

4.0: ALTERNATIVES

4.1 Introduction

The regulations implementing the New York State Environmental Quality Review Act (SEQRA) require:

“a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed. The range of alternatives must include the 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.”

In addition to the proposed plan, the following alternative development concepts, as set forth in the Scoping Document, are examined in this DEIS:

- No Action Alternative
- Alternatives Consistent with Current Zoning
 - Retail/Senior Housing Zoning Compliant Alternative (2) with a wastewater treatment plant (Alternative B-1 and B-2)
 - Retail/Market Rate Housing Alternative (A-3), same layout as B-2 but with non-senior housing (requires zoning text amendment)
 - Retail Zoning Compliant Alternative with subsurface treatment of wastewater (Alternatives C-1)
 - Retail/Business Park Alternative (Alternative C-2)
- Design Configurations
 - Mixed Use Alternatives (2) with a wastewater treatment plant (Alternatives A-1 and A-2)

A total of eight alternative development plans have been advanced by the applicant for review and comparison with the Proposed Action. The Corporate Use Alternative is the Proposed Action as it includes 350,000 square feet of Corporate Office space, 125,000 square feet of Professional Office space and a supporting 90 key hotel. Only the Proposed Action includes this corporate space.

The following sections detail each of these alternatives. The sections provide a narrative description and comparable analysis of each impact issue for the identified alternatives. The comparative analysis is further summarized in tabular format in Section 4.3.

4.2 Alternatives

The Scope requires that, in addition to the No Action Alternative, other alternatives that address uses consistent with current zoning, notably a retail supercenter and senior housing; alternative design configurations; and corporate use alternatives be examined. These alternatives and their related impacts are documented in the following sections.

4.2.1 No Action Alternative

In accordance with SEQRA regulations, the No Action Alternative must evaluate the adverse or beneficial site changes that are likely to occur in the reasonably foreseeable future in the absence of the Proposed Action.

The No Action Alternative is the scenario that would occur in the absence of the proposed project. Under this alternative, the site would remain in its current undeveloped state and no improvements would occur. Portions of the site would continue to be used for agricultural purposes. Interior areas of the site would continue to provide wildlife habitat as described elsewhere in this DEIS.

It is unlikely, however, that the site would remain in its current undeveloped state for the long term if the proposed action does not move forward, considering the objectives of the Applicant, the allowable uses permitted under local zoning, the relative scarcity of developable land that can be readily accessed by major roadways, the surrounding land uses, and the increasing demand for large, undeveloped tracts of land in the market place. The applicant has a significant investment in the property, and development of the property in a manner consistent with local and regional plans is likely to occur. In the short term, farming activities would continue and likely be expanded to areas of historic farming. In order for the site to remain vacant, either a government agency, the Town of Carmel with funding from the NYCDEP or other funding source, or a conservation organization would need to purchase the property for permanent open space protection and compensate the property owner accordingly.

The property is located in the commercial and commercial business park zoning districts. The Proposed Action will require zoning text amendments to allow mixed use development through a special permit.

Pertaining to the future land use patterns of the Town of Carmel, the Comprehensive Plan states:

The future land use plan is the vision for the future of Carmel and is meant to guide upcoming development decisions... Not only does the future land use plan recognize the established settlement pattern, natural features, existing retail, commercial and industrial areas, but also projects the location of future land use. Thus, the future land use plan attempts to reconcile the contrasting purposes of conservation and development with existing land uses, zoning, market pressures for development, environmental constraints as well as existing and proposed infrastructure.

--Town of Carmel Comprehensive Plan, October, 2000

The Town of Carmel, in the Comprehensive Plan, identifies the area of the project site west of US Route 6 as Commercial and Commerce/Business Park. According to the Plan, the commercial designations largely reflect existing conditions. The Commercial and Commerce/Business Park designations are in two specific areas of the Town; the northeast and southwest areas (subject site is in the southwest). They are generally large tracts of land in close proximity to commercial and high-capacity transportation routes.

The No Action Alternative would not support the Town's Comprehensive Plan which envisions commercial growth to continue along US Route 6. This is evidenced by the Town's locating the project site in the Commerce/Business Park (C/BP) and Commercial (C) zoning districts.

Chapter 3.6 of this DEIS documents the zoning classification and the permitted uses. Should the site remain undeveloped, it would not meet the Town's vision for this area as set forth in both the Comprehensive Plan.

Although the No Action Alternative would apparently be inconsistent with the objectives of the local government, it would eliminate all of the impacts identified in this DEIS, whether adverse or beneficial.

Should the Proposed Action not occur, none of the direct impacts associated with the construction and operation of the site identified in this DEIS would take place. Impacts of the No Action Alternative are compared to those of the Proposed Action by subject area below.

Soils and Topography: Under the No Action Alternative, there would be no introduction of buildings, access roads, parking areas and related infrastructure on the site. There would be no associated disturbance or removal of on-site vegetation and therefore no increase for potential erosion due to construction related activities. Changes would not occur at the project site that would alter geology, soils or topography beyond the existing agricultural uses as a direct result of the this alternative. The agricultural uses would be expected to continue and would require periodic tilling and cultivation of those portions of the site.

Wetlands and Watercourses: Since no construction would occur at the project site under this alternative, there would be no direct grading and/or filling, or indirect alteration of surface water flows, or impacts to wetlands.

Terrestrial and Aquatic Ecology: Under the No Action Alternative, the disturbance or removal of on-site vegetation and the introduction of buildings and parking areas on the site would not occur thereby avoiding any increases in impervious surfaces where vegetated areas now exist. Without the proposed construction of Union Place, the site vegetation would remain undisturbed and continue to provide areas of habitat and cover for local wildlife. Succession of those open meadow areas that are not under cultivation would continue toward a woodland condition. With time the entire site would succeed to a mature woodland, except for those areas where agricultural activities would continue.

Surface Water Resources: There would be no change to the existing surface water drainage patterns or stormwater runoff volume and quality since no construction would occur at the project site under the No Action Alternative except from ancillary farming activities.

Groundwater Resources: There would be no change to the groundwater resources since no construction of impervious surfaces and no installation of water supply wells would occur at the project site under No Action Alternative.

Zoning and Surrounding Land Uses: With no improvements to the site under the No Action Alternative and no construction associated with the proposed Project, the project site would remain vacant, with no resulting land use, community character or visual impacts. The No Action Alternative, however, would not take advantage of the existing zoning designations of the project site. In regards to Public Policy, this alternative would not fulfill the Town of Carmel's Comprehensive Plan, which ultimately envisions commercial growth to continue along US Route

6. The Proposed Action, with zoning text amendments to allow mixed use development (Smart Growth Village development) through a conditional use permit, would introduce a mixed-use neighborhood focused around a village main street with 235,000 square feet of ground floor, small format retail space, 180 rental units and 135,000 square feet of office space above the ground floor retail, 255,000 square feet of large retail space, 350,000 square feet of corporate office space, and a 90 room hotel. Adjacent to the village main street would be a residential housing community of 300 condominium units. Proposed amenities for the village main street include an outdoor music stage, passive park, village green, market square, walking trails, a bike/jogging trail, a playground, gazebo, fishing dock and pond, dog park, and a community center. The development would be in keeping with the land uses surrounding the site and would comply with the Comprehensive Plan and the zoning regulations of the Town of Carmel. Under the No Action Alternative, this project, with all of its public amenities, roadway improvements, etc., would not be built.

Vehicular Traffic and Roadways: The No Action Alternative eliminates the additional construction traffic that would be generated by the Union Place development. This alternative would not change the traffic patterns that presently occur in the site area. The additional traffic generated by the retail, office, residential and public amenity components proposed for the project site would not be added to the local road network and any potential increases in noise and vehicle emissions from site traffic would not occur. No new site access roads would be constructed as part of this Alternative. Without the new site access roads, the proposed cut-through road that would provide site access and a bypass of the currently failing (PM peak hour movement - refer to Chapter 3.7 Vehicular Traffic and Roadways herein) Baldwin Place Road/U.S. Route 6 intersection would not be implemented by the Applicant. Under this Alternative, traffic conditions in the project area would be the same as the "Future No Build" condition cited in Chapter 3.7 with failing movements in both the PM and Saturday peak hours. Without the project's proposed traffic mitigation measures, these Future No Build Condition failures would not be avoided. Finally, tax revenues would be unavailable to offset state and county road improvement under the No Action Alternative.

Community Services: Since a No Action Alternative involves no changes to physical conditions at the proposed site, impacts to community services would not occur. There would be no increased demand for or upon schools, police or fire protection or emergency medical services, solid waste services, water service, sewage disposal services, and there would be no improvements to those services as a result of tax revenues generated through site development.

Socioeconomic: There would be no changes to the population of the Town of Carmel with the No Action Alternative. No tax benefits from the development would be realized for the Town, the school district, Putnam County or the State. The anticipated property and sales tax revenues would not occur. No jobs, either short-term construction related, long-term on site related, or secondary multiplier off site related would be created in the area.

The Comprehensive Plan states that "The Town should also pursue attracting certain regional uses to the Town in order to strengthen the tax base and to provide convenient services to residents. Such uses - hotel, corporate offices - can be attractively located within the plan's designated campus commercial land use areas without adversely impacting the Town's hamlet business area and established residential neighborhoods." Loss of the tax revenue associated with the Proposed Development could impact local property tax rates furthering the current imbalance between property and sales taxes (see Chapter 3.9, Socioeconomics).

Noise: There would be no construction or operational phases and no changes in traffic volumes as a result of this alternative, therefore no noise related impacts would result.

Visual Quality: There would be no changes in views into the project site as a result of this alternative, therefore no related visual impacts would result.

Cultural Resources: There would be no impact to cultural resources under the No Action Alternative, as disturbance of the ground and structures would not occur.

4.2.2 Alternative Consistent with Current Zoning - Retail Supercenter with Senior Housing or Business Park

- Retail/Senior Housing Zoning Compliant Alternative with a wastewater treatment plant (Alternative B-1)
- Retail/Senior Housing Zoning Compliant Alternative with alternative retail configuration and road layout and a wastewater treatment plant (Alternative B-2)
- Retail/Market Rate Housing Alternative (A-3), same as B-2 but with non-senior housing (requires zoning text amendment)
- Retail/Business Park Zoning Compliant Alternative with subsurface treatment of wastewater (Alternatives C-1)
- Retail/Business Park Alternative (Alternative C-2)
- Retail/Business Park Alternative with alternative retail configuration and road layout (Alternative C-3)

Six plans consistent with current zoning have been advanced by the applicant. These include Alternative B-1, a retail/senior housing development serviced by a wastewater treatment plant (WWTP), Alternative B-2, a retail/senior housing development serviced by a wastewater treatment plant (WWTP) with alternative retail configuration and road layout, Alternative A-3, a retail/housing development with the same configuration as Alternative B-2 but with market rate housing instead of senior only housing, Alternative C-1, a retail / Business Park development without a residential component and with subsurface treatment of wastewater, Alternative C-2, a retail/business park development with subsurface treatment of wastewater, and Alternative C-3, a retail/business park development with alternate retail configuration and road layout with subsurface treatment of wastewater.

Alternatives B-1 and B-2 - Retail/Senior Housing Zoning Compliant; Alternative A-3 - Retail/Market Rate Housing (requires zoning text amendment)

Under zoning compliant alternatives B-1 and B-2, the number, size, use and location of buildings in the Union Place portion of the development would be modified. For Alternative B-1, twenty-one one-story retail buildings ranging in size from 2,000 to 133,000 square feet and totaling 552,000 square feet would be built. In Alternative B-2, twenty-seven one-story buildings, generally with smaller individual footprints, would be built around an alternate central road layout and totaling 563,600 square feet. The Proposed Action calls for 493,000 square feet of retail space spread across seventeen multistory buildings with the same range in square footage as those in this alternative. Along with the retail component of the Smart Growth Village presented in the Proposed Action are a mix of uses including residential, corporate and professional office and residential space that bring the total square footage of the Smart Growth Village (Union Place portion) to approximately double that of Alternatives B-1 and B-2. This Smart Growth mix of uses established in the Proposed Action is not proposed under "B" Alternatives.

Under these alternatives the Union Heights section of the development would support the same number of for-sale residential units (300) as the Proposed Action but in a different layout. These units would be offered exclusively as senior housing. Alternative B would provide only cottages and flats; no townhouses are planned. The site plan for Alternative B-1 is shown in Figure 4-1; Alternative B-2 is shown in Figure 4-2. As noted, Alternative A-3 has the same physical layout as B-2 but includes market rate housing rather than senior exclusive housing, therefore requiring a zoning text amendment.

Built generally within the same development envelope, these Alternatives lower the total impervious surface from 86 acres to 80 acres; total area of disturbance remains the same. The disturbance of slopes in excess of 15 percent increases by approximately 4.4 acres (from 55.6 to 60 acres). The changes represented by these development plans result in a reduction in the number of parking spaces required and the elimination of the multilevel parking facilities. The total number of parking spaces provided would be reduced from 3,689 under the Proposed Action to 2,766 for Alternative B-1 and 2,729 for Alternative B-2. Access and the internal road network would be the same as under the Proposed Action with the exception of the Main Street in the Union Place portion and the west-central cul-de-sac in Union Heights, both of which are eliminated under these alternatives.

In place of the cul-de-sac, the B Alternatives and A-3 provide a Town Recreation Parcel of 10.62 acres. Public amenities provided under the Proposed Action would be replaced by the donation of land to support Town recreational activities. The uses to be supported at this location would be determined by the Town of Carmel. Uses could include ball fields, playgrounds and other active recreation facilities or the establishment of walking, bike or nature trails.

Under Alternative B-1, the estimated annual property taxes generated by the development would be approximately \$4.3. Further, the estimated sales taxes generated by the development would be approximately \$13.8 million under this alternative. This is an increase of \$18.0 million over the existing undeveloped condition. These numbers would be typical but conservative for Alternative B-2, which includes a small increase in square footage of retail (11,000 additional square feet). For Alternative A-3, physical impacts to the site would be the same as B-1. However, since the housing would not be restricted to seniors only, the potential for school children and the associated costs to the school district are considered. These impacts would be similar to those expected under the Proposed Action, which also includes market rate housing.

The reduction in scale of the development would curtail the ability of the developer to provide the types of amenities that are envisioned in a Smart Growth Village. Under the Proposed Action, the development, as a gateway to the Town and County, is expected to enhance the Town's and County's image and improve the experience of entering both. Under Alternative B, such enhancements will not be as extensive as those in the Proposed Action.

Impacts directly related to this alternative are similar to or less than those of the Proposed Action for all subject areas except that the financial benefit to the taxing district would not be as great.

Impacts of the Retail/Senior Housing Zoning Compliant Alternatives (B-1 and B-2) and Retail/Market Rate Housing Alternative (A-3) are compared to those of the proposed action by subject area below. These alternatives are analyzed together because the building development envelope is the same, only the internal road configuration and building locations are different.

Soils and Topography: Land-related impacts associated with this development would be comparable to those described for the proposed development. Impacts to soils would be the same as the Proposed Action. There would be an increase in acres of impact (55.6 to 60 acres) on slopes in excess of 15 percent. This increase in steep slope disturbance would occur for the multi-family units proposed for the north central portion of the site, and would be mitigated by the stabilization and landscaping associated with construction of these units.

Wetlands and Watercourses: Since these alternatives would result in similar internal road configuration, including the two roadway crossings of the central wetland, the direct, grading and/or filling, impacts to the on-site wetlands (less than 0.3 acres) and their associated Town regulated buffer and State regulated adjacent area (1.0 acres) would be identical to those under the Proposed Action. Significant adverse impacts to watercourses would not result from the development of either plan.

Terrestrial and Aquatic Ecology: By maintaining the development envelope presented in the Proposed Action, this alternative would result in similar disturbance to terrestrial and aquatic ecological resources (164.0 acres). As with the Proposed Action, 205.4 acres of terrestrial and aquatic land cover will remain as undisturbed open space, post-construction.

Surface Water Resources: The changes to the local drainage patterns and stormwater runoff associated with this alternative would be similar to those described for the Proposed Development. Under the Proposed Action and this alternative, there would be no increase in off-site stormwater run-off velocity, peak volume or associated erosion and siltation related to the construction of the project or resulting impervious surface area. The project specific stormwater pollution prevention plan (SWPPP), best management practices (BMPs) and low impact design (LID) techniques would prevent impacts to surface waters both on- and off-site.

Groundwater Resources: The impacts to groundwater associated with this alternative would be less than those associated with the proposed development as a result of the decreased daily water usage (requiring less water be drawn from the wells). Water usage would decrease from approximately 195,000 gpd for the proposed action to 103,000 gpd for Alternative B-1, and 105,000 gpd for Alternative B-2. Impacts to recharge area would be similar on account of a development area that is largely equal to that of the Proposed Action. Wastewater impacts to groundwater resources would not result since no subsurface discharge is proposed.

Zoning and Surrounding Land Uses: Alternatives B-1 and B-2 are compliant with current zoning and would not result in the need to obtain a zoning amendment. As such, Alternative B would comply with the Comprehensive Plan and the zoning regulations of the Town of Carmel. Additionally, it would be in keeping with the land uses surrounding the site. Alternative A-3 has market rate rather than senior housing, and like the Proposed Action would require a zoning text amendment.

Vehicular Traffic and Roadways: Due to the decreased square footage and the elimination of all but the retail component at the Union Place portion of the development, the traffic generated by this alternative would be less than under the Proposed Action. This alternative eliminates the office and residential rental units at Union Place, but maintains senior housing at Union Heights. Traffic volumes generated by this alternative would range from seven percent less for the exiting Saturday peak traffic hour to 74 percent less for the entering weekday am peak.

	Proposed Action	Alternative B-1	Alternative B-2
Weekday AM Peak	1,179	386	391
Weekday PM Peak	2,280	1,585	1,607
Weekend Peak	2,216	1,980	2,007

Site access and internal roads would be the same as those planned for the Proposed Action thereby resulting in the traffic benefits related to these new site related roads noted in Chapter 3.7 herein, including the rerouting of traffic between US Route 6 and Baldwin Place Road.

Community Services: This alternative includes only single story retail and roughly half the square footage of the Smart Growth Village portion of the Proposed Action with similar housing unit counts for the Union Heights component. The Proposed Action includes a total of 1,358,600 square feet, with 493,000 of that being retail, as well as 180 residential rental units and 300 for sale units. Alternative B-1 proposes 552,000 square feet of retail and 300 for sale units; Alternative B-2 proposes 563,000 square feet of retail and the Union Heights senior housing. As a result of the reduced size, these alternatives would result in fewer employees, residents and patrons than under the Proposed Action. Therefore the potential impacts to all community services would be less than those related to the proposed project.

Socioeconomic: These alternatives would generate approximately 17 percent less tax revenues in terms of combined property and sales taxes, lower levels of construction and operational employment, fewer residents and fewer patrons than the Proposed Action. As with the Proposed Action, potential impacts related to retail competition would not be significant and benefits related to retail synergy would be introduced. Annual sales and property taxes generated by this development would still be approximately \$18.2 million, which would represent an increase in tax revenue generation of \$18 million over the existing undeveloped condition.

Noise: Alternatives B-1 and B-2 would reduce the amount of noise generated both during construction and upon completion of the development when compared with that associated with the Proposed Action. The elimination of the mixed use component in the Union Place portion of the development would reduce the number of patrons, employees and residents thereby lessening construction, operational and traffic related impact.

Visual Quality: Under the Alternative B plans, visual impacts would be reduced as the buildings in the Union Place portion (commercial) would be limited to a single story compared with four to five stories under the Proposed Action. The intersection of US Route 6 and Baldwin Place Road would still benefit visually from landscaping and proposed features.

Cultural Resources: As with the Proposed Action, there would be no impacts to historic or archeological resources as a result of developing Alternatives B-1 or B-2 since the archaeological investigation (Phase 1A and Phase 1B) concluded no further archaeological investigations be undertaken on the Union Place site, and that the project should be permitted to go forward without further consideration of archaeological resources.

Retail/Business Park Zoning Compliant Alternative 1 with subsurface treatment of wastewater - Alternative C-1

Under this retail only zoning compliant alternative, the number, size, use and location of buildings in the Union Place portion of the development would be modified. As with Alternative B-1, twenty-one, one-story, retail buildings ranging in size from 2,000 to 133,000 square feet

and totaling 552,000 square feet would be built. In addition to the retail center on the south end of the parcel, this plan includes a Business Park in the northeast portion of the site. The seven business park buildings represent a total of 70,000 square feet. This component of the development would take access off of US Route 6 south of the US Post Office at the same point as the Union Heights neighborhood under the Proposed Action. The Proposed Action calls for 493,000 square feet of retail space spread across seventeen multistory buildings with the same range in square footage as those in this plan.

The Union Heights section of the development would no longer support residential units as planned under the Proposed Action and the B Alternatives. No residential units are proposed in this alternative. The C-1 Alternative would utilize the remainder of the Union Heights area for the development of a subsurface treatment system (SSTS) or a centralized wastewater treatment plant (WWTP) followed by an on-site subsurface sewage disposal system (SSDS) that would handle the wastewater from the project. The site plan for this alternative is shown in Figure 4-3.

The Retail Zoning Compliant Alternative C-1 lowers the total impervious surface from 86 acres to roughly 48 acres through the alterations of the plans noted previously. The total area of disturbance would be approximately 77.0 acres, 87.0 acres less than under the Proposed Action. Under this alternative, the disturbance of slopes in excess of 15 percent is reduced by approximately 43.6 acres from 55.6 to about 12.0 acres.

The changes represented by this development plan result in a reduction in the number of parking spaces required and the elimination of multilevel parking facilities. The total number of parking spaces would be reduced from 3,689 to 2,766 spaces for the retail portion of the site, and include an additional 154 spaces for the business park for a total of 2,920 parking spaces provided. Access and the internal road network under this alternative eliminates the Main Street in the Union Place portion, and its internal connection to the Union Place portion of the development, as well as the internal road network to support the Union Heights residential development.

The estimated annual property taxes generated by the C-1 would be approximately \$2.7 million. The estimated sales taxes generated by the development would be \$13.9 million under this alternative. This is an increase of \$16.4 million over the existing undeveloped condition.

The reduction in scale of the development would somewhat curtail the ability of the developer to provide the types of amenities that are envisioned in a Smart Growth Village. While this alternative does not provide a Town Recreation parcel, site amenities would include a passive park, walking trails, a bike jogging trail, a playground, gazebo, fishing dock and pond and a dog park.

Impacts directly related to this alternative are less than those of the Proposed Action for all subject areas. The reduction in the size of the development would result in a loss of tax revenues generated for the taxing districts.

Impacts of the "Retail Zoning Compliant Alternative 1 with subsurface treatment of wastewater" (C-1) are compared to those of the Proposed Action by subject area below.

Soils and Topography: Under Alternative C-1, the total area to be disturbed is less than that of the Proposed Action, 77.0 acres versus 164.0 acres. This would result in lesser impacts

to soils on the project site. As grading in the Union Heights section of the development would be all but eliminated under this plan, impacts to the site topography would be reduced.

Wetlands and Watercourses: This alternative would result in a single crossing of the central wetland with a connector road from buildings S and T along US Route 6 to the main area of the retail center. As such, impacts to the wetlands and Town regulated buffer/State regulated adjacent area would be approximately 0.2 acres and 0.4 acres respectively. This represents reductions of 0.1 acres and 0.6 acres respectively over the impacts resulting from the development of the Proposed Action. No direct impacts to watercourses would result with the development of either plan.

Terrestrial and Aquatic Ecology: The area of disturbance associated with the C-1 alternative is 77.0 acres, 87.0 acres less than under the Proposed Action. As such, impacts to terrestrial and aquatic ecology would be less.

Surface Water Resources: The changes to the local drainage patterns, runoff and water resources associated with this alternative would be similar to those described for the proposed development. Water detention basins would be provided for both this alternative and the proposed project, resulting in no increase in off-site stormwater run-off rates, volumes or associated erosion and siltation. The project specific stormwater pollution prevention plan (SWPPP), best management practices (BMPs) and low impact design (LID) techniques would prevent impacts to surface waters both on- and off-site.

Groundwater Resources: With the loss of the residential component, water supply requirements under the C-1 alternative would be less than those for the Proposed Action. Water usage would decrease from approximately 195,000 gpd for the proposed action to 36,340 gpd for Alternative B. As this project would utilize a SSTS or a centralized WWTP followed by an on-site SSDS to process wastewater from the project, the treated water would be discharged into the ground versus being conveyed to a surface water feature.

Extensive subsurface exploration and soil testing has taken place throughout the subject site. The results of this testing indicates that the northeastern portion of the site (Union Heights) has conditions suitable for an SSTS or SSDS. Available SSTS or SSDS absorption area based on soil percolation and groundwater mounding is available in the order of 35,000 to 50,000 gallons per day. Therefore, the project could be supported by a 35,000 to 50,000 gallon per day SSTS, or a WWTP allowing for recycled gray water with a SSDS of 35,000 to 50,000 gallons per day. The gray water recycling would allow a project with a sewage usage in the order of 70,000 to 90,000 gallons per day. As such, overall impacts to groundwater resources related to this alternative when compared with those associated with Proposed Action would be less.

Zoning and Surrounding Land Uses: Unlike the Proposed Action, this zoning compliant alternative would not require a zoning amendment. It is compliant with the Town of Carmel Comprehensive Plan and consistent with the surrounding land uses.

Vehicular Traffic and Roadways: This alternative would generate a lower volume of traffic than the Proposed Development in all peak hours, at every intersection and in all conditions. Traffic volumes generated by this alternative would range from nine percent less for the entering Saturday peak traffic hour to 39 percent less for the entering weekday am peak hour. The impact to local roads and intersections would be less than with the Proposed Action.

	Proposed Action	Alternative C-1	Alternative C-3
Weekday AM Peak	1,179	458	463
Weekday PM Peak	2,280	1,625	1,647
Weekend Peak	2,216	1,980	2,007

Access and egress roads would be the same as under the Proposed Action with the exception of the Union Heights connections to US Route 6 and Union Place portion of the development as well as all of the Union Heights internal roadways, all of which would be eliminated under this plan.

Community Services: This plan, with its reduced number of employees, patrons and no residents, would result in reduced impacts to all community services including schools, emergency services, solid waste, waste water and water supply. As there would be no Smart Growth Village and no residents with this plan, public amenities would be reduced and neither community space nor a Town Recreation parcel would be provided.

Socioeconomic: Alternative C-1 would result in approximately 24 percent fewer tax revenues in terms of combined property and sales taxes, lower levels of construction employment, a lesser number of operational jobs, fewer retail patrons and no residents. As with the Proposed Action, potential impacts related to retail competition would not be significant and benefits related to retail synergy would be introduced. Annual sales and property taxes generated by this development would be approximately \$16.6 million, which would represent an increase in tax revenue generation of \$16.4 million over the existing undeveloped condition.

Noise: As a result of the reduced scale of this alternative, noise related impacts associated with construction and operation of the development including those related to traffic would be less than under the Proposed Action.

Visual Quality: With the elimination of the Union Heights residential neighborhood and the height of the retail buildings at one story, visual impacts would be less than those under the Proposed Action. The intersection of US Route 6 and Baldwin Place Road would still benefit visually from landscaping and proposed features.

Cultural Resources: As with the Proposed Action, there would be no impacts to historic or archeological resources as a result of developing this Alternative, since the archaeological investigation (Phase 1A and Phase 1B) concluded no further archaeological investigations be undertaken on the Union Place site, and that the project should be permitted to go forward without further consideration of archaeological resources.

Retail/Business Park Alternative (Alternative C-2)

Under Alternative C-2, the Retail/Business Park Alternative, the number, size, use and location of buildings in the Union Place portion of the development would be modified from that in the Proposed Action. As with the previous alternative, retail buildings ranging in size from 2,000 to 133,000 square feet and totaling 568,000 square feet would be built. A number of these buildings would include a second story, providing an additional 154,700 square feet of space for use as retail, office or service businesses. Total square footage would be 722,700 square feet. In addition to the retail center on the south end of the parcel, this plan includes a Business Park in the northeast portion of the site. The seven business park buildings represent a total of 70,000 square feet. This component of the development would take access off of US Route 6

south of the US Post Office at the same point as the Union Heights neighborhood under the Proposed Action.

The C-2 alternative would utilize the remainder of the Union Heights area for the development of a subsurface treatment system (SSTS) or a centralized wastewater treatment plant (WWTP) followed by an on-site subsurface sewage disposal system (SSDS) that would handle the wastewater from the project. The site plan for this alternative is shown in Figure 4-4.

Alternative C-2 lowers the total impervious surface from 86 acres to 56.0 acres through the alteration of the plan as noted previously. The total area of disturbance would be 92.0 acres, 72.0 acres less than under the Proposed Action. Under this alternative, the disturbance of slopes in excess of 15 percent is reduced by approximately 35.6 acres from 55.6 to 20.0 acres. The changes represented by this development plan result in a reduction in the number of parking spaces required and the elimination of multilevel parking facilities. The total number of parking spaces would be reduced from 3,689 to 2,927 spaces for retail and an additional 154 spaces for business park for a total of 3,081 parking spaces provided. Given the mix of uses and the opportunity for shared parking, availability of parking at a rate of 4 spaces per 1,000 square feet will accommodate the project as proposed. Access and the internal road network would be similar to Alternative C-1. but reduced from that planned under the Proposed Action.

The estimated annual property taxes generated by the C-2 alternative would be approximately \$3.5 million. The estimated sales taxes generated by the development would be approximately \$16.9 million under this alternative if all of the additional available space was used for retail. This alternative would represent an increase of \$20.2 million in sales and property taxes over the existing condition.

The reduction in scale of the development would somewhat curtail the ability of the developer to provide the types of amenities that are envisioned in a Smart Growth Village. While this alternative does not provide a Town Recreation parcel, site amenities would include a passive park, walking trails, a bike/jogging trail, a playground, gazebo, fishing dock and pond and a dog park.

Impacts directly related to this alternative are less than those of the Proposed Action for all subject areas except that the benefit to the taxing district would not be as beneficial.

Impacts of the "Retail/Business Park Alternative" (Alternative C-2) are compared to those of the proposed action by subject area below.

Soils and Topography: Impacts to soils and topography under this alternative would be similar to those for the C-1 Alternative, and less than those resulting from the Proposed Action and the other alternatives. Impacts to soils would be 92.0 acres based on the disturbance required to develop this plan, 72.0 acres less than with the Proposed Action. As grading in the Union Heights section of the development would be reduced to the area of the business park under this plan, impacts to the site topography would be reduced when compared with the Proposed Action. There would be a reduction of 35.6 acres of impact (55.6 to 20.0 acres) on slopes in excess of 15 percent.

Wetlands and Watercourses: This alternative would result in a single crossing of the central wetland with a connector road from buildings S and T along US Route 6 to the main area of the retail center. As such, impacts to the wetlands and Town regulated buffer/State regulated adjacent area would be approximately 0.2 acres and 0.4 acres respectively. This represents

reductions of 0.1 acres and 0.6 acres respectively over the impacts resulting from the development of the Proposed Action. No direct impacts to watercourses would result with the development of either plan.

Terrestrial and Aquatic Ecology: The area of disturbance associated with the C-2 alternative is 92.0 acres, 72.0 acres less than under the Proposed Action. As such, impacts to terrestrial and aquatic ecology would be less.

Surface Water Resources: The changes to the local drainage patterns, runoff and water resources associated with this alternative would be similar to those described for the proposed development. Water detention basins would be provided for both this alternative and the proposed project, resulting in no increase in off-site stormwater run-off rates or associated erosion and siltation. The project specific stormwater pollution prevention plan (SWPPP), best management practices (BMPs) and low impact design (LID) techniques would prevent impacts to surface waters both on- and off-site.

Groundwater Resources: The C-2 Alternative will reduce water supply impacts as the square footage of the Union Place portion is roughly half of that presented under the Proposed Action and this plan includes no residential uses. Waste water under this alternative would be discharged subsurface to a SSTS or a SSDS from a centralized WWTP, where discharge of wastewater in the Proposed Action would be at the surface. Recharge area impacts would be reduced under this plan on account of the reduction in impervious surfaces.

Zoning and Surrounding Land Uses: As with Alternatives C-1, and unlike the Proposed Action, this zoning compliant alternative would not require a zoning amendment. Furthermore, it is compliant with the Town of Carmel Comprehensive Plan and consistent with the surrounding land uses.

Vehicular Traffic and Roadways: Due to the decreased square footage the traffic generated by this alternative would be less than under the Proposed Action in all hours, at all intersections and in all conditions. Traffic volumes generated by this alternative would range from nine percent less for the entering Saturday peak traffic hour to 62 percent less for the entering weekday am peak hour. Site access roads and internal roadways are identical to those presented in Alternative C-1 and, as such, are fewer than those planned under the Proposed Action.

	Proposed Action	Alternative C-2
Weekday AM Peak	1,179	677
Weekday PM Peak	2,280	1,865
Weekend Peak	2,216	2,074

Community Services: This plan, with its reduced number of employees, patrons and no residents, would result in reduced impacts to all community services including schools, emergency services, solid waste, waste water and water supply. As there would be no Smart Growth Village and no residents with this plan, public amenities would be reduced and neither community space nor a Town Recreation parcel would be provided.

Socioeconomic: Alternative C-2 would result in approximately eight percent fewer tax revenues in terms of combined property and sales taxes, lower levels of construction employment, a lesser number of operational jobs, fewer retail patrons and no residents. As with the Proposed Action, potential impacts related to retail competition would not be significant and

benefits related to retail synergy would be introduced. Combined annual sales and property taxes generated by this development would be approximately \$20.3 million, which would represent an increase in tax revenue generation of \$20.1 million over the existing undeveloped condition.

Noise: Impacts in all categories of noise including construction, operational and traffic would be lower with this alternative than with the Proposed Action as the amount of construction, building mechanicals and traffic would be less.

Visual Quality: As with all the zoning compliant alternatives, visual impacts under C-2 would be less than with the Proposed Action. This is a result of the reduction in building square footage and building height. The intersection of US Route 6 and Baldwin Place Road would still benefit visually from landscaping and proposed features.

Cultural Resources: As with the Proposed Action, there would be no impacts to historic or archeological resources as a result of developing this Alternative, since the archaeological investigation (Phase 1A and Phase 1B) concluded no further archaeological investigations be undertaken on the Union Place site, and that the project should be permitted to go forward without further consideration of archaeological resources.

Retail/Business Park Alternative (Alternative C-3)

For Alternative C-3, which represents a second Retail/Business Park Alternative, the number, size, use and location of buildings in the Union Place portion of the development would be modified from that in the Proposed Action. Retail buildings ranging in size from 2,000 to 133,000 square feet and totaling 563,600 square feet would be built. Like Alternative B-2, twenty-seven one-story buildings, generally with smaller individual footprints, would be built around an alternate central road layout. All buildings would be single story. Unlike Alternative B-2, this alternative would include a Business Park in the northeast portion of the site rather than the Union Heights Senior Housing option. The seven business park buildings represent a total of 70,000 square feet. This component of the development would take access off of US Route 6 south of the US Post Office at the same point as the Union Heights neighborhood under the Proposed Action.

The C-3 alternative would utilize the remainder of the Union Heights area for the development of a subsurface treatment system (SSTS) or a centralized wastewater treatment plant (WWTP) followed by an on-site subsurface sewage disposal system (SSDS) that would handle the wastewater from the project. The site plan for this alternative is shown in Figure 4-5.

Alternative C-3 lowers the total impervious surface from 86 acres to 56.0 acres through the alteration of the plan as noted previously. The total area of disturbance would be 92.0 acres, 72.0 acres less than under the Proposed Action. Under this alternative, the disturbance of slopes in excess of 15 percent is reduced by approximately 35.6 acres from 55.6 to 20.0 acres. The changes represented by this development plan result in a reduction in the number of parking spaces required and the elimination of multilevel parking facilities. The total number of parking spaces would be reduced from 3,689 to 2,729 spaces for retail and an additional 154 spaces for business park for a total of 2,883 parking spaces provided. Given the mix of uses and the opportunity for shared parking, availability of parking at a rate of 4 spaces per 1,000 square feet will accommodate the project as proposed. Access and the internal road network would be similar to Alternatives C-1 and C-2, but reduced from that planned under the Proposed Action.

The estimated annual property taxes generated by the C-3 development alternative would be approximately \$3.5 million. The estimated sales taxes generated by the development would be approximately \$16.9 million under this alternative if all of the additional available space was used for retail. This alternative would represent an increase of \$20.2 million in sales and property taxes over the existing condition.

The reduction in scale of the development would somewhat curtail the ability of the developer to provide the types of amenities that are envisioned in a Smart Growth Village. While this alternative does not provide a Town Recreation Center, site amenities would include a passive park, walking trails, a bike/jogging trail, a playground, gazebo, fishing dock and pond and a dog park.

Impacts directly related to this alternative are less than those of the Proposed Action for all subject areas except that the benefit to the taxing district would not be as beneficial.

Impacts of the "Retail/Business Park Alternative" (Alternative C-3) are compared to those of the proposed action by subject area below.

Soils and Topography: Impacts to soils and topography under this alternative would be similar to those for the C-1 Alternative, and less than those resulting from the Proposed Action and the other alternatives. Impacts to soils would be 92.0 acres based on the disturbance required to develop this plan, 72.0 acres less than with the preferred alternative Proposed Action. As grading in the Union Heights section of the development would be reduced to the area of the business park under this plan, impacts to the site topography would be reduced when compared with the Proposed Action. There would be a reduction of 35.6 acres of impact (55.6 to 20.0 acres) on slopes in excess of 15 percent.

Wetlands and Watercourses: This alternative would result in a single crossing of the central wetland with a connector road from buildings S and T along US Route 6 to the main area of the retail center. As such, impacts to the wetlands and Town regulated buffer/State regulated adjacent area would be approximately 0.2 acres and 0.4 acres respectively. This represents reductions of 0.1 acres and 0.6 acres respectively over the impacts resulting from the development of the Proposed Action. No direct impacts to watercourses would result with the development of either plan.

Terrestrial and Aquatic Ecology: The area of disturbance associated with the C-3 alternative is 92.0 acres, 72.0 acres less than under the Proposed Action. As such, impacts to terrestrial and aquatic ecology would be less.

Surface Water Resources: The changes to the local drainage patterns, runoff and water resources associated with this alternative would be similar to those described for the proposed development. Water detention basins would be provided for both this alternative and the proposed project, resulting in no increase in off-site stormwater run-off rates or associated erosion and siltation. The project specific stormwater pollution prevention plan (SWPPP), best management practices (BMPs) and low impact design (LID) techniques would prevent impacts to surface waters both on- and off-site.

Groundwater Resources: The C-3 Alternative will reduce water supply impacts as the square footage of the Union Place portion is roughly half of that presented under the Proposed Action and this plan includes no residential uses. Waste water under this alternative would be

discharged subsurface to a SSTS or a SSDS from a centralized WWTP, where discharge of wastewater in the Proposed Action would be at the surface. Recharge area impacts would be reduced under this plan on account of the reduction in impervious surfaces.

Zoning and Surrounding Land Uses: As with Alternatives C-1, and unlike the Proposed Action, this zoning compliant alternative would not require a zoning amendment. Furthermore, it is compliant with the Town of Carmel Comprehensive Plan and consistent with the surrounding land uses.

Vehicular Traffic and Roadways: Due to the decreased square footage the traffic generated by this alternative would be less than under the Proposed Action in all hours, at all intersections and in all conditions. Traffic volumes generated by this alternative would range from nine percent less for the entering Saturday peak traffic hour to 62 percent less for the entering weekday am peak hour. Site access roads and internal roadways are identical to those presented in Alternative C-1 and, as such, are fewer than those planned under the Proposed Action.

	Proposed Action	Alternative C-3
Weekday AM Peak	1,179	677
Weekday PM Peak	2,280	1,865
Weekend Peak	2,216	2,074

Community Services: This plan, with its reduced number of employees, patrons and no residents, would result in reduced impacts to all community services including schools, emergency services, solid waste, waste water and water supply. As there would be no Smart Growth Village and no residents with this plan, public amenities would be reduced and neither community space nor a Town Recreation Center would be provided.

Socioeconomic: Alternative C-3 would result in approximately eight percent fewer tax revenues in terms of combined property and sales taxes, lower levels of construction employment, a lesser number of operational jobs, fewer retail patrons and no residents. As with the Proposed Action, potential impacts related to retail competition would not be significant and benefits related to retail synergy would be introduced. Combined annual sales and property taxes generated by this development would be approximately \$20.3 million, which would represent an increase in tax revenue generation of \$20.1 million over the existing undeveloped condition.

Noise: Impacts in all categories of noise including construction, operational and traffic would be lower with this alternative than with the Proposed Action as the amount of construction, building mechanicals and traffic would be less.

Visual Quality: As with all the zoning compliant alternatives, visual impacts under C-3 would be less than with the Proposed Action. This is a result of the reduction in building square footage and building height. The intersection of US Route 6 and Baldwin Place Road would still benefit visually from landscaping and proposed features.

Cultural Resources: As with the Proposed Action, there would be no impacts to historic or archeological resources as a result of developing this Alternative, since the archaeological investigation (Phase 1A and Phase 1B) concluded no further archaeological investigations be undertaken on the Union Place site, and that the project should be permitted to go forward without further consideration of archaeological resources.

4.2.3 Corporate Use Alternatives

The Corporate Use Alternative required by the Lead Agency's accepted scoping document is the Preferred Alternative (Proposed Action), as this plan includes 350,000 square feet of Corporate Office space spread across two multistory buildings and adjacent to a multilevel parking structure, at the end of the proposed village main street. A total of 125,000 square feet of Professional Office space and a 90 key hotel would support and supplement the proposed corporate office portion of this plan.

4.2.4 Alternative Design Configurations

Mixed Use Alternative Design Configuration 1 with a wastewater treatment plant Alternative A-1

This mixed use Alternate Design Configuration plan is similar to the Proposed Action in most aspects of its design including its Smart Growth Village (Union Place) component. It varies from the preferred alternative in that it would result in the development of 15 instead of 17 Union Place buildings with a total square footage of 1,038,600 instead of 1,358,600. The 350,000 square feet of Corporate Office component would no longer be included and an additional 30,000 square feet of retail added. All else remains the same including the proposed community space and public amenities. The exception is the Union Heights for-sale residential units which would be offered in two and not three configurations and would be configured differently on the project site.

As with all the alternatives that include a residential component, this alternative includes a centrally located Town Recreation Center Parcel of 10.62 acres. This facility is expected to support Town recreational activities. Final uses to be supported by this facility would be determined by the Town of Carmel. The Alternative A-1 site plan is shown in Figure 4-6.

Alternative A-1 results in less total impervious surface area (79 acres) but the same amount of site disturbance as the Proposed Action. Disturbance of slopes in excess of 15 percent is increased to 60 acres from 55.6 acres. The total number of parking spaces would be reduced from 3,689 total spaces to 3,158 spaces. Access and the internal road network would be the same as under the Proposed Action with the exception of the west-central cul-de-sac in Union Heights which is eliminated.

The estimated annual property taxes generated by the A-1 alternative would be approximately \$6.3 million. The estimated sales taxes generated by the development would be roughly \$14.8 million. The total tax benefit under this alternative would be \$20.9 million over the existing undeveloped condition.

As with the Proposed Action this alternative would utilize the site to its full potential and provide adequate gross square footage for ancillary retail and retail synergy among tenants both on- and off-site. The benefits associated with a Smart Growth Village development, including a vibrant main street, the opportunity to live, work and play without the use of a personal vehicle and all the public amenities, would remain. Furthermore, the gateway to the Town and County aspect of this project would be in keeping with that planned for the Proposed Action.

Impacts directly related to this alternative are generally the same as those of the Proposed Action for all subject areas. Impacts of the "Mixed Use Alternative Design Configuration 1 with a

wastewater treatment plant” (Alt. A-1) are compared to those of the proposed action by subject area below.

Soils and Topography: Land-related impacts associated with this alternative would be comparable to those described for the proposed development. Impacts to soils would be the same based on the disturbance required to develop this plan. There would be a slight increase of 4.4 acres of impact on slopes in excess of 15 percent.

Wetlands and Watercourses: Since this alternative would result in the same internal road configuration, including the two roadway crossings of the central wetland, the direct, grading and/or filling, impacts to the on-site wetlands (less than 0.3 acres) and their associated Town regulated buffer and State regulated adjacent area (1.0 acres) would be identical to those under the Proposed Action.

Terrestrial and Aquatic Ecology: The area of disturbance for this alternative is the same as that of the proposed development (164 acres), therefore the impacts to vegetation and wildlife would be the same. The amount of impervious surfaces required would be approximately 7 acres less than the proposed action, and therefore would allow an opportunity to re-vegetate an additional seven acres after construction.

Surface Water Resources: The changes to the local drainage patterns, runoff and water resources associated with this alternative would be similar to those described for the proposed development. Water detention basins would be provided for both this alternative and the proposed project, resulting in no increase in off-site stormwater run-off rates or associated erosion and siltation. The project specific stormwater pollution prevention plan (SWPPP), best management practices (BMPs) and low impact design (LID) techniques would prevent impacts to surface waters both on- and off-site.

Groundwater Resources: This alternative would have similar impacts on groundwater resources as those under the Proposed Action. The roughly equivalent size of this development would result in a slightly lower demand for groundwater as the proposed development. Due to the reduced area of impervious surfaces resulting from buildings and parking areas with this alternative, a greater amount of precipitation would infiltrate back into the groundwater supply. Wastewater treatment would be handled by an on-site WWTP that would discharge to surface waters therefore impacts to groundwater are not be expected.

Zoning and Surrounding Land Uses: Alternative A-1, as with the Proposed Action, would require zoning text amendments to allow mixed use development (Smart Growth Village development) through a conditional use permit introducing a mixed-use neighborhood focused around a village main street. In regards to Public Policy, this alternative would fulfill the Town of Carmel’s Comprehensive Plan, which ultimately envisions commercial growth to continue along US Route 6.

This alternative would result in the same types of uses as the Proposed Action, including ground floor, small format retail space, rental and for-sale residential units, office space (only professional and not corporate), large retail space, and a 90 room hotel. The amenities proposed for the village main street would continue to include an outdoor music stage, passive park, village green, market square, walking trails, a bike/jogging trail, a playground, gazebo, fishing dock and pond, dog park, and a community center. The development would be in keeping with the land uses surrounding the site and would comply with the Comprehensive Plan of the Town of Carmel.

Vehicular Traffic and Roadways: This alternative would generate a greater volume of retail-related traffic than the Proposed Development based on the additional 30,000 square feet of that use type. However, this plan does not include a corporate use and as such overall traffic related impacts would be less in all peak hours, except that 23 more cars would enter the development during the Saturday peak hour. The overall impact to local roads and intersections would be similar to or less than with the Proposed Action.

	Proposed Action	Alternative A-1
Weekday AM Peak	1,179	753
Weekday PM Peak	2,280	1,937
Weekend Peak	2,216	2,194

Ingress and egress to and traffic through the site would be identical to that planned for the Proposed Action. Benefits from the proposed connector road would also remain.

Community Services: This mixed use alternative would result in much the same demand on community services as the Proposed Action. While this proposal increases square footage of retail space it reduces the total square footage of office space resulting in a similar level of demand on the Town's emergency services, solid waste generation and water demand and waste flows. Since this plan calls for the same level of residential development as the Proposed Action, impacts on the school district would be identical.

Socioeconomic: Alternative A-1 would result in similar impacts related to demographics, tax benefits, job numbers, and introduced competition as under the Proposed Action. This alternative would generate slightly reduced tax revenues in terms of combined property and sales taxes, similar levels of construction employment, a lower number of operation jobs, roughly the same number of residents, fewer office employees but a larger number of retail patrons. As with the Proposed Action, potential impacts related to retail competition would not be significant and benefits related to retail synergy would be introduced. Annual sales and property taxes generated by this development would be approximately \$21.1 million, which would represent an increase in the tax revenue generation of \$20.9 million over the existing undeveloped condition.

Noise: With the buildings and associated loading areas having locations similar to the Proposed Development, this project would have about the same potential to generate noise-related impacts during construction and operational phases as the Proposed Action. Alternative A would result in similar construction and construction traffic related noise impacts as well as similar to slightly less operational traffic noise impacts.

Visual Quality: As building size and location as well as proposed landscaping and amenities under this alternative are substantially the same as the Proposed Action, resulting visual impacts would also be the same. This proposal is envisioned to introduce the same type and level of features and improvements at the gateway to the Town of Carmel and Putnam County as those presented under the Proposed Action.

Cultural Resources: Like the Proposed Action, there would be no impacts to historic or archeological resources as a result of developing this Alternative, since the archaeological investigation (Phase 1A and Phase 1B) concluded no further archaeological investigations be undertaken on the Union Place site, and that the project should be permitted to go forward without further consideration of archaeological resources.

Mixed Use Alternative Design Configuration 2 with a wastewater treatment plant
Alternative A-2

The Mixed Use Alternative Design Configuration 2 (Alternative A-2), like Alternative A-1, is similar to the Proposed Action. Like these other two plans, this alternative includes retail, rental residential, professional office space and a hotel in the Union Place Smart Growth Village component of the development and 300 for-sale residences located in Union Heights. This mixed use plan varies from the preferred alternative in that it would result in the development of 16 instead of 17 Union Place buildings with a total square footage of 1,036,600 instead of 1,358,600. As with Alternative A-1, the "Corporate Office" component would be dropped but instead of including an additional 30,000 square feet of retail, this alternative adds a 500 seat playhouse (approximately 15,000 sf) and an additional 40 rental residential units to the Union Place portion of the development. Community space is not planned under Alternative A-2.

The Union Heights 300 for-sale residential unit count, type (two variations) and configuration under this plan is identical to that of Alternative A-1 as is the 10.62 acre Town Recreation Parcel and the use of a WWTP for managing waste water flows. As noted previously, the Town Recreation parcel is expected to provide a location for Town recreational activities. Final uses to be supported at this location would be determined by the Town of Carmel. The site plan for this alternative is shown in Figure 4-7.

Alternative A-2 results in a lower total of impervious surface area of 79 acres and the same total area of disturbance of 164 acres. Disturbance of slopes in excess of 15 percent is increased to 60 acres from 55.6 acres. The total number of parking spaces would be reduced from 3,689 total spaces to 3,138 spaces. Access and the internal road network would be the same as under the Proposed Action with the exception of the west-central cul-de-sac in Union Heights which is eliminated under this alternative, replaced by a Town Recreation parcel.

The estimated annual property taxes generated by the A-2 alternative would be approximately \$6.4 million. The estimated sales taxes generated by the development would be roughly \$12.7 million. The total tax benefit under this alternative would be \$18.9 million over the existing undeveloped condition.

As with the Proposed Action this alternative would utilize the site to its full potential and provide adequate gross square footage for ancillary retail and retail synergy among tenants both on- and off-site. The benefits associated with a Smart Growth Village development, including a vibrant main street, the opportunity to live, work and play without the use of a personal vehicle and all the public amenities, would remain. Furthermore, the gateway to the Town and County aspect of this project would be in keeping with that planned for the Proposed Action.

Soils and Topography: Land-related impacts associated with this alternative would be comparable to those described for the proposed development. Impacts to soils would be 164 acres based the disturbance required to develop this plan the same as the preferred alternative. Impacts to slopes greater than 15 percent would be 60 acres with this alternative, 4.4 acres greater than, under the Proposed Action.

Wetlands and Watercourses: Since this alternative would result in the same internal road configuration, including the two roadway crossings of the central wetland, the direct, grading and/or filling, impacts to the on-site wetlands (less than 0.3 acres) and their associated Town

regulated buffer and State regulated adjacent area (1.0 acres) would be identical to those under the Proposed Action.

Terrestrial and Aquatic Ecology: The area of disturbance for this alternative is similar to that of the proposed development (164 acres), therefore the impacts to vegetation and wildlife would be the similar. Impervious surfaces are slightly lower, so the amount of area that could be restored following disturbance is slightly higher with this alternative than the proposed action.

Surface Water Resources: The changes to the local drainage patterns, runoff and water resources associated with this alternative would be similar to those described for the proposed development. Water detention basins would be provided for both this alternative and the proposed project, resulting in no increase in off-site stormwater run-off rates or associated erosion and siltation. The project specific stormwater pollution prevention plan (SWPPP), best management practices (BMPs) and low impact design (LID) techniques would prevent impacts to surface waters both on- and off-site.

Groundwater Resources: This alternative would have similar impacts on groundwater resources. The roughly equivalent size of this development would result in a roughly equivalent demand for groundwater as the proposed development. Due to the comparable area of impervious surfaces resulting from buildings and parking areas with this alternative, a similar amount of precipitation would infiltrate back into the groundwater supply. Wastewater treatment would be handled by an on-site WWTP that would discharge to surface waters therefore no impact to groundwater would be expected.

Zoning and Surrounding Land Uses: Alternative A-2, as with the Proposed Action, would require zoning text amendments to allow a Smart Growth Village development, through a conditional use permit, introducing a mixed-use neighborhood focused around a village main street. With regards to Public Policy, this alternative would fulfill the Town of Carmel's Comprehensive Plan, which ultimately envisions commercial growth to continue along US Route 6.

This alternative would result in the same types of uses as the Proposed Action, including ground floor, small format retail space, rental and for-sale residential units, office space (only professional and not corporate), large retail space, a 500 seat playhouse and a 90 room hotel. The amenities proposed for the village main street would continue to include an outdoor music stage, passive park, village green, market square, walking trails, a bike/jogging trail, a playground, gazebo, fishing dock and pond, dog park, and a community center. The development would be in keeping with the land uses surrounding the site and would comply with the Comprehensive Plan of the Town of Carmel.

Vehicular Traffic and Roadways: This alternative would generate a lower volume of traffic than the Proposed Development in all peak hours. Volumes resulting from development of this alternative would range from six percent less for the entering Saturday peak traffic hour to 46 percent less for the entry weekday am peak hour. Site access roads would be the same as those planned for the Proposed Action thereby resulting in the traffic benefits related to these new roads noted in Chapter 3.7 herein.

	Proposed Action	Alternative A-2
Weekday AM Peak	1,179	757
Weekday PM Peak	2,280	1,816
Weekend Peak	2,216	2,022

The overall impact to local roads and intersections would be less than with the Proposed Action. Ingress and egress to and traffic through the site would be identical to that planned for the Proposed Action.

Community Services: This mixed use alternative would result in much the same demand for emergency services as the Proposed Action. As this proposal includes similar square footage of retail space, it can be assumed that the number of employees and patrons would also be similar, resulting in a similar level of demand for community services within the retail sector. While residential rental units would be increased by 40 and a 500 seat playhouse would be added, a total of 350,000 square feet of office space would be eliminated resulting in a similar overall demand on the Town's emergency services, solid waste generation and water demand and waste flows.

The additional 40, two bedroom, rental residential units would result in an increase in the population of 76 to a total of 1107 persons. This includes 91 school aged children, 6 more than under the Proposed Action, and 188 seniors, 11 more than under the Proposed Action. Based on the per student cost of \$13,483 (Chapter 3.8), the proposed residential project would be projected to generate \$1,226,953 in costs to the Mahopac Central School District \$80,898 more than with the Proposed Action.

Costs to the School District as a result of the projected increase in enrollment associated with the project would be offset by projected annual school tax revenues from the proposed project of approximately \$4,521,906 million that would go to the Mahopac Central School District, annually. The projected revenues presented are based on 2010 tax rates (2009-2010 School District tax rates). These rates are likely to increase over time.

Socioeconomic: Alternative A-2 would result in similar changes related to demographics, tax benefits, job numbers, and introduced competition when compared to Alternative A-1, and fewer jobs and lower tax revenues compared to the Proposed Action. This alternative would generate reduced tax revenues in terms of combined property and sales taxes, reduced levels of construction employment, a lesser number of operation jobs, an increase in the number of residents but fewer retail patrons. As with the Proposed Action, potential impacts related to retail competition would not be significant and benefits related to retail synergy would be introduced. Annual sales and property taxes generated by this development would be approximately \$19.1 million, which would represent an increase in tax revenue generation of \$18.9 million over the existing undeveloped condition.

Noise: With the buildings and associated loading areas having locations similar to the Proposed Development, this project would have about the same potential to generate noise-related impacts during construction and operational phases. Alternative A would result in similar construction and construction traffic related noise impacts as well as similar to slightly less operational traffic noise impacts.

Visual Quality: As building size and location as well as proposed landscaping and amenities under this alternative are substantially the same as the Proposed Action, resulting visual impacts would also be the same. This proposal is envisioned to introduce the same type and level of features and improvements at the gateway to the Town of Carmel and Putnam County as those presented under the Proposed Action.

Cultural Resources: As with the Proposed Action, there would be no impacts to historic or archeological resources as a result of developing this Alternative, since the archaeological investigation (Phase 1A and Phase 1B) concluded no further archaeological investigations be undertaken on the Union Place site, and that the project should be permitted to go forward without further consideration of archaeological resources.

4.3 Comparable Analysis in Tabular Format

See Table 4-1 on the following pages.

Table 4-1
Comparison of Alternatives

	Proposed Action Mixed Use (WWTP)	No Action Alternative	Alternative A-1 Mixed Use, No Corporate (WWTP)	Alternative A-2 Mixed Use, No Corporate, Alt. Configuration (WWTP)	Alternative B-1/B-2 Retail/Senior Housing (WWTP); Alternative A-3 Retail/Market Rate Housing	Alternative C-1/C-3 Retail (SSTS)	Alternative C-2 Retail/Business Park
Proposed Development	Retail, Residential, Corporate and Professional Office, Hotel, Community Space	None	Retail, Residential, Professional Office, Hotel, Community Space	Retail, Residential, Professional Office, Hotel, Playhouse	Retail and Housing	Retail and business park	Retail and Business Park
Union Place Intensity of Use	1,358,600 SF total 493,000 SF retail 350,000 corporate 125,000 professional 65,600 hotel, plus 180 rental units, plus 300 for-sale residential units.	Vacant	1,038,600 total SF 523,000 retail SF 125,000 professional 65,600 hotel, plus 180 rental units, plus 300 for-sale residential units.	1,036,600 total SF 444,000 retail SF 135,000 professional 65,600 hotel Including 220 rental units and a 500 seat playhouse. (15,000 sf), plus 300 for-sale residential units	552,000 retail SF (B-1); 563,600 retail SF (B-2 and A-3), Plus 300 for-sale residential units.	552,000 retail SF (C-1); 563,600 retail SF (C-3), plus 70,000 sf business park No residential.	724,700 SF including 150,000 adaptable to retail, office or service use. Plus 70,000 SF Business Park. No residential.
Nonresidential Parking Spaces Required/Provided	2,513 to 3,677 Required Shared/ 3,689 Shared	None	2,669 to 2,789 Required Shared/ 3,159 Provided Shared	2,380 to 2,556 Required Shared/ 3,138 Provided Shared	2,627 Required/ 2,766 Provided (B-1), 2,729 provided (B-2 and A-3)	Retail Required 2,760 Provided 2,766 Business Park Required 140 Provided 154	Retail Required 3,614 Provided 2,927 Business Park Required 140 Provided 154
Water Usage and Wastewater Flow	195,270 gpd or 135.6 gpm	None	168,920 gpd or 117.3 gpm	183,490 gpd or 127.4 gpm	103,940 gpd or 72.2 gpm (B-1, A-3), 104,078 gpd or 72.3 gpm (B-2)	36,340 gpd or 25.2 gpm (C-1), 36,478 or 25.3 gpm (C-3)	50,576 gpd or 35.1 gpm
Total Impervious Surface/Total Area of Disturbance	86 Acres/ 164 Acres	4.5 Acres existing	79 Acres/164 acres	79 Acres/164 Acres	80 Acres/164 acres	48 Acres/ 77 Acres	56 Acres/ 92 Acres

Table 4-1
Comparison of Alternatives

	Proposed Action Mixed Use (WWTP)	No Action Alternative	Alternative A-1 Mixed Use, No Corporate (WWTP)	Alternative A-2 Mixed Use, No Corporate, Alt. Configuration (WWTP)	Alternative B-1/B-2 Retail/Senior Housing (WWTP); Alternative A-3 Retail/Market Rate Housing	Alternative C-1/C-3 Retail (SSTS)	Alternative C-2 Retail/Business Park
Soils and Topography	164.0 acres of disturbance, 55.6 Acres of disturbance to slopes > 15%.	No Impacts	Similar Impacts. 164 acres of site disturbance; 60 acres of disturbance to slopes >15%. Impacts the same.	Similar Impacts. 164 acres of site disturbance; 60 acres disturbance to slopes > 15%.	Similar Impacts. 164 acres of site disturbance; 60 acres disturbance to slopes > 15%.	Reduced Impacts. 77 acres of site disturbance; 12 acres disturbance to slopes >15%.	Reduced Impacts. 92 acres of site disturbance; 20 acres disturbance to slopes >15%.
Wetlands and Watercourses	Road crossings result in less than 0.3 acres of direct impacts to wetlands and 1.0 acres of Town and State "buffer" impacts.	No Impacts	Impacts the same. 0.3 acres of direct, permanent impacts to wetlands or water courses. 1.0 acres of Town and State buffer and State buffer impact.	Impacts the same. 0.3 acres of direct, permanent impacts to wetlands or water courses. 1.0 acres of Town and State buffer impact.	Impacts the same. 0.3 acres of direct, permanent impacts to wetlands or water courses. 1.0 acres of Town and State buffer impact.	Reduced Impacts. 0.2 acres of direct, permanent impacts to wetlands or water courses. 0.4 acres of Town and State buffer impact.	Reduced Impacts. 0.2 acres of direct, permanent impacts to wetlands or water courses. 0.4 acres of Town and State buffer impact.
Terrestrial and Aquatic Ecology	164.0 acres of site disturbance, 201 acres of terrestrial and aquatic cover post-construction.	No Impacts	Similar Impact. 164 acres of site disturbance, 208 acres of vegetative cover post-construction.	Similar Impact. 164 acres of site disturbance, 208 acres of vegetative cover post-construction.	Similar Impact. 164 acres of site disturbance, 207 acres of vegetative cover post-construction.	Reduced Impact. 77 acres of site disturbance, 238 acres of vegetative cover post-construction.	Reduced Impact. 92 acres of site disturbance, 231 acres of vegetative cover post-construction.
Surface Water Resources	Impacts related to 86 acres of impervious area (81.5 acres new) addressed by SWPPP, BMPs and LID.	No Impacts	Similar Impacts. Impacts related to 79 acres of impervious area would be addressed by plan specific SWPPP, BMPs and LID.	Similar Impacts. Impacts related to 79 acres of impervious area would be addressed by plan specific SWPPP, BMPs and LID.	Similar Impacts. Impacts related to 80 acres of impervious area would be addressed by plan specific SWPPP, BMPs and LID.	Reduced Impacts. Impacts related to 48 acres of impervious area would be addressed by plan specific SWPPP, BMPs and LID.	Reduced Impacts. Impacts related to 56 acres of new impervious area would be addressed by plan specific SWPPP, BMPs and LID.

Table 4-1
Comparison of Alternatives

	Proposed Action Mixed Use (WWTP)	No Action Alternative	Alternative A-1 Mixed Use, No Corporate (WWTP)	Alternative A-2 Mixed Use, No Corporate, Alt. Configuration (WWTP)	Alternative B-1/B-2 Retail/Senior Housing (WWTP); Alternative A-3 Retail/Market Rate Housing	Alternative C-1/C-3 Retail (SSTS)	Alternative C-2 Retail/Business Park
Groundwater Resources	Loss of 81.5 acres (impervious surface) for recharge during construction and operation. Water supply volume is 195,270 gpd. Wastewater discharge to surface, not subsurface.	No Impacts	Similar Impacts. Similar recharge area changes and water supply demand. Similar surface discharge of wastewater. 168,920 gpd.	Similar Impacts. Similar recharge area changes and water supply demand. Similar surface discharge of wastewater. 183,490 gpd.	Reduced Impacts. Union Place square footage roughly half, no residential rental or office therefore reduced water demand. Similar surface discharge of wastewater. Similar recharge area changes. 103,940 gpd (B-1) 104,076 gpd (B-2 and A-3)	Reduced water supply impact as square footage roughly half, no residential. Increased waste water impact as subsurface. Reduced recharge area changes. 36,340 gpd (C-1) 36,478 gpd (C-3)	Reduced water supply impact as Union Place square footage roughly half, no residential. Business versus residential in Union Heights. Increased waste water impact as discharge is subsurface. Reduced recharge area changes. 50,556 gpd
Zoning and Land Uses	Land use change from vacant to mixed use smart growth development. Zoning text amendment to allow mixed use smart growth development through a conditional use permit.	Not consistent with zoning or comp plan.	Similar Impacts. Land use change from vacant to mixed use smart growth development. Zoning text amendment to allow mixed use smart growth development through a conditional use permit.	Similar Impacts. Land use change from vacant to mixed use smart growth development. Zoning text amendment to allow mixed use smart growth development through a conditional use permit.	Land use change similar. Reduced Impact. Less total square footage. B-1 and B-2 Zoning compliant., A-3 requires zoning text amendment .	Reduced Impact. Less total square footage. Zoning compliant.	Reduced Impact. Less total square footage. Zoning compliant..

Table 4-1
Comparison of Alternatives

	Proposed Action Mixed Use (WWTP)	No Action Alternative	Alternative A-1 Mixed Use, No Corporate (WWTP)	Alternative A-2 Mixed Use, No Corporate, Alt. Configuration (WWTP)	Alternative B-1/B-2 Retail/Senior Housing (WWTP); Alternative A-3 Retail/Market Rate Housing	Alternative C-1/C-3 Retail (SSTS)	Alternative C-2 Retail/Business Park
Vehicular Traffic and Roadways	Peak Hour Trips Weekday a.m. Entry 819, Exit 360 Weekday p.m. Entry 971, Exit 1309 Saturday Entry 1121, Exit 1095	No Impacts. No increases in traffic and no beneficial upgrades to roadways or intersections.	Similar Impacts. Peak Hour Trips Weekday a.m. Entry 440, Exit 313 Weekday p.m. Entry 917, Exit 1020 Saturday Entry 1144, Exit 1050	Similar Impacts. Peak Hour Trips Weekday a.m. Entry 439, Exit 318 Weekday p.m. Entry 857, Exit 959 Saturday Entry 1050, Exit 972	Reduced Impact: Peak Hour Trips Weekday a.m. Entry 217 (B-1) 220 (B-2), Exit 169 (B-1) 171 (B-2) Weekday p.m. Entry 787 (B-1), 798 (B-2) Exit 798 (B-1), 809 (B-2) Saturday Entry 1043 (B-1), 1057 (B-2), Exit 967 (B-1), 980 (B-2)	Reduced Impact: Peak Hour Trips Weekday a.m. Entry 317 (C-1), 320 (C-3) Exit 141 (C-1), 143 (C-3) Weekday p.m. Entry 761 (C-1), 772 (C-3) Exit 864 (C-1), 875 (C-3) Saturday Entry 1030 (C-1), 1044 (C-3) Exit 950 (C-1), 963 (C-3)	Reduced Impact: Peak Hour Trips Weekday a.m. Entry 508, Exit 169 Weekday p.m. Entry 810, Exit 1055 Saturday Entry 1080, Exit 994
Community Services	83 new school children, 1,043 new residents, result in increases to police, fire and ambulance services. Increases of 1,665.9 tons/yr in solid waste and a 195,270 gpd design flow. Includes a 10,000 square foot community center.	No Impacts. No change in school aged children, calls for emergency services, water demand or waste flows. No increase in taxes.	Similar Impacts. Similar development size, with the overall mix of employees, patrons, residents being similar. Similar demand on all services. Includes a Town Recreation Parcel and 10,000 square feet of community space.	Similar development size, with the overall mix of employees, patrons, residents being similar. Similar demand on emergency services. Includes a Town Recreation Parcel but no community space.	Reduced Impacts. Reduced Union Place square footage, employees, patrons, residents. Reduced demand on all services. Includes a Town Recreation Parcel but no community space.	Reduced Impacts. Reduced retail, employees, patrons, no residents. Reduced demand on services. No school impacts. Reduced public amenities. No town recreation parcel or community space.	Reduced Impacts. Reduced retail, employees, patrons, no residents. Reduced demand on services. No school impacts. Reduced public amenities. No town recreation parcel or community space.

Table 4-1
Comparison of Alternatives

	Proposed Action Mixed Use (WWTP)	No Action Alternative	Alternative A-1 Mixed Use, No Corporate (WWTP)	Alternative A-2 Mixed Use, No Corporate, Alt. Configuration (WWTP)	Alternative B-1/B-2 Retail/Senior Housing (WWTP); Alternative A-3 Retail/Market Rate Housing	Alternative C-1/C-3 Retail (SSTS)	Alternative C-2 Retail/Business Park
Property Tax Revenue	\$7,844,308	\$175,040	\$6,343,988	\$6,365,590	\$4,349,645 (B-1) \$4,394,871 (B-2 and A-3)	\$2,737,126 (C-1) \$2,782,352 (C-3)	\$3,146,342
Sales Tax Revenue	\$14,034,825	0	\$14,788,575	\$12,703,200	\$13,869,000 (B-1) \$14,160,150 (B-2 and A-3)	\$13,869,000 (C-1) \$14,160,450 (C-3)	\$16,901,588
Total Tax Revenue	\$21,879,133	\$175,040	\$21,132,563	\$19,068,790	\$18,218,645 (B-1) \$18,555,321 (B-2 and A-3)	\$16,606,126 (C-1) \$16,942,802 (C-3)	\$20,047,930
Growth over Existing Taxes	\$21,704,093	0	\$20,957,523	\$18,893,750	\$18,043,605 (B-1) \$18,380,281 (B-2 and A-3)	\$16,431,086 (C-1) \$16,767,762 (C-3)	\$19,872,889
Socioeconomic Pop., taxes, jobs, competition	Approximately 4,147 employees; 2,739 direct and 1,408 indirect anticipated during operation, tax benefits \$21.9 million annually; over 3,000 direct and 4,000 indirect full-time equivalent construction jobs. 1,031 residents, 85 new school aged children, 177 seniors would occupy the residential units. Beneficial synergy between retail and other uses.	No Impacts. No population change, job creation, tax benefit, introduced competition.	Similar impacts related to demographics, 1,014 residents, 85 new school aged children, 162 seniors would occupy the residential units. Reduced tax benefits (\$20.9 million), Fewer employees (1,764 direct) Similar impacts related to competition. Similar benefits related to synergy between uses.	Greater impacts related to demographics (1,107 additional residents including 92 school aged children, and 173 seniors. Reduced tax benefits (\$18.9 million). Fewer employees (1,606 direct). Similar impacts related to competition. Similar benefits related to synergy between uses.	Reduced impacts. B-1, B-2: Fewer residents (541 seniors, no school aged children). A-3: School age children similar to proposed action. Reduced tax benefits (18.0 million). Fewer jobs in operation (1,380 direct) and construction. Similar impacts related to competition. Similar benefits related to synergy between uses.	Reduced Impacts. No change in population. Reduced tax benefits (\$20.1 million). Fewer jobs in operation (2,092 direct) and construction. Similar impacts related to competition. Similar benefits related to synergy between uses.	Reduced Impacts. No change in population. Reduced tax benefits (\$20.1 million). Fewer jobs in operation (2,092 direct) and construction. Similar impacts related to competition. Similar benefits related to synergy between uses.

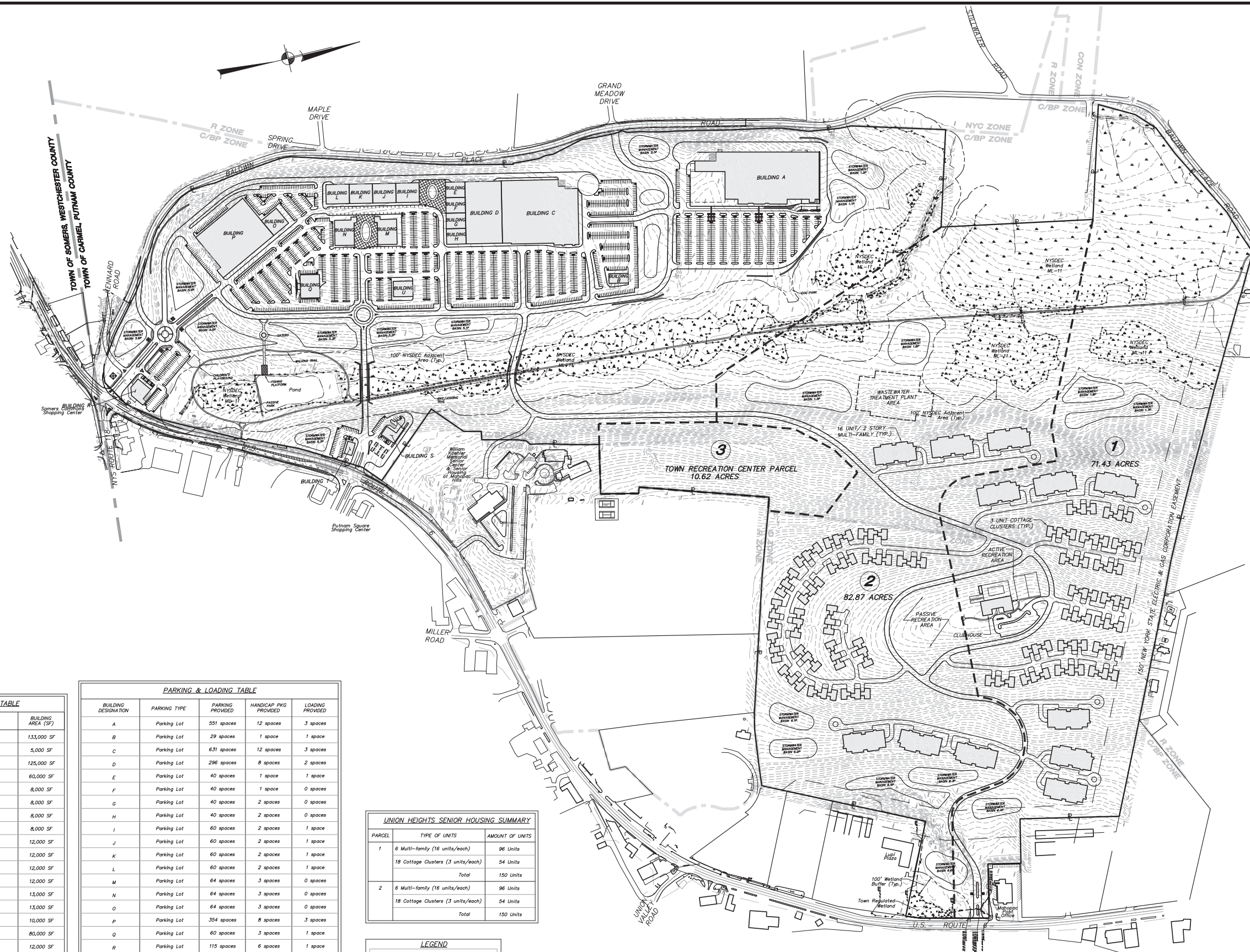
Table 4-1
Comparison of Alternatives

	Proposed Action Mixed Use (WWTP)	No Action Alternative	Alternative A-1 Mixed Use, No Corporate (WWTP)	Alternative A-2 Mixed Use, No Corporate, Alt. Configuration (WWTP)	Alternative B-1/B-2 Retail/Senior Housing (WWTP); Alternative A-3 Retail/Market Rate Housing	Alternative C-1/C-3 Retail (SSTS)	Alternative C-2 Retail/Business Park
Noise	Variable increases in noise based on phase of construction and construction traffic. Increased noise due to building systems operation and operational traffic.	No Impacts	Similar Impacts. Similar construction noise and traffic. Similar operational traffic and building systems.	Similar Impacts. Similar construction noise and traffic. Similar operational traffic and building systems.	Slightly Reduced Impacts. Similar area of construction; no multistory buildings - reduced patron, employee and resident traffic and operational impacts.	Reduced Impacts. Less construction noise and traffic, reduced operational impacts.	Reduced Impacts. Less construction noise and traffic, reduced operational impacts.
Visual Quality	Buildings, access roads, parking areas and infrastructure landscaped to minimize impact. Architecture and site design chosen to enhance aesthetics, project image and community image.	No Impacts	Similar Impacts. Similar building configuration, location and size. Similar infrastructure siting and size. Similar access locations and roads.	Similar Impacts. Similar building configuration, location and size. Similar infrastructure siting and size. Similar access locations and roads.	Reduced Impacts. Building height reduced, parking areas and access roads similar. Residential building configuration different.	Reduced Impacts. Building height reduced, no residential component.	Reduced Impacts. Building height reduced, no residential component, business buildings in place of residential in the Union Heights area.
Cultural Resources	Phase 1A and B Cultural Resource Analysis and Survey, conducted per State requirements, concludes no further archaeological investigations are required.	No Impacts	No Impacts. Phase 1A and B Cultural Resource Analysis and Survey, conducted per State requirements, concludes no further archaeological investigations are required.	No Impacts. Phase 1A and B Cultural Resource Analysis and Survey, conducted per State requirements, concludes no further archaeological investigations are required.	No Impacts. Phase 1A and B Cultural Resource Analysis and Survey, conducted per State requirements, concludes no further archaeological investigations are required.	No Impacts. Phase 1A and B Cultural Resource Analysis and Survey, conducted per State requirements, concludes no further archaeological investigations are required.	No Impacts. Phase 1A and B Cultural Resource Analysis and Survey, conducted per State requirements, concludes no further archaeological investigations are required.

Table 4-1
Comparison of Alternatives

	Proposed Action Mixed Use (WWTP)	No Action Alternative	Alternative A-1 Mixed Use, No Corporate (WWTP)	Alternative A-2 Mixed Use, No Corporate, Alt. Configuration (WWTP)	Alternative B-1/B-2 Retail/Senior Housing (WWTP); Alternative A-3 Retail/Market Rate Housing	Alternative C-1/C-3 Retail (SSTS)	Alternative C-2 Retail/Business Park
Direct Employment	2,739	No Impacts	1,764	1,596	1,380	1,380	1,882
Residents	1,031	No Impacts	1,014	1,107	541	0	0

Source: Tim Miller Associates, Inc., 2010



BUILDING AREA TABLE			
BUILDING DESIGNATION	BUILDING LEVEL	BUILDING USE	BUILDING AREA (SF)
A	1	ANCHOR RETAIL	133,000 SF
B	1	RESTAURANT	5,000 SF
C	1	JUNIOR ANCHOR RETAIL	125,000 SF
D	1	RETAIL	60,000 SF
E	1	RETAIL	8,000 SF
F	1	RETAIL	8,000 SF
G	1	RETAIL	8,000 SF
H	1	RETAIL	8,000 SF
I	1	RETAIL	12,000 SF
J	1	RETAIL	12,000 SF
K	1	RETAIL	12,000 SF
L	1	RETAIL	12,000 SF
M	1	RETAIL	13,000 SF
N	1	RETAIL	13,000 SF
O	1	RETAIL	10,000 SF
P	1	RETAIL	80,000 SF
Q	1	PHARMACY	4,000 SF
R	1	RETAIL/RESTAURANT	7,000 SF
S	1	CONVENIENT/GAS	4,000 SF
T	1	RETAIL	2,000 SF
U	1	RETAIL	8,000 SF

PARKING & LOADING TABLE				
BUILDING DESIGNATION	PARKING TYPE	PARKING PROVIDED	HANDICAP PKG PROVIDED	LOADING PROVIDED
A	Parking Lot	551 spaces	12 spaces	3 spaces
B	Parking Lot	29 spaces	1 space	1 space
C	Parking Lot	631 spaces	12 spaces	3 spaces
D	Parking Lot	296 spaces	8 spaces	2 spaces
E	Parking Lot	40 spaces	1 space	1 space
F	Parking Lot	40 spaces	1 space	0 spaces
G	Parking Lot	40 spaces	2 spaces	0 spaces
H	Parking Lot	40 spaces	2 spaces	0 spaces
I	Parking Lot	60 spaces	2 spaces	1 space
J	Parking Lot	60 spaces	2 spaces	1 space
K	Parking Lot	60 spaces	2 spaces	1 space
L	Parking Lot	64 spaces	3 spaces	0 spaces
M	Parking Lot	64 spaces	3 spaces	0 spaces
N	Parking Lot	64 spaces	3 spaces	0 spaces
O	Parking Lot	354 spaces	8 spaces	3 spaces
P	Parking Lot	60 spaces	3 spaces	1 space
Q	Parking Lot	115 spaces	6 spaces	1 space
R	Parking Lot	20 spaces	2 spaces	1 space
S	Parking Lot	40 spaces	2 spaces	0 spaces
T	Parking Lot	78 spaces	2 spaces	1 space
U	Parking Lot	78 spaces	2 spaces	1 space
PARKING & LOADING TOTALS:		2786 spaces	79 spaces	21 spaces

UNION HEIGHTS SENIOR HOUSING SUMMARY		
PARCEL	TYPE OF UNITS	AMOUNT OF UNITS
1	6 Multi-family (16 units/each)	96 Units
	18 Cottage Clusters (3 units/each)	54 Units
	Total	150 Units
2	6 Multi-family (16 units/each)	96 Units
	18 Cottage Clusters (3 units/each)	54 Units
	Total	150 Units

LEGEND	
	Existing Property Line
	Existing Tree Line
	Existing Wetland Limit Line
	Existing Wetland Buffer
	Existing Wetland Symbol
	Existing 150' NYSEG CORP. Easement
	Zoning Line

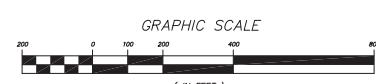
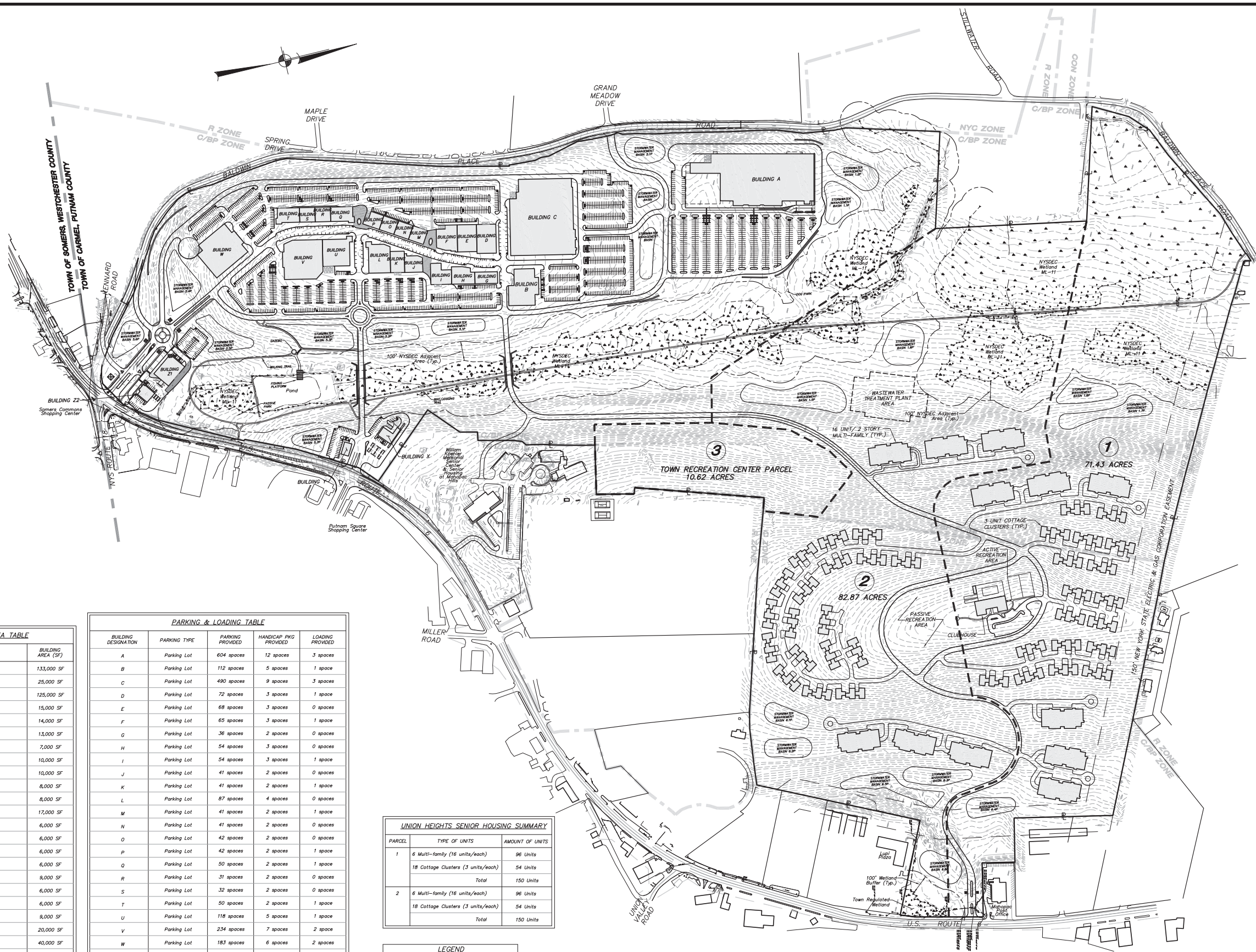


Figure 4-1: Alternative B-1 Retail/Senior Housing Zoning Compliant Union Place
 Town of Carmel, Putnam County, New York
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.
 Date Received: 9/10/10
 Scale: As Shown

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.



BUILDING AREA TABLE			
BUILDING DESIGNATION	BUILDING LEVEL	BUILDING USE	BUILDING AREA (SF)
A	1	ANCHOR RETAIL	133,000 SF
B	1	JUNIOR ANCHOR RETAIL	25,000 SF
C	1	ANCHOR RETAIL	125,000 SF
D	1	RETAIL	15,000 SF
E	1	RETAIL	14,000 SF
F	1	RETAIL	13,000 SF
G	1	RETAIL	7,000 SF
H	1	RETAIL	10,000 SF
I	1	RETAIL	10,000 SF
J	1	RETAIL	8,000 SF
K	1	RETAIL	8,000 SF
L	1	RETAIL	17,000 SF
M	1	RETAIL	6,000 SF
N	1	RETAIL	6,000 SF
O	1	RETAIL	6,000 SF
P	1	RETAIL	6,000 SF
Q	1	RETAIL	9,000 SF
R	1	RETAIL	6,000 SF
S	1	RETAIL	6,000 SF
T	1	RETAIL	9,000 SF
U	1	RETAIL	20,000 SF
V	1	JUNIOR ANCHOR RETAIL	40,000 SF
W	1	SPECIALTY GROCER	40,000 SF
X	1	CONVENIENT/GAS	4,000 SF
Y	1	RETAIL	2,000 SF
Z1	1	PHARMACY	13,900 SF
Z2	1	BANK	4,700 SF

PARKING & LOADING TABLE				
BUILDING DESIGNATION	PARKING TYPE	PARKING PROVIDED	HANDICAP PRG PROVIDED	LOADING PROVIDED
A	Parking Lot	604 spaces	12 spaces	3 spaces
B	Parking Lot	112 spaces	5 spaces	1 space
C	Parking Lot	490 spaces	9 spaces	3 spaces
D	Parking Lot	72 spaces	3 spaces	1 space
E	Parking Lot	68 spaces	3 spaces	0 spaces
F	Parking Lot	65 spaces	3 spaces	1 space
G	Parking Lot	36 spaces	2 spaces	0 spaces
H	Parking Lot	54 spaces	3 spaces	0 spaces
I	Parking Lot	54 spaces	3 spaces	1 space
J	Parking Lot	41 spaces	2 spaces	0 spaces
K	Parking Lot	41 spaces	2 spaces	1 space
L	Parking Lot	87 spaces	4 spaces	0 spaces
M	Parking Lot	41 spaces	2 spaces	1 space
N	Parking Lot	41 spaces	2 spaces	0 spaces
O	Parking Lot	42 spaces	2 spaces	0 spaces
P	Parking Lot	42 spaces	2 spaces	1 space
Q	Parking Lot	50 spaces	2 spaces	1 space
R	Parking Lot	31 spaces	2 spaces	0 spaces
S	Parking Lot	32 spaces	2 spaces	0 spaces
T	Parking Lot	50 spaces	2 spaces	1 space
U	Parking Lot	118 spaces	5 spaces	1 space
V	Parking Lot	234 spaces	7 spaces	2 space
W	Parking Lot	183 spaces	6 spaces	2 spaces
X	Parking Lot	20 spaces	2 spaces	1 space
Y	Parking Lot	40 spaces	2 spaces	0 spaces
Z1	Parking Lot	60 spaces	4 spaces	1 space
Z2	Parking Lot	21 spaces	2 spaces	0 spaces
PARKING & LOADING TOTALS:		2,729 spaces	95 spaces	22 spaces

UNION HEIGHTS SENIOR HOUSING SUMMARY		
PARCEL	TYPE OF UNITS	AMOUNT OF UNITS
1	6 Multi-family (16 units/each)	96 Units
	18 Cottage Clusters (3 units/each)	54 Units
	Total	150 Units
2	6 Multi-family (16 units/each)	96 Units
	18 Cottage Clusters (3 units/each)	54 Units
	Total	150 Units

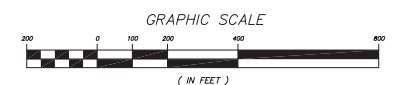
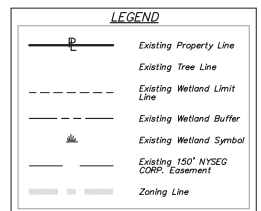
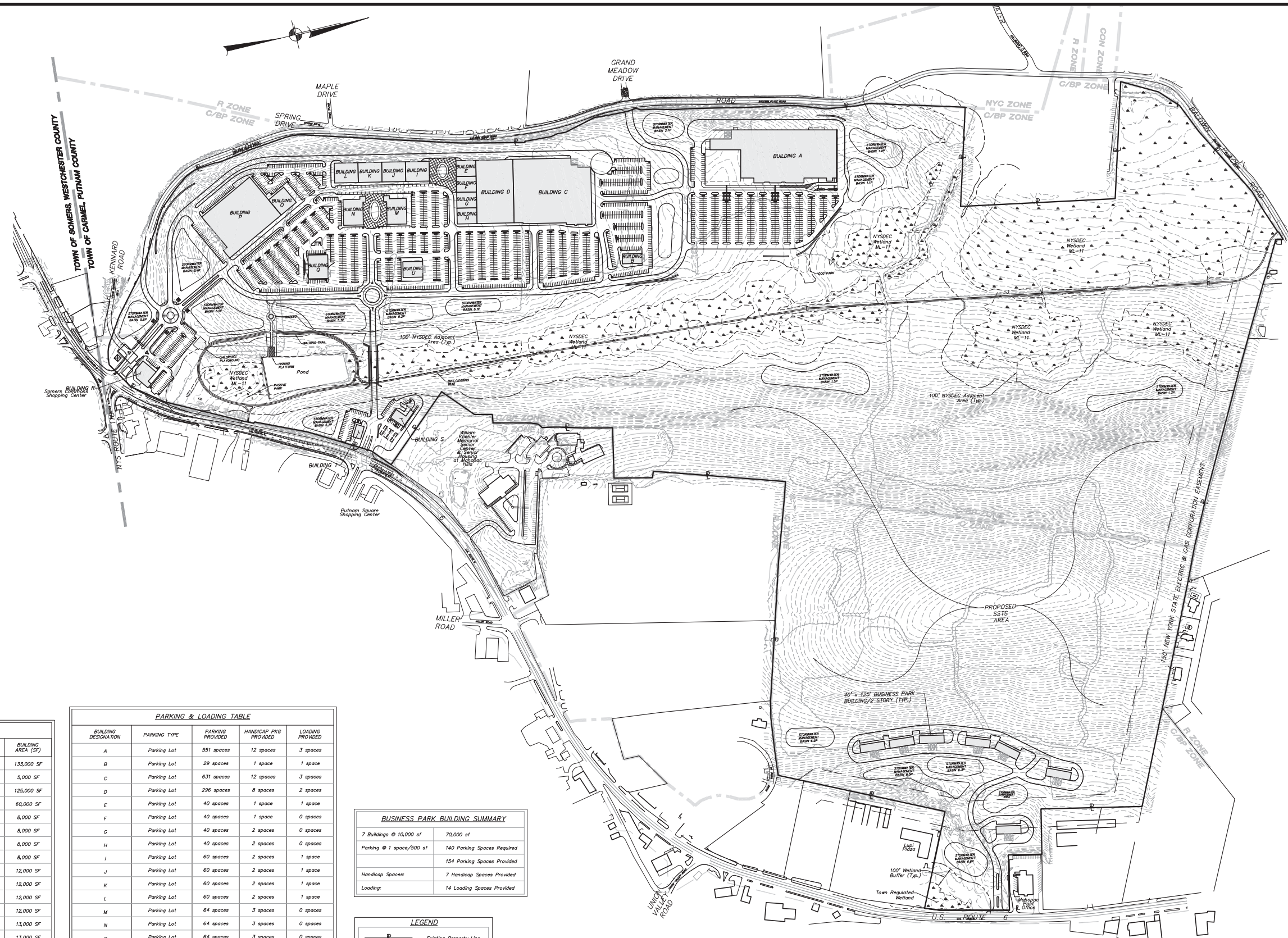


Figure 4-2: Alternative B-2 Retail/Senior Housing Zoning Compliant Union Place
 Town of Carmel, Putnam County, New York
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.
 Date Received: 9/10/10
 Scale: As Shown

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BUILDING DESIGNATION	BUILDING LEVEL	BUILDING USE	BUILDING AREA (SF)
A	1	ANCHOR RETAIL	133,000 SF
B	1	RESTAURANT	5,000 SF
C	1	JUNIOR ANCHOR RETAIL	125,000 SF
D	1	RETAIL	60,000 SF
E	1	RETAIL	8,000 SF
F	1	RETAIL	8,000 SF
G	1	RETAIL	8,000 SF
H	1	RETAIL	8,000 SF
I	1	RETAIL	12,000 SF
J	1	RETAIL	12,000 SF
K	1	RETAIL	12,000 SF
L	1	RETAIL	12,000 SF
M	1	RETAIL	13,000 SF
N	1	RETAIL	13,000 SF
O	1	RETAIL	10,000 SF
P	1	RETAIL	80,000 SF
Q	1	PHARMACY	12,000 SF
R	1	RETAIL/RESTAURANT	7,000 SF
S	1	CONVENIENT/GAS	4,000 SF
T	1	RETAIL	2,000 SF
U	1	RETAIL	8,000 SF

BUILDING DESIGNATION	PARKING TYPE	PARKING PROVIDED	HANDICAP PKG PROVIDED	LOADING PROVIDED
A	Parking Lot	551 spaces	12 spaces	3 spaces
B	Parking Lot	29 spaces	1 space	1 space
C	Parking Lot	631 spaces	12 spaces	3 spaces
D	Parking Lot	296 spaces	8 spaces	2 spaces
E	Parking Lot	40 spaces	1 space	1 space
F	Parking Lot	40 spaces	1 space	0 spaces
G	Parking Lot	40 spaces	2 spaces	0 spaces
H	Parking Lot	40 spaces	2 spaces	0 spaces
I	Parking Lot	60 spaces	2 spaces	1 space
J	Parking Lot	60 spaces	2 spaces	1 space
K	Parking Lot	60 spaces	2 spaces	1 space
L	Parking Lot	60 spaces	2 spaces	1 space
M	Parking Lot	64 spaces	3 spaces	0 spaces
N	Parking Lot	64 spaces	3 spaces	0 spaces
O	Parking Lot	64 spaces	3 spaces	0 spaces
P	Parking Lot	354 spaces	8 spaces	3 spaces
Q	Parking Lot	60 spaces	3 spaces	1 space
R	Parking Lot	115 spaces	6 spaces	1 space
S	Parking Lot	20 spaces	2 spaces	1 space
T	Parking Lot	40 spaces	2 spaces	0 spaces
U	Parking Lot	78 spaces	2 spaces	1 space
PARKING & LOADING TOTALS:		2766 spaces	79 spaces	21 spaces

7 Buildings @ 10,000 sf	70,000 sf
Parking @ 1 space/300 sf	140 Parking Spaces Required
	154 Parking Spaces Provided
Handicap Spaces:	7 Handicap Spaces Provided
Loading:	14 Loading Spaces Provided

—	Existing Property Line
—	Existing Tree Line
- - -	Existing Wetland Limit Line
- - -	Existing Wetland Buffer
W	Existing Wetland Symbol
- - -	Existing 150' NYSEG CORP. Easement
---	Zoning Line

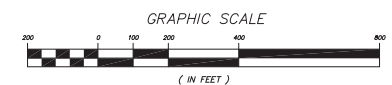
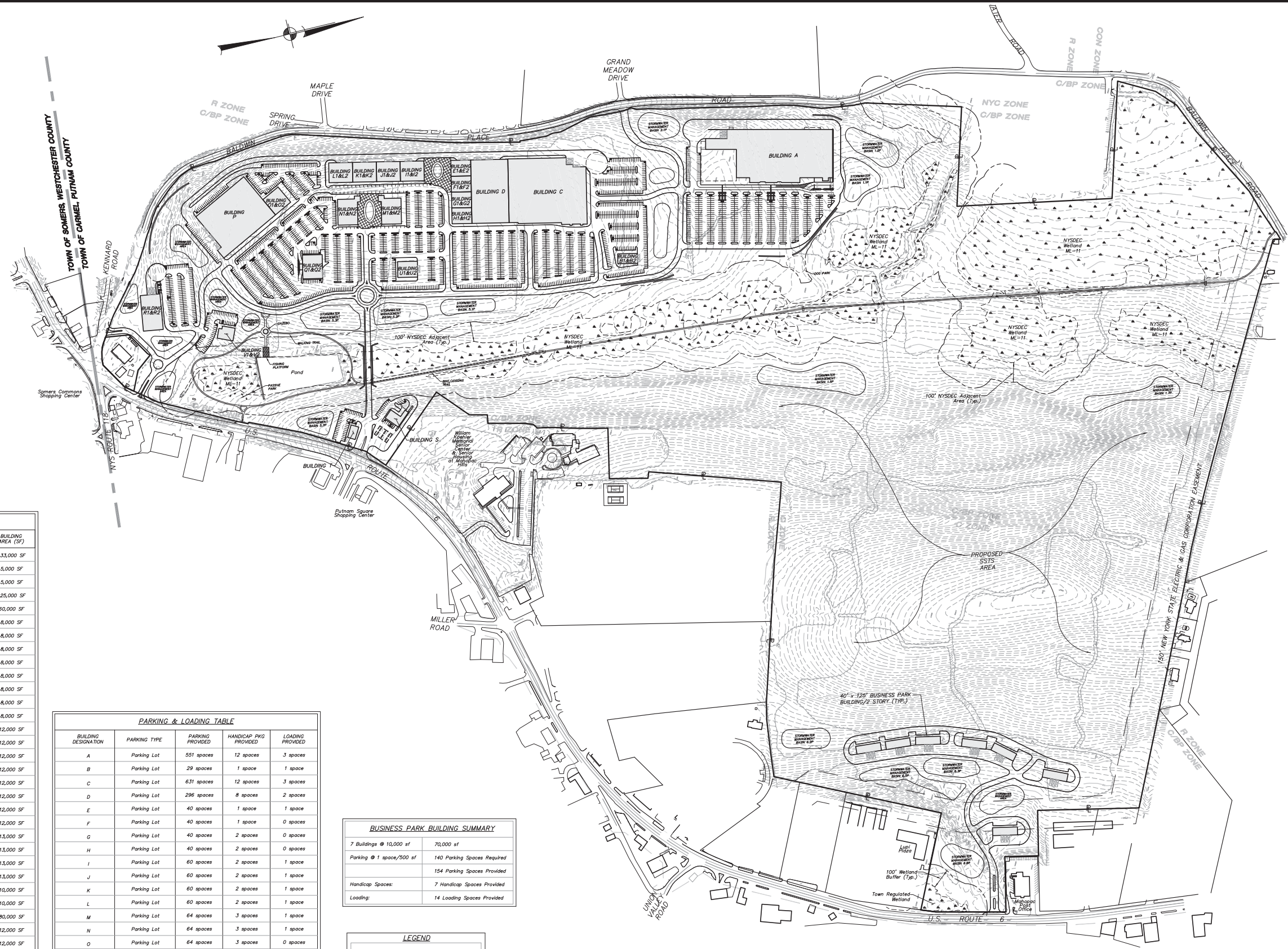


Figure 4-3: Alternative C-1 Retail/Business Park Zoning Compliant Union Place
 Town of Carmel, Putnam County, New York
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.
 Date Received: 9/10/10
 Scale: As Shown

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BUILDING AREA TABLE			
BUILDING DESIGNATION	BUILDING LEVEL	BUILDING USE	BUILDING AREA (SF)
A	1	ANCHOR RETAIL	133,000 SF
B1	1	RESTAURANT	5,000 SF
B2	2	RETAIL/SERVICE/OFFICE	5,000 SF
C	1	JUNIOR ANCHOR RETAIL	125,000 SF
D	1	RETAIL	60,000 SF
E1	1	RETAIL	8,000 SF
E2	2	RETAIL/SERVICE/OFFICE	8,000 SF
F1	1	RETAIL	8,000 SF
F2	2	RETAIL/SERVICE/OFFICE	8,000 SF
G1	1	RETAIL	8,000 SF
G2	2	RETAIL/SERVICE/OFFICE	8,000 SF
H1	1	RETAIL	8,000 SF
H2	2	RETAIL/SERVICE/OFFICE	8,000 SF
I1	1	RETAIL	12,000 SF
I2	2	RETAIL/SERVICE/OFFICE	12,000 SF
J1	1	RETAIL	12,000 SF
J2	2	RETAIL/SERVICE/OFFICE	12,000 SF
K1	1	RETAIL	12,000 SF
K2	2	RETAIL/SERVICE/OFFICE	12,000 SF
L1	1	RETAIL	12,000 SF
L2	2	RETAIL/SERVICE/OFFICE	12,000 SF
M1	1	RETAIL	13,000 SF
M2	2	RETAIL/SERVICE/OFFICE	13,000 SF
N1	1	RETAIL	13,000 SF
N2	2	RETAIL/SERVICE/OFFICE	13,000 SF
O1	1	RETAIL	10,000 SF
O2	2	RETAIL/SERVICE/OFFICE	10,000 SF
P	1	RETAIL	80,000 SF
Q1	1	PHARMACY	12,000 SF
Q2	2	RETAIL/SERVICE/OFFICE	12,000 SF
R1	1	RETAIL	18,000 SF
R2	2	RETAIL/SERVICE/OFFICE	8,700 SF
S	1	CONVENIENT/GAS	4,000 SF
T	1	RETAIL	2,000 SF
U1	1	RETAIL	8,000 SF
U2	2	RETAIL/SERVICE/OFFICE	8,000 SF
V1	1	RETAIL	5,000 SF
V2	2	RETAIL/SERVICE/OFFICE	5,000 SF

PARKING & LOADING TABLE				
BUILDING DESIGNATION	PARKING TYPE	PARKING PROVIDED	HANDICAP PKG PROVIDED	LOADING PROVIDED
A	Parking Lot	551 spaces	12 spaces	3 spaces
B	Parking Lot	29 spaces	1 space	1 space
C	Parking Lot	631 spaces	12 spaces	3 spaces
D	Parking Lot	296 spaces	8 spaces	2 spaces
E	Parking Lot	40 spaces	1 space	1 space
F	Parking Lot	40 spaces	1 space	0 spaces
G	Parking Lot	40 spaces	2 spaces	0 spaces
H	Parking Lot	40 spaces	2 spaces	0 spaces
I	Parking Lot	60 spaces	2 spaces	1 space
J	Parking Lot	60 spaces	2 spaces	1 space
K	Parking Lot	60 spaces	2 spaces	1 space
L	Parking Lot	60 spaces	2 spaces	1 space
M	Parking Lot	64 spaces	3 spaces	1 space
N	Parking Lot	64 spaces	3 spaces	1 space
O	Parking Lot	64 spaces	3 spaces	0 spaces
P	Parking Lot	380 spaces	8 spaces	3 spaces
Q	Parking Lot	106 spaces	4 spaces	1 space
R	Parking Lot	151 spaces	6 spaces	3 spaces
S	Parking Lot	20 spaces	2 spaces	1 space
T	Parking Lot	40 spaces	2 spaces	0 spaces
U	Parking Lot	78 spaces	2 spaces	1 space
V	Parking Lot	53 spaces	2 spaces	0 space
PARKING & LOADING TOTALS:		2927 spaces	82 spaces	23 spaces

BUSINESS PARK BUILDING SUMMARY	
7 Buildings @ 10,000 sf	70,000 sf
Parking @ 1 space/500 sf	140 Parking Spaces Required
	154 Parking Spaces Provided
Handicap Spaces:	7 Handicap Spaces Provided
Loading:	14 Loading Spaces Provided

LEGEND	
	Existing Property Line
	Existing Tree Line
	Existing Wetland Limit Line
	Existing Wetland Buffer
	Existing Wetland Symbol
	Existing 150' NYSEC CORP. Easement
	Zoning Line

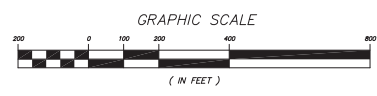
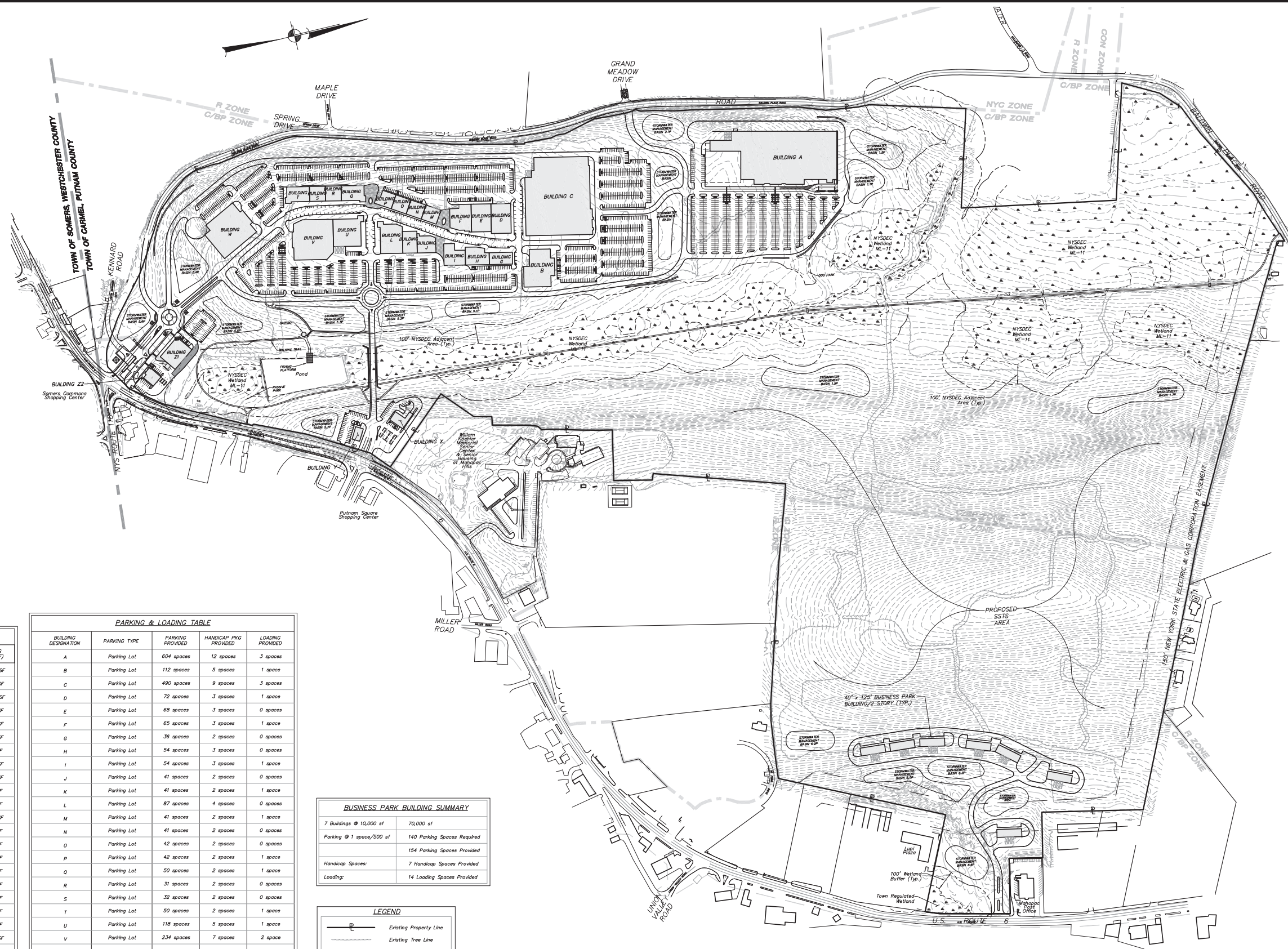


Figure 4-4: Alternative C-2 Retail/Business Park Zoning Compliant Union Place
 Town of Carmel, Putnam County, New York
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.
 Date Received: 9/10/10
 Scale: As Shown

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



BUILDING AREA TABLE			
BUILDING DESIGNATION	BUILDING LEVEL	BUILDING USE	BUILDING AREA (SF)
A	1	ANCHOR RETAIL	133,000 SF
B	1	JUNIOR ANCHOR RETAIL	25,000 SF
C	1	ANCHOR RETAIL	125,000 SF
D	1	RETAIL	15,000 SF
E	1	RETAIL	14,000 SF
F	1	RETAIL	13,000 SF
G	1	RETAIL	7,000 SF
H	1	RETAIL	10,000 SF
I	1	RETAIL	10,000 SF
J	1	RETAIL	8,000 SF
K	1	RETAIL	8,000 SF
L	1	RETAIL	17,000 SF
M	1	RETAIL	6,000 SF
N	1	RETAIL	6,000 SF
O	1	RETAIL	6,000 SF
P	1	RETAIL	6,000 SF
Q	1	RETAIL	9,000 SF
R	1	RETAIL	6,000 SF
S	1	RETAIL	6,000 SF
T	1	RETAIL	9,000 SF
U	1	RETAIL	20,000 SF
V	1	JUNIOR ANCHOR RETAIL	40,000 SF
W	1	SPECIALTY GROCER	40,000 SF
X	1	CONVENIENT/GAS	4,000 SF
Y	1	RETAIL	2,000 SF
Z1	1	PHARMACY	13,900 SF
Z2	1	BANK	4,700 SF

PARKING & LOADING TABLE				
BUILDING DESIGNATION	PARKING TYPE	PARKING PROVIDED	HANDICAP PKG PROVIDED	LOADING PROVIDED
A	Parking Lot	604 spaces	12 spaces	3 spaces
B	Parking Lot	112 spaces	5 spaces	1 space
C	Parking Lot	490 spaces	9 spaces	3 spaces
D	Parking Lot	72 spaces	3 spaces	1 space
E	Parking Lot	68 spaces	3 spaces	0 spaces
F	Parking Lot	65 spaces	3 spaces	1 space
G	Parking Lot	36 spaces	2 spaces	0 spaces
H	Parking Lot	54 spaces	3 spaces	0 spaces
I	Parking Lot	54 spaces	3 spaces	1 space
J	Parking Lot	41 spaces	2 spaces	0 spaces
K	Parking Lot	41 spaces	2 spaces	1 space
L	Parking Lot	87 spaces	4 spaces	0 spaces
M	Parking Lot	41 spaces	2 spaces	1 space
N	Parking Lot	41 spaces	2 spaces	0 spaces
O	Parking Lot	42 spaces	2 spaces	0 spaces
P	Parking Lot	42 spaces	2 spaces	1 space
Q	Parking Lot	50 spaces	2 spaces	1 space
R	Parking Lot	31 spaces	2 spaces	0 spaces
S	Parking Lot	32 spaces	2 spaces	0 spaces
T	Parking Lot	50 spaces	2 spaces	1 space
U	Parking Lot	118 spaces	5 spaces	1 space
V	Parking Lot	234 spaces	7 spaces	2 space
W	Parking Lot	183 spaces	6 spaces	2 spaces
X	Parking Lot	20 spaces	2 spaces	1 space
Y	Parking Lot	40 spaces	2 spaces	0 spaces
Z1	Parking Lot	60 spaces	4 spaces	1 space
Z2	Parking Lot	21 spaces	2 spaces	0 spaces
PARKING & LOADING TOTALS:		2,729 spaces	95 spaces	22 spaces

BUSINESS PARK BUILDING SUMMARY	
7 Buildings @ 10,000 sf	70,000 sf
Parking @ 1 space/500 sf	140 Parking Spaces Required
	154 Parking Spaces Provided
Handicap Spaces:	7 Handicap Spaces Provided
Loading:	14 Loading Spaces Provided

LEGEND	
	Existing Property Line
	Existing Tree Line
	Existing Wetland Limit Line
	Existing Wetland Buffer
	Existing Wetland Symbol
	Existing 150' NYSEEC CORP. Easement
	Zoning Line

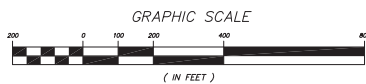
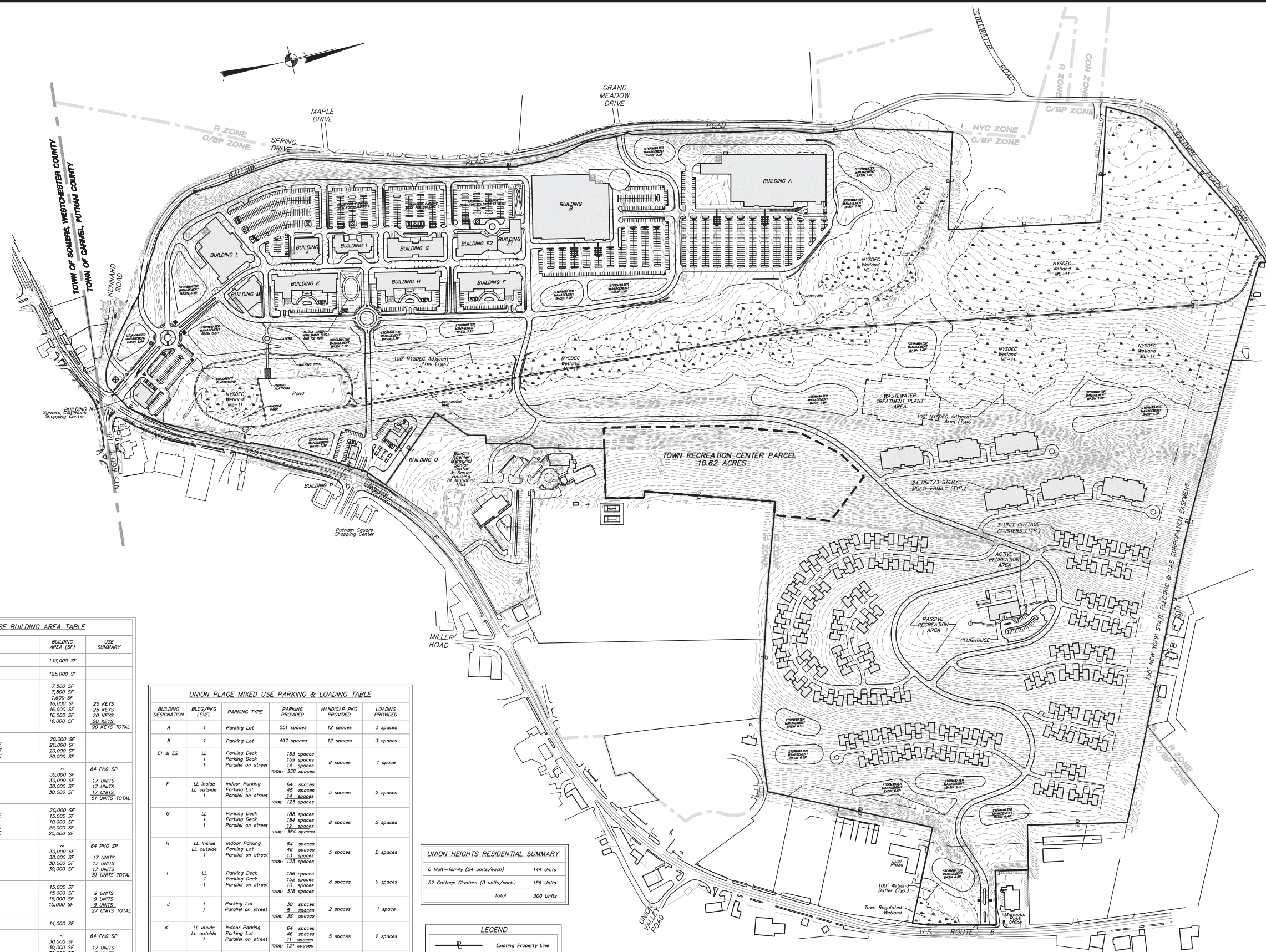


Figure 4-5: Alternative C-3 Retail/Business Park Zoning Compliant Union Place

Town of Carmel, Putnam County, New York
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.
 Date Received: 9/10/10
 Scale: As Shown

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1209 OF ARTICLE 145 OF THE EDUCATION LAW.



UNION PLACE MIXED USE BUILDING AREA TABLE

BUILDING DESIGNATION	BUILDING LEVEL	BUILDING USE	BUILDING AREA (SF)	USE SUMMARY
A	1	ANCHOR RETAIL	133,000 SF	
B	1	ANCHOR RETAIL	125,000 SF	
E1	1	RESTAURANT	7,500 SF	
	2	HOTEL LOBBY	1,600 SF	
	3	HOTEL	16,000 SF	25 KEYS
	4	HOTEL	16,000 SF	20 KEYS
	5	HOTEL	16,000 SF	20 KEYS
				90 KEYS TOTAL
E2	1	RETAIL	20,000 SF	
	2	PROFESSIONAL OFFICE	20,000 SF	
	3	PROFESSIONAL OFFICE	20,000 SF	
	4	PROFESSIONAL OFFICE	20,000 SF	
F	1	PARKING	30,000 SF	64 PKG SP
	2	RETAIL	30,000 SF	
	3	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	12 UNITS
				51 UNITS TOTAL
G	1	RETAIL	20,000 SF	
	2	PROFESSIONAL OFFICE	15,000 SF	
	3	COMMUNITY SPACE	10,000 SF	
	4	PROFESSIONAL OFFICE	25,000 SF	
				25,000 SF
H	1	PARKING	30,000 SF	64 PKG SP
	2	RETAIL	30,000 SF	
	3	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	12 UNITS
				51 UNITS TOTAL
I	1	RETAIL	15,000 SF	
	2	RESIDENTIAL	15,000 SF	9 UNITS
	3	RESIDENTIAL	15,000 SF	9 UNITS
	4	RESIDENTIAL	15,000 SF	9 UNITS
				27 UNITS TOTAL
J	1	RETAIL/PHARMACY	14,000 SF	
K	1	PARKING	30,000 SF	64 PKG SP
	2	RETAIL	30,000 SF	
	3	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	12 UNITS
				51 UNITS TOTAL
L	1	SPECIALTY OROGER	50,000 SF	
M	1	RETAIL/BOOK STORE	16,000 SF	
	2	RETAIL/BOOK STORE	12,000 SF	
N	1	RETAIL/RESTAURANT	7,000 SF	
O	1	CONVENIENT/GAS	4,000 SF	
P	1	RETAIL	2,000 SF	

UNION PLACE MIXED USE PARKING & LOADING TABLE

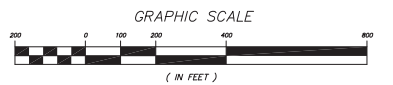
BUILDING DESIGNATION	BLOG/PKG LEVEL	PARKING TYPE	PARKING PROVIDED	HANDICAP PKG PROVIDED	LOADING PROVIDED
A	1	Parking Lot	551 spaces	12 spaces	3 spaces
B	1	Parking Lot	497 spaces	12 spaces	3 spaces
E1 & E2	LL	Parking Deck	163 spaces	8 spaces	1 space
	1	Parking Deck	159 spaces		
	1	Parallel on street	14 spaces		
		TOTAL:	336 spaces		
F	LL Inside	Indoor Parking	64 spaces	5 spaces	2 spaces
	LL outside	Parking Lot	45 spaces		
	1	Parallel on street	14 spaces		
		TOTAL:	123 spaces		
G	LL	Parking Deck	188 spaces	8 spaces	2 spaces
	1	Parking Deck	184 spaces		
	1	Parallel on street	12 spaces		
		TOTAL:	384 spaces		
H	LL Inside	Indoor Parking	64 spaces	5 spaces	2 spaces
	LL outside	Parking Lot	46 spaces		
	1	Parallel on street	13 spaces		
		TOTAL:	123 spaces		
I	LL	Parking Deck	156 spaces	8 spaces	0 spaces
	1	Parking Deck	152 spaces		
	1	Parallel on street	10 spaces		
		TOTAL:	318 spaces		
J	1	Parking Lot	30 spaces	2 spaces	1 space
	1	Parallel on street	8 spaces		
		TOTAL:	38 spaces		
K	LL Inside	Indoor Parking	64 spaces	5 spaces	2 spaces
	LL outside	Parking Lot	46 spaces		
	1	Parallel on street	11 spaces		
		TOTAL:	121 spaces		
L	LL	Parking Deck	248 spaces	8 spaces	2 spaces
	1	Parking Deck	244 spaces		
	1	Parallel on street	4 spaces		
		TOTAL:	496 spaces		
M	1		0 spaces	0 spaces	1 space
N	1	Parking Lot	115 spaces	6 spaces	1 space
O	1	Parking Lot	20 spaces	2 spaces	1 space
P	1	Parking Lot	40 spaces	2 spaces	0 spaces
PARKING & LOADING TOTALS:			3,158 spaces	83 spaces	21 spaces

UNION HEIGHTS RESIDENTIAL SUMMARY

6 Multi-family (24 units/each)	144 Units
52 Cottage Clusters (3 units/each)	156 Units
Total	300 Units

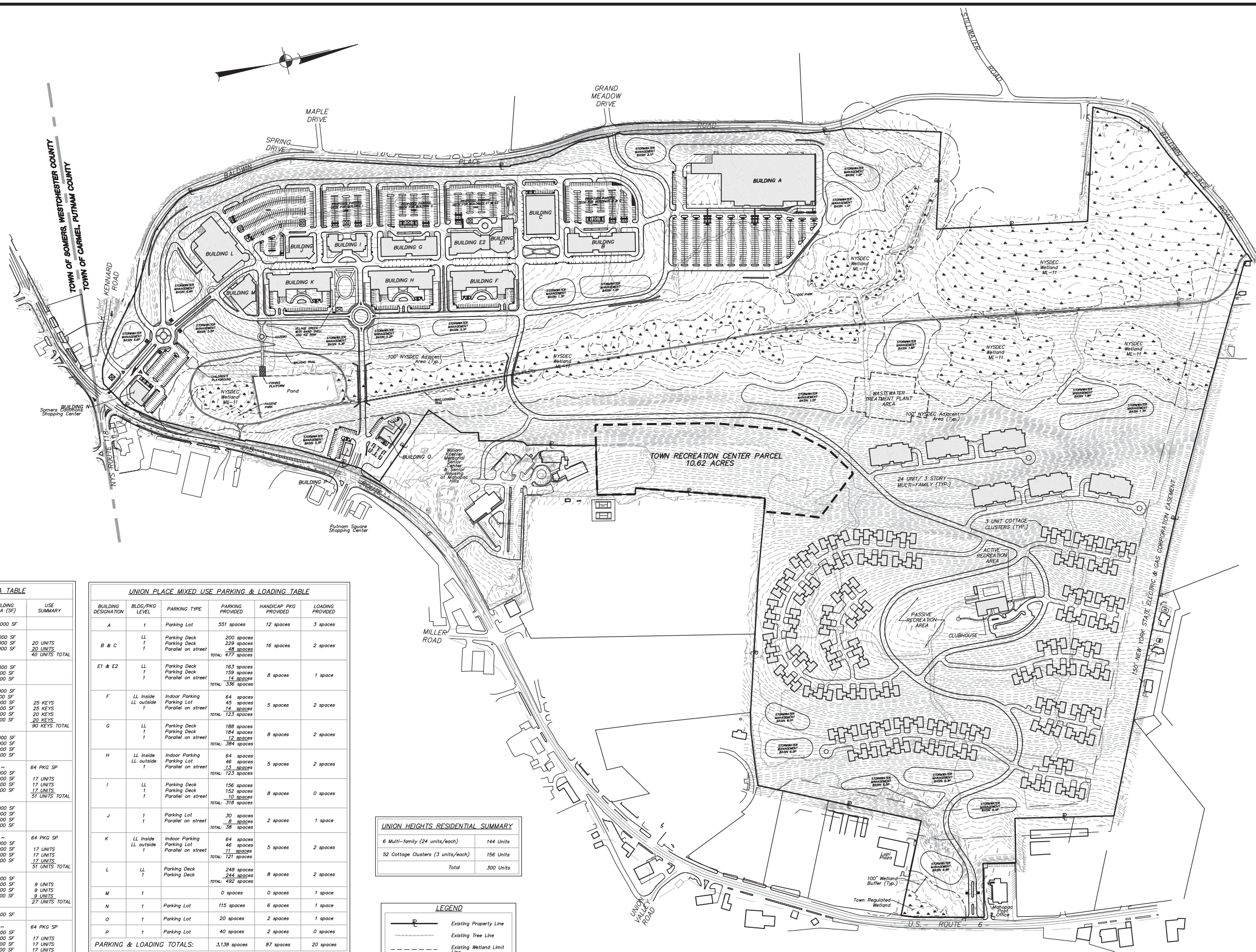
LEGEND

- Existing Property Line
- Existing Tree Line
- Existing Wetland Limit Line
- Existing Wetland Buffer
- Existing Wetland Symbol
- Existing 150' NYSEG CORP. Easement
- Zoning Line



**Figure 4-6: Alternative A-1 Mixed Use Development,
No Corporate Office Space
Union Place
Town of Carmel, Putnam County, New York**
Source: Insite Engineering, Surveying & Landscape Architecture, P.C.
Date: 9/21/10
Scale: As Shown

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.
File 07049 9/10/10
JS/07049



UNION PLACE MIXED USE BUILDING AREA TABLE

BUILDING DESIGNATION	BUILDING LEVEL	BUILDING USE	BUILDING AREA (SF)	USE SUMMARY
A	1	ANCHOR RETAIL	133,000 SF	
B	1	RETAIL	31,000 SF	20 UNITS
	2	RESIDENTIAL	31,000 SF	20 UNITS
				40 UNITS TOTAL
C	1	500 SEAT PLAYHOUSE	15,000 SF	
	1	RESTAURANT	7,500 SF	
E1	1	RETAIL	16,000 SF	
	1	HOTEL LOBBY	1,600 SF	
	2	HOTEL	16,000 SF	25 KEYS
	4	HOTEL	16,000 SF	20 KEYS
	5	HOTEL	16,000 SF	20 KEYS
				90 KEYS TOTAL
E2	1	RETAIL	20,000 SF	
	2	PROFESSIONAL OFFICE	20,000 SF	
	3	PROFESSIONAL OFFICE	20,000 SF	
	4	PROFESSIONAL OFFICE	20,000 SF	
F	LL	PARKING	~	64 PKG SP
	1	RETAIL	30,000 SF	
	2	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	17 UNITS
				51 UNITS TOTAL
G	1	RETAIL	20,000 SF	
	2	PROFESSIONAL OFFICE	25,000 SF	
	3	PROFESSIONAL OFFICE	20,000 SF	
	4	PROFESSIONAL OFFICE	20,000 SF	
H	LL	PARKING	~	64 PKG SP
	1	RETAIL	30,000 SF	
	2	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	17 UNITS
				51 UNITS TOTAL
I	1	RETAIL	15,000 SF	
	2	RESIDENTIAL	15,000 SF	9 UNITS
	3	RESIDENTIAL	15,000 SF	9 UNITS
	4	RESIDENTIAL	15,000 SF	9 UNITS
				27 UNITS TOTAL
J	1	RETAIL/PHARMACY	14,000 SF	
K	LL	PARKING	~	64 PKG SP
	1	RETAIL	30,000 SF	
	2	RESIDENTIAL	30,000 SF	17 UNITS
	4	RESIDENTIAL	30,000 SF	17 UNITS
				51 UNITS TOTAL
L	1	SPECIALTY GROCER	50,000 SF	
	2	RETAIL/BOOK STORE	16,000 SF	
M	1	RETAIL/BOOK STORE	12,000 SF	
	2	RETAIL/RESTAURANT	7,000 SF	
N	1	CONVENIENCE/GAS	4,000 SF	
P	1	RETAIL	2,000 SF	

UNION PLACE MIXED USE PARKING & LOADING TABLE

BUILDING DESIGNATION	BLDG/PKG LEVEL	PARKING TYPE	PARKING PROVIDED	HANDICAP PKG PROVIDED	LOADING PROVIDED
A	1	Parking Lot	551 spaces	12 spaces	3 spaces
B & C	LL	Parking Deck	200 spaces		
	1	Parking Deck	48 spaces	16 spaces	2 spaces
			TOTAL 477 spaces		
E1 & E2	LL	Parking Deck	163 spaces		
	1	Parking Deck	159 spaces	8 spaces	1 space
			TOTAL 336 spaces		
F	LL Inside	Indoor Parking	64 spaces		
	LL Outside	Parking Lot	45 spaces	5 spaces	2 spaces
			TOTAL 123 spaces		
G	LL	Parking Deck	188 spaces		
	1	Parking Deck	184 spaces	8 spaces	2 spaces
			TOTAL 384 spaces		
H	LL Inside	Indoor Parking	64 spaces		
	LL Outside	Parking Lot	46 spaces	5 spaces	2 spaces
			TOTAL 123 spaces		
I	LL	Parking Deck	156 spaces		
	1	Parking Deck	152 spaces	8 spaces	0 spaces
			TOTAL 318 spaces		
J	1	Parking Lot	30 spaces		
	1	Parking Lot	8 spaces	2 spaces	1 space
			TOTAL 38 spaces		
K	LL Inside	Indoor Parking	64 spaces		
	LL Outside	Parking Lot	46 spaces	5 spaces	2 spaces
			TOTAL 121 spaces		
L	LL	Parking Deck	248 spaces		
	1	Parking Deck	244 spaces	8 spaces	2 spaces
			TOTAL 492 spaces		
M	1		0 spaces	0 spaces	1 space
N	1	Parking Lot	115 spaces	6 spaces	1 space
O	1	Parking Lot	20 spaces	2 spaces	1 space
P	1	Parking Lot	40 spaces	2 spaces	0 spaces
PARKING & LOADING TOTALS:			3,138 spaces	87 spaces	20 spaces

UNION HEIGHTS RESIDENTIAL SUMMARY

6 Multi-family (24 units/each)	144 Units
52 Cottage Clusters (3 units/each)	156 Units
Total	300 Units

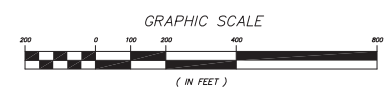
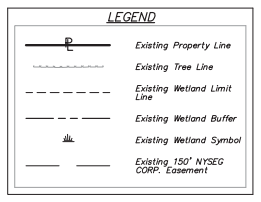


Figure 4-7: Alternative A-2 Mixed Use Development, No Corporate Office Space
 Union Place
 Town of Carmel, Putnam County, New York
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.
 Date: 9/21/10
 Scale: As Shown

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 OF ARTICLE 148 OF THE EDUCATION LAW.