



# TOWN OF NORTH CASTLE

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PLANNING BOARD  
Peg Michelman, Chair

To: Town of North Castle Planning Board

Date: February 19, 2010

Subject: **Review of Draft Scope - 11 New King Street Airport Parking Facility**  
**[09-032]**

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As requested, we have revised the scoping document based upon public comment from the November 30, 2009 scoping session. In addition, the scope has been revised to incorporate comments received by the Lead Agency as identified in the following documents:

- Letter from the New York City Department of Environmental Protection dated December 22, 2009.
- Letter from the North Castle Conservation Board dated January 7, 2010.
- Letter from the City of Rye dated December 30, 2009.
- Letter from Westchester County dated November 30, 2009.
- Telephone call from Debra Beck on December 1, 2009.
- E-mail from origdax dated November 29, 2009.
- Letter from Federated Conservationists of Westchester County, Inc. dated November 29, 2009.
- Letter from the White Plains Concerned Citizens for Open Space dated November 27, 2009.
- Letter from Westchester County dated November 25, 2009.
- Letter from the Sierra Club dated November 30, 2009.
- Letter from Dermody Consulting dated November 19, 2009.

Additions to the draft scope are identified with underlining and deletions are identified with ~~strikeout~~.

Adam R. Kaufman, AICP  
Director of Planning

**DRAFT SCOPE  
11 NEW KING STREET AIRPORT PARKING FACILITY  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK**

**DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)  
SCOPE OF ISSUES TO BE ADDRESSED**

Name of Project: 11 New King Street Airport Parking Facility

Project Location: Located in the Town of North Castle on New King Street  
Tax Lots: Section 3, Block 4, Lot 14.B and Section 3, Block 4, Lot  
13.A (partial - 1.2 acres of 4.2 acres)

SEQRA Classification: Type I Action

Lead Agency: Town of North Castle Planning Board  
Town Hall  
17 Bedford Road  
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(914) 273-3542

Lead Agency  
Contact: Adam R. Kaufman, AICP  
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Scoping Session: Monday November 30, 2009 at 7:00 P.M.  
Whippoorwill Hall  
Town of North Castle Public Library  
19 Whippoorwill Road East  
Armonk, NY 10504

Scope Adoption by  
Lead Agency:

ORGANIZATION OF THE DEIS SCOPE

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## DESCRIPTION OF PROPOSED ACTION

The Town of North Castle Planning Board has received an application from 11 New King Street, LLC (the “Applicant”) to construct a parking structure (the “proposed project”) at 11 New King Street in the Town of North Castle. The proposed project involves two adjacent parcels. The proposed parking structure would be constructed on a 2.47 acre lot. A 1.2 acre drainage easement, to create two stormwater detention basins, would be obtained on an adjacent 4.2 acre lot.

The purpose of the proposed project is to provide off-site structured parking for primarily Westchester County Airport (HPN) and alleviate an existing shortage of parking for airport customers. The proposed multistory parking structure would have a footprint of approximately 52,000 square feet and a height of approximately 55 feet. The parking structure would be designed to accommodate up to 1,450 automobiles in a combination of valet/self-park/automated manner.

The Zoning classification of the proposed is Industrial AA (IND-AA) in the Town Code of the Town of North Castle. As part of the proposed project, the Applicant is submitting a petition to amend the Town’s Zoning Code to permit structured parking as a special permit use in the IND-AA Zoning District.

It is anticipated that the proposal will require the following approvals: site development plan, wetlands permit, tree removal permit and zoning text amendment from the Town of North Castle; Westchester County approval for sewer, potable water connections and roadway improvements; New York State approval for roadway improvements and stormwater measures; New York City approval for development within the Kensico Reservoir Watershed and Federal Government approval (FAA) for the proposed building height and new building construction.

### POTENTIAL SIGNIFICANT ADVERSE IMPACTS

Based upon a review of the applicant's submitted Full Environmental Assessment Form and all other application materials that were prepared for this action, the Lead Agency has determined that the proposed action may have the following significant adverse impacts:

1. The Proposed Action would change the land use on the property from office to structured parking, requiring an amendment to the permitted uses within the IND-AA Zoning District.
2. The proposed construction would result in the physical alteration of approximately 1.3 acres, including land with slopes in excess of 15%, with shallow depth to bedrock and containing areas of existing vegetation and wildlife habitat.
3. The proposed disturbance on the site may impact cultural resources.
4. The proposed construction would result in parking in excess of 1,000 vehicles.
5. The proposed project may create additional demand for police, fire and highway maintenance services.
6. The proposed construction would continue for more than 1 year.
7. The proposed project would create new stationery and mobile sources of potential air pollutants and greenhouse gases.
8. The proposed construction is to occur wholly within the Kensico Reservoir Watershed.
9. The proposed construction will require a discharge permit and may require water supply from wells with greater than 45 gallons per minute pumping capacity.
10. The proposed construction may impact flood water flows.
11. The proposal would alter existing Town-regulated wetland buffers.
12. The proposal would cause the removal of Town-regulated trees.
13. The proposed construction may affect aesthetic resources.

14. The Proposed Action occurs entirely within the Westchester County Airport 60 LDN Noise Contour.
15. The Proposed Action may conflict with officially adopted plans or goals.
16. Runoff from the site may cause substantial erosion, may contain fertilizers and pesticides and may affect the water quality in the Kensico Reservoir, a public drinking water supply.
17. Traffic as a result of the Proposed Action may affect the existing roadway network.

#### GENERAL GUIDELINES

"Scoping" means the process by which the Lead Agency identifies the potentially significant adverse impacts related to the Proposed Action that are to be addressed in the Draft Environmental Impact Statement (DEIS), including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of non-relevant issues. Scoping provides a Project Sponsor (also referred to as "the Applicant" herein) with guidance on matters which must be considered and provides an opportunity for early participation by Involved Agencies and the public in the review of the Proposed Action. The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or nonsignificant.

The DEIS for the 11 New King Street Airport Parking Facility shall cover all items in this "Scope of Issues" document. Each impact issue (e.g., soils, surface water, traffic, etc.) can be presented in a separate subsection which includes a discussion of existing conditions, significant impacts associated with the Proposed Action, and mitigation measures designed to minimize the identified impacts. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues are addressed.

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 site shall include adjacent uses and structures (including but not limited to wells and subsurface sanitary sewage disposal systems), roads and water bodies within a distance of not less than two

hundred and fifty (250) feet from the property line of the Proposed Action based upon existing available data sources.

The preferred development plan for the entire site shall be prepared at a scale of 1 inch = 40 feet. Reduced scale drawings shall be incorporated into the DEIS text [Note: The original full-size scale drawings shall also be separately submitted to each of the Involved Agency members as well as their advisors in the quantities required by those agencies.]

Information shall be presented in a manner that can be readily understood by the public. Use of technical terminologies shall be avoided. When practical, impacts shall be described in terms that the lay person can readily understand.

All discussions of mitigation measures shall consider at least those measures mentioned in this "Scope of Issues" document. Where reasonable and necessary, they shall be incorporated into the Proposed Action if they are not already so included. For any mitigation measures listed in this "Scope of Issues" document that are not incorporated into the Proposed Action, the reason why the Applicant considers them unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is needed, the DEIS shall so indicate.

The document shall be written in the third person (i.e., the terms "we" and "our" shall not be used). The Applicant's conclusions and opinions, if given, shall be identified as those of "the Applicant."

Any assumptions incorporated into assessments of impact shall be clearly identified. In such cases, the "worst case" scenario analysis shall also be identified and discussed.

The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

## ENVIRONMENTAL IMPACT STATEMENT CONTENT

### I. FRONT MATERIAL

#### A. Cover Sheet.

The DEIS shall be preceded by a cover sheet that identifies the following:

1. That it is a Draft Environmental Impact Statement.
2. The name or descriptive title of the Proposed Action.
3. Location: Street names, Town of North Castle, Westchester County, New York, as well as the tax map designation numbers of all properties that are part of the subject parcel.
4. The Town of North Castle Planning Board as the Lead Agency for the project and the name and telephone number of the following persons to be contacted for further information:
  - Town of North Castle - Adam R. Kaufman, AICP  
(914) 273-3542
5. The name and address of the Project Sponsor, and the name and telephone number of a contact person representing the Project Sponsor.
6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer(s).
7. Date of acceptance of the DEIS [Note: Specific calendar date to be inserted later].
8. Deadline by which comments on the DEIS are due [Note: Specific calendar date to be inserted later].

**B. List of Consultants Involved With the Project.**

The names, addresses and project responsibilities of all consultants involved with the project shall be listed.

**C. Table of Contents.**

All headings which appear in the text shall be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents shall include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS volumes, if any.

**II. SUMMARY**

The DEIS shall include a summary. The summary shall only include information found elsewhere in the main body of the DEIS and shall be organized as follows:

- A. Brief description of the Proposed Action.
- B. List of Involved Agencies and required approvals/permits.
- C. Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format shall be simple and concise.
- D. Brief description of the project alternatives considered in the DEIS. A table shall be presented which assesses and compares each alternative relative to the various impact issues.

**III. DESCRIPTION OF PROPOSED ACTION**

**A. Project Overview.**

Describe site location and description, including tax map designation, zoning, site access, easements, general site characteristics. Include ownership information for all parcels. In addition, the project overview section should include a description of the proposed car wash facility.

**B. Approvals.**

Describe jurisdiction of three municipalities over the site and the various local approvals required. List other County, State, regional and Federal agencies having jurisdiction over the site and the various approvals required. Include list of Involved and Interested Agencies.

**C. Site Description.**

The site description shall include the following:

1. General location; acreage; zoning; and tax map designations.
2. Frontage and access (vehicular and pedestrian).
3. Existing buildings, other site improvements and uses.
4. Environmental characteristics, including topography, steep slopes, wetlands, bedrock outcrops, etc.
6. Description of any easements, restrictions and/or other conditions that affect the future development and use of the subject site, including submission of a full title report.

**D. Description of Surrounding Uses and Facilities.**

The description shall include the following:

1. Westchester County Airport (HPN), including a description of its history and its purpose and all restrictions and conditions placed on this property.
2. Kensico Reservoir, including a description of its history and all restrictions and conditions placed on this property.
3. Surrounding industrial areas, including a description of the restrictions and conditions placed upon these properties over the years.

4. Surrounding residential areas (including those in Greenwich, CT), including a description of the restrictions and conditions placed upon these properties over the years.
5. Critical Environmental Area(s) (map required).
6. Regional and local roadway network (map required).

**F. Detailed Description of Proposed Action.**

1. 1,450 space structured parking garage. Submitted plans shall identify the following information:
  - a. Site layout plan
  - b. Floor plans (internal layout) of the proposed structure
  - c. Detailed Zoning conformance chart
  - d. Proposed Grading Plan
  - e. Proposed Limits of Disturbance
  - f. Proposed signage
  - g. Proposed lighting plan, photometric plan and lighting details
  - h. Location of proposed wells
  - i. Location of proposed septic systems
  - j. Location of proposed stormwater management facilities
  - k. Location of proposed erosion controls

- l. Proposed architectural plans including graphic depictions of façades, building materials, screening of mechanicals and any green building technology
  - m. Landscaping Plan
  - n. Wetland mitigation plan
  - o. Proposed construction sequencing plan
  - p. Proposed phasing plan
2. Gross Floor Area analysis and building footprint analysis
3. Area of land to be cleared (square foot and percent of site), new impervious surfaces (square foot and percent of site)
4. Description of any zoning amendments
5. Description of any applicable FAA regulations
6. Description and plans describing/depicting any proposed automated parking system
7. Operational information including vehicular access, traffic circulation, vehicles height clearances, emergency access, fire protection and site security.
8. Description of any off-site improvements.
3. Description of Accessory uses, including but not limited to airport shuttle service and car washing facility.
3. Description of Proposed Site Access(es), including a discussion of emergency access roads, maintenance issues and whether the facility will be gated to control access to the subject site.

**G. Project Purpose, Needs and Benefits.**

Specifically demonstrate need for additional parking at the Westchester County Airport.

**IV. ENVIRONMENTAL ANALYSES**

The DEIS shall include a discussion of the existing conditions, potentially significant adverse impacts and proposed mitigation measures for the following:

**A. Land Use and Zoning.**

**1. Existing Conditions.**

- a. Describe existing land uses and zoning district designations on the subject site, within a 1/2-mile from the site boundaries.
- b. Discuss history of land use of the Westchester County Airport specifically and the properties surrounding it, including a description of all easements, restrictive covenants and/or other conditions established over the years concerning the use and development of these properties.
- c. Discuss history of land use of the Kensico Reservoir specifically and the properties surrounding it, including a description of all easements, restrictive covenants and/or other conditions established over the years concerning the use and development of these properties.
- d. Discuss land use plans and regulations for the areas studied in Section IV.A.1.a, b and c above.
- e. Discuss recommendations of the comprehensive master plan for the Town of North Castle applicable to the areas studied in Section IV.A.1.a, b and c above.

- f. Discuss recommendations of the Westchester County master plan entitled "Patterns- Westchester 2025 – Context for County and Municipal Planning and Policies to Guide County Planning" as well as the strategies set forth in the "Patterns Program" in "Patterns for Westchester" and other pertinent planning documents prepared by the County or other agencies applicable to the areas studied in Section IV.A.1.a, b and c. above.
- g. Discuss recommendations of the Hudson River Greenway Compact Plan applicable to the areas studied in Section IV.A.1.a, b and c. above.

## 2. **Potential Impacts.**

- a. Describe the compatibility of the proposed action with existing land uses and zoning district designations on the subject site and within the areas studied in Section IV.A.1.a, b and c above.
- b. Describe how the proposed development will comply with the requirements of all easements, restrictive covenants and/or other conditions established over the years concerning the use and development of the subject site and the areas studied in Section IV.A.1.a, b and c above.
- c. Discuss the consistency of the proposed garage use with articulated land use and planning policies and recommendations of the Town, Westchester County, State and Federal Government and other pertinent agencies for the subject site and the areas studied in Section IV.A.1.a, b and c above.
- d. Discuss proposed zoning amendments and describe how the zoning amendments would affect development of the project site and other properties within the same zoning district.

- e. Discuss how the provision of additional parking at the subject site may or may not lead to expansion of the Westchester County Airport.
- f. Discuss impacts resulting from a vacant structure as a result of a failed off-site parking facility.
- g. Discuss whether stormwater facilities to be constructed on adjacent lot meet the requirements of the Town of North Castle Town Code (Zoning).

**3. Mitigation Measures.**

Describe proposed mitigation measures to minimize potential impacts to surrounding land uses. Consider cumulative impact of other development proposals that are currently planned or proposed for the area surrounding the subject site.

**B. Visual Resources.**

**1. Existing Conditions.**

- a. Provide analysis of the existing visual character of the subject site as viewed from surrounding roads (including but not limited to all frontage roads as well as Interstate 684) and surrounding properties, based upon use of photographs, site line diagrams and/or cross-sections, as appropriate. Existing views shall be clearly described in narrative form and supplemented with appropriate graphic illustrations.

**2. Potential Impacts.**

- a. Provide analysis of the visual character of the subject site after development as viewed from surrounding roads (including but not limited to all frontage roads as well as Interstate 684) and surrounding properties, based upon use of photographs, computer simulations, site line diagrams and/or cross-sections, as appropriate. Altered views shall be clearly described in narrative form and supplemented with

appropriate graphic illustrations. Any plans to erect fencing and/or gates along some or all of the subject site's perimeter during construction and after development of the subject site shall be identified, including but not limited to a description of the type, materials and height of proposed fencing and/or gates.

- b. Assess the visual impact of the proposed project in context with other existing structures in the study area.
- c. Provide architectural renderings, details and photosimulations illustrating height massing, scale and façade treatments. Photosimulations shall use photographs of existing and proposed conditions during the leaf and leafless seasons.
- d. Describe impacts associated with proposed lighting plan and how lighting may impact adjoining properties.

**3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Measures aimed at reducing visual impact
- b. Preservation of existing trees.
- c. Establishment of larger setbacks from property lines.
- d. Reducing height of structure
- d. Establishment of Clearing Limit Lines to depict maximum limits of areas of disturbance.
- e. Landscaping, including buffer screening plans.
- f. Enhancement of views.
- g. Other.

**C. Historic, Archaeological and Cultural Resources.**

**1. Existing Conditions.**

- a. Describe historic resources on the subject site. Include information obtained from the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and North Castle Historical Society.
- b. Prepare a Stage 1A Cultural Resources Study, as well as Stage 1B and Stage 2 Studies, if recommended by the Stage 1A Study. Evaluate the potential for any archaeological resources on the subject site.
- c. Identify any properties listed on the State or National Register of Historic Places on or within a 1/2-mile of the subject site's boundaries.
- d. Identify locally significant properties within a 1/2-mile of the subject site's boundaries.
- e. Identify and map existing on-site stone walls and lane-ways.

**2. Potential Impacts.**

- a. Discuss proposed removal of existing buildings and other structures, including but not limited to stone walls.
- b. Describe impacts to any historic, archaeological or locally significant resources identified in Section IV.C.1. above.
- c. Other.

**3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Preserve historic and archeological resources on the subject site.
- b. Other.

**D. Vegetation.**

**1. Existing Conditions.**

- a. Woody and herbaceous species on the subject site.
  - (1) Distribution of vegetative cover types for the entire site (map required).
  - (2) General species abundance.
  - (3) Approximate age and sizes of woody species.
- b. Presence of threatened, rare or endangered plant species on or near the subject site based upon existing available data and recent field inspection (map required). Include description of species, size and health condition.
- c. Presence of trees greater than twenty-four (24) inches in diameter at breast height along roadways providing construction access to and along roadway frontages of the subject site, including but not limited to NYS Route 120 and New King Street (map required). Include description of species, size and health condition.
- d. Survey of location, species, size and health condition of individual trees on the subject site that are regulated by Chapter 192 (Tree Preservation) of the Code of the Town of North Castle (i.e., trees greater than eight (8) inches in diameter at breast height (DBH) in areas proposed to be disturbed, including significant trees) (map required).

- e. Location of unique trees on the subject site that are not regulated by the Town (if any).

## **2. Potential Impacts.**

- a. Description of proposed limits of site disturbance and impacts to each vegetative cover type and threatened, rare or endangered plant species on entire site; and other trees (including specimen trees) identified in Section IV.D.1. above.
- b. Cumulative loss of vegetation, overall and by vegetative cover type, upon project completion.
- c. Vegetation to remain as a result of construction, especially at critical buffering locations, such as the site's property lines.
- d. Unique or specimen trees worthy of preservation as part of the development, and discussion of any compelling reasons justifying the removal of such trees.
- e. Increased erosion resulting from removal of vegetation.
- f. Loss of water retention capabilities of soil resulting from removal of vegetation.
- g. Changes to wetland vegetative composition.
- h. Impacts associated with the establishment of invasive plants during construction.
- i. Impacts of construction traffic on street trees located along roadways providing construction access to the subject site, as identified in Section IV.D.1.c. above.

## **3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Utilization of existing cleared areas to maximum extent possible.
- b. Establishment of Clearing Limit Lines and Clearing and Grading Limit Lines (if not the same) to depict maximum limits of areas of disturbance.
- c. Schematic landscape plan for the subject site at a scale of 1 inch = 100 feet showing proposed planting areas, as well as their design intent and function (e.g., visual buffer, wetland enhancement, wildlife, street trees, slope stabilization, formal garden, etc). Typical plant lists for each of specified functions shall be provided. Include a description of the resulting planting character of the site and the length of time it will take to achieve that character.
- d. Buffer screening to reduce impacts on neighboring properties and area roadways.
- e. Measures to prevent the proliferation of invasive plants during construction.
- f. Preservation of trees identified in Section IV.D.1.d. above, to the maximum extent possible.
- g. Proposed method of identification and preservation of specimen (significant) trees, to the maximum extent possible.
- h. Other.

**E. Wildlife.**

**1. Existing Conditions.**

- a. Site-specific analysis of resident and migratory wildlife, including aquatic, amphibian, reptile, mammal and bird species. Assessment shall examine habitat functions (i.e., breeding habitat, transitional staging areas, feeding and roosting sites and travel lanes).
- b. Presence of threatened, rare or endangered species on or near the subject site based upon existing available data and recent field inspection.
- c. Species abundance.

**2. Potential Impacts.**

- a. Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).
  - (1) Forests.
  - (2) Riparian areas.
  - (3) Wetlands.
  - (4) Other.
- b. Changes to aquatic species composition caused by potential reduced water quality.
- c. Impacts of use of fertilizer, pesticides, herbicides, fungicides and other chemicals on the subject site.
- d. Impacts on species intolerant of humans.
- e. Impacts construction of stormwater facilities may have upon wildlife.

- f. Habitat fragmentation.
- g. Corridor fragmentation, including but not limited to that associated with installation of fencing (if proposed along perimeters of the subject site).
- g. Wildlife impacts on neighboring properties caused by displacement of wildlife from the subject site.

**3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Preservation of existing conditions (e.g., forested areas, wetlands).
- b. Protection of water bodies and wetlands.
- c. Preservation and creation of wildlife corridors.
- d. Fertilizer, Herbicide, Fungicide and Pesticide Application Plan.
- e. Planting plan.
- f. Other measures proposed to encourage wildlife and minimize potential impacts.
- g. Alternative stormwater engineering that would result in the protection of wildlife from the effects of stormwater management features.
- h. Measures to discourage geese from inhabiting the subject site.
- i. Other.

**F. Geology and Soils.**

**1. Existing Conditions.**

- a. Describe regional and bedrock geology.
- b. Discuss any special geological features on or adjacent to the subject site, including but not limited to the location of significant rock outcrops. Provide map identifying all such features.
- c. Identify and list soil types on the site based on site-specific mapping, with discussion of soil characteristics. Include a soils map and identify location of areas of sensitive soils (soils with shallow depth to bedrock, shallow water table, high erodibility characteristics or having greater than 20% clay content). Provide tables indicating soil characteristics (e.g., construction-related and long-term erosion potential, runoff, permeability), limitations and suitability of each soil type for particular land uses, specifically, roads, driveways, sewage disposal areas, underground utility installation, and building construction.

**2. Potential Impacts.**

- a. Describe impacts to special geological features of the subject site. Describe location and amount of blasting anticipated. Include map showing areas of potential blasting activities. Describe blasting procedures to be followed and materials to be used. Discuss compliance with Chapter 71 (Blasting and Explosives) of the Code of the Town of North Castle.
- b. Describe soil types to be impacted, and to what extent, with a grading limit line indicated on the preliminary grading plan. Indicate amount (preliminary cut and fill analysis) and location of earthwork anticipated.
- c. Discuss potential impacts of soil limitations on proposed actions.

**3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Sedimentation and Erosion Control Plan based upon consideration of a 100-year storm event and proposed modifications to vegetative cover. Include discussion of initial installation by phase, maintenance, contingency and emergency measures, notification procedures in the event of failure of sedimentation and erosion control measures, and timing of removal.
- b. Corrective measures necessary to overcome any soil limitations.
- c. Blasting mitigation plan, including a discussion of alternatives to blasting (e.g., cutting, ripping, chipping); a description of blasting activities, methods and schedules; and a description of the procedures that will be followed to document existing conditions, notify neighboring properties and the pertinent municipal jurisdiction(s) of the timing of blasting activities and remediate potential impacts.
- d. Construction Phasing Plan.
- e. Other.

**G. Topography and Slopes.**

**1. Existing Conditions.**

- a. Describe existing topography, variation in elevation and relationship to surrounding topography.

- b. Prepare slope analysis of the overall site showing slope categories 0-25%, 25-35% and 35%+.

**2. Potential Impacts.**

- a. Prepare cut and fill analysis for proposed development (preliminary grading plan required). Discuss quality of fill to be brought onto the subject site from off-site locations (if any).
- b. Describe potential impacts to the steep slopes (25% and greater) on the entire site, including but not limited to potential sedimentation impacts and the potential for slope failure.
- c. Describe steep slope permits required in North Castle based upon post-construction steep slopes analysis as required by Section 213-17 (Steep Slopes) of the Code of the Town of North Castle.

**3. Mitigation Measures.**

- a. Sedimentation and Erosion Control Plan prepared for the entire site.
- b. Describe erosion control measures and/or stabilization methods proposed to meet requirements of Section 213-17 (Steep Slopes) of the Code of the Town of North Castle.
- c. Use of retaining walls to minimize proposed grading.
- d. Other.

**H. Critical Environmental Areas (CEAs)**

**1. Existing Conditions.**

- a. Identify and describe any Critical Environmental Areas designated by the New York State Department of

Environmental Conservation (NYSDEC), such as the Westchester County Airport Ldn Noise Contour CEA.

**2. Potential Impacts.**

- a. Describe potential impacts to CEAs and other sensitive environmental areas.

**3. Mitigation Measures.**

- a. Any proposed mitigation as a result of impacts to the CEA
- b. Other.

**I. Water Resources.**

**1. Groundwater Resources.**

**a. Existing Conditions.**

- (1) Describe location and capacity of aquifers and recharge areas on the subject site and in areas surrounding the subject site that are functionally related to it.
- (2) Describe groundwater resources and existing state and federally designated aquifers, if applicable.
- (3) Describe the interconnectivity between wetlands and water resources, including the Kensico Reservoir.
- (4) Describe existing surface water bodies (including classification), drainage patterns and discharge points based upon site-specific watershed analysis. Identify location of 100-year floodplain.
- (5) Discuss existing drainage patterns, existing discharge points of drainage and the Kensico Watershed.

- (6) Describe flooding issues and any identified 100-year floodplains in the vicinity of the project site.
- (7) Identify any applicable regulatory authorities including Town, NYCDEP, NYSDEC, and the USACOE.

**b. Potential Impacts.**

- (1) Describe anticipated water demand and availability (for car wash, potable consumption and irrigation purposes).
- (2) Describe potential for groundwater pollution from fertilizers, pesticides, herbicides, fungicides and other chemicals proposed for use on the subject site.
- (3) Discuss potential impacts of changes to groundwater quantity or quality on the Kensico Reservoir and its tributary watercourses.
- (4) Describe impacts to wetland and watercourse buffer areas, including any impacts associated with the construction of stormwater management basins.
- (5) Discuss potential alterations to drainage patterns and the resultant effects on wetlands, streams, aquifers, and floodplains.
- (6) Discuss potential flooding impacts downstream of the project. Discuss potential flooding impacts upon the Blind Brook.
- (7) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (1) Describe provisions for groundwater recharge, water supply availability and provisions to address potential water quality impacts.
- (2) Describe provisions for eliminating the application of fertilizer, herbicide, fungicide and pesticide or the use of organic chemicals as opposed to standard chemicals.
- (3) Describe efforts to avoid wetland and wetland buffer disturbance.
- (4) Describe measures that would be implemented to minimize impacts on water resources during and after construction, including reuse of stormwater for car washing and on-site irrigation.
- (5) Describe how proposed stormwater basins would be managed/upkeep.
- (6) Describe mitigation measures to prevent flooding downstream. Describe mitigation measure to prevent flooding of the Blind Brook.
- (7) Other.

**2. Stormwater Drainage.**

**a. Existing Conditions.**

- (1) Discuss existing stormwater runoff quality and quantity within the watersheds of which the subject site is a part, with modeling for 1-, 2-, 5-, 10-, 25-, 50- and 100-year storm events. Include quantitative measurements of

existing surface water quality by monitoring locations where surface water enters and exits the subject site. The specific protocol to be followed for purposes of conducting this study, including but not limited to the frequency and duration of testing and the parameters to be tested, shall be developed by the Applicant, and submitted to the Lead Agency for review and approval.

Discuss and quantify existing conditions in Kensico Reservoir. The specific protocol to be followed for purposes of conducting this study, including but not limited to the frequency and duration of testing and the parameters to be tested, shall be developed by the Applicant, and submitted to the Lead Agency for review and approval.

- (2) Discuss the history of water quality and quantity in Kensico Reservoir, including its current status as an existing public water supply, and anticipated needs for future water supply.
- (3) Discuss existing point and nonpoint pollution sources within the watersheds of which the subject site is a part.
  - (a) Subsurface sewage disposal systems.
  - (b) Roadway runoff.
  - (c) Grass clippings and other organic materials containing chemical residues.
  - (d) Other.
- (4) Description of existing (and proposed, if different) New York City Watershed Regulations.

**b. Potential Impacts.**

- (1) Stormwater runoff quantity; volume of stormwater runoff and peak discharge rates within the watersheds of which the subject site is a part for 1-, 2-, 5-, 10-, 25-, 50- and 100-year storm events.
- (2) Surface water quality and quantity impacts on receiving wetlands, streams, ponds, Kensico Reservoir and its tributary watercourses, and the 100-year floodplain within the watersheds of which the subject site is a part. Complete phosphorus loading study prepared in accordance with the requirements of the New York City Department of Environmental Protection (NYCDEP). Include potential short-term and long-term impacts of runoff carrying fertilizers, pesticides, herbicides, fungicides and other chemicals from lawns, roadways and other impervious surfaces, and sedimentation. Evaluate potential impact of failure of erosion and sedimentation control measures and stormwater control measures both during the construction process and after the proposed development is in operation.
- (3) Description of stormwater permits required from the New York State Department of Environmental Conservation (NYSDEC) or other agencies having jurisdiction.
- (4) Description of permits required from the New York City Department of Environmental Protection (NYCDEP).
- (5) Secondary impacts to the Kensico Reservoir and its tributary watercourses due to changes in water quality or quantity.
- (6) Discuss impacts associated with construction of proposed infrastructure.

- (7) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (1) Description of erosion and sedimentation control measures to protect water bodies, wetlands, Kensico Reservoir and its tributary watercourses, and maintenance of such measures during construction.
- (2) Stormwater Pollution Prevention Plan (SWPPP) prepared for the entire site in accordance with the Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources (Watershed Regulations).
- (3) Fertilizer, Herbicide, Fungicide and Pesticide Application Plan.
- (4) Compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (Permit #GP 0-08-001).
- (5) Use of permeable pavers in an effort to reduce the amount of impervious surface on the site.
- (6) Other.

**J. Wetlands.**

**1. Existing Conditions.**

- a. Delineate in the field, survey for accurate location and map existing Town of North Castle, NYSDEC and U.S Army Corps

of Engineers (USACOE) wetlands on the subject site using wetlands definition appropriate to each jurisdiction. All wetlands should be identified regardless of size.

- b. Identify and map existing Town of North Castle, NYSDEC and USACOE wetlands within a distance of not less than 1/4-mile from the site boundaries, expanded as necessary to include all areas that are functionally related to and which might reasonably be expected to be impacted by development of the subject site based upon watershed analysis completed in Section IV.I.1.a above, based upon the best available data sources. All wetlands should be identified regardless of size.
- c. For each wetland, indicate:
  - (1) Location.
  - (2) Wetlands type, including soils, vegetation and hydrology.
  - (3) Wetlands acreage (approximate for off-site wetlands).
  - (4) Pertinent jurisdiction.
  - (5) Wetlands functions, as identified in Chapter 209 (Wetlands and Drainage) of the Code of the Town of North Castle. Functional analysis shall be based upon one of the accepted methodologies, such as the U.S. Army Corps of Engineers HGM (hydrogeomorphic model), EPW (Evaluation of Planned Wetlands) model or Hollands-Magee Method.
- d. Identify any National Wetland Inventory (NWI) wetlands on site.
- e. Identify total wetlands acreage on the subject site and percent of site occupied by all wetlands, regulated wetlands and

regulated wetlands buffer/adjacent areas using definitions appropriate to each jurisdiction identified in Section IV.J.1.a. above.

- f. Identify any NYDCEP reservoir stems/streams.
- g. Identify any applicable regulatory authorities including Town, NYCDEP, NYSDEC, and the USACOE.
- h. Discuss existing drainage patterns, existing discharge points of drainage and the Kensico Watershed.
- i. Describe the interconnectivity between wetlands and water resources, including the Kensico Reservoir.

## **2. Potential Impacts.**

- a. Identify acreage of proposed wetlands and wetland buffer/adjacent area disturbances and analyze potential direct and indirect impacts on survey-located wetlands as regulated by the Town of North Castle, the NYSDEC and the USACOE. Discuss area to be disturbed, types of potential disturbance, impact to functional values of the wetland, changes to wetland vegetative composition, modifications to hydrology and hydroperiod, and modifications to the 100-year floodplain. Include discussion of impacts of the proposed irrigation pond on existing hydrology, including off-site wetlands.
- b. Describe permits required for local, State and Federal jurisdictions.
- c. Describe potential for and evaluate the impact of increased sedimentation of wetlands.
- d. Describe potential for and evaluate the impact of increased concentrations of fertilizer, pesticides, herbicides, fungicides and other chemicals proposed for use on the subject site in the existing and proposed wetlands.

- e. Include qualitative analysis of impacts on upstream and downstream wetlands within the watersheds of which the subject site is a part due to changes in water budget.
- f. Include qualitative analysis of construction-related and long-term impacts to wetlands and their functions, including impact on wildlife habitat, pollution abatement capabilities, stormwater control capabilities, changes in water budget and aesthetic value based upon evaluation methodology described in Section IV.J.1.c.(5) above. Redo the evaluation as if the proposed construction were in place to compare the before and after values.
- g. For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)

**3. Mitigation Measures.**

Potential mitigation measures to explore:

- a. Avoidance of wetland areas.
- b. Minimization of wetland impacts.
- c. Replacement and enhancement of wetlands and wetland buffer/adjacent areas.
- d. Increased buffer/adjacent areas.

- e. Creation of new wetlands and ponds on-site and off-site, including a description of their size, vegetative composition and proposed function.
- f. Elimination and minimization of fertilizer, pesticide, herbicide, fungicide and other chemical concentrations in existing and proposed wetlands through avoidance and containment, respectively.
- g. Other.

**K. Community Facilities and Services.**

**1. Schools.**

**a. Existing Conditions.**

- (1) Describe the location of the subject site in relation to the public school district that serves the site.

**b. Potential Impacts.**

- (1) Provide an estimate of the number of school children generated by the proposed development (or lack thereof) on the subject site.

**c. Mitigation Measures.**

Discuss potential mitigation measures, if necessary.

**2. Open Space and Recreation.**

**a. Existing Conditions.**

- (1) Identify any existing trails on the subject site and their linkage to mapped trails located in the surrounding area within a 1/4-mile of the subject site's boundaries (map required).

**b. Potential Impacts.**

- (1) Discuss whether there would be an increased demand for recreational facilities generated (or lack thereof) by the proposed development.

**c. Mitigation Measures.**

Discuss whether Town of North Castle Open Space Committee or other communities would be interested in purchasing the subject property as open space.

**3. Police Protection.**

**a. Existing Conditions.**

- (1) Staff size and organization of service provider in town.
- (2) Location of stations in relation to the subject site.
- (3) Average response time to the subject site for service provider.
- (4) Service ratio for service provider.
- (5) Adequacy of access for service provider, as confirmed by written statements from service provider.

**b. Potential Impacts.**

- (1) Increased demand for services (based upon normal usage of the subject site) and allocation of responsibilities between service provider.
- (2) Increased costs for service provider.

- (3) Adequacy of access to/from and on the subject site, including roadway surface and width, barriers and maintenance.
- (4) Concerns of Police Department.
- (5) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)
- (6) Other.

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (1) Property taxes generated.
- (2) Site access modifications.
- (3) Other.

**4. Fire Protection.**

**a. Existing Conditions.**

- (1) Size of existing force and organization of service provider.
- (2) Location of stations in relation to the subject site.
- (3) Number and type of apparatus for service provider.

- (4) Average response time to the subject site for service provider.
- (5) Adequacy of access for service provider, as confirmed by written statement from service provider.
- (6) Water supply and capacity for fire-fighting purposes.

**b. Potential Impacts.**

- (1) Increased demand for services (based upon normal usage of the subject site).
- (2) Increased costs for service provider.
- (3) Adequacy of access to/from and on the subject site, including roadway surface and width, barriers and maintenance.
- (4) Concerns of Fire Department.
- (5) Water supply and pressure.
- (6) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency).
- (7) Other.

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (1) Property taxes generated.
- (2) Site access modifications.

- (3) Road and driveway design modifications.
- (4) Alternative water supply source(s).
- (5) Other.

**5. Ambulance Service.**

**a. Existing Conditions.**

- (1) Size of existing forces and organization of service provider.
- (2) Location of stations in relation to the subject site.
- (3) Equipment.
- (4) Average response time to the subject site for service provider.
- (5) Transport time to the nearest hospital for service provider.
- (6) Adequacy of access for service provider, as confirmed by written statement from service provider.

**b. Potential Impacts.**

- (1) Increased demand for services (based upon normal usage of the subject site).
- (2) Increased costs for service provider.
- (3) Adequacy of access to/from and on the subject site, including roadway surface and width, barriers and maintenance.

- (4) Concerns of Ambulance Corps.
- (5) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)
- (6) Other.

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (1) Property taxes generated.
- (2) Site access modifications.
- (3) Road and driveway design modifications.
- (4) Other.

**6. Sewage Disposal.**

**a. Existing Conditions.**

- (1) Describe the extent of existing sanitary sewage facilities on the subject site, and the location of the nearest public sanitary sewer.

**b. Potential Impacts.**

- (1) Provide description of proposed sanitary sewage treatment facilities and NYCDEP, NYSDEC and WCDOH jurisdiction.
- (2) Discuss potential impacts on Kensico Reservoir and its tributary watercourses.
- (3) Discuss impacts related to construction of proposed infrastructure.

**c. Mitigation Measures.**

Discuss potential mitigation measures, if necessary.

**7. Water Supply.**

**a. Existing Conditions.**

- (1) Describe the groundwater geology of the subject site and its viability for wells.
- (2) Describe existing wells and water supply (including water storage facilities) on and within a distance of not less than 1/4-mile from the site boundaries, expanded as necessary to include all areas that are functionally related to and which might reasonably be expected to be impacted by development of the subject site based upon hydrogeological analysis. Discuss pertinent characteristics of well water supply sources as identified in Sections IV.I.1.a above. For public water supply sources, discuss existing pressure and volume under all conditions of flow. Describe proximity of the subject site to Kensico Reservoir and its tributary watercourses.
- (3) Describe the location of the nearest public water supply and discuss applicable connection policies.

- (4) Identify existing water quality requirements of applicable agencies for drinking water and other purposes.

**b. Potential Impacts.**

- (1) Describe quantity of water required for the proposed development for potable consumption, irrigation, fire-fighting purposes and accessory uses (car wash), based upon consideration of total average daily and maximum daily site population, peak usage on a daily basis and seasonal requirements.
- (2) Describe impacts on the water supply(ies) proposed to be used for such purposes (e.g., public water and/or groundwater in aquifer) for the proposed development, including consideration of seasonal variations and cyclical drought conditions.
- (3) Discuss impacts on pressure and volume of wells within a distance of not less than 1/4-mile from the site boundaries, expanded as necessary to include all areas that are functionally related to and which might reasonably be expected to be impacted by development of the subject site based upon hydrogeological analysis, including under drought conditions.
- (4) Discuss impacts related to construction of proposed infrastructure.
- (5) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (1) Connection to one or more public water supply systems.
- (2) Appropriate sizing of facilities, including demonstration that proposed method of water supply and/or storage (if proposed) will satisfactorily serve the potable consumption, accessory uses and fire-fighting needs of the proposed development.
- (3) Measures to reduce water consumption for irrigation purposes.
- (4) Other.

**8. Solid Waste.**

**a. Existing Conditions.**

Describe amount of solid waste currently being generated by existing facilities on the subject site and where it is disposed.

**b. Potential Impacts.**

Estimate quantity of solid waste to be generated by the proposed development and indicate how it will be disposed of. Discuss impacts of increased solid waste on capacity of processing facilities.

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (1) Conformance with local and State recycling plans.
- (2) Other.

**9. Other Utilities (Gas, Electric, Telephone, Cable TV).**

**a. Existing Conditions.**

- (1) Describe existing service to the subject site by each service provider. Identify the location of service lines and other infrastructure elements (e.g., existing antennas) (map required).

**b. Potential Impacts.**

Potential mitigation measures to explore:

- (1) Discuss proposed expanded and/or new service to the subject site by each service provider.

**c. Mitigation Measures.**

**10. Public Works.**

**a. Existing Conditions.**

- (1) Identify the municipal departments or other entity responsible for maintenance (including snow-plowing) of existing access roadways.
- (2) Describe existing maintenance program, including type and frequency of service provided by service provider(s).

- (3) Describe adequacy of access to the subject site for service provider(s), as confirmed by written statements from each service provider.

**b. Potential Impacts.**

- (1) Increased demand for services (based upon normal usage of the subject site) and allocation of responsibilities between service provider(s).
- (2) Increase costs for service provider(s).
- (3) Adequacy of access to/from and on the subject site, including consideration of existing and proposed roadway conditions.
- (4) Concerns of service provider(s).
- (5) For each of above analysis, include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)
- (6) Other.

**c. Mitigation Measures.**

Potential mitigation measures to explore:

- (1) Property taxes generated.
- (2) Site access modifications.
- (3) Road design modifications.
- (4) Other.

**L. Economic Conditions**

**1. Existing Conditions.**

- a. Calculate existing tax revenues to the Town of North Castle, Byram Hills Central School District, Westchester County, and New York State from the existing office building.
- b. Identify number of existing employees at the existing office building, including information with regard to type and salary level. Indicate whether existing jobs will be eliminated with the removal of the existing office. If not, indicate where existing employees will be relocated.

**2. Potential Impacts.**

- a. Quantify the expected economic impacts to the local economy during the construction period. Identify the number of jobs (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor and sales tax.
- b. Prepare an economic impact analysis based on the commercial activities associated with operation of the proposed project (i.e., paid parking facility and car washing services).
- c. Identify approximate number of employees that would be generated by the proposed project, including information with regard to type and salary level.
- d. Calculate existing tax revenues to the Town of North Castle, Byram Hills Central School District, Westchester County, and New York State from the existing office building.
- e. Compare future tax revenues resulting from the proposed project with current tax revenues generated from the existing office use on the project site.

- f. Evaluate negative and positive effects resulting from relocation of existing jobs on-site due to the demolition of the existing office building with generation of new jobs from the proposed project.

**3. Mitigation Measures.**

- a. Describe any measures that would be pursued to maximize economic benefits to the community from the proposed project.
- b. Analyze whether or not the anticipated tax revenues will meet or exceed anticipated costs for any needed increases in community services.
- c. Other.

**M. Traffic and Transportation.**

**1. Existing Conditions.**

- a. Provide description (number of lanes, posted speed limits, travel-way width, surface treatment and condition, horizontal and vertical curves, grades, drainage, parking, traffic controls, vehicle classification restrictions and general character) of the following area roadways and intersections:
  - (1) Roadways.

- (a) New King Street
  - (b) Airport Road
  - (c) Purchase Street (NYS Route 120)
  - (d) King Street
  - (e) Rye Lake Avenue
  - (f) Gateway Lane
  - (g) Interstate 684/Interchange 2
- (2) Intersections.
- a. NYS Route 120 and Gateway Lane
  - b. NYS Route 120 and New King Street
  - c. NYS Route 120 and Airport Road
  - d. Airport Road and the Southbound I-684 Ramps
  - e. Airport Road and the Northbound I-684 Ramps
  - f. NYS Route 120 and Lake Street
  - g. Airport Road and Rye Lake Avenue/Westchester County Airport Driveway
  - h. King Street and Rye Lake Avenue/Tudor Group Driveway

i. Airport Road and New King Street

All area roadways and intersections noted above shall be graphically indicated.

b. Conduct automated traffic recorder (ATR) counts at the following locations to obtain data on hourly/daily volumes for each day of week:

- (1) New King Street, between Purchase Street and Airport Road.
- (2) Airport Road, between Purchase Street and New King Street; and
- (3) Airport Road, east of New King Street.

This data shall be used to identify peak hours and traffic volumes for each day (weekdays and weekends). This will enable the Applicant to identify different peak hours.

c. Conduct manual traffic movement surveys at the intersections listed in Section IV.M.1.a.2. above for the day before Thanksgiving, which is considered the peak travel day. To supplement this traffic counting program manual traffic volume surveys shall be conducted on typical peak periods (weekday and weekend A.M. and P.M.). In addition, a traffic volume comparison of the peak travel day and typical peak (peak hour) shall be provided in a tabular format. A sampling of vehicle classifications shall be provided for two intersections. Peak hour volumes shall be graphically shown.

- d. Complete intersection capacity analyses for existing conditions at each intersection listed in Section IV.M.1.a.2. above using the SYNCHRO computer model.
- f. Evaluate accident history along roadways and at intersections listed in Section IV.M.1.a. above for the most recent 3-year period.
  - (1) Location.
  - (2) Date.
  - (3) Type of accident.
  - (4) Number of injuries.
  - (5) Probable cause.
  - (6) Road conditions.
  - (7) Number of vehicles involved.
- g. Complete analysis of existing sight distance at project entry points.

## **2. Potential Impacts.**

- a. Complete intersection capacity analyses of future background conditions based upon an annual growth factor of two percent (2%) per year applied to existing baseline volumes and including all developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)

- b. Complete projection of site-generated traffic on area roadways based upon accepted trip generation rates for the project components.
- c. Complete projected distribution of site-generated traffic on area roadways.
- d. Complete intersection capacity analyses of build conditions, no build and proposed development of subject site with projected site-generated traffic, with and without consideration of proposed road and intersection improvements, if any.
- e. Evaluate safety concerns regarding existing and proposed roadways.
  - (1) Proposed sight distance at project entry points, driveways and roadway curves.
  - (2) Roadway width and conditions for routine travel and emergency services access purposes.
  - (3) Road grades.
- f. Evaluate impact of gate house installation (or other property access control) and operation on areawide traffic circulation, including emergency service access, if proposed.
- g. Complete projection of construction traffic, including volumes (number of trips), type and size of vehicles, hours of operation, duration, and trip routing and origin/destination of construction vehicles. Include discussion of construction traffic for removal of excess fill from the subject site (if any). Provide estimate of number of trips and information on type and capacity of vehicle(s) to be used and trip routing for such

vehicles (e.g., directed toward I-684, use of local roads, or both).

- h. Describe the proposed parking facility and its ability to meet existing demand. Describe the type of automated parking system, how it would operate and provide flexibility in capacity.
- i. Identify primary access paths for passenger vehicles, emergency vehicles, delivery vehicles and pedestrians.
- j. Describe proposed transportation between the proposed parking facility and the Airport and type of vehicle proposed to be used. Discuss any proposed shuttle service or collaboration with existing public transportation systems. Provide a description of expected schedules, organization responsible for operating the shuttle, and the types of shuttles to be used.
- k. Describe potential impacts to local public transportation systems. Discuss potential decreased usage of the existing public bus system.
- l. Discuss impact of proposed action upon the NYS Department of Transportation (NYSDOT) plan for the Route 120/Exit 2 improvements.

### 3. Mitigation Measures.

Potential mitigation measures to explore:

- a. Proposed roadway improvements, including sight distance improvements.
  - (1) Types of improvements (as needed), e.g., traffic control at intersections, intersection improvements, drainage improvements, surface improvements.

- (2) Responsibility for improvements.
- (3) Method(s) of funding, as appropriate.
- (4) Approval jurisdiction for proposed improvements.
- b. Alternative emergency-only access point(s).
- c. Remediation plan for repair of local streets damaged during construction.
- d. Measures to safeguard the public during the construction process.
- e. Traffic calming measures
- f. Low emission and high-efficiency fuels for airport shuttle
- g. Other.

**N. Air Quality**

This subject shall be addressed in the DEIS with respect to the short-term impacts associated with construction-related activities (dust and fumes from site work and traffic). Air quality shall also be addressed in the DEIS with respect to the long-term impacts associated with the permanent operation of the subject site after development.

**1. Existing Conditions.**

- a. Identify and describe air quality pollutants of concern (dust and carbon monoxide at a minimum).
- b. Describe existing air quality on the subject site and within the surrounding area.
- c. Discuss compliance with pertinent ambient air quality standards.

**2. Potential Impacts.**

- a. Conduct a screening analysis following the procedures outlined in NYSDOT's Environmental Procedures Manual. The impacts of the emissions from stationary sources at the project site shall be assessed, as well as mobile sources from inherent traffic flow of a parking structure.
- b. Discuss air quality impacts associated with idling vehicles on the subject site.

**3. Mitigation Measures.**

- a. Green technology to be implemented during the construction and operation of the project.
- b. Other.

**O. Greenhouse Gas Emissions**

This subject shall be addressed in the DEIS with respect to the short-term impacts associated with construction-related activities and with respect to the long-term impacts associated with the permanent operation of the subject site after development.

**1. Existing Conditions.**

- a. Identify and describe greenhouse gas emissions of concern as described in NYSDEC Policy *Guide for Assessing Energy Use and Greenhouse Gas Emissions in an Environmental Impact Statement*.

**2. Potential Impacts.**

- a. Conduct a Greenhouse Gas (GHG) analysis following the procedures outlined in NYSDEC's *Guide for Assessing Energy Use and Greenhouse Gas Emissions in an Environmental Impact Statement*. The impacts of the emissions from stationary sources at the project site shall be assessed, as well as mobile sources from inherent traffic flow of a parking structure.

**3. Mitigation Measures.**

- a. Green technology to be implemented during the construction and operation of the project.
- b. Other.

**P. Noise.**

**1. Existing Conditions.**

- a. Describe ambient conditions on and near the subject site. Identify existing sources (e.g., airplane traffic, vehicle traffic and grounds maintenance equipment) and decibel levels on the subject site and along the property lines of the subject site.

**2. Potential Impacts.**

- a. Discuss noise associated with increased traffic traveling to and from the subject site after the proposed development is in operation. Identify potential sources and decibel levels. Evaluate noise levels associated with the project based upon "DEC Policy DEP 00-1: Assessing and Mitigating Noise Impacts.

- b. Describe noise that may be generated during construction of the proposed development and its likely duration, including consideration of on-site noise (e.g., blasting, construction equipment) and construction traffic noise on area roadways. Identify potential sources and decibel levels. Evaluate noise levels associated with the project based upon “DEC Policy DEP 00-1: Assessing and Mitigating Noise Impacts.
- c. Discuss how the proposed development will comply with the requirements of Chapter 137 (Noise) of the Code of the Town of North Castle, both during construction and over the long-term once the proposed development has been completed.

**3. Mitigation Measures.**

Discussion of potential mitigation measures, if applicable, based upon “DEC Policy DEP 00-1: Assessing and Mitigating Noise Impacts.

**Q. Hazardous Materials**

**1. Existing Conditions.**

- a. A Phase I environmental Site Assessment (ESA) of the project site shall be conducted to determine whether there is the presence of asbestos, lead paint, and/or any other regulated materials within the existing building to be demolished. The findings of the Phase I ESA shall be summarized in the DEIS

and the full Phase I ESA and any supplemental investigation shall be included as an appendix to the DEIS.

**2. Potential Impacts.**

- a. Describe how contaminants, if any, will be abated prior to commencement of construction.
- b. Identify any hazardous materials to be generated or stored on the project site in both the construction and operations periods of the proposed project. Describe storage and disposal practices to be implemented for these hazardous materials. Specifically, indicate whether any fuel will be stored on the site.

**3. Mitigation Measures.**

- a. Describe mitigation measures, best management practices to be utilized during construction and operation of the project. Describe any required mitigation as part of any Remedial Action Plan.
- b. Other.

**R. Construction**

**1. Existing Conditions.**

- a. Introduction

**2. Potential Impacts.**

- a. Describe construction access routes, proposed construction phasing, overall schedule for project completion, and hours of construction operation.
- b. Describe the equipment and materials storage and/or staging area, anticipated number of construction workers, anticipated lighting and security, and the delivery means and methods.
- c. Describe the erosion and sediment control plan for the proposed project and any stormwater management practices to be used on a temporary basis.
- d. Describe how the infrastructure relevant to the completion of each phase will be implemented, and any potential impacts.
- e. Assess the potential environmental impacts anticipated due to the construction of the proposed project including traffic, noise, air quality, GHG emissions, dust, erosion and sedimentation and its impact on the surrounding area.

**3. Mitigation Measures.**

- a. Discuss construction management techniques and restoration of disturbed areas.
- b. Enforcement
- c. Erosion control plans
- d. Ideal management practices to be employed, along with mechanisms to minimize impacts related to partial project completion.
- e. Other.

**V. REASONABLE ALTERNATIVES TO BE CONSIDERED**

The description and evaluation of the following alternatives to the Proposed Action shall address all of the topics in Section IV of this document, shall be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed, shall be analyzed in terms of the impact issues listed above in summary and matrix format, and shall reflect compliance with all applicable regulations of the Town of North Castle. Alternatives shall include the following:

**A. Reduced Size Parking Facility**

1. Parking facility for 500 cars
2. Parking facility for 1,000 cars.

The analysis of the above alternatives shall include, at a minimum, an evaluation of clearing required, trees impacted, estimated cut and fill, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance and visual impact.

**B. Reduced Height Parking Facility**

This alternative should be considered as a way to significantly reduce visual impacts as viewed from NYS Route 120.

**C. Reduced Wetland Impact Alternative**

The analysis of the above alternative shall include, at a minimum, an evaluation of clearing required, trees impacted, estimated cut and fill, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance and visual impact.

**D. No Wetland Impact Alternative**

This alternative should depict no Town-regulated wetland or wetland buffer impact and depict all stormwater management facilities on the man subject parcel. The analysis of the above alternative shall include, at a minimum, an evaluation of clearing required, trees impacted, estimated cut and fill, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance and visual impact.

**E. Alternative Use**

Analyze an alternative use pursuant to existing zoning. Assess potential impacts of an office building constructed to maximum buildout under existing zoning regulations.

**F. No Action.**

**VI. ADVERSE IMPACTS THAT CANNOT BE AVOIDED IF THE PROPOSED ACTION IS IMPLEMENTED**

**VII. OTHER REQUIRED ANALYSES**

**A. Irreversible and Irretrievable Commitment of Resources.**

**B. Impacts on the Use and Conservation of Energy.**

**C. Growth Inducing Aspects of Proposed Action.**

Assess the potential for the project to bring new users to the Westchester County Airport.

Assess the potential for the project to bring new flights to the Westchester County Airport.

Assess the potential for the proposed project to introduce new residents and workers to the study area.

Assess the potential for the proposed project to spur offsite development and include a discussion of potential development growth resulting from any proposed zoning amendments.

**VIII. SOURCES AND BIBLIOGRAPHY**

**IX. APPENDICES**

- A. **All SEQRA documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration and the DEIS Scope.**
- B. **Copies of all official correspondence related to issues discussed in the DEIS.**
- C. **Copies of all technical studies, in their entirety, including the following:**
  - 1. Drainage Study
  - 2. Traffic Study
  - 3. Architectural, Historic and/or Archaeological Reports
  - 4. Phase I Environmental Site Assessment (ESA)

**ISSUES RAISED DURING SCOPING THAT HAVE BEEN DETERMINED BY THE LEAD AGENCY TO BE NOT RELEVANT OR NOT ENVIRONMENTALLY SIGNIFICANT OR THAT HAVE BEEN ADEQUATELY ADDRESSED IN A PRIOR ENVIRONMENTAL REVIEW**

- 1. Impact of airport expansion on property values.
- 2. Reduction of the number of flights at Westchester County Airport
- 3. Permit only high bypass engines at the Westchester County Airport
- 4. Westchester County should further limit number of passengers.
- 5. Potential expansion will lead to 24 hour operation at airport.

**11 NEW KING STREET AIRPORT PARKING FACILITY  
LIST OF INVOLVED AND INTERESTED AGENCIES  
(Last Updated 9/17/09)**

Town of North Castle Planning Board, Town Hall Annex, 17 Bedford Road, Armonk, New York 10504

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Town of North Castle Town Board, Town Hall, 15, Bedford Road, Armonk, New York  
10504

U.S. Army Corps of Engineers, Jacob Javits Federal Building, 26 Federal Plaza, New York  
10278

Commissioner, New York State Department of Environmental Conservation, 625  
Broadway, Albany, New York 12233-1011

Region 3, New York State Department of Environmental Conservation, 21 South Putt  
Corners Road, New Paltz, New York 12561

Westchester County Department of Health, Attn: Commissioner, 145 Huguenot St., New  
Rochelle, New York 10801

New York City Department of Environmental Protection, 465 Columbus Avenue, Suite  
350, Valhalla, New York 10595

New York State Department of Transportation, SEQR Unit, Traffic Engineering & Safety  
Division  
4 Burnett Blvd., Poughkeepsie, New York 12603

Commissioner, Westchester County Department of Transportation, Westchester County  
Office Building, 148 Martine Avenue, White Plains, New York 10601

Federal Aviation Administration, Eastern Region, 159-30 Rockaway Blvd., Jamaica, NY  
11434-4848

### **Interested Agencies**

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Armonk, New York 10504

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John Fava, Chairman, Town of North Castle Conservation Board, Town Hall Annex, 17 Bedford Road, Armonk, New York 10504

Anthony Calvello, Chairman, Town of North Castle Architectural Review Board, Town Hall Annex, 17 Bedford Road, Armonk, New York 10504

Richard Conrad, Chairman, Town of North Castle Airport Committee, Town Hall Annex, 17 Bedford Road, Armonk, New York 10504

Craig Usted, Highway Superintendent, Town of North Castle, Town Hall, 15 Bedford Road, Armonk, New York 10504

Anthony Futia, Superintendent, Town of North Castle, Department of Sewer and Water, 115 Business Park Drive, Armonk, New York 10504

Fire Commissioners, Town of North Castle Fire District No. 2, 40 Maple Avenue, Armonk, New York 10504

Town of North Castle Public Library, 19 Whippoorwill Road East, Armonk, New York 10504

North White Plains Public Library, Clove Road, North White Plains, New York 10604

Westchester County Planning Board, Attn: Gerard E. Mulligan, AICP, Commissioner, 432 Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601

Deputy Commissioner, Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation, Empire State Plaza, Agency Building 1, 20th Floor, Albany. New York 12238

Village of Rye Brook, Village Clerk, 938 King Street, Rye Brook, N.Y. 10576

Town of Rye, Town Clerk, 14 West Glen Ave., Port Chester, N.Y. 10573

Town of Greenwich, Town Clerk, 101 Field Point Road, Greenwich, Ct. 06830

Town/Village of Harrison, Town Clerk, 1 Heineman Place, Harrison, N.Y. 10528

State of New York, Office of the Attorney General, The Capital, Albany, New York 12224

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NYPIRG, New York Public Interest Research Group, Attn: Watershed Protection Coordinator  
9 Murray Street, New York, New York 10007-2272

NRDC, Natural Resources Defense Council, 40 West 20 Street, New York, New York 10011

WESPAC, 17 Marble Ave, Pleasantville, NY 10570

John M. Nonna, County Legislator, District 3, Westchester County Board of Legislators, 800 Michaelian Office Building, 148 Martine Avenue, White Plains, NY 10601