

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

The proposed action involves the adoption of transit oriented development form based zoning code (“MVW”) for the Mount Vernon West area, which is defined generally as the area located just past Grove Street in the south to Elm Street in the north, from the MetroNorth Rail Line in the west, and running east along Mount Vernon Avenue, including the blocks along Macquesten Parkway, Terrace Avenue and North High Street. (referred to in this Scoping Document as the “Project Area”). The parcels in the Project Area are specifically in Appendix A. The purpose of the MVW zoning is to facilitate the revitalization of the Project Area by encouraging a mix of compatible development, a more intense and efficient use of land, and development that is transit supportive and walkable. The new zoning will focus on 6 broad themes; including:

- Mobility
- Transit oriented development
- Focusing on opportunity areas
- Adaptive reuse of existing sites and buildings
- Sustainability
- Employment generation.

To accomplish these themes, several urban design and planning strategies have been established by the City; including:

1. Position the Project Area as a concentrated investment area.
2. Strengthen the Mount Vernon Avenue gateway to Mount Vernon from Yonkers.
3. Explore high-density options through rezoning and the assembly of vacant parcels (buildings) and underutilized sites.
4. Develop a strategy for streetscape and façade improvements that ensures street frontage along principal streets.
5. Make general improvements to the public realm throughout including open space, vegetation, lighting, signage and graphics.
6. Renovate the station and create a more inviting pedestrian realm to accommodate taxis and “kiss-and-ride” drop offs.
7. Enhance the aesthetic quality and functioning of the intersection of Mount Vernon Avenue with Lincoln Avenue and Stevens Avenue.
8. Work with current property owners who wish to upgrade or repurpose existing buildings.

GENERAL GUIDELINES:

The DGEIS shall be prepared by the City Council, as Lead Agency, and shall cover all items in this Scoping Document. Each impact issue (i.e. zoning, infrastructure, traffic, etc.) shall be presented in a separate sub-

MOUNT VERNON WEST
TRANSIT ORIENTED DEVELOPMENT FORM BASED REZONING

City of Mount Vernon, Westchester County, New York

Draft Generic Environmental Impact Statement (GEIS)

Adopted XXX

This document identifies the issues to be addressed in the Draft Generic Environmental Impact Statement (DGEIS) for the proposed Mount Vernon West Transit Oriented Development Form Based Rezoning in the City of Mount Vernon, NY. This Scoping Document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (7).

Classification of Action: **Type I**

Lead Agency: **City Council**
City of Mount Vernon
City Hall
1 Roosevelt Square
Mount Vernon, New York 10550

Scoping Meeting: **XXX, 2014**

Written Scoping Comments: **Written scoping comments are also invited and will be accepted through 4 p.m. on XXX, 2014, to be addressed to the SEQR Contact Person:**

George Brown, City Clerk
City Hall
1 Roosevelt Square
Mount Vernon, New York 10550
Phone: (914) 665-2300
Fax: (914) 665-2496

DESCRIPTION OF PROPOSED ACTION:

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

section, which shall incorporate *existing conditions*, *potential impacts* and *mitigation measures*. Where appropriate documentation and technical reports provided in previous EIS documents for the project area may be incorporated. Narrative discussions shall be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the Project Area should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies. Information shall be presented in a manner that can be readily understood by the public. Efforts shall be made to avoid the use of technical jargon.

Discussions of mitigation measures shall clearly indicate which measures have been incorporated into the proposed action, versus measures that may mitigate impacts, but have not been incorporated into the proposed action. Mitigation measures that are not incorporated into the action shall be discussed as to why they are considered unnecessary.

The document and any appendices or technical reports shall be written in the third person (i.e., the terms “we” and “our” should not be used). The City Council’s conclusions and opinions, if given, shall be identified as those of “the City.”

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the “worst case” scenario analysis should also be identified and discussed. The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.

DGEIS CONTENT:

I. COVER SHEET

- A. Identify the document as a Draft Generic Environmental Impact Statement
- B. The Proposed Action and its location;
- C. The name, address and telephone number of the Lead Agency and contact person;
- D. The name, address and telephone number of the preparer of the DGEIS, and all contributing consultants;
- E. The date of DGEIS submission and acceptance. A space for the date shall be provided
- F. The date by which comments on the DGEIS must be submitted. A space for the date shall be provided.

**Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY**

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

II. TABLE OF CONTENTS:

- A. Indicate the chapters of the DGEIS and page numbers as well as lists of all maps, exhibits, tables, charts and appendices. All headings that appear in the text shall be represented in the Table of Contents.

III. EXECUTIVE SUMMARY:

- A. Precise summary of the Proposed Action
- B. Precise summary of existing environmental conditions and setting.
- C. Precise summary of the proposed action's significant impacts and mitigation measures
- D. Precise summary of alternatives analyzed in the body of the document
- E. A table comparing alternatives and impacts
- F. List of all Involved and Interested Agencies and required reviews and approvals from City, County and State and Federal agencies.

IV. PROPOSED ACTION DESCRIPTION

- A. Proposed Action Purpose, Needs and Benefits
 - 1.) Public need for the Proposed Action, including market information and community support.
 - 2.) Municipal objectives based on the City of Mount Vernon Comprehensive Plan, the Pace University Land Use Law Center Strategic Vision for the Station Area and other municipal planning documents.
 - 3.) Prior development history of the Project Area.
- B. Project Location
 - 1.) Description of the geographic boundaries of the Project Area in the City and within the region.
 - 2.) Legal description of the Project Area including tax map designations.
 - 3.) Description of the current use of the Project Area.
- C. Project Area Description and Environmental Setting
 - 1.) Description of existing physical characteristics of the Project Area and surrounding area.

**Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY**

2.) Description of existing development including uses and physical improvements within the Project Area.

D. Proposed Action Description

1.) Description of the proposed MVW zoning amendments, including the regulating plan, allowable building types, permitted building types by district, building type regulations, permitted uses, parking regulations, design guidelines and administration of the code.

V. REQUIRED PERMITS AND APPROVALS

- A. Listing and description of all City, County, State and Federal permits and approvals that may be required to implement the proposed action.
- B. Listing of Involved and Interested Agencies

VI. EXISTING CONDITIONS, POTENTIAL IMPACTS, MITIGATION

The analyses of the proposed action shall be performed for the expected adoption year of the MVW zoning, 2015.

A. Land Use and Zoning

The proposed MVW zoning will result in changes to the existing I – Industrial, CB-Commercial Business, NB- Neighborhood Business, RMF-15 and RMF-10 zoning districts, which may in turn result in changes to land use and development patterns. While the proposed MVW zoning is intended to promote smart growth, sustainable development, flexible design opportunities and a reduced dependence on individual vehicle trips, and improved transit opportunities, potential impacts may result.

1.) Existing Conditions

- (a) Generalized Land Use - Prepare maps and narrative describing general development patterns within Westchester County, and the City of Mount Vernon.
- (b) Primary Study Area Land Use – include a map and parcel-by-parcel land use survey of all properties within 1/4 mile of the perimeter of the Project Area.
- (c) Present uses in the Project Area including existing structures.
- (d) Describe existing zoning in the City of Mount Vernon, and surrounding zoning within ½ mile of the Project Area.
- (e) Document differences and variations between the existing I, CB, NB, RMF-15 and RMF-10 zoning provisions and those proposed under the MVW zoning.

**Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY**

- (f) Project compliance with applicable land use plans, including local comprehensive plans, and regional plans such as, Westchester 2025

2.) Anticipated Impacts

- (a) Describe how the proposed MVW zoning relates to general development patterns throughout the area, including current comprehensive planning documents and policies (City of Mount Vernon Comprehensive Plan, the City Wide Marketing Study, the NYMTC Parking Management Workshop Final Report, 2010-2014 Consolidated Plan, CDBG Action Plan, Westchester County 2025 Comprehensive Plan, Westchester County Patterns for Westchester, the Land and the People, 1996, the Third Regional Plan for NY, NJ and CT Metropolitan Area, RPA 1996, FEMA National Flood Insurance Program, NYSDEC Stormwater Management Program, NYS Office of Emergency Management Agency Hazard Mitigation Plan, USEPA & NYSDEC Climate Action Plan, among others).
- (b) Identify the relationship of the development allowable under the proposed MVW zoning to overall land use patterns within the Project Area, and to immediately adjacent properties.
- (c) Evaluate how the proposed zoning would integrate with existing City zoning, subdivision regulations and other local land use regulations.
- (d) Study of the proposed MVW zoning's conformance with all relevant and applicable City of Mount Vernon and Westchester County plans and policies and a discussion of the relationship between the proposed action and the policies and recommendations contained in these plans.

3.) Mitigation Measures

B. Urban Design, Aesthetics and Visual Character

This action is proposed in a portion of the City supporting a mix of industrial and commercial uses, that are bounded by residential and transportation uses. The proposed MVW zoning will allow for new and modified uses that will present a different visual character than the existing condition. This portion of the DGEIS will evaluate these potential changes to the urban design, aesthetics and visual character of the project area.

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

1.) Existing Conditions

- (a) Document the visual character of the Project Area and the immediately surrounding area through captioned photographs and narrative.

2.) Anticipated Impacts

- (a) Provide massing models, renderings, sketches or other graphic depictions of the potential development permissible under the proposed zoning.
- (b) Address the potential changes in the visual character of the project area with regard to building height, bulk, mass, and scale. The impact of these changes on the Project Area, as well as surrounding properties will be assessed.
- (c) Address the impact of the design guidelines and green building standards incorporated into the proposed MVW zoning.

3.) Mitigation Measures

C. Socio-Economics

This section of the DGEIS will evaluate the socio-economic impacts of the proposed zoning. The new zoning provides the opportunity to replace older uses and underutilized sites, with more diverse, transit-oriented uses, including multi-family residential and supportive retail and service uses.

1.) Existing Conditions

- (a) Evaluate current demographic characteristics based on US Bureau of Census data and the *American Community Survey*.
- (b) Evaluate current employment activities (with labor statistics).
- (c) Review market conditions, including the 2011 *Mount Vernon City-Wide Market Study*.
- (d) Assess historical trends in key areas, with information relative to the City of Mount Vernon, Westchester County and the region as a whole.

2.) Anticipated Impacts

- (a) Project population resulting from development allowable under the proposed zoning and describe impacts on the existing population including impacts on community character and other social impacts on the City of Mount Vernon.

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

- (b) Identify number of school age children generated by potential development of the project area under the proposed zoning, and impact on school district.
- (c) Define future conditions without the proposed action.
- (d) Generally estimate the type and number of jobs generated by potential development of the Project Area under the proposed zoning, and/or lost as a result.
- (e) Generally estimate the tax revenues that would be generated from potential development of the Project Area under the proposed zoning.
- (f) Evaluate secondary growth inducement.

3.) Mitigation Measures

D. Municipal Services & Community Resources

The proposed MVW zoning may result in changes in the way municipal services are provided to the Project Area.

1.) Existing Conditions

- (1) Police
- (2) Fire
- (3) Emergency Service
- (4) Health Care
- (5) Schools
- (6) Solid Waste & Recycling

2.) Anticipated Impacts

- (1) Describe potential impacts to community facilities and services by potential development of the Project Area under the proposed zoning, based upon information provided by each service provider and the City of Mount Vernon.

3.) Proposed Mitigation

E. Utilities & Infrastructure

The proposed MVW zoning has the potential to alter the demand for utility services. This section of the DGEIS shall evaluate the proposed action's impact on the City's utility infrastructure.

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

1.) Existing Conditions

- (a) Water Supply - Generally assess the City of Mount Vernon Water Department's ability to supply adequate water of sufficient pressure to the project area under all conditions of flow, pursuant to the Westchester County Health Department and New York State Department of Health. All conditions of flow will include domestic consumption, commercial industrial consumption and fire flows.
- (b) Sanitary Sewer - Generally assess the proposed action's potential impact on the sanitary sewer system, including the wastewater treatment plant's ability to accept and treat wastewater generated from new development within the Project Area.
- (c) Stormwater – Evaluate the potential impact of new or modified impervious surfaces resulting from development allowed under the MVW zoning, and the ability to address the City's stormwater regulations, and Phase II stormwater requirements. Describe drainage patterns, conditions and contributing areas within the Project Area's watershed, and their relationship to the Project Area. Describe any stormwater management facilities and off-site facilities in place to service the Project Area.

2.) Anticipated Impacts

Describe potential impacts to utilities and infrastructure resulting from the proposed action, and new development permitted under the MVW zoning. The general methods for compliance with stormwater regulations with respect to future development under the MVW zoning will also be discussed. Preliminary runoff volumes, treatment volumes, and anticipated stormwater management storage systems will be discussed generically. This will include a concept sketch illustrating the approximate location of relevant stormwater components. It is intended that general information only will be developed at this time since a full SWPPP will be prepared for individual developments permitted under the MVW zoning.

3.) Mitigation Measures

F. Historic, Cultural & Archaeological Resources

The proposed MVW zoning may result in new development that impacts historic, cultural or archaeological resources.

**Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY**

1.) Existing Conditions

- (a) Identify existing structures of historic, cultural or archaeological significance, using reference from existing secondary sources including state and national lists of landmarks, and publications by local agencies and historical societies.

2.) Anticipated Impacts

- (a) Identify any potential impacts to historic, cultural or archaeological resources in, or in proximity, to the project area.

3.) Mitigation Measures

G. Open Space, Parks & Recreation

Development that may result from the proposed MVW zoning may impact open space, parks and recreation resources in the City, either through an increase demand for such facilities, or by the provision of new facilities.

1.) Existing Conditions

- (a) Identify open space, parks and recreation resources in, or in proximity to the project area.
- (b) To the extent that data is available, identify recreation facility use patterns.

2.) Anticipated Impacts

- (a) Identify increased demand for open space and recreational resources created by additional development that may be possible under the proposed MVW zoning.
- (b) Identify adequacy of existing open space and recreational resources to accommodate increased demand.

3.) Mitigation Measures

H. Traffic

The proposed MVW zoning is designed to reduce the number of vehicular trips that would occur relative to existing zoning and land use conditions, and will also facilitate changes in the existing transportation system, including provisions for bicycles, pedestrians and mass transit, based on the

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

project area's proximity to the MetroNorth Mount Vernon West station. The transportation chapter will address the following:

1.) Existing Conditions

- (a) Description of the length, width of pavement, number of travel lanes, shoulder, capacity, condition, maintenance, sight distances and ownership of the following roads in the Project Area:
 - (i) West Street
 - (ii) MacQuesten Parkway
 - (iii) Oak Street
 - (iv) Mount Vernon Avenue
 - (v) Grove Street
 - (vi) Elm Street
- (b) Record vehicle traffic volumes either manually or through the use of ATR (automatic traffic data recorder) counters. Determine the peak hours. Turning movement traffic counts will be performed on weekdays during the morning and afternoon peak periods.
- (c) Analyze the existing traffic conditions at the following intersections:
 - (i) West Street at Oak Street
 - (ii) West Street at Mount Vernon Avenue
 - (iii) West Street at MacQusten Parkway
 - (iv) MacQusten Parkway at Mount Vernon Avenue
 - (v) MacQusten Parkway at Oak Street
 - (vi) Yonkers Avenue at Bronx River Road
 - (vii) Oak Street at Bronx River Road
 - (viii) Oak Street at West Lincoln Avenue
 - (ix) Mount Vernon Avenue at West Lincoln Avenue
 - (x) Mount Vernon Avenue at Bond Street
 - (xi) Grove Street at South Blecker Street
 - (xii) Grove Street at MacQuesten Parkway
 - (xiii) Elm Street at West Lincoln Avenue
 - (xiv) Elm Street at MacQuesten Parkway

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

- (d) Accident analysis - Accident data for the most recent three years will be analyzed for the roadways/intersections in the Project Area. Accident rates will be calculated and compared with the statewide average rates for similar facilities.
- (e) Study use of area roads for purposes other than passenger vehicle traffic, i.e. trucks and delivery vehicles, walkers, joggers, bikers and other recreational uses.
- (f) School bus, truck and delivery vehicle traffic
- (g) Describe existing on-street parking, parking within the Project Area, and public parking facilities, including train station parking.

2) Anticipated Impacts

- (a) The traffic expected to be generated as a result of the potential development of the Project Area under the proposed proposed zoning. Trip generation shall be estimated using the most current edition of the *ITE Trip Generation Manual*.
- (b) Level of Service Analysis of the No-build, and Build (2015) for the following intersections shall be performed using Highway Capacity Manual 2000 Methodology.
 - (i) West Street at Oak Street
 - (ii) West Street at Mount Vernon Avenue
 - (iii) West Street at MacQuستن Parkway
 - (iv) MacQuستن Parkway at Mount Vernon Avenue
 - (v) MacQuستن Parkway at Oak Street
 - (vi) Yonkers Avenue at Bronx River Road
 - (vii) Oak Street at Bronx River Road
 - (viii) Oak Street at West Lincoln Avenue
 - (ix) Mount Vernon Avenue at West Lincoln Avenue
 - (x) Mount Vernon Avenue at Bond Street
 - (xi) Grove Street at South Blecker Street
 - (xii) Grove Street at MacQuستن Parkway
 - (xiii) Elm Street at West Lincoln Avenue
 - (xiv) Elm Street at MacQuستن Parkway
- (c) Impact on pedestrian traffic along roadways.
- (d) Traffic impact due to construction activities.
- (e) Intersection sight distances in the Project Area.

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

(f) Assess increased greenhouse gas emissions from additional traffic compared to current conditions.

3) Mitigation Measures

(a) Comparison of future no-build and future build scenarios

(b) Proposed improvements to reduce traffic impact and improve roadway safety.

I. Hazardous Materials

This section of the DGEIS shall assess Project Area for the presence of hazardous substances.

1.) Existing Conditions

(a) Investigation of the Project Area's history of the presence of hazardous substances through the analysis of historical records, aerial photographs, historic maps, municipal records, field observations and interviews with individuals familiar with the history of the Project Area.

(b) Review of federal and state databases and records for documentation of potential liabilities relevant to the project site, such as the US EPA's CERCLIS (Comprehensive Emergency Response Compensation and Liability Information System), the National Priorities List (NPL), NYSDEC Inactive Waste Disposal Report, New York Spills Database, among others.

(c) Visual inspection of the Project Area, where access is available.

2.) Anticipated Impacts

(a) Identify impacts resulting from the presence of hazardous substances.

3.) Mitigation Measures

(a) Identify mitigation protocols.

J. Natural Resources

This section of the DGEIS shall evaluate the impact of potential development allowable under the proposed MVW zoning on the Project Area's natural resources.

1.) Existing Conditions

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

(a) Description of the Project Area's natural resources, including soil conditions as documented in the USDA, Soil Conservation Service, Solid Survey of Putnam and Westchester Counties, NY., flora and fauna, wildlife habitat and significant resources defined by the New York State Natural Heritage Inventory and US Fish and Wildlife Service, significant, specimen or champion trees as documented by the City or the NYSDEC Big Tree Register and the sites relationship to the Bronx River, including flood boundaries as defined by the Federal Emergency Management Agency (FEMA).

2.) Anticipated Impacts

(a) Generally describe and analyze any potential impacts the potential development of the Project Area under the proposed zoning may have on the Project Area's natural resources.

3.) Mitigation Measures

K. Air Quality & Noise

The GDEIS shall evaluate the air quality and noise impacts resulting from changes in land use and development permitted by the proposed MVW zoning.

1) Existing Conditions

(a) Determine if the potential development of the Project Area under the proposed zoning would interfere with the attainment or maintenance of the New York and/or National Ambient Air Quality Standards (NAAQS) established by the Federal Clean Air Act Amendments.

(b) Noise measurements will be taken in the Project Area to document existing (ambient) noise conditions. These measurements will be completed in general conformance with the NYSDEC Policy for "Assessing and Mitigating Noise Impacts" and consistent with American National Standards Institute (ANSI) Standard S1.

2) Anticipated Impacts

(a) NYSDOT Environmental Procedures Manual identifies a screening process to determine if project specific (microscale) air quality analyses are warranted. Generally, intersections impacted by a project, with a build condition Level of Service (LOS) C or

Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY

better are excluded from microscale air quality analysis. The screening process also considers proximity to potentially sensitive receptors (i.e. schools, hospitals). If, based on the results of the screening, further analysis is warranted, it will be determined if it is appropriate to conduct further analysis as part of the DGEIS, or as part of subsequent site specific environmental analyses.

(b) A qualitative discussion will be provided for potential long term and anticipated short term, construction noise impacts.

3) Mitigation Measures

(a) A discussion of potential mitigation measure to address short term air quality and noise impacts, as well as any long term impacts identified.

L. Green Building & Sustainability

The proposed MVW zoning emphasizes green building and sustainable development. The DGEIS will evaluate the following:

1.) Existing Conditions

(a) Evaluate if buildings or sites within the Project Area employ any green building measures or sustainability techniques.

(b) Evaluate City of Mount Vernon green building and/or sustainability requirements and/or programs

2.) Anticipated Impacts

(a) Determine green building and sustainability measures and programs available to developers, sites and buildings in the Project Area.

(b) Document conservation benefits of employing green building and sustainability measures within the Project Area.

3.) Mitigation Measures

(a) Document green building commitments, such as LEED compliance.

VII. ALTERNATIVES

**Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY**

The analysis of reasonable alternatives to the proposed action shall be based on schematic plans with a narrative statement describing impacts. Alternatives would be compared to one another and to the proposed action. A summary table shall be provided that presents the comparisons in a concise format.

A. Proposed Alternatives:

- A. No Action alternative – Project Area remains zoned I, NB, CB RMF-15 and RMF-10.
- B. Alternative TOD zoning tools (i.e. overlay district, floating zone, etc)
- C. Alternative density – assess and quantify generally MVW zoning that a.) allows for greater density than the proposed action; and b.) allows for less density than the proposed action.
- D. Alternative uses – evaluate MVW zoning that permits different uses than the proposed action.

VIII. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED

- A. Identification of significant long-term and short-term impacts that cannot be avoided.

IX. IMPACTS ON ENERGY USE AND CONSERVATION

- A. Identify energy sources to be utilized if the proposed action is implemented.
- B. Increased energy consumption.
- C. Energy conservation measure, including green building techniques and commitments such as LEED certification or the specification of Energy Star appliances.

XI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES.

This chapter will briefly describe the natural and human resources that are expected to be irreversibly and irretrievably committed as a result of the proposed action.

XII. GROWTH INDUCING IMPACTS

This chapter of the DGEIS will assess and analyze whether the implementation of the proposed action (i.e. the adoption of the proposed MVW zoning) would stimulate off-site growth and development.

APPENDICES

- 1. SEQRA Documentation (including Scoping Document and all SEQRA notices and resolutions)
- 2. Copies of all official correspondence
- 3. Copies of all technical studies, in their entirety

**Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY**

4. List of federal, state, regional, or local agencies, organizations, consultants and private persons consulted in preparing the DEIS.

Appendix A

Project Area Tax Parcel Identification

TOD - Hub

TOD – Corridor

TOD - Transition

**Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY**

164.68-1056-12	164.60-1074-33	164.68-1072-1
164.68-1056-11	164.60-1074-32	164.68-1072-27
164.68-1056-10	164.60-1074-31	164.68-1072-26
164.67-1057-16	164.60-1074-30	164.68-1072-25
164.67-1057-13	164.60-1074-29	164.68-1072-24
164.75-1057-1	164.60-1074-35	164.68-1072-23
164.75-1057-2	164.60-1074-28	164.68-1072-22
164.75-1057-3	164.60-1074-27	164.68-1072-21
164.75-1057-4	164.60-1074-26	164.68-1072-20
164.75-1057-12	164.60-1074-25	164.68-1072-19
164.75-1057-14	164.60-1074-24	164.68-1072-18
164.75-1057-5	164.68-1074-23	164.68-1072-17
164.75-1057-6	164.68-1074-21	164.68-1072-29
164.75-1057-7	164.68-1074-22	164.68-1072-16
164.75-1057-11	164.68-1074-20	164.68-1072-30
164.68-1056-18	164.68-1074-19	164.68-1072-2
164.68-1056-1	164.68-1074-18	164.68-1072-3
164.68-1056-2	164.68-1074-17	164.68-1072-4
164.68-1056-4	164.76-1061-1	164.68-1072-5
164.68-1056-5	164.76-1061-23	164.68-1072-6
164.68-1056-6	164.76-1061-24	164.68-1072-7
164.68-1056-7	164.76-1061-25	164.68-1072-8
164.68-1056-8	164.76-1061-26	164.68-1072-9
164.68-1056-9	164.76-1062-1	164.68-1072-10
164.68-1058-10	164.76-1071-12	164.68-1072-11
164.68-1058-1	164.76-1071-11	164.68-1072-12
164.68-1058-2.1	164.76-1071-10	164.76-1064-39
164.68-1058-2.2	164.76-1071-9	164.76-1064-38
164.68-1058-3	164.76-1071-8	164.76-1064-37
164.75-1058-5	164.76-1071-20	164.76-1064-36
164.75-1058-6	164.76-1065-1	164.76-1064-35
164.75-1058-7	164.76-1065-37	164.76-1064-34
164.75-1058-9	164.76-1065-2	164.76-1064-33
164.68-1073-1	164.76-1065-3	164.76-1064-32
164.68-1073-2	164.76-1065-4	164.76-1064-31
164.68-1073-3	164.76-1065-5	164.76-1064-30
164.68-1073-4	164.76-1065-6	164.76-1064-29
164.68-1073-28	164.76-1065-7	164.76-1064-28
164.68-1073-27	164.76-1065-8	164.76-1064-27
164.68-1073-26	164.76-1070-21	164.76-1064-26
164.68-1073-25	164.76-1070-19	164.76-1064-25
164.68-1073-24	164.76-1070-18	164.76-1064-24
164.68-1073-23	164.76-1066-1	164.76-1064-23
164.68-1073-22	164.76-1066-2	164.76-1064-22
164.68-1073-21	164.76-1066-3	164.76-1064-21
164.68-1073-20	164.76-1066-4	164.76-1064-20
164.68-1073-29	164.76-1066-5	164.76-1064-19
164.68-1073-34	164.76-1066-6	164.76-1064-17
164.68-1073-5	164.76-1066-7	164.76-1064-3
164.68-1073-6	164.76-1069-15	164.76-1064-4
164.68-1073-7	164.76-1069-14	164.76-1064-5
164.68-1073-8	164.76-1069-13	164.76-1064-6
164.68-1073-9	164.76-1069-11	164.76-1064-7
164.68-1073-10	165.69-1069-10	164.76-1064-8
164.68-1073-11	165.69-1069-8	164.76-1064-9
164.68-1073-12	165.69-1069-7	164.76-1064-10
164.68-1073-13	164.76-1067-1	164.76-1064-11
164.68-1073-14	164.76-1067-3	164.76-1064-12
164.68-1073-15	164.76-1067-4	164.76-1064-13
164.68-1073-16	164.76-1067-5	164.76-1064-14
164.68-1073-17	164.76-1067-6	164.76-1064-15
164.68-1073-18	165.69-1068-1	164.76-1064-16
164.68-1073-19	165.69-1068-2	164.76-1064-44
164.68-1072-15	165.69-1068-3	164.68-1071-1
164.68-1072-28	165.69-1068-4	164.68-1071-17

**Scoping Document
Mount Vernon West TOD Rezoning
City of Mount Vernon, NY**

