Telephone
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PLANNING DEPARTMENT

TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

Town of Somers

WESTCHESTER COUNTY, N.Y.

John Currie, Chairman
Jan Corning
Fedora DeLucia
Vicky Gannon
Nancy Gerbino
Eugene Goldenberg
Dennis McNamara

SOMERS PLANNING BOARD
AGENDA
JUNE 22, 2016
7:30 P.M.

DISCUSSION

1. **REFERRAL FROM TOWN BOARD**
   Discuss the Bureau of Fire Protection's suggestion that any road servicing three or more houses be assigned a road name by the Town for easily identifiable vehicle access.

PROJECT REVIEW

2. **CROSSROADS AT BALDWIN PLACE [TM: 4.20-1-3.1]**
   Application for Site Plan Approval for property located on Route 6. The proposal is for a mixed use development consisting of a two story 24,000 s.f. building with 12,000 s.f. of retail and 12,000 s.f. of professional office and 64 residential units. Consideration to reaffirm the previously issued Negative Declaration (Neg Dec.), The Green at Somers.

Next Planning Board Meeting is Wednesday, July 13, 2016
Agenda information is also available at www.somersny.com

TEL: 914-277-3323
FAX: 914-277-3960

TOWN CLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y.

Town House
335 Route 202
Somers, N.Y. 10589

PATRICIA KALBA
TOWN CLERK

MAY 17 2016

RESOLUTION

RESOLVED, that the Town Board does hereby authorize a Resolution of Support be sent to the Planning Board with regard to the Bureau of Fire Prevention's suggestion that any road servicing three or more houses be assigned a road name by the Town for easily identifiable vehicle access.

I hereby certify that the foregoing copy of resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on May 12, 2016.

Dated: May 13, 2016

Patricia Kalba
Town Clerk

Cc: Supervisor
Director of Finance
Planning Board
Bureau of Fire Prevention

OPEN SPACE COMMITTEE

Telephone
(914) 277-5582
Fax
(914) 277-3790

MICHAEL BARNHART
CHAIRMAN

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589

MEMO TO: Planning and Engineering

FROM: Open Space Committee

RE: The Crossroads at Baldwin Place

DATE: June 14, 2016

At our monthly meeting of June 9, 2016, the Committee reviewed and discussed the site plan for The Crossroads at Baldwin Place, and would like to know what is being planted in the wetland re-naturalization areas, ideally native species.

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335 Route 202
Somers, N.Y. 10589

PATRICIA KALBA
TOWN CLERK

RESOLUTION

RESOLVED, that the Town Board does hereby acknowledge the receipt of the Crossroads at Baldwin Place Site Plan and returns no comments to the Planning Department.

I hereby certify that the foregoing copy of resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on June 9, 2016.

Dated: June 10, 2016

Patricia Kalba
Town Clerk

Cc: Supervisor
Director of Finance
Director of Planning

TEL: 914-277-3323
FAX: 914-277-3960

TOWN CLERK'S OFFICE

Town of Somers

WESTCHESTER COUNTY, N.Y.

Town House
335 Route 202
Somers, N.Y. 10589

PATRICIA KALBA
TOWN CLERK

RESOLUTION

RESOLVED, that the Town Board does hereby schedule a public hearing for July 14, 2016 with regard to a proposed text amendment modifying the parameters of the Neighborhood Shopping (NS) Zoning District of the Town of Somers.

I hereby certify that the foregoing copy of resolution was unanimously adopted by the Town Board of the Town of Somers at a Regular Meeting held on June 9, 2016.

Dated: June 10, 2016

Patricia Kalba
Town Clerk

Cc: Supervisor
Director of Finance
Director of Planning.
Crossroads Baldwin Place

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: _____

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Somers Planning Board, as Lead Agency has determined that the Proposed Action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Crossroads at Baldwin Place

SEQR Status: Type 1

Conditioned Negative Declaration: _____ Yes

__X__ No

Description of Action:

The subject property ("the Site") is an 11.07-acre parcel with approximately 362 feet of frontage on U.S. Route 6 that was previously developed as a golf driving range containing a large expanse of mowed lawn, an area with concrete tees along an asphalt walkway, an accessory asphalt parking area, and a 425-square foot, one-story frame and brick building, among other features. A narrow strip of land at the northern end of the Site is located within the Town of Carmel in Putnam County and has approximately 50 feet of frontage on Kennard Road. The portion of the Site within the Town of Somers is located in the NS District and comprises 10.34 acres. The Site contains portions of an existing State- and Town-regulated wetland and as well as portions of the 100-foot buffer of two adjacent off-site Town-regulated wetlands.

The site was the subject of the previous Amended Site Plan application for "The Green at Somers." On February 13, 2013, the Planning Board, acting as Lead Agency, adopted a Negative Declaration in relation to that project. The previous project initially studied was more intense in use than the current Proposed Action. The Applicant has analyzed the Proposed Action in relation to the previous Negative Declaration and the project has been

further developed to address concerns raised by the Town during the review of the previous application.

The overall development program for the Site entails a multi-use concept that includes the demolition of the existing golf driving range and the proposed construction of four buildings and other ancillary improvements. Specifically, the Proposed Action includes the following components:

- The proposed removal of existing site features, including but not limited to a one-story frame and brick building, an equipment storage shed, a parking lot, other features of the existing golf driving range (e.g., tees, fairway, greens, 50-foot high chain link fence defining the perimeter boundary of the active fairway area), and drainage pipes running through the central and westerly portions of the Site, some of which demolition work would involve activity within the 100-foot buffer of State- and Town-regulated wetlands.

- The proposed construction of approximately 24,000 square feet of nonresidential floor area to be located in one building near the Site's U.S. Route 6 frontage.

- The proposed construction of one new building (labeled "4" on the site plan), which is proposed to have a footprint of approximately 12,000 square feet and a building height of less than 30 feet.

- The proposed construction of approximately 64 residential units provided in three separate buildings. Of the 64 residential units proposed, 52 units will be age-restricted, affordable units. The remaining 12 units will be non-age restricted and 6 of the units will be affordable. All of the affordable residential units are proposed to qualify as "affordable" units under the provisions of Article XIA of Chapter 170 (Zoning) of the Code of the Town of Somers ("Somers Town Code").

- The proposed construction of three new buildings (labeled "2," "3," and "4" on the site plan), with Buildings 2 and 3 having an approximate footprint of 10,775 square feet each and Building 4 having an approximate footprint of 7,500 square feet and all with building heights of less than 30 feet. Since the proposed residential units in these three buildings would not be located over stores as required by the existing NS District provisions, the Proposed Action involves a zoning text amendment that would allow for the currently proposed features of the development concept to remain unchanged.

- The proposed construction of 197 off-street parking spaces for all proposed uses. The combination of the proposed uses requires a total of 195 parking spaces pursuant to Somers Town Code § 170-33.

- The proposed construction of one loading space, which is proposed to the east of Building 1.

- The proposed construction of a new two-way access drive along the Site's U.S. Route 6 frontage opposite the proposed main access drive to the Somers Realty Planned Hamlet development as well as the proposed construction of an on-site vehicular and pedestrian circulation system.

- The proposed construction of a new onsite Sewage Pump Station that will be connected to and dedicated to Somers Sewer District No. 1 in accordance with the requirements of the District, and will be sized to accommodate the needs of the proposed Site development as well as the future needs of other properties along the north side of U.S. Route 6 from the site to Mahopac Avenue on the west, including the neighboring property to the east at No. 63 U.S. Route 6. A separate gravity sewer collection system is proposed to be constructed along the shoulder of U.S. Route 6 to allow for connection of properties to the east of the site located at No. 71, No. 75 and No. 77 U.S. Route 6 to the existing Sewer District Pump Station located across from the site on the south side of U.S. Route 6.

- The proposed construction of a new stormwater management system, involving the use of multiple practices such as vegetated swales, water quality swales, pocket wetlands, bioretention filter area, surface sand filter area, stormwater planters, and porous pavement designed in accordance with the requirements of Chapter 93 of the Somers Town Code and the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-15-002), and following the technical specifications of the the NYSDEC "New York State Stormwater Management Design Manual", dated January 2015 and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources, last amended April 4, 2010, and other applicable guidance documents.

- The proposed installation of new wetlands mitigation areas for enhanced buffer functionality, wetland mitigation and aesthetic purposes that will be primarily located within the 100-foot buffers of State and Town-regulated wetlands.

- The proposed installation of site lighting along the vehicular and pedestrian circulation network and in proposed parking areas, which will involve the use of LED lamps and downward-facing luminaires. Proposed mounting height would vary depending on location but would be no higher than necessary to provide a uniform distribution of adequate lighting, consistent with the intended scale and character of the proposed development and in conformance with the design guidelines of the NS District.

- Proposed earthwork that is expected to involve the need for importation of approximately 30,000 cubic yards of fill.

Location: North side of U.S. Route 6 in the Town of Somers, Westchester County, New York.

Reasons Supporting This Determination:

Based upon a review of Parts 1, 2 and 3 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, the Planning Board makes the following findings:

Impact on Land

The Proposed Action will result in a physical change to the Site.

- *Any construction on slopes of 15% or greater.* Site work is proposed in a limited number of areas having slopes greater than 15%. One area is located at the base of the "tee boxes" on the existing driving range and comprises 6,525 square feet; the other area is located along the easterly property line of the Site and comprises 5,925 square feet. Construction activity on the steep slopes associated with the tee boxes would be limited to the deposition and grading of fill material. Due to the location of these existing steep slopes, it is not possible to further reduce the impact by alteration of the site plan. This area of steep slopes is limited, not naturally occurring, and the area would be filled, thereby reducing concerns about potential erosion. Within the sloped area along the easterly property line, some grading would take place as part of the grading operations during construction of proposed Building No. 2 and its surrounding utilities. The potential impacts related to the grading of the steep slopes would be minimized by the design and layout of the site; however, road geometry and desired road gradients would not entirely eliminate disturbance to existing or the creation of new steep slopes in this area. Therefore, mitigation of any potential impacts related to grading activities within the steep slope areas or the creation of new steep slopes would be provided by implementation of soil erosion and sediment controls as detailed on the project Erosion and Sediment Control Plan. Erosion and sediment control practices utilized to mitigate potential impacts to steep slopes include permanent erosion protection through installation of stone rip rap, vegetative slope stabilization, and minimizing the extent and grade of new steep slopes. Practices intended to mitigate temporary construction impacts include installation of erosion control blankets that will be installed on all steep slopes in excess of 3 horizontal: 1 vertical (3:1). Additional restriction on seasonal prohibition of steep slope disturbance and shortened timeline for steep slope disturbance, as prescribed by Town Code will also mitigate potential temporary construction impacts. The Applicant will be required to design and implement a Stormwater Pollution Prevention Plan (SWPPP) that complies in all respects with the requirements of Somers Town Code Chapters 93 and 148, as well as the NYSDEC "New York State Stormwater Management Design Manual," dated January 2015, the NYSDEC "New York State Standards and Specifications for Erosion and Sediment Control," dated August 2005, and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply

and its Sources, last amended April 4, 2010. Based upon the foregoing, there will be no significant adverse impacts to steep slopes.

- *Construction on land where the depth to water table is less than 3 feet.* Based upon the results of soil borings completed by Carlin-Simpson & Associates (which are summarized in a report dated May 31, 2012), it has been determined that the Proposed Action would not involve any construction where the depth to ground water is 3 feet or less. However, it is anticipated that some of the proposed site work will encounter the groundwater table at a depth of more than 3 feet in a limited number of locations. In the event that further soil investigations indicate that dewatering will need to be undertaken, the water will not be discharged directly into the existing wetlands and all dewatering activities will be performed in accordance with the "New York State Standards and Specifications for Erosion and Sediment Control," dated August 2005, published by the NYSDEC. An isolated area containing potentially contaminated soil has been reported by the Applicant to be located within the south eastern corner of the site. The Applicant has reported the existence of contamination to NYSDEC and is reportedly working with the NYSDEC on a remediation plan in accordance with the Department's requirements. The NYSDEC approved plan will serve as the basis for any required mitigation on the site. Additionally, any contaminated soils that are encountered during construction including associated groundwater will be mitigated and disposed of in accordance with the final NYSDEC approved remediation plan. Removal of the potential contaminated soil and groundwater will result in a net improvement to environmental conditions at the site. Based upon the foregoing, there will be no significant adverse impacts to areas of shallow water table or where the groundwater table may be encountered during construction, and procedures will be in place to avoid negative impacts to the adjacent wetland in the event that groundwater is encountered.

- *Construction of paved parking area for 1,000 or more vehicles.* The Proposed Action would not involve the construction of 1,000 or more parking spaces, but would involve the construction of approximately 197 parking spaces. The number of required parking spaces is directly related to the amount of floor area and the number of dwelling units that are proposed. The proposed parking exceeds, by 2 spaces, the amount required for the proposed land uses by the applicable off-street parking requirements of the Town of Somers Zoning Ordinance. Of the total proposed 197 parking spaces, 19 are proposed to be constructed with porous pavement designed in accordance with applicable NYSDEC regulations that will reduce the overall project impact to stormwater runoff. Stormwater runoff generated by conventional paved parking spaces will be handled by multiple practices to be incorporated into an approved Stormwater Pollution Prevention Plan (SWPPP) that fully complies with all applicable requirements of the NYSDEC New York State Stormwater Management Design Manual, dated January 2015 and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources," last amended April 4, 2010. These practices, which will include

vegetated swales, water quality swales, bioretention filter area, pocket wetland, surface sand filter area and stormwater planters, will be designed to promote the removal of pollutants from stormwater while controlling the peak rate in runoff after construction of the proposed development. Based upon the foregoing, there will be no significant adverse impacts associated with the proposed construction of 197 parking spaces.

- *Proposed Action involves importation of 30,000± cubic yards of fill.* Based on the results of preliminary soil investigations undertaken by Carlin-Simpson & Associates, it has been determined that several areas of the Site contain fill material that cannot provide structural support for the proposed buildings and certain other structures. For that reason, it will be necessary to remove the unsuitable material where encountered and replace it with structural fill that will need to be imported to the Site to create the proposed finished grades. In its current condition, the Site slopes down from U.S. Route 6 towards the rear of the property. The proposed site improvements are concentrated in the southern half of the parcel along the Site's U.S. Route 6 frontage, thereby providing for considerable separation between the majority of fill placement activity and the State-and Town-regulated wetlands. Only a small quantity of proposed fill associated with the construction of stormwater management practices is shown within the regulated 100 foot buffer of site wetlands. The Site is not located within a FEMA regulated 100-year flood zone. Therefore, the proposed filling operation should not affect neighboring or downstream properties due to displacement of flood storage areas. During the construction phase of the project, a soil erosion and sediment control plan contained as part of the final Stormwater Pollution Prevention Plan (SWPPP) will be implemented in accordance with the NYSDEC "New York State Standards and Specifications for Erosion and Sediment Control," dated August 2005, and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources," last amended April 4, 2010 to prevent the transport of sediment and fines into existing and proposed drainage facilities and to protect the receiving waters from contamination. Based upon the foregoing, there will be no significant adverse impacts associated with the proposed importation of 30,000 cubic yards of fill.

Impact on Water

The Proposed Action will affect a body of water designated as protected.

- *The Proposed Action involves the modification of two existing drainage pipe(s) and a 50-foot high chain link fence that currently defines the perimeter boundary of the existing golf driving range as well as the addition of plants in the 100-foot buffer of a State-regulated wetland (identified as NYSDEC Wetland "ML-12" on the site plan).* As part of the proposed Site redevelopment, the Applicant is proposing to modify two existing drainage pipes that are located in the 100-foot buffer of the State-regulated wetland on the Site. Both of these drainage pipes

flow from south to north towards Wetland Area "ML-12". One of these drainage pipes is located along the western property line while the other traverses through the center of the parcel. Both pipes currently discharge within the State regulated wetland boundary. Under the proposed site plan, stormwater would continue to be discharged to the same wetland. The pipe that is located through the center of the parcel is proposed to be replaced and enlarged to allow for increased drainage flow capacity to accommodate existing and proposed conditions. As part of detailed site plan review, the Applicant will be required to demonstrate that the stabilized outfall is sized appropriately in accordance with NYSDEC standards to dissipate stormwater peak flows and prevent erosion at the point of release to the wetlands. The existing stormwater pipe located on the western property line will remain unchanged by the project and will continue to convey flows collected from offsite areas to the west of the site.

Stormwater runoff generated by the proposed project will receive mitigation through newly constructed stormwater management practices designed in accordance with an approved Stormwater Pollution Prevention Plan (SWPPP) that meets all applicable requirements of Somers Town Code Chapter 93, the NYSDEC "New York State Stormwater Management Design Manual", dated January 2015 and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources," last amended April 4, 2010. These new stormwater management practices will also be designed treat runoff from the former footprint of the site parking lot and off-site areas including a portion of U.S. Route 6 that currently receive no treatment under existing conditions. Treatment of these additional areas represents an improvement over existing conditions where no treatment is currently provided.

The Applicant is also proposing to create new wetlands mitigation planting area totaling 15,745 square feet within the NYSDEC regulated 100-foot wetland buffer. Plant materials selected will be suited to the expected hydrologic conditions where they are proposed to be planted, will be native species, and will not include invasive species. All proposed disturbance within the buffer of state wetland "ML-12 is limited to installation of buffer mitigation areas and stormwater management practices. Installation of wetlands mitigation planting areas will increase the ecological performance of the buffer area compared to existing conditions. The project will require approval of a NYSDEC Freshwater Wetlands Permit for proposed disturbance within the regulatory buffer required to be issued prior to signing of an approved Project Site Plan.

During the construction phase of the project, a soil erosion and sediment control plan be implemented as part of the Final SWPPP in accordance with the NYSDEC "New York State Standards and Specifications for Erosion and Sediment Control," dated August 2005 and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources," last amended April 4, 2010, to protect the receiving wetlands from contamination during construction. Based upon the

foregoing, there will be no significant adverse impacts to the State-regulated wetland.

The Proposed Action will affect a non-protected existing body of water.

- *The Proposed Action involves the removal of existing site features (pavement, structures, drainage pipes), new grading, construction of a stormwater management system, installation of portions of the Site's vehicular circulation system, and addition of plantings within the 100-foot buffer of Town-regulated Wetland "B," located in the southwesterly portion of the Site. The Proposed Action also involves the removal of an existing equipment storage shed and portions of a 50-foot high chain link fence that currently defines the perimeter boundary of the existing golf driving range within the 100-foot buffer of Town-regulated Wetland "C," located along the easterly property line of the Site.* To offset the proposed disturbance to the 100-foot buffer of Town-regulated Wetland Areas "B" and "C", the Applicant proposes to create two new wetlands mitigation planting areas totaling 10,630 square feet within the Town of Somers regulated 100-foot wetland buffers. Plant materials selected will be suited to the expected hydrologic conditions where they are proposed to be planted, will be native species, and will not include invasive species. Installation of wetlands mitigation planting areas will increase the ecological performance of the buffer area compared to existing conditions. Prior to the start of construction, the project will require coverage under a Town of Somers Town Code Chapter 167 Wetlands and Watercourse Protection Permit and will be required to meet all necessary criteria for permit issuance.

  Site parking area immediately adjacent to the Town regulated wetland "Wetland B" on the southwest parcel boundary has been planned to consist of porous pavement designed in accordance with the criteria of the NYSDEC Stormwater Management Design Manual, dated January 2015. In addition to providing to stormwater runoff quality attenuation, the porous pavement system will allow for infiltration of stormwater within the wetland sub-watershed and contribute to the hydraulic recharge feeding the Town regulated wetland.

  During the construction phase of the project, a soil erosion and sediment control plan be implemented as part of the Final SWPPP in accordance with the NYSDEC "New York State Standards and Specifications for Erosion and Sediment Control," dated August 2005 and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources," last amended April 4, 2010, to protect the receiving wetlands from contamination during construction. Based upon the foregoing, there will be no significant adverse impacts to Town-regulated wetlands.

The Proposed Action will affect surface or groundwater quality or quantity.

- *Proposed Action will adversely affect groundwater.* The addition of new impervious surfaces and proposed development at the site has the potential to introduce pollutants to site groundwater and surface water resources. To promote the removal of pollutants from stormwater while controlling the peak rate in runoff after development, a Stormwater Pollution Prevention Plan will be prepared for the Site in accordance with the NYSDEC New York State Stormwater Management Design Manual, dated January 2015 and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources," last amended April 4, 2010. These practices are designed to promote the removal of pollutants from the stormwater while attenuating the peak rate in runoff in post development conditions. For this project, the SWPPP will include such practices as vegetated swales, water quality swales, pocket wetlands, bioretention filter area, surface sand filter area, stormwater planters, and porous pavement. In addition, permanent restrictions on landscaping chemicals such as slow release fertilizers, will be applied by hand to horticultural plantings as part of regular horticultural maintenance program and will be limited to a single, spring application. During construction, petroleum products will be stored in tightly sealed containers that are clearly labeled, and all vehicles on the Site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. The use of road salt for maintenance of driveway and parking lot areas will be minimized on the site.

  Additional technical comments pertaining to the project SWPPP and stormwater analysis are anticipated to be provided to the Applicant as part of the detailed site plan application review process. The Applicant will be required to address all outstanding comments of the Consulting Town Engineer and NYCDEP for final approval of the SWPPP and issuance of necessary regulatory permits. The applicant shall also carefully consider the comments of the Watershed Inspector General, and incorporate them into the SWPPP provided they do not conflict with nor exceed requirements of NYCDEP. The project SWPPP will be updated as site design development advances during review of the project Site Plan application. Such design development will include preparation of final stormwater practice construction details that demonstrate design compliance with technical practice requirements of the NYSDEC Stormwater Management Design Manual. The final SWPPP will be available for review and consideration of public comments provided through public hearings required as part of the Planning Board Site Plan Application process.

  Phosphorus effluent found in stormwater runoff from the site is a key pollutant of concern. Site runoff eventually drains to the Muscoot River and ultimately discharges to the Muscoot Reservoir. The Muscoot Reservoir is regulated as a Total Maximum Daily Load (TMDL) waterbody for Phosphorus concentration. An analysis of phosphorus loading will be required to be prepared by the Applicant for the Crossroads at Baldwin Place site that compares pre- and post-development nutrient loading conditions. The analysis shall be required to follow

the principles of the Simple Method with loading rates and removals as specified by the "East Of Hudson Watershed Corporation Stormwater Retrofit Project Design Manual," dated March 5, 2015. The Applicant has committed to maintain no net increase in site post-development phosphorus loading compared to pre-development conditions consistent with the objectives of the TMDL watershed to not cause increase in phosphorus loading to the impaired waterbody

Based upon the foregoing, there will be no significant adverse impacts on groundwater.

- *Proposed Action would use water in excess of 20,000 gallons per day.*

  The Proposed Action would use water but it involves the projected consumption of 10,720 gallons of water per day upon completion of proposed development. The proposed development will receive water from the Amawalk-Shenorock Water District, which is expected to provide an ample supply of water to the Site. Based upon the foregoing, there will be no significant adverse impacts associated with the proposed consumption of water.

- *Proposed Action will require the storage of petroleum or chemical products greater than 1,000 gallons. The Proposed Action may require the use of Bioxide for odor control as part of the operation of the proposed Sewage Pump Station, but the amount of Bioxide to be stored on the Site will be less than 1,100 gallons.* Bioxide will be handled and stored in accordance with "Recommended Standards for Wastewater Facilities 2004 Edition," published by the Great Lakes – Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers ("10 States Standards Wastewater Design Manual") and with "Design Standards for Wastewater Treatment Works Intermediate Sized Sewerage Facilities 1988", dated 1980, revised 1988, published by the NYSDEC. Based on the foregoing, there will be no significant adverse impacts associated with the storage of petroleum or chemical products on the Site.

- *Proposed Action involves site dewatering activities in areas of proposed central drainage pipe replacement and proposed building foundations during construction.* Based upon the results of soil borings completed by Carlin-Simpson & Associates (which are summarized in a report dated May 31, 2012), it has been determined that the site has a shallow groundwater table that is likely to be encountered during the construction phase. The Carlin-Simpson & Associates report indicates that its findings are based on seven borings completed in May 2012 and that additional sub-surface soil investigation will be necessary to determine the elevation of the water table in all areas to be disturbed. The Applicant will be required to complete the additional soil investigations prior to the Planning Board granting final site plan approval. Depending on the elevation of the water table, dewatering of the site during construction may be required. At a minimum, these locations are expected to include the area where an existing drainage pipe to be removed in the central portion of the site is now located as well as the location of one or more proposed building foundations. Any

groundwater that may be encountered during the normal course of construction is proposed to be piped or pumped via a low head "trash pump" into the temporary sediment basin in accordance with the requirements of the NYSDEC "New York State Standards and Specifications for Erosion and Sediment Control," dated August 2005, and will be part of the approved Stormwater Pollution Prevention Plan (SWPPP) that will be prepared in accordance with the requirements of the NYSDEC SPDES General Permit for Stormwater Discharges resulting from Construction Activity (Permit No. GP-0-15-002) and the NYC DEP "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources," last amended April 4, 2010.

The Applicant will also be required to submit a dewatering plan that complies with the NYSDEC "New York State Standards and Specifications for Erosion and Sediment Control," dated August 2005, prior to issuance of Town environmental permits. The required dewatering plan will identify the proposed collection and conveyance routes of intercepted groundwater, and will detail the quantity and duration of the dewatering, discharge points, and erosion and sediment control measures. The Applicant will not be permitted to discharge any water associated with dewatering operations into any State- or Town-regulated wetland on the Site. The dewatering plan will be required to address special procedures for handling, mitigation and disposal of potentially contaminated groundwater encountered within the existing area of potential contamination as shown on the plans. All contaminated groundwater will be managed in accordance with the final NYSDEC approved Remediation Plan. Based on the foregoing, there will be no significant adverse impacts associated with site dewatering activities.

The Proposed Action will alter drainage flow or patterns, or surface water run-off.

- *Proposed Action may cause substantial erosion.* Proposed land grading and disturbance activities on the site have the potential to contribute to soil erosion if no mitigation were to be undertaken. The potential impact from soil erosion and sedimentation will be mitigated by stabilization during construction, on-site permanent stormwater practices, seeding/mulching, monitoring after storm events, and implementation of a detailed Soil Erosion and Sediment Control Plan. A detailed Erosion and Sediment Control Plan is required to be a part of the project-specific Stormwater Pollution Prevention Plan (SWPPP). A draft of the project SWPPP that included a preliminary Erosion & Sediment Control Plan has been prepared at this time. Key components of the preliminary erosion and sediment control plan that will mitigate potential project impacts include, but are not limited to, the following:

    - Erosion and sediment control plan specifications prepared in accordance with all applicable regulations, standards and guidance documents, including NYSDEC *New York State Standards and Specifications for Erosion and Sediment Control* (2005), NYSDEC *SPDES General Permit for Stormwater Discharges from Construction Activity* (GP-0-15-002) and the NYC DEP "Rules and Regulations for the Protection from

Contamination, Degradation and Pollution of the New York City Water Supply and its Sources," last amended April 4, 2010.

- Consideration of Hydrologic Soil Groups for Site soils obtained from USDA Natural Resources Conservation Service Soil Survey Maps.
- Implementation of standard erosion and sediment control practices such as silt fence, stabilized construction entrances, sediment traps, drain inlet protection, temporary swales, water bars and land grading controls during the construction period.
- Provisions for inspection and maintenance of all planed erosion and sediment control practices throughout construction to acceptance of Final Stabilization.
- Requirement of weekly erosion and sediment control site inspections by a Qualified Inspector as defined by the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002).
- Requirement for inactive site areas to receive temporary stabilization where work has not occurred within the previous seven day period.
- Provision for dust control during construction.
- Preparation of a land disturbance phasing plan that maintains no greater than 5 acres of land area to be disturbed at any one time.
- Provision for Soil Restoration as part of Final Site Stabilization consistent with the specifications in the NYSDEC *Stormwater Management Design Manual*, latest edition.

Details of the SWPPP and associated Erosion and Sediment Control plan will be further refined as overall project design development continues during the Site Plan Application review. Plan documents will be available for public review at public hearings required as part of the Planning Board Site Plan Application process. Based upon the foregoing, there will be no significant adverse impacts resulting from erosion.

Impact on Open Space and Recreation

The Proposed Action will affect the quantity of existing recreational opportunities.

- *Proposed Action involves elimination of existing privately-owned golf driving range.* According to the Applicant, the existing golf driving range is no longer considered a viable commercial enterprise. The loss of a privately-owned recreation facility is a relatively small and unavoidable impact. Based upon the foregoing, there will be no significant adverse impacts resulting from elimination of the existing golf driving range.

Impact on Transportation

The Proposed Action will affect the existing transportation systems.

- *Proposed Action involves the generation of up to approximately 254 vehicle trips per hour upon completion.* The Applicant completed a Traffic Report on the basis of the originally proposed development concept as part of "The Green" application, which included approximately 24,760 square feet of retail space, a 4,000 square-foot restaurant and 71 residential units. According to the Applicant's Traffic Consultant, the proposed development was originally estimated to generate 69, 125 and 180 vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively, based on trip rates provided by the Institute of Transportation Engineers (ITE). The analysis was based on full occupancy and accounts for other approved developments along the U.S. Route 6 corridor.

  Based upon the findings of the Applicant's Traffic Report, the proposed multi-use commercial/residential development would not have a significant adverse impact on the overall traffic operation along U.S. Route 6, based upon implementation of the following recommended transportation improvements:

  1. U.S. Route 6 at Curry Street/New York State Route 6N – Traffic Signal Timing Improvements.

  2. U.S. Route 6 at Mahopac Avenue – Traffic Signal Timing Improvements.

  3. U.S. Route 6 at Somers Commons Access (South) – Traffic Signal Timing Improvements.

  4. U.S. Route 6 at New York State Route 118/Baldwin Place Road – Traffic Signal Timing Improvements.

  5. U.S. Route 6 at Proposed Site Access Drive/Planned Hamlet Site Access Drive – Recommend signalization of this intersection and the construction of separate left turn lanes on U.S. Route 6 at the location of the proposed access drive.

  Each of the recommended improvements along U.S. Route 6 requires approval from the New York State Department of Transportation (NYSDOT). Therefore, the Applicant will be required to obtain a Highway Work Permit for the proposed improvements at the Site. Modification to traffic signal timing plans upstream of the Site will also require an approval by the NYSDOT or findings that the NYSDOT will implement the traffic signal timing improvement plans, as needed.

  The development concept for the Site has continued to evolve and now proposes a less dense project with 24,000 square feet of commercial floor area and a total of

64 residential units with 12 non-age restricted units and 52 age-restricted units, resulting in less traffic generation than studied in the Traffic Report. However, the findings remain the same. Based upon the analysis completed by the Applicant's Traffic Consultant and the recommended improvements to be provided by the Applicant, the proposed development will not result in an adverse impact on the overall traffic operations along U.S. Route 6 along the Site frontage and at upstream traffic signals. Based upon the foregoing, there will be no significant adverse impacts resulting from the generation of additional Site traffic.

- *Proposed Action involves generation of traffic during construction phase, including that associated with importation of fill to the Site.*

  During the initial phases of site work, earthwork activities will require the importation of fill. Because of constraints that would limit the availability of on-site staging areas, the Applicant has projected that no more than 40 truckloads of fill could be imported to the Site on a daily basis. This represents a total of 80 truck trips per day that could be expected to result from filling operations, probably over the course of an 8-hour work day for approximately 7 weeks. This could result in short-term delays along U.S. Route 6 since trucks of this type and size are typically slow-moving vehicles. To reduce potential impacts associated with this type of construction traffic, the Applicant will employ a flag person to direct traffic at the Site entrance drive and will use standard signing along U.S. Route 6. Prior to the Planning Board granting final site plan approval, the Applicant will also be required to submit a construction management plan that accounts for the projected amount of delivery truck activity generally. In addition, the final approved Sediment and Erosion Control Plan will be designed to ensure that dirt and mud from trucks transporting fill and as well as other construction vehicles will not be deposited onto U.S. Route 6 and other area roads during the construction phase. Based upon the foregoing, there will be no significant adverse impacts associated with construction traffic.

Impact on Growth and Character of Community or Neighborhood

The Proposed Action will affect the character of the existing neighborhood.

- *Proposed Action will conflict with officially adopted plans or goals.* The Proposed Action is consistent with Town Development Plan policies, but does not comply with existing zoning policies concerning the specific location of residential and retail uses in the NS District. Under existing zoning provisions, apartments are not permitted on the first floor of any building in the NS District and, when proposed, such apartments must be located over stores (i.e., retail uses) but may not be located over other permitted nonresidential uses, such as but not limited to restaurants. The Proposed Action includes the proposed adoption of supplementary zoning provisions that seek to create more flexibility in the permitted location of affordable residential units in the NS District. If all applicable criteria can be satisfied, the supplementary zoning text provisions

would allow affordable residential units to be located on any floor of a building in a mixed, commercial and affordable residential project. The proposed zoning provisions would have limited applicability because they could only be applied to a property larger than 8 acres in size, with road frontage of less than 500 feet, and then only if at least 50% of the proposed residential units would qualify as affordable dwelling units. Further, the minimum ratio of commercial floor area to residential floor area would be 0.27, ensuring that the purpose of the NS District, which is to provide neighborhood business areas and personal service needs with alternative housing opportunities, is achieved. Before the normally applicable provisions of the NS District could be modified and replaced with the supplementary zoning provisions, the approval authority would also be required to make a specific finding that nonresidential uses located in the rear portion of a development site would not be marketable. Based upon the foregoing, there will be no significant adverse impacts associated with the proposed zoning text amendments.

- *Proposed Action will cause a change in the density of land use.* The Proposed Action involves the construction of approximately 64 multifamily dwelling units and approximately 24,000 square feet of commercial floor area (to be occupied by retail and office uses) in place of an existing golf driving range. In comparison to the character of the existing golf driving range, the proposed development would clearly represent a change in the density of land use. However, the proposed number of dwelling units and amount of commercial floor area are permitted by the existing provisions of the NS District, in which the Site is located. Based upon the foregoing, there will be no significant adverse impacts related to changes in the density of land use.

- *Development will create a demand for additional community services (e.g., schools, police and fire, etc.).* Because 52 of the 64 proposed residential dwelling units would be age-restricted, the Proposed Action is not expected to attract as many families with school-age children as the previous proposal. However, Somers Central School District has sufficient capacity to accommodate additional students. The construction of new residential and nonresidential buildings where a golf driving range previously existed would create a demand for additional police and fire protection services. Additionally, according to the Applicant, the Somers Fire District has indicated that its fire apparatus would be able to access the Site based upon the currently proposed site layout. Any new development with residential dwelling units would also generate a demand for recreation facilities. To offset the increased demand for those facilities by residents of the proposed dwelling units, the Proposed Action includes the payment of a recreation fee. The amount of the recreation fee will be reviewed by the Applicant with the Town Board. Based upon the foregoing, there will be no significant adverse impacts related to the creation of additional demand for community services.

- *Proposed Action will create or eliminate employment.* The Proposed Action involves the creation and elimination of jobs, but would result in a net increase in employment. Closure of the existing golf driving range would eliminate 3 jobs. The proposed development of residential, retail, and office uses would create 30-35 jobs during construction and approximately 15 or more jobs once the proposed development is occupied. Based upon the foregoing, there will be no significant adverse impacts associated with employment.

Lead Agency: Town of Somers Planning Board
Town of Somers
335 Route 202
Somers, NY 10589

For Further Information:

Contact Person: Marilyn Murphy, Planning Board Secretary

Address: Town of Somers, 335 Route 202, Somers, NY 10589

Telephone Number: (914) 277-5366

A copy of this notice has been filed with involved and interested agencies and parties on the attached distribution list.

Involved Agencies

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

Westchester County Department of Health
118 North Bedford Road Suite 100
Mt. Kisco, New York 10549

Westchester County Department of Health
145 Huguenot Street
New Rochelle, New York 10801

Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Ave., 8th Floor
White Plains, New York 10601

New York State Department of Environmental Conservation
Division of Environmental Permits – Region 3
21 South Putt Corners Road
New Paltz, New York
12561-1696

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

New York State Department of Transportation
Region 8 Office
4 Burnett Boulevard
Poughkeepsie, New York 12603
Attn.: Mary McCullough, SEQRA – HW Permit Unit

Interested Agencies

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

Town of Somers Open Space Committee
Somers Town House
335 Route 202
Somers, New York 10589

Architectural Review Board
Somers Town House
335 Route 202
Somers, New York 10589

Somers Bureau of Fire Prevention
Somers Town House
335 Route 202
Somers, New York 10589

Town of Somers Highway Department
Somers Town House
335 Route 202
Somers, New York 10589

Westchester County Department of Environmental Facilities
270 North Avenue, 6th Floor
New Rochelle, New York 10801

Westchester County Planning Board
148 Martine Avenue, Room 420
White Plains, New York 10601

Putnam County Department of Planning
841 Fair Street
Carmel, New York 10512

Town of Carmel Planning Department
Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Peekskill City Hall
Planning Department
840 Main Street
Peekskill, New York 10566

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Agency Use Only [If applicable]	
Project :	
Date :	

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer **"Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer **"No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☑
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: Proposed Action includes the importation of approximately 30,000 c.y. of fill		☐	☑

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☑
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☑	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☑	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☑	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☑	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: Proposed Action involves an increase in traffic upon completion and involves the generation of additional truck traffic during the construction phase.		☐	☑

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts:			

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: The area of potential from contaminated soil from a gas station that was formerly on the site.		☐	☑

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☑
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached Document

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Somers Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Crossroads at Baldwin Place

Name of Lead Agency: Town of Somers Planning Board

Name of Responsible Officer in Lead Agency: John Currie

Title of Responsible Officer: Planning Board Chair

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Marilyn Murphy, Planning Board Secretary

Address: Town of Somers, 335 Route 202, Somers, NY 10589

Telephone Number: (914) 277-5366

E-mail: mmurphy@somersny.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

C-
PB
TP
CTE
applicant

BUREAU OF FIRE PREVENTION

Telephone
(914) 277-8228
Fax
(914) 277-3790

EFREM CITARELLA
CHIEF

Town of Somers

WESTCHESTER COUNTY, N.Y.

SOMERS TOWN HOUSE
ANNEX
337 ROUTE 202
SOMERS, NY 10589

RECEIVED
JUN 20 2016
PLANNING ENGINEERING
TOWN OF SOMERS

38

MEMO TO: Planning and Engineering

FROM: Bureau of Fire Prevention

RE: The Crossroads at Baldwin Place

DATE: June 17, 2016

An updated plan was provided for The Crossroads at Baldwin Place. It was reviewed and discussed at our monthly meeting on June 15, 2016. There were no comments. The Bureau does look forward to receiving and reviewing plans with hydrant locations, floor plans and building elevations.