

VIA HAND DELIVERED

November 9, 2015

Planning Board
Town of Ossining
John-Paul Rodrigues Operations Center
101 Route 9A
P.O. Box 1166
Ossining, New York 10562

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Town of Ossining
Building & Planning Department

Attn: Ingrid Richards, Chair

**RE: *Artis Senior Living
Town of Ossining***

Dear Chair Richards:

Kellard Sessions Consulting, P.C. is pleased to submit, herewith, eight (8) sets of the following materials in connection with the above-captioned matter:

- ☐ Site Plans (prepared by Kellard Sessions Consulting dated last revised November 9, 2015)
 - Sheet 1/9 Existing Conditions
 - Sheet 2/9 Layout Plan
 - Sheet 3/9 Grading & Utilities Plan
 - Sheet 4/9 Erosion and Sediment Control Plan
 - Sheet 5/9 Landscaping Plan
 - Sheet 6/9 Wetland Mitigation Plan
 - Sheet 7/9 Details
 - Sheet 8/9 Details
 - Sheet 9/9 Details
- ☐ Long Environmental Assessment Form (EAF) dated last revised November 9, 2015
- ☐ Narrative Report for the EAF dated last revised November 9, 2015

The following reflects itemized responses to the October 21, 2015 Frederick P. Clark Associates memorandum.

1. The following revisions have been made to the Environmental Assessment Form:
 - A. Section D.2.n.ii has been answered “yes” and it is further explained that there will be proposed screening installed to mitigate lighting trespass both to and from the site.
 - B. It has been noted that the answers provided in section D.2.r are measured values from an existing facility of similar size which is owned and operated by Artis Senior Living.
 - C. It has been noted that the answers in sections E.2.n,o,p are based on information provided by the New York Natural Heritage Programs Biodiversity Database.
 - D. All references to a conditional use have been removed from the document.
 - E. The justification for minimal impacts to the surrounding traffic is detailed within the enclosed EAF Supplement Narrative.
 - F. The addition of “Assisted Living Facility” as a permitted use in the GB Zoning District will not result in any potential impacts beyond those of the existing permitted uses in the GB District and, in fact, is a less intensive use than most of the permitted uses of the GB District in that:
 1. Assisted Living Facilities are typically very low generators of traffic;
 2. Assisted Living Facilities typically generate significant real property tax revenue without contributing additional school children to the area, and without resulting in any marked increase in demand on Town services and facilities;
 3. Assisted Living Facilities are quiet uses and do not generate noise.

In response to the “Analysis and Recommendations - Site Plan” section:

1. The existing watercourse/wetland area, as well as the proposed mitigation measures have been refined based on the recommendations of the Town’s Wetland Consultant.

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2. The architect will provide all building material information.
3. There are no other signs proposed on the site.
4. The required note has been added to the Layout Plan. All required notes will also be added to the photometric plan by the lighting consultant.
5. The Cleveland Select Pear has been replaced with Ivory Silk Lilac.
6. The site plans have been submitted to the Fire Department. As shown, the plans have incorporated all recommendations that were made by the Fire Department, which included curb cut width, hydrant location and elevator size.

We trust the above has satisfactorily addressed the comments in October 21, 2015 memorandum from Frederick P. Clark Associates, Inc.

Very truly yours,



Brian Hildenbrand, P.E.
Kellard Sessions Consulting, P.C.

BH/pg

Enclosures

cc: Max Ferentinos w/Enc.
Janet Giris, Esq. w/Enc.
David H. Stolman, AICP, PP
Daniel A. Ciarcia, P.E.
Ossining Planning Board Members
Sandy Anelli
Stephen Coleman w/Enc.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part I is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Artis Senior Living		
Project Location (describe, and attach a general location map): 553 North State Road, Briarcliff Manor (Town of Ossining) New York		
Brief Description of Proposed Action (include purpose or need): The applicant is seeking zoning text amendments and site plan approvals to permit the development of a 64 bed memory care assisted living facility on the property. If the requested approvals are granted, the applicant will demolish the existing structures on the site and redevelop the property with a two (2) story building containing approximately 35,000 square feet together with related parking and infrastructure.		
Name of Applicant/Sponsor: Artis Senior Living, LLC	Telephone: 703-992-7953 E-Mail: mferentinos@artissl.com	
Address: 1651 Old Meadow Road, Suite 100		
City/PO: McLean	State: VA	Zip Code: 22102
Project Contact (if not same as sponsor; give name and title/role): Max Ferentinos, Vice President	Telephone: 703-992-7953 E-Mail: mferentinos@artissl.com	
Address: 1651 Old Meadow Road, Suite 100		
City/PO: McLean	State: VA	Zip Code: 22102
Property Owner (if not same as sponsor): Land Development Corporation	Telephone: 914-403-7790 E-Mail:	
Address: 1 Apple Farm Road		
City/PO: Ossining	State: NY	Zip Code: 10562

B. Government Approvals**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Zoning Text Amendments	Pending
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan, Wetland, Tree Permit, SEQRA	
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town SWPPP Approval, Environmental Review Board, Building Permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Curb Cut	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SWPPP Approval	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
GB-General Business
- b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No
- c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? GB District regulations would be amended to permit assisted living facilities as conditional uses.

C.4. Existing community services.

- a. In what school district is the project site located? Ossining
- b. What police or other public protection forces serve the project site?
Briarcliff Police
- c. Which fire protection and emergency medical services serve the project site?
Ossining EMS and Briarcliff Fire Department
- d. What parks serve the project site?
Ryder Park

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential - Assisted Living
- b. a. Total acreage of the site of the proposed action? 1.53 acres
b. Total acreage to be physically disturbed? 1.53 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.53 acres
- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No
iii. Number of lots proposed? NA
iv. Minimum and maximum proposed lot sizes? Minimum NA Maximum NA
- e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No
 If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: +/-35 height; 195 width; and 135 length

iii. Approximate extent of building space to be heated or cooled: 34,062 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☒ Yes ☐ No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): An unnamed locally-regulated watercourse is located at the rear of the subject property.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Building construction and site grading within the 100' buffer. Approximately 25,000 square feet of proposed buffer disturbance.

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 11,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Town of Ossining Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 11,200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Ossining WWTP
- Name of district: Town of Ossining Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____ _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;"> _____ Square feet or <u>0.90</u> acres (impervious surface) _____ Square feet or <u>1.53</u> acres (parcel size) </p> <p>ii. Describe types of new point sources. <u>Rooftop, parking lot and walkways</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p><u>Underground Infiltration system</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? *Refer to EAF Supplement Narrative. ☐ Yes ☒ No

If Yes:

- i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
- vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☒ No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
285,000 Kwh per Year
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Con Ed grid
- iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 - 4:00
- Saturday: 8:00 - 4:00
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>Typical noise related to commercial building construction.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>The parking lot will be illuminated with pole-mounted luminaires for safety.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>New landscaping will be installed along side and rear property lines to provide light barrier.</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 2 tons per _____ week (unit of time) • Operation : _____ 1 tons per _____ week (unit of time) * <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: <u>On-site recycling bins and dumpster</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Collection of the on-site dumpster</u> • Operation: <u>Collection of the on-site dumpster</u> 	

*Value measured from an existing Artis facility of same size.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.30	0.90	+0.60
• Forested	0.0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.23	0.63	-0.60
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: CrC - Charlton-Chatfield Complex 100 %

_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: _____ 4 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 80 % of site
☒ Moderately Well Drained: _____ 20 % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Unnamed intermittent watercourse Classification Local
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:
i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p> <u>Grey squirrel</u> <u>Chipmunk</u> <u>White tailed deer</u> </p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;"><u>Based on New York Natural Heritage Programs Biodiversity Database.</u></p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;"><u>Based on New York Natural Heritage Programs Biodiversity Database.</u></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;"><u>Based on New York Natural Heritage Programs Biodiversity Database.</u></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ </div>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ </div>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. </div>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? </div>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

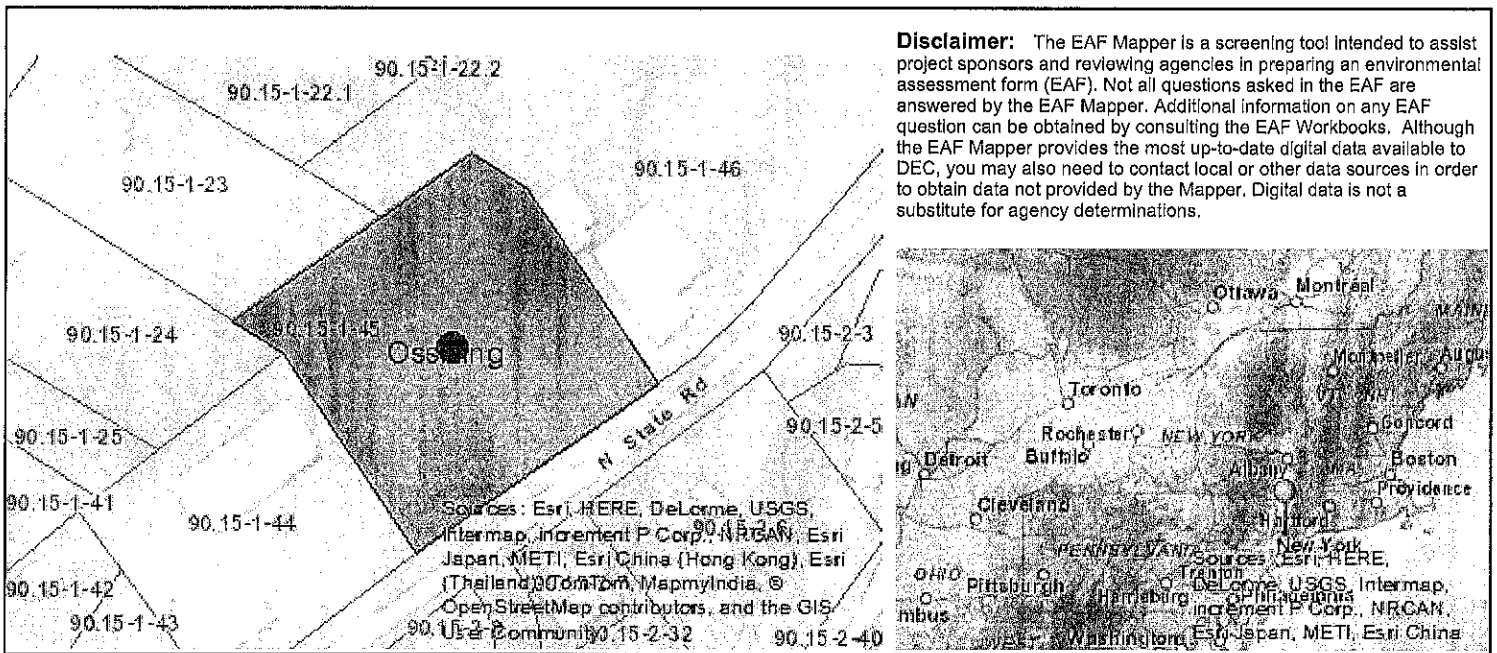
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Brian Hildenbrand, P.E. Date July 16, 2014 (Revised November 9, 2015)

Signature  Title Civil Engineer - Kellard Sessions Consulting, P.C.



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

NARRATIVE REPORT
FOR THE
ENVIRONMENTAL ASSESSMENT
OF
ARTIS SENIOR LIVING

553 North State Road
Town of Ossining
Westchester County, New York

July 2014
Revised August 2015
Revised November 2015

Prepared by:

Kellard Sessions Consulting, P.C.
500 Main Street
Armonk, New York 10504

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I. GENERAL

This report was prepared for Artis Senior Living of Briarcliff Manor, New York for property designated as 553 North State Road, Briarcliff Manor, New York. The report provides a supplemental narrative to describe project details found in Part 1 of the Long Environmental Assessment Form (EAF).

II. LOCATION

The project site is designated as Section 90.15, Block 1, Lot 45 on the Town of Ossining, New York tax maps. Mailing address of the property is 553 North State Road, Briarcliff Manor, New York, although the property does not lie within the Village of Briarcliff, but rather in the Town of Ossining, County of Westchester and State of New York.

The property is within the GB General Business Zoning District of the Town. The GB District extends along both sides of North State Road, including parcels to the side and across the road from subject property. The GB District permits a variety of general business uses, including, but not limited to retail uses, offices, restaurants, mixed uses and multi-family residential uses. Property located to the rear of the subject property is zoned R-30 Single-Family Residential.

The subject parcel is also within the Ossining School District, Ossining Town-wide sewer and water districts, North State Sewer District, County of Westchester Saw Mill Sewer District and Solid Waste District, Town-wide Refuse and Lighting District, Briarcliff Fire Protection and Ambulance Districts.

III. SITE DESCRIPTION

The property is located along the northern side of North State Road, formerly County Road #154. It has 232.99 feet of frontage along North State Road which is curbed and has concrete sidewalks. The property contains 66,699 s.f. and is located in the GB District. It is bordered by a small strip retail center to the west, automotive use to the east and single-family residential homes to the north.

The site sits lower than the surrounding properties and is level with North State Road. There is less than ten (10) feet of elevation across the site, with no steep slopes. A small off-site wetland is located adjacent to the northern boundary of the property. The wetland receives runoff from residential properties to the north. The wetland is smaller than the 1/2 acre minimum requirement to render it regulated. It appears that portions of the site may have a wet substratum and appears to have been filled over the years.

An existing residence is located within the northwest corner of the property. It is accessed by a looped driveway with two (2) curb cuts onto North State Road. A majority of the property is lawn with less than 30 trees scattered about the site. Exposed bedrock is visible within the center of the lot favoring the roadway and piles of rock are stored within the eastern portion of the site. The lawn area is bordered by unmaintained areas, which include brush, east of the driveway, along the northern border and in the vicinity of bedrock along North State Road.

The residence is served by public sewer and water maintained by the Town of Ossining. A drainage system transports stormwater from the wetlands to the rear of the site to the storm drainage system within North State Road. Electrical service is provided by overhead wires owned by Consolidated Edison. Consolidated Edison also owns the gas main located in North State Road. The residence currently does not have a gas service connection.

IV. PROJECT DESCRIPTION

The proposed project will include the demolition of the existing structures on the property, and the redevelopment of the property with a two (2) story 64 bed Memory Care Assisted Living Facility. Memory care assisted living facilities cater specifically to people with Alzheimers and other forms of dementia. They provide a residential alternative to traditional institutionalized care.

The building would be located towards the rear of the property and accessed by a single curb cut off North State Road. On-site parking for 32 vehicles is proposed, which meets the requirements set forth in Section 200-29A(1) of Chapter 200, Zoning, of the Town Code of Ossining which states that 0.5 parking spaces for each resident of the assisted living facility shall be provided. The parking area will be located in front of the building.

The building has been sited in a way to provide an area to the rear of the building that will be used by the residents for passive recreation. This area will be enclosed with an 8' high vinyl coated chain link fence.

New sanitary sewer, domestic water and fire supply will be installed to serve the project. A new drainage culvert will be required to transport storm flow through the property. A stormwater treatment system will also be required to improve water quality and mitigate peak storm flows leaving the property.

The site will be raised slightly above the elevation of North State Road. A vegetated buffer will be planted along the rear property boundary to screen the project from the residential neighborhood to the rear of the property. Those existing mature trees which are in very good condition will be incorporated into the landscape where possible. A formal landscaped entrance with signage will be located along the entry and the frontage will be landscaped.

V. PROJECT PLANNING AND ZONING

Uses:

Permitted uses within the GB District include retail, warehouse and assembly with a substantial retail component (excluding construction-related uses), personal service, eating and drinking establishments (excluding fast food), business, professional, government, banks, public utilities, theaters, enclosed recreation, clubs, funeral homes, childcare and elder-care, galleries, art centers, spas, dance studios, animal hospitals, schools, dog or cat daycare and overnight care, self-storage and related business offices.

Accessory uses permitted within the GB District include off-street parking and loading subject to the requirements of 200-29A (1A) and B; accessory signs advertising activities conducted on the site and free standing signs advertising activities conducted on the site.

Site development of non-residential uses contiguous to residentially used or zoned lands are subject to special setback and landscape requirements of Section 218-18D (1) through (4).

“Assisted living facilities” are not currently permitted under the Zoning Code. To permit the project to be developed, the applicant has petitioned the Town Board for an amendment to the Zoning Code to permit “assisted living facilities” as a new permitted use in the GB District. The Town Board has considered the applicant’s petition and the applicant is awaiting the Board’s decision which will occur following the conclusion of the SEQRA review process. As proposed, the assisted living facility would comply with all other bulk and dimension regulation of the GB District which are as follows:

Zoning Bulk Regulations - GB District

Minimum Required

Lot Area	20,000 s.f.
Lot Width	100 ft.
Lot Depth	130 ft.
Front Yard	30 ft.
Side Yard	0
Rear Yard	0
Rear Yard Along R-30 District Boundary	30 ft.
Height	35 ft. (2 story)
Floor Area	N/A
Building Coverage	30%

Screening

In addition to the general bulk and dimensional requirements of the GB District, the following additional setback and landscape requirements apply to non-residential uses contiguous to residentially used or zoned lots:

- 15' wide landscaped screening shall be provided between use and residentially-zoned lands. Plantings shall be a mix of evergreen shrub and coniferous tree species with an initial height of six (6) feet and planted close enough to create a buffer and adequately screen views of the non-residential use. Substituted for the landscape screening may be a six (6) foot high wall or fence, suitable in appearance to the surrounding area.
- Driveways shall be located 15 feet from residentially used or zoned lands.
- Paved areas shall be 15 feet from residentially used or zoned lands and an eight (8) foot wide landscape buffer or wall and fence provided.

The proposed project building will be located a minimum 30 feet from the rear property line, parking lot located a minimum 15 feet and a 15 foot wide buffer behind the building and 8 foot wide buffer required behind the parking lot. The rear yard will be enclosed by an 8 foot high vinyl coated chain link fence.

VI. APPROVAL PROCESS

REQUIRED PERMITS AND APPROVALS	
Town of Ossining Town Board	Zoning Text Amendments
Town of Ossining Planning Board	Site Plan Approval Wetland Permit Tree Permit SEQRA Determination
Town of Ossining Town Engineer	Site Plan Review
Town of Ossining Stormwater Management Officer	SWPPP Approval
Town of Ossining Environmental Review Board	Review and Recommendation on Stormwater, Wetlands, Steep Slopes and Tree Permits
Westchester County Planning Board	Review and Recommendation on Zoning Text Amendment, Site Plan and Curb Cut
New York State Department of Environmental Conservation	SPDES GP-0-15-002 Notice of Intent - Stormwater
Town of Ossining Highway Department	Curb Cut Permit Road Opening Permit Connection to Sanitary Sewage
Town of Ossining Building Department	Building Permit
Town of Ossining Water Department	Connection to Water Main

VII. WETLANDS REGULATIONS

Chapter 105 Freshwater Wetlands, Watercourses and Water Body Protection

It is the Town's policy to control, protect, preserve, conserve and regulate use of wetlands to ensure the benefits of wetlands are not lost, while providing a reasonable balance between the rights of the individual property owners and the public interest in preserving the valuable functions of wetlands.

Wetlands include watercourses, water bodies, NYSDEC regulated wetlands, an area specified as a wetland on the Town of Ossining Wetlands and Drainage Map, an area of 1/2 acre or more inundated by surface or groundwater at a frequency which supports hydrophytic vegetation or an area 1/2 acre or more specified on the Town of Ossining Wetlands and Drainage Map as being comprised of hydric soils.

Buffers extend 100 feet from the edge of all water bodies and all non-watercourse wetlands and 50 feet from the edge of all watercourses. All regulated activities within wetlands and their buffers require a permit. Regulated activities include placement and construction of structures, installation of utilities, dredging, excavating, filling and modification of natural contours.

The proposed project requires a wetland permit from the Planning Board. An off-site wetland area has been confirmed along the northern boundary of the property. The wetland is less than 1/2 acre in size and, therefore, is not regulated. However, the presence of an intermittent watercourse that discharges from the adjoining wetland area meets the criteria outlined in Chapter 105 of the Town Code to be classified as a regulated wetland which is subject to a 50 foot buffer. The project has been designed to minimize disturbance adjacent to the wetland, to mitigate buffer disturbance, treat storm flows directed to the wetlands and incorporate protection of the wetland and watercourse during the construction period.

Based on the July 7, 2015 memorandum from the Town's Wetland Consultant, there are several mitigation measures that would improve the current functional value of the adjacent wetland area, the watercourse channel and their associated buffer areas. The recommended mitigation measures include:

- *The entire berm along the rear property line should be cleared of all invasive plant materials and the slope re-stabilized. The soils on the berm should be treated to assist with elimination of invasive plant seed stock and roots that are within the berm. After treatment, new soil should be brought in to cap the berm and the entire surface area re-planted with a combination of native shrubs and ground covers. The re-creation of a naturally vegetated berm along the edge of the*

wetland would create more functional habitat and serve to minimize the spread of invasive plant species.

- *Although, the forested wetland is not regulated by Chapter 105, it is recommended that the wetland be considered as part of the project's buffer mitigation measures.*
- *The applicant should seek permission from the adjoining landowners along the rear property line to remove invasive plant species that are located along the edge of the wetland. Once removed, the area could be re-planted with native shrubs and ground covers to help protect and improve the edge habitat along the forested wetland. This unregulated wetland area does provide hydrological support for the intermittent watercourse, and removal of invasives and re-planting with native species would help off-set the permanent loss of the 50 foot buffer area that is located on the subject parcel.*
- *The entire watercourse channel including the bottom should be stabilized with stone rip-rap along the banks. This would reduce the amount of sediment transport and keep the banks of the watercourse channel from eroding.*
- *Where the channel meets the location of the existing 15 inch culvert, the watercourse channel widens out. This area should be converted to a forebay area that would store water for longer periods, allow natural infiltration and during larger storm events, help to regulate water flows leaving the site. The bottom of the forebay and side slopes should also be lined with stone to create a permanent catchment area that could be periodically cleaned out of accumulated sediments and debris.*

VIII. TREE PRESERVATION

Chapter 183 Tree Protection

The Town's intent is to control, protect, conserve and regulate the use of trees within the Town to ensure the benefits found to be provided by trees are not lost. The intent is to provide a balance between the rights of individual property owners to the free use of their property and the rights of present and future generations of Town residents.

Regulated activities include removal of any tree with DBH of 3" or greater in a property regulated buffer zone or ornamental tree with a DBH of 3" or greater anywhere or a significant tree anywhere or regrading or excavation within the drip line of any significant tree. Also, removal of any trees with DBH of 6" or greater anywhere or regrading or excavation within the drip line of any tree with a DBH of 6" or greater and any tree in a wetland or wetland buffer.

An ornamental tree is one grown for its aesthetic characteristics with highly visible and decorative flowers, foliage color, fruit and/or bark. A significant tree is a tree on the Town's significant tree list, which list is maintained by the Town to include trees which are significant based on quality, historical significance or unique characteristics.

The Planning Board is the approval authority for a tree removal permit when processing a site plan application. Upon request of approval authority, a tree expert shall review the application and provide recommendation.

Any significant trees shall be identified and their health examined. The proposed project has been designed to preserve significant trees where practicable, and to incorporate significant new landscaping into the project.

IX. STEEP SLOPE PROTECTION

Chapter 167 Steep Slope Protection

The Town has established regulatory and conservation practices to prevent disturbance of steep slopes where the approval authority determines that total avoidance is not practicable, disturbance should constitute the minimum disturbance necessary to ensure the property owner a reasonable use of the property.

Steep slope disturbance is regulated if the adjusted area of disturbance exceeds 13,068 s.f. The adjusted area is determined by multiplying the actual area by 1.0 for slopes between 15-25%, 1.5 for slopes between 25-35% and 3.0 for slopes greater than 35%.

The approval authority for a steep slopes permit is the Planning Board when the Board is processing a site plan application.

There are no regulated steep slopes on the project site, and a steep slopes permit is not required for construction of the proposed project.

X. UTILITIES

The project site is serviced by the Town of Ossining public sanitary sewer and public water facilities, Consolidated Edison electrical and gas services, as well as Verizon and Cablevision telephone, internet and cable television services.

Sanitary Sewage

The project site is located within the Westchester County Saw Mill Sewer District and Town of Ossining Sewer District.

Public sewer facilities are located within North State Road along the property frontage and adjacent to the northerly curb. Existing facilities, as reported by Michael O'Connor, Ossining Highway Superintendent, include an eight (8) inch diameter gravity sewer. Presently, there is a one four (4) inch diameter sewer service located within the southwestern corner of the property as shown on utility mapping provided by the Town. Sewage flows continue through the Town sewer facilities to the County trunk sewer and eventually to the County treatment plant within Yonkers, New York. Discussions with Town and County personnel confirm that there are no capacity limitations within the public sewer facilities.

A new service connection may be required to serve the proposed facility, which will be determined after evaluation of anticipated flows from the facility and elevations of the sewer service and proposed building. Size, type of main, slope, etc. will require design and permitting through the Town. Based on anticipated design flows, the existing sewer system will have adequate capacity to service the proposed development.

Water

The project site is located within the Town of Ossining Water District.

Public water distribution facilities are located within North State Road across the street from the property. Existing facilities include a six (6) inch diameter ductile iron pipe, valves and fire hydrants. According to Michael DeMartino (914-941-4660) of Ossining Water Department, there is an existing six (6) inch diameter service main that extends onto the subject property. A one (1) inch copper service extends from the six (6) inch pipe to the existing dwelling. As reported by the Ossining Water Department, static pressure within the distribution system in the vicinity of the site is 140 psi and 1,000 gpm could be supplied through the system.

New domestic and fire services would be required between the proposed facility and existing six (6) inch diameter service located on-site within the southwest corner of the

property. The size of the services would be determined after evaluation of the facility by the Mechanical Engineer. At a minimum, a two (2) inch diameter domestic service and four (4) inch diameter fire service can be expected. There is a \$50.00 connection fee for both the domestic and fire services. However, since the connections will take place on private property, a road opening permit will not be required.

Electric, Gas, Telephone and Cable

Electrical and gas service is provided by Consolidated Edison Company. Existing overhead power lines are available along North State Road to service the project and a gas main is located along the North State Road frontage in the bed of the roadway. Service connections are the responsibility of the owner, with underground electrical service between the pole and building. There are no fees required by Consolidated Edison. According to a Consolidated Edison District 7 representative, once the anticipated gas and electric demands are submitted by the client, Consolidated Edison will verify if the current facilities are adequate. The existing facilities are anticipated to be adequate, and any changes and upgrades to the gas and electric facilities are the responsibility of Consolidated Edison.

Verizon and Cablevision both have telephone, cable television and internet service available to service the project. Existing facilities are located on poles along the property frontage. Service connections will be installed by the owner underground between the pole and proposed building. The utility shall provide the service connections. According to a Verizon representative, once the number of telephone and cable connections are known, the Verizon Engineering Department will verify the existing facilities and upgrade as necessary. Service fees for all providers are billed monthly based on usage.

XI. STORMWATER REQUIREMENTS

The project site is located within the Pocantico River drainage basin which is tributary to the Pocantico River, Pocantico Lake and eventually discharges to the Hudson River at Kingland Point in Sleepy Hollow.

Off-site flows from residential areas north and west of the project site are piped through the property within a subsurface drainage system which collects flow from an adjacent off-site wetlands. Flows are directed to the existing Town drainage system in North State Road which discharges southeast to the Pocantico River.

The project must comply with NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges for Construction Related Activities (GP-0-15-002). Designs will need to follow the guidelines set forth by the NYSDEC Stormwater Management Design Manual and related requirements of the Town of Ossining. A Stormwater Pollution Prevention Plan will need to be prepared which addresses runoff quantity and quality during construction and after project completion. Stormwater designs will need to address water quality mitigation, channel protection, overbank flood control and extreme flood control. This will require the design and construction of on-site stormwater treatment facilities. All required fees related to the stormwater review will be incorporated with the site plan approval process.

The NYSDEC Stormwater Management Design Manual requires the incorporation of green infrastructure practices in the design of new projects. Such practices include minimizing grading and clearing and planning practices to preserve natural features, utilization of green practices to manage and treat stormwater, maintain and restore natural hydrology through infiltration, promote evapotranspiration and to capture and reuse stormwater.

In addition, the project will require the analysis of off-site flows and the improvement of drainage flow through the project site in an effort to minimize flooding. A management program will also be developed for the construction period, to address erosion and sediment controls, as well as other construction management requirements. The Stormwater Pollution Prevention Plan will be reviewed and approved by the Town of Ossining prior to filing of a Notice of Intent with NYSDEC.

XII. CURB CUT REQUIREMENTS

The subject property fronts on North State Road, a Town of Ossining roadway. North State Road was formerly County Road 154 owned and maintained by Westchester County. The County of Westchester maintains referral jurisdiction over the roadway requiring application for permits along the roadway to be referred to the Westchester County Planning Department for review and recommendation.

Curb Cut and Street Opening Permits will be required from the Town of Ossining Highway Department for the project. The Curb Cut Permit will require review and approval of sight lines, stormwater drainage and sidewalk restoration. Street Opening Permits will be required for all utility work within the right-of-way, inclusive of sanitary sewer, gas, electric and communication cables. Permit reviews will consider traffic signage and safety during construction, as well as pavement and sidewalk restoration.

XIII. NOISE IMPACTS

Noise impacts associated with the proposed project would be limited to temporary noise impacts generated during construction. Since these noise levels would be limited to daylight hours, and noise levels would vary considerably during different construction phases, construction noise would only generate short term impacts at the adjacent properties. Additionally, there is no blasting, rock chipping or rock crushing anticipated during construction of this facility. This eliminates the major noise generators during construction.

Long term noise impacts associated with additional vehicle trips is anticipated to be negligible due to the low level of traffic generated by the proposed 31 parking spaces.

During construction, surrounding sensitive noise receptors including residences (particularly along the rear of the project) would temporarily be exposed to construction noise. Although this is unavoidable, these impacts would be mitigated by controlling the hours of operation of contractors. Outdoor construction activities would be conducted between the hours of 8:00 a.m. to 4:00 p.m. - Monday through Saturday.

In terms of post-construction, no significant noise impacts are anticipated from the use or additional traffic generated by the proposed action. Nevertheless, a 15' wide landscaping buffer is proposed at the rear of the project along the adjacent residential properties. This buffer will consist of a mix of coniferous and deciduous trees that are at least 6' tall when planted. This buffer will adequately attenuate any long term noise generated by the use of the site.

XIV. AIR QUALITY IMPACTS

Potential air quality impacts associated with the project include short term air quality impacts associated with construction of the proposed facility, as well as long term air quality impacts associated with operation of the facility once constructed (increased air emissions from vehicular trips).

With appropriate dust control measures in place, impacts from fugitive dust would have a minimal impact on off-site properties and cause no violation of the State or Federal air quality standards. While emissions from construction vehicles would occur during construction, they would be minimal, dispersed throughout the site, and temporary in nature.

During construction, dust dispersion would be controlled by minimizing the size of areas being disturbed and immediately stabilizing soils after disturbance. Maintenance of existing trees around the perimeter of the site would assist in suppressing dust levels and keeping airborne dust on-site. The use of mulch, seeding or other temporary cover on exposed soil would help to reduce dust levels. During dry weather conditions, spraying water on unpaved areas subject to heavy construction vehicle traffic would help control dust. The use of stone tracking pads at site access points would significantly reduce the tracking of dirt on the surrounding roadway network.

Post-construction, no significant air quality impacts are anticipated from additional traffic generated by the proposed action, therefore, no mitigation is warranted.

XV. TRAFFIC

The proposed use of this property will not generate a large amount of additional traffic. The proposed facility has 31 parking spaces and, given the passive nature of the facility, any vehicle trips generated will not create any substantial increase in traffic on North State Road above current levels. As mentioned in the Town's Comprehensive Plan, North State Road is labeled as a collector road which has a higher level of service than the typical local roads as it connects the local roads to the major roads through a commercially developed area.

Given that the proposed facility will not have a significant adverse impact on traffic operating conditions on the surrounding street network, no traffic mitigation is warranted.

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