

Long Environmental Assessment Form – Enhanced Part 3

Summary of Proposed Action – PLL- F – 2016

The proposed local law (PLL-F-2016) is a legislative action designed to foster the renovation and adaptive reuse of structures originally constructed for religious or educational uses in the Village of Mamaroneck. A new section 342-52.2 is proposed to be added to the Zoning Code to encourage the adaptive and flexible reuse of such structures for a more economic and efficient use and to prevent such buildings from becoming under-utilized, vacant or deteriorated. PLL-F-2016 allows the adaptive and flexible reuse of such buildings through a special permit by the Planning Board. The Planning Board may modify specified lot and bulk requirements including off-street parking modifications to allow the preservation and reuse of the existing building even if otherwise non-conforming. The special permit also requires site plan approval. The special permit authority granted to the Planning Board would be in lieu of, rather than in addition to, the Zoning Board of Appeals' special permit authority generally for private schools, places of worship and religious instruction in residential zones.

Eligible buildings are defined as any building originally constructed for religious or educational purposes including buildings previously occupied as a primary or secondary school, place of worship, accessory building to a place of worship (such as a rectory or parish house, convent, school gym or similar use) on properties less than 5 acres. For eligible buildings on a split residentially and commercially zoned property, the Planning Board can permit an adaptive reuse for any use permitted in either of the applicable zoning districts. For eligible buildings in a single or two family zone located on or with direct access to an arterial or collector road as defined by NYSDOT, the Planning Board may permit multi-family housing for senior citizens 62 years of age and older subject to the open space and maximum FAR requirements of the RM-2 District. The adaptive reuse of eligible buildings has been added as a permitted use in the residential and commercial zones under this proposed legislation.

There are a total of 14 identified properties in the Village that would meet the definition of 'Eligible Buildings' in the proposed legislation (see attached map). Three properties are split zoned between C-1 and R-5, all with locations along the Boston Post Road. These properties include Mamaroneck United Methodist (listed on the National Register), Most Holy Trinity (now merged with St. Vito's Parish) and St. Thomas Episcopal (listed on the National Register). These properties are zoned C-1 for a depth of 80 feet along the Boston Post Road with the remainder being R-5. There are five properties in single and two family zones which would permit the adaptive reuse of eligible buildings for multi-family housing for senior citizens 62 years of age and older subject to the open space and maximum FAR requirements of the RM-2 District. However, only four of these five properties are located on or with direct access to an arterial or collector road as defined by the NYSDOT and, therefore, would be eligible for an adaptive reuse for multi-family senior housing. The remaining six properties are in multiple residence zones (2) and in commercial zones (4).

Many of the eligible buildings have historic and architectural features that maintain a visual and familiar connection with the surrounding neighborhood. The original *Village's Comprehensive Plan (1986)* made several recommendations on historic preservation including the adaptive reuse of historic structures. The *Village Comprehensive Plan Update (2012)* pointed out that this had never been implemented. The proposed legislation is an implementation of the recommendation contained in the *Comprehensive Plan*. The adaptive reuse of these eligible, existing buildings will help preserve these buildings and maintain their connection to the surrounding neighborhood, prevent such buildings from becoming under-utilized, vacant or deteriorated and assist in maintaining the character and fabric of the neighborhood. As a condition of the Planning Board's special permit under the proposed legislation, the proposed exterior alterations shall be generally consistent with the original building's architecture and the neighborhood in which it is located. As part of the special permit, the Board will also analyze parking impacts of the proposed adaptive reuse and allow parking to be provided on private lots within 500 feet of the building entrance. The Board may attach additional conditions to the special permit as may be necessary to protect the

surrounding neighborhood and to encourage the most appropriate adaptive reuse of the buildings and property. All permitted uses under the adaptive reuse provisions will allow only the current permitted uses in the property's zoning district with the exception of split zoned properties and properties in single and two-family zones. For split zoned properties, the Planning Board can allow an adaptive reuse for any use permitted in either of the applicable zoning districts. For properties in single and two-family zones, the Board may allow the adaptive reuse of eligible buildings for multi-family senior housing subject to the open space (300 square feet per unit) and maximum FAR of the RM-2 district (currently 0.8 FAR).

Analysis of Potential Impacts

Under the proposed legislation, an applicant must submit a site plan and special permit application to the Planning Board to take advantage of the provisions, flexibility and streamlined review provided by the special permit process. If an application for a special permit is made, the application must be accompanied by a site specific Environmental Assessment Form (EAF) which examines the impacts of the granting of the special permit and its consistency with the original structure's architecture and the neighborhood in which it is located. The legislation itself does not lead to any built project. The proposed legislation encourages the adaptive reuse of existing eligible buildings. As such, any construction would be primarily limited to the interior spaces of existing buildings consistent with the original structure's architecture. This will result in limited activities outside of the building's footprint. Any noise would be incidental to ordinary construction activities which would be primarily limited to interior construction. Land disturbance would occur primarily in cases where existing on-site parking is reconfigured which would provide the opportunity for reductions in impervious surfaces on the property. There are no wetlands, surface water bodies, or Critical Environmental Areas (CEAs) on any of the properties with eligible buildings.

To supplement those questions in the EAF Part 2 which required more detailed response, this Part 3 Supplement provides additional information below. As applicable, the relevant question from the Part 2 is indicated. In each case, the potential impact from the proposed action is considered small to moderate, and the justification supporting this conclusion is provided below.

10. Impact on Historic and Archeological Resources: *Proposed action may occur in or adjacent to a historic or archaeological resource.*

a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.

Two of the identified eligible properties are listed on the National Register. Both are in split zones (C-1 and R-5) along the Boston Post Road. These include: Mamaroneck United Methodist at 514 East Boston Post Road and St. Thomas Episcopal Church and complex at 158 – 168 West Boston Post Road. Built in 1859 and a rear wing in 1869, the Mamaroneck United Methodist Church received Village landmark status in 1991 and was listed on the National Register in 1992. St. Thomas Episcopal Church and the other buildings in the complex are not Village landmarks but were listed on the National Register in 2003. The Church and its large parking lot is situated at the rear of the property with the Church’s other buildings in the complex along the Boston Post Road. The current Church and most of the complex was built in 1886 with Heathcote Hall constructed in 1925. Most Holy Trinity is also in a split zone located at 320 East Boston Post Road. This Church and rectory were built in 1867 with the convent and school constructed in 1914 and 1928 respectively. Most Holy Trinity is not a Village landmark nor is it listed on the National Register. A review using NYS CRIS (Community Resource Information System) indicated that the property had been reviewed in 2013 with status indicated as “undetermined”. It should be noted that the New York Archdiocese has not typically provided owner consent for landmark designation of its properties (*based on conversations with New York Archdiocesan Real Estate Department*).

The National Register status does not impose obligations on private property owners and does not place restrictions on use, treatment, transfer or disposition of private property. A site specific application to the Planning Board for the adaptive reuse of a property listed on the National Register may need to be reviewed and coordinated with SHPO (State Historic Preservation Office).

None of the other eligible properties have received Village landmark status. There are several that are eligible for nomination for the National Register but have not been nominated by New York State. These include: St. Vito's Church and Rectory on Underhill Avenue built in 1930, St. John's Lutheran Church (1927) and First Church of Christ (1931) at 122 and 155 Fenimore Road respectively, and Trinity Independent Assembly of God (1947) in the CBD at 421 Ward Avenue.

The Barry Avenue AME Zion Church located at 645 North Barry Avenue is one of the oldest African-American Churches in Westchester County. It was established in 1852 and the current church was built in 1903. The Church has not received Village landmark status and has not been nominated to the National Register. First Baptist Church at 817 Howard Avenue is in R-2F district and located adjacent to the Mamaroneck River. The original church was built in 1938 with significant renovations in 1961 resulting in an essentially new building. The Church is not a Village landmark nor is it eligible for the National Register. The Mamaroneck Seventh Day Adventist Church occupies a structure which has not been locally landmarked and its National Register eligibility is undetermined. The Church is in an extensively renovated building that was the site of the First Kindergarten in 1901 and was later a Masonic Hall in 1930. The Church is located within the civic center opposite the Village Hall Annex at 169 Mount Pleasant Avenue, a block from the renovated Mamaroneck Library and Emelin Theatre. The Church is also adjacent to the American Legion Hall (locally landmarked in 1984 but its National Register eligibility is similarly undetermined) and the Hunter Parking tier.

Typing of Proposed Action

In NYS DEC 617.4(b) (9), the SEQRA regulation states that an unlisted action can become a Type I action if it occurs in or is contiguous to a historic building, structure, or site listed on the National Register. The specific language of the regulation states: ***“any Unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register,”***

The SEQRA Handbook explains the meaning of the phrase **“unless the action is designed for the preservation of the facility or site”**. In other words, actions designed for the

preservation of an archeological or historical resource would include activities undertaken to protect or rehabilitate a historic structure or site, and conducted in accordance with adopted standards and guidelines for archeology and historic preservation.

This is precisely the intent of the proposed legislation, namely, to preserve structures originally constructed for religious or educational uses, which have historic, architectural or cultural value through the adaptive reuse of such structures. The proposed legislation provides a process to deal with eligible structures that are at risk of becoming under-utilized, vacant or demolished. The conditions of the special permit include the following in relation to exterior alterations: *“the applicant shall demonstrate that all proposed exterior alterations shall be generally consistent with the original structure's architecture and the neighborhood in which it is located.”* Additionally, the Planning Board may attach such additional conditions to a Special Permit granted under this section in order to encourage the most appropriate adaptive reuse of buildings and properties.

Based on the review of the proposed legislation which is designed to encourage the preservation of eligible buildings and the conditions of the special permit, the Board of Trustees, as lead agency, determines that the proposed action does not meet the criteria for a Type I action and remains an unlisted action under SEQRA.

b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory.

. We have reviewed the NYS Cultural Resource Information System (CRIS), examining the archeological sensitive areas and specific sites within the Village. There are none on any of the eligible properties or in the vicinity of these sites.

c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archeological site not on the NY State SHPO site inventory.

We have researched the Village Comprehensive Plan and the Village's LWRP for the archeological sites which are not identified on the NY SHPO site inventory. We did not find any sites in and around the identified eligible buildings.

5. Impact on Flooding: *Proposed action may result in development on lands subject to flooding.*

a. The proposed action may result in development in designated floodways.

There is only one identified eligible building in a designated floodway. The First Baptist Church on Howard Avenue is located in a floodway, approximately 10 feet from the Mamaroneck River. However, this is not an eligible building for the adaptive reuse of the structure for senior housing since it does not have direct access to a major road (arterial or collector). It is also only 4,800 square feet.

b. The proposed action may result in development within a 100 year floodplain.

There are four eligible properties that are located within the 100 year floodplain. These properties are all within the Washingtonville neighborhood of the Village. These properties are all developed. They include: the former Strait Gate Church (C-1), Second Baptist (RM-3), St. Vito's (R-2F) and First Baptist (also R-2F). The former Strait Gate Church has received land use approvals (January, 2016) for the adaptive reuse of the church building for a swim school. This application received extensive review and implemented additional landscaping and a stormwater management system to be added (where none now exists), reducing impervious surfaces by 1,500 square feet as well as reducing peak flows by 5% for 100 year storm to 21% for 1 year storm events. St. Vito's School is a three story building constructed in 1963 and currently used by FASNY as a school. Any adaptive reuse of this structure for senior housing would need to be developed for the top two floors which are above the base flood elevation (BFE). The adaptive reuse of the structure would need to conform to any FEMA regulations at the time of a proposed reuse. The school has its offices and classrooms on the top two floors which are 10 feet above the BFE. This could change in the future if the proposed Army Corps flood control project (under design) is implemented. Second Baptist is a 4,728 square foot building on Old White Plains Road. It is located in the RM-3 zone; any adaptive reuse would need to comply with the zone's allowable uses and applicable FEMA regulations. Please see the comments above in a) development within floodways regarding the First Baptist Church.

c. The proposed action may result in development within a 500 year floodplain.

The only structure in a 500 year floodplain is St. Vito's Church and Rectory on Underhill Avenue. These structures are at a higher elevation than the nearby school building. The Church is a basement church and received water during Hurricane Irene in 2007. The Rectory is higher and did not receive

water during this storm event. The Parish merged with Most Holy Trinity in 2015 and is focused on finding uses for the Most Holy Trinity buildings which are now vacant.

Eligible Religious Properties in Split Zoned Commercial/Residential Zones

Development Potential

There are three eligible religious properties in split residential and commercial zones. These properties are all located along the Boston Post Road and include St. Thomas Episcopal Church and complex, Mamaroneck United Methodist and Most Holy Trinity. We have analyzed the development potential resulting from the expansion of C-1 into the R-5 District. We have examined trip generation and daily and peak hour parking rates based on ITE data for Trip Generation (ITE 9th ed.) and Parking Generation Rates (ITE 5th ed.) to evaluate the impact versus the existing uses.

St. Thomas Episcopal Church and complex is situated on a 2.4 acre property. The Church building is located at the top of the hill in the R-5 zone. This portion of the property consists of the 5,100 square foot Church building and 61 parking spaces. The Church rents out the parking to surrounding businesses and residents. The lower portion of the property is in the C-1 zone, extending 80 feet in from the Boston Post Road. This part of the property contains Heathcote Hall, chapel and parish offices. These buildings include the Keeps After School Program serving 94 children, thrift shop, the Winter Farmers Market and other social services. There are 9 parking spaces serving Keeps and Parish activities in the lower portion of the property.

The Church could be reused for any number of commercial uses including offices, restaurants, entertainment, arts and cultural activities and residential use which represents a typical use in many of these structures.

A restaurant use would be one of the more intensive uses or “worst case scenarios” from a parking and trip generation perspective. A high quality restaurant location in the 5,100 square foot church would generate 459 daily trips with 38 in the pm peak hour. Parking demand is expected to be 12 spaces per 1,000 square feet or 61 spaces. The upper level

parking lot adjacent to the Church now accommodates 61 spaces. This would satisfy the projected parking demand for a high quality restaurant.

Multi-family residential could be developed within the footprint of the Church structure under the Village's infill housing in C-1 and is a less intensive use related to parking and trips generated. It is estimated that the potential for such housing with loft units could be 7 units. Based on ITE data, the total daily trips would be 46 with 3 in the am Peak Hour and 4 in the pm Peak Hour. Parking generation is estimated to be 14 spaces for this potential 7 unit market rate development. This compares to 46 daily trips for the Church and related activities during weekdays with 3 in the am peak hour. During Sunday, the traffic in the am peak hour would be approximately 50 - 60 peak trips (based on 75 parishioners). The existing Keeps After School program serving 94 students from 3:00 – 6:30 pm is estimated to generate 412 daily trips with 75 peak hour trips.

The Mamaroneck United Methodist Church is located on a 2.2 acre property. The Church is divided between the C-1 and R-5 zone. Approximately 60% of the 7,500 square foot Church is in the C-1 zone with 40% being in the R-5. Approximately 4,500 square feet of the Church is in C-1 and 3,000 square feet is in the R-5. The R-5 zone also includes the rear wing of the building containing a 7,382 square foot auditorium and the Mamaroneck Community Nursery School and playground serving 75 children. This school was been in operation since the 1950's. The nursery school is in discussions to add several new classrooms to serve increased demand. The nursery school also houses its toddler center program at St. John's Lutheran Church on Fenimore Road.

A high quality restaurant in the 7,500 square foot Church would generate 675 daily trips with 56 trips in the pm peak hour. Parking demand is expected to be 12 spaces per 1,000 square feet or 90 spaces. The current parking at the Church is 50 spaces. This serves the nursery school from Monday through Friday which ends at 2:45 pm. These 50 spaces would be available for a quality restaurant in the late afternoon and evening, the prime hours for this type of restaurant. There is the space available on the church property to develop another 40 parking spaces to satisfy parking demand for this type of restaurant.

The total estimated number of potential multi-family units that could be developed in the Church is 8 units with 3 of these units attributable to the extension of C-1 into the R-5. Within the rear wing constituting approximately almost 7,400 square feet, there could be another 8 units. The total potential of 16 units (11 being the result of C-1 zoning extension) is estimated to result in 105 daily trips (72 of which are attributable to the 11 units resulting from C-1 extension). There would be a total of 7 trips in the am peak hour and 9 in the pm peak hour. Parking generated by this potential housing would be 31 spaces (or 21 for the incremental 11 units.)

The existing Church and related activities would generate daily trips of 136 with 8 am peak hour trips during the weekend. The Nursery School is currently estimated to generate 241 daily trips with 44 am peak hour trips and 45 pm peak hour trips. Currently there are some 50 parking spaces striped on-site.

Most Holy Trinity is located on a 1.3 acre site. The C-1 zoning extends 80 feet into the site from the East Boston Post Road. The Church and Rectory are completely in the C-1 zone while the convent and gym are in the R-5 district. The school is divided in half between the c-1 and R-5 districts. The total square footage of the school is 24,795 with approximately 12,400 square feet in each zone. The gym is 7,440 square feet, the rectory is 5,060 square feet and convent is 4,704 square foot. The MHT Parish has been merged with St. Vito's last year. All of the buildings are currently vacant at the MHT complex. The school, gym and convent have been vacant for over 10 years. There is a proposal by FASNY to acquire a long term lease for use of the school building to accommodate the 10th, 11th and 12th High School students in the school. The projected number of students is estimated to be 140. The school building was formerly used as a Catholic elementary school occupied by 280 students in the 1960's. The elementary school was closed in the 1980's and subsequently used by BOCES and a nursery school (in the rear portion). The gym would be used by the school. FASNY is also proposing to relocate their offices /admissions from the Industrial area to the rectory and convent at MHT. This would result in approximately 20 employees. The rectory is already in the C-1 which would allow the office use while the convent would need to adaptive reuse special permit to

accomplish this reuse. There are 24 parking spaces on site with the potential for another approximate 50 spaces off-site on private property within 500 feet.

Although the school is now vacant, the former use as an elementary school would have generated 361 daily trips at its maximum number of students with 126 peak am trips and 46 in the PM peak hour. More recently, the nursery school is estimated to have generated 241 daily trips with 44 in the am peak and 45 in the pm peak. The Church at 5,932 square feet and 300 parishioners would have generated approximately 100 daily trips (both Saturday and Sunday).

The FASNY proposal for the school would generate 239 daily trips with 60 in the am peak hour and 18 in the pm peak hour. The office use in the convent and rectory would generate 74 daily trips with 11 trips in the am peak and 10 trips in the pm peak. In the future, if the Parish cannot find another school tenant or an office use in the convent, the total estimated number of potential multi-family units that could be developed in the school and the convent is estimated to be 24 units (19 in the school and 5 in the convent) with 14 of these units attributable to the extension of C-1 into the R-5. The total potential 24 units (14 being the result of C-1 zoning extension) is estimated to result in daily trips of 158 (92 of which attributable to the 14 units resulting from C-1 extension). There would be a total of 11 trips in the am peak hour and 14 in the pm peak hour. Parking generated by this potential housing would be 47 spaces (or 27 spaces for the incremental 14 units).

Eligible Religious Properties in single and two family zones

Development Potential

The proposed legislation while adding the adaptive reuse of eligible buildings as a permitted use has not expanded the permitted uses except in the case of eligible buildings in a single or two family zone. In these zones, the Planning Board may permit multi-family housing for senior citizens 62 years of age and older for eligible buildings with several restrictions including: 1) location on or with direct access to an arterial or collector road as defined by NYSDOT, 2) senior housing subject to the open space (300 square feet per unit) and maximum FAR requirements (0.08 FAR) of the RM-2 District.

The only multi-family units dedicated to senior housing in the Village are the 75 units in Mamaroneck Towers. Based on information from the Washingtonville Housing Alliance (WHA), the

project's community sponsor, there is over a two year waiting list for the building. WHA also has an extensive waiting list for many senior residents for their other 46 housing units in the Village.

We have developed a build out analysis for the adaptive reuse of eligible buildings for senior housing in single and two family zones. Our analysis indicates that senior housing has lower impacts than existing uses in relation to parking demand and trip generation based on ITE data. A description of these eligible buildings is included below.

Single Family Residentially Zoned Properties

There are three religious properties within single family districts. These properties include: St. John's Lutheran, Westchester Jewish Center and the Seventh Day Adventist Church. All of these properties either front on or have direct access to arterial or collector roads as defined by the NYS DOT.

St. John's is at the corner of Fenimore Road and Cortlandt Avenue in the R - 7.5 district. It is one block from Boston Post Road on Fenimore Road. It is an architecturally significant building constructed in 1927. While located along Fenimore Road and opposite multi-family housing and several pre-war apartment buildings north on the same side of Fenimore Road, it is a corner property located adjacent to single family residences on Cortlandt Avenue. The Mamaroneck Community Nursery School toddler center program is on site. There are 27 parking spaces on site with 74 on street parking spaces available.

Property is 28,901 square feet. Building size is 5,650 square feet. On-site parking – 27 spaces and 74 on street spaces. Potential # of units – 6 senior housing units

It is estimated that the potential for senior housing is estimated to be 6 units. Based on ITE data, the total daily trips would be 21 with 2 in the am Peak Hour and 3 in the pm Peak Hour. Parking generation is estimated to be 14 spaces for this potential 21 unit senior housing development. This compares to 52 daily trips for the Church and related activities during weekdays with 3 in the am peak hour. During Sunday, the traffic in the am peak hour would be approximately 60 peak trips (based on 100 parishioners). The existing Mamaroneck Community Nursery School toddler program is estimated to generate 118 daily trips with 18 in the am peak hour and 19 in the pm peak hour.

Westchester Jewish Center is zoned R-20 and is located on a 4.9 acre landscaped property. Its large facility includes place of worship, religious school, early childhood education, gym, activity space, etc. It is surrounded on one side by single family homes but borders Palmer Avenue and commercial and multi-family apartments.

Property is 4.9 acres. Building Size is 64,974 square feet. On-site parking – 100 spaces. Potential # of Units – 55 senior housing units

It is estimated that the potential for senior housing is estimated to be 55 units. These units are estimated to generate 189 daily trips with 11 in the am peak hour and 14 in the pm peak hour. Currently, there are 100+ parking spaces on site. The potential senior housing is estimated to generate demand for 37 spaces. This compares to 692 daily trips for the Synagogue and its related activities. The existing early childhood program is estimated to generate 561 daily trips with 102 in the am peak hour and 104 in the pm peak hour.

The Seventh Day Adventist Church is located at corner of Prospect and Mt. Pleasant Avenues, adjacent to the Hunter Parking Tier and across from the municipal building. The building, built in 1905, has been the First Kindergarten and later in 1930 a Masonic Hall. It has been extensively renovated. Most of the property wraps around the back of the building to the Hunter lot.

Property is 6,900 square feet. Building Size is 2,100 square feet. No on-site parking. Potential # of senior units – 3 units

The potential for senior housing is limited at this site. The total number of possible units would be 3 and these would be smaller units. This would result in approximately 10 daily trips with 1 each in the am and pm peak hours. There are no on-site parking spaces and parking generation is estimated to be approximately two spaces. Potential parking can be investigated at St. Thomas which rents out its parking spaces. The existing Church is estimated to generate 19 daily trips primarily on Saturdays and Sundays.

Two-Family Residentially Zoned Property

Saint Vito's is located on New Street in the Washingtonville area. The school which now is used by FASNY is located a block away from Mamaroneck Avenue and across from the Avalon complex and another adjacent 4-story apartment building. Saint Vito's has just merged with Most Holy Trinity forming a new parish Saint Vito's/Most Holy Trinity. The school, church, former convent and parking field are in R-2F but across New Street from the RM-3 District.

School is opposite the Avalon in the RM-3 district and adjacent to a 4 story newly reconstructed apartment building in the R-2F district.

School Property is 1.5 acres. School Building Size is 36, 750 square feet. On-site Parking – 90 spaces. Potential # of senior units – 35 units.

The existing school for St. Vito's consists of 36,750 square feet and contains the upper level of the FASNY School (middle school and high school). The parking lot is located across Elliott Avenue from the school building. It contains 90 spaces and has a soccer field behind it for the students. There are also several classrooms in the Parish Center (former convent) on Underhill Avenue (Msgr. Goodwine Avenue). The existing school is estimated to generate 506 daily trips with 160 in the am peak hour and 44 in the pm peak hour. The Church now has over 1,500 parishioners due to the merger with MHT. Based on ITE data, it is estimated that the existing church generates over 320 daily trips primarily on the weekends but this also includes weeknight religious education and other classes and services during the weekday. The Church uses the existing parking lot as well as parking along East Old White Plains Road adjacent to the church. The Parish has a rectory and a parish center along Underhill Avenue.

It is estimated that the potential for senior housing is estimated to be 35 units. These units are estimated to generate 126 daily trips with 7 in the am peak hour and 9 in the pm peak hour. The potential senior housing is estimated to generate parking demand for 24 spaces. The open space requirement for the 35 units would be 10,500 square feet which would be available in the existing play field adjacent to parking as well as additional open space on site due to the removal of the modular classrooms at the rear of the building. The existing school building has a full cafeteria and kitchen in the first floor and is attached to a free-standing school gym.

Table 1: Summary of Senior Housing Units in Eligible Buildings in Single/Two-Family Districts

<i>Location</i>	<i>Property Size</i>	<i>Building Size</i>	<i>On-Site Parking</i>	<i>Potential # of Units *</i>
St. John's	28,961	5,650	27	6
WJC	4.9 acres	64, 974	100+	55
Seventh Day Adventist	6,900	2,100	0	3
St. Vito's	1.5 acres	36,750	90	35

**Estimate based on site specific factors including size of building, loss factors and assumed unit sizes.*

Table 2: Summary of Traffic and Parking Impacts in Eligible Buildings in Single/Two-Family Districts

<i>Location</i>	<i>Existing Daily Trip Generation</i>	<i>ITE Daily Trips – Senior Housing*</i>	<i>Existing Parking Demand</i>	<i>ITE Parking Demand - Senior Housing*</i>
St. John's	170	21	101	14
WJC	1,253	189	100+	37
Seventh Day Adventist	19	10	14	7
St. Vito's	506	126	90	24

**Trip Generation based on ITE 9th Edition; Parking Demand based on ITE 5th Edition.*