

**CUMULATIVE ENVIRONMENTAL IMPACT REPORT (CEIR)  
REPORT OUTLINE  
WATERFRONT TRANSIT ORIENTED DEVELOPMENT (TOD)  
PEEKSKILL, NY**

**City of Peekskill, Westchester County, New York**

~~August~~ September 22, 2025

Location	28 Water Street, Peekskill NY 22-24 Water Street, Peekskill NY 305 Railroad Avenue, Peekskill NY
Contact	Department of Planning & Development City of Peekskill, NY 840 Main Street City Hall Peekskill, NY 10566 T: 914-734-4210 E: <a href="mailto:SWarden-Hertz@cityofpeekskillny.gov">SWarden-Hertz@cityofpeekskillny.gov</a>
Public Meeting to comment on the Report Outline	September 9, 2025, 7:30 PM City Hall, 840 Main Street, Peekskill New York 10566
Comments on the Report Outline	Written comments <del>were</del> <u>will be</u> accepted by the Department of Planning & Development until September 9, 2025. <del>See</del> <del>Department of Planning &amp; Development contact</del> <del>information above.</del>

## INTRODUCTION

This Cumulative Environmental Impact Report (CEIR) will provide an initial, generic assessment of potential significant environmental impacts from waterfront transit-oriented development (TOD) on three City-owned parking lots located just east of the Metro North Railroad tracks. The City issued a Request For Expression of Interest (RFEI) for the redevelopment of the parking lots and is in the process of negotiating their potential redevelopment with three private developer groups. The CEIR will consider the cumulative impacts of the three (3) proposed redevelopment projects to determine potential impacts and proposed mitigation measures. The CEIR will also consider potential alternatives.

The CEIR will assess impacts on land use, zoning, and public policy, traffic, parking, stormwater, flooding, water and sewer, lighting, recreation resources and open space, historic and archeological resources, aesthetics and viewshed impacts, community facilities and services, and socioeconomics. For each subject, it will summarize existing conditions, provide methodologies and assessment of potential environmental impacts, and identify potential measures to mitigate any identified impacts. These analyses can then be incorporated into the subsequent New York State Environmental Quality Review Act (SEQR) reviews of the three individual redevelopment projects. In addition, the analysis, where appropriate, may contain site-specific design-related recommendations that can assist the development community in the preparation of site plan drawings.

The steps in preparing the CEIR include:

- Report Outline – this document provides an outline of the contents and scope of the Draft CEIR and comments from agencies and the public are welcomed during the public meeting and written comment period.
- Draft CEIR – a document accepted by the City Council for public and agency review and comment.
- Public review – a comment period of at least 30 days, including a public hearing/meeting at which any individual, group, or agency may comment on the CEIR.
- Final CEIR – a document that considers relevant comments made during public review of the Draft CEIR and incorporates revisions, as needed, based on relevant public, agency, and City comments.

This Report Outline is intended to inform involved and interested agencies and the public of the range of topics the lead agency intends to address in the CEIR.

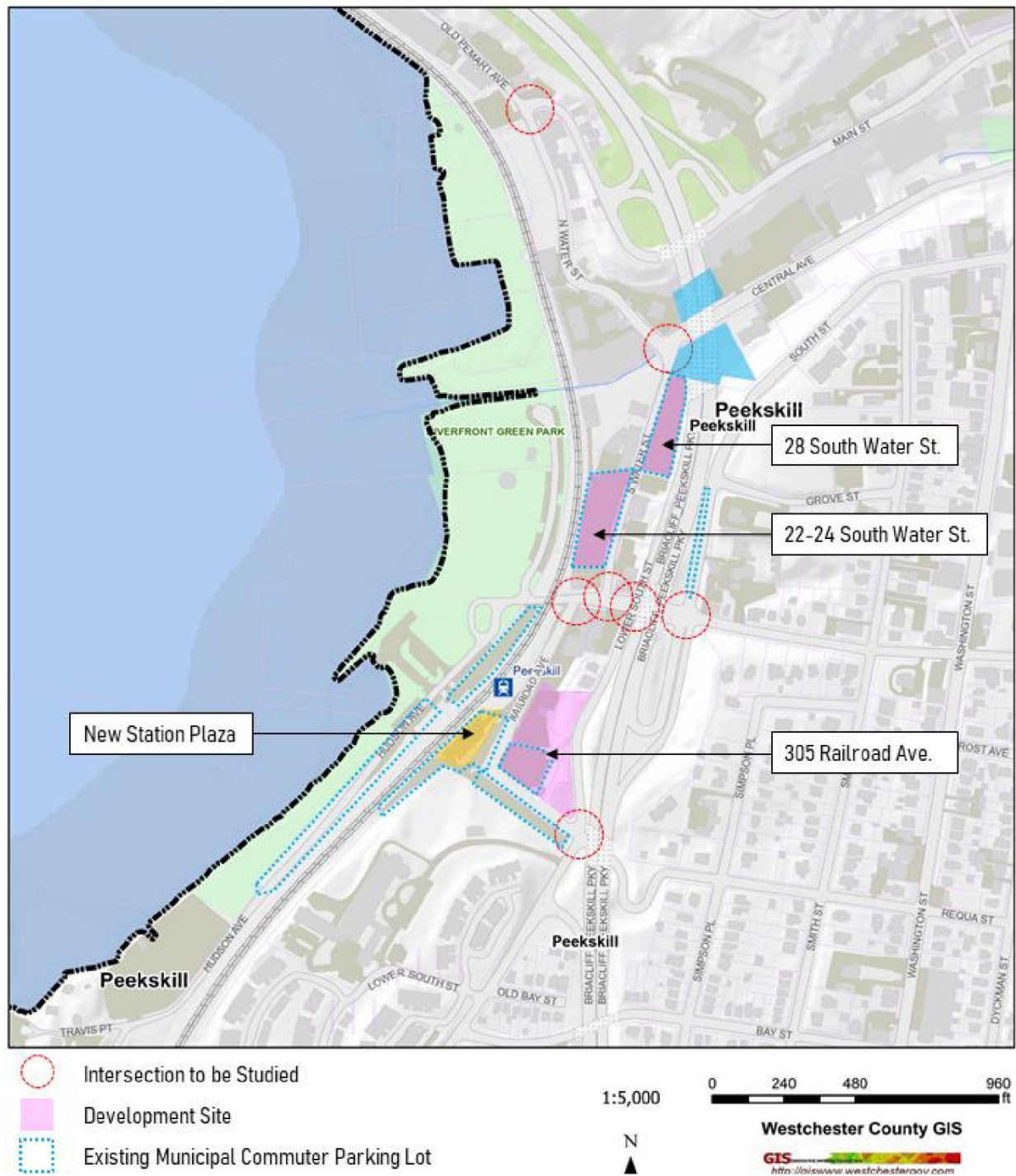
Consistent with 6 NYCRR Part 617.7(c)(2) and the guidance provided in the NYSDEC SEQR Handbook, Fourth Edition (2020), this CEIR considers reasonably related short-term, long-term, direct, indirect, and cumulative impacts. This includes the potential for significant adverse effects that may result from the combined impacts of this proposed waterfront development and other past, present, or reasonably foreseeable future actions within the study area.

## A. PROJECT DESCRIPTION

### DESCRIPTION OF THE PROPOSED PROJECT

The City is considering the conditional disposition of three City-owned surface parking lots consisting of four tax lots totaling 1.85 acres. This would enable the development of three Transit-Oriented Development (TOD) sites located to the east of the Metro-North Railroad tracks and west of Route 9 in the vicinity of the Peekskill Train Station (see Figure 1).

Figure 1. Proposed Project Transit-Oriented Development Sites



The City solicited a Request for Expressions of Interest (RFEI) for redevelopment of the three sites from the development community and preliminary concepts for the development sites have been proposed. The purpose of this CEIR is to examine the potential cumulative environmental impacts of development of the three sites.

The development sites are numbered 1 through 3 in

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Table 1 below. Additional information provided in

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Table 1 includes address, tax map ID, size, and current ownership and use. Together the development sites consist of four city-owned tax lots and eight privately-owned parcels totaling 3.11 acres.

Based on the proposals received in response to the RFEI, the City has identified a recommended development scenario (the “Proposed Project”). The Proposed Project would result in the cumulative development of 276 residential units (238 market rate rentals and 38 affordable rentals), 125 hotel keys, approximately 11,300 square feet of street-facing commercial uses, and 372 off-street parking spaces (55 public parking spaces). Table 2 presents each of the proposed developments’ scope and size.

The City intends to improve two existing open lot areas underneath the Route 9 overpass, at both the north and south side of Central Avenue, including a portion fronting South Water Street, to use as municipal surface parking. This would add up to 140 parking spaces and allow the redevelopment of the existing city-owned parking lots to the south with the Proposed Project.

The City recently retained Partners in Public Design to provide urban design professional services to develop a conceptual Public Realm Plan for the Waterfront in and around the train station and commuter parking lots slated for redevelopment. As part of the Public Realm Plan, the City and Partners in Public Design will engage the public in design decisions and create a conceptual streetscape plan for the waterfront, a conceptual plan for Railroad Plaza, and perspective views and sketches of overall improvements and developments. The Conceptual Public Realm Plan will be considered in the CEIR and any relevant recommendations from the Plan will be incorporated as appropriate into the CEIR.

The development sites fall within the Waterfront Subarea 2 “WF-2” Zoning District. Permitted uses in the WF-2 district include commercial uses with a maximum floor area of 4,000 square feet for each structure. By Special Permit, residential units in the form of midrise apartments are permitted. In multiple-dwelling developments the average size of residential units within a single parcel must be at least 800 square feet of floor area per unit. Building height is limited to four stories or 45 feet, but additional building height (up to 55 feet) may be granted for developments on the east side of Water Street and Railroad Avenue if the developer makes a payment into a public/City infrastructure fund, provides public/City infrastructure, or a combination. Design guidelines apply to the WF districts. The WF-2 zoning district would require a zoning text amendment to permit hotel use and to allow for increased height. Additional building height would need to be granted for development on the west side of Water Street. The recommended development scenario would require special permits to exceed established height limits, commercial use square footage, and to reduce unit sizes.

The purpose of the recommended development scenario is to support the revitalization of Peekskill’s waterfront by introducing new uses, occupants, and visitors. The recommended development scenario would assist in creating a sense of place and would strengthen the area as a tourist destination. The City aims to achieve sustainably designed projects, create jobs through business opportunities, improve infrastructure, promote Hudson River access and public art, create shared parking opportunities, and make better use of city-owned properties to grow the tax base.

**Table 1. Development Sites.**

Development Site	Address	Westchester County Tax Map ID	Acres	Ownership and Current Use
1	28 Water Street	32.12-4-6	TOTAL: 0.52	City Parking Lot
2	22 Water Street	32.12-2-4	0.18	City Parking Lot
	24 Water Street	32.12-2-3	0.71	City Parking Lot
			TOTAL: 0.89	
3	305 Railroad Avenue	32.12-8-1	0.44	City Parking Lot
	303 Requa Street	32.12-8-2	0.10	Private - Abandoned House
	304 South St	32.12-8-3	0.20	Private – Empty Lot
	307 Railroad Ave	32.12-8-18	0.20	Private – Parking Lot
	321 Railroad Ave	32.12-8-17	0.27	Private – Dry Cleaner
	329 Railroad Ave	32.12-8-16	0.02	Private – Deli
	330 South St	32.12-8-6	0.28	Private – Forested Lot
	318 South St	32.12-8-4	0.08	Private – Forested Lot
	322 South St	32.12-8-5	0.11	Private – Forested Lot
			TOTAL: 1.70	

**Table 2. Proposed Developments**

Development Site	1	2	3	Total
<b>Multifamily Residential (Units)</b>	-	102 units (20%affordable)	174 units	276 units
<b>Residential GSF</b>	-	98,436 GSF	175,106 GSF	273,542 GSF
<b>Commercial GSF</b>	0 SF	4,500 SF	6,860 SF	11,360 SF
<b>Other GSF</b>	TBD	Amenity/ Lobby 3,880 SF	Garage 105,491 SF	TBD
<b>Hotel Use</b>	125 keys	-	-	125 keys
<b>Total GSF</b>	TBD	106,816 GSF	287,457 GSF	TBD
<b>Height</b>	6-8 stories (TBD)	6 stories	Two 4 story buildings	-
<b>Parking Spaces</b>	100 Parking Spaces	51 spaces, Parking in lieu payment	221 spaces (55 public)	372 spaces
<b>Approvals Required</b>	<ul style="list-style-type: none"> <li>- Zoning text amendment to permit hotel in WF-2</li> <li>- Special Permit for height</li> </ul>	<ul style="list-style-type: none"> <li>- Zoning amendment to extend the height bonus area to the east side of Water Street.</li> <li>- Special Permit for height</li> <li>- CC Special Permit for commercial space (cap 4,000sf)</li> <li>- Parking in lieu payment</li> </ul>	<ul style="list-style-type: none"> <li>- Special Permit for height</li> <li>- CC Special Permit for commercial space (cap 4,000sf)</li> </ul>	



## B. POTENTIAL PROJECT REVIEWS AND APPROVALS

Table 3 below provides a summary of agencies that may be involved or interested in the development of the three development sites, and the permits, approvals and reviews that would be required for their development.

**Table 3: Future Site-Specific Approvals**

Agency/Entity	Permit/Approval/Review Type
LOCAL APPROVALS	
City of Peekskill Common Council	<ul style="list-style-type: none"> <li>• Disposition of City-Owned Property</li> <li>• Adoption of Zoning Text Amendments</li> <li>• Design Guidelines Review</li> <li>• Special Permit Approvals</li> <li>• SEQR Review</li> </ul>
City of Peekskill Planning Commission	<ul style="list-style-type: none"> <li>• Zoning Referral and Report</li> <li>• Site Plan Review</li> <li>• Design Guidelines Referral and Report</li> </ul>
City of Peekskill <del>Local Industrial Development</del> <u>Corporation Agency</u>	<ul style="list-style-type: none"> <li>• Potential Payment in Lieu of Taxes (PILOT)</li> </ul>
City of Peekskill Department of Public Works, Water and Sewer Department, and Building Department	<ul style="list-style-type: none"> <li>• Sewer Access Approvals</li> <li>• SWPPP Reviews</li> <li>• Building Permits</li> <li>• Demolition Permits</li> <li>• Tree Removal Permits</li> <li>• Floodplain Development Permits</li> <li>• Letter of Intent of Service</li> </ul>
City of Peekskill Fire Department	<ul style="list-style-type: none"> <li>• SEQRA Interested Agency</li> </ul>
City of Peekskill Police Department	<ul style="list-style-type: none"> <li>• SEQRA Interested Agency</li> </ul>
City of Peekskill Conservation Advisory Council	<ul style="list-style-type: none"> <li>• SEQRA Interested Agency</li> </ul>
City of Peekskill Historic & Landmarks Preservation Board	<ul style="list-style-type: none"> <li>• SEQRA Interested Agency</li> </ul>
Peekskill City School District	<ul style="list-style-type: none"> <li>• SEQRA Interested Agency</li> </ul>

<b>Agency/Entity</b>	<b>Permit/Approval/Review Type</b>
City of Peekskill Historic Preservation Advisory Commission	<ul style="list-style-type: none"> <li>• SEQRA Interested Agency</li> </ul>
<b>COUNTY APPROVALS</b>	
Westchester County Department of Health	<ul style="list-style-type: none"> <li>• Water Supply Extension/Connection Approval</li> <li>• Sewer Extension/Connection Approval</li> </ul>
Westchester County Planning Board	<ul style="list-style-type: none"> <li>• General Municipal Law Section 239-m Review</li> </ul>
Westchester County Department of Environmental Facilities	<ul style="list-style-type: none"> <li>• Water and Sewer Line Relocations/Extensions</li> </ul>
<b>STATE APPROVALS</b>	
New York State Department of Transportation	<ul style="list-style-type: none"> <li>• Review/Referral</li> </ul>
New York State Department of Environmental Conservation	<ul style="list-style-type: none"> <li>• SWPPP</li> </ul>
New York State Department of State	<ul style="list-style-type: none"> <li>• Coastal Consistency/Waterfront Review</li> </ul>
New York State Office of Parks, Recreation & Historic Preservation	<ul style="list-style-type: none"> <li>• Historic and Cultural Resources Review</li> </ul>
Metropolitan Transit Authority (MTA)	<ul style="list-style-type: none"> <li>• SEQRA Interested Agency</li> </ul>

### **C. CEIR REPORT OUTLINE**

This section describes the analysis and discussions that will comprise the CEIR. The CEIR will present a broader and more general set of analyses to understand cumulative impacts rather than site or project specific studies. The CEIR will include assessments of specific anticipated impacts if such details are available. Where such details are lacking, the CEIR presents qualitative estimations of impacts and identifies analyses that will be required at the time individual projects are proposed.

The general framework of analysis is to: 1) study and describe the existing conditions in the appropriate study area; 2) assess potential environmental impacts of the recommended development scenario on the With-Action condition; 3) present and evaluate potential mitigation measures to mitigate any significant adverse environmental impacts; and 4) assess potential environmental impacts of the proposed alternatives (see section 4.0).

The CEIR will use primary and secondary data sources to assess the potential impacts of the recommended development scenario and will rely on data and other information gathered during preparation of the conceptual plans, traffic and parking analyses, the DRI Plan, LWRP, and Comprehensive Plan (1981). To the greatest extent possible, the CEIR will rely on existing data and studies to minimize cost and time involved in primary field research. These analyses will be conducted on a qualitative basis, unless quantitative data is readily available.

The CEIR will contain the following information:

### **COVER SHEET**

The Cover Sheet will identify:

1. Name of the report
2. The development sites and their location
3. The name, address and telephone number of the Department of Planning and Development and contact person
4. The name, address and telephone number of the preparer of the CEIR
5. Public workshop date and procedure for public comment
6. Website where the CEIR will be posted

Following the cover sheet, a list (name, address and telephone numbers) of all sub-consultants involved in the project will be provided.

TABLE OF CONTENTS, indicating the chapters of the CEIR and page numbers, as well as lists of exhibits, tables and appendices (if any).

The text of the CEIR will include the following chapters:

## **1.0 PROPOSED PROJECT**

### **1.1 Introduction**

- Overview of the CEIR purpose and process.
- Discussion of any community participation and public outreach that was conducted.

### **1.2 Project Location and Environmental Setting**

- Map and describe the three development sites and regional and local context.
- Describe and map existing land use and zoning of the three development sites and immediately surrounding area.
- General description of the existing transportation infrastructure.
- Summary of the three development sites, in terms of location, size, tax map designations, existing zoning and uses, and proposed uses.

### **1.3 Project History**

- Describe City's 2024 Request for Expressions of Interest (RFEI) for Prime Hudson River Waterfront Transit-Oriented Development Opportunity in Peekskill, NY.

- Discussion of rationale for the recommended development scenario, including prior planning initiatives such as the Local Waterfront Revitalization Plan (LWRP), Downtown Revitalization Initiative Strategic Investment Plan (DRI), and historic background of the riverfront area and its assets.

#### **1.4 Public Needs and Benefits**

- Describe the purpose and need of the Proposed Project and anticipated related public benefits.

#### **1.5 Description of the Proposed Project**

- Provide a detailed description of the Proposed Project and its component parts, including a description of the proposed residential units, commercial uses, hotel uses, and parking spaces for residents, commuters, and other users, using tables, figures, graphics, development projections etc.
- Describe potential Zoning Code amendments and other related actions necessary to implement the Proposed Project.
- Description of the build year (2027).

#### **1.6 Required Reviews and Approvals**

Describe site-specific approvals (City, County, and State) including disposition of City-owned land, zoning text amendments, Site Plan review, and site-specific review under SEQR required for each of the three development projects.

### **2.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION**

The CEIR will consider reasonably related short-term, long-term, direct, indirect, and cumulative impacts that may result from the combined impacts of the Proposed Project (three individual development projects) and other past, present, or reasonably foreseeable future actions within the waterfront area.

#### **2.1 Land Use, Zoning and Public Policy**

##### **2.1.1 Existing Conditions**

##### **Land use**

- Provide a description of existing land use conditions on the development sites and the surrounding area based on category of use, development patterns, general building height, scale and overall density. Maps and ground photos will be used as appropriate. The study area for the land use survey shall include land uses within ¼ mile of the development site boundaries (the “Land Use Study Area”).
- In consultation with the Department of Planning and Development, review any planned or proposed developments within the ¼-mile study area.

##### **Zoning**

- Provide a description of existing zoning on the parcels where the future developments are proposed. Maps and tables will be used as appropriate.
- Describe existing zoning and zoning patterns within and adjacent to the development sites.

## Public Policy

- Outline relevant policies and provisions from the following documents with respect to the Project Sites and adjacent properties:
  - Comprehensive Plan (1981)
  - Waterfront Public Realm Plan (Ongoing)
  - Peekskill Climate Vulnerability Assessment and Adaptation Plan (2025)
  - Peekskill Downtown Revitalization Initiative Strategic Investment Plan (DRI) (2020)
  - Local Waterfront Revitalization Program (LWRP) (2015)
  - Central Avenue & South Water Street Corridor Study (2010),
  - Southern Waterfront Trail & Park Master Plan (2009)
  - Westchester 2025
  - Hudson River Critical Environmental Area
  - Fourth Regional Plan for New York-New Jersey-Connecticut Metropolitan Area

### 2.1.2 Potential Impacts

#### Land use

- Describe the relationship and compatibility of the Proposed Project with adjoining uses and discuss the cumulative effects of the Proposed Project on the general land use pattern within the Land Use Study Area for the Build-Year.
- Analyze cumulative land use impacts associated with the Proposed Project and any other planned or proposed developments within the ¼-mile study area.

#### Zoning

- Describe the proposed zoning text and map amendments that will be required to enable the Proposed Project.
- Provide an analysis of the impacts of any future proposed Zoning Code amendments, including the allowance of hotel uses in the WF-2 Zoning District and permitting a height bonus on the west side of Water Street.

## Public Policy

- Assess the compatibility of the Proposed Project with the relevant policies and provisions of the documents listed above. Assess consistency with the City's LWRP. An appendix will be provided containing a full coastal consistency review of established policies for the locally adopted LWRP and the State's coastal policies.

### 2.1.3 Potential Mitigation Measures

- To be determined, if necessary, including any recommendations to ensure consistency with Plans.

## 2.2 Traffic

Traffic Impact Analysis to be prepared as a separate report, appended to this CEIR, and summarized in the body of the CEIR as follows:

### 2.2.1 Existing Conditions

- Provide a description of the transportation network.
- Assess turning movement counts for each of the following intersections:
  - Old Pemat Ave./North Water St./Main St.
  - North Water St./Central Ave./South Water St.
  - Hudson Ave./Railroad Ave.
  - Hudson Ave./South Water St.
  - Hudson Ave./Lower South St.
  - Hudson Ave./South St./US Highway 9 Ramp
  - Requa St./Lower South St.
- Provide existing traffic volumes, level of service and delays for weekday AM and PM peak hours for the study intersections.
- Qualitatively assess traffic conditions for Saturday midday peak hour.
- Qualitatively assess assessment of impacts at the intersections of the Route 9 on and off ramps and Main Street and South Street.
- Provide a summary of crash data obtained from NYSDOT for recent three-year period, including pedestrian and bicycle involved accidents. Crash data will be summarized in accordance with NYSDOT Yellow Book Standards and collected across all study count locations and connecting roadways.
- Identify and describe public transit services, including Metro-North ridership (analysis of current boardings), Westchester County Bee-Line bus routes and future on-demand services, and the Peekskill Shuttle service.
- Assess pedestrian and bicyclist safety and circulation, including discussion of the City's plans for pedestrian and bicycle connectivity along Railroad Avenue as part of the State's Downtown Revitalization Initiative and the Public Realm Plan.-
- Future No-Action conditions:
  - Description of planned and proposed roadway changes occurring within the future 10 years, including MTA's current plans to improve the existing Hudson Avenue grade crossing that includes signalization of the Hudson Avenue and Railroad Avenue intersection.
  - Provide Future No-Action intersection volumes, level of service, and average seconds delay for Build Year. No-Action Traffic Volumes will include background traffic growth and traffic associated with any anticipated projects.

### 2.2.2 Potential Impacts

- Provide trip generation estimates, distribution, and assignment for the Proposed Project. These calculations will take into consideration the TOD nature of the new developments as presented in the Traffic Generation manual by the Institute of Transportation Engineers (ITE).
- Description of changes to the roadway network within the recommended development scenario.
- Provide intersection traffic volumes, level of service, and average second delays for the recommended development scenario.
- Discuss change in demand for public transportation services as a result of the recommended development scenario.

- Consider the pedestrian and bicycle enhancements that are planned for the connection with downtown Peekskill.
- Describe proposed pedestrian and bicycle accommodations as part of the development.
- Identify potential cumulative impacts to pedestrian and bicycle safety conditions in the study area.

### **2.2.3 Potential Mitigation Measures**

- Where traffic generated by the Proposed Project has the potential to significantly impact traffic operations, the study will identify potential mitigation measures to address such conditions, such as signal optimization, redistribution of traffic to less congested roads, changes in traffic circulation, and Metro-North station improvement recommendations.

## **2.3 Parking**

Parking Impact Analysis to be prepared as a separate report, appended to the CEIR, and summarized in the body of the CEIR as follows:

### **2.3.1 Existing Conditions**

- Describe existing parking conditions in the area, including parking occupancies and parking demand of the rail commuters.
- Provide passenger counts from Metro North for each train departing in the morning peak period and for the trains returning in the evening period.

### **2.3.2 Potential Impacts**

- Discussion of cumulative changes to parking conditions as a result of the Proposed Project, including a table that shows current parking inventory and the parking inventory of the Proposed Project.
- Discuss the change in location of parking, including the proposed parking under the Route 9 overpass at Central Avenue and Water Street.
- Consider impacts to existing event parking from the loss of the city-owned parking lots and from any potential events occurring on the proposed development sites.
- Estimate the parking demand for each use by time period for the Proposed Project.
- Evaluate train passenger counts to assess the feasibility of shared parking.

### **2.3.3 Potential Mitigation Measures**

- Where the Proposed Project has the potential to significantly impact parking operations, the study will identify potential mitigation measures to address conditions, such as opportunities for shared parking and parking management strategies.
- Provide a parking management plan with right-sized parking ratios to be considered for the various new uses.

## **2.4 Stormwater**

### **2.4.1 Existing Conditions**

- Describe existing stormwater infrastructure conditions and capacity.

- Identify sewer outfalls and sewer infrastructure on maps.
- Coordinate with the City Water Department to obtain information regarding areas of storm water intrusion into the sanitary sewers.

#### **2.4.2 Potential Impacts**

- Study the cumulative effects of the Proposed Project on the City's existing stormwater systems including an analysis of the capacity of existing systems.
- Describe stormwater runoff increase due to new development and identify potential impacts in low-lying areas.
- Discuss stormwater management practices based on New York State Pollution Discharge Elimination System ("SPDES") and requirements for a State Water Pollution Prevention Plan ("SWPPP").
- Examine compliance with New York State Stormwater Management Plan.

#### **2.4.3 Potential Mitigation Measures**

- Identify green infrastructure best management practices (BMP).
- Additional measures to be determined, if necessary.

### **2.5 Flooding**

#### **2.5.1 Existing Conditions**

- Identify areas included in the 100-year and the 500-year floodplain as shown on FEMA 2014 [PFIRM](#) map 36119C0016G and 2007 FIRM.
- Review of the Peekskill Climate Vulnerability Assessment and Adaptation Plan (2025).
- Identify any area that may be subjected to sea level rise.

#### **2.5.2 Potential Impacts**

- Evaluate Flood Hazards referring to the FEMA 2014 FIRM map 36119C0016G and 2007 FIRM.
- Discuss potential impacts identified in the Peekskill Climate Vulnerability Assessment and Adaptation Plan (2025).
- Discuss erosion and sedimentation controls.
- Consider best management practices, flood concerns (if any), including sea level rise, and review New York State Community Risk and Resiliency Act policies.
- Consider possible need for dewatering for subsurface improvements (e.g., subsurface parking).

#### **2.5.3 Potential Mitigation Measures**

- ~~To~~ [Flood mitigation best practices to](#) be determined, if necessary.

### **2.6 Water and Sewer**

#### **2.6.1 Existing Conditions**

- Consult the City Water Department.
- Describe existing infrastructure conditions and capacity.
- Identify location of water infrastructure with maps.



- Identify location of sewer infrastructure with maps.

#### **2.6.2 Potential Impacts**

- Describe status of infrastructure and identify potential impacts due to capacity and/or aging infrastructure (whether it is possible to assess age/condition).
- Assess capacity of infrastructure to support the Proposed Project.
- Consider sewer upgrade projects that are currently underway.
- Consider whether Inflow and Infiltration (I&I) elimination would make a meaningful change in sanitary sewer capacity.

#### **2.6.3 Potential Mitigation Measures**

- To be determined, if necessary.

### **2.7 Lighting**

#### **2.7.1 Existing Conditions**

- Describe existing outdoor lighting features.
- Describe the City's lighting regulations.

#### **2.7.2 Potential Impacts**

- Provide a qualitative review of cumulative effects of lighting from the potential developments on scenic resources.

#### **2.7.3 Potential Mitigation Measures**

- Mitigation will be developed that considers how outdoor lighting could be designed to create a cohesive or designed coordinated community-wide approach to addressing lighting impacts.
- Recommendations will include best management practices for lighting and dark sky regulations.

### **2.8 Recreation Resources and Open Space**

#### **2.8.1 Existing Conditions**

- Identify available recreation resources and open space in the surrounding area.

#### **2.8.2 Potential Impacts**

- Assess cumulative impacts to Riverfront Park, Lincoln Depot Museum, Peekskill Boat Launch, Scenic Hudson Park, and the waterfront trail, among others.
- Assess impact from any physical disturbance to the parks/recreation facilities during construction.
- Evaluate usage of parks and demand for recreation facilities from the Proposed Project's potential new residents, customers, or visitors.
- Provide any potential for cumulative impacts on project created recreational facilities and open spaces.

### 2.8.3 Potential Mitigation Measures

- To be determined, if necessary.

## 2.9 Historic and Archaeological Resources

### 2.9.1 Existing Conditions

- Using Federal and State Register lists, City and other appropriate sources, list and describe the cultural resources **within** of the study area (1/4-mile) including historic and archaeological resources and sensitivity; include maps and photographs as appropriate; Review New York State Cultural Resource Information System (CRIS) database and send correspondence to/coordinate with the New York State Office of Parks, Recreation and Historic Preservation's (OPRHP's) State Historic Preservation Office ("SHPO") requesting information regarding listed and/or eligible State/National Register of Historic Places resources that may be affected.

### 2.9.2 Potential Impacts

- Describe potential impacts on the cultural resources of **within** the Study Area. Identify buildings listed on the State and/or National Register and any potential precautions or special circumstances related to these buildings. Determine potential sensitivity with respect to cultural resources. Identify any concerns and recommendations that the State Historic Preservation Officer (SHPO) may have.

### 2.9.3 Potential Mitigation Measures

- To be determined, if necessary.

## 2.9.2.10 Aesthetics and Viewshed Impacts

### 2.9.2.10.1 Existing Conditions

- Describe the existing aesthetics of the development sites and surrounding area (with narrative and photographs).
- Describe existing Waterfront Design Guidelines, Waterfront Architectural Vision, and other relevant policies.
- Describe existing shadow conditions in the area.
- ~~Using Federal and State Register lists, City and other appropriate sources, list and describe the cultural resources of the study area (1/4 mile) including historic and archaeological resources and sensitivity; include maps and photographs as appropriate; Review New York State Cultural Resource Information System (CRIS) database and send correspondence to/coordinate with the New York State Office of Parks, Recreation and Historic Preservation's (OPRHP's) State Historic Preservation Office ("SHPO") requesting information regarding listed and/or eligible State/National Register of Historic Places resources that may be affected~~
- Describe viewshed from land to the Hudson River and from the river and parks toward the new upland development.
- Describe Peekskill waterfront views identified in the LWRP.

### **2.9.22.10.2 Potential Impacts**

- Describe potential cumulative adverse and beneficial impacts on the visual character and aesthetics of the development sites and surrounding area due to the Proposed Project, considering project scale, density, building heights, and general architectural appearance relative to nearby developments. Massing diagrams will be prepared and generic photo simulations showing before and after massing conditions along with cross sections will be provided.
- Provide an assessment of the introduction of new shadows in the area that potentially affect sunlight sensitive resources in the area. The shadow study will include analysis on the spring and fall equinox and winter and summer solstice time periods.
- Analyze the cumulative impact on the viewshed from land to the Hudson River and from the river and parks toward the new upland development.
- Evaluate significant views from the Peekskill waterfront identified in the LWRP.

~~• 1.1.1 Describe potential impacts on the cultural resources of the Study Area. Identify buildings listed on the State and/or National Register and any potential precautions or special circumstances related to these buildings. Determine potential sensitivity with respect to cultural resources. Identify any concerns and recommendations that the State Historic Preservation Officer (SHPO) may have.~~

### **2.9.32.10.3 Potential Mitigation Measures**

- Temporary construction impacts to comply with all City and State regulations.
- Additional measures to be determined, if necessary.

## **2.10.2.11 Community Facilities and Services**

This section will provide an analysis of the cumulative impacts to police, fire, EMS, and the Peekskill City School District. Based on the projected new population (workers, residents, and visitors) to the proposed TOD sites, qualitatively determine potential impacts to the service providers.

### **2.10.12.11.1 Existing Conditions**

- Describe existing community service providers and their facilities in the vicinity of the development site, including police, fire protection, emergency services, and schools.
- Consult with the City's community facility providers and summarize input.
- Discuss current capacity of service providers
- Review Peekskill Public Schools enrollment and budget data.
- Describe existing electric and natural gas infrastructure and plans.

### **2.10.22.11.2 Potential Impacts**

- Discuss potential for cumulative impacts from the Proposed Project on Police, Fire, and EMS based on input received from service providers and qualitative assessment of demand for services.
- Assess the increase in emergency calls and requests for fire and police protection services.
- Assess the adequacy of water supply for fire protection purposes.

- Provide an estimate of new public-school children to be generated by the project using PUMS multipliers and comps for similar developments in Westchester County, to determine potential cumulative impact on the school district.
- Provide an estimate of fiscal impacts on the school district to understand tax implications.
- Assess the impacts of additional demand for electricity and natural gas.

#### **2.10.32.11.3 Potential Mitigation Measures**

- Recommend green building design and sustainable design best practices to offset energy needs and reduce greenhouse gas emissions.
- Additional measures to To be determined, if necessary.

### **2.11.12 Socioeconomics**

#### **2.11.12.12.1 Existing Conditions**

- Provide an overview of current socioeconomic and demographic conditions in the study area, including existing population, housing characteristics, income, and ethnicity.
- Describe current trends for major industry sectors and private sector employment, including major employers in the area.
- Describe Peekskill Affordable and Workforce Housing Ordinance (Chapter 155, City of Peekskill Code)
- Describe existing businesses located on the Development Sites and in the study area.

#### **2.11.22.12.2 Potential Impacts**

- Provide an estimate of new residents as a result of the Proposed Project.
- Consider demographic change and affordability of housing due to the new developments.
- Coordinate with the Assessor to estimate valuations and subsequent property tax revenues to be derived for the Proposed Project and alternatives.
- Estimate an annual per capita cost for residential and per worker cost for commercial development using municipal, department, and school district budget data.
- Apply the multipliers to the development buildouts for each option to determine estimated costs that would be accrued to each tax entity or department.
- Verify with departments identified in 3.10, particularly public safety, whether the additional population or build specifications would require the hiring of additional staff or purchasing of new equipment.
- Assess business displacement resulting from the Proposed Project.
- Assess potential for competition between new businesses in the Proposed Project and businesses in the Peekskill Downtown.
- Determine and compare net impacts for the No-Action and alternatives.

#### **2.11.32.12.3 Potential Mitigation Measures**

- To be determined, if necessary.

### **3.0 ANALYSIS OF ALTERNATIVES**

#### **3.1 Alternative 1: No-Action Alternative: Existing Conditions**

- Evaluate the scenario where the status of existing land use remains unchanged.

#### **3.2 Alternative 2: Residential/Commercial Build Out**

- An alternative development scenario with a total of approximately 360 new residential units and street-facing local retail along the three TOD sites.

### **4.0 SHORT TERM IMPACTS**

#### **4.1 Construction Related Impacts**

##### **4.1.1 Existing Conditions**

- Describe construction vehicle routes into, within and out of the Study Area.
- Describe construction management and control plans, and/or site remedial activities that are necessary.
- Consider general construction scheduling (days, hours, season(s) if known, and holidays) and overall timeframe of potential development.

##### **4.1.2 Potential Impacts**

- Describe anticipated short-term demolition and construction-related impacts.
- Discuss potential for noise.
- Identify general construction-related impacts.

##### **4.1.3 Potential Mitigation Measures**

- Temporary construction impacts to comply with all City and State regulations.
- Additional measures to be determined, if necessary.

#### **4.05.0 SUBSEQUENT SEQR ACTIONS**

Describe future approvals and actions necessary for implementation of the three individual development proposals. This will include a description of the process for future approvals, a review of the needed approvals for each site, a discussion of potential mitigation measures, design or other land use recommendations. This will also include any required studies or analyses needed as part of future site-specific review under SEQR.

### **APPENDICES**

1. Coastal Consistency Review
2. Traffic Impact Analysis
3. Parking Impact Analysis
4. Agency Correspondence