

**A. PROPOSED PROJECT**

The French-American School of New York (FASNY) proposes to construct a new campus for its Nursery/Pre-Kindergarten/Kindergarten (Nursery), Lower School (Grades 1-5), Middle School (Grades 6-8), and High School (Grades 9-12 with International Baccalaureate) on the site of the former Ridgeway Country Club (400 Ridgeway) in the City of White Plains (the “Proposed Project”).

When completed, the campus would house a maximum of 1,200 students and approximately 225 to 250 staff in new buildings located at the southern end of a 129.69-acre assemblage of parcels. The existing clubhouse at the west corner of Ridgeway and Hathaway Lane would be reconfigured as the High School. A new Middle School and combination gymnasium/performing arts building would form an academic quadrangle behind the High School. To the east of Hathaway Lane would be a new school building with two wings housing the Nursery /Pre-Kindergarten/Kindergarten and Lower School.

Three athletic fields, a softball diamond, four tennis courts, and a six-lane running track would be constructed to the west of the main quadrangle running from Ridgeway north to Gedney Esplanade. One baseball field would be located north of Gedney Esplanade.

The academic buildings, parking lots containing 428 parking spaces, and athletic fields would occupy approximately 45.88 acres of land. An additional 25.50 acres of land in the southern portion of the property would comprise protected wetland areas and buffer. The remaining 58.31 acres would be preserved as open space to be known as “Gedney Preserve.”

Access to the FASNY campus would be from a new driveway from Ridgeway in the vicinity of Fairway Drive. All buses and students and staff arriving to the High School and Middle School would use the main driveway to enter the site. Exiting vehicles would exit the property and head southbound only on Hathaway Lane to its intersection with Ridgeway. A small parking area accessed off Hathaway Lane would be available for visitors to the High School and administrative offices. This driveway would also provide access to the existing loading dock at the front of the former clubhouse, which would continue to serve as the primary kitchen for the campus. Buses, students, and staff accessing the Lower School and Nursery could use either the main driveway off Ridgeway or new driveways off Hathaway Lane to enter the loop driveway and parking areas. No access is proposed off Gedney Esplanade.

FASNY intends to occupy the High School, Middle School, and gymnasium/performing arts building in September 2014. The Nursery and Lower School is anticipated to be complete by September 2019. FASNY would continue to lease its current buildings in Larchmont, Mamaroneck, and Scarsdale until the new campus spaces become available.

**REQUIRED APPROVALS**

- Special Use Permit (City of White Plains)
- Site Plan review (City of White Plains)
- Modifications to local roadways (City of White Plains)
- Connections to City of White Plains sanitary sewer and water lines (City of White Plains)
- County Planning Board §239-m referral (Westchester County)
- General SPDES Stormwater permit (New York State Department of Environmental Conservation)

**POTENTIAL ENVIRONMENTAL IMPACTS**

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

*LAND USE, ZONING, AND PUBLIC POLICY*

The Proposed Project would require issuance of a Special Use Permit and would be a change of use from the previous private country club in a primarily residential neighborhood.

*COMMUNITY SERVICES*

The Proposed Project would create a demand for additional community services, including police and fire resources. The Proposed Project would be a not-for-profit institution and would be exempt from property taxes. The reduction in property taxes generated by the project site from its previous use as a private country club could create an impact to the City of White Plains.

*INFRASTRUCTURE*

The Proposed Project would result in additional demand on the municipal water, sanitary sewer, and stormsewer systems. Additional demand on solid waste collection and electricity and gas supply could also occur.

*TRAFFIC AND TRANSPORTATION*

The Proposed Project would generate new traffic on the local roadway network, which could create impacts to operating conditions.

*VISUAL IMPACT ASSESSMENT*

The Proposed Project would result in changes to the visual character of the area. The existing project site was previously used as a private golf course. New buildings would be constructed on a portion of the project site.

*AIR QUALITY*

New vehicular and school bus traffic could create localized air quality impacts.

*NOISE*

Noise associated with school activity would be new in comparison to the previous use as a private country club.

*CONSTRUCTION*

Construction of the Proposed Project may have temporary impacts on neighboring properties related to noise, air quality, erosion and sedimentation, and disruption of vehicular traffic on local roadways.

**B. REQUIRED ELEMENTS OF THE DEIS**

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below:

- A description of the Proposed Project and its environmental setting;
- A statement of the environmental impacts of the Proposed Project, including its short- and long- term effects, and typical associated environmental effects;
- An identification of any significant adverse environmental effects that cannot be avoided if the Proposed Project is implemented;
- A discussion of alternatives to the Proposed Project;
- An identification of any irreversible and irretrievable commitments of resources that would be involved if the Proposed Project should it be implemented; and
- A description of mitigation measures proposed to minimize or avoid any significant adverse environmental impacts of the Proposed Project.

**ORGANIZATION AND EXPECTED CONTENT OF DEIS**

*COVER SHEET AND GENERAL INFORMATION*

The Cover Sheet shall identify: the Proposed Project; its location; the name, address, and phone number of the Lead Agency; the name, address, and phone number of the Preparer of the DEIS including a Contact Person; the document as a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list: the name(s) and address(es) of the applicant and its representatives; and the name(s) and address(es) of all consultants involved in the project and their respective roles.

The DEIS shall include a list of all Involved and Interested Agencies to which copies of the DEIS and supporting material will be distributed.

A Table of Contents followed by a List of Tables and List of Figures shall be provided.

*EXECUTIVE SUMMARY*

- A. Introduction
- B. Description of the Proposed Project and project phasing
- C. List of all Local, County, State, and other approvals required
- D. Statement of project purpose and need
- E. Summary of significant adverse environmental impacts identified in each subject area
- F. Summary of mitigation measures proposed for significant adverse environmental impacts
- G. Description of alternatives analyzed

*CHAPTER 1: PROJECT DESCRIPTION*

- A. Project Identification
  - 1. The introduction should identify the document as the Draft Environmental Impact Statement for the Proposed Project and describe the location of the Proposed Project and development program proposed.
- B. Project Description
  - 1. Location and Site Definition—Include local and regional geographic descriptors, tax map designation(s), size of parcel(s) affected by Proposed Project, adjoining streets and land uses, and natural features on-site or contiguous (physically, hydrologically, or otherwise) to the site.
  - 2. Project Description—Include all information necessary to describe the project and its component parts. Information to be provided should include a description of the proposed development plan and its construction phasing; operational information including vehicular access, parking, and loading requirements and typical hours of operation; site improvements including grading, roadways, parking areas, drainage features, and pedestrian improvements; and the construction schedule for the Proposed Project. Describe any environmental building technologies that will be used. Narrative description of the Proposed Project shall be supplemented with graphic depictions (e.g. site plan, building elevations and/or renderings, and perspective renderings of proposed buildings from off-site locations in neighboring areas with clear lines of sight into the property such as Ridgeway, Gedney Esplanade, and Hathaway Lane.
  - 3. Project Purpose and Need—Describe the purpose and need of the proposed development program.
- C. Summary of approvals required

This section will identify all of the approvals required by various Federal, State, County, and Local agencies.

*CHAPTER 2: LAND USE, ZONING, AND PUBLIC POLICY*

A. Introduction

B. Land Use

1. Existing Conditions—Describe existing land use conditions on the project site and in the vicinity of the project site. The study area for the land use survey shall include all land uses bound by the following streets: Bryant Avenue to the north, North Street to the east, Ridgeway to the south, and Mamaroneck Avenue to the west.
2. Future Without the Proposed Project—Describe changes in land use within the study area in the future without the proposed project.
3. Potential Impacts as a Result of the Proposed Project—Describe the compatibility of the Proposed Project with existing land uses within the study area.

C. Zoning

1. Existing Conditions—Describe the existing zoning for the project site and within the study area. Include relevant information on allowed uses for each of the identified zoning districts. Describe permitted development limits for both residential and special permit uses within the existing R1-30 zoning.
2. Future Without the Project—Briefly describe any known zoning changes within the study area in the future without the proposed project.
3. Potential Impacts as a Result of the Proposed—Describe the Proposed Project’s compliance with the existing R1-30 zoning and identify whether the Proposed Project is in compliance with the Special Permit standards of Section 6.5 of the Zoning Ordinance. Describe the Proposed Project’s compliance with Section 4.4.25, “Environmentally Sensitive Features,” Section 7.4.5, “Approvals with ‘Environmentally Sensitive Sites or Features,’” and Section 7.5, “Standards.”

D. Public Policy

1. Existing Conditions—The City of White Plains Comprehensive Plan (1997) includes a “Vision Statement” with respect to three private golf courses in White Plains, including the former Ridgeway Country Club (the project site):

“The Plan’s goal for the golf courses is for their preservation as golf courses. However, recognizing the tremendous costs associated with the maintenance and operation of golf courses and recognizing that the Plan has a time horizon of 15 years which will cover periods of economic growth and stability in the community as well as periods of economic downturn, the Plan recognizes that it may not be possible, under difficult economic conditions, for the courses to be maintained in their current form. If not economically viable to maintain the courses in private club ownership, the Plan’s preferred scenario is preservation of the golf courses through other private, quasi-public or public means. If the courses cannot be maintained as private courses, although clearly not a preferred scenario, the Plan envisions residential development at the City’s lowest residential density, clustered to preserve open space and environmental features and providing public access to public and quasi-public areas including trailways linked to the City’s open space network.” (1997, 2-I-87)

The City’s “2006 Revisions of the 1997 Comprehensive Plan” document updates the information and vision statement contained in the 1997 document and notes that the zoning on all three golf courses has been changed to R1-30 (from R1-12.5 on Ridgeway and Westchester Hills). The 2006 document further clarifies and updates the 1997 strategies as such (underlined text indicates updates in the 2006 document) (2006, II-I-74):

“Strive to preserve the three golf courses as open space resources and amenities in the City. (Ongoing.)”

“Maintain reduced permitted density for Westchester Hills and Ridgeway and Fenway Golf Club at R1-30. (Implemented with 2001 zoning amendments.)”

“It is desirable for the City and the golf courses to extend their right-of-first-refusal agreements, providing sufficient time for the City to respond and possibly secure public acquisition. (Ongoing.)”

“If residential development is proposed for the Westchester Hills or Ridgeway site, encourage use of special clustering techniques that will assure the preservation of significant environmental features and create a linear open space system through the sites. (No requests received.)”

Describe these policies and relevant context within the overall Comprehensive Plan. Outline relevant policies in the Westchester County *Patterns for Westchester* document and Westchester 2025’s “Context for County and Municipal Planning and Policies to Guide County Planning.”

2. Future Without the Proposed Project—Describe any known public policy initiatives that would be in place by 2014 that would apply to the project site.
3. Potential Impacts of the Proposed Project—Assess the compatibility of the Proposed Project with applicable policies contained in the policy documents identified above.

### *CHAPTER 3: GEOLOGY, SOILS, AND TOPOGRAPHY*

#### A. Introduction

The City of White Plains regulates a broad classification of “environmentally sensitive sites and features” (City Code Chapter 3-5) including erodible soils, steep slope areas (greater than 20%), and rock outcroppings. This chapter will identify any areas on the project site meeting the definitions of erodible soils, steep slope areas, and rock outcroppings in Chapter 3-5.

#### B. Geology and Soils

1. Existing Conditions—Describe existing project site soils and bedrock geology using information available from the United States Department of Agriculture Natural Resource Conservation Survey (aka Soil Conservation Survey) and other available mapping. Conduct field investigations to confirm published information and to locate rock outcroppings.

The description of site geology and soils should also include a discussion of underlying bedrock and soil conditions and their capacity to support development including any limitations that may be presented due to depth to bedrock and/or groundwater.

2. Potential Impacts of the Proposed Project—Describe potential impacts to bedrock and soil conditions with the Proposed Project. The potential impacts of grading and excavation should be addressed with respect to soil erosion and changes in drainage patterns. Describe proposed sediment and erosion control measures. Any development constraints of existing soils should be noted. Describe compliance of the Proposed Project with Section 4.4.25 of the City of White Plains Zoning Ordinance.

C. Topography

1. Existing Conditions—Describe the existing topography of the project site. Identify any areas of steep slope (greater than 20%).
2. Potential Impacts of the Proposed Project—Identify changes to the site’s topography resulting from regrading and excavations and the techniques proposed to minimize soil erosion and slope failure. Describe compliance of the Proposed Project with Section 4.4.25 of the City of White Plains Zoning Ordinance.

*CHAPTER 4: WETLANDS, HYDROLOGY, AND STORMWATER*

A. Introduction

The City of White Plains regulates a broad classification of “environmentally sensitive sites and features” (City Code Chapter 3-5) including water resources (streams and lakes), wetlands, floodplains, and aquifer recharge areas. This chapter will identify any areas on the project site meeting the definitions of water resources, wetlands, floodplains, and aquifer recharge areas in Chapter 3-5.

The project site is located within the Mamaroneck River watershed, which has been identified by Westchester County for detailed study due to flooding in downstream communities and water quality concerns in Long Island Sound. Westchester County prepared a Watershed Advisory Committee (WAC-4) report for the Mamaroneck River watershed. This chapter will identify the relevant portions of the WAC-4 report and describe how the Proposed Project complies with the major findings and recommendations of that report.

B. Wetlands and Hydrology

1. Existing Conditions—Identify all “water resources including perennial or intermittent watercourses, ponds, lakes, reservoirs, retention basins and watersheds thereof” (City Code §3-5-2.a) on the project site. Include sufficient information on water resources on immediately adjoining parcels to understand the hydrologic context of water resource on the project site. New York State Department of Environmental Conservation (NYSDEC) Wetland G-7 is located on the eastern portion of the project site.

Delineate all wetlands in areas proposed to be disturbed or within 100 feet of areas proposed to be disturbed using the methodologies established in Technical Report Y-87-1, “Corps of Engineers Wetlands Delineation Manual” (1987) as amended. Identify the 100-foot wetland buffer pursuant to Article 24 of the New York State Environmental Conservation Law and City of White Plains City Code Chapter 3-5 and Section 4.4.25 of the City of White Plains Zoning Ordinance.

2. Potential Impacts of the Proposed Project— Identify any area of disturbance to delineated wetlands or their 100-foot buffer. Describe compliance of the Proposed

Project with Section 4.4.25 of the City of White Plains Zoning Ordinance and Chapter 7-10, “Flood Damage Prevention” of City Code. Assume that the more restrictive provisions of Section 4.4.25 (e.g., a 100-foot “protective buffer”) would apply.

C. Stormwater Management

1. Existing Conditions—A Stormwater Pollution Prevention Plan (SWPPP) has been prepared and submitted with the Special Permit/Site Plan application for the Proposed Project. The SWPPP complies with City of White Plains City Code Chapter 3-6 and the New York State Department of Environmental Conservation General Permit for Stormwater Discharges from Construction Activities (GP-0-10-001). Describe the existing (pre-construction) conditions for drainage patterns on the project site as identified by the SWPPP. The project site may have one or more streams that have been placed in culverts. Identify those streams and describe existing flow patterns on the project site.
2. Potential Impacts of the Proposed Project—Demonstrate compliance of the Proposed Project with City Code Chapter 3-6, Chapter 7-10, and NYSDEC GP-0-10-001 and identify any changes to drainage patterns and measures to manage for water quantity and water quality from new impervious surfaces. Identify all infiltration practices used to minimize total volume of runoff as required by GP-0-10-001. Describe the Erosion and Sediment Control Plan to be implemented during the construction period to ensure protection of water quality. Demonstrate that stormwater runoff from the project site will not have any impact on downstream flooding and will not contribute to watershed impairment as identified in the WAC-4 report for the Mamaroneck River watershed.

*CHAPTER 5: VEGETATION AND WILDLIFE*

1. Existing Conditions—Prepare a tree inventory for the project site as to type and size of tree. Identify specific vegetative communities and wildlife habitat types on site and in the vicinity of the site. Through correspondence with the New York State Natural Heritage Program and field inspections, identify any known habitats where protected native plants, State-listed threatened or endangered plant and animal species, and unique or locally rare plants and animals may exist on or in the vicinity of the project site. Identify areas with any specimen trees on the project site.
2. Potential Impacts of the Proposed Project—Assess any potential impacts to existing vegetative communities or wildlife habitat as a result of the Proposed Project. Identify all trees to be removed or threatened by any aspect of site development. Describe measures to protect existing trees to remain. Describe proposed landscaping plan identifying species and location of proposed planting. Demonstrate compliance with Chapter 7-5 of the City Code.

*CHAPTER 6: HISTORIC RESOURCES*

A. Introduction

While there are no National Historic Landmarks or State/National Register-listed resources or historic districts on the project site or within a 400-foot radius of the project site, there is one property (Old Ridgeway School, 410 Ridgeway) immediately adjacent to the project site that is identified by the City of White Plains as a local landmark. In addition, several properties within the study area meet the State/National Register age

criterion and may be considered eligible for listing: the Burke Rehabilitation Center, building at the corner of North Street and Little Lane, multiple residences within the Gedney Farms neighborhood.

B. Archaeological Resources

1. Existing Conditions—The project site is not located within an area indicated on the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) online archaeological sensitivity maps as possessing archaeological sensitivity. A preliminary review of historic maps resulted in the identification of no former cemeteries on the project site. Maps dating the late 19th and early 20th century indicate that structures relating to the Gedney Farm were formerly located within the project site and that several residential properties were located immediately adjacent to the project site.

Construction and landscaping associated with the creation of the golf course and associated structures suggests that any pre-contact (Native American) resources, which are typically shallowly-buried, would have already been disturbed. Historic-period archaeological resources, such as foundation remains, rubbish deposits, and/or domestic shaft features (such as wells, privies, and cisterns) associated with domestic and agricultural activities may exist below ground surface on the project site.

Further consultation with OPRHP is necessary to determine whether additional archaeological investigations will be required to determine the presence or absence of archaeological resources on the project site.

2. Potential Impacts of the Proposed Project—Identify potential impacts to pre-contact and historic archaeological resources, if any, resulting from the Proposed Project. Discuss measures to avoid impacts to identified resources, if there are any on the project site.

C. Historic Resources

1. Existing Conditions—Describe the City of White Plains local landmark (Old Ridgeway School) and adjacent resources that may be eligible for listing on the State/National Register of Historic Places.
2. Potential Impacts of the Proposed Project—Describe potential impacts to identified historic resources resulting from the Proposed Project.

*CHAPTER 7: VISUAL IMPACT AND COMMUNITY CHARACTER*

1. Existing Conditions—Describe the visual character of the project site within the context of its surrounding area. Include a description of existing structures within the context of prevalent land-forms and vegetative cover. Identify any significant views of the project site from adjoining properties and roadways including Ridgeway, Gedney Esplanade, Hathaway Lane, and Heatherbloom Road.
2. Potential Impacts of the Proposed Project—Describe any changes to the surrounding landscape as a result of the Proposed Project. Describe any proposed signs and site lighting proposed for the project. Using the New York State Department of Environmental Conservation Program Policy, DEP-00-2, “Assessing and Mitigating Visual Impacts,” identify any potential visual impacts from public rights-of-way or identified sensitive receptors including historic landmarks. Using graphic depictions of

the Proposed Project describe any changes to the visual character of the area resulting from the Proposed Project.

*CHAPTER 8: COMMUNITY FACILITIES*

1. Existing Conditions—Describe existing police protection for the project site. Identify number of police department patrol staff and number and frequency of patrols on and around the project site, if available from the City of White Plains Police Department or Department of Public Safety. Describe existing fire protection services and response procedures provided by the City of White Plains to the project site and surrounding area. Describe the existing staffing levels of the Fire Department and equipment available. Describe existing emergency services provided to the project site and surrounding area.
2. Future Without the Proposed Project—Describe any changes to police, fire, and emergency service provision in the future without the Proposed Project. Describe any changes to service levels in the future without the Proposed Project.
3. Potential Impacts of the Proposed Project—Assess potential impacts of the Proposed Project on police protection, fire protection, and emergency services. Estimate the number of additional service calls likely to be generated by the Proposed Project in comparison to the previous use of the project site as a private country club. Determine if additional police resources would be required to satisfy any increased demand for police services. Assess any need for additional staff or equipment to provide appropriate fire protection and emergency services as a result of the Proposed Project. Assess the potential impact of the loss of property tax revenues to the City of White Plains.

*CHAPTER 9: INFRASTRUCTURE*

A. Introduction

B. Water/Wastewater

1. Existing Conditions—Describe existing water supply and sanitary sewer infrastructure to the project site. Identify the wastewater treatment plant that receives the sanitary wastewater flow from the site. Identify the capacity of the receiving wastewater treatment plant.
2. The Future Without the Proposed Project—Identify any planned improvements to the water supply network in the future without the Proposed Project. Describe any planned improvements to the municipal sewer system and/or wastewater treatment plant in the Future without the Proposed Project.
3. Potential Impacts of the Proposed Project—Quantify anticipated water demand from the Proposed Project. Determine if the anticipated demand will exceed available network capacity. Estimate sanitary flow volumes to be generated from the Proposed Project. Determine if the existing collection system (with any future planned improvements) would be sufficient to handle flows from the project site. Determine if the wastewater treatment facility has sufficient capacity to handle new wastewater flows.

C. Solid Waste

1. Existing Conditions—Estimate the existing amount of solid waste generated by the project site. Describe how solid waste is collected in the City of White Plains. Identify the transfer station to which solid waste is transported from the project site.
2. Potential Impacts of the Proposed Project—Estimate the amount of additional solid waste that would be generated from the Proposed Project. Describe how solid waste would be collected at the project site by a private carter and transported off-site. Determine if the solid waste collectors and the transfer station would have sufficient capacity to handle this additional solid waste.

D. Energy Usage

1. Existing Conditions—Describe existing electricity and gas service to the project site.
2. The Future Without the Proposed Project—Identify any planned changes to the electricity and gas service network anticipated in the future without the Proposed Project.
3. Potential Impacts of the Proposed Project—Quantify anticipated electricity and gas demand from the construction and operation of the Proposed Project. Determine if the anticipated demand will exceed available network capacity. Describe the potential use of environmental building technologies as part of the building design of the Proposed Project.

*CHAPTER 10: TRAFFIC*

A. Introduction

B. Existing Conditions

1. Roadway Network—Roadway characteristics will be described including classifications, general condition, number of lanes by direction, pavement markings, on-street parking, bus stops, percent heavy vehicles, traffic control, and pedestrian conditions.
2. Study Area Intersections—Based on a preliminary analysis of existing volumes, trip generation, trip assignment, and anticipated volumes of new traffic, the following intersections would experience an increase in traffic associated with the Proposed Project and would be included in the traffic impact study for capacity analysis:
  - Mamaroneck Avenue & Bryant Avenue
  - Mamaroneck Avenue & Gedney Way/Heatherbloom Road
  - Mamaroneck Avenue & Gedney Esplanade
  - Mamaroneck Avenue & Ridgeway
  - Bryant Avenue & Hathaway Lane
  - North Street & Bryant Avenue
  - North Street & White Plains High School (WPHS) Main Driveway
  - North Street & Ridgeway
  - Ridgeway & Old Mamaroneck Road
  - Ridgeway & Hathaway Lane

3. Traffic Data Collection—The traffic data collection program will encompass manual traffic counts, automatic traffic recorder counts, and gap analysis of unsignalized intersections to assess current operating conditions.

*Manual Traffic Counts*

Manual traffic counts (15 minute segments) will be counted at each of the study area intersections during the school related Weekday AM (7:30 AM to 8:30 AM) and Weekday PM peak periods (2:40 PM to 3:40 PM; 4:30 PM to 6:00 PM). Manual counts will capture intersection approaches and turning movements. Data will be summarized in graphic and tabular format.

*Automatic Traffic Recorder*

Automatic Traffic Recorder (ATR) counts will be conducted for one week at the following locations within the study area:

- Ridgeway between Fairway and Hathaway
- Mamaroneck Avenue between Meadow Way and Ethelridge
- North Street between Homeside Avenue and Spruce Drive
- Old Mamaroneck Road/Secor Road between Reynal Crossing and Hazelton Avenue

*Gap Analysis*

Conduct observations of average delay at the following unsignalized intersections along Ridgeway during the Weekday AM (7:30 AM to 8:30 AM) peak period:

- Ridgeway and Gedney Park Drive
- Ridgeway and Avondale Road
- Ridgeway and Seymour Place
- Ridgeway and Murchison Place/Richbell Road
- Ridgeway and Fairway Drive
- Ridgeway and Monroe Drive

4. Capacity Analysis—Perform a capacity analysis at each of the study area intersections using the latest version of Synchro-7 traffic modeling and optimization software which implements the Intersection Capacity Utilization (ICU) 2003 methodologies for determining intersection capacity. (Synchro-7 also implements the methodologies presented in the 2000 Highway Capacity Manual (HCM) to evaluate intersection service conditions for average delay per vehicle and level-of-service (LOS)). Synchro results will be presented in a tabular format for each intersection and the two peak periods.
5. Traffic Safety—The most recent three (3) years of available accident data records from the New York State Department of Transportation (NYSDOT) and the City of White Plains for the study area intersections will be obtained and summarized in tabular form to determine general vehicular safety conditions in the study area.

C. Future Without the Proposed Project

1. Background Traffic Growth—Estimate traffic volumes in the study area in the future without the project (No Build). Trips generated by these projects will be determined using Institute of Transportation Engineers (ITE) Trip Generation (8th edition) rates or

information readily available in other studies. Include the following known projects as well as a 0.5 percent per year background growth factor:

- German School expansion from 375 to 500 students and subdivision and new access of North Street
  - Full reoccupancy of 333 Westchester Avenue
  - North Street Community (convalescent care and independent residential)
2. Capacity Analysis—Perform a capacity analysis at each of the study area intersections for the future without the Proposed Project. Present LOS results tabularly for each intersection and peak periods.

D. Potential Impacts of the Proposed Project

1. Trip Generation—Use data obtained from observations of existing FASNY operations at campuses in Larchmont, Mamaroneck, and Scarsdale to estimate future traffic volumes resulting from the Proposed Project. Overlay the project-generated traffic on the future No Build network to determine future Build traffic volumes.
2. Capacity Analysis—Perform a capacity analysis at each of the study area intersections to assess potential impacts of the Proposed Project. Analyze conditions in the year 2019 with all FASNY divisions present and school population increased to the maximum of 1200 students. Present LOS results tabularly for each intersection and peak period. Identify any mitigation measures (e.g., signal retiming, lane restriping, geometric changes to roadways, traffic calming measures) necessary at locations where Project-related traffic impacts are identified. Identify any mitigation measures that would be necessary in 2019 or in 2014 when the High School and Middle School are projected to open.
3. Gap Analysis—Identify potential changes to delay at the unsignalized intersections along Ridgeway identified above.
4. Project Site Driveway Analysis— Vehicular circulation and sight distance analyses will be performed to assess vehicular safety at the project site driveways. Assess the capacity of site driveways for queuing of vehicles during the morning and afternoon drop-off and pick-up periods. The project site driveways will also be analyzed to determine the need for installing new traffic control devices (e.g., stop sign, traffic signal, etc.).
5. Traffic Management Plan—A Traffic Management Plan shall be prepared to identify all mitigation measures required as a result of the Proposed Project and the responsible parties for implementing those measures. The Traffic Management Plan shall also identify special event operating conditions that would be in place during special events at the FASNY campus to ensure avoidance of impacts to area roadways and neighborhoods.
6. Diversion Analysis—The City of White Plains has identified potential “cut-through” diversions or bypasses to signalized intersections in the neighborhoods north and south of the project site. Conduct license-plate surveys to identify the existing number of vehicles using the identified bypasses and assess potential impacts if project-generated traffic would also use these bypasses to reach the project site.

- Mamaroneck Avenue to Ethelridge to Richbell or Avondale Road to Ridgeway (and reverse)
- Ridgeway to Hathaway Lane to Bryant Avenue (and reverse)

#### *CHAPTER 11: AIR QUALITY*

- A. Introduction
- B. Existing Conditions—Describe existing ambient air quality. Discuss ambient air quality conditions within the study area based on data obtained from NYSDEC. In addition, obtain from NYSDEC the latest information regarding the status of the State Implementation Plan (SIP) and attainment status for the study area.
- C. The Future Without the Proposed Project—Describe potential impacts to air quality resulting from No Build Projects.
- D. Potential Impacts of the Proposed Project—Perform a screening analysis of intersections evaluated under the traffic analysis to determine locations that should be chosen for further detailed study. Intersections will be chosen based on the procedures outlined in the New York State Department of Transportation (NYSDOT) Environmental Procedures Manual (EPM), 1998-2008, or latest available NYSDOT guidance.

For intersections with a Level of Service of “D” or worse in the Build Condition, use the EPM capture criteria to determine whether any intersections require further study. If any of the capture criteria are met, perform a volume threshold screening analysis at affected intersections.

Calculate cumulative impacts from future No Build on-street sources and emissions from the project-generated traffic. Future carbon monoxide pollutant levels will be compared with standards to determine potential significant adverse impacts on sensitive uses.

#### *CHAPTER 12: NOISE*

- A. Introduction—The noise study will examine impacts on sensitive land uses (e.g., residences, open spaces, and churches) that could be affected by noise from changes in traffic resulting from the Proposed Project.
- B. Existing Conditions—Determine existing noise levels and noise characteristics within the study area. Conduct field measurements of existing noise levels (one-hour equivalent noise level, Leq(1)) at nearby sensitive receptor locations (e.g., adjoining residences, White Plains High School) and along major feeder streets to and from the project site. Measurements will be made during three time periods--the morning peak, midday, and afternoon peak periods. Measurements will be made using a Type I noise analyzer and would include measurements of Leq, L1, L10, L50, and L90 noise levels. Where necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels.
- C. The Future Without the Proposed Project—At each receptor location, noise levels without the Proposed Project would be determined using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for increases in traffic volumes. Compare existing noise levels and future noise levels without the proposed project with various noise standards, guidelines, and other noise criteria.

- E. Potential Impacts of the Proposed Project— At each receptor location, noise levels with the proposed project for the analysis years would be determined using existing noise levels and proportional modeling techniques or other approved analysis methodologies to account for changes in traffic volumes due to the proposed project, as well as increases in noise levels due to project-related outdoor activities at school playgrounds and athletic fields, and operation of on-site mechanical equipment (i.e. HVAC equipment).

Existing noise levels and future noise levels with and without the Proposed Project will be compared with various noise standards, guidelines, and other noise impact criteria. Recommendations of measures to reduce noise impacts to within acceptable levels will be made, if needed. Noise attenuation levels needed to achieve acceptable interior noise levels within the school buildings will be specified. These levels will be given as OITC values.

### *CHAPTER 13: HAZARDOUS MATERIALS*

- A. Introduction
- B. Existing Conditions—Using a Phase I Environmental Site Assessment as the basis of information, identify any known locations of contamination and types of contaminants likely to be found within any structure to be modified or in areas where new development would occur as part of the Proposed Project.
- C. Potential Impacts of the Proposed Project—Identify any potential impacts of the Proposed Project in respect to any hazardous material contamination as a result of the Proposed Project.

### *CHAPTER 14: CONSTRUCTION*

- A. Introduction
- FASNY intends to construct the proposed campus in two phases: the High School, Middle School, Gymnasium and Performing Arts Center, and athletic fields west of Hathaway Lane by 2014; and the Nursery and Lower School and associated improvements east of Hathaway Lane by 2019. This chapter will describe potential construction-related impacts for both of these analysis years and will describe measures to be taken to minimize impacts to adjoining residential properties throughout the duration of construction.
- B. Description of Construction-Related Impacts
1. Describe the construction schedule and an estimate of activity on-site. Identify staging areas for construction equipment and materials. Describe construction parking, measures to minimize noise and dust during construction, and any modifications to vehicular traffic on Ridgeway or Hathaway Lane.
  2. Transportation—Identify any temporary impacts to the traffic network resulting from construction activity. This assessment will consider increases in vehicle trips from construction workers and equipment and potential impacts from truck traffic.
  3. Air Quality—Qualitatively discuss potential air quality impacts from mobile source emissions from construction equipment and worker and delivery vehicles and fugitive dust emissions.
  4. Noise—Qualitatively discuss any potential noise impacts from each phase of construction activity.

*CHAPTER 15: ALTERNATIVES*

- A. Provide a narrative description of each impact issue for each alternative identified below. Summarize the comparative analysis in tabular format.
- B. Alternatives
  - 1. No Action. Analyze conditions with no future use of the project site.
  - 2. Golf Course. Analyze conditions as either a public or private golf course.
  - 3. Residential Development. Analyze conditions as a subdivision of single-family houses.

*CHAPTER 16: MITIGATION*

Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS. Because these measures, once recommended, would become part of the Proposed Project, their formulation and analysis of their effectiveness would be undertaken in close coordination with the lead agency and other agencies, if necessary.

*CHAPTER 17: GROWTH-INDUCING ASPECTS*

*CHAPTER 18: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES*

*CHAPTER 19: UNAVOIDABLE ADVERSE IMPACTS*

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