

**FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE  
CATSKILL/DELAWARE UV FACILITY**

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## **4.6. NEIGHBORHOOD CHARACTER**

### **4.6.1. Introduction**

The character of a neighborhood is a composite of different elements including land use patterns, urban design, visual character, historic resources, socioeconomic conditions, traffic and pedestrian patterns, noise, and air quality. For a project to have a significant impact on the character of a neighborhood, it would have to result in a change in the overall quality of the neighborhood, modifying it substantially from other uses in the area. Such a change would be considered negative if it adversely affected the public's ability to view and enjoy the neighborhood and its visual features. Specific elements are evaluated individually in other sections of this document; however, an analysis of a neighborhood's character considers how these elements combine and interact to create the context and feel of a neighborhood.

For the purpose of this analysis, a study area with an approximate radius of one mile has been identified. The methodology used to prepare this analysis is presented in [Section 3.6, Data Collection and Impact Methodologies, Neighborhood Character](#).

### **4.6.2. Baseline Conditions**

#### **4.6.2.1. Existing Conditions**

##### **4.6.2.1.1. Eastview Site**

The UV Facility would be situated on the City-owned Eastview Site, which contains approximately 149 acres of largely undeveloped land in the Towns of Mount Pleasant and Greenburgh. Grasslands Road (Route 100C), a major east-west arterial road, divides the site's north (Town of Mount Pleasant) and south (Town of Greenburgh) parcels, and Walker Road, a local roadway, runs along the western edge of the north parcel. The site contains a mix of successional field and woodland communities. In addition, a stream (Mine Brook) runs through the middle of the site from north to south, creating various wetland communities. Immediately adjacent to both sides of the brook are elevated areas covered with trees.

In addition to these natural features, the site contains a few small structures. The historic Hammond House, a private residence, is located on the southern edge of the north parcel, along Route 100C. This small wooden clapboard covered house, circa 1719, is listed on the State and National Registers of Historic Places (S/NR) and the Westchester Inventory of Historic Places (see [Section 4.12, Historic and Archaeological Resources](#)). The former Hammond House Road, also located on the Eastview Site, extending north from Route 100C, is lined with mature trees. In addition, the site contains several water supply structures and their access roadways, specifically the Delaware Shaft No. 19 and the existing Catskill Aqueduct Connection Chamber (CCC). The Delaware Shaft No. 19 structure, located on the north parcel, is a below-grade structure surrounded by a chain-link fence. A small, one story concrete structure houses a NYCDEP laboratory on the south parcel. An electrical substation (owned and maintained by Con Edison) is also located on the south parcel. The eastern edge of the southern parcel contains overhead electrical transmission lines.

#### **4.6.2.1.2. Study Area**

The area immediately surrounding the Eastview Site contains a mix of commercial office buildings, residences, and institutional facilities owned by the County. Directly east of the south parcel along Taylor Road is a small residential neighborhood with approximately 13 single-family homes. The remainder of the south parcel is bordered by the Cross Westchester Executive Park, a commercial office park located along Clearbrook Road and Executive Boulevard. The remainder of the study area primarily contains institutional uses and offices. The 512-acre Westchester County Valhalla Campus (Grasslands Reservation) lies to the north, west, and east of the north parcel. Grasslands Reservation is a large landscaped campus containing medical facilities, transportation and public safety facilities, and a correctional complex. The complex's parking structure, penitentiary and telecommunications tower, some of the largest structures in the study area, are visible from many parts of the study area. Farther away from the project site on the east side of the Sprain Brook Parkway, other institutional uses include the Westchester Community College campus, Blythedale Children's Hospital, Margaret Chapman School, and the Hebrew Hospital Home of Westchester. Additional office parks are located in the Route 9A corridor to the west, including the Landmark at Eastview office park (the Landmark property), a 268-acre campus along Old Saw Mill River Road, and the Mid-Westchester Executive Park, a 75-acre office park on Skyline Drive.

The study area contains five major roadways, including the Saw Mill River Parkway, the Taconic State Parkway, Saw Mill River Road (Route 9A), and the Sprain Brook Parkway, each running in a north-south direction, and the Cross Westchester Expressway (I-287) running in an east-west direction. Route 100C conveys a considerable amount of east-west traffic between the Sprain Brook Parkway and the Saw Mill River Parkway, and is the primary source of noise in the vicinity of the Eastview Site. East of the Sprain Brook Parkway, the study area is characterized by large residential neighborhoods, large institutional properties such as the Westchester Community College campus, and several large cemeteries. The Route 9A corridor, west of the site, is highly developed with large shopping centers, warehousing facilities, and commercial office parks.

The area immediately surrounding the Eastview Site has a relatively low population density, as compared to Westchester as a whole (see [Section 4.7, Socioeconomic Conditions](#)). This reflects the abundance of non-residential land uses in the study area. In general, the Eastview Site is located in a part of Westchester County that has experienced substantial growth in commercial development in recent years.

#### **4.6.2.2. Future Without the Project**

The Future Without the Project considers the anticipated peak year of construction (2008) and the first full year of operation (2010) for the proposed facility. For each year, two scenarios are assessed: one in which the Croton project is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. By the peak construction year, two additional NYCDEP projects could be located on the Eastview Site, namely a Police Precinct and possibly an Administration/Laboratory Building. The Police Precinct, which was approved by the Town in 2004, would be located in the southwest corner of the north parcel. The Administration/Laboratory Building is less certain, however, as the Eastview Site is one of several properties being evaluated for use as a possible site for that particular building and no siting decision has been made. In addition to these projects, NYCDEP's Kensico-City Tunnel (KCT) may be under construction at the Eastview Site starting in 2009. Therefore, the 2010 analysis year considers the possibility of this project. All of these NYCDEP projects are analyzed in this Draft EIS to the extent to which information is available. They are all separate actions from the proposed facility and would undergo their own independent environmental reviews.

##### **4.6.2.2.1. Without Croton Project at Eastview Site**

In the Future Without the Project, neighborhood character in the study area is not anticipated to change substantially. The area would continue to experience growth, particularly west of the Sprain Brook Parkway within the Route 9A corridor, where a Home Depot would be constructed and additional laboratories would be built on the Landmark property. Development could also occur on the Eastview Site itself, particularly on the north parcel, where several NYCDEP projects (identified in [Section 4.2, Land Use, Zoning, and Public Policy](#)) could partially change the currently undeveloped character of the site along Route 100C. As a result of these projects, employment levels on the site would increase, as would traffic levels on the roadways near the site. Further development within Grasslands Reservation would also increase traffic in the vicinity of the Eastview Site. As presented in [Section 4.2, Land Use, Zoning, and Public Policy](#), several projects may be implemented in Grasslands Reservation, including replacement facilities and expansions of County-owned institutional space.

Beyond the immediate area of the Eastview Site, a considerable number of development projects could be constructed in the Towns of Mount Pleasant and Greenburgh. These projects, most of which would occur west of the Sprain Brook Parkway, would reinforce the suburban character of the area (see [Section 4.2, Land Use, Zoning, and Public Policy](#)). Route 9A would receive much of the additional traffic given the developments anticipated within the Grasslands Reservation and the Landmark property, as well as plans for a new Home Depot and other major projects in the Route 9A corridor.

#### ***4.6.2.2.2. With Croton Project at Eastview Site***

In addition to the projects described above, the NYCDEP Croton project could be developed on the north parcel of the Eastview Site, depending on the outcome of legal challenges to the preferred Mosholu Site. Should the Mosholu Site be determined not to be viable, the Croton project would move forward at the Eastview Site. If the Eastview Site is chosen for the Croton project, 12 acres (or 14 percent) of the north parcel would be developed with aboveground water treatment buildings and accessory structures, underground structures and conduits, internal roadways, and parking areas. As a result, the largely undeveloped character of the site would change, particularly as seen from Walker and Dana Roads, and the northwest quadrant of the parcel would have a developed appearance. The Croton project would not affect the south parcel at all, as the Croton project site only includes the north parcel.

During construction of the Croton project, the character of the Eastview Site would change temporarily, particularly during the early stages of construction when vegetation is cleared and earth is excavated from the 30-acre construction area. Some of the mature trees that line Hammond House Road would be removed. During the peak construction year (2008), there would be a substantial amount of activity on the site with a workforce of approximately 650 employees visiting the site on any given weekday. A maximum of 192 construction truck trips for the Croton project would be generated on a daily basis; this truck traffic would utilize designated truck routes including Route 9A, Route 100C, and Knollwood Road.

The finished Croton project would occupy approximately 12 acres on the northwest corner of the Eastview Site, in addition to the approximately 4 acres that may be occupied by the NYCDEP Police Precinct. Approximately 130 acres would remain undeveloped on the Eastview Site (once the potential NYCDEP projects are in operation), including the Mine Brook corridor, the entire eastern portion of the north parcel, existing vegetation immediately surrounding the Hammond House, and the entire south parcel in the Town of Greenburgh. A maximum of 53 employees would be working at the Croton project during the weekdays. No noticeable noise or vibrations would emanate from the Croton project once it is in operation.

#### **4.6.3. Potential Impacts**

Two scenarios from which to assess the proposed project's potential impacts have been considered. Both include the proposed NYCDEP Police Precinct, the possible Administration/Laboratory Building, and KCT project, but only one scenario includes the Croton project. As noted above, the Croton project could be developed on the Eastview Site as well, depending on the outcome of legal challenges to the preferred Mosholu Site. Should the Mosholu Site be determined not to be viable, the Croton project would move forward at the Eastview Site. If this occurs, both the Croton project and the proposed UV Facility would be under construction at the same time, and they would both be operating in 2010.

#### **4.6.3.1. Potential Project Impacts**

The first full year of operation for the proposed UV Facility is proposed to be 2010. Therefore, potential project impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2010.

##### **4.6.3.1.1. Without Croton Project at Eastview Site**

**Eastview Site.** With the implementation of the proposed facility, nine acres of the existing largely undeveloped Eastview Site would be developed with aboveground water disinfection buildings, as well as underground structures and conduits. Most of the proposed development would be constructed on the east side of the north parcel, in an area characterized by fields and wetland areas. As described in more detail in **Section 4.1, Introduction and Project Description**, the aboveground structures would include the main UV Facility, a forebay structure to house the water conduits systems, a superstructure associated with Delaware Shaft No. 19, an electrical generator building, and a guard house. In addition, NYCDEP could construct a pumping station adjacent to Route 100C, in order to provide the Town of Mount Pleasant with UV treated water (see Section 7, Alternatives, for more information regarding this option of conveying UV treated water to the Town of Mount Pleasant). UV treated water could also be constructed at the Town's Stevens Avenue Storage Tanks. See Section 5.1, Kensico Reservoir Work Sites, for more information regarding this option of conveying UV treated water to the Town of Mount Pleasant

The main UV Facility would be configured in an east-west orientation. Much of the structure would be below grade. The greatest extent of above grade structure (approximately 50 ft. above ground) would be located in the west end of the structure. The superstructure roof would be constructed of metal and have a barreled configuration interrupted by skylight or louver structures to admit natural light and provide for ventilation requirements. A similar roof would be used for the generator building and the north forebay structure to provide a consistent architectural treatment and to integrate the structures. The personnel area, on the south side of the UV Facility, would have a flat roof, and possibly photovoltaic panels and skylights. All the buildings would be industrial-looking, and would not appear tall in the context of the surrounding land uses.

On the south parcel of the Eastview Site, the proposed development would include a new subsurface treated water conveyance, which would deliver UV treated water to the Catskill Aqueduct via the existing CCC. A small above-ground access structure would be located above the existing CCC. A new pressurized raw water conveyance connecting the Catskill Aqueduct to Delaware Shaft No. 19 could be established, if it is chosen as the means of conveying Catskill water to the proposed UV Facility. This pressurized raw water conveyance would extend along the eastern edge of the north and south parcels between Delaware Shaft No. 19 and a new CCC, located north of the existing CCC. The new CCC that would be associated with the potential raw water pressurization conduit would have a small, above-ground structure. Trees would not be replanted over the conduits, so the existing forested character of that part of the site would change. The remainder of the 66-acre south parcel would maintain its current undeveloped,

densely wooded character, except for 100-ft.-wide swaths of land following the proposed conduits.

As a result of the proposed facility, a considerable portion of the site's natural landscape would be changed from an undeveloped to a developed condition. The finished UV Facility footprint (including the buildings and roadways associated with the proposed facility) would occupy approximately nine acres in addition to the area developed as part of the Police Precinct, and possible Administration/Laboratory Building and KCT projects. Much of the remainder of the site would include undisturbed areas adjacent to Mine Brook and the wetland system in the northeastern portion of the site, in addition to the areas disturbed during construction for staging of the proposed facility. The area of disturbance includes a majority of the western portion of the north parcel, including Hammond House Road. Most of the mature trees along this road would be removed; however, the trees lining the road in the house's immediate vicinity would remain.

In general, with the proposed UV Facility, the Eastview Site would have a similar visual appearance to Grasslands Reservation and many of the office parks in the study area, which include low-scale utilitarian structures, surface parking lots, internal access roads, loading/delivery areas, landscaping, and areas preserved as open space. In particular, the high level of security required by the proposed facility (e.g., fencing, guard booths, etc.) would be similar to that of the adjacent Westchester County Correctional Complex. Furthermore, the existing and proposed vegetation would visually buffer the proposed facility from many of the surrounding properties. The proposed infrastructure use would be compatible with the character of the study area, strengthening the non-residential character of the study area west of the Sprain Brook Parkway.

The proposed activities on the site would not interfere with adjacent land uses. As discussed in other sections of this document, no noticeable noise or vibrations would emanate from the proposed facility (see [Section 4.11, Noise](#)). Furthermore, air pollutant emissions from the proposed facility would not have any significant adverse impacts on ambient air quality (see [Section 4.10, Air Quality](#)).

The undeveloped portions of the site would create a buffer between the proposed development and the historic Hammond House. All of the above-grade structures would be located at least 600 feet to the northeast of the Hammond House. Since the proposed above-grade UV Facility structures and the access road would not be located in the Hammond House's immediate vicinity, distance and intervening vegetation would limit their visible relationship. Therefore, the proposed facility would have no significant adverse neighborhood character impacts on this historic residence.

Overall, no significant adverse impacts are anticipated on neighborhood character at the Eastview Site as a result of the operation of the proposed UV Facility. The proposed water supply use of the site is a proscribed use for Mount Pleasant's OB2 zoning district, which allows water supply facilities with a special permit. In addition, the proposed facility would be in character with the existing institutional and commercial character of the surrounding area, as it would be similar in bulk to the existing facilities in the area such as the Westchester County Correctional Complex, the County Laboratory, and the Westchester County Medical Center. In

fact, the proposed facility would be less imposing than the existing 490-ft.-tall telecommunications tower and 8-story jail on the adjoining Correctional Complex property, or the approximately 8-story Medical Center farther to the north. Therefore, the change from a vegetated site with a low degree of development, to a more suburban and developed site, is not anticipated to have any significant adverse impacts on neighborhood character.

**Study Area.** Several roadways in the study area would experience increased levels of traffic associated with the proposed facility. A maximum of 31 employees would be working at the proposed UV Facility during the weekdays. As discussed in [Section 4.9, Traffic and Transportation](#), operation of the proposed facility could cause significant traffic impacts at the Route 9A/Route 100C intersection and the Route 100C/Sprain Brook Parkway Northbound Ramp intersection within the study area. However, these impacts would be mitigated, and therefore, the additional traffic is not anticipated to have any significant adverse impacts on neighborhood character. As compared to the existing office parks, commercial retail centers, and other types of development in the study area, the proposed facility would generate relatively low levels of traffic (see [Section 4.9, Traffic and Transportation](#)).

The proposed UV Facility would generate new employment, tax revenues/payments in lieu of taxes (PILOTs), and other economic activity in the area. Sales may also increase for local businesses as a result of the new worker population on the Eastview Site, particularly at convenience-type businesses such as food establishments and gas stations (see [Section 4.7, Socioeconomic Conditions](#)).

In summary, while the character of the project site would change as a result of the proposed facility, the change is not anticipated to have any significant adverse impacts on neighborhood character.

#### **4.6.3.1.2. With Croton Project at Eastview Site**

As discussed above under the Future Without the Project, if the Eastview Site is chosen for the Croton project, the site would already be developed with aboveground water treatment buildings and accessory structures, as well as underground structures and conduits, internal roadways, and parking areas in the northwest corner of the north parcel as a result of the Croton project. The addition of the proposed UV Facility to the site would intensify the water supply use of the site and would further transition the site from a mostly undeveloped natural use to a developed light industrial use.

The addition of the UV Facility to the site with the Croton project already located on the site would require a substantial portion of the site to be cleared for the construction of the proposed UV Facility. However, the Croton project would be located within the proposed facility's disturbance area (if the UV Facility were under construction alone); therefore, the incremental change to the neighborhood character of the site would be lower than if the Croton project were not located on the site. In addition, existing uses would remain on the site (Hammond House and Delaware Shaft No. 19) and the site's primary wetland system along Mine Brook would be preserved. Therefore, the addition of the proposed UV Facility on the Eastview Site already



developed with the Croton project is not anticipated to have a significant impact on neighborhood character.

In terms of incremental changes in noise levels resulting from operation of the proposed UV Facility with the Croton project already located on the Eastview Site, no change would be noticed in terms of noise or vibrations emanating from the site. Furthermore, air pollutant emissions would not result in an incremental change in ambient air quality from either of these facilities during operation.

Although the existing conditions at the Eastview Site would be altered by the operation of the proposed UV Facility beyond the change due to the Croton project, with further intensification of the water supply/light industrial use of the site, it is not anticipated that there would be significant adverse impacts on the neighborhood character of the Eastview Site or within the study area. Similarly, although additional NYCDEP facilities may be built on the Eastview Site, including the Police Precinct, the KCT, and possibly the Administration/Laboratory Building, it is not anticipated that there would be substantial adverse impacts to neighborhood character as a result of any of these proposed projects. The water supply use of the site would be in character with the existing institutional and commercial character of the surrounding area, and the proposed facility and Croton project would be similar in bulk to the existing facilities in the study area. In fact, these facilities would be less imposing on the surrounding areas, as they would occupy smaller footprints, and they would be lower in height as compared to the nearby jail, medical center, and telecommunications tower. Furthermore, the proposed UV Facility and the Croton project would require fewer employees to operate, and would generate less traffic than other uses within Grasslands Reservation and nearby office parks. Therefore, the change from a mostly vegetated site with a low degree of development, to a light industrial/water supply use and developed site, is not anticipated to have any significant adverse impacts on off-site neighborhood characteristics.

In summary, while the character of the project site would change as a result of the proposed facility beyond the change resulting from the Croton project, the change is not anticipated to have any significant adverse impacts on neighborhood character in the surrounding study area.

#### ***4.6.3.2. Potential Construction Impacts***

The Future With the Project considers the anticipated peak year of construction (2008) for the proposed facility. For each year, two scenarios are assessed: one in which the NYCDEP Croton project is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. Therefore, potential construction impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2008 for both of these scenarios.

#### **4.6.3.2.1. Without Croton Project at Eastview Site**

**Eastview Site.** During construction of the proposed UV Facility, the character of the Eastview Site would change temporarily, particularly during the early stages of construction when vegetation is cleared and earth is excavated from the 66-acre construction area. Most of the disturbance to the land would occur on the north parcel, where construction staging, including parking for construction workers, would take place on the west side of the parcel. The main buildings would be erected on the east side of the north parcel, where a large amount of excavation would be required to build a portion of the main UV Facility beneath the ground, and modifications to the existing aqueduct connections would take place below ground. Some disturbance would also occur on the east side of the south parcel, where conduits would be laid. The proposed conduits would be located entirely below grade. In addition, as part of the proposed work on the south parcel, a new CCC could be constructed to the north of the existing CCC on the eastern edge of the parcel; a small above-ground access structure could be constructed above the both the existing and proposed new CCC. A fairly substantial amount of excavation would be required for the main UV Facility, the forebay structures, and subsurface conduits and connections. Some of the excavated material from the Eastview Site could be transported to the Kensico Reservoir, where the NYCDEP's abandoned Aerators would be filled (see [Section 5.1, Kensico Reservoir Work Sites](#)). During the peak construction year (2008), there would be a substantial amount of activity on the site with a workforce of approximately 480 employees visiting the site on any given weekday. The sizable construction workforce could have a beneficial socioeconomic effect on the study area (see [Section 4.7, Socioeconomic Conditions](#)).

The proposed facility would involve the clearing of a substantial number of trees on the Eastview Site, mostly on the north parcel, where the bulk of the development would occur. This includes the mature evergreen trees, which contribute to the character of the north parcel, lining the former Hammond House Road. During construction, approximately 21 acres of the north parcel would be used for stockpiling, some of which would be located north of the historic Hammond House. However, no construction-related impacts to the Hammond House from drilling and blasting, subsidence, collapse, or other accidental construction damage are anticipated to occur as a result of the proposed facility because there would be no project construction within approximately 400 feet of the historic resource, and all of the above-grade structures associated with the proposed UV Facility would be located at least 600 feet to the northeast (see [Section 4.12, Historic and Archaeological Resources](#)). The only potential negative effect could be temporary changes to views of the site from the Hammond House due to noise barriers being positioned along the boundaries of the construction area of the proposed UV Facility. However, their use would be temporary and therefore would not have a permanent effect on the visual context of this historic resource.

In addition, other sensitive uses in the vicinity of the construction limits of disturbance on the Eastview Site are the residences on Taylor Road, in the Town of Greenburgh. While much of the construction activity on the south parcel would take place immediately west of some of the Taylor Road residences, these residences are separated from the views of the north parcel by a ridgeline that would obscure construction activity from the residences. These residents would still have a temporary view during construction (approximately one year) in the vicinity of the

CCC. However, once construction is complete, the construction equipment and activity would be removed from the south parcel, and therefore, these temporary views would not result in an adverse impact to the Taylor Road residences.

In addition, land uses adjacent to the Eastview Site, including the Hammond House, Juvenile Detention Center, Westchester County Correctional Complex, and the properties on the western side of Taylor Road, may experience temporary elevated noise levels from construction activities, but these impacts could be mitigated by installing such measures as temporary noise barriers, fitting equipment such as air compressors and cranes with silencers, and using noise tents around workers using loud machinery where feasible.

The NYCDEP Police Precinct would be operational by the time construction of the proposed UV Facility begins. During the construction of the proposed UV Facility, staging would occur near the Police Precinct. At this point, the Eastview Site is only one of several possible locations for the NYCDEP Administration/Laboratory Building, so it is unknown whether the construction of this building would be occurring at the same time as the construction of the proposed UV Facility. However, the Administration/Laboratory Building would likely be built on the south parcel of the Eastview Site (if this site is chosen). Construction of the KCT would start in 2009; the Eastview Site may be a staging area for this project. The status of this project is still uncertain, so it is unknown exactly where on the Eastview Site the staging area would be.

**Study Area.** In the study area, land uses immediately surrounding the site could be temporarily affected by construction activity, as discussed in [Section 4.2, Land Use, Zoning, and Public Policy](#). The peak construction period would generate 428 trips daily to the Eastview Site, which would result in potential adverse impacts at 15 intersections in the study area. Most of the intersections that would be affected by construction-generated traffic are located along Routes 100C and 9A. Although these impacts would not be permanent, because they are construction-related, measures have been identified that would mitigate these potential significant adverse traffic impacts during the construction period. Therefore, the traffic impacts during the construction of the proposed UV Facility are not anticipated to have an adverse impact on neighborhood character surrounding the Eastview Site.

Furthermore, no air quality impacts are anticipated during construction of the proposed UV Facility on the Eastview Site (see [Section 4.10, Air Quality](#)). Although noise would be generated by construction equipment, the proposed facility would not negatively affect nearby uses, as temporary noise barriers could be installed, equipment such as air compressors and cranes could be fitted with silencers, and noise tents could be used around workers using loud machinery (see [Section 4.11, Noise](#)). These measures could reduce noise level increases that could affect neighborhood character. Assuming these measures are implemented by NYCDEP, no adverse impacts on neighborhood character would occur during construction of the proposed UV Facility.

#### **4.6.3.2.2. With Croton Project at Eastview Site**

As noted above, the Croton project may be located on the Eastview Site in the Future Without the Project. The addition of the proposed UV Facility to the parcel would change land

use on the eastern side of the north parcel, and on the northeast portion of the south parcel. In addition to the 30 acres that would be utilized by the Croton project, the UV Facility construction would require utilization of an additional 31 acres on the north parcel. During construction, the UV Facility would disturb seven acres west of Mine Brook for stockpiling and staging of equipment and soil storage.

As mentioned above, the proposed facility would involve the clearing of a substantial number of trees on the Eastview Site, including most of the mature trees lining the former Hammond House Road. However, some of these trees would have been removed as a result of the Croton project being constructed on the Eastview Site, so the incremental change in terms of the number of trees removed from the Eastview Site would be lower than if the Croton project were not located on the site. In either case, there could be temporary visual effects experienced by the Hammond House during the construction of these facilities. However, construction-related impacts to the Hammond House from drilling and blasting, subsidence, collapse, or other accidental construction damage would not occur as a result of these projects, as the construction limits of both the proposed UV Facility and the Croton project would be located far enough away from the Hammond House that direct construction-related impacts would not occur.

The potential exists for direct neighborhood character effects on nearby uses from construction-related traffic, noise, and dust as a result of both projects being constructed at the same time. However, these effects would be temporary and would not occur once the facilities are in operation. Furthermore, measures would be taken to reduce the effects on neighborhood character if NYCDEP considers their implementation to be feasible and practicable.

Impacts from the simultaneous construction of both the proposed UV Facility and the Croton project may be more noticeable off-site in terms of the traffic and noise that would be generated by construction worker vehicles and trucks. The introduction of the UV Facility to the site would result in construction truck trips greater than the number of the truck trips generated if the Croton project were under construction alone, because of the reduction of staging area available for the UV Facility with both projects under construction. As a result, significant adverse traffic and temporary adverse noise impacts could occur at numerous intersections and road segments throughout the study area. Due to constraints involving road geometry, mitigation of these construction-period traffic impacts may not be feasible. Therefore, during construction, temporary adverse impacts to neighborhood character, due to traffic congestion and elevated noise levels, would occur. Traffic impacts during construction would result in widespread congestion in the regional area, resulting in potential temporary inconvenience to commercial, institutional, retail, and residential uses within the surrounding area.

In addition to the intersections that would be negatively affected during the construction period, with concurrent construction of the proposed UV Facility and the Croton project at the Eastview Site, some construction workers would have to park off-site and would be shuttled to and from the site, as there could be inadequate space for parking the entire workforce on the Eastview Site during peak periods. These possible off-site construction worker parking locations, as identified in [Section 4.9, Traffic and Transportation](#), would be able to accommodate the construction worker parking demand, and therefore, no adverse parking impacts would occur. Overall, construction of the proposed UV Facility at the Eastview Site with the Croton project would

result in temporary adverse impacts on neighborhood character; however, these impacts would no longer occur once the facilities are in operation.

#### **4.6.4. Potential Impacts of Relocating the Hammond House**

NYCDEP may choose in the future to relocate the Hammond House from the Eastview Site to another location as part of the proposed UV Facility project due to security concerns associated with a private residence being located on the same site as critical components of the City's water system. As shown in [Section 7, Alternatives, Figure 7-8](#), which shows NYCDEP's comprehensive long-term plan for the site, the Hammond House would be an isolated residential use surrounded by NYCDEP's water supply facilities.

Moving the Hammond House is unlikely to affect neighborhood character for several reasons. As noted above, the character of the neighborhood immediately surrounding the Eastview Site is predominantly commercial, light industrial, and institutional. In addition, the Hammond House residence occupies approximately 1 acre of the 149-acre site and it is isolated from residential neighborhoods such as Taylor Road and the larger neighborhoods east of the Sprain Brook Parkway. Although the house is historic, it is not open to the public. As noted in [Section 4.12, Historic and Archaeological Resources](#), mitigation measures would be employed to minimize the potential adverse physical and contextual impacts on the historic resource and any related historic-period archaeological resources that may exist near the house.