

**POSITIVE DECLARATION  
RIVER KNOLL PROJECT**

**ATTACHMENT TO PART 3 OF  
FULL ENVIRONMENTAL ASSESSMENT FORM**

**Scoping:** The Lead Agency will conduct a public Scoping Session regarding the content of the DEIS on June 22, 2016.

**Description of Action:** Glenco Group, LLC (the "Applicant") is seeking the enactment of a local law by the Town Board which would amend the Zoning Law by creating the proposed Multi-Family Residence 2 (MF2) zoning district and the applying this new zoning district to the Subject Property in the Town of Ossining, as well as the granting of Site Plan, Wetlands Permit, Steep Slope Permit and Tree Removal Permit Approvals by the Planning Board, for the construction of a 188-unit multi-family development on the site of the former Stony Lodge Hospital (the "Project" or "Proposed Action").

**Location:** 40 Croton Dam Road, Town of Ossining, Westchester County, and designated on the Town tax maps as Section 1, Plate 4, Block 2 (the "Site" or "Subject Property").

**Reasons Supporting This Determination:** Based on the criteria outlined in Part 617.7(c) of the New York Code of Rules and Regulations (the implementing regulations of the New York State Environmental Quality Review Act) and based upon a review of the Full Environmental Assessment Form (Parts 1, 2 and 3) and all other application materials that have been prepared to-date, the Town of Ossining Planning Board, as Lead Agency, has determined that the Proposed Action may have the following significant adverse impacts on the environment:

1. Criteria: *a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;*

The existing zoning of the subject property in the Town of Ossining is R-15 One-Family Residence District. Although the actual residential density which would be permitted under the existing zoning has not been determined, the proposed zoning would yield significantly more residential density than would the existing zoning.

According to Part 1 of the EAF, the Site contains a 0.25-acre wetland and would require disturbance of the wetland buffer, thereby necessitating a Wetland Permit from the Planning Board and possibly the U.S. Army Corps of Engineers. The Project also requires a Stormwater Permit from the New York State Department of Environmental Conservation and the alteration of the quantity and quality of

surface runoff. The Project proposes construction on 4.6 acres of slopes of 15% or greater, thereby necessitating a Steep Slope Permit from the Planning Board. The Project would increase the level of traffic to the Site with an additional 45 trips during the Weekday AM Peak Hour and 61 additional trips during the Weekday PM Peak Hour.

2. Criteria: *the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;*

According to Part 1 of the EAF, 10.8 acres of land are proposed to be disturbed and 1.05 acres are proposed to be converted to impervious surfaces bringing the total amount of impervious surfaces on the Site to 3.97 acres. Removal of trees on the Site would necessitate a Tree Removal Permit from the Planning Board. Also, approximately 25,700 cubic yards of soil is proposed to be removed to complete the Project.

3. Criteria: *the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;*

The archaeological sensitivity of the Site is unknown. The NY State Office of Parks, Recreation & Historic Preservation has requested that a Phase 1A Archaeological Documentary Study be prepared to evaluate the potential archaeological sensitivity of the Site.

The Proposed Action may affect the existing character of the neighborhood. The existing land uses surrounding the Site are primarily one- and two-story single-family residences. Currently, the maximum building height for all districts is 2.5 stories. The Proposed Action consists of three-story multi-family buildings, which would require an amendment to the Zoning Law. In addition, the Project would reduce the amount of open space by 1.0 acre.

4. Criteria: *a major change in the use of either the quantity or type of energy;*

The Project would result in the potential increase in energy consumption associated with the permanent occupancy/use of the proposed 188 dwelling units.

5. Criteria: *a substantial change in the use, or intensity of use, of land ....; and the encouraging or attracting of a large number of people to a place or places for*

*more than a few days, compared to the number of people who would come to such place absent the action;*

The existing zoning of the subject property in the Town of Ossining is R-15 One-Family Residence District. Although the actual residential density which would be permitted under the existing zoning has not been determined, the proposed zoning would yield significantly more residential density than would the existing zoning.

The Project would replace an existing hospital with multi-family residential buildings and increase the intensity of use of the Site. The Project is projected to house approximately 373 residents and would create 376 parking spaces. The Proposed Action would also increase the demand for water on the property from 14,185 gallons per day to 16,615, and add approximately 27 students to the Ossining school system.

6. *Criteria: changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and/or*
7. *Criteria: two or more related actions....approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria.....*

The above mentioned potential impacts are not intended to represent a scope of the Draft Environmental Impact Statement, but instead describe the reasons for requiring that a DEIS be prepared for the Proposed Action. The subject matter to be addressed in the DEIS will be described in detail in the Final Scope for the DEIS to be adopted by the Town of Ossining Planning Board.

**A copy of this notice has been filed with:**

Supervisor Dana Levenberg and the Ossining Town Board  
Village of Ossining Water Department  
Westchester County Department of Health  
Westchester County Department of Planning  
New York State Department of Environmental Conservation  
Glenco Group, LLC

**This determination has been provided to [ENB@dec.ny.gov](mailto:ENB@dec.ny.gov) for publication of this notice in the Environmental Notice Bulletin.**

Project : River Knoll 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 ATTACHMENT

**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  
see attachment

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town of Ossining 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).

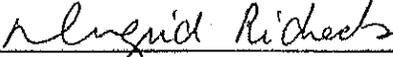
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration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

Name of Action: River Knoll Project

Name of Lead Agency: Town of Ossining Planning Board

Name of Responsible Officer in Lead Agency: Ingrid Richards

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency:  Date: 5-27-15

Signature of Preparer (if different from Responsible Officer) David H. Sigman, AICP, PP, President, FPCA Date: 5/12/15

**For Further Information:**

Contact Person: Sandra Annelli, Planning Board Secretary

Address: Town of Ossining Building & Planning Department, P.O. Box 116, 101 Route 9A, Ossining, NY 10562

Telephone Number: (914) 762-8419

E-mail: sanelli@ossbuilding.org

**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