

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

Butterfield Redevelopment

 Name of Action

Village of Cold Spring Planning Board

 Name of Lead Agency

Mr. Barney Molloy

Chairman, Village of Cold Spring Planning Board

 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)

FEBRUARY 19, 2014
 MAY 7, 2013

 Date

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 Butterfield Redevelopment

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

NYS Route 9 D and Paulding Ave. Intersection, Village of Cold Spring, Town of Philipstown, Putnam County New York.

Name of Applicant/Sponsor Butterfield Realty LLC

Address PO Box 170

City / PO Garrison State NY Zip Code 10524

Business Telephone (845) 424-4400

Name of Owner (if different) _____

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

Zoning change and re-development of the so-called "Butterfield Hospital" property located at NYS Route 9D and Paulding Avenue including razing the existing hospital building and construction of 55 units of market rate senior citizen housing, three single family dwellings and two new buildings to house permitted non-residential uses. Also, the existing Lahey Pavillion building will remain on the property. A more detailed description of the action is set forth under the proposed Part III Section 1.1

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 _____

2. Total acreage of project area: 5.7 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>0</u> acres	<u>0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>2.23</u> acres	<u>2.74</u> acres
Other (Indicate type) <u>Lawn</u>	<u>3.47</u> acres	<u>2.96</u> acres

3. What is predominant soil type(s) on project site? Main site is Ub merging along Route 9D is UvB/ Intersection tip RhC/ Riverhead Lawn

- a. Soil drainage: Well drained 10-15 % of site Moderately well drained 85-90 % 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? NA acres (see 1 NYCRR 370).

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

a. What is depth to bedrock 5+ (in feet) SCS/NRCS

5. Approximate percentage of proposed project site with slopes:
 0-10% 25 % 10- 15% 65 % 15% or greater 10 %

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? 5+ (in feet) SCS/NRCS

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:

New York Natural Heritage correspondence, February 9, 2012, indicates there may be Bald Eagles in the region.

Identify each species:

Bald Eagles were not observed on the subject site. The nearest nesting habitat is in Constitution Marsh located approximately 3 miles away. Bald Eagles were not observed in Constitution Marsh on several site visits.

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

Yes No

Describe:

N/A

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

Yes No

If yes, explain:

Gateway Lawn Area informally used as a play area to be retained.

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

N/A

15. Streams within or contiguous to project area:

No streams are within the site or contiguous to it. Foundry Brook is 300 feet away at the closest point.

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

Foundry Book drains into Constitution Marsh which drains into Hudson River.

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

None

b. Size (in acres):

N/A

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: 5.7 acres.
- b. Project acreage to be developed: 5.7 acres initially; 5.7 acres ultimately.
- c. Project acreage to remain undeveloped: 1.0 acres. Construction Disturbance is necessary to install underground stormwater management facilities
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. +/- 20 % more impervious area
- f. Number of off-street parking spaces existing 90-100; proposed 221
- g. Maximum vehicular trips generated per hour: 103 (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>0</u>	<u>0</u>	<u></u>	<u>55</u>
Ultimately	<u>0</u>	<u>0</u>	<u></u>	<u>55</u>

- i. Dimensions (in feet) of largest proposed structure: 35 height; 80 width; 300 length. Building 4,5 and 6
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1,000 + 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?
- Lawns and Landscaping
- 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? 1.1 acres.

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: 30 months, (including demolition)

7. If multi-phased: **Not Applicable**

a. Total number of phases anticipated _____ (number)

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

c. Approximate completion date of final phase: _____ month _____ year.

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

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 65; after project is complete 75-85 Inclusive of municipal and retail jobs.

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 Sewage to municipal system

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

13. Is subsurface liquid waste disposal involved? Yes No Type _____

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

If yes, explain:

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? 6.9 tons

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

c. If yes, give name Royal Carting Transfer Station; location Route 82, Hopewell Junction, NY

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

e. If yes, explain:

Discarded construction material from the demolition of the Butterfield Hospital Building. Construction debris will be transferred to an approved facility.

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 Commercial and Residential only.

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

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

If yes, indicate type(s)

Electric and Heating for additional residential and commercial units.

Heating will likely be heating oil or electric, still to be determined. Natural Gas being investigated.

Should heating oil be used any underground storage tanks will be fully vaulted to protect the groundwater.

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

23. Total anticipated water usage per day 10,000 gallons/day.

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

If yes, explain:

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Zoning Law Amendment</u>	_____
		_____	_____
		_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan</u>	_____
		<u>Subdivision</u>	_____
		_____	_____
		_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>New water and sanitary</u>	_____
		<u>sewer lines</u>	_____
		_____	_____
		_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>AHDRB</u>	_____
		<u>Building Department Permit</u>	_____
		_____	_____
		_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Putnam County Planning Board (referral only)</u>	_____
		_____	_____
		_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYS DEC Storm Water Disposal</u>	_____
		<u>NYS DEC SWPPP</u>	_____
		<u>NYS DOT- Rt 9D curb cuts</u>	_____
		_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>NYS DOT- Rt 9D Parking</u>	_____
		_____	_____
		_____	_____

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 checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input checked="" type="checkbox"/> Other |

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

B-4 Designated Medical and Health Care Facility

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

92 units of senior housing plus existing Lahey Pavilion

4. What is the proposed zoning of the site?

B-4A Zone, Medical and Health Care Facility Mixed Use District. Additionally certain real property presently zoned B-4 will be changed to R-1.

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

55 units of senior housing, plus 32,500 square feet of office/retail, plus the existing Lahey Pavilion.

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?

retail, office, municipal and residential.

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? Four (4)

a. What is the minimum lot size proposed? 7,600 sf for Single Family lot in R-1 zone

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 **police, fire, water supply, sanitary sewer treatment**

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

to be confirmed in updated Traffic Analysis

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 Butterfield Realty LLC Date May 7, 2013

Signature _____

Title _____

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

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General information (Read Carefully)

- I In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- I The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- I The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- I The number of examples per question does not indicate the importance of each question.
- I In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

- | | | | | | |
|---|--|--------------------------|-------------------------------------|---|--|
| X | Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| X | Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
X Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

X Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

X Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

X A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

- | | | | | | |
|---|--|-------------------------------------|--------------------------|---|-----------------------------|
| X | Proposed Action will require a discharge permit. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Construction or operation causing any contamination of a water supply system. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action will adversely affect groundwater. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action would use water in excess of 20,000 gallons per day. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action will allow residential uses in areas without water and/or sewer services. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| X Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| X Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| X Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
X Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

X Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

The large Copper Beech tree located in the northern portion of the site is considered as an aesthetic resource by the local community, however it is not an ecological resource.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

X The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
X The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

X Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Buildings will be subject to review and approval of the Village of Cold Spring Historic District Review Board. Cross sections and renderings have been included with the EAF.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

X Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

"The Grove" at 12 Grove St. is substantially contiguous

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

X Other impacts:

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

X The permanent foreclosure of a future recreational opportunity. Yes No

X A major reduction of an open space important to the community. Yes No

X Other impacts: Yes No

The existing lawn area is private property and not a recreational open space. The "Gateway" open space will be offered as a discretionary easement to benefit the Village under B-4A zoning.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

X Proposed Action to locate within the CEA? Yes No

X Proposed Action will result in a reduction in the quantity of the resource? Yes No

X Proposed Action will result in a reduction in the quality of the resource? Yes No

X Proposed Action will impact the use, function or enjoyment of the resource? Yes No

X Other impacts: Yes No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|-------------------------------------|--------------------------|------------------------------|--|
| X Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Other impacts: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Minor additions to residential and commercial traffic on Route 9D and Paulding Ave.

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| X Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|-------------------------------------|--------------------------|------------------------------|--|
| X Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Noise during construction period.

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| X Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

NO YES

- | | | | | | |
|---|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| X | Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON GROWTH AND CHARACTER
OF COMMUNITY OR NEIGHBORHOOD**

19. Will Proposed Action affect the character of the existing community?

NO YES

Examples that would apply to column 2

- | | | | | | |
|---|---|-------------------------------------|--------------------------|------------------------------|--|
| X | The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action will conflict with officially adopted plans or goals. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action will cause a change in the density of land use. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| X | Development will create a demand for additional community services (e.g. schools, police and fire, etc.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
X Proposed Action will set an important precedent for future projects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
X Proposed Action will create or eliminate employment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
 NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

NA

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

Please see the attached Butterfield Redevelopment Part 3 narrative for a full description of the evaluation of impacts.

EAF PART 3

Butterfield Redevelopment

Impacts initially identified in Part 2 of the EAF as being potentially large, as well as other potential impacts of the action are analyzed in this Part 3 of the EAF.

Description of the Action:

The project proposed is to rezone approximately 5.7 acres on tax lot ID 49.5-3-45 for the purpose of redevelopment of the "Butterfield Hospital" property located at NYS Route 9D and Paulding Avenue ("Premises"). The proposed zoning amendment (rezoning the Premises from the current B4 to B4A) is conditioned upon approval of a site plan that substantially conforms to the Applicant's Concept Site Plan prepared by Stephen Lopez, Landscape Architect (Tim Miller Associates Inc.), dated January 18, 2013 and last revised on May 6, 2013. The "Zoning Amendment" enables the redevelopment of the abandoned Butterfield Hospital site with market rate senior housing, and two new non-residential buildings ("Zoning Amendment") which would increase the tax base of the Village and provide an opportunity for municipal office space, which may include relocation of the US Post Office and a community senior center open to the general public.

Specifically, the action includes demolition of the existing hospital building and construction of 55 units of market rate senior citizen housing, one superintendent's housing unit, three single family dwellings and two new buildings to contain office and retail space. The existing Lahey Pavilion building, which contains medical office space will remain and continue to be used on the property. The action will require the following approvals:

- Zoning Law Amendment – Village Board
- Site Plan Review Approval – Village Planning Board
- New Water & Sanitary Sewer Connections – Putnam County Health Dept.
- Historic & Architectural Review – Village of Cold Spring HDRB
- GML 239 Referral (Site Plan) – Putnam County Planning Board
- Stormwater Management/Disposal – NYS DEC
- Curb Cut/Access to NYS Route 9D – NYS DOT

The Zoning Amendment furthers or is consistent with many of the goals, policies and objectives set forth in the Village's Comprehensive Plan. In addition, the Zoning Amendment was developed based on input from numerous public meetings and exchanges, including the Community Charrette for the Butterfield Redevelopment project held on April 23, 2012, as well as public comment received at those meetings.

Planning Board SEQR Review Process:

The Planning Board has determined it is Lead Agency for this action in accordance with SEQR procedures, and classified the action as Type I at its August 21st, 2013 meeting. As part of its coordinated review, the Planning Board solicited and received involved and interested agency comments and has reviewed and considered these comments in evaluating potential impacts of the action and will consider these comments in making its determination of significance.

The Planning Board conducted its Lead Agency review over the course of more than eleven public meetings/work sessions, providing the public with an opportunity for comment at each meeting.

The Planning Board initially reviewed the following SEQR documentation: a Full Environmental Assessment Form Parts 1 and 2 dated May 7, 2013 and supplemental materials and studies provided in a designated Part 3 Narrative(submitted by the Applicant to the Village Board of Trustees on May 7th, 2013) After carefully reviewing this submission at Planning Board work sessions and meetings, on October 16, 2013, the Planning Board submitted technical review comments to the Applicant requesting additional information and documentation necessary for the Planning Board to make its determination of significance. On November 19th, 2013 a revised EAF, including documentation, plans, and studies set forth in an appendix ("EEAF") was submitted to the Planning Board. Then after further review of the submission, it was determined that the Applicant substantially addressed the technical review comments and the submission was complete for review. The Planning Board conducted an in depth and thorough review of the EEAF at public work sessions held on December 18, 2013, January 8, 2014, January 15, 2014 and February 12, 2014 with further revisions to the EEAF and supplemental information provided by the Applicant in response to requests by the Planning Board. Copies of the EEAF with the latest revisions have been made available to the public on the Village's website.

Analysis of Impacts:

The Planning Board, as Lead Agency has conducted a thorough review of all information provided to date in an open and deliberative manner during several public work sessions/meetings and an analysis of environmental impacts in accordance with SEQR requirements, follows:

1. The Village of Cold Spring is largely built out and the Butterfield site represents a unique opportunity for redevelopment that is unequaled in the Village. The site's location serves as a "gateway" to the Village. The redevelopment provides an opportunity for a modest expansion of the Village business core through development of the retail and municipal uses proposed. The mixed use project, including senior residential and retail/office space would serve as a transition between the residential area to the north and the Village's business district to the south and east.

2. The Village of Cold Spring adopted a revised Comprehensive Plan on January 10, 2012. Stated goals of the Comprehensive Plan that are supported by the proposed Butterfield redevelopment include:

- Intended to be consistent with the small town, historic, neighborly and diverse character of the Village.
- Emphasis on walkability within the Village.
- Enhance the economic vitality of the Village.
- Improvement of the Main Street and Chestnut Street commercial areas.
- Ensure community facilities and services meet the Village's needs and are efficient and affordable.
- Keep the U. S. Post Office in the Village of Cold Spring
- Control property taxes

- Integrate new development within the traditional Village setting.
- Preservation of a substantial lawn ((67%) of existing lawn to be preserved) supports comprehensive plan goals related to open space preservation, enhancing recreational opportunities.

The Butterfield Redevelopment project is intended to meet the goals listed above by providing residential development to compliment the character of the existing Village. Design of the residential buildings is intended to be similar in architecture to the homes along Chestnut Street and Main Street and is intended to be in conformance with the criteria outlined in the Historic District Design Guidelines. Proximity of the senior housing to the existing residential area on Paulding Street, and in particular the creation of three single-family lots for homes to be situated on Paulding Street, will facilitate integration into the neighborhood. In addition, the site is to be designed and constructed to facilitate walkability and pedestrian connections to and from the downtown areas by improving existing sidewalks and creating new pedestrian amenities across the entire site such as foot paths, seating areas and bicycle amenities.

3. A Soil Erosion and Sediment Control Plan for the project will be designed to conform to applicable requirements of the New York State Department of Environmental Conservation. The applicable measures will provide temporary and permanent stabilization of disturbed areas in accordance with New York State Department of Conservation Best Management Practices.

4. The construction period is expected to be approximately twenty-four to thirty-six months in duration. The heaviest volume of construction traffic is expected to occur at the beginning of construction as site clearing and rough grading is conducted and when concrete and building materials are transported to the site. If necessary or required, a flag person will be provided to direct traffic during this period. A soil and erosion control plan to be approved during site plan review will identify specific measures to be utilized for dust control and prevention of soil erosion throughout the construction period.

The site contractor will employ Best Management Construction Practices as outlined in the Ten States Standards including but not limited to the following:

- Protect areas beyond the limit of disturbance by installing temporary silt fencing.
- Install tree preservation measures to protect the Copper Beech tree and trees along NYS Route 9D as prescribed by the Applicant's Arborist recommendations.
- Construct stabilized construction entrances, including stone tracking pads.
- Install erosion control measures appropriate to each phase of work, including silt fencing, inlet protection, temporary berms, swales, and temporary sediment traps.
- Stockpile and stabilize soil in approved areas.
- Construct drainage system improvements, roadway improvements and street utilities.
- During construction, all areas being disturbed will either be paved, seeded, sodded, or planted as specified in a timely manner to prevent unnecessary erosion.
- Periodically remove accumulated sediments from storm water management facilities as necessary.
- Construction activities will be conducted Monday through Friday from 7:00 a.m. to 6:00 p.m., and on Saturday from 8:00 a.m. to 6:00 p.m., and will comply with all aspects of the Village of Cold Spring Noise Ordinance for construction activities.

- It is not anticipated that Blasting will be necessary, however if necessary a Blasting Protocol will be submitted to the Village for review and approval.
- Once construction machinery reaches the site, it is likely to remain on site until the completion of grading and excavation. Construction material storage, equipment staging and soil stockpiling will occur on graded stabilized areas of the site.
- Construction traffic would access the site via a stabilized construction entrance at one or more of the existing access locations on US Route 9D. During specific portions of the construction, due to construction phasing or other site constraints, it may be necessary to access the site from Paulding Avenue on a limited basis. When this is necessary, no truck trips will travel further northwest beyond the existing site access on Paulding Avenue, thus minimizing disturbance to the adjacent neighborhood. Truck trips will not utilize the southwest site driveway which serves as access to the Lahey Pavilion. It is not anticipated that any construction related truck traffic will impact the Grove Historic site in any way.
- A demolition permit has been granted to the applicant. This permit is predicated on several conditions which must be met by the applicant to preserve and make publicly accessible any remaining historical and archaeological resources from the hospital, including the Ida Timme Memorial Arch.
- As part of the necessary permitting for demolition, buildings are inspected and building materials are sampled for asbestos. Any building materials which contain asbestos are required to be removed prior to demolition in accordance with OSHA guidelines. This will leave the buildings free of asbestos-containing materials so that when demolition occurs, no hazardous material will be dispersed into the air or deposited into the soil. Demolition is a highly regulated and controlled activity and regulations have been promulgated to minimize/eliminate impacts.

As a result of implementation of the mitigation measures listed above, short term construction impacts shall be mitigated to the maximum extent practicable and shall not result in a significant negative environmental impact.

5. The site contains no wetlands, watercourses or water bodies. Therefore no significant negative environmental impacts to existing wetlands, watercourse or water bodies are anticipated.

6. Redevelopment of the Butterfield property will occur in substantially the same areas as are currently developed and thus the drainage patterns are substantially the same as they are under existing conditions. The increase in impervious surface area for the subject site is relatively small, the current impervious area is actually 2.23+/- acres, and the proposed redevelopment impervious area will be 2.74+/- acres, or a 0.51 acre increase which equals roughly an 18.6% increase.

Redevelopment of the site requires a NYS DEC General Permit (GP-0-10-001), which requires that there be no increase in the quantity or the rate of stormwater runoff from the site after construction as compared to existing conditions. The Stormwater Pollution Prevention Plan prepared for the site during the site plan review phase of the project will identify measures and designs as necessary to insure compliance with this standard. In addition, a site specific erosion control plan will be submitted for review and approval by the Village as part of the Planning

Board's site plan review process. As a result of these measures no significant negative environmental impacts to stormwater are anticipated.

The Site will be served by the Village of Cold Spring municipal water system, the Village's Water Superintendent has reviewed the proposed Concept Plan and confirmed there is sufficient water quantity and quality available to meet the needs of the Butterfield Redevelopment as proposed. Based upon the sample soils borings conducted across the site, all indications are that on-site soils are pervious and do not exhibit shallow groundwater. Any fuel oil storage tanks will be located above ground in double walled tanks with leak alarms installed. Therefore no significant negative environmental impacts to ground water are anticipated.

7. The Butterfield redevelopment site is extensively improved and located upland within the fully developed Village of Cold Springs. The site is not in immediate proximity to Constitution Marsh which contains ecologically rich habitat areas.

There is a 57 inch diameter copper beech tree adjacent to the former hospital parking lot on the east side of the property. This tree is a non-native ornamental derived from a European Beech. Although not an ecological resource, the Copper Beech tree is valued by the community and represents an aesthetic resource. The applicant has retained a New York State Arborist to develop a tree preservation plan to protect the tree during construction thus minimizing impacts to the extent practical. The Arborist's plan for protection of the Cooper Beech tree is annexed as Appendix K to the EEAF and will be implemented by the Applicant. As a result of the distance between the redevelopment site and Constitution Marsh; in combination with the implementation of an approved Landscape Plan and those measures identified in the Tree Preservation Plan for the Copper Beech tree, no significant negative ecological impacts are anticipated.

8. Site Profile illustrations were prepared that show the building style and relative building elevations and heights, and demonstrate how the buildings are stepped and separated on the site such that views, or "lines of sight," from the street will look past or over some buildings thereby revealing (rather than obstructing) landscape elements beyond the site -- nearby trees or even the distant horizon when looking south and west.

A landscape plan shall be prepared and submitted for approval during the site plan review. The landscaping will be designed to provide buffering and screening of the site and shall be in harmony with the surrounding area.

Tree removal is necessary to accommodate new parking areas, roads and buildings which will result in a change to the visual conditions of the site. The Applicant provided a complete tree survey and census to help identify trees that will potentially be removed and trees that would be considered to remain on site and be integrated into a new landscape plan. A landscape plan will be developed in consultation with the Planning Board during the site plan review that will include new tree plantings, foundation plantings, etc. which will serve to soften the visual changes that will occur to the subject site.

As demonstrated in the EEAF, the buildings will be designed, scaled, set into the site topography and attractively landscaped, and furthermore are anticipated to be similar to the

Village's existing architecture and shall be in full compliance with the Historic District Review Board's Design Guidelines. Based on the analysis and information in the EEAF, no significant negative impacts to aesthetic resources are anticipated.

9. A Phase 1A Historic and Archaeological Assessment Report has been prepared by a NYS certified Archaeologist. The study concludes that "There is no expectation that the Butterfield Hospital Site will contain historic cultural resources." The study also finds that the project site has been profoundly disturbed thus there is a low potential to recover intact prehistoric cultural resources.

Based upon the results of the Phase 1A Historic and Archaeological Assessment Report and other studies discussed above, the project is anticipated to have no significant negative impacts on designated historic resources in the Cold Spring Historic District, including The Grove that is contiguous to the project site. See Appendix J of EEAF.

There will be some alteration of the visual landscape from certain vantage points on Route 9D or Paulding Avenue. However, conclusions of the Archaeological Phase 1A report are consistent with the view that the existing Butterfield hospital building represents an eyesore within the district and its removal and replacement with buildings having more architectural interest (that will be designed in conformance with criteria set forth within the Historic District Design Guidelines, as discussed in greater detail above) will be consistent with the visual goals of the district. In consideration of the above, the EEAF demonstrates the project will not pose significant negative or adverse visual impacts.

10. The Applicant intends to preserve approximately 67% of open lawn area designated as "Gateway Park", located in the southeastern portion of the project site. It is anticipated that at a minimum, the applicant will make the lawn available to the Village and general public subject to an access agreement which would set forth the responsibilities of the various parties with respect to permitted activities, hours of use, maintenance, insurance, etc. Access to the lawn would be available from public roads including the ample frontage along Route 9D and Paulding Avenue. The lawn is within walking distance of almost all residential areas of the Village.

The retention of the open space "gateway" area is being offered as a discretionary benefit by the applicant in consideration of the Village's commitment to the concept plan attached to the proposed B-4A zoning request. Based upon the Applicant's commitment to preservation of the Gateway Park area, no significant negative impacts to open space are anticipated.

11. Traffic to be generated by the Butterfield redevelopment has been analyzed based on the characteristics of the anticipated land uses. Those projections of traffic levels were added to counts of traffic volumes already on the nearby road system at the peak traffic periods of those roads.

Traffic operations are acceptable under existing conditions during the weekday a.m. and p.m. peak hours and the Saturday peak hour. The Butterfield Redevelopment is projected to generate up to 76 a.m. peak hour trips, 103 p.m. peak hour trips and 61 Saturday peak hour trips. However, the mixed use nature of this project could be expected to generate fewer trips than

estimated. The projected increases in site traffic will be divided, utilizing three points of access. The network traffic operations will continue to function in an acceptable manner under all three peak hour periods. Each of the studied intersections will operate at Level of Service D or better under both existing and future conditions.

The project has provided for alternative transportation modes to vehicles (such as bicycles, pedestrians, and buses) to reduce the increase in site vehicle traffic. The project's mixed use will result in the resident senior population being in immediate proximity of medical services, retail uses and potentially government services. The use of shared parking and parking inside the buildings reduces proposed permeable coverage of parking areas. See Appendix D of EEAF.

Based upon the information as presented in the Traffic Analysis, no significant negative impact to transportation operations or facilities is anticipated as a result of the Butterfield Redevelopment project.

12. Noise levels due to construction activities will vary widely, depending on the phase of construction activities. It is anticipated that nearby properties would experience temporary elevated noise levels at occasional periods during the approximately 24 to 36 month construction period. This is a temporary, construction-related, unavoidable impact. Local regulations regarding noise will be followed. Construction activities will be conducted Monday through Friday from 7:00 a.m. to 6:00 p.m., and on Saturday from 8:00 a.m. to 6:00 p.m., and will comply with all aspects of the Village of Cold Spring Noise Ordinance for construction activities.

It is not anticipated that Blasting will be necessary, however if necessary a Blasting Protocol will be submitted to the Village for review and approval. Blasting will be limited to those hours permitted for construction by the Village noise ordinance or may be further restricted in the approved Blasting Protocol. The Planning Board notes that Blasting is a highly regulated activity and blasting operations must comply with all applicable federal, state and local regulations regarding the use, transport and storage of explosives. See Appendix M of EEAF.

13. The impact on the Village Budget is projected to be positive. Tax revenue from the redevelopment is estimated to be approximately \$60,000 more than the cost of providing municipal services to the new Butterfield residents on a net annual basis. Based upon the information provided herein, no significant negative impact is anticipated from the increased demand for community services.

14. The proposed Butterfield redevelopment project will provide senior housing in the Village of Cold Spring, in addition to an increase in potential civic space and new retail opportunities. As more fully set forth in the EEAF, as a result of this project it is anticipated that the community will realize the following economic benefits:

- Collective municipal and school revenues are projected to total close to \$600,000 annually.

- Tax revenue to the School District is projected to increase by more than \$340,000, with a substantial net benefit of more than \$325,000 since there are no school age children associated with the proposed senior housing.
- The project is projected to result in a net benefit revenue to the Village of more than \$60,000 annually *after covering costs*, while meeting the increasing need for senior housing.
- The project-generated annual revenues to Putnam County would be approximately \$66,908 annually.
- Retail spending by the new residents of the community is projected to exceed \$825,000 annually.
- Sales tax revenue is projected to be more than \$175,000 annually.
- The project is anticipated to generate 85 to 100 full time short term equivalent jobs in the various construction trades associated with construction of this project and approximately 98 full time equivalent jobs after completion.
- The Butterfield project will pay an estimated \$25,480 in sewer fees and an estimated \$32,684 in water fees to the Village on an annual basis. Since the water and sewer infrastructure already exists to serve the Village, the increase in user fees should result in a fiscal benefit to the Village.

Conclusions:

After conducting a thorough and open SEQRA review process and requiring the submission of extensive additional information, plans, reports, studies and testimony, the Planning Board, as SEQRA Lead Agency has carefully reviewed the potential adverse environmental impacts, and has reasonably come to the following conclusions:

- a. The proposed project will utilize existing water and sewer systems which have been demonstrated to have available capacity.
- b. Egress to and from the site will be directly onto a New York State road, which has available capacity.
- c. The project is projected to result in a net tax benefit to the Village of Cold Spring, the Haldane School District, Town of Philipstown and Putnam County.
- d. Redevelopment of the Butterfield property will occur in substantially the same areas as are currently developed and thus the drainage patterns are substantially the same as they are under existing conditions. The increase in impervious surface area for the subject site is relatively small, approximately 0.5 acres and is subject to NYS DEC permitting (GP-0-10-001).
- e. The proposed action will not have any negative impact on rare, threatened, endangered species or species of statewide concern according to the project sponsor. The site has been improved for many years with buildings, driveways and landscaped areas.

f. Although the density of development will increase, the redevelopment program of the proposed project will eliminate an abandoned building, has features such as landscaping, architectural detailing anticipated to be consistent with the Village architecture; and site grading that will be used to reduce the visual impact.

g. Limited tree removal is necessary to accommodate new parking areas, roads and buildings which will result in a change to the visual conditions of the site. A landscape plan will be developed in consultation with the Planning Board during the site plan review that will include substantial new tree plantings, foundation plantings, etc. which will serve to soften the visual changes that will occur to the subject site. The Applicant is committed to the preservation of the copper beech tree which is viewed by the community as an aesthetic resource.

h. The Applicant intends to preserve approximately 67% of open lawn area designated as "Gateway Park", located in the southeastern portion of the project site. It is anticipated that at a minimum, the applicant will make the lawn available to the Village and general public subject to an access agreement.

i. The project is not anticipated to have a significant adverse impact on the local road conditions based on the traffic analysis that has been reviewed based on anticipated land uses.

j. A Phase 1A Historic and Archaeology Assessment Report concludes that "There is no expectation that the Butterfield Hospital Site will contain historic cultural resources." The study also finds that the project site has been profoundly disturbed thus there is a low potential to recover intact prehistoric cultural resources. Based upon the results of that report, the project is anticipated only to have minimal impacts on designated historic resources in the Cold Spring Historic District, including The Grove that is contiguous to the project site.

In consideration of the foregoing, the Village of Cold Spring Planning Board as SEQRA Lead Agency can reasonably conclude that the Butterfield Redevelopment project, as more fully set forth in the EAAF dated January 8, 2014 and last revised on February 12, 2014, will not have any significant adverse environmental impacts.