

V. ALTERNATIVES

A. Alternative A: The Former Project

The Former Project proposed to construct a 188 unit residential community housing development (“River Knoll”) on the site of the former Stony Lodge Hospital at 40 Croton Dam Road in the Town and Village of Ossining, New York (the “Project Site”). The River Knoll project) comprised 169 market-rate and 19 affordable rental units, as mandated by Article VI of the Town of Ossining’s Zoning Code (see Figure 5-1). The Former Project was intended to provide a new and upscale housing product for the community for residents who wish to remain in Ossining and the Hudson Valley region.

The Former Project also included a petition to rezone the 16.65 acre portion of the site located in the Town of Ossining from the R-15 single family zoning district to a new Multifamily Residence 2 (MF 2) Zoning District. No structures or paved areas were proposed within the 1.24 acres of land within the Village of Ossining, currently zoned S-50 single family residential. The portion located within the Village of Ossining was to be put into an open space easement to prevent future development on that portion of the Project Site.

Wetlands

The Former Project did not encroach into the 0.004 acre wetland or the 100 foot buffer regulated by the Town of Ossining. The Village of Ossining does not regulate a buffer around the 0.277 acres of Village regulated wetlands. There are no New York State Department of Environmental Conservation (NYSDEC) regulated wetlands on or within the proximity of the Project Site.

The Former Project avoided disturbance to the wetland and wetland buffer. The Former Project was not expected to adversely impact the existing wetland or wetland buffer.

Soils and Topography

A cut-and-fill analysis to accommodate the Former Project showed a net export of approximately 2,500 cubic yards (approximately 125 trucks of soil export) occurring at an average rate of one or two truckloads per workday during an approximately two to three month initial excavation phase.

The Former Project was designed to avoid most steep slopes and affected approximately 25 percent of the 53% of the slopes over 15% on the Site. The geotechnical investigation concluded that some blasting may have been required.

It was the Applicant's conclusion that with the implementation of an approved SWPPP and ESC Plan, the Former Project would avoid any adverse impacts to soils and would not result in any significant adverse impacts to soils or topography on or in the vicinity of the Project Site.

Stormwater Management and Subsurface Surface Water

Currently, there are three separate drainage areas at the site, and there is neither a formal collection system nor organized system to treat stormwater runoff.

Stormwater is currently discharged untreated directly off-site to the surrounding neighborhoods and streets, particularly along the southern edge of the property. This condition was to be alleviated by the Former Project which would collect and convey runoff into an engineered new onsite stormwater management system.

The proposed drainage improvements included conventional and green infrastructure stormwater practices, such as infiltration basins with forebays and stormwater planters. The vegetated stormwater practices and overland discharges would provide opportunities to enhance water quality and infiltration practices. Based upon the detailed analysis contained in the stormwater pollution prevention plan (SWPPP) prepared for the Former Project, the Applicant's conclusion was that implementation

of the proposed stormwater management plan would significantly improve stormwater management for both stormwater quantity and stormwater quality over existing conditions. The proposed stormwater management improvements would provide runoff reduction, water quality treatment for the 90 percent rainfall event, stream channel protection, and attenuate peak rates of runoff for the 10- and 100-year storms as required by NYSDEC SPDES General Permit No. GP-0-15-002 in effect at the time.

Vegetation and Wildlife

The Former Project Site design specifically focused on the retention and maximization of the property's green space resulting in the protection and preservation of 70 percent of the mature trees on the site. Most of the wooded periphery of the site and the majority of wooded/shrub areas scattered throughout the site would remain undisturbed; including the majority of the area of steeply sloped oak and maple woods located west of the proposed building. In addition, no trees would be removed within the 100-foot buffer zone of the onsite wetlands.

Retention of these wooded areas would continue to provide wildlife habitat and add to the site's visual appeal. Because new pavement and buildings would be clustered in the center of the site (where the existing hospital buildings and accessory uses are located) the vegetated buffers surrounding the Project Site would be expanded particularly to the north, east, and west. In addition, existing impervious surfaces (buildings/pavement) around the periphery of the site would be removed and converted to landscaped areas. In this way, the vegetated buffers would be up to 260 feet separating the new building from surrounding properties.

The Project Site was evaluated for the potential presence of threatened and endangered species. Thus, no significant adverse impacts to threatened or endangered species were anticipated.

Lighting fixtures would comply with dark sky requirements through the use of shielded

and directional lighting, minimizing up-lighting and reducing unnatural lighting on nocturnal wildlife.

Historical and Archeological Resources

The Phase IA was submitted to the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) who concurred that a Phase IB Archaeological Investigation of potential sensitive areas within the limits of disturbance would need to be conducted to confirm the presence or absence of archaeological resources. A Phase IB study was conducted in May 2017 and found no archaeological artifacts on the River Knoll project.

Based on correspondence from OPRHP (see DEIS Appendix H), since no significant artifacts were discovered in the archaeological Phase IB testing, no impacts to archaeology would result.

Infrastructure and Utilities

Water

Water system improvements that were engineered in connection with the Former Project would further improve the function and reliability of the Town/Village water system in the vicinity of the Project Site.

The Former Project would be connected to a new 8" water main to be installed by the Ossining Water Department as part of its water system improvements. The water main would cross the Project Site in a 10' wide easement that would be dedicated to the Village of Ossining. A private service line would be connected to the new 8" water main to serve the proposed building.

Based upon consultation with Town representatives, since water demands of the Former Project could be met with or without the proposed improvements, no significant adverse impacts would be anticipated to the Ossining Water

Department.

Sanitary Sewer

Sewage would be conveyed to the Ossining Wastewater Treatment Plant. A connection was proposed to the existing 8" sewer line at an existing manhole between First and Second Avenues to serve the new building. A video inspection was performed of the existing 8" sanitary line along the site's east property line, and the line was cleaned in connection with performing the video.

Westchester County had advised that the existing wastewater treatment plant had adequate capacity to serve the anticipated volume from the Former Project. It was the Applicant's conclusion that no significant adverse impacts were anticipated to the Ossining Wastewater Treatment Plant or sanitary sewer lines.

Land Use, Public Policy, Zoning and Community Character

Land Use

The Former Project would change the use on the Project Site from an institutional use to a multifamily residential use. The former Stony Lodge Hospital provided residential care for 61 children at a time on a two week rotation (600 children annually) with a support staff of approximately 200 in three shifts (morning shift, early evening shift, and midnight shift).

In the Applicant's opinion, the change in land use did not make the Project Site incompatible with surrounding land uses or constitute an adverse impact. The Former Project was in the Applicant's opinion more consistent with neighboring residential uses than was the existing institutional hospital use, though the hospital did have resident patients and staff, so there was previously a form of residential occupancy of the Project Site. The elimination of the ten buildings and the construction of one newer building on the central portion of the Project Site would be a change but would not constitute an impact on surrounding land uses

as the bulk of the new development would be on the interior of the Project Site, well screened from most views from surrounding areas, including abutting residential homes. The routine activities of potential future tenants of River Knoll would be no different from the routine activities of residents of the surrounding neighborhood. Vehicular circulation would be directed to Croton Dam Road, which previously carried traffic associated with Stony Lodge Hospital.

The visual character of the Project Site would be similar as the proposed building will also be located on the top of the Project Site and would be buffered from surrounding properties by dense existing and proposed vegetation. However, instead of the three-story Main Hospital building being surrounded by eight accessory buildings, there would be only one three-story residential building located at the top of a hill—in the same general area as the former Main Hospital building. The proposed building would be larger than the existing Main Hospital building, but the removal of the nine accessory buildings would allow the area in which these buildings are located to be replaced with a larger permanently landscaped buffer between the proposed residential building and the adjacent residential neighborhood.

Public Policy

The Former Project was in the Applicant's opinion in conformance with a number of the principles from the 2015 Comprehensive Plan update.

It was the Applicant's opinion that the Former Project was consistent with local and regional policies that promoted redevelopment of older properties in a manner that preserves community character, environmental features, and provides for affordable housing.

Zoning

The Former Project required a MF-2 (Multifamily Residence 2) zoning district be

adopted to accommodate the use and the site would be re-mapped from the One-Family Residence (R-15) District to the proposed MF-2 District. Multifamily housing would be permitted in the proposed MF-2 district by the Planning Board as a conditional use.

Community Character

The Former Project would have resulted in the construction of one new building on the upper, central portion of the Project Site with significant landscaped buffers to the adjoining residential properties. The building would be designed in the Hudson Valley architectural vernacular and was considered a significant improvement over the existing hospital buildings that are in disrepair.

It was the Applicant's opinion that no significant adverse impacts to community character would result from the Former Project. While the proposed building would be partially visible from select locations in the study area, most of those views would be shielded by existing or proposed vegetation. During winter months, views of the proposed building would be greater, but distance and angles of view would limit most views. Furthermore, reuse of the existing hospital property into a multifamily property is consistent with the Town's Comprehensive Plan and would represent a similar land use to the existing hospital.

Traffic and Transportation

The original Traffic Impact Study (TIS) identified signal timing improvements to manage the additional trips that would be generated from the Former Project to mitigate the Former Project's traffic impacts. However, to improve local traffic conditions, and in talks with neighbors, the Project Sponsor independently investigated the possibility of improvements to the intersection of NY 9A and Croton Dam Road. The Project Sponsor submitted preliminary plans to NYSDOT for a right turn lane on both Croton Dam Road approaches and recommended reducing the existing 150 second cycle length to 110 seconds. This cycle change would improve the delay experienced by

vehicles due to the long cycle length. The review of this improvement by NYSDOT was positively received and was to continue concurrent with the SEQRA process. The proposed improvements at the intersection of NY 9A and Croton Dam Road would be a benefit to the community to improve an existing condition.

In contrast, the currently proposed age-restricted development does not propose any improvements at this intersection and will have fewer traffic impacts than the Former Project. For example, during the peak weekday AM hour for the intersection of Croton Dam Road and NY 9A, the NY 9A westbound approach is projected to operate at a level of service C with the previously proposed development compared to a level of service B with the currently proposed development. During the peak weekday PM hour, at the intersection of Croton Dam Road and NY 9A, the NY 9A eastbound approach is projected to operate at a level of service C with the previously proposed development compared to a level of service B with the currently proposed development. During the peak Saturday midday hour, the NY 9A eastbound left turn onto Croton Dam Road is projected to operate at a level of service E with the previously proposed development compared to a level of service D with the currently proposed development.

When the proposed redevelopment's traffic is compared to the other traffic volumes at the intersection of NY 9A & Croton Dam Road, the proposed redevelopment's traffic represents less than 0.6% of the traffic at the intersection. The proposed redevelopment's traffic represents 0.24%, 0.36%, and 0.58% of the overall intersection volumes at the NY 9A and Croton Dam Road under build conditions during the peak weekday AM, weekday PM, and Saturday midday hours, respectively.

Community Facilities

With 188 proposed dwelling units, the Former Project was expected to have 373 residents. The residents at River Knoll would be a combination of current Town and Village residents looking to downsize into a well amenitized apartment community, and residents from the surrounding communities with no similar residential offering

within their area.

As such, impacts to community facilities were not anticipated to increase greatly.

Schools

The Former Project was to add 22 to 29 students within the Ossining Union Free School District (OUFSD). It was the Applicant's conclusion that the school property taxes that would be generated from the Former Project would be sufficient to cover the per student educational costs and provide surplus tax revenues. The Project Sponsor additionally agreed to a community benefit fund of \$350,000 to contribute towards enhancing school programs and facilities. It was the Applicant's conclusion that the Former Project would not result in any significant adverse impacts to the OUFSD.

Open Space and Recreation

The Former Project would offer recreational amenities to residents of River Knoll including a fitness center for residents with state-of-the-art exercise equipment, a yoga studio, a club room providing gathering areas and billiards and a Wi-Fi equipped library, and a "dog spa" providing a range of pet care, walking and sitting services. Outdoor amenities would include a swimming pool for residents, an outdoor kitchen for private entertaining, extensive landscaping, a dedicated dog walk, and a walkway to Veterans Memorial Park. Based upon the number and quality of recreational amenities to be provided, it was the Applicant's opinion that the Former Project would provide its residents with ample on-site recreation amenities, and meet the demand for recreational needs.

River Knoll residents would likely participate in Town recreation programs and leagues as well as the many recreation facilities that were to be provided on-site. In addition, River Knoll residents would enjoy the passive use of the open space and trails and walkways that would be part of the site programming. It was the

Applicant's conclusion that the taxes projected to be generated by the Former Project would be sufficient to cover the additional costs.

Emergency Services

Demand for emergency services would be comparable to similar residential developments elsewhere in the community. In contrast, the former Stony Lodge Hospital was a frequent and disproportionate user of emergency services. It was the Applicant's conclusion that no significant adverse impacts to emergency services were anticipated.

Fiscal Impacts

Due to the conversion from an almost vacant lot to a residential use, the Former Project would result in a 90.5 percent increase in Full Market Valuation (or an increase of \$23,834,291), and 94.4 percent increase in Taxable Assessed Valuation (or an increase of \$1,331,970). Tax revenue would increase by 90.4 percent (or an increase of \$921,486) from 2016 conditions.

The Former Project was anticipated to generate approximately 373 residents, of which approximately 22 to 29 would be students enrolled in the OUFSD. Projected net tax revenue growth to the Town of Ossining, Village of Ossining, and Ossining Union Free School District would be positive, and would offset additional costs for providing emergency services and educating new school-age children that may reside at River Knoll. While it was the conclusion of the Applicant that the property taxes that would be generated from the Former Project would be sufficient to cover the per student educational costs, the Applicant agreed to a voluntary payment of \$350,000 that would be used by the District to address capital needs.

It was the Applicant's conclusion that the Former Project would have a beneficial fiscal effect on the community.

Construction

In order to avoid or minimize soil erosion and potential related effects on water quality during construction of the Former Project, a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion and Sediment Control Plan was to be implemented pursuant to applicable local and state regulations. A Work Zone Traffic Control Plan (WZTCP) would be put in place to direct construction vehicles and foster efficient traffic flow near the Project Site during the construction period. Construction activity would be limited to hours specified in the Village and Town Codes, which are designed to minimize impacts on residences. Air quality would be maintained through use of truck mats, watering of exposed areas during dry periods, and drainage diversion methods to reduce fugitive dust. Construction vehicles would not be permitted to idle when not in use, thereby reducing impacts related to emissions.

The construction period for the Former Project was expected to last approximately 18 months (months 11-18 of construction cycle would largely focus on work internal to the building with less noise generation). A Landscape Plan would be implemented after construction of the Former Project to return disturbed areas to their previous condition or an improved state. It was the Applicant's conclusion that construction of the Former Project would not result in any significant adverse impacts.

B. Alternative B: Conventional layout Using R-15 Zoning District

Alternative B is a conventional subdivision that could be developed under the existing R-15 zoning in the Town of Ossining. The R-15 Zoning District is a single-family residential district with a minimum lot size of 15,000 square feet. Section 176-18.F(1) specifies that with respect to a conventional subdivision layout, at least 75% of the minimum lot area requirement of a proposed lot is to consist of neither "wetland" nor "extremely steep slope" as these terms are defined in the Code. As noted elsewhere in the SDEIS, there is one wetland on the project site, which is situated in the Village of Ossining where no development is proposed. The wetland is 6,360 s.f.

in area and is to be deducted from the area of the site.

The property contains 86,633 s.f. of extremely steep slopes, defined in §167-2 of the Town Code as a slope equal to or greater than 35% and covering a minimal horizontal area of 0.10 of an acre.

The total deductions to the site area are therefore 6,360 plus 86,633 equals 92,993 s.f. or approximately 2.14 acres. Deducting this from the site area of 779,179 s.f. (which includes the portion within the Village of Ossining) yields 779,179 s.f. minus 92,993 s.f. equals 686,186 s.f. or approximately 15.75 acres of net lot area.

Taking the net lot area and dividing it by 15,000 s.f., the minimum lot area for the R-15,000 district, yields 45 lots. The Alternative B depicted in Figure 5-2 depicts 30 lots, which is 15 fewer lots than the maximum permitted for the site.

Alternative B would be required to designate 10 percent of its dwelling units, or 3 single-family homes as affordable housing as mandated by Article VI of the Town of Ossining's zoning code. The R-15 Zoning District permits single-family detached dwellings (no more than one per lot); limited commercial agricultural operations; and structures and uses owned or operated by the Town of Ossining. In addition, the R-15 Zoning District permits Special Permit Uses consistent with the R-40 Zoning District.¹ Pursuant to §200-21 of the Zoning Code, the maximum amount of impervious surface for each lot would be 4,520 square feet per lot, or 135,600 square feet for 30 lots. This does not include impervious surfaces associated with new roadways.

This alternative would use virtually all upland areas on the Project Site and would eliminate most of the existing stands of trees on the Project Site. The opportunity to

¹ Uses permitted by special permit granted by the Board of Appeals are identical to that of the R-40 zoning district and include places of worship, schools and educational facilities, public utility rights-of-ways, annual membership organizations, temporary structures for retail sales of agricultural and nursery products, and cemeteries.

provide/maintain a green buffer adjacent to Croton Dam Road would be eliminated.

Overall, unlike the Proposed Project, there would be no green space adjacent to Croton Dam Road. Furthermore, construction of this Alternative would disturb nearly the entire Project Site. Existing trees and vegetation would consequently be removed, steep slopes would be affected, the wetland and wetland buffer would be disturbed, and extensive internal utility and stormwater management systems would be required.

Wetlands

This alternative would require permanent disturbance to the small wetland in the northeastern portion of the site (within the Town and Village of Ossining) to create a stormwater basin. The stormwater basin would be re-vegetated with hydrophytic vegetation to replace wetland functions. This alternative would also require permanent disturbance to the 100-foot Town-regulated wetland buffer.

Soils and Topography

Under Alternative B, the existing topography would be altered to accommodate a 30 lot subdivision and associated roadway and utility infrastructure. As such, this alternative would disturb nearly 100 percent of the Project Site, compared to 80 percent site disturbance for the Proposed Project. This alternative would also irretrievably alter the campus-like appearance of the property attributed to the mature landscaping and bucolic lawn area along Croton Dam Road, as it would be removed to accommodate this alternative.

The concept layout for this alternative recognizes areas of steep slope and is adjusted per the Town's steep slopes regulations to ensure each lot has sufficient buildable area and minimizes impacts to slopes to the maximum extent practicable. As discussed in Section III.C.2 for the Proposed Project, for this Alternative as well the Applicant would seek a Steep Slope Permit and a waiver from the Planning

Board, subject to the conditions of §167-5.b(2) of the Town Code as discussed in Section III.C.2, during the site plan approval process.

Stormwater Management and Subsurface Water

In comparison with the Proposed Project, Alternative B would likely result in more impervious surfaces and would be expected to generate slightly more stormwater runoff. Similar to the Proposed Project, a stormwater management plan would be developed for this layout that would significantly improve the quality and quantity of stormwater runoff from existing conditions.

Vegetation and Wildlife

Alternative B would disturb existing vegetation and wildlife habitat on the Project Site to create new roadways, utility extensions, and building lots. Unlike the Proposed Project, Alternative B would neither maintain the landscaped buffer nor include a comprehensive landscaping plan. The landscaping for the residential subdivision would be primarily the responsibility of individual lot owners. As a result, this alternative would result in greater alteration of existing habitat areas. Further, this alternative would fragment existing habitat areas, thereby disrupting wildlife movements. Therefore, the subdivision of the Project Site into 30 individual house lots would result in greater impacts to vegetation, habitat, and wildlife.

Historical and Archaeological Resources

Like the Proposed Project, Alternative B would result in removal of all existing buildings on the Project Site. Based on correspondence from SHPO (see DEIS Appendix H), since no significant artifacts were discovered in the archaeological Phase IB testing, no impacts to archaeology would result. Based upon concurrence from OPRHP (see DEIS Appendix H), since the existing buildings on the Project Site are not currently determined eligible for listing (and are not listed) on the State/National Register of Historic Places, no impacts to historic resources

would result.

Infrastructure and Utilities

Since this alternative would have fewer residents than the Proposed Project, this alternative would be expected to result in less water consumption and less wastewater generation.

Land Use, Public Policy, Zoning, and Community Character

This alternative would not advance the goal of the Town's Comprehensive Plan that encourages a diversity of housing types, and contrary to the policy in the 2015 Update:

“The Town should be open to an analysis of the zoning of the underutilized and non-conforming Stony Lodge Hospital property in order for this property to be adaptively reused or redeveloped in a manner that is feasible and which protects surrounding neighborhoods and environmental resources to the maximum extent practicable.”

Further, the Comprehensive Plan Update as well as the 2002 Comprehensive Plan stress the importance of protecting and conserving the Town's environmental resources including open space, landscaped buffers, trees, steep slopes, viewsheds, scenic resources, wildlife habitats, and other important environmental assets of the community. Developing the Project Site in conformance with the R-15 zoning district would mean that the entire Project Site would be disturbed and uniformly developed with single-family homes. This type of development would disturb the existing green perimeter and require the removal of significant specimen trees on the Project Site. In addition, Alternative B would likely have a greater visual impact than the Proposed Project.

Traffic And Transportation

The 30 single-family housing units associated with Alternative B would generate

greater vehicle trips on area roadways than would the Proposed Project. Applying standard trip generation rates from the Institute of Traffic Engineers, Alternative B would generate an estimated 31 trips in the AM peak hour and 36 trips during the PM peak hour. Therefore, Alternative B would generate more peak traffic than the Proposed Project.

Community Facilities

Alternative B would generate a population of approximately 110 residents². Using the same methodology as in Chapter 3.I, “Community Facilities,” but based on multipliers for single-family homes, there would be approximately 26 school-age children³ that would be eligible to enroll in the Ossining Union Free School District (OUFSD) (compared to no students for the Proposed Project). Alternative B would have a smaller residential population than the Proposed Project (110 versus 152 residents for the Proposed Project) so would have less of an impact to police, fire, and emergency services. However, with school-age children there would be increased stress on the OUFSD. With a lack of on-site recreational amenities and school-age children there would also be greater impacts to parks and recreation services.

Fiscal Impacts

Under this alternative, the Project Site would be improved with the construction of 30 single-family homes. As discussed in Chapter 3.I, “Fiscal Impacts,” the estimated assessed value of future residential development can be based upon the estimated total sales price realized. According to local sources, the median sales price of single-family homes in the Town of Ossining is approximately \$550,000 or \$229/square foot. Applying this median value to this alternative, the assessed

² Rutgers University Center for Urban Policy Research, “Residential Demographic Multipliers: Estimates of the Occupants of New Housing” (June 2006). Single family home with 4 bedroom has a multiplier of 3.67 residents per dwelling unit.

³ Rutgers University Center for Urban Policy Research, “Residential Demographic Multipliers: Estimates of the Occupants of New Housing” (June 2006). Single-family home with 4 bedrooms has a multiplier of 0.87 public school age children per dwelling unit.

value of the development would be approximately \$16.5 million. The assessed value per lot has been assigned proportionally to the size of each lot. As shown in Table V-1, the estimated total taxes generated by this alternative would be approximately \$668,213, which is less than the taxes that would be expected to be generated by the Proposed Project (approximately \$1,125,002).

Overall, this alternative would generate fewer taxes than the Proposed Project for the Town, but slightly more property taxes for the Village of Ossining. In addition, Alternative B would generate school children (approximately 27 compared to none for the Proposed Project). Unlike the Proposed Project, which is net tax positive, the costs associated with the number of school children would exceed the tax generation for the OUFSD. As of 2016, the school district cost per child was of \$19,372, or \$523,584 under this alternative. Since the taxes generated by this alternative would not cover costs, it would be tax negative to the OUFSD.

Construction

This alternative would result in significantly more disturbance than the Proposed Project. This alternative would likely be built in phases and homes would be constructed as lots are sold. As a result, the construction period would be unknown and possibly longer than the Proposed Project. A longer construction period could potentially be protracted and result in longer periods of construction traffic, noise, and air quality-related construction equipment and workers involved in the extended project build-out.

C. Clustered development based upon R-15 conventional layout density.

Section 176-18.F(2) specifies that with respect to a clustered development layout, the Planning Board is to strive to achieve the 75% standard as discussed above, but the Board is to have latitude with respect to the degree to which building sites and lots may contain “wetland” and/or “extremely steep slopes” in the furtherance of fulfilling one or more of the purposes of cluster development, that is, to enable and encourage

flexibility of design and development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economical provision of streets and utilities, to preserve the natural and scenic qualities of open lands, to protect areas of meaningful ecological value and to reserve suitable lands for park and recreation purposes.

Using the same calculations as for Alternative B, the net lot area of approximately 15.75 acres yields 45 lots. The Alternative C depicted in Figure 5-3 depicts 35 lots, which is 10 fewer lots than the maximum permitted for the site.

Alternative C would be required to designate 10 percent of its dwelling units, or 3 single-family homes as affordable housing as mandated by Article VI of the Town of Ossining's zoning code. Under the Town's Zoning code, the clustering of lots would not reduce the amount of disturbed land when compared to the conventional subdivision layout described above in Alternative B. Impervious surface coverage would be greater than the Proposed Project.

As a cluster subdivision, per §200-31 the bulk regulations of the R-5 Zoning District would apply. Therefore, the maximum building coverage per lot would be 30 percent of the lot area. Pursuant to §200-21 of the Zoning Code, the maximum amount of impervious surface for each lot would be 4,520 square feet per lot, or 158,200 square feet for 35 lots. This does not include impervious surfaces associated with new roadways.

Compared to the Proposed Project, the internal roadway system of this alternative would involve more disturbance and remove more trees than the Proposed Project and would eliminate the front meadow alongside Croton Dam Road. In addition, new residential lots would abut existing homes on First and Second Avenues. Finally, the existing wetland and wetland buffer would be disturbed to construct a stormwater basin.

Wetlands

This alternative would require permanent disturbance to the small wetland in the northeastern portion of the site (within the Town and Village of Ossining) for the construction of a stormwater basin. The stormwater basin would be re-vegetated with hydrophytic vegetation to replace wetland functions. This alternative would also require permanent disturbance to the 100-foot Town wetland buffer.

Soils, Topography (Steep Slopes), And Geology

This alternative would result in substantial disturbance to steep slopes (above 25 percent). Therefore, like Alternative B, this alternative would result in more impacts to soils, topography, and steep slopes when compared to the Proposed Project.

The concept layout for this alternative recognizes areas of steep slope and is adjusted per the Town's steep slopes regulations to ensure each lot has sufficient buildable area and minimizes impacts to slopes to the maximum extent practicable. As discussed in Section III.C.2 for the Proposed Project, for this Alternative as well the Applicant would seek a Steep Slope Permit and a waiver from the Planning Board, subject to the conditions of §167-5.b(2) of the Town Code as discussed in Section III.C.2, during the site plan approval process.

Stormwater Management and Subsurface Water

In comparison with the Proposed Project, Alternative C would likely result in more impervious surface and would be expected to generate slightly more stormwater runoff. Similar to the Proposed Project, a stormwater management plan would be developed for this layout that would significantly improve the quality and quantity of stormwater runoff from existing conditions.

Vegetation and Wildlife

The configuration of Alternative C would increase potential impacts to vegetation and

wildlife. The beautiful meadow running the length of Croton Dam Road would be eliminated.

Historical and Archeological Resources

Like the Proposed Project, Alternative C would result in removal of all existing buildings on the Project Site. Based on correspondence from SHPO (see DEIS Appendix H), since no significant artifacts were discovered in the archaeological Phase IB testing, no impacts to archaeology would result. Based upon concurrence from OPRHP (see DEIS Appendix H), since the existing buildings on the Project Site are not currently determined eligible for listing (and are not listed) on the State/National Register of Historic Places, no impacts to historic resources would result.

Land Use, Public Policy, Zoning, And Community Character

This alternative would not further the Town's Comprehensive Plan that encourages a diversity of housing types, and contrary to the policy in the 2015 Update that says:

“The Town should be open to an analysis of the zoning of the underutilized and non-conforming Stony Lodge Hospital property in order for this property to be adaptively reused or redeveloped in a manner that is feasible and which protects surrounding neighborhoods and environmental resources to the maximum extent practicable.”

This alternative would not be consistent with policies in the Town's Comprehensive Plan Update that stress the importance of protecting and conserving the Town's environmental resources including open space, landscaped buffers, trees, steep slopes, viewsheds, scenic resources, wildlife habitats, and other important environmental assets of the community. This cluster concept would significantly impact all of these stated resources. In addition, Alternative C in the Applicant's opinion would have a greater visual impact than the Proposed Project.

Traffic And Transportation

The 35 single-family housing units associated with Alternative C would more vehicle trips on area roadways than would the Proposed Project. Applying standard trip generation rates from the Institute of Traffic Engineers, Alternative C would generate an estimated 34 trips in the AM peak hour and 41 trips during the PM peak hour. Therefore, Alternative B would generate more peak traffic than the Proposed Project.

Community Facilities

Alternative C would generate a population of approximately 128 residents⁴. Using the same methodology as in Chapter 3.I, “Community Facilities,” but based on multipliers for single-family homes, there would be approximately 30 school-age children that would be eligible to enroll in the Ossining Union Free School District (OUFSD)⁵ (compared to no students for the Proposed Project). Alternative C would have a smaller residential population than the Proposed Project (128 versus 152 residents for the Proposed Project) so would have less of an impact to police, fire, and emergency services. However, with school-age children there would be increased stress on OUFSD. With a lack of on-site recreational amenities and school-age children there would also be greater impacts to parks and recreation services.

Fiscal Impacts

This alternative would be “tax negative” to the OUFSD as it would generate school-age children less net school tax revenue when compared to the Proposed Project which has no school children because of the age-restriction. Under this alternative, the Project Site would be improved with the construction of 35 single-family homes. Applying this median value to this alternative, the assessed value of the development would be approximately \$19.3 million. As shown in Table V-I, the estimated total taxes generated by this alternative would be approximately \$760,000, which is

⁴ Rutgers University Center for Urban Policy Research, “Residential Demographic Multipliers: Estimates of the Occupants of New Housing” (June 2006). Single family home with 4 bedroom has a multiplier of 3.67 residents per dwelling unit.

⁵ Rutgers University Center for Urban Policy Research, “Residential Demographic Multipliers: Estimates of the Occupants of New Housing” (June 2006). Single-family home with 4 bedrooms has a multiplier of 0.87 public school age children per dwelling unit.

approximately \$365,002 less than the taxes that would be expected to be generated by the Proposed Project (\$1,125,002).

Overall, this alternative would generate fewer taxes than the Proposed Project for the Town, but slightly more property taxes for the Village of Ossining compared to existing conditions. In addition, Alternative C would generate school children (approximately 30 compared to none for the Proposed Project), resulting in less net school taxes than the Proposed Project which is therefore net tax positive.

Construction Impacts

This alternative would result in more disturbance than the Proposed Project. This alternative would likely be built in phases and homes would be constructed as lots are sold. As a result, the construction period would be unknown and possibly longer than the Proposed Project. A longer construction period could potentially be protracted and result in longer periods of construction traffic, noise, and air quality-related construction equipment and workers involved in the extended project build-out. Unlike the Proposed Project, it would not be possible to manage construction workers equipment and staging efficiently during the construction of the various buildings on-site.

D. Conventional layout which meets all of the requirements of the R-5 zoning district, the balance of the Zoning Law, and the various chapters of the Town Code, and which respects the site's environmental constraints.

Using the same calculations as for Alternative B, the net lot area of approximately 15.75 acres yields 137 lots. The Alternative D depicted in Figure 5-4 depicts 67 lots, which is 70 fewer lots than the maximum permitted for the site.

This Alternative does not take into account on a lot-by-lot basis deductions for extremely steep slopes or for wetland and wetland buffers. This conventional layout would require a site-wide grading plan which incorporates roadways, storm-water control, utility installations, landscaping and, of course, individual sites for each home.

Varying amounts of steep slope interference is required to accomplish this – as is required by most subdivision and townhouse plans. The plan seeks to minimize any interference with any steep slope. But, beneficially, some amount of interference is required to maximize setbacks to adjoining properties and to maximize green buffers.

Alternative D is a conventional subdivision that could be developed under the R-5 Zoning District in the Town of Ossining. The R-5 Zoning District is a single-family residential district with a minimum lot size of 5,000 square feet. Under this alternative, approximately 67 dwelling units would be built with an average lot size of 5,600 square feet and a maximum building coverage of 30 percent (see Figure 5-4). Alternative D would be required to designate 10 percent of its dwelling units, or 7 single-family homes as affordable housing as mandated by Article VI of the Town of Ossining's zoning code. A conventional R-5 layout would have smaller lots that would be spread over a larger area. Pursuant to §200-21 of the Zoning Code, the maximum amount of impervious surface for each lot would be 2,200 square feet per lot, or 147,400 square feet for 67 lots. This does not include impervious surfaces associated with new roadways.

Similar to Alternatives B and C, this alternative would result in more disturbance than the Proposed Project as the lots would be dispersed throughout the property. Since this alternative would disturb virtually the entire site, it would result in the removal of existing trees and other existing vegetation. The green buffer area would be significantly less than the Proposed Project. It would also result in more impervious surfaces than the Proposed Project.

In comparison with the Proposed Project, this alternative would disturb more of the Project Site, eliminate existing stands of trees and eliminate the front meadow fronting on Croton Dam Road. Finally, the proposed home sites would abut the existing homes on First and Second Avenues and would disturb the wetland and wetland buffer in order to construct a stormwater basin.

Wetlands

This alternative would require permanent disturbance to the small wetland in the northeastern portion of the site (within the Town and Village of Ossining), for the creation of a stormwater basin. The stormwater basin would be planted with hydrophytic vegetation to replace wetland functions to the extent feasible. However, the significantly increased density and development coverage of this alternative—with 67 individual lots, driveways, and a new roadway system—can be expected to require more stormwater treatment. It would also likely require a larger extended detention basin, which would not replace the ecological functions of the on-site herbaceous wetland to the same degree as a less dense development plan. This alternative would also disturb the wetland buffer that lies within the Town of Ossining for the construction of grading of house lots.

Soils, Topography (Steep Slopes), and Geology

Due to the larger number of dwelling units, and the more extensive amount of site development, this alternative would impact all steep slopes, including those that exceed 25 percent—which is significantly greater than the Proposed Project.

The concept layout for this alternative recognizes areas of steep slope and is adjusted per the Town's steep slopes regulations to ensure each lot has sufficient buildable area and minimizes impacts to slopes to the maximum extent practicable. As discussed in Section III.C.2 for the Proposed Project, for this Alternative as well the Applicant would seek a Steep Slope Permit and a waiver from the Planning Board, subject to the conditions of §167-5.b(2) of the Town Code as discussed in Section III.C.2, during the site plan approval process.

Stormwater Management and Subsurface Water

In comparison with the Proposed Project, Alternative D would result in substantially more impervious surface and would be expected to generate more stormwater runoff. As described above, given the extent of the stormwater management system

required, it would not have the same wetland function benefits as a stormwater management system for a smaller development. However, similar to the Proposed Project, a stormwater management plan would be developed for this layout that would significantly improve the quality and quantity of stormwater runoff from existing conditions.

Vegetation and Wildlife

Due to the maximization of development, impacts to vegetation and wildlife would also be higher than other alternatives. Both perimeter and interior habitats would be impacted under this alternative, as all habitats that currently exist on the Project Site would be disturbed.

Historical and Archeological Resources

Like the Proposed Project, Alternative D would result in removal of all existing buildings on the Project Site. Based on correspondence from SHPO (see DEIS Appendix H), since no significant artifacts were discovered in the archaeological Phase IB testing, no impacts to archaeology would result. Based upon concurrence from OPRHP (see DEIS Appendix H), since the existing buildings on the Project Site are not currently determined eligible for listing (and are not listed) on the State/National Register of Historic Places, no impacts to historic resources would result.

Land Use, Public Policy, Zoning, and Community Character

This alternative would not further the Town's Comprehensive Plan that encourages a diversity of housing types, and contrary to the policy in the 2015 Update that says:

“The Town should be open to an analysis of the zoning of the underutilized and non-conforming Stony Lodge Hospital property in order for this property to be adaptively reused or redeveloped in a manner that is feasible and which protects surrounding neighborhoods and environmental resources to the maximum extent practicable.”

Developing the Project Site utilizing the R-5 zoning district would disturb virtually the entire Project Site and uniformly develop it with single-family homes. As such, it would be inconsistent with the Comprehensive Plan Update as well as the 2002 Comprehensive Plan which stresses the importance of protecting and conserving the Town's environmental resources including open space, landscaped buffers, trees, steep slopes, viewsheds, scenic resources, wildlife habitats, and other important environmental assets of the community. This type of development would disturb the existing green perimeter and require the removal of significant specimen trees on the Project Site.

Traffic and Transportation

The 67 single-family housing units associated with Alternative D would generate more vehicle trips on area roadways than would the Proposed Project. Applying standard trip generation rates from the Institute of Traffic Engineers, Alternative D would generate an estimated 57 trips in the AM peak hour and 73 trips during the PM peak hour, which would be more than traffic generated by the Proposed Project.

Community Facilities

Alternative D would generate a population of approximately 246 residents⁶. Using the same methodology as in Chapter 3.I, "Community Facilities," but based on multipliers for single-family homes, there would be approximately 58 school-age children⁷ that would be eligible to enroll in the Ossining Union Free School District (OUFSD) (compared to none for the Proposed Project). Alternative D would have a larger residential population than the Proposed Project (246 versus 152 residents for the Proposed Project) so would have more of an impact to police, fire, and emergency services. Moreover, with school-age children there would be increased stress on

⁶ Rutgers University Center for Urban Policy Research, "Residential Demographic Multipliers: Estimates of the Occupants of New Housing" (June 2006). Single family home with 4 bedroom has a multiplier of 3.67 residents per dwelling unit.

⁷ Rutgers University Center for Urban Policy Research, "Residential Demographic Multipliers: Estimates of the Occupants of New Housing" (June 2006). Single-family home with 4 bedrooms has a multiplier of 0.87 public school age children per dwelling unit.

OUFSD. With a lack of on-site recreational amenities and school-age children there would also be greater impacts to parks and recreation services.

Fiscal Impacts

This alternative would be “tax negative” to the OUFSD as it would generate 58 school-aged children but would not generate an equivalent school tax. Applying this median value to this alternative, the assessed value of the development would be approximately \$36.8 million. The estimated total taxes generated by this alternative would be approximately \$1.4 million, yet the net gain in taxes (new taxes less associated municipal and school costs) would be less than the Proposed Project.

Although this alternative would have a higher assessed valuation and would thus generate more taxes than the Proposed Project, it would generate school-aged children (approximately 58 compared to none for the Proposed Project). As such, the school taxes (approximately \$930,000) would not be adequate to cover the cost per child of \$19,372 (or \$1.1 million for 58 children).

Construction Impacts

This alternative would result in more disturbance to the Project Site than the Proposed Project. This alternative would likely be built in phases, and individual homes would likely be constructed as lots were sold. As a result, the construction period would likely be more protracted than the Proposed Project. A longer construction period could potentially result in extended construction traffic, noise, and air quality-related construction impacts.

E. No Action alternative. The No Action alternative discussion should evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future, in the absence of the Proposed Action.

Under the No Action Alternative, the Project Site would not be redeveloped and the existing conditions would remain. There would be no change to development coverage, impervious surface coverage, open space, or stormwater management. The

property would remain in its current state, and none of the benefits associated with the Proposed Project would occur. The No Action Alternative would not align with the goals or objectives that were set forth in the 2015 update to the Comprehensive Plan of the Town of Ossining. This scenario would not enable the community of Ossining to achieve their objective of increasing the number of affordable housing units or the adaptive reuse and redevelopment of the former Stony Lodge Hospital property.

Wetlands

Since no construction or development activities would occur under this alternative, there would be no disturbance to the wetland and wetland buffer areas on the site.

Soils, Topography (Steep Slopes), and Geology

Since no construction or development activities would occur under this alternative, there would be no disturbance to existing soils, steep slopes or other important geological features.

Stormwater Management and Subsurface Water

The No Action Alternative would not result in landscaping enhancements around the perimeter of the site, nor the stormwater management plan that is a feature of the Proposed Project. The Project Site would remain dominated by surface parking and underutilized deteriorating institutional buildings, and would not benefit from the drainage improvements that are included with the Proposed Project.

Vegetation and Wildlife

Since no construction or development activities would occur under this alternative, there would be no disturbance to existing vegetation, mature trees, or wildlife. Unmaintained field habitat would eventually shift towards more woody species, which would alter the habitat dynamic and attract fewer meadow specific plant and wildlife species.

Historical and Archeological Resources

Since no construction or development activities would occur under this alternative, there would be no potential impacts to historic or archeological resources.

Infrastructure and Utilities

Under the No Action Alternative, water, sewer, and energy usage would remain as it is today.

Land Use, Public Policy, Zoning, and Community Character

Under the No Action Alternative, the Project Site structures and facilities would continue to remain vacant. This is inconsistent with the Town of Ossining Comprehensive Plan Update which promotes the adaptive reuse or redevelopment of the property, as well as the creation of affordable housing. In addition, the continued disuse of the buildings and structures would further their decline and would result in a blighted condition in the neighborhood.

Traffic and Transportation

Since the Project Site would remain unoccupied under the No Action Alternative, no traffic would be associated with this alternative. Therefore, traffic would remain unchanged from existing conditions. In addition, the No Action Alternative would not result in any improvements to the intersection of NYS 9A and Croton Dam Road.

Community Facilities

Under the No Action Alternative, the property would remain unoccupied. Therefore, demand for Town of Ossining for municipal, school, police, fire, and emergency services would be the same as existing conditions.

Fiscal Impacts

Under the No Action Alternative existing tax revenues would be expected to continue at their present rate, which is an underutilization of the property. No additional property tax revenue or tax revenue from construction activity would be realized. In addition, there would be no increase in employment opportunities under this alternative.

Construction Impacts

There would be no construction or development activities under this alternative. Therefore, there would be no off-site export of materials, or any other construction related impacts under this alternative.

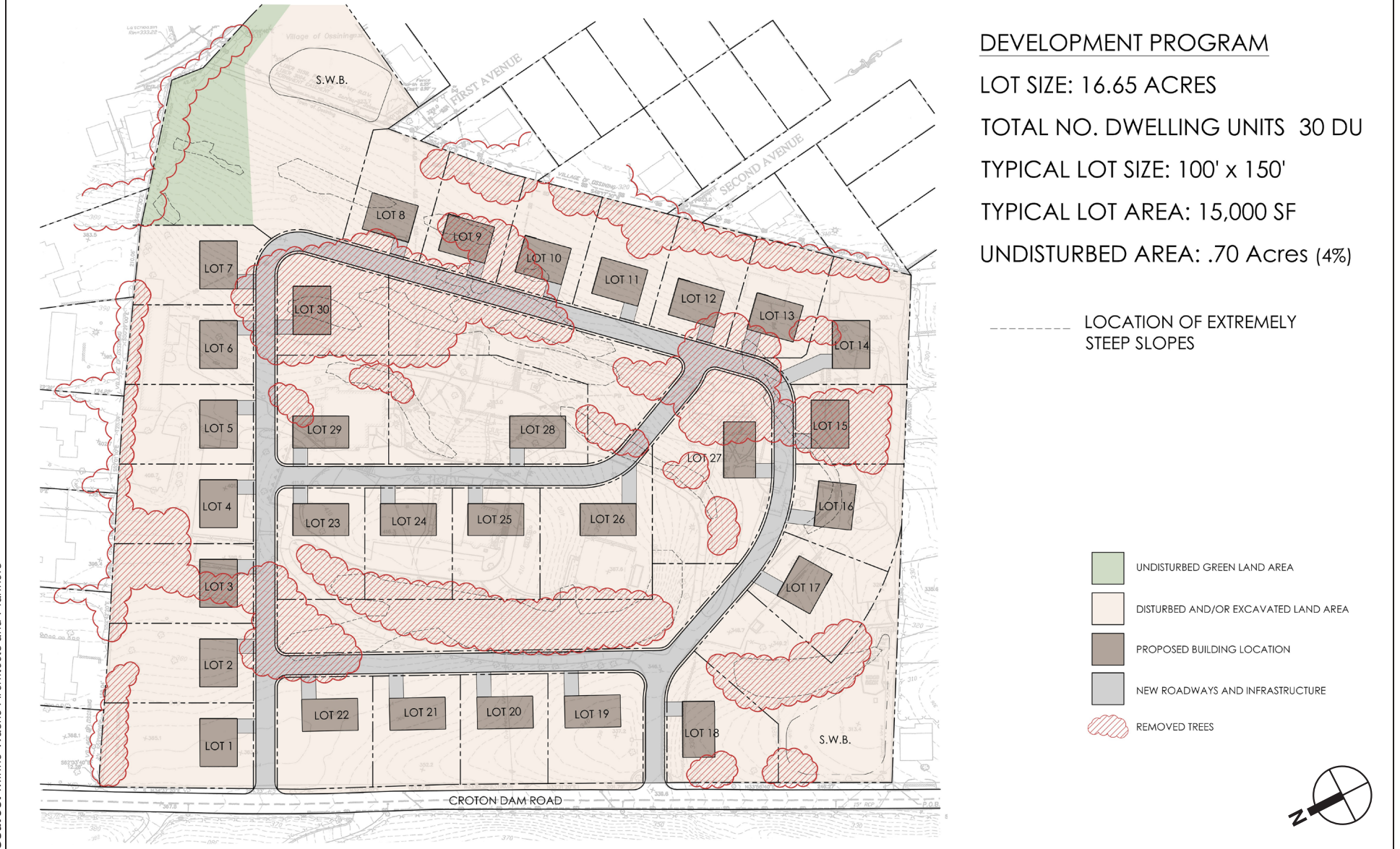
Table V-I
Comparison of Alternatives

SDEIS Analysis Area	SDEIS Proposed Project	Alternative A - The Former Project	Alternative B - Conventional Layout with R-15 Zoning	Alternative C - Clustered Development Based on R-15 Layout Density	Alternative D - Conventional Layout with R-5 Layout	Alternative E – No Action Alternative
Project Description	95 age-restricted townhouse units, including 10 affordable units in 19 multifamily buildings	188 multifamily units, including 19 affordable units in one building. 373 residents.	30 single-family lots, including 3 affordable homes. 110 residents.	29 single-family lots, including 3 affordable homes. 128 residents	67 single-family lots, including 7 affordable homes. 246 residents	Existing buildings to remain. No residents anticipated.
Wetlands	Wetland and wetland buffer will not be disturbed	Wetland and wetland buffer will not be disturbed	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road and 115 house lots.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road and 35 house lots.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road and house lots.	No new wetland or wetland buffer disturbance.
Soils and Topography	7.6 acres of steep slopes (>15%) disturbance.	5.3 acres of steep slopes (>15%) disturbance.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	No steep slopes disturbance.
Site Disturbance*	Approximately 80% percent of the site will be disturbed by construction. *	Approximately 61 percent of the site will be disturbed by construction. *	Approximately 87% would be disturbed by construction.*	Approximately 85% would be disturbed by construction.*	Approximately 87% would be disturbed by construction.*	No change from existing conditions.
Stormwater Management	New stormwater management to improve water quality.	New stormwater management to improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	Stormwater would remain untreated
Vegetation and Wildlife	11.8 ac of green space will be preserved and enhanced. Significant amount of contiguous buffer with habitat value to be maintained. No impact to threatened or endangered species.	13.65 ac of green space will be preserved and enhanced. Significant amount of contiguous buffer with habitat value to be maintained. No impact to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of the Project Site would need to be revegetated. Lawn and green space would not be contiguous, and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of Project Site would need to be revegetated. Lawn and green space would not be contiguous, and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of Project Site would need to be revegetated. Lawn and green space would not be contiguous, and would have less habitat value. No impacts to threatened or endangered species.	No change from existing conditions, existing habitat corridors would remain fragmented. No impacts to threatened or endangered species.
Historic and Archaeological Resources	No impact to historic resources.	No impact to historic resources. SHPO to determine if further assessment of impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment of potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment of potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment of potential impacts to archeological resources is needed.	No change from existing conditions.
Infrastructure and Utilities	Adequate services available to support Proposed Project.	Adequate services available to support Former Project.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.

SDEIS Analysis Area	SDEIS Preferred Project	Alternative A - The Former Project	Alternative B - Conventional Layout with R-15 Zoning	Alternative C - Clustered Development Based on R-15 Layout Density	Alternative D - Conventional Layout with R-5 Layout	Alternative E – No Action Alternative
Land Use, Zoning, and Public Policy	Rezoning to existing MF zoning district. Proposed use consistent with Comprehensive Plan.	Zoning amendment required. Proposed use consistent with Comprehensive Plan.	Consistent with zoning and not consistent with Comprehensive Plan.	Consistent with zoning and Comprehensive Plan.	Zoning amendment required. Not consistent with Comprehensive Plan.	No change to existing zoning. Not consistent with Comprehensive Plan.
Traffic	19 AM and 25 PM peak trips.	96 AM and 121 PM peak trips.	31 AM and 36 PM peak trips.	34 AM and 41 PM peak trips	57 AM and 73 PM peak trips.	No change from existing conditions
Off-site Road Improvement	None required.	Yes. Improvements To Route 9A and Croton Dam Road. Improvements to the LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS
Community Facilities	No school children.	22-29 school children. \$350,000 community benefits fund	26 school children. No community benefit fund	30 school children. No community benefit fund.	58 school children. No community benefit fund.	No school children generated. No community benefit fund.
Fiscal	Net increase in tax revenues (\$29 million AV).	Net increase in tax revenues (\$26 million AV). School taxes generated will exceed costs associated with the increase in school children to the OUFSD. In addition, \$350,000 community benefits fund proposed.	Net increase in tax revenues (\$16.5 million AV). However, school taxes generated would not cover costs associated with the increase in school children to the OUFSD. No community benefit fund.	Net increase in tax revenues (\$19.3 million AV). However, school taxes generated would not cover costs associated with the increase in school children to the OUFSD. No community benefit fund.	Net increase in tax revenues (\$36.9 million AV). However, school taxes generated would not cover costs associated with the increase in school children to the OUFSD. No community benefit fund.	No change from existing conditions.
Construction	Site excess of 14,943 cubic yards.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	No change from existing conditions.
Adverse Environmental Impacts that Cannot Be Avoided	No significant adverse impacts that cannot be avoided	No significant adverse impacts that cannot be avoided	Adverse impacts to steep slopes and wetlands.	Adverse impacts to steep slopes and wetlands.	Adverse impacts to steep slopes and wetlands.	No change from existing conditions.
Irreversible and Irretrievable Commitment of Resources	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	No change from existing conditions.
Growth-Inducing Impacts	No significant adverse growth inducing impacts anticipated.	No significant adverse growth inducing impacts anticipated.	No significant adverse growth inducing impacts anticipated.	No significant adverse growth inducing impacts anticipated.	No significant adverse growth inducing impacts anticipated.	No change from existing conditions.
Effects on the Use and Conservation of Energy Resources and Solid Waste Management	New building would be designed with green building technology to reduce energy consumption.	New building would be designed with green building technology to reduce energy consumption.	New single-family homes would not be as energy efficient as the design considered for the Proposed Project Site.	New single-family homes would not be as energy efficient as the design considered for the Proposed Project Site.	New single-family homes would not be as energy efficient as the design considered for the Proposed Project Site.	No change from existing conditions.
	Note: * Calculation of site disturbance to construct the alternative. Such disturbance includes the removal of trees and green habitat, excavation, installation of new roads, infrastructure, storm water systems and the footprint of the proposed alternative structures and parking areas.					



- Existing Trees
- Proposed Trees



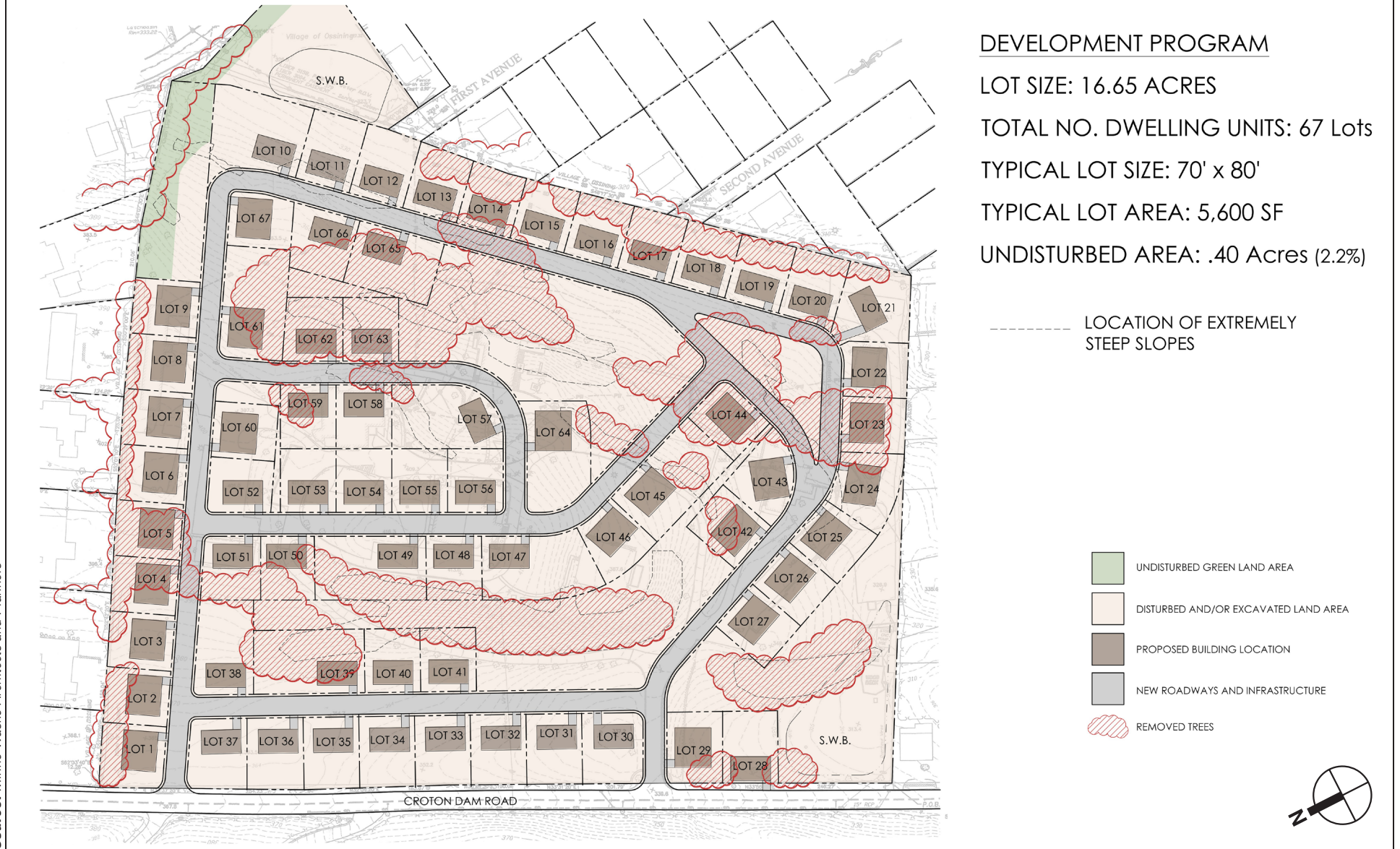
Alternative B - Conventional Layout with R-15 Zoning

Figure 5-2



Alternative C - Clustered Development Based on R-15 Layout Design

Figure 5-3



Alternative D - Conventional Layout with R-5 Layout
Figure 5-4