

14.0 ALTERNATIVES COMMENTS AND RESPONSES

Comment 14-1 (Letter #3 Ms. Marilyn Shanahan, NYCDEP, July 9, 2008): DEP recommends that additional alternatives consisting of reduced imperviousness than the currently proposed action be considered. The Lead Agency may wish to consider an alternative replacing the loop road with a cul-de-sac, which may result in reduced disturbance and more available area for stormwater management facilities.

Response 14-1: See Response 6-22 and Section 1.0 Introduction. The modified FEIS Plan reduces the amount of impervious surface by 1.6 acres, compared to the DEIS Plan, a 27 percent reduction. Impervious surface has been reduced by eliminating the two cul-de-sacs, narrowing the width of the internal roads and shortening the length of the main access road. The project will incorporate close to an acre (0.9 ac.) of pervious pavement in individual driveways, walkways and visitor parking areas.

Comment 14-2 (Letter #3 Ms. Marilyn Shanahan, NYCDEP, July 9, 2008): Page 14-1 refers to the initial scope, stating "the current Site Plan has been substantially modified since the adoption of the Scope, based upon feedback from the Planning Board, advancement of the engineering and site plan drawings and a better understanding of the site's septic system capacity following testing and studies. These changes to the Site Plan resulted in a reassessment of the alternatives set in the adopted scope. The applicant met with the Planning Board on March 5, 2008, and at that meeting, the above alternatives were each discussed." In addition, the Board agreed that the currently proposed Site Plan, with additional measures to reduce impervious surfaces, meets the objectives of Alternative 4 - Reduced Impervious Surface Alternative - Decreased Unit Count. Alternative 5 - Reduced Impervious Surface Alternative - Same Unit Count no longer applies since the applicant is no longer proposing 75 units as contemplated by the Scope. It appears from the above statements that "Alternative 4" presented in the scope is now the proposed action and that "Alternative 4" and "Alternative 5" are no longer in the list of alternative proposals under SEQRA. It may be advisable to completely remove these alternatives from the DEIS.

Response 14-2: The reviewed project alternatives and how they conformed with or differed from the Scope was fully described in the DEIS Section 14.0 Alternatives. As described in the above comment, these modifications were made in full consultation with the Lead Agency. The FEIS Plan, considered herein, also incorporates comments and suggestions from the Lead Agency, other agencies and the public.

Comment 14-3 (Letter #15 Ms. Suzsannah Glidden, Hands Across the Border, July 28, 2008): On behalf of Hands Across the Border, we would like to see an alternate site plan with zero variances rather than the presently sought seventeen for aspects of the development which do not comply with the Town's supplemental requirements for medium-density residential development. We concur with the comments submitted by Croton Watershed Clean Water Coalition, Inc.

Response 14-3: Comment noted. The FEIS Plan described herein is an alternate plan that is in full compliance with the Zoning Code and would require no variances. Section 1.0 Introduction provides a complete description of the proposed FEIS Site Plan.

Comment 14-4 (Letter #17 Hilary Smith & Joe Bridges, MDRA, July 30, 2008): The pedestrian features of the “walkable community” alternative should be incorporated into the proposed action and additional pedestrian amenities/improvements should be considered. For example: A sidewalk connecting the three parking spaces near pool to the entrance, Separating the sidewalk along the main road from the roadway by pavers or landscaping, Connecting the units on the Road A cul-de-sac and along Road B to the common facilities, A single path through the wetland buffer/wetland area connecting to the adjacent Town lands. The location of the path should minimize disturbance and be as direct as feasible.

Response 14-4: *See Response 2-26 and Section 1.0 Introduction. Pedestrian features have been incorporated into the modified FEIS Plan, including, sidewalks, a bridal trail and pedestrian path system and a path through the southeast corner of the site, providing a connection to Town owned land, Pioneer Park, as well as to the Middle School / High School.*