

## **4.0 ALTERNATIVES COMMENTS AND RESPONSES**

### Overview of FEIS Alternatives

One of the alternative plans presented in the DEIS has been modified and three additional alternative plans have been added in this FEIS. The Reduced Scale Alternative from the DEIS was modified in response to a change in the Town's parking requirement that reduced the total area of impervious surfaces in the plan. The Modified Reduced Scale Alternative (Figure 4-3) has a total of 182,000 square feet of retail space in two buildings. There is no office use or community space provided with this alternative. Like the Reduced Scale Alternative in the DEIS, the Modified Reduced Scale Alternative reduces total project size and total impervious surface, avoids earthwork on slopes in excess of 15 percent to the maximum extent practicable, and locates all stormwater management outside of Town wetland and stream buffer areas as specified in the adopted scope for the DEIS. The change in the Town's parking requirement allowed for an increase in building square footage and required parking spaces within the envelope of development established in the Proposed Plan, while actually reducing the total area of impervious surfaces. Comparing the differences between the Reduced Scale and Proposed plans in the DEIS versus the FEIS, the total area of impervious surfaces, total area of disturbance, wetland buffer and steep slope disturbances, number of parking spaces, and total building square footage, are all reduced more in the FEIS Modified Reduced Scale Alternative. Environmental impacts of this alternative are further described in the first response and Table 4-2 below.

Alternative Layouts 5, 6, 7 and 8 (Figures 4-1, 4-2, 4-4 and 4-5, respectively) are presented herein to show variations in building sizes and orientations within the general envelope of development established in the Proposed Plan. These plans are presented by the Applicant to illustrate the flexibility of the site to meet the changing market demands of recent times by accommodating varying tenant space requirements within the available building envelope on the property. These Alternative layouts would provide differing building configurations, with either two or three separate retail buildings and associated parking to accommodate the uses. Alternative Layout 5 has a total of 208,300 square feet of floor space, comprised of 193,500 square feet of retail space in four interconnected building spaces and one free-standing retail building in addition to the office building. Alternative Layout 6 has 193,600 square feet of total floor space, with 178,800 square feet of retail space in two interconnected building spaces and one free-standing building, in addition to the office building. Alternative Layout 7 has 204,600 square feet of total floor space, with 189,800 square feet of retail space in three interconnected building spaces and two free-standing buildings, in addition to the office building. Alternative Layout 8 has 200,300 square feet of total floor space, with 185,500 square feet of retail space in three interconnected building spaces and one free-standing building, in addition to the office building. Environmental impacts and mitigation are very similar for these four alternatives and are considered together in the first response and Table 4-1 below.

Additionally, an Alternative Retail Configuration (Alternative Layout 9) is presented in Figure 4-6, showing a more compact design with all two-story buildings and a two-level parking structure on the east side of the project and a two-story office building on the west side. As outlined in the adopted scope for the DEIS, this plan would provide the same square footage of retail floor area, office space and community space as the modified Proposed Plan with a site plan layout showing alternate building size and design concept. This Alternative places all retail in three 2-story structures, with a total of 184,800 retail square feet. The building orientations differ from other alternatives in that the buildings face the center of the development, with two

buildings oriented with the rear facades toward Route 6. This alternative provides two-story buildings to reduce building footprints, and structured parking to reduce pavement areas. Environmental impacts of this alternative are described in the first response and Table 4-3 below.

**Comment 4-1 (Letter #1, Ms. Marilyn Shanahan, NYCDEP, July 23, 2008):** The reduced scale/lower impact alternative does not significantly address issues raised at the Lead Agency or Scoping stage of the SEQRA review. In fact, neither the preferred site layout nor the reduced scale option offer substantial alternatives to impervious surfaces for the parking areas. Again, SEQRA requires that the project sponsor consider viable alternatives that minimize environmental impacts through, amongst other avenues, reductions in new impervious surfaces. At this stage of the SEQRA review, an opportunity still exists to genuinely amend the preferred alternative to reduce and further disconnect proposed impervious parking surfaces to levels well below that of the reduced scale alternative in an effort to adequately mitigate post-construction impacts.

***Response 4-1:** The Reduced Scale Alternative from the DEIS was modified to reflect changes in the parking requirements, to reduce the impervious area, to increase the area provided for stormwater management and to address this comment. In addition to the Modified Reduced Scale Alternative (illustrated in FEIS Figure 4-3), other alternative plans have been developed by the Applicant to further demonstrate variations to the Proposed Action. These are illustrated in Figures 4-1 (Alternative Layout 5), 4-2 (Alternative Layout 6), 4-4 (Alternative Layout 7), 4-5 (Alternative Layout 8), and 4-6 (Alternative Layout 9). Alternative Layouts 5, 6, 7 and 8 are summarized and compared with the Proposed Action and the No Action Alternative in Table 4-1. Table 4-2 shows an analysis of the Modified Reduced Scale Alternative and Table 4-3 shows a similar analysis of the Alternative Retail Configuration (Layout 9). For information on other alternatives considered, refer to Chapter 4.0 Alternatives in the DEIS.*

*The new Alternative Layouts 5, 6, 7 and 8 retain the proposed two-story, 14,800 square foot office building on the western portion of the development site. The differences are in the size and configuration of the retail buildings. These Alternatives vary in overall building square footage (gross floor area) from 208,300 sf to 193,600 sf, as described above. None of these alternative layouts have the second-floor community/office space as in the Proposed Plan.*

*The impacts of Alternative Layouts 5, 6, 7 and 8 are similar to that of the Proposed Action (within 2 percent) with regard to impervious area, area of site disturbance, post-development vegetated areas, and wetland buffer and slopes disturbances. These plans would result in up to approximately four percent difference in employment and up to six percent difference in water demand, as compared to the Proposed Action. Refer to Table 4-1 identifying the comparative changes from the Proposed Action for the various impact areas.*

*The Modified Reduced Scale Alternative has a total of 182,000 square feet of retail space in two buildings, with no office use or community/office space. The Modified Reduced Scale Alternative would have 12.0 acres of impervious surface (14 percent less than the Proposed Action) and necessitate 22.4 acres of total site disturbance (15 percent less than the Proposed Action), of which 2.9 acres' disturbance would occur on slopes over 15 percent (27 percent less than the Proposed Action).*

*The Alternative Retail Configuration (Alternative 9, Figure 4-6) places all retail in three 2-story structures, with a total of 184,800 retail square feet. This Alternative includes second-floor community/office space as in the Proposed Plan. The Alternative Retail Configuration would have 11.2 acres of impervious surface (19 percent less than the Proposed Action) and necessitate and require a total of 22.4 acres of total site disturbance (15 percent less than the Proposed Action), of which 3.6 acres' disturbance would occur on slopes over 15 percent (12 percent less than the Proposed Action). The Alternative would have 31.4 acres of post-development vegetated areas (11 percent more than the Proposed Action), and 1.2 acres of wetland buffer disturbance (37 percent less than the Proposed Action). This plan would result in the same employment benefits and water demand as compared to the Proposed Action. Refer to Table 4-3 identifying the comparative differences from the Proposed Action for the various impact areas.*

*The Proposed Action and any of these alternatives would require a Special Use Permit under the Large Retail Requirement Zoning code and would require a variance for the construction of retaining walls at heights greater than permitted.*

*Community services impacts would be similar under the Proposed Action and the Alternative layouts, and somewhat smaller for the Modified Reduced Scale Alternative. Excavation requirements, impacts to wetlands and/or watercourses, and impact to natural resources would be similar for Alternatives 5 to 8, and smaller for the Modified Reduced Scale Alternative and Alternative 9. Impacts related to stormwater management would be similar under the various designs.*

*The Modified Reduced Scale Alternative would create about 49 fewer full-time jobs (about 16 percent less) than would the Proposed Action. Construction employment would be about 14 percent less since the total development would be 28,600 square feet smaller than the Proposed Action. Benefits of job creation would be similar for all the plans, except Alternative Layout 9 would generate more construction jobs in the short term due to the additional parking structure. The tax benefits generated by the development would be lower under the Modified Reduced Scale Alternative. The area of disturbance for the Modified Reduced Scale Alternative and Alternative 9 would be 4.1 acres (about 15 percent) less than for the Proposed Action. Post-development vegetative cover would be greater by 1.9 acres (about 7 percent greater) under the Modified Reduced Scale Alternative and by 3.0 acres (about 11 percent greater) under Alternative 9.*

*The number of peak hour trips for Alternative Layout 5 would be slightly higher than for the Proposed Action because of the larger total retail area. For Alternative Layout 6, the number of peak hour trips would be less as a result of a smaller total area of retail space. For Alternative Layouts 7, 8 and 9, the number of peak hour trips would be similar to the Proposed Action. The traffic generated by the office development would be the same for the Proposed Action and the Alternative layouts. Under the Modified Reduced Scale Alternative, there would be no traffic for the office space which would not be built. The traffic generated by the smaller retail development would be about 30 trips less during the weekday A.M. and P.M. peak hours. Weekend traffic would be similar to the Proposed Action.*

*Noise and construction impacts would be similar for the Proposed Action as for Alternative Layouts 5, 6, 7 and 8, slightly greater for Alternative 9, and slightly reduced for the Modified Reduced Scale Alternative. Energy requirements would also be similar for the designs, with a slightly reduced requirement for the Modified Reduced Scale Alternative.*

*Visual impacts would be similar under the Proposed Action and Alternative Layouts 5, 6 7 and 8. Under Alternative Layout 9, visual impacts would be greater due to the addition of the parking structure and the two story buildings and the location of two of the buildings closer to Route 6. The rear of two buildings, including the loading areas, would face Route 6 resulting in further visual impacts. Furthermore, the second floor of the buildings and the parking structure would be much more visible from both Route 6 and Interstate 84 resulting in additional impacts to passing motorists and reducing the effect of the proposed gateway elements proposed for US Route 6.*

*The Alternative layouts would not meet the Applicant's objectives for the overall development.*

*The Applicant would like to note that the earlier Proposed Action plans were submitted during the period of time when the Town was reviewing proposed Zoning changes. The Applicant's original proposal was for an anchor building and a number of separate retail buildings spread across the length of the subject property. It was determined that an anchor store was necessary for the sustainability of the other proposed buildings on the site. The original layout was designed to take into consideration the site's existing limitations, which consist of the property boundary configuration, physical constraints, points of access, steep slopes, wetland and watercourse control areas, and NYCDEP limiting distances. The site's existing limitations dictate how the site can be developed.*

*Along with the original proposal, a concept plan was submitted that showed the retail buildings attached. The Applicant was requested to use this concept plan as a basis for the current Proposed Action and to change the original Proposed Action to an Alternative. The Town adopted the new Zoning Amendments shortly thereafter. In short, the project has evolved to the current Proposed Action based on close involvement with the Town and the Town's consultants during their drafting of the new Zoning Amendments including the establishment of the Large Retail Establishment sections of the Zoning. All of these factors explain the similarities in the Proposed Action and the Alternatives.*

**Comment 4-2 (Letter #1, Ms. Marilyn Shanahan, NYCDEP, July 23, 2008):** Section 4.2.2 states that any alternative, in particular the reduced scale option, "does not utilize the site to its full potential..." and that this "may result in pressure to develop other associated retail and/or services at other sites. [It further states that "...the development of associated retail and/or services at other sites would have greater impacts than those associated with the Proposed Action] would have greater impacts than those associated with the Proposed Action." While the reduced scale alternative is not worthy of further analysis or consideration due to its minimal reductions in scope and impact, the project sponsor should provide documentation to support these statements.

**Response 4-2:** *The Economic Impact Analysis and supporting documentation (Section 3.3.4 and Appendix C of the DEIS) for the Stateline Retail Center, shows purchasing*

*power and demand in the market are sufficient to support the amount of retail space proposed at the site. Should the development be reduced in scope from that under the Proposed Action, the demonstrated unmet need and purchasing power that would be absorbed at the site would be lost to other retail outlets since demographics and market demand would support additional retail floor area. Additional sites would likely be developed to support this demand. This could necessitate additional travel for the buying public. Traffic would be impacted, as would visual resources, noise and air quality.*

*The proposed development, as a retail center, meets the demonstrated need. It permits the developer to provide the types of amenities that are envisioned in the Town's Comprehensive Plan. With the proposed gateway enhancements, the development is expected to enhance the Town's image and improve the experience of entering the Town. The enhancements and amenities envisioned in the Plan would not be feasible under a reduced plan.*

**Comment 4-3 (AKRF, Letter #4, September 29, 2008):** All four alternative layouts are quite similar, with only minor differences in apparent slope impacts, wetland buffer impacts, and total impervious surface. The intent of the alternatives analysis, and the specific alternatives selected, was to evaluate the possibilities for different design and different site configuration. As they appear in the DEIS, each of the alternatives is too similar to the others.

**Response 4-3:** *Refer to Response 4-1. As noted therein, the plans for development of the site evolved in consultation with the Town and the Town's Consultants. The Proposed Action (which was originally an Alternative) and the six alternatives reflect the site constraints, the new zoning amendments, and the additional requirements for enhanced architectural elements, connectivity, variety of materials, and their economic impacts.*

*The Modified Reduced Scale Alternative shown in Figure 4-3 entirely eliminates development on the western portion of the site. It provides only one access point from the road network and would concentrate all traffic controls to that single entry. It requires the least overall disturbance of any of the Alternatives but, as noted above, does not meet the Applicant's objectives.*

*Of the alternatives considered, the Proposed Action provides an overall development concept that meets the objectives of the Applicant and the retail synergy that, in the Applicant's opinion, is required to sustain a viable retail development.*

<b>Table 4-1 Comparison of Alternative Layouts 5, 6, 7 and 8</b>			
	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Alternative Layouts 5, 6, 7, 8</i></b>
Proposed Development	Retail/Office	None	Retail/Office
Intensity of Use	184,800 sf Retail 14,800 sf Office 11,000 sf Community /Office/Personal Service 210,600 sf Total	Vacant	(5) 193,500 sf Retail (6) 178,800 sf Retail (7) 189,800 sf Retail (8) 185,500 sf Retail 14,800 sf Office
Parking Spaces	800 Required 800 Provided	None	(5) 834 Reqd/Provided (6) 776 Reqd/Provided (7) 820 Reqd/Provided (8) 802 Reqd/Provided
Water Usage	4,900 gpd Retail/ 1,200 gpd Office	None	4,900 gpd Retail/ 1,200 gpd Office
New Impervious Surface Area/ Total Area of Disturbance	13.9 Acres / 26.5 Acres	None	13.8 to 14.1 Acres / 26.3 to 26.5 Acres
Land Use, Zoning, Public Policy and Community Character (See below for Community Character - Visual Resources)	Land use change from vacant to commercial but in conformance with surrounding area. In compliance with zoning and public policy (will require Special Use Permit; may require a variance for the construction of signage tower and retaining walls at heights greater than permitted). Changes in community character are primarily visual (see separate heading).	No Impact In regards to Public Policy, a No Action Alternative would not be in compliance with recommendations set forth in the Town of Southeast Comprehensive Plan.	Similar Impacts: Land use change similar with 1% to 8% reduction in total square footage. Still requires Special Use Permit and variance for the construction of signage tower and retaining walls. Similar impact on community character.
Community Services	184,800 sf of retail building and 269 full- and part-time employees. 14,800 sf of office space and 45 full-time employees. Limited increase in demand on emergency services.	No Impact	Similar Impact: 178,800 to 193,500 sf of retail building and 260 to 282 full- and part-time employees. Office space and number of employees same. Alternatives provide no community space.

<b>Table 4-1 Comparison of Alternative Layouts 5, 6, 7 and 8</b>			
	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Alternative Layouts 5, 6, 7, 8</i></b>
Economic Conditions <sup>1</sup>	At least 269 full- and part-time jobs created during operation, significant tax benefits; 323 person years of employment created during construction. No significant impact on existing retailers.	No job creation. No tax benefit. No introduced competition.	Similar Tax Benefits. About same number of jobs created during operation and during construction. Similar impact on existing retailers.
Cultural Resources	Phase 1A and B Cultural Resource Survey and Phase II Site Evaluation conducted per State requirements concluded no further testing required. No impact.	No Impact	No impact. Limit of disturbance is similar to the Proposed Action.
Natural Resources	26.5 Acres of Site Disturbance, 28.4 Acres of Vegetative Cover Post-Construction.	No Impact	Similar Impact: 26.3 to 26.5 Acres of Site Disturbance, 28.4 to 28.6 Acres of Vegetative Cover Post-Development.
Geology	60,000 CY of Rock Excavation, 26.5 Acres of Disturbance, 221.890 CY of cut, 180,399 CY of fill, 4.1 Acres of Disturbance to 15%+ Slopes.	No Impact	Similar Impact: Area of disturbance similar; amount of cut and fill and disturbance to 15%+ slopes (4.0 to 4.1 acres) similar.
Water Resources and Wetlands	No direct impacts to wetlands or water courses. 1.9 acres on-site and 2.4 acres total of Town buffer impact.	No Impact	Similar Impact: No direct, permanent impacts to wetlands or water courses. 1.8 to 2.4 acres total of Town buffer impact.
Stormwater Management	Impacts related to 13.9 acres of new impervious area addressed by SWPPP, BMPs and LID.	No Impact	Similar Impact: Impacts related to 13.8 to 14.1 acres of new impervious area would be addressed by plan specific SWPPP, BMPs and LID.

<sup>1</sup> Number of employees is based on information provided by the Energy Information Administration website ([www.eia.doe.gov](http://www.eia.doe.gov)).

<b>Table 4-1 Comparison of Alternative Layouts 5, 6, 7 and 8</b>			
	<i><b>Modified Proposed Action</b></i>	<i><b>No Action Alternative</b></i>	<i><b>Alternative Layouts 5, 6, 7, 8</b></i>
Traffic and Transportation <sup>2</sup>	Peak Hour Trips Weekday a.m. 267 Weekday p.m. 981 Saturday 1,298	No Impact	Similar Impact: Peak Hour Trips same or slightly higher for retail development and same for office.
Air Quality	Construction and traffic related impacts. Minimal operational impacts.	No Impact	Similar Impact: Same area of construction, slightly greater building sf and traffic. Operational impacts similar.
Noise	Variable increases in noise based on phase of construction and traffic. Increased ambient noise due to building systems operation and traffic.	No Impact	Similar Impact: Slightly greater retail area would result in more construction, operation and traffic-generated noise.
Construction	Impacts related to the preparation of the site for development and actual construction of 210,600 sf of building, SSTS area, stormwater management areas and 800 parking spaces.	No Impact	Similar Impact: Building size 1% to 8% smaller. Number of parking spaces +/- 4%, similar SSTS; same construction period.
Infrastructure and Energy	Anticipated utility use within existing capacity. Wastewater processed on-site and water supply wells on-site. Two SSTS areas on site.	No Impact	Similar Overall Impact: Utility use similar, wastewater processed on-site/ water supply well on-site.

<sup>2</sup> Traffic estimates for alternatives provided by Tim Miller Associates, Inc., 2008.



<b>Table 4-1 Comparison of Alternative Layouts 5, 6, 7 and 8</b>			
	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Alternative Layouts 5, 6, 7, 8</i></b>
Community Character (Visual Resources)	Visual impact: Associated buildings, access roads, parking areas and US Route 6/front retaining walls, all landscaped to provide least impact and visual appeal from Interstate 84 and US Route 6 and adjacent properties. In addition, the Interstate 84/rear retaining wall will be blocked from view by intervening buildings as well as existing topography and existing and proposed vegetation.	No Impact	Similar Impact: Slightly reduced building area but slightly increased parking. Potential visual impacts will be similar to Proposed Action. Alternates 6 and 8 may require more extensive landscape screening of rear retaining walls.
Cumulative Impacts	Cumulative Impacts would occur due to impervious area, traffic, noise, air and construction affects.	No Impact	Similar Impact: Similar disturbance; slightly smaller project.
Source: Tim Miller Associates, Inc., 2009			

<b>Table 4-2 Comparison of the Modified Reduced Scale Alternative</b>			
	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Modified Reduced Scale Alternative</i></b>
Proposed Development	Retail/Office	None	Retail
Intensity of Use	184,800 sf Retail 14,800 sf Office 11,000 sf Community /Office/Personal Service 210,600 sf Total	Vacant	182,000 sf
Parking Spaces	800 Required 800 Provided	None	728 Required 728 Provided
Water Usage	4,900 gpd Retail/ 1,200 gpd Office	None	2,250 gpd
New Impervious Surface Area/Total Area of Disturbance	13.9 Acres / 26.5 Acres	None	12.0 Acres / 22.4 Acres
Land Use, Zoning, Public Policy and Community Character (See below for Community Character - Visual Resources)	Land use change from vacant to commercial but in conformance with surrounding area. In compliance with zoning and public policy (will require Special Use Permit; may require a variance for the construction of signage tower and retaining walls at heights greater than permitted). Changes in community character are primarily visual (see separate heading).	No Impact In regards to Public Policy, a No Action Alternative would not be in compliance with recommendations set forth in the Town of Southeast Comprehensive Plan.	Reduced Impacts: Land use change reduced as western portion of site undeveloped by eliminating the proposed office building. Still requires Special Use Permit. May still require a variance for the construction of signage tower and retaining walls. Somewhat reduced impact on community character. No gateway and fewer architectural enhancements.
Community Services	184,800 sf of retail building and 269 full- and part-time employees. 14,800 sf of office space and 45 full-time employees. Limited increase in demand on emergency services.	No Impact	Reduced Impact: Smaller development size, 182 employees, reduced number of patrons and reduced demand on services. No community space.
Economic Conditions <sup>3</sup>	At least 269 full- and part-time jobs created during operation, significant tax benefits; 323 person years of employment created during construction. No significant impact on existing retailers.	No job creation. No tax benefit. No introduced competition.	Lower Tax Benefits. Fewer full-time jobs created during operation; fewer jobs created during construction. Similar impact on existing retailers.

<sup>3</sup> Number of employees is based on information provided by the Energy Information Administration website ([www.eia.doe.gov](http://www.eia.doe.gov)).

<b>Table 4-2 Comparison of the Modified Reduced Scale Alternative</b>			
	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Modified Reduced Scale Alternative</i></b>
Cultural Resources	Phase 1A and B Cultural Resource Survey and Phase II Site Evaluation conducted per State requirements concluded no further testing required.	No Impact	Similar impact. Limit of disturbance is 4.1 acres less than the Proposed Plan.
Natural Resources	26.5 Acres of Site Disturbance, 28.4 Acres of Vegetative Cover Post-Construction.	No Impact	Reduced Impact: 22.4 Acres of Site Disturbance, 30.3 Acres of Vegetative Cover Post-Development.
Geology	60,000 CY of Rock Excavation, 26.5 Acres of Disturbance, 221,890 CY of cut, 180,399 CY of fill, 4.1 Acres of Disturbance to 15%+ Slopes.	No Impact	Reduced Impact: 22.4 Acres of Site Disturbance; amount of cut and fill and disturbance to 15%+ slopes (2.9 acres) reduced.
Water Resources and Wetlands	No direct impacts to wetlands or water courses. 1.9 acres of Town buffer impact.	No Impact	Reduced Impact: No direct, permanent impacts to wetlands or water courses. 0.2 acres of Town buffer impact.
Stormwater Management	Impacts related to 13.9 acres of new impervious area addressed by SWPPP, BMPs and LID.	No Impact	Reduced Impact: Impacts related to 12.0 acres of new impervious area would be addressed by plan specific SWPPP, BMPs and LID.
Traffic and Transportation <sup>4</sup>	Peak Hour Trips Weekday a.m. 267 Weekday p.m. 981 Saturday 1,298	No Impact	Reduced Impact: Peak Hour Trips Weekday a.m. 231 Weekday p.m. 951 Saturday 1,308
Air Quality	Construction and traffic related impacts. Minimal operational impacts.	No Impact	Reduced Impact: Smaller area of construction, less traffic, reduced operational impacts but traffic concentrated at single access point.
Noise	Variable increases in noise based on phase of construction and traffic. Increased noise due to building systems operation and traffic.	No Impact	Minimal Reduced Impact: Smaller retail area would result in less construction, operation and traffic-generated noise.

<sup>4</sup> Traffic estimates for alternatives provided by Tim Miller Associates, Inc., 20087.

**Table 4-2**  
**Comparison of the Modified Reduced Scale Alternative**

	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Modified Reduced Scale Alternative</i></b>
Construction	Impacts related to the preparation of the site for development and actual construction of 210,600 sf of building, SSTS area and stormwater management areas and 800 parking spaces.	No Impact	Reduced Impact: Reduced building size and number of parking spaces, similar SSTS; shorter construction period.
Infrastructure and Energy	Anticipated utility use falls within existing capacity. Wastewater processed on-site and water supply wells on-site. Two SSTS areas on-site .	No Impact	Reduced Overall Impact: Utility use reduced, wastewater processed on-site/ water supply well on-site.
Community Character (Visual Resources)	Visual impact: Associated buildings, access roads, parking areas and US Route 6/front retaining walls, all landscaped to provide least impact and visual appeal from Interstate 84 and US Route 6 and adjacent properties. In addition, the Interstate 84/rear retaining wall will be blocked from view by intervening buildings as well as existing topography and existing and proposed vegetation.	No Impact	Decreased Impact: Reduced building and parking areas, fewer buildings, less road area; Potential visual impacts will be similar to Proposed Action.
Cumulative Impacts	Cumulative Impacts would occur due to impervious area, traffic, noise, air and construction affects	No Impact	Reduced Impact: Less disturbance smaller project.

Source: Tim Miller Associates, Inc., 2009

<b>Table 4-3 Comparison of Alternative Retail Configuration (Layout 9)</b>			
	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Alternative Layout 9</i></b>
Proposed Development	Retail/Office	None	Retail/Office
Intensity of Use	184,800 sf Retail 14,800 sf Office 11,000 sf Community /Office/Personal Service 210,600 sf Total	Vacant	184,800 sf Retail 14,800 sf Office 11,000 sf Community /Office/Personal Service 210,600 sf Total
Parking Spaces	800 Required 800 Provided	None	800 Required 800 Provided
Water Usage	4,900 gpd Retail/ 1,200 gpd Office	None	4,900 gpd Retail/ 1,200 gpd Office
New Impervious Surface Area/Total Area of Disturbance	13.9 Acres / 26.5 Acres	None	Smaller Impact: 11.2 Acres / 22.4 Acres
Land Use, Zoning, Public Policy and Community Character (See below for Community Character - Visual Resources)	Land use change from vacant to commercial but in conformance with surrounding area. In compliance with zoning and public policy (will require Special Use Permit; may require a variance for the construction of the signage tower and retaining walls at heights greater than permitted). Changes in community character are primarily visual (see separate heading).	No Impact In regards to Public Policy, a No Action Alternative would not be in compliance with recommendations set forth in the Town of Southeast Comprehensive Plan.	Same Impact: Same total building square footage. Land use change same. Zoning and public policy same and still requiring Special Use Permit and may still require a variance for the construction of the signage tower and retaining walls. Impact on community character are primarily visual (see separate heading).
Community Services	184,800 sf of retail building and 269 full- and part-time employees. 14,800 sf of office space and 45 full-time employees. Limited increase in demand on emergency services.	No Impact	Same Impact: 184,800 sf of retail building and 269 employees. Office space and number of employees same.
Economic Conditions	At least 269 full- and part-time jobs created during operation, significant tax benefits; 323 person years of employment created during construction. No significant impact on existing retailers.	No job creation. No tax benefit. No introduced competition.	Same Tax Benefits. Same jobs created during operation and greater for construction. Similar impact on existing retailers.

**Table 4-3**  
**Comparison of Alternative Retail Configuration (Layout 9)**

	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Alternative Layout 9</i></b>
Cultural Resources	Phase 1A and B Cultural Resource Survey and Phase II Site Evaluation conducted per State requirements concluded no further testing required.	No Impact	Similar Impact: Limit of disturbance smaller than Proposed Action.
Natural Resources	26.5 Acres of Site Disturbance, 28.4 Acres of Vegetative Cover Post-Construction.	No Impact	Smaller Impact: 22.4 Acres of Site Disturbance, 31.4 Acres of Vegetative Cover Post-Development.
Geology	60,000 CY of Rock Excavation, 26.5 Acres of Disturbance, 221,890 CY of cut, 180,399 CY of fill, 4.1 Acres of Disturbance to 15%+ Slopes.	No Impact	Smaller Impact: Area of disturbance less, amount of cut and fill less and disturbance to 15%+ slopes less.
Water Resources and Wetlands	No direct impacts to wetlands or water courses. 1.9 acres of Town buffer impact.	No Impact	Smaller Impact: No direct, permanent impacts to wetlands or water courses. 1.2 acres of Town buffer impact.
Stormwater Management	Impacts related to 13.9 acres of new impervious area addressed by SWPPP, BMPs and LID.	No Impact	Smaller Impact related to 11.2 acres of new impervious area would be addressed by plan specific SWPPP, BMPs and LID.
Traffic and Transportation	Peak Hour Trips Weekday a.m. 267 Weekday p.m. 981 Saturday 1,298	No Impact	Same Impact.
Air Quality	Construction and traffic related impacts. Minimal operational impacts.	No Impact	Slightly Greater Impact from construction and construction traffic; same operational impacts.
Noise	Variable increases in noise based on phase of construction and traffic. Increased noise due to building systems operation and traffic.	No Impact	Same Impact.
Construction	Impacts related to the preparation of the site for development and actual construction of 210,600 sf of building, SSTS areas, Stormwater management areas and 800 parking spaces.	No Impact	Greater Construction Impact due to addition of parking structure in lieu of surface parking.

**Table 4-3**  
**Comparison of Alternative Retail Configuration (Layout 9)**

	<b><i>Modified Proposed Action</i></b>	<b><i>No Action Alternative</i></b>	<b><i>Alternative Layout 9</i></b>
Infrastructure and Energy	Anticipated utility use falls within existing capacity. Wastewater processed on-site and water supply well on-site. Two SSTS areas on western side.	No Impact	Same Impact.
Community Character (Visual Resources)	Visual impact: Associated buildings, access roads, parking areas and US Route 6/front retaining walls, all landscaped to provide least impact and visual appeal from Interstate 84 and US Route 6 and adjacent properties. In addition, the Interstate 84/rear retaining wall will be blocked from view by intervening buildings as well as existing topography and existing and proposed vegetation.	No Impact	Greater Impact due to addition of parking structure and two story buildings and location of buildings closer to Route 6. The tops/second floor of buildings and parking structure would be much more visible from both Route 6 and Interstate 84.
Cumulative Impacts	Cumulative Impacts would occur due to impervious area, traffic, noise, air and construction affects	No Impact	Same Impact.

Source: Insite Engineering, Tim Miller Associates, Inc., 2009

**Parking Requirements:**

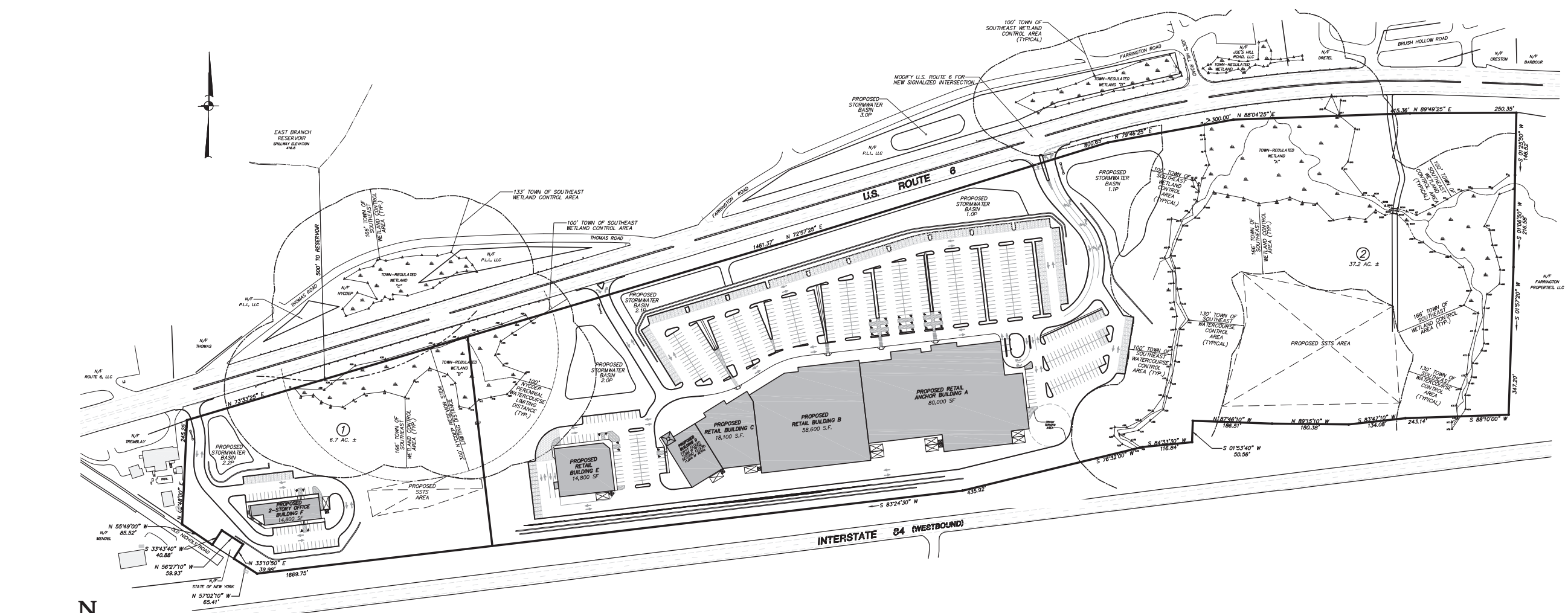
Lot 1  
 Required:  
 14,800 s.f. Office @ 1 space/250 s.f. = 60 spaces  
 Total spaces provided = 60 spaces

Lot 2  
 Required:  
 193,500 s.f. Retail @ 1 space/250 s.f. = 774 spaces  
 Total spaces provided = 774 spaces

**Loading Requirements:**

Lot 1  
 Required:  
 14,800 s.f. Office @ 1 space/40,000 s.f. = 1 space  
 Total spaces provided = 1 space

Lot 2  
 Required:  
 193,500 s.f. Retail @ 1 space/40,000 s.f. = 5 spaces  
 Total spaces provided = 5 spaces



1.1 MI. TO CT STATE LINE  
 2.3 MI. TO EXIT 1

**Figure 4-1: Alternative Layout 5**

**Stateline Retail Center**

**Town of Southeast, Putnam County, NY**

Source: Insite Engineering, Surveying & Landscape Architecture, P.C.

Drawing Date: November 24, 2008

Scale: As shown

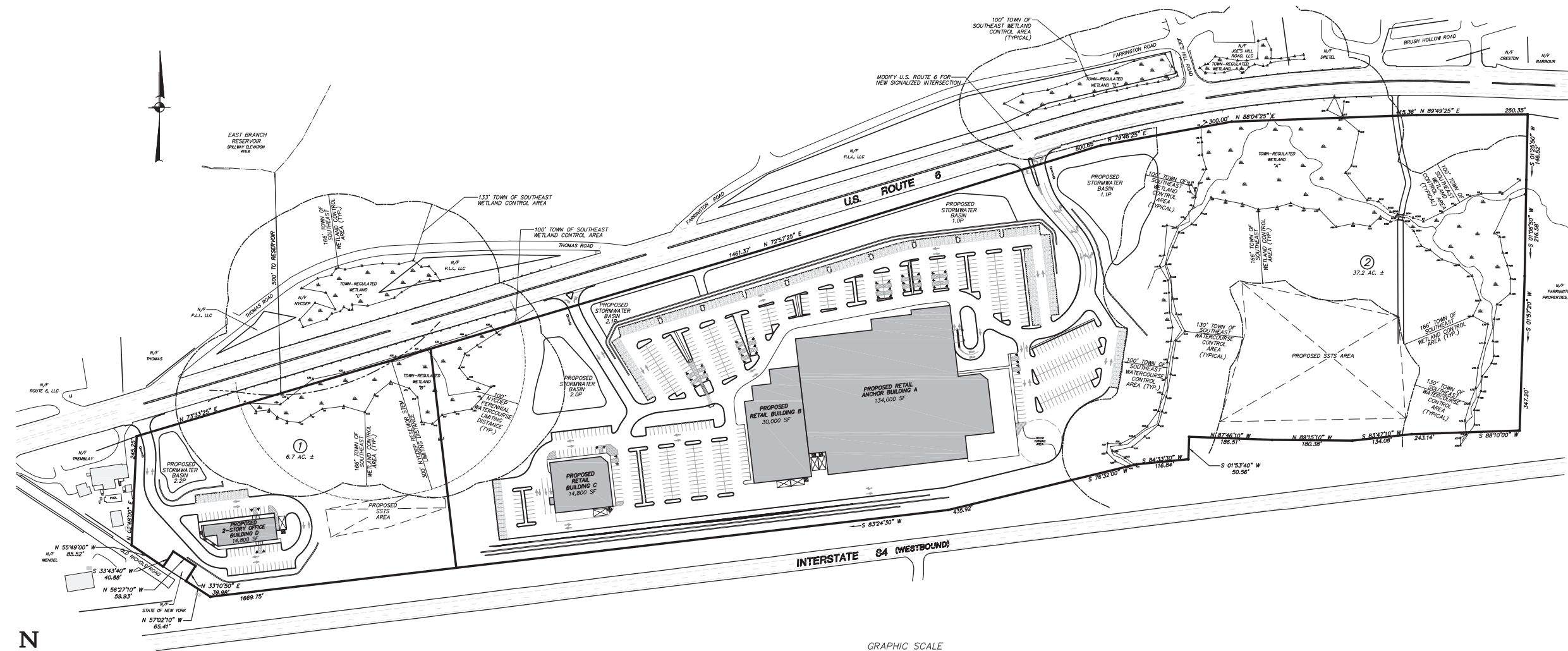


**Parking Requirements:**

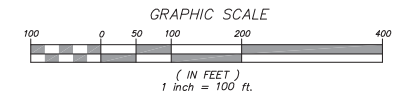
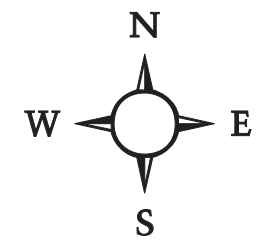
<b>Lot 1</b>		
Requirements:	14,800 s.f. Office @ 1 space/250 s.f.	= 60 spaces
	Total spaces provided	= 60 spaces
<b>Lot 2</b>		
Requirements:	178,800 s.f. Retail @ 1 space/250 s.f.	= 716 spaces
	Total spaces provided	= 716 spaces

**Loading Requirements:**

<b>Lot 1</b>		
Requirements:	14,800 s.f. Office @ 1 space/40,000 s.f.	= 1 space
	Total spaces provided	= 1 space
<b>Lot 2</b>		
Requirements:	178,800 s.f. Retail @ 1 space/40,000 s.f.	= 5 spaces
	Total spaces provided	= 5 spaces



1.1 MI. TO CT STATE LINE  
2.3 MI. TO EXIT 1



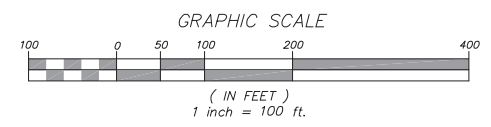
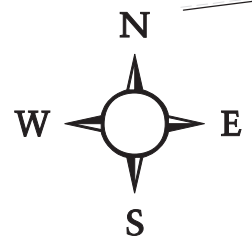
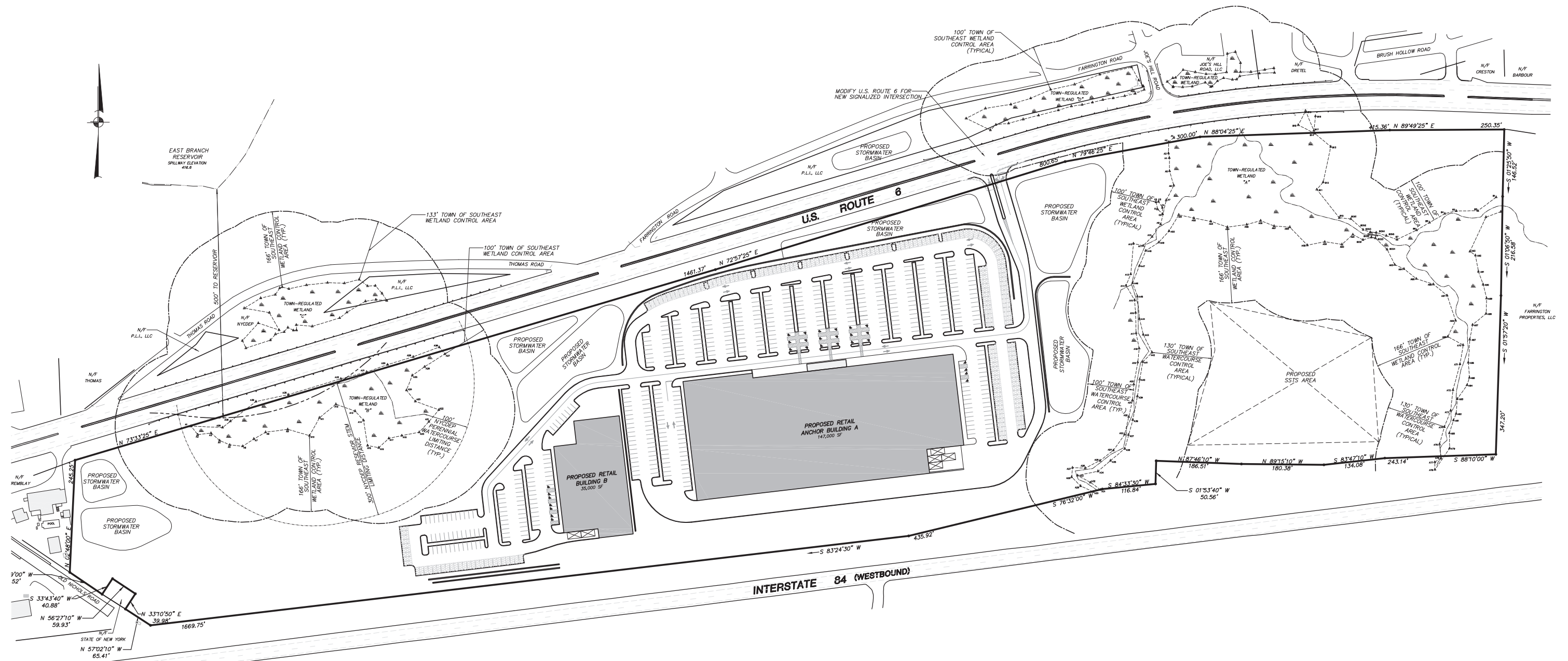
**Figure 4-2: Alternative Layout 6**  
Stateline Retail Center  
Town of Southeast, Putnam County, NY  
Source: Insite Engineering, Surveying & Landscape Architecture, P.C.  
Drawing Date: November 24, 2008  
Scale: As shown

**Parking Requirements:**

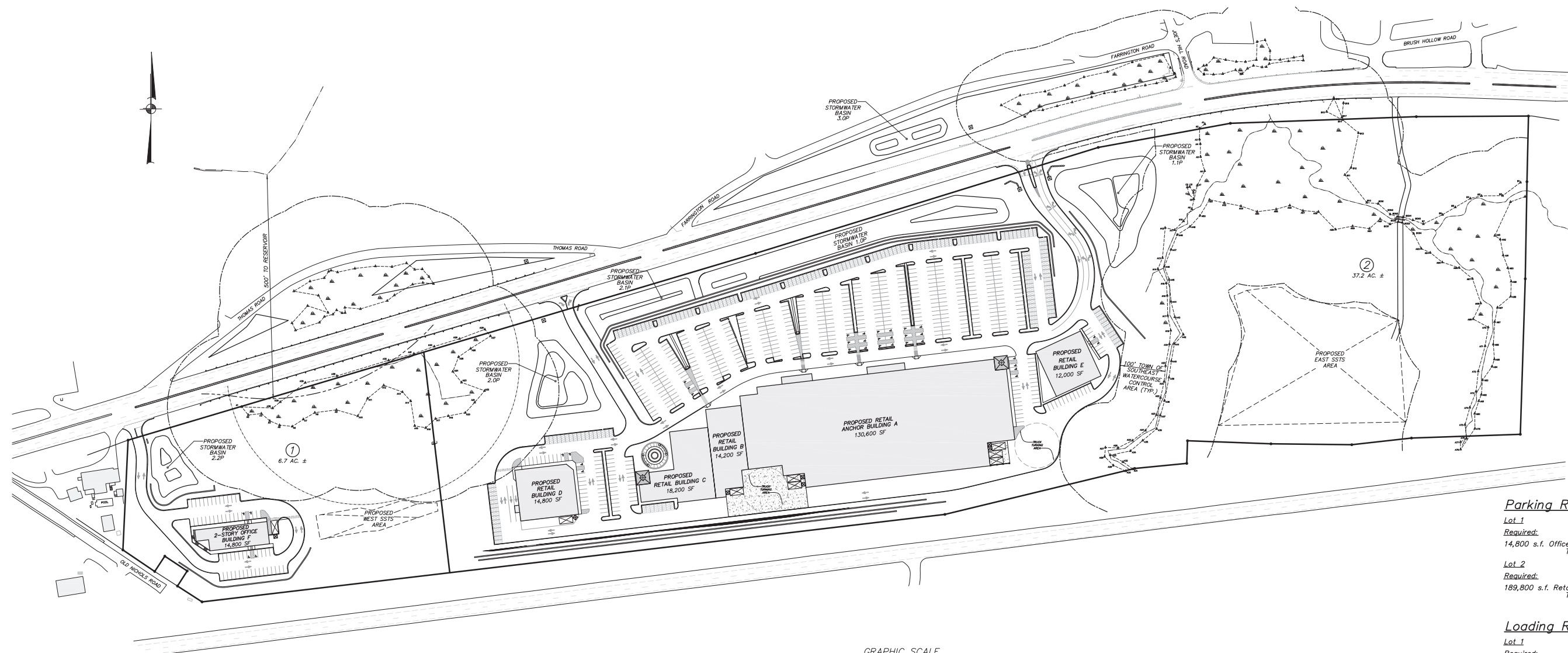
Required:  
 182,000 s.f. Retail @ 1 space/250 s.f. = 728 spaces  
 Total spaces provided = 728 spaces

**Loading Requirements:**

Required:  
 182,000 s.f. Retail:  
 1 space/40,000 s.f. = 5 spaces  
 Total spaces required = 5 spaces  
 Total spaces provided = 6 spaces



**Figure 4-3: Modified Reduced Scale Alternative  
 Stateline Retail Center  
 Town of Southeast, Putnam County, NY  
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.  
 Drawing Date: November 24, 2008  
 Scale: As shown**



1.1 MI. TO CT STATE LINE  
2.3 MI. TO EXIT 1

**Parking Requirements:**

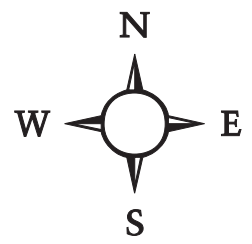
**Lot 1**  
**Required:**  
 14,800 s.f. Office @ 1 space/250 s.f. = 60 spaces  
 Total spaces provided = 60 spaces

**Lot 2**  
**Required:**  
 189,800 s.f. Retail @ 1 space/250 s.f. = 760 spaces  
 Total spaces provided = 760 spaces

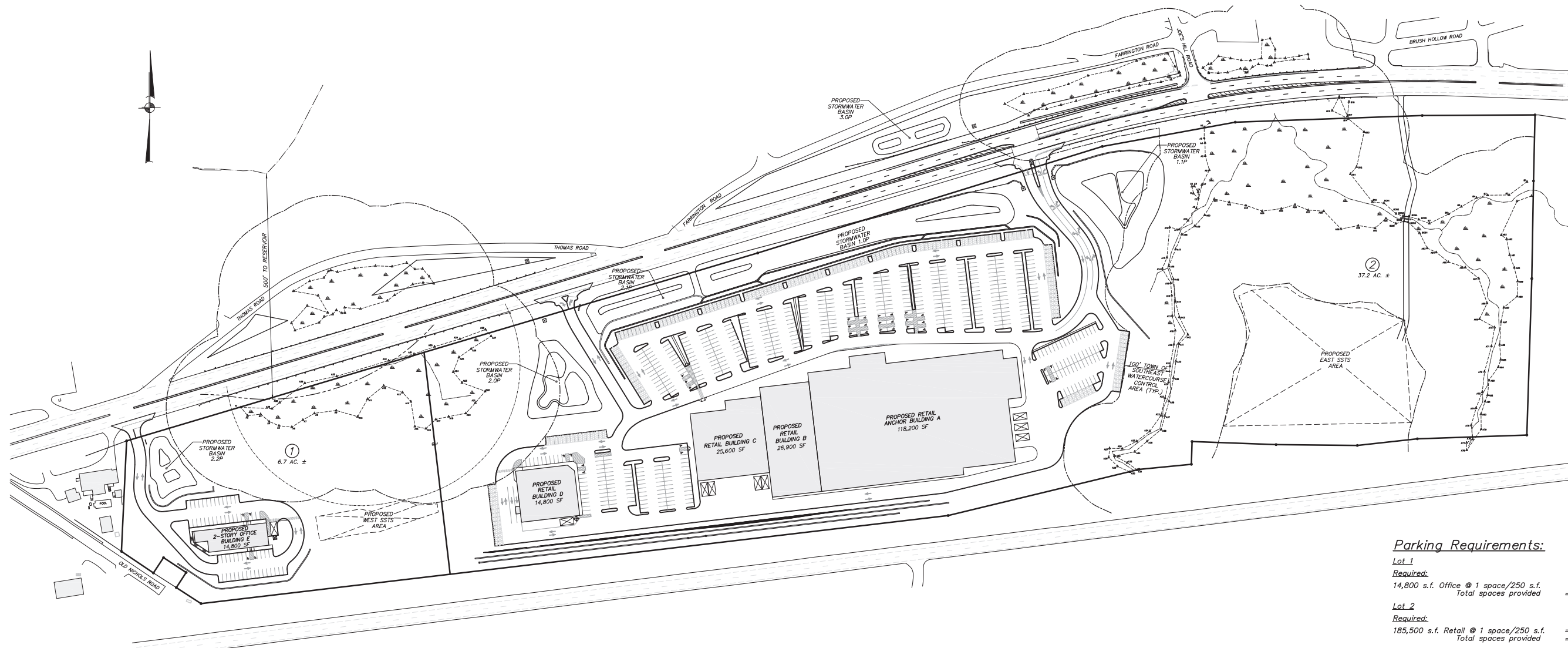
**Loading Requirements:**

**Lot 1**  
**Required:**  
 14,800 s.f. Office @ 1 space/40,000 s.f. = 1 space  
 Total spaces provided = 1 space

**Lot 2**  
**Required:**  
 189,800 s.f. Retail @ 1 space/40,000 s.f. = 5 spaces  
 Total spaces provided = 7 spaces



**Figure 4-4: Alternative Layout 7**  
**Stateline Retail Center**  
 Town of Southeast, Putnam County, NY  
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.  
 Drawing Date: March 6, 2009  
 Scale: As shown



1.1 MI. TO CT STATE LINE  
2.3 MI. TO EXIT 1

**Parking Requirements:**

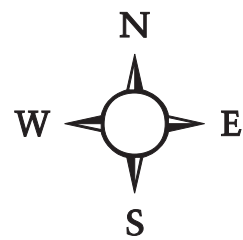
**Lot 1**  
Required:  
14,800 s.f. Office @ 1 space/250 s.f. = 60 spaces  
Total spaces provided = 60 spaces

**Lot 2**  
Required:  
185,500 s.f. Retail @ 1 space/250 s.f. = 742 spaces  
Total spaces provided = 742 spaces

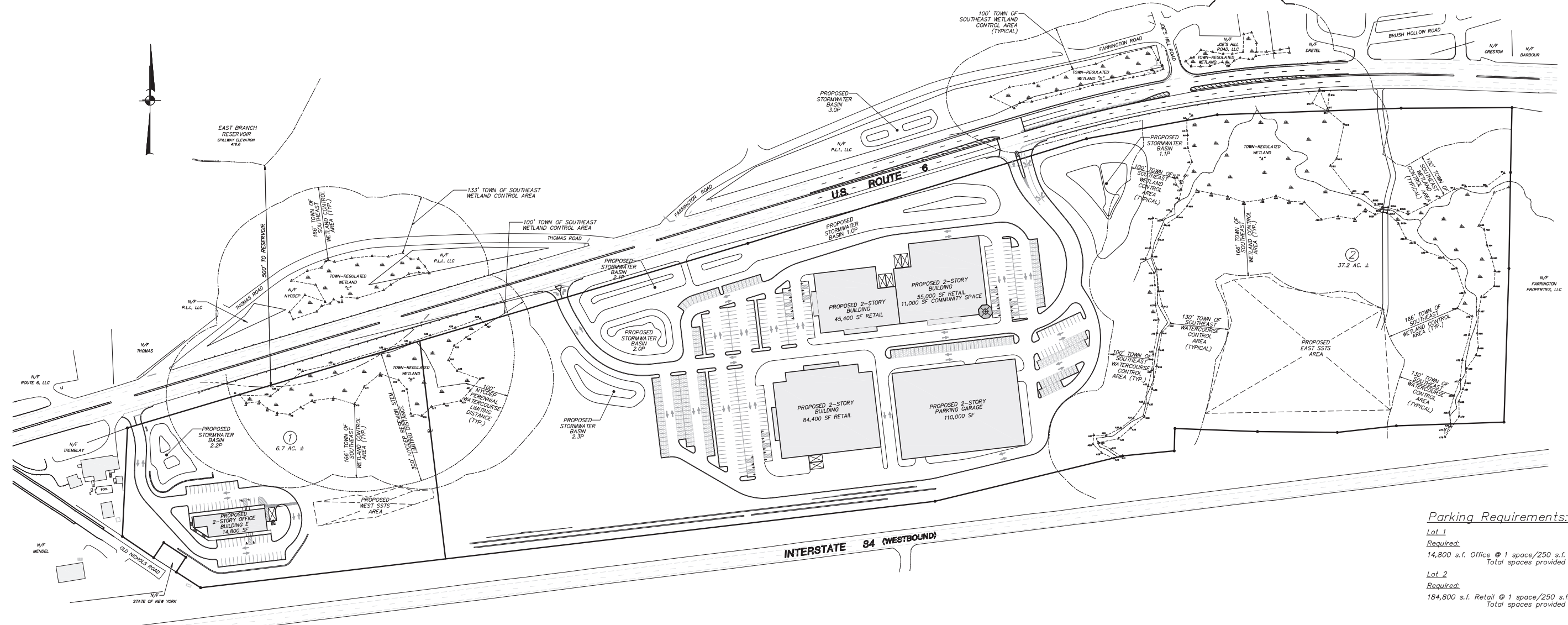
**Loading Requirements:**

**Lot 1**  
Required:  
14,800 s.f. Office @ 1 space/40,000 s.f. = 1 space  
Total spaces provided = 1 space

**Lot 2**  
Required:  
185,500 s.f. Retail @ 1 space/40,000 s.f. = 5 spaces  
Total spaces provided = 8 spaces



**Figure 4-5: Alternative Layout 8**  
Stateline Retail Center  
Town of Southeast, Putnam County, NY  
Source: Insite Engineering, Surveying & Landscape Architecture, P.C.  
Drawing Date: March 6, 2009  
Scale: As shown



1.1 MI. TO CT STATE LINE  
2.3 MI. TO EXIT 1

Parking Requirements:

<u>Lot 1</u>	
Required:	
14,800 s.f. Office @ 1 space/250 s.f.	= 60 spaces
<b>Total spaces provided</b>	<b>= 60 spaces</b>
<u>Lot 2</u>	
Required:	
184,800 s.f. Retail @ 1 space/250 s.f.	= 740 spaces
<b>Total spaces provided</b>	<b>= 740 spaces</b>

Loading Requirements:

<u>Lot 1</u>	
Required:	
14,800 s.f. Office @ 1 space/40,000 s.f.	= 1 space
<b>Total spaces provided</b>	<b>= 1 space</b>
<u>Lot 2</u>	
Required:	
184,800 s.f. Retail @ 1 space/40,000 s.f.	= 5 spaces
<b>Total spaces provided</b>	<b>= 6 spaces</b>

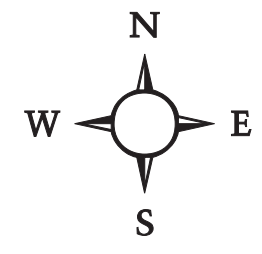
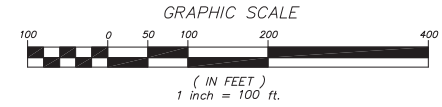


Figure 4-6: Alternative Layout 9  
Stateline Retail Center  
Town of Southeast, Putnam County, NY  
Source: Insite Engineering, Surveying & Landscape Architecture, P.C.  
Drawing Date: April 8, 2009  
Scale: As shown