

4.0 ALTERNATIVES

Section 617.9(b)(5) of the regulations implementing SEQRA requires that a draft environmental impact statement include a description and evaluation of the range of reasonable alternatives to the proposed action which are feasible, considering the objectives and capabilities of the project sponsor. The range of alternatives must include the "No Action" alternative.

In addition to the No Action alternative, this DEIS evaluates two alternatives Senior Conservation Alternative and Reduced Lot-Count Alternative. These two alternatives are described and evaluated below.

As described throughout this document, the applicant has prepared a Conventional site plan and a Conservation Plan, which conforms to the requirements in the Town Code (Chapter 107-50.1 Conservation Subdivisions). The Conservation Plan is a single family residential subdivision with an modified layout that clusters the subdivision on more level portions of the site. This Conservation Plan Alternative is only referenced in this Alternatives chapter, but its potential impacts and mitigation measures have been thoroughly described throughout this DEIS.

The Senior Conservation Alternative described in this section involves multifamily buildings consistent with Section 125-51 through 125-56 of the Town of Bedford Code.

4.1 No Action Alternative

In accordance with SEQRA regulations, the No Action alternative must evaluate the adverse or beneficial impacts that would occur in the reasonably foreseeable future in the absence of the proposed action. For purposes of this analysis, the No Action alternative assumes that the proposed project site would remain vacant and undeveloped.

The No Action alternative would be inconsistent with the objectives of the applicant/property owner. In order for the entire site to remain in its current state or as open space, the Town or a land conservation organization would need to acquire the property for open space purposes and compensate the property owner accordingly.

Under the No-Action alternative, none of the impacts identified in this report, whether adverse or beneficial, would occur.

Geologic Resources: There would be no disturbance to geology, soils, or topography under the No Action alternative. There would be no grading disturbance of the project site. The No Action alternative would not result in any potential disturbance to bedrock.

Water Resources: Like the proposed action, the No Action alternative would not result in the alteration of drainage patterns on the project site nor the introduction of impervious surfaces that would increase stormwater runoff rates. The No Action alternative would not result in any increase in nutrient loading beyond what currently results from overland flow carrying nutrients from the existing vacant land. There would be no impact to groundwater resources.

Air Resources: There would be no traffic generated by this alternative, thus air quality impacts would be reduced compared to the proposed Tripi Subdivision.

Terrestrial and Aquatic Ecology: No disturbance or removal of woodland vegetation would occur under the No Action alternative. The site would continue to provide habitat and cover for local wildlife.

Transportation Resources: Under this alternative there would be no traffic generated, and no impact to the local traffic network.

Land Use & Zoning: The project site would remain vacant and available for development in any of the as of right uses permitted in the R-1/2A and R-1/4A zoning districts.

Community Services and Utilities: There would be no demand placed on community services and facilities as a result of the No Action alternative. Under this alternative, there would be no demand placed on water supply, electric or gas.

Cultural Resources: The site would remain vacant. Existing views of the site from Harris Road, New Street and other viewing locations would remain unaltered. There would be no impact to historic or archaeological resources, if any, located on the project site. There would be no sources of noise generation and no sensitive receptors introduced to the project site.

4.2 Senior Conservation Alternative

A Senior Conservation residential Alternative has been developed to examine the impacts of developing the project site according to the goals of the Towns' Conservation development Code.(see Figure 4-1 Senior Conservation Alternative) Section 125-51 through 125-56 of the Town of Bedford Code sets forth procedures for Conservation Development, with the purpose of encouraging "flexibility of design" to promote "environmentally desirable use of land " by allowing modifications to the standard provisions of the Code. This Conservation development is primarily provided for multi-family developments, since it specifically allows two-family, multi-family and townhouse dwelling units in single family zoning districts, subject to Town Board approval.

The Town Code also provides for Conservation Subdivisions or cluster development under Section 107-22B and C of the Town Code. Following consultation with the Planning Board, the applicant has prepared a plan for a Conservation subdivision development and that plan is described in this DEIS with a Conventional Plan. The Senior Conservation Alternative described below was designed consistent with Section 125-51 through 125-56 of the town Code.

The Senior Residential alternative includes a total of 82 residential units including 70 one bedroom units and 12 two bedroom units. The one-bedroom units would be provided in 7 buildings arrayed around a loop road. The 12 two bedroom units would be provided in four smaller buildings located along the western portion of the site. The larger buildings would include under-building parking. Similar to the Conservation Subdivision alternative, the community SSTS system would be provided inside the loop roadway.

The Senior Conservation alternative would cluster the development around one loop road with primary access from New Street, and would include a community subsurface sewage treatment system (SSTS). This plan would provide protected open space and reduce impacts on steeper slopes.

The community SSTS and expansion areas would need to be located in a relatively level area, with adequate soils. The size of the system is directly related to the proposed wastewater flows.

The SSTS could provide passive community open space for future residents, landscaped with grasses and perennial plantings.

The Senior alternative would have similar site disturbance impacts as the proposed Conservation Plan or approximately 13 acres. This is less site disturbance than required for the Conventional Plan. The alternative would involve impervious surface of 2.14 acres, which would be less than the 3.44 acres resulting from the proposed Conventional project and the proposed Conservation Plan with 3.89 acres. The impervious surface would be reduced since 10 residential units would be included in each large building, reducing the project footprint. Disturbance to steep slopes would be less than the proposed project with 0.62 acres compared to 1.8 acres for the proposed Conventional Plan.

The population which could be expected as a result of the Senior is based upon the Development Assessment Handbook (Urban land Institute, 1994). The multiplier for two bedroom condominiums in the northeast, is 2.0685 persons per unit and is 1.0 per unit for a one bedroom unit. Based on these multipliers, the Senior alternative is projected to add 95 persons to the Town. These demographics compare to a total of 70 persons, including 20 school age children for the proposed 19 single family homes (Conventional Plan). A primary demographic difference for the Senior alternative is that no school age children would be added to the Town population, compared to the proposed action.

4.3 Reduced Lot Count Alternative

This alternative would result in a 17-lot subdivision for purposes of constructing 17 single-family detached dwellings. The internal road layout would be slightly modified from the proposed plan. There would be no change to the main internal road connecting to Harris Road and New Street. However, there would be one secondary internal road terminating with a cul-de-sac, rather than two. A concept layout for this Reduced Lot Count Alternative is shown in Figure 4-2. The reduced Lot count alternative meets all dimensional requirements of the zoning code.

The impacts associated with this alternative are discussed below by topic as compared to the proposed Tripi Subdivision.

Geologic Resources: With the Reduced Lot Count Alternative, there would be slightly less disturbance to geology, soils, or topography, compared to the Conventional Plan. This alternative proposes a total of 11,050 cubic yards of cut and 6,180 cubic yards of fill, leaving a balance of 4,875 cubic yards of excess soil to be removed from the site.

Water Resources: There are no wetlands, watercourses or water bodies on the project site. Similar to the proposed project, the Reduced Lot Count Alternative would require a SWPPP to maintain stormwater flow rates at or below existing flow rates. Stormwater quality would be treated to meet NYSDEC and NYCDEP stormwater quality standards.

Air Resources: There would be a slight reduction in traffic generated by this alternative both during and after construction, thus air quality impacts would be slightly reduced compared to the proposed Tripi Subdivision.

Terrestrial and Aquatic Ecology: Due to the reduction in number of residential dwellings, this alternative would result in slightly reduced on site disturbance. There would be a similar reduction in the removal of woodland vegetation would occur under this alternative. The site would continue to provide habitat and cover for local wildlife.

Transportation Resources: As previously indicated, this alternative would result in a slightly lower site-generated traffic generated. Since the proposed Conventional Plan is not anticipated to impact the traffic network or operating level of service, this alternative would similarly have no impacts on transportation.

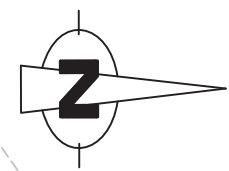
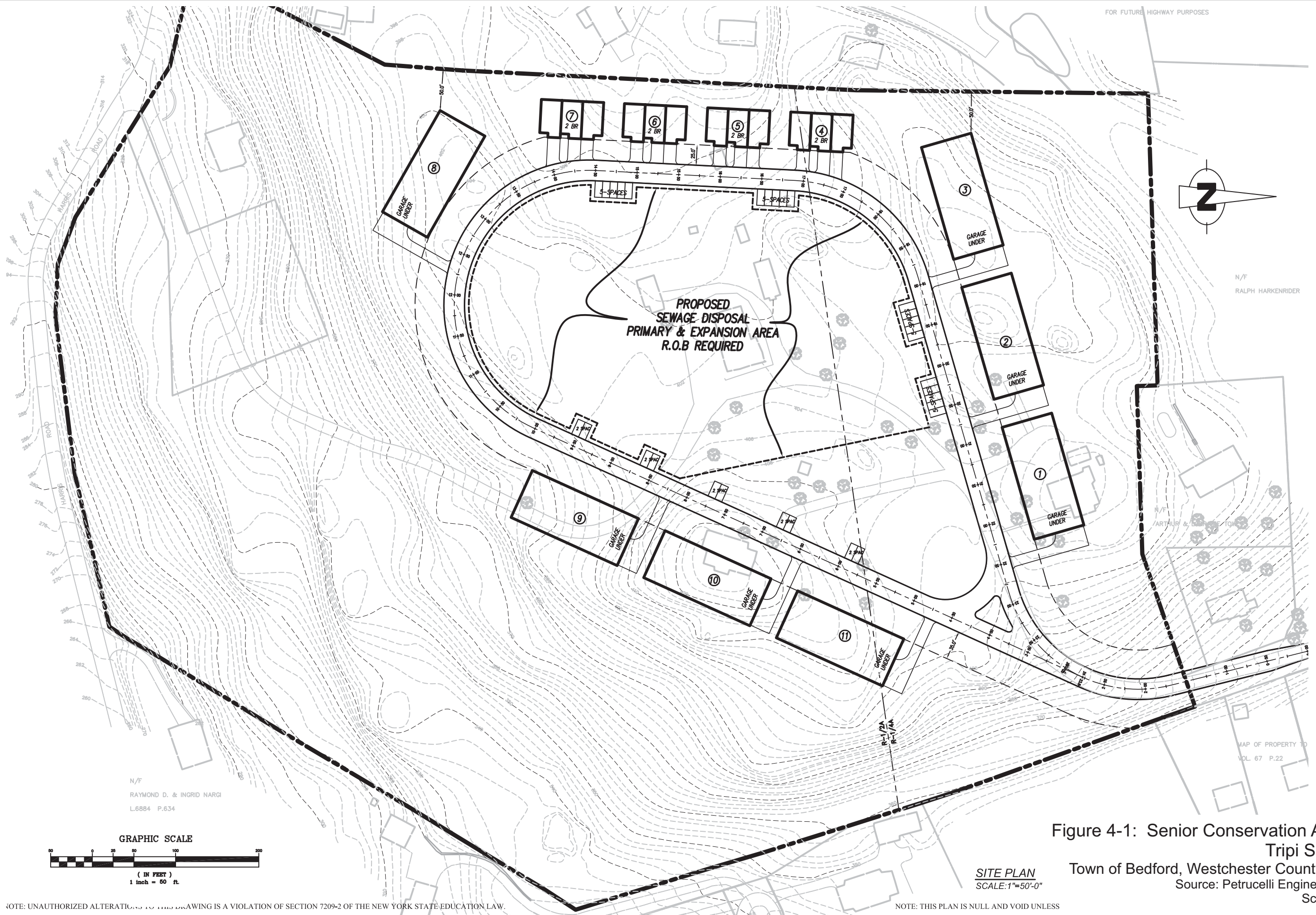
Land Use & Zoning: The residential land use proposed with this alternative is a permitted use in the existing R-1/2A and R-1/4A zoning designations on the property. As shown in Figure 4-1, each residential lot with this alternative would comply with the dimensional requirements as per the zoning code. Lot sizes for the 17 residential lots would range from 0.72 acres to 2.73 acres. As with the proposed Conventional Subdivision, the residential character of Bedford would be expected to be maintained and there would be no impacts to land use and zoning with this alternative.

Community Services and Utilities: This Reduced Lot Count Alternative would result in a lower population being introduced as residents to the site, with a total of 62 persons as compared to 70 persons with the proposed Conventional Subdivision. Thus, there would be a slightly reduced demand placed on community services and facilities, and utilities, with this alternative.

Socio-Economics: The reduction in number of residential lots proposed with this alternative would result in lower taxes generated by the project site. The Assessed Value of the project site would be \$1,912,500 with the Reduced Lot Count Alternative, which is \$225,000 less than the proposed Conventional development. As a result, taxes generated to each taxing jurisdiction would be lower than anticipated with the Conventional Plan.

Cultural Resources: This alternative would result in less visual impacts that the proposed Tripi Subdivision due to the decrease in residential structures, and potential for reduced visibility of such structures from surrounding roads. There would be similar noise impacts as both plans would introduce construction noise during construction and typical residential noise (vehicles, dogs, lawn mowers) to the project site. As with the proposed project, there would be no impact to historic resources.

FOR FUTURE HIGHWAY PURPOSES

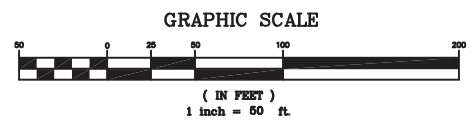


N/F
RALPH HARKENRIDER

N/F
ARTHUR & CHRISTOPHER

MAP OF PROPERTY TO
VOL. 67 P.22

N/F
RAYMOND D. & INGRID NARGI
L.6884 P.634



SITE PLAN
SCALE: 1"=50'-0"

**Figure 4-1: Senior Conservation Alternative
Tripi Subdivision**
Town of Bedford, Westchester County, New York
Source: Petrucci Engineering, 9/20/07
Scale: As shown

NOTE: UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS PLAN IS NULL AND VOID UNLESS

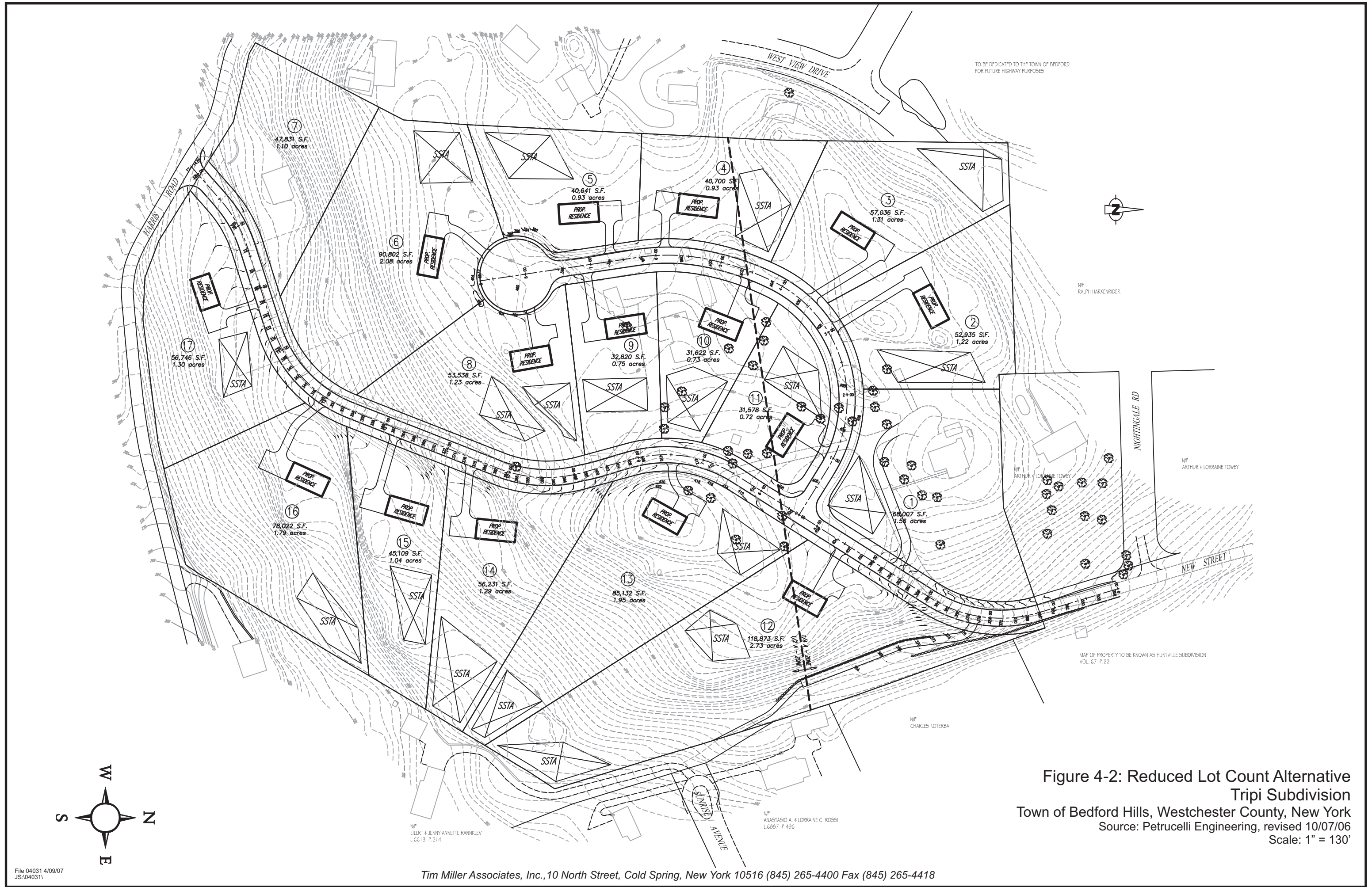


Figure 4-2: Reduced Lot Count Alternative
 Tripi Subdivision
 Town of Bedford Hills, Westchester County, New York
 Source: Petrucelli Engineering, revised 10/07/06
 Scale: 1" = 130'

