

Crotonville Conference Center

Environmental Assessment Form Part 3

September 3, 2024

The following indicates responses to the EAF Part 2 prepared by the Lead Agency (dated 8/13/24), and provides narrative to each of the items listed.

	Part 2 response	Comments
1. Impact on Land	No	The Proposed Action does not include any impact to land. The Proposed Action seeks to amend the Town's BE Business Education District regulations to introduce additional potential uses consistent with the existing development of the former General Electric management-training facility. There are no new buildings, or expansion of existing buildings, planned or proposed at this time. The existing buildings would be adaptively reused for the approved uses.
2. Impact on Geological Features	No	No unique or unusual landforms exist on the site, and no impact to land will occur (as described above).
3. Impacts on Surface Water	No	No physical changes are proposed to the site, therefore no impacts to wetlands, watercourses or surface water will occur.
4. Impact on groundwater	No	No physical changes are proposed to the site, therefore no impacts to groundwater will occur.
5. Impact on Flooding	No	No physical changes are proposed to the site, therefore no impacts to lands subject to flooding will occur.
6. Impacts on Air	No	The Proposed Action does not include a state regulated air emission source, therefore no impacts will occur.
7. Impact on Plants and Animals	No	No physical changes are proposed to the site, therefore no impacts to plants and animals will occur.
8. Impact on Agricultural Resources	No	No agricultural resources will be impacted by the Proposed Action.
9. Impact on Aesthetic Resources	No	No physical changes are proposed to the site, therefore no impacts to aesthetic resources or current land use patterns will occur.
10. Impact on Historic and Archeological Resources	Small impact may occur	<ul style="list-style-type: none"> a. Small impact to historic resources was indicated since the site is substantially contiguous to the Old Croton Aqueduct State Historic Park, as well as in the vicinity of Van Cortlandt Manor. No physical changes are proposed to the site, therefore no impacts to historic resources will occur. b. No impact to archeological sites on the NY SHPO inventory will occur, as the site is currently developed, and no new land disturbance is proposed. c. No Impact to archeological sites not included in the NY SHPO inventory will occur, as the site is currently developed, and no new land disturbance is proposed.
11. Impact on Open Space and Recreation	No	The Proposed Action does not result in loss of recreational opportunities or reduction of open space.

12. Impact on Critical Environmental Areas	Yes, but No impact	The Site adjoins Critical Environmental Area (CEA): County and State Park Lands, Indian Brook Reservoir, designated by Westchester County in 1990 due to “exceptional or unique character”. The Proposed Action will not result in the reduction in the quantity or quality of the resource, or basis for its designation. Therefore, while the Lead Agency has identified that the site adjoins a CEA, the Proposed Action will not impact it.
13. Impact on Transportation	Small impact may occur	<p>The Lead Agency indicates that the Proposed Action may result in a change to existing transportation systems, and may have a “small impact” relative to (a) “Projected traffic increase may exceed capacity of existing road network.”</p> <p>As described in the Traffic Impact Analysis prepared for the Proposed Action, and confirmed by the Lead Agency’s Traffic Consultant, traffic generated by Proposed Action will not result in any potential significant adverse impact on existing traffic conditions. However, the Lead Agency finds that a post-occupancy study should be implemented, with the ability of the Town to require the Applicant to address any issues identified by the study, as may be appropriate.</p> <p>The Lead Agency indicates that the Proposed Action will have no impact on (b), (c) or (d) which involve impacts from parking of over 500 cars, transit access, pedestrian/bicycle access. The Lead Agency indicates that a moderate impact may occur relative to (e) “The Proposed Action may alter the present pattern of movement of people or goods”.</p> <p>As described in the Traffic Impact Analysis prepared for the Proposed Action, which has been reviewed by the Lead Agency’s Traffic Consultant, traffic generated by Proposed Action specifically will not exceed the capacity of the existing road network and will not result in any potential significant adverse impacts on existing traffic conditions . However, the Lead Agency finds that a post-occupancy study should be implemented, with the ability of the Town to require the Applicant to address any issues identified by this study, as may be appropriate.</p> <p>In addition, potential impacts relating to parking on site was described in the Parking Analysis and Parking Management Plan prepared for the Proposed Action. The conclusions of this study indicate that while the 217 parking spaces provided on the campus are sufficient to accommodate regular daily activity, it is proposed to accommodate peak parking demand associated with larger events through the implementation of a Parking Management Plan. With this Plan, parking for up to 282 vehicles can be accommodated through valet parking. The Applicant has also agreed to a post-operative monitoring study as described in the Plan to ensure that adequate parking is provided and has the ability to increase parking supply to approximately 417 parking spaces through land-banked parking. With these measures (as detailed in the Parking Management Plan), more than adequate parking will be provided for this facility.</p>
14. Impact on Energy	No	No physical changes are proposed to the site, therefore no increase to any form of energy will occur.
15. Impact on Noise, Odor and Light	No	No physical changes are proposed to the site, therefore no impact to noise/sound, odor or light will occur.

16. Impact on Human Health	No	The Proposed Action does not result in impact to human health from exposure to contaminants.
17. Consistency with Community Plans	Small impact may occur	<p>Lead Agency indicates that yes, the Proposed Action is not consistent with adopted land use plans, and has a “small impact”, as follows: (c) “The Proposed Action is inconsistent with local land use plans or zoning regulations”.</p> <p>As described in the Project Narrative submitted to the Lead Agency (8/1/24), the Proposed Action seeks text amendments to the Town of Ossining’s Zoning Ordinance to modify the “BE” Business Education District regulations to introduce additional potential primary and accessory uses consistent with the existing development of the former GE facility. The proposed Rezoning would introduce additional primary uses in the existing buildings to meet current market demand, including conference center, hotel, and restaurant. Additional accessory uses are also proposed. To the extent practicable, the Applicant will endeavor to adaptively reuse the existing structures. The number of guest rooms related to a hotel/conference center and/or units related to an assisted living facility/service-enriched senior housing residence would not exceed 300 in total on Site (a maximum of 52 new rooms over the current total of 248). No impact is anticipated for the other items listed in item 17 (a, b, d, e, f, or g).</p>
18. Consistency with Community Character	No	No physical changes are proposed to the site which has been operating as a training/conference center for decades, and therefore the Proposed Action is not inconsistent with existing community character.