

NY State Environmental Quality Review
NOTICE OF COMPLETION OF FINAL EIS
For Somers Crossing

Date: April 7, 2016

This notice is issued pursuant to 6NYCRR Part 617 of the implementing regulations pertaining to Article 8 (the New York State Environmental Quality Review Act) of the Environmental Conservation Law, and Town of Somers Chapter 92, Environmental Quality Review.

A Revised Final Environmental Impact Statement (FEIS) has been prepared by the Project Sponsor and accepted by the Somers Town Board, acting as Lead Agency, for the purposes of public review of the Proposed Action described below. (The FEIS that was previously accepted on March 10, 2016, is revised to include a DEIS comment letter not previously received, and responses thereto.) Written Comments on the Revised Final EIS will be accepted until May 2, 2016, at 4:00 PM. Comments may be submitted electronically (citing: "Somers Crossing FEIS Comments" in the subject line) and mailed to the Lead Agency Contact Person listed below.

Name of Action: Somers Crossing - Application to establish a Multi-family Residence
Downtown Hamlet (MFR-DH) Zoning District

SEQRA Status: Type 1 Action

Description of Action: The project is a petition requesting Amendment to the Town Code [§170-13 MFR] to create a new Multifamily Residence Downtown Hamlet (MFR-DH) District Floating Zone [§170-13C] with consideration of its application to a specific site. The proposed floating zone would be applicable to any property located within 2,500 feet of the intersection of NYS Route 100 and US Route 202. The purpose of the proposed district is to encourage the creation of mixed uses in the downtown area and enhance the uses in the downtown. All uses within the proposed district would be required to be within an existing, expanded or new sanitary sewer district, capable of being served with a central water system and convenient access to shopping, major road and community facilities and services.

Once enacted the MFR-DH district regulations would be applied to a 26.68-acre property. The applicant's current proposal includes development of 66 multifamily residential units accessed from Route 100, a 19,000 sf neighborhood grocery store accessed from Route 202, and preservation of permanent open space in the Somers Hamlet. The parcel has wetland and steep slope constraints and is located within a Groundwater Protection Overlay District. The property is currently zoned R-40 and R-80 Residence District.

Location: NYS Route 100 & US Route 202 (307 Route 100), Town of Somers,
Westchester County, NY. (Tax Map #17.15-1-15.1)

Potential Environmental Impacts: The Draft EIS as updated by the Final EIS identifies the following potential impacts along with mitigation measures proposed to minimize impacts. Short

term impacts generally related to construction include traffic generation, noise, air quality impacts, and potential erosion. These impacts will cease upon project completion. Long term / permanent impacts resulting from the construction and operation of the project would include: Approximately 15.6 acres cleared and graded (on the 26.7-acre site). Removal of approximately 1,036 trees (over 12" dbh). New impervious surfaces on approximately 7.75 acres, treatment of stormwater runoff subject to a discharge permit, and need for a Groundwater Protection Permit. Traffic generation of approximately 86 Peak AM Hour trips, 212 Peak PM Hour trips, and 196 Saturday trips. Increase in population (approximately 204 residents, 32 of which would be public school-age children) would impact community services and facilities. Increased demand for utility services, including use of Heritage Hills central water supply from a groundwater source and use of Heritage Hills wastewater treatment plant, and expansion of sewer and water districts. Increased demand for energy from fossil fuels. Change in the visual character of the site from wooded to a developed site. Creation of a new Multifamily Residence zone that may be applicable to other sites in Somers Hamlet.

Lead Agency:

Town of Somers Town Board, Somers Town House, 335 Route 202, Somers, New York 10589

Lead Agency Contact Person:

Syrette Dym, Director of Planning, Town of Somers Planning Department, (914) 277-5366
sdym@somersny.com

A Copy of the Final EIS May be Reviewed at the Following Locations:

Somers Town Clerk's office, Somers Public Library, or at:
www.somersny.com/pages/SomersNY_Planning/environment.

A Copy of this Notice and the FEIS Has Been Sent to:

Town Supervisor and Somers Town Board
Somers Planning Board
Westchester County Department of Health
New York City Department of Environmental Protection
New York State Department of Environmental Conservation
New York State Department of Transportation
U.S. Army Corps of Engineers
Somers Open Space Committee
Somers Architecture Review Board
Somers Landmarks Committee
Somers Historic Properties Board
Somers Affordable Housing Board
Somers Parks & Recreation Board
Somers Energy and Environment Committee
Somers Bureau of Fire Prevention
Somers Fire District
Somers Highway Department
Somers Police Department

New York State Police (Somers)
Watershed Inspector General
Somers Central School District
Westchester County Planning Board
New York State Office of Parks, Recreation and Historic Preservation
Riverkeeper
Somers Public Library

A Copy of this Notice was also Sent to:
NYSDEC Environmental Notice Bulletin (ENB)