

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Port Chester Gateway

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Port Chester Gateway

Location of Action (include Street Address, Municipality and County)

High Street, Port Chester, Westchester County

Name of Applicant/Sponsor 406 BPR, LLC

Address 400 Galleria Parkway, Suite 1450

City / PO Atlanta

State GA

Zip Code 30339

Business Telephone (770) 644-2346

Name of Owner (if different) same as above

Address _____

City / PO _____

State _____

Zip Code _____

Business Telephone _____

Description of Action:

The project site is a previously developed 15.4-acre parcel situated in the northeast quadrant of the intersection of High Street and Boston Post Road in the Village of Port Chester, Westchester County, New York. The site consists of two parcels identified on the Village Tax Maps as Section 141.052, Block 1, Lot 2 and 2.1. Lot 2 is the site of the former United Hospital having a street address of 406 Boston Post Road. Lot 2.1 is the site of a residential apartment building having a street address of 999 High Street. The combined site complex consists of nine buildings with related parking areas connected by an interior roadway system. The site consists of approximately ten acres of impervious area. The hospital is presently inoperative and the apartment building is operating below capacity.

The Applicant proposes redevelopment of the site. The Redevelopment Master Plan will require demolition of the existing hospital and related facilities. The Master Plan proposes a mixed-use development consisting of approximately 762 residential dwelling units and 254,000 s.f. of commercial (retail and office) space. The development will be supported by an interior roadway system and parking structures providing some 2,000 spaces.

The current zoning is R2F, Two-Family Residential. A Special Design District is proposed to permit the proposed development.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Former United Hospital Site, Apartments

2. Total acreage of project area: 15.4 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	<u>0.1</u> acres	_____ acres
Roads, buildings and other paved surfaces	<u>10.0</u> acres	<u>9.8</u> acres
Other (Indicate type) <u>Landscaped Area</u>	<u>5.3</u> acres	<u>5.6</u> acres

3. What is predominant soil type(s) on project site? Ub, Udorthents, Smoothed

- a. Soil drainage: Well drained 50% of site Moderately well drained 50% of site.
 Poorly drained _____% of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock > 2 (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 82% 10- 15% 5% 15% or greater 13%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? > 2 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Pending confirmation by NYS DEC

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

Views of LI Sound and NYC from upper levels of existing buildings.

15. Streams within or contiguous to project area:

none

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

none

b. Size (in acres):

17. Is the site served by existing public utilities? Yes No
- a. If **YES**, does sufficient capacity exist to allow connection? Yes No
- b. If **YES**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 15.4 acres.
- b. Project acreage to be developed: 15.4 acres initially; 15.4 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 650 +/-; proposed 1971 +/-
- g. Maximum vehicular trips generated per hour: 1,049 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Initially | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| Ultimately | <u> </u> | <u> </u> | <u>762 unit</u> | <u> </u> |
- i. Dimensions (in feet) of largest proposed structure: 184' tallest bldg height; 149' largest building avg width; 426' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 900 ft
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? TBD tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
-
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres. of landscape area
No net loss area

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 3 (number) (possibly 3 phases)

b. Anticipated date of commencement phase 1: 01 month 2012 year, (including demolition)

c. Approximate completion date of final phase: TBD month TBD year. Depending on market conditions.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No (Rock will likely be encountered based on soil survey)

9. Number of jobs generated: during construction TBD ; after project is complete TBD

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type Sewer discharged to public sewer

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

N/A; no existing water bodies

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 64 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name Charles Point Trash-to-energy Plant ; location Peekskill, NY

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

Recyclable materials will be sent to recycling center for processing.

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

Construction related impacts

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

Proposed facility will utilize electricity, fossil fuel and/or natural gas.

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 178000 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

	Yes	No	Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zoning Map Change & Site Plan Approval	11/19/09
City, Town, Village Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommendation re: Zoning Map Change & Site Plan Approval	TBD
City, Town Zoning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
City, County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other Local Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review Board Village Sewer District	TBD TBD
Other Regional Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notice given to Westchester County Planning Board	TBD
State Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NYSDOT NYSDEC (Stormwater)	TBD TBD
Federal Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|--|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

R-2F, Two-Family Residential Zoning District

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Assuming 5,000 sf lots (50' wide) with frontage on a subdivision road = 6250 sf per lot. Site area is 15.4 acres. Site area divided by area per lot (15.4 / (6250/ 43560) = 107 residential lots)

4. What is the proposed zoning of the site?

Special Design District to permit development of the site for the purposes proposed.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

TBD

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

Yes

No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Zoning Classifications: R2F Two-Family Residential, RA3 Multi-Family Residential, R7 One Family Residential, C3 Design Office and Commercial, CD Design Shopping Center, M1 Light Industrial, PD Design Professional Building.
Predominant Land Uses: Residential, Commercial, Community Park

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?

Yes

No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?)

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

Any negative impacts identified in the Traffic Impact Study will be mitigated. Impacts and mitigation TBD.

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Nickitas F. Panayotou On behalf of the Applicant Date 12/17/09

Signature 

Title TRC Engineers, Inc. Principal, Land Development

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