, Fire Training Center, and Bee-Line Bus Facility are generally not sensitive to shadows that may be cast by the taller UV Facility.

The Mount Pleasant Town Board would need to determine whether the two proposed off-street loading spaces are reasonable and appropriate, according to § 218-94(C) of the Zoning Ordinance. Loading docks would be located at the north forebay and at the proposed UV Facility. In addition, in §218-70(C)(2) of the Town of Mount Pleasant’s Zoning Ordinance, it is stated that “Parking areas shall be permanently improved and suitably screened with planting and shall be set back at least 50 ft. from the property lines of the site.” The proposed UV Facility’s parking lot would be set back 300 ft. from the site’s property line, satisfying the Town’s zoning requirement. The lot would not interfere with traffic safety, nor would it detract from the compatibility of the use with adjacent uses. All vehicles using the lot would access the proposed facility from Walker Road just west of the Eastview Site.

Eastview Site – South Parcel. As part of the proposed facility, a potential pressurized raw water conduit and a treated water conduit would be constructed on the south parcel of the Eastview Site in the Town of Greenburgh. The proposed conduits would be located entirely below grade, and therefore would not be subject to any of the Town of Greenburgh’s bulk zoning regulations related to structural dimensions and placement on the site. In addition, a new CCC could be constructed on the eastern edge of the south parcel. This component of the proposed facility would be classified as a “public utility structure” under the Town of Greenburgh’s Zoning Code. Such uses require a special permit from the Town Board in the R-20 zone. Furthermore, such uses would be subject to such conditions as the Town Board deems appropriate for the protection of adjoining uses and of the character of the given district.

The area where the new CCC is proposed is a public utility right-of-way for Con Edison’s existing overhead electrical transmission lines and the NYCDEP’s existing Catskill Aqueduct. This narrow parcel of land extends southward along the eastern edge of the Eastview Site’s south parcel in the Town of Greenburgh. Due to the irregular shape of this parcel, it would be extremely difficult to build a structure that meets all setback requirements. As the new structure would be considered a public utility use, which requires a special permit from Greenburgh’s Town Board, these siting details would be worked out during the special permit process.

The project would also be referred to the Westchester County Planning Board for their review (see [Section 4.20, Permits and Approvals](#)). The proposed facility must be referred to the County Planning Board because the Applicant, NYCDEP, would be requesting: (1) an area variance for a property that abuts State and County roads (Route 100C and Walker Road); and (2) site plan approval for a property that lies within 500 ft. of: (a) a municipal border (Mount Pleasant/Greenburgh town line); (b) a right-of-way of an existing or proposed State or County road (Route 100C and Walker Road); and (c) a boundary of County-owned land on which a

**TABLE 4.2-4. ZONING COMPLIANCE OF THE PROPOSED FACILITY**

Dimensional Requirements	Mount Pleasant (North Parcel) <sup>1</sup>		Greenburgh (South Parcel) <sup>2</sup>	
	Required/ Permitted	Proposed	Required/ Permitted	Proposed
Minimum Lot Area	20 acres	83 acres	20,000 sq. ft. (0.46 acres)	66 acres
Minimum Lot Width	400 ft.	±1,800 ft.	120 ft.	±1,800 ft.
Minimum Yard Setbacks:				
Front	150 ft.	1,131 ft. (from Walker Road)	30 ft.	603 ft. (from Route 100C)
Side	100 ft. (200 ft. total)	1,014 ft. (north) 401 ft. (south)	18 ft. (40 ft. total)	1,837 ft. (west) 114 ft. (east)
Rear	100 ft.	105 ft. (east)	32 ft.	1,023 ft. (south)
Maximum Coverage:				
Principal Building	N/A	N/A	18% 517,493 sq. ft.	N/A
Accessory Building(s)	N/A	N/A	4.5% 129,373 sq. ft.	<1% 462 sq. ft.
All Buildings	10% 361,548 sq. ft.	5% 169,665 sq. ft.	22.5% 646,866 sq. ft.	<1% 462 sq. ft.
Impervious Surfaces	N/A	N/A	29% 833,738 sq. ft.	N/A
Maximum Building Height	2 stories 40 ft.	2 stories 35 ft.(average)	2 ½ stories 25 ft.	12 ft.
Off-Street Parking Spaces	1 for every 2 employees and 1 for each company vehicle	54	Determined by Town Board <sup>3</sup>	0
Off-Street Loading Spaces	None, except as required for all nonresidential uses as provided in Article VI <sup>4</sup>	2	Determined by Town Board <sup>5</sup>	0

**Notes:**

1. The “north parcel” of the Eastview Site falls within Mount Pleasant’s OB2 zoning district.
2. The “south parcel” of the Eastview Site falls within Greenburgh’s R-20 zoning district.
3. According to §285-38(E) of the Greenburgh Zoning Ordinance, “Reasonable and appropriate off-street parking requirements for structures and land uses which do not fall within the categories listed above shall be determined by the Town Board and adopted as an amendment to this section.” The proposed facility classified as a “public utility structure” does not fall within the categories specifically listed in the off-street parking requirements.
4. According to §218-94(C) of the Mount Pleasant’s Zoning Ordinance, “Reasonable and appropriate off-street loading requirements for structures and land uses which do not fall within the categories listed above shall be determined in each case by the Board of Appeals.” The proposed facility classified as a “watershed and water supply facility” does not fall within the categories specifically listed in the off-street loading requirements.
5. According to §285-38(G) of the Greenburgh Zoning Ordinance, “Reasonable and appropriate off-street loading requirements for structures and land uses which do not fall within the categories listed above shall be determined by the Town Board and adopted as an amendment to this section.” The proposed facility does not fall within the categories specifically listed in the off-street loading requirements.

public building/institution is located (Grasslands Reservation). Referrals to the County Planning Board are assessed within the context of the County's land use policy planning document,

*Patterns for Westchester*, and for Countywide concerns including impacts on State or County roads, parks, facilities and adjacent municipalities. As discussed below, under "Public Policy," the proposed facility would be consistent with the County's land use policy. Moreover, since there would be no significant adverse land use or unmitigated traffic impacts from the proposed facility, the proposed facility is not anticipated to generate concerns with respect to nearby State or County roads, parks, facilities and adjacent municipalities.

Study Area. No zoning changes in the study area would be induced as a result of the proposed facility, nor would it be anticipated that the project would influence zoning trends. Therefore, it is not anticipated that significant adverse impacts to zoning would occur in the study area as a result of the proposed facility.

While the proposed facility requires a special permit (from both the Town of Mount Pleasant and the Town of Greenburgh) and a variance from the height regulations (from the Town of Mount Pleasant), it would be consistent with the provisions in both the Towns' Zoning Codes and would not require zoning changes. Additionally, it would not change or affect the zoning of the surrounding sites because the surrounding uses are compatible with the proposed infrastructure use of the Eastview Site, those being institutional and commercial facilities such as the Westchester County Correctional Complex, the County Laboratory, and the Landmark property.

### ***Public Policy.***

Westchester County Land Use Plans. The proposed facility specifically adheres to the goals discussed in *Patterns for Westchester*, which states that the character of the communities should be preserved and that degradation of the water supply should be prevented. As an infrastructure facility, the proposed facility would be compatible with the light industrial, institutional, and commercial land use patterns found in the surrounding area, particularly west of the Sprain Brook Parkway, and would not interfere with other land uses in the study area. The proposed facility would preserve the character of the community by clustering the majority of the development on the north parcel of the Eastview Site and maintaining the natural and landscaped buffers around the proposed development, thus preserving a substantial portion of the site. Furthermore, the underlying goal of the proposed facility to protect the quality of the Catskill and Delaware Water Supply System is consistent with the goal of *Patterns for Westchester* concerning the prevention of degradation of the County's water supply.

In the County's map of projected future land uses and densities, the site is designated as "Other Publicly Owned Lands." The proposed facility would be consistent with this designation, as the site would remain publicly owned and would be developed for a public purpose.

Town of Mount Pleasant. The proposed facility would be consistent with land use recommendations in the Town of Mount Pleasant's *Comprehensive Plan*. The proposed facility is comparable to the light industrial uses recommended in the *Comprehensive Plan*. The proposed UV Facility would generate a comparable amount of traffic, air quality, noise, employment, and other activity associated with a light industrial use. In addition, the proposed

use would maintain buffers around the development to preserve the semi-rural character of the Town, as recommended in the comprehensive plan.

The proposed facility would improve the tax structure of the Town by substantially increasing the property tax revenues generated by the Eastview Site (see [Section 4.7, Socioeconomic Conditions](#), for a detailed analysis of property taxes/PILOT payments).

Town of Greenburgh. The proposed development on the south parcel of the Eastview Site is not anticipated to interfere with land use policies in the Town of Greenburgh. The proposed development on the south parcel of the Eastview Site would include a treated water conduit, a potential pressurized raw water conduit, a potential bypass water line, and a new CCC, and small aboveground access structures above both the existing and new CCC. The remainder of the south parcel of the Eastview Site would maintain its current undeveloped, densely wooded character, with the exception of the land above the treated water conduit and a potential pressurized raw water conduit. Trees would be removed within a 100-ft. right-of-way for these pipelines, and the right-of-way would be maintained permanently as a lawn.

As noted above, potential land use effects would be confined to the Eastview Site with the exception of additional traffic generated by the project. Some of this traffic would utilize roads that traverse Greenburgh, namely Route 9A and Knollwood Road. In the Town's *Comprehensive Plan*, several traffic problems were identified in the Route 9A corridor. However, as discussed in [Section 4.9, Traffic and Transportation](#), the proposed facility would not generate any unmitigated significant adverse impacts on traffic and transportation, including along Route 9A. Furthermore, the predominantly commercial and industrial land uses within the Route 9A corridor are accustomed to large volumes of traffic and the proposed facility would add only modest increases to traffic volumes in the Future Without the Project. With respect to Knollwood Road, although there are some potentially sensitive residential land uses along this roadway, project-generated traffic in this area is not anticipated to have significant adverse land use impacts. Few residences in this area have frontage on Knollwood Road and they are generally oriented towards smaller local roadways within the interior of the neighborhoods.

#### ***4.2.3.1.2. With Croton Project at Eastview Site***

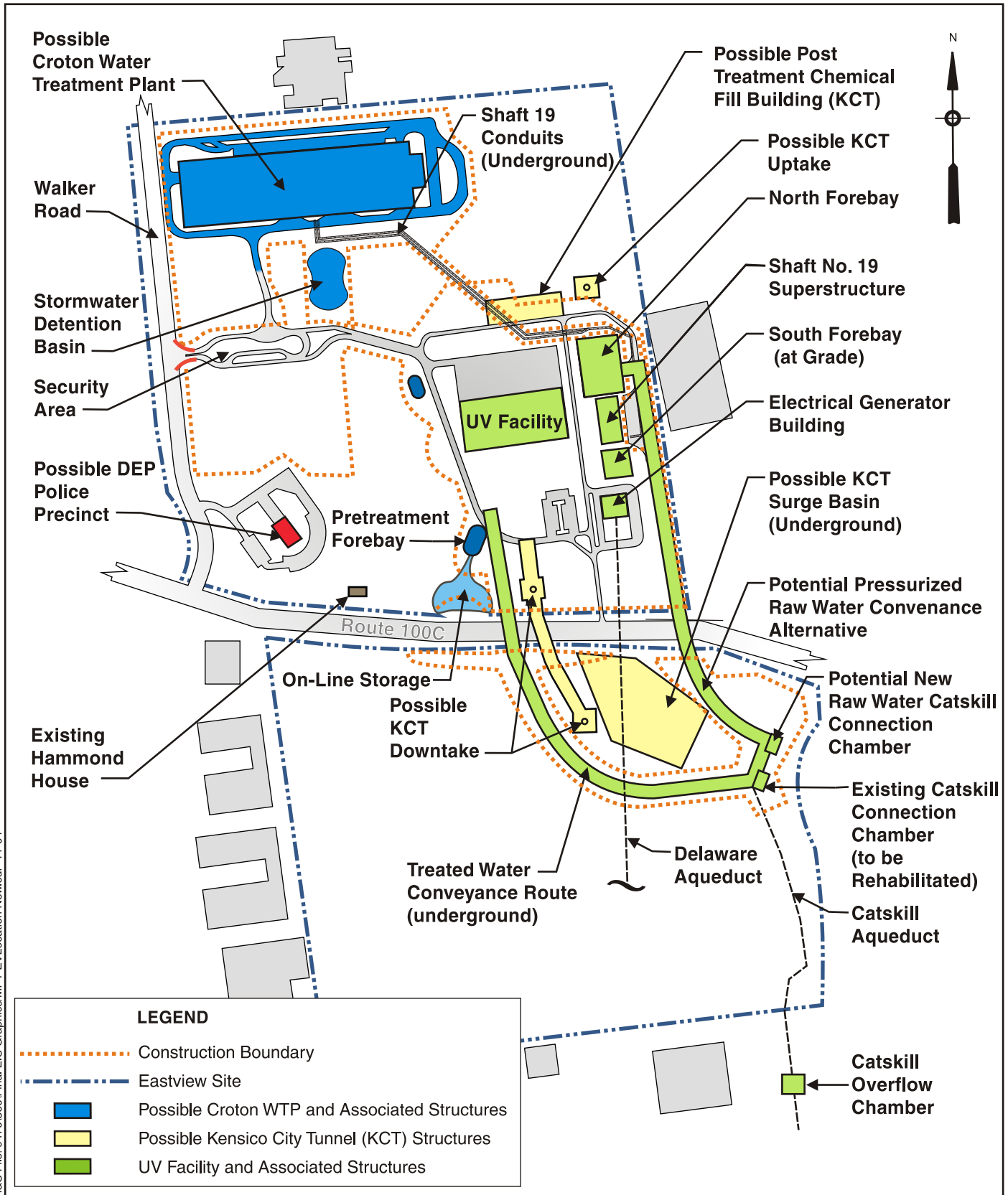
##### ***Land Use.***

Eastview Site. As noted above, the NYCDEP Croton project may be located on the Eastview Site in the Future Without the Project. If this occurs, most of the site would have been transformed from natural and undeveloped to a light industrial water supply complex with the Croton project occupying the northwest corner of the north parcel and the UV Facility occupying the southeast portion of the parcel (see [Figure 4.2-10](#)). Both facilities would include above grade buildings and underground structures and conduits.

The addition of proposed Catskill/Delaware UV Facility to the Eastview Site would not result in adverse land use impacts as a result of the project. Large portions of the parcel would have already been cleared and developed to accommodate the Croton project as well as the other projects planned for the site. The parcel would have already partially transitioned towards being fully developed as a water supply complex. In addition, the Eastview Site is zoned for



development (residential development as well as public utilities and office buildings) and the surrounding land uses predominantly consist of institutional and commercial uses, municipal buildings, and office parks. Therefore, the proposed UV Facility at the Eastview Site would generally remain in context with the intended (zoned) site usage and the uses within the general site area. Furthermore, all the facilities planned to be built on the Eastview Site would be NYCDEP projects related to water supply use, and therefore would not have conflicting land uses from the proposed facility.



H&S File: 9470360\Final EIS Graphics\MP1-EV\Location New.cdr 11-04

NOT TO SCALE

## Future with the Project with the Croton Project

**Catskill/Delaware UV Facility**

Figure 4.2-10

Study Area. The addition of the proposed UV Facility to the already developed Eastview Site and heavily developed Grasslands Reservation would not result in substantial changes to the land use of the area surrounding the site. The addition of the UV Facility would be in character with and be a similar land use to the other facilities on the site as well as in the surrounding area. The proposed light-industrial use of the Eastview Site would be consistent with the institutional uses in the area including the Westchester County Correctional Complex, the Fire Training Center, and the Westchester County Laboratory. Therefore, no significant adverse land use impact to the study area is anticipated during operation of the proposed facility.

As discussed above and in **Section 4.9, Traffic and Transportation**, the operation of the proposed UV Facility in addition to the Croton project could cause increases in traffic delays at several intersections on the roadways in the study area, similar to conditions without the Croton project located at the Eastview Site. While traffic levels would increase as a result of the proposed UV Facility in operation on the Eastview Site, the additional traffic is not anticipated to have any significant adverse impacts on land use.

### ***Zoning.***

Eastview Site. As noted above, the NYCDEP Croton project may be located on the Eastview Site in the Future Without the Project. The addition of the proposed UV Facility to the Eastview Site would not require a zoning change to the site. The site is currently zoned OB2, which permits water supply uses by special permit. However, the addition of the proposed UV Facility to the Eastview Site would result in lot coverage above the 10 percent limit permitted by the Town of Mount Pleasant Town Code. With the proposed UV Facility, the Croton project, and the Police Precinct located on the north parcel of the Eastview Site, an estimated 448,487 sq. ft. of the 83-acre north parcel (about 12 percent) would be developed. This coverage would be exceeded if the other NYCDEP projects (i.e., the possible Administration/Laboratory Building and KCT) are also built on the Eastview Site. As a result, a coverage variance from the Town Board would be required to allow the proposed UV Facility to be located on the site.

Since the issuance of such a variance is not anticipated to be detrimental to public health and safety, given the relatively large size of the lot and the amount of area that would be returned to its natural state once the proposed projects are in operation, it is not anticipated that there would be a significant adverse impact on neighboring properties if this variance were granted. Furthermore, the proposed developments would comply with other aspects of the applicable zoning regulations, such as being situated far enough from surrounding properties to avoid any nuisances, and installing fencing or landscaping around the structures to safeguard the public and to screen the facilities from the surrounding properties. Overall, it is anticipated that the projects would not result in a potential significant impact on zoning patterns in the area. The variance requested would only be slightly above the maximum coverage requirement (12 percent versus 10 percent), and the surrounding uses would not be imposed upon as a result of the projected lot coverage. As noted above, there would be a considerable separation between the proposed development and most of the neighboring uses, except perhaps for the Westchester County Correctional Complex to the east of the Eastview Site, and the on-site Hammond House. However, the Westchester County Correctional Complex is currently physically separated from the Eastview Site due to the nature of its land use, which includes heavy security, and the Hammond House is a grandfathered non-conforming use and is not currently consistent with

immediately surrounding zoning, such as office building districts. Lastly, the site is appropriately zoned and the proposed uses are anticipated by the Town of Mount Pleasant Town Code, as water supply uses are a special use within the OB2 district. See [Section 4.2.2.1.1](#), above, for the provisions of this special use.

**Study Area.** As noted above, the Croton project (an additional NYCDEP project) may be located on the Eastview Site in the Future Without the Project. The addition of the proposed UV Facility would not result in zoning changes to the area surrounding the site. The current zoning within the study area already permits the development of water supply uses; therefore, no changes would be needed to permit the proposed use.

**Public Policy.** As noted above, the NYCDEP Croton project may be located on the Eastview Site in the Future Without the Project. The addition of the proposed UV Facility to the site would not alter the proposed use of the site and the facility itself would be consistent with all relevant public policies. Therefore, the proposed facility would be consistent with the public policies described above.

#### **4.2.3.2. Potential Construction Impacts**

The Future With the Project considers the anticipated peak year of construction (2008) for the proposed facility. For each year, two scenarios are assessed: one in which the Croton project is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. Therefore, potential construction impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2008 for both of these scenarios.

##### **4.2.3.2.1. Without Croton Project at Eastview Site**

###### **Land Use.**

**Eastview Site.** Construction of the proposed UV Facility would substantially change land use on approximately 66 acres of the 149-acre site (61 acres on the north parcel, and 5 acres on the south parcel). Most of the disturbance to the land would occur on the west side of the north parcel, where construction staging would take place. The main buildings would be erected on the east side of the north parcel, and modifications to the existing Delaware Aqueduct connection would take place below ground. Additional disturbance would also take place on the eastern side of the south parcel, where additional conduits connecting to the Catskill Aqueduct and possibly two small above-grade access structures would be installed.

Heavy equipment such as a tunnel boring machine, construction trucks, cranes, and other materials would be located on the site during construction, and during the peak years of activity, a substantial amount of employee parking would be needed. During the peak period of construction employment (February 2008), a maximum of 480 construction workers would be present on-site on any given weekday. Parking would be provided on the north parcel. Excavation would be required for the proposed UV Facility, the forebay structures, and subsurface conduits and connections. A total of approximately 900,000 cubic yards (cy) of soil and rock would be excavated from the site, of which approximately 500,000 cy would be suitable for backfill. Of the 500,000 cy suitable for backfill, 220,000 cy could be sent to the

Kensico Reservoir to fill the existing Catskill and Delaware Aerators (see [Section 5, Off-Site Facilities](#)). Approximately 21 acres of the north parcel would be used for stockpiling.

Initial construction activities on the site would entail installing the stormwater management system (including stormwater detention basins), clearing of vegetation, installing roads, and installing fencing around the perimeter of the 66-acre construction area. Construction vehicles would be able to access the site from Walker Road, the main entrance.

As part of the construction of the proposed UV Facility, a substantial number of the trees identified in the construction areas of both the north and south parcels would need to be removed. Approximately 1,900 trees greater than 4 inches in diameter at breast height would be cut on the north parcel, and approximately 690 trees would be cut on the south parcel. However, much of the remaining vegetation between the construction area and the on-site private residence, Hammond House, would remain undisturbed. (There would be a minimum of 350 ft. between the north side of the Hammond House and the construction fence.) However, on the north parcel, because of site constraints required to reserve areas on the site for future projects (including the KCT and the Catskill/Delaware Water Treatment Plant), extensive tree replanting on the north parcel would not be possible. On the south parcel, because of fewer site constraints, some trees would be replanted. [Section 6, Mitigation of Potential Significant or Temporary Adverse Impacts](#), provides further details about proposed natural resources mitigation for adverse natural resources impacts anticipated at the Eastview Site. Furthermore, while much of the construction activity on the south parcel would take place immediately west of some of the residences on Taylor Road in the Town of Greenburgh, these residences are separated from the north parcel of the Eastview Site by a ridgeline, so the area's natural topography would serve as a buffer between the construction activity occurring on the north parcel and the residences. Residents would only be exposed to the work occurring in the immediate vicinity of the CCCs adjacent to their back yards. This work would occur for only one year and would result in no major above ground changes upon completion. Therefore, construction of the proposed UV Facility is not anticipated to have an adverse land use impact.

Study Area. Land use effects of the proposed UV Facility's construction would be more noticeable off-site in terms of the traffic that would be generated by construction worker vehicles and trucks. The maximum number of construction-related vehicle trips would occur in February 2008, when employment on the site would peak at 480 workers. This would generally involve passenger vehicle trips as opposed to heavy truck trips.

Construction truck traffic would utilize designated truck routes including three State routes: Route 9A, Route 100C, and Knollwood Road. Route 100C in the vicinity of the Eastview Site is lined by commercial office parks and undeveloped land to the south. The residential neighborhood along Taylor Road, which intersects with Route 100C, utilizes a traffic signal to access Route 100C, but no residences front on Route 100C. As discussed in [Section 4.9, Traffic and Transportation](#), the proposed construction traffic would increase delays at this particular intersection and at several other intersections along Route 100C. However, these impacts would be mitigated in an effort to maintain the safety and efficiency of traffic flows. There would be no adverse land use impacts on the Taylor Road neighborhood as result of construction traffic. Just to the southwest of the site, within the Cross Westchester Executive Park, is the Treetops Child Care Center. Construction-period traffic from the proposed facility would not utilize the interior roadways from which this childcare center is accessed (Clearbrook Road and Executive

Boulevard). Therefore, this potentially sensitive use would not be adversely affected by construction of the proposed UV Facility.

Farther away from the Eastview Site, Route 9A is a largely commercial and industrial corridor flanked by office parks, retail shopping centers, and warehousing facilities. The project's construction traffic would not be anticipated to have any adverse effects on such non-residential land uses. Construction vehicles would also use Knollwood Road to access I-287. However, Route 9A and Knollwood Road are both State roads, which are designed to carry high volumes of traffic, including construction vehicles. In addition, these impacts would be temporary. Therefore, the proposed facility is not anticipated to result in adverse land use impacts to the land uses along these local roads during construction.

**Zoning.** Construction of the proposed UV Facility would require a number of local land use approvals. These approvals would be acquired prior to the start of construction of the proposed UV facility in 2005. See Potential Project Impacts, above, for a detailed assessment of the proposed facility's compliance with applicable zoning regulations.

**Public Policy.** There are no public policies concerning construction activities that apply to the Eastview Site. See Potential Project Impacts, above, which assesses whether operation of the proposed facility would be in compliance with relevant public policies.

#### ***4.2.3.2.2. With Croton Project at Eastview Site***

##### ***Land Use.***

Eastview Site. As noted above, the NYCDEP Croton project may be located on the Eastview Site in the Future Without the Project. The addition of the proposed UV Facility to the parcel would substantially change land use on approximately 66 acres of the Eastview Site, including 61 acres of the 83-acre north parcel. In addition to the 30 acres that would be utilized by the Croton project, the UV Facility construction would require utilization of an additional 31 acres on the north parcel of the Eastview Site, primarily on the east side of Mine Brook.

The addition of the proposed UV Facility to the site would result in the need for some construction workers to park off-site at one or more existing parking lots in the surrounding area. See [Section 4.9, Traffic and Transportation](#), for a description of these off-site parking lots. Under this scenario, the workers would be transported to and from the Eastview Site via a shuttle system. No land use impacts would be anticipated to occur from this arrangement since the parking lots have extra capacity, as indicated by the property owners who are willing to share their spaces.

The addition of the proposed UV Facility to the Eastview Site would result in disturbance to the parcel beyond the disturbance to the northwest portion of the parcel due to construction of the Croton project. During construction, the proposed UV Facility would disturb 7 acres west of Mine Brook for stockpiling and staging of equipment and soil storage.

The addition of the proposed UV Facility construction to the concurrent Croton project construction would complicate the construction activity on-site and would result in truck trip

generation greater than the addition of the individual projects alone as a result of site constraints and reduced staging area for the proposed UV Facility project. See further discussion below under Study Area.

Study Area. As noted above, the NYCDEP Croton project may be located on the Eastview Site in the Future Without the Project. The addition of the proposed UV Facility's construction would potentially result in more substantial viewshed changes from the surrounding area of the site as a result of a large portion of the site being cleared and fenced off to accommodate the construction of both the Croton project and the proposed UV Facility. However, the users who would be affected would be drivers passing by the site on Route 100C and other local roads and workers within Grasslands Reservation, none of whom are sensitive to the appearance of the Eastview Site. The construction of the proposed UV Facility, in addition to the Croton project, would not substantially affect the land uses in the area. The closest uses to the site, including the Westchester County Correctional Complex, the County Laboratory, and the Fire Training Center, are all institutional uses and would not be adversely affected by the construction of the proposed facility. The proposed facility would be greater than 1,200 ft. from the County Laboratory, the most sensitive of the uses, and therefore, is too far from the site to be affected by any vibrations or dust generated during construction.

In addition, the introduction of the proposed UV Facility to the site would result in construction truck trips greater than the sum of the truck trips generated if the Croton project or the UV Facility were under construction alone because of the reduction of staging area available for the UV Facility with both projects under construction (see [Section 4.9, Traffic and Transportation](#), and [Section 4.14, Natural Resources](#), for further discussion concerning site layout coordination). Due to this reduction of staging area, a substantial amount of fill would have to be sold and trucked off-site, resulting in an additional approximately 40,000 truck trips, which could lead to a number of significant adverse traffic impacts within the study area. These impacts would last from November 2007 to March 2009. However, it is not anticipated that these additional traffic impacts would result in adverse land use impacts because they would only occur during construction and would not have any permanent effects.

The construction of the proposed UV Facility with the Croton project also being constructed at the Eastview Site would result in increased traffic along area roadways such as Walker Road, Dana Road, and Route 100C, and in some cases the traffic increases would result in significant adverse traffic impacts. Due to constraints involving road geometry, mitigation of these construction-period traffic impacts may not be feasible. However, even if these impacts are not mitigated, they would not result in significant land use impacts because the additional traffic would not drive by sensitive uses, as these roads run through predominantly commercial, institutional, and light industrial areas.

During construction of the Croton project, the County Laboratory, the Juvenile Detention Center, and the Hammond House could experience increases in noise levels due to the combined effect of both mobile and stationary noise. However, the incremental change between the noise level increases associated with the Croton project and the increases that could be experienced during the construction of the proposed UV Facility would not be significant. Furthermore, these effects would be short-term in nature, and would end upon completion of construction. Therefore, potential noise level increases under this scenario would not result in an adverse impact on land use.

The effects to the Taylor Road residents would be the same in this scenario as they would be in the Future With the Project Without the Croton project presented above.

**Zoning.** As noted above, the Croton project (an additional NYCDEP project) may be located on the Eastview Site in the Future Without the Project. The addition of the proposed UV Facility to the site would trigger the necessity of obtaining a site coverage variance in order to permit the building of the proposed UV Facility on the site. These approvals would be acquired prior to the start of construction of the proposed facility and Croton project in 2005. See [Section 4.2.3, Potential Project Impacts](#), above, for a detailed assessment of the proposed UV Facility's compliance with applicable zoning regulations.

**Public Policy.** There are no public policies concerning construction activities that apply to the Eastview Site. See [Section 4.2.3, Potential Project Impacts](#), above, which assesses whether operation of the proposed UV Facility would be in compliance with relevant public policies.

#### **4.2.4. Potential Impacts of Relocating the Hammond House**

NYCDEP may choose in the future to relocate the Hammond House from the Eastview Site to another location as part of the proposed UV Facility project due to security concerns associated with a private residence being located on the same site as critical components of the City's water system. As shown in, [Section 7, Alternatives, Figure 7-8](#), which shows the NYCDEP's comprehensive long-term plan for the site, the Hammond House would be an isolated residential use surrounded by NYCDEP's water supply facilities.

Relocating the Hammond House would minimally change the land use on the north parcel of the Eastview Site. The existing land uses on the north parcel include water supply use (e.g., Delaware Aqueduct Shaft No. 19), residential use (Hammond House), and undeveloped areas that contain forests, wetlands, and fields (although the County land use map classifies the entire site as a water supply use). The existing residence is isolated from other homes in the study area and does not fit into any particular neighborhood. The residence occupies about 1 acre of the 83-acre north parcel and sits alone facing a relatively busy traffic corridor, Route 100C. Route 100C is lined predominantly by institutional and commercial uses. Where residential properties abut Route 100C, they are typically oriented toward local interior streets within subdivisions. Overall, removing one residence from the Eastview Site is not anticipated to change land use patterns in the study area. Therefore, the potential relocation of the Hammond House would not have any significant adverse impacts on land use. (Zoning and public policy are not particularly relevant issues. When a preferred relocation site is selected, the zoning compliance would be assessed at that time. Regarding public policy, the County classifies the Eastview Site as a water supply use.)