Appendix 1

SEQR Documentation

FINAL SCOPING OUTLINE
SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS)

TOWN OF NORTH SALEM TOWN BOARD - LEAD AGENCY

HIGHGATE / WOODLANDS OF NORTH SALEM
COORDINATED SEQR EVALUATION - TYPE I ACTION

MARCH 22, 2005

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

Proposed Action

Background

In 1994 the Town Board of the Town of North Salem initiated SEQR proceedings as the lead agency for the coordinated review of a Type I Action known early on as the "Jo Flo Project (Lukashok Petition/Application)" and later as the "Highgate Project (Lukashok)." The Highgate Project (Lukashok) consisted of the proposed re-zoning of approximately 55 acres of the subject property to the Town's existing RO Research-Office Non-Residential Zoning District, the subsequent development of approximately 250,000 SF of building space for research and office uses, and subdivision of the remaining approximately 105-acre portion of the site into approximately 49 single-family lots. The Town Board as lead agency issued a SEQR Determination of Significance (Positive Declaration) in 1994 and since then, the SEQR review for the Highgate Project (Lukashok) has progressed, including the acceptance of a DEIS and the holding of required SEQR public hearings prior to the preparation of the FEIS.

Revised Proposed Action

As a result of on-going discussions between the Town Board as the lead agency, and the applicant, and also the Board's consultants and staff, the applicant has revised its proposed action to change the previously proposed commercial aspect (office and research development) to development of a proposed active, adult multi-family residential community, specifically designed for occupancy by one or more persons 55 years or older, and identified by the applicant as "The Woodlands at North Salem." The proposed Woodlands at North Salem development more specifically involves the following:

- Re-zoning of approximately 40 acres of the subject property to a new zoning district, the proposed R-AMF/2, which would include provisions requiring occupancy of each unit by one or more persons 55 years or older;
- Development of approximately 76 attached residential dwelling units pursuant to the proposed zoning provisions, including amenities and ancillary structures normally and customarily associated with multi-family complexes; and
- Provision of up to five (5) off-site moderate income housing (MIH) units on the Town-owned "Dino and Arties" site.

The remaining R-1 acreage is proposed to be developed as previously proposed and evaluated. Specifically, the subject property is proposed to be subdivided into approximately 49 single-family lots, with related infrastructure improvements.

Site Location

The subject property consists of approximately 160 acres located on Reed and Hardscrabble Roads, within an R-1 Residential Density Zoning District and identified on the Town of North Salem Tax Maps as Sheet 2, Block 1734, Lots 15, 16, and 19. The subject property includes areas of steep slopes as well as regulated wetlands, watercourses and waterbodies, including portions of NYSDEC Wetland L-1and its associated regulated Adjacent Areas and locally-regulated wetlands.

The Dino and Arties site consists of approximately 0.596 acres, located on the westerly side of Route 22 within an GB General Business Zoning District and identified on the Town of North Salem Tax Maps as Sheet 1.1, Block 1727, Lots 3, 6 and 9. This property was formerly developed with a non-residential use which use has since been abandoned, the parcel has been acquired by the Town of North Salem, and appropriate site remediation and clean up is in progress.

Purpose of the SEIS

The purpose of the preparation of the SEIS is to evaluate the zoning and land use suitability of the subject property for the revised proposed action; to assess associated potential environmental impacts of developing the site as now proposed; to evaluate alternative scenarios, and to identify and determine the adequacy of the means by which identified impacts can be mitigated. Specifically, the SEIS is to evaluate the revised proposed action (replacement of previously proposed non-residential component with active adult multi-family) and is to provide new and updated environmental information as may be appropriate to adequately evaluate the potential environmental impacts associated with the revised proposed action.

SEIS Preparation Requirements

The following shall apply to the preparation of the SEIS:

1. The contents and format of the SEIS is required to follow the outline and format as set forth in this Scoping Outline, and is to be presented in Chapter format as specifically enumerated below. For each chapter, those environmental conditions, impacts and mitigation measures which have not changed with the revised proposed action, a summary of the information set forth in the initial DEIS shall be provided with reference to the specific location where the information can be located in that document. New studies shall be prepared as specified or as may be warranted. Discussion and evaluation of impacts pertaining to the Dino and Arties parcel shall be provided based on the information made available to the applicant by the Town.

2. Information is to be presented in a manner which can be readily understood by a lay person. Use of technical terminology is to be avoided or clarified and defined when used.

3. Any assumptions incorporated into the assessment of potential project impacts are to be clearly identified and described. In such cases, the "worst case" scenario analysis is to be identified and evaluated.

4. The SEIS is to be written in the third person (i.e., the terms "we" and "our" will not be used). Conclusions and opinions are to be kept to a minimum (*the SEIS is to focus on the issues and potential impacts in an objective fact finding manner*), but if included, are to be identified as those of "the project sponsor or applicant", or other source. Unsupported opinions lacking factual analysis and documentation are not to be included.

5. The SEIS is to describe and inventory the characteristics of the project site's environmental setting and surrounding area (e.g., Dino and Arties site and, environmental setting relative to revised aspects, etc). The SEIS also is to study and evaluate potential environmental impacts resulting from implementation of the revised proposed action. Project changes and mitigation measures, with the intent to avoid, eliminate, reduce or otherwise lessen the scope and extent of those impacts are to be identified, detailed and incorporated into the proposed action. Mitigation measures are to include accepted practices and alternative approaches, as well as environmentally innovative techniques where a greater level of mitigation or impact abatement can be achieved.

   The potential impact issues and mitigation measures identified in this Scoping Outline are not intended to represent an exhaustive list of the possible effects or mitigations, and the SEIS is not to be limited to only those impacts or mitigation measures specifically mentioned. The project sponsor is expected to explore new areas of potential impacts, mitigation measures, or alternatives identified during the preparation and review of the required SEIS.

6. Narrative discussions are to be accompanied by appropriate tables, charts, graphs, simulations, plans, illustrations and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion is to be fully summarized to highlight and supplement the information presented graphically.

7. All plans and maps showing the site and proposed activities are to include basic base information such as existing site improvements, existing natural/cultural features (topography, trees, vegetation masses, rock-outcroppings, stonewalls, streams, wetlands, water bodies, etc), adjacent homes and property lines, adjacent roads, etc.

8. All discussions of mitigation measures are to consider at least those measures mentioned in this Scoping Outline. All reasonable mitigation measures are to be incorporated into the proposed action. For any identified mitigation measure that is not incorporated into the proposed action, the reason why such mitigation measure has not been considered or incorporated is to be clarified and supported in the SEIS.

9. The project sponsor is to consider and suggest additional mitigation measures to reduce potential impacts. When no mitigation measures appear warranted, the SEIS is to so indicate but must include supporting rationale.

10. The SEIS is to evaluate alternatives (as may already have been set forth in the initial DEIS) to the revised proposed action, and to the extent that such alternatives avoid, eliminate, reduce or otherwise lessen project related impacts, the alternatives or portions thereof are to be incorporated into the revised proposed action, particularly where a greater degree of mitigation of identified adverse impacts can effectively be achieved.

1.0 COVER SHEET

Cover Sheet

The SEIS is to be preceded by a Cover Sheet that will include the following information:

1. Title and name of proposed action; the SEIS document is to be titled:

Supplemental Environmental Impact Statement (SEIS)
Type I Action
Woodlands at North Salem
Reed Road
Town of North Salem, Westchester County, New York

2. Reference to the following is to be included:

- Town of North Salem, Westchester County, New York.
- Precise location of subject property, including North Salem tax lot identification.
- Name and address of the lead agency as follows:

Town of North Salem Town Board
Town of North Salem
266 Titicus Road
North Salem, New York, 10560

- Name and telephone number of the person at the lead agency who can provide further information is to be listed as follows:

Veronica Howley, Town Clerk
Phone Number: (914) 669-5577
Fax Number: (914) 669-8670

- Name and address of the owner(s) of the subject property.
- Name and address of the applicant/project sponsor.
- Date of original DEIS submittal, acceptance of DEIS by Lead Agency and DEIS SEQR Public Hearing.
- Provision for the following:
  - Date of completion acceptance of the SEIS by the lead agency.
  - Date of SEQR Public Hearing.
  - Date by which written comments will be accepted by the lead agency.

3. The Cover Sheet is to be followed by a list of the names, mailing and email addresses, and phone and fax numbers of each of the consultants, individuals and/or organizations that prepared or contributed to any portion of the DEIS and SEIS.

2.0 TABLE OF CONTENTS and SUMMARY

Table of Contents

The SEIS is to be written to specifically follow the format and content sequence of this Scoping Outline. This Scoping Outline will serve as the SEIS ***Table of Contents*** (refer below for specific SEIS Chapters).

All technical studies, reports and assessments, and supporting materials are to be listed at the beginning of the SEIS, referenced and summarized in layman terms in the body of the SEIS, and included in their entirety in an Appendix to the SEIS.

All pertinent related SEQR documentation is to be included as part of the SEIS document as appendices, including, but not limited to, the following:

- Full Environmental Assessment Form
- Positive Declaration / Circulation Notice
- Development Applications
- Final Scoping Outline
- Technical Letters from involved and interested agencies
- All correspondence relating to issues which are addressed in the DEIS / SEIS
- Technical reports and studies prepared, or required to be prepared
- Full-scale Special Permit/Site Development Plans and Wetland Permit Plans

Summary

A summary (*abstract*) is to be provided which *briefly* describes: appropriate history and background information pertaining to the previously proposed action; the revised proposed action; and the proposed action's purpose, need and public benefit; needed approvals and permits; identifies the detailed assessment studies conducted; existing conditions and environmental setting, potential impacts, and proposed mitigation measures; and alternatives to the proposed action.

As much as possible, the Summary is to be presented in **LIST FORMAT**, with limited narrative dialogue. All of the information presented in this summary is to be repeated in greater detail and substance in the subsequent sections.

SEIS CHAPTERS

SEIS Chapters

The SEIS chapters are to follow the format of the original DEIS Scoping Outline as follows:

1.0 Cover Sheet
2.0 Table of Contents and Summary
3.0 Description of Proposed Action
4.0 Environmental Setting, Impacts and Mitigation

4.1 Geology, Soils and Topography
4.2 Water Resources
4.3 Air Resources
4.4 Terrestrial and Aquatic Ecology
4.5 Transportation
4.6 Land Use and Zoning
4.7 Demography
4.8 Community Services
4.9 Cultural Resources

5.0 Unavoidable or Unmitigatable Adverse Environmental Impacts

6.0 Alternatives to Proposed Action

6.1 Alternative Design/Layouts
6.2 Alternative Central Sewage Treatment Connection
6.3 Alternative Size / Density
6.4 Alternative Use
6.5 Alternate Access
6.6 Alternate Drainage Plan
6.7 Alternate Construction Plan
6.8 Previously Proposed Action as Alternative
6.9 No Action

7.0 Irreversible and Irretrievable Commitment of Resources

8.0 Appendices

3.0 DESCRIPTION OF THE PROPOSED ACTION

NOTE: *To be determined complete and adequate for public review, the SEIS must contain all site and project information required for a complete preliminary application. The rezoning petition, applications, plans and related application materials shall be appended to the SEIS and comply substantially with all subdivision and site plan application and zoning requirements and subdivision/site plan specifications.*

Special Permit/Site Development Plans and Wetland Permit Plans, Preliminary Subdivision Plat

Full sized Special Permit/Site Development Plans and Wetland Permit Plans are to be included in the SEIS as an appendix; reduced copies of pertinent plans are to be included in the text of the SEIS to support the text. Said plans are to graphically detail the site's natural resources and environmental setting (existing conditions), as well as the changes to those resources and that setting as proposed by implementation of the proposed action. The plans shall be prepared in accordance with the requirements and specifications of all pertinent Chapters of the Code of the Town of North Salem.

- An 'index' plan of the entire site may be at a scale of 1" = 100'.

- Full sized plans are to be prepared at a scale of 1" = 50'.
- Enlargement and detailed plans are to be prepared at a scale of 1" = 10'.
- Road Profiles are to be prepared at a scale of 1" = 50 horizontal and 1" = 5' vertical.
- Architectural Plans are to be prepared at an appropriate scale that provides adequate detail.
- All plans are to be coordinated into a single set with a cover sheet listing each individual plan.
- Sheet size is not to exceed 36" x 48".
- All plans are to be coordinated as to sheet size, and each plan sheet is to include a common title block (with regard to presentation, content and location on the individual drawings), a graphic scale, and a north arrow (included in the title block).
- Each plan is to be prepared and certified by a New York State licensed Landscape Architect, Professional Engineer, Land Surveyor and/or Architect, as appropriate.
- Plans depicting each project Alternative, at a scale of 1" = 40', are to be included pursuant to the contents of Chapter 14, Alternatives to Proposed Action.

The description of the Proposed Action shall include appropriate history and background information pertaining to the previously proposed action to set the context for the Description of the Proposed Action

3.100 Project Purpose, Need and Benefits

3.110 History and background: previous uses of the site including any previous development proposals and steps leading to the Stipulation of Settlement; add a summary of Amendment 1 to the Stipulation of Settlement adopted by the Town Board and filed and entered with the Westchester County Clerk on November 29, 2004 (or as may be further amended).

3.120 The SEIS will explain the relationship of the revised proposed action to North Salem's existing community plans and objectives, zoning and County plans for site vicinity.

3.130 Revised Objectives of the project sponsor

a. Proposed development
b. Feasibility:
   - Relationship to area amenities
   - Suitability of site
   - Comparable development/operation by applicant or within area

3.200 Location

3.210 Geographic boundaries

a. Subject property - Croton Falls area, Town of North Salem
b. Dino and Arties Site
c. Surrounding area - nearby Town and County boundaries

3.220 Description of access to sites

a. Subject Property - Access from Reed Road, Proposed Emergency Access

b. Access to Middle-Income Units site

3.300 Design and Layout

NOTE: The design and location of all elements of the proposed action will be shown on the most current revision of the subdivision plat and site plans including: Single Family Residences, Proposed 76 Adult Active Senior Town House Units, garage and parking areas, recreational and fire-emergency improvements, all proposed roads and access drives, the proposed water supply source(s) and related facilities, the central package Sewage Treatment Plant and SSDS systems and the proposed interim SSDS systems for the 3 model homes.

3.310 General Site Description (include a background summary of unchanged site aspects)

a. List of proposed parcels, number, area and use of each:
   1. Purpose of proposed lot layout for R-AMF/2 Multi-Family Residence District for the Active Adult Community, road, recreational facilities, single-family residential parcels and the 2 recreational facilities, etc.
   2. Layout of middle income units in the hamlet of Croton Falls

b. Total site disturbance including amount of land to be cleared on each site for all structures including active adult townhouses condominium units, middle-income units and detached residences, recreational and other improvements (including landscaped areas), water supply system and sewage treatment facilities, roads and driveways

c. Map showing all disturbed areas

d. General extent/area of grading, cut-and-fill

e. General extent/area of ripping and blasting of large rocks and bedrock

f. Total impervious surface proposed for townhouse homes for the active adult community, two recreational facilities and residential development and all associated improvements described above

g. Total contiguous acreage of all properties owned by applicant

h. Describe proposed vegetative buffer zones to be established:
   1. To remain undisturbed vs. cleared and re-vegetated
   2. Purpose of buffer, visual and sound
   3. Area excavated/disturbed to create retention/detention ponds
   4. Proposed improvement to central wetland

3.320 Proposed uses and project site layout; area and setback design standards

a. Typical site design for residential lots

b. GB General Business Zoning District standards and uses (particularly use group "o") and MIH regulations set forth in §250-126 of the Zoning Code.

c. Proposed types of active adult community town houses and amenities (R-AMF/2 proposed Zoning District standards and uses):
   1. Parking lots at recreational facilities
   2. Proposed accessory uses

3.330 Sewage Treatment

a. Describe and justify proposed capacity of system, potential number of users, and effluent standards
b. Discussion of the revised design and construction of proposed sewage treatment system and package sewage treatment plant:
   1. Separate parcels for central facilities
   2. Mitigation criteria for currently proposed location
   3. Location/area for expanded SSDS system
   4. Minimum design guidelines based on proposed use components, according to:
      - NYCDEP review and approval
      - Current NYSDEC design standards
   5. Operation and maintenance of system, formation of a Transportation Corporation
   6. If sewage treatment plant is required, formation of backup sewer district
c. Individual residential lots:
   1. Central sewage treatment and Sewage Treatment Plant (STP)
   2. NYCDEP review and approval
   3. WCDOH review and approval
d. Available information on the Dino and Arties site (Moderate Income Units)

3.340 Water Supply

a. For currently proposed project and total projected demand for all uses/facilities:
   1. Describe central water supply facilities to serve town house buildings, recreational facilities and individual residences
   2. Separate parcels for central facilities
   3. Proposed capacity, maximum potential number of users
b. Water quality and treatment method, if any
c. Summary of existing well data
d. Address water supply related to all amenities and provision for fire fighting
e. Operations and maintenance of system
f. Formation of Transportation Corporation and backup water district
g. Water service for Moderate Income units

3.350 Structures – (For both the subject property and Dino and Arties site)

a. Number and approximate range of size of residences
b. Location and square footage of all condominium structures, including building footprint, floor area ratio (FAR), accessory structures, pipelines for sewer, water and stormwater drainage will be shown on site plans and described in the DEIS
c. Elevations

3.360 Roads

a. Layout of proposed primary and emergency access roads within the site area including proposed grades and road profiles:
   1. Regular, primary access (local) roadways;
      - Town standards and specifications

- Need for waivers per Town of North Salem Land Subdivision Regulations
- Provide material requested to support Waiver of Road Grade for Private Road (Memorandum from Matthew D. Rudikoff Associates, Inc., dated March 16, 1994)

2. Emergency access roads:
   - Proposed standards as compared to Town Specifications for subdivision and access roads
   - Need for waivers per Town of North Salem Land Subdivision Regulations
   - Connections to Sun Valley Drive, through land proposed for parkland dedication, conservation parcel and rear of Senior Condominium units to proposed upper, eastern cul-de-sac

b. Roadway maintenance and repair:
   1. HOA maintenance of related improvements such as drainage structures, pedestrian walkways and crossings
   2. Snow removal and storage areas

c. Access for the Dino and Arties site

3.370 Parking (For both the subject property and Dino and Arties site)

a. Typical residential driveway design:
   1. Number and range of grades
   2. Driveway profiles

b. Other amenities associated with roads and parking areas such as sidewalks, landscaping and lighting

c. Discussion of public/private portions of Reed Road and Project Entrance

d. Discussion of access and parking for Moderate Family Income Units Site

3.380 Other Amenities, Improvements for Highgate Site only

a. Drainage, erosion/sedimentation control plans, per current standards of NYSDEC, NYCDEP, Westchester County, etc.

b. Refuse/recycling storage/pickup areas, related containers and enclosures;

c. Parkland:
   1. Dedication of parcel to Town
   2. Pedestrian access from proposed development
   3. Vehicular access to be developed by the Town, if desired
   4. Grade/area of nearly level, usable areas

d. Recreational trails/improvements associated with the joint residential developments;

e. Discussion of the two recreational facilities

f. Landscaping for both developments

g. Utilities

h. Lighting of streets and parking areas, shielding

i. Conservation parcel

3.400 Construction and Operation [Information is not available for Moderate Income Family site]

3.410 Construction

a. Total construction period anticipated – three to four phases:
   1. Construction schedule for proposed development, including all proposed improvements phasing plan each phase below will be completed in approximately 1 ½ years from commencement of that phase, for a total of approximately 5 years;
      - Describe Phase I
      - Describe Phase II
      - Describe Phase III
   2. Discuss hours of construction operations

3.420 Operation and maintenance of water and sewer facilities, roads, and open space

a. Purpose of establishing separate lots for each amenity
b. Describe ownership and responsibility for long-term operation and maintenance and append conceptual provisions regarding:
   1. Homeowners Associations (HOA) for main access from Reed Road and easements for joint access to each of the two residential developments
   2. Arrangement for contribution of each residential development to each HOA breakdown of shared expenses (may be amended during the Attorney's General Review)
   3. Town administration of Moderate Income Housing pursuant to existing regulations
c. The method of financing and estimated cost of these facilities, as applicable, should be described.
d. Maintenance plans for water, sewer and drainage facilities, private roads and open space
e. Append drafts of the two (2) HOAs and maintenance agreements with approximate budgets (may be revised pending review by New York State).
f. Town operation of Dino and Arties site Moderate Income Family Development

3.500 Approvals and Permits

3.510 All approvals necessary in order to begin site construction

a. Agencies involved
b. Status of applications

4.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION

This Chapter will include a description of the environmental setting accompanied by an identification of those aspects of the environmental setting that may be adversely or beneficially affected by the proposed action. Potential site development impacts will be identified and assessed for both their short and long-term effects. The SEIS will address any impacts on existing residents or intensification of any existing "problems." For each impact identified, a specific mitigation will be presented and detailed.

NATURAL RESOURCES

For natural resource information that will not have changed during the time lapse between the original DEIS and the preparation of the SEIS, a summary of information presented in the DEIS shall be provided with reference to the specific location of the accepted DEIS where the more detailed information may be found.

For aspects which may have changed (for example, wetlands and tree sizes), new / updated information shall be provided. For aspects of the project that may be affected by state, local, regional or federal regulations which may have changed since the DEIS, updated information, studies and analyses shall be provided.

For the Dino and Arties site, information shall be set forth in enough detail to facilitate evaluation of the potential impacts in the absence of a site-specific development plan for that property.

4.100 Geology, Soils and Topography

4.110 Subsurface

a. Composition and thickness of subsurface material
b. Bedrock formation types, extent of fracturing and faulting
c. Depth to bedrock

4.120 Surface

a. Description of on-site soil types, including:
   1. Soils inclusions within each identified soil type
   2. Distribution of soils in project area in accordance with Westchester County Soil and Water Conservation District Soil Survey
   3. Summary of soil testing results, particularly with regard to property's potential past use as an orchard (e.g., presence of pesticides, heavy metals, etc.)
b. Soil Characteristics, including:
   1. Texture, soil bearing capacity, erodibility
   2. Depth to water table, drainage characteristics
   3. Limitations of/suitability for excavation, construction of buildings, roads and sewage treatment systems and subsurface discharge of treated wastewater
c. Location and extent of rock outcrops, areas of shallow depth (< 2') to bedrock and/or special surficial geological features; e.g. any cliffs, ledges, large boulders, pits and sinkholes (show on plan).

4.130 Topography

a. Description of topography at project site and surrounding area, including location of natural basins, depressions and rock knobs
b. Slope Analysis: identification of areas with slopes of 0-6%, 6-12%, 12-25% and greater than 25%; discuss specific areas in each slope category that will be affected.
c. Description of prominent and/or unique features:

1. Stonewalls, large boulders, ledges and rock outcroppings

Impacts and Mitigation

a. Clearing and grading plan for all developed areas, including preliminary estimate of needed cut and fill (identify the impacts and mitigation):
   1. Comparative disturbance and cut-and fill related to road constructed at a maximum 10% grade versus a maximum 12% grade
b. Disturbed areas and related mitigation during construction and permanent improvements:
   1. Control of fugitive dust and off-site mud-tracking
   2. Grading and erosion/sedimentation control
c. Net removal, storage and disposal of rock, earth and plans to minimize removal
d. Extent and impact of construction on slopes >12% and >25% and grading, erosion/sedimentation control plans and other related mitigation measures
e. Identification of areas where ripping and blasting will be necessary, if any, and appropriate mitigation:
   1. General: impacts on surrounding area of blasting
   2. Compliance with pertinent safety standards
f. Sedimentation and erosion control plans
g. Extent and impact of construction in areas with shallow depth to water table and related mitigation measures

4.200 Water Resources

4.210 Groundwater

a. Location and description of aquifers (groundwater sources) in project area – the two reports prepared for the previous EIS will be summarized in the DEIS and included in the Appendices in their entirety
b. Identification of present use of groundwater:
   1. Historic data on groundwater
   2. Location on and off-site (adjacent properties) of existing individual wells, private central water supply sources and municipal water supply system serving Croton Falls, depths, yields and water quality
   3. Location and current use of springs by nearby property owners and nearby community wells;
      - Verify location of springs as on or off-site
      - Show on plan relative to proposed structures/improvements

4.220 Surface Water (update as needed)

a. Location, name and description of surface waters on project site and off-site surface waters that will be affected by the site's drainage, including intermittent streams and drainageways (show on plan):
   1. Relationship of site drainage to Croton Reservoir
   2. NYSDEC classification of on-site and related off-site surface waters
   3. Destination of on-site tributaries

4.320 Noise levels

a. Description of existing noise levels

Impacts and Mitigation

a. Temporary and permanent impact on air quality
b. Temporary and permanent impact on noise levels
c. Effect of potential traffic increase (worst case scenario)
d. Truck traffic re: deliveries, frequency, days/hours
e. Effect of steep grades, shifting on noise level
f. Consultation with the WCDOH regarding the need for any Air Discharge Permits (as per WCDOH letter of July 13, 1994)

4.400 Terrestrial and Aquatic Ecology

4.410 Vegetation (include a background summary of unchanged site aspects)

a. Description of vegetation types and/or predominant plant community types, and component woody and non-woody species on the project site with a site-specific vegetation map
b. List or representative woody/non-woody species (common and scientific names) for e on-site community type
c. Identification of protected native plants and other state-listed (NYSDEC and the New York Natural Heritage Program) plant species and significant habitats occurring on-site
d. Discussion of site vegetation characteristics e.g. species size (height/diameter of woody plants), layering within vegetation types, density, distribution, patterns of plant community flora
e. Identification on plan of trees of greater than sixteen inches diameter at breast height (16" dbh)

4.420 Fish and Wildlife

a. Summary discussion notable species and available habitat for species that may use the subject property and Dino and Arties site
b. Identify all State-listed (NYSDEC and New York Natural Heritage Program) animals and describe any unique or locally rare animals occurring on-site or within a one-mile radius of the site.

4.430 Wetlands (An updated wetlands survey of the entire Highgate/Woodlands site shall be prepared)

a. Identification and approximate delineation of all waters of the United States, including wetlands subject to federal jurisdiction
b. Identification and delineation of all wetlands, water courses and controlled areas identified according to the Town of North Salem Freshwater Wetlands Protection Law
c. Summarize and append information related to identification of these areas and any related draft permit materials; discuss revised limits and buffers

d. Description of function and quality of wetlands
e. Wetlands off-site and within drainage area:
    1. Confirmation that NYSDEC Wetlands do not exist within the site's boundaries; and
    2. Identification of nearby NYSDEC wetlands, including their classification and importance
    3. Identification of downstream waters of the United States, including wetlands

Impacts and Mitigation

a. Impacts that effect on-site and off-site wetlands identified above:
    1. Flooding, draining
    2. Filling, excavating
    3. Conversion of one wetland type into another (e.g. forested wetland into retention marsh or grassed swale)
    4. Impact of proposed improvement of central wetland, adverse and beneficial
b. Note any removal of on-site species
c. Impact of vegetation removal on site and surrounding area wildlife and mitigation measures:
    1. Amount of vegetation to be removed and plans to minimize
    2. Clearing plan for all areas proposed for development
    3. Vegetation to be retained/preserved, including any trees of greater than sixteen inches diameter at breast height (16" dbh)
d. Discuss impact of removal or disturbance in or near habitats for State-listed or notable species and any necessary mitigation measures
e. General impact of disturbance on vegetation and wildlife and specifically:
    1. Impact of blasting
    2. Impact on any state-listed or locally significant habitats or species
f. Landscaping (type and amount)
g. Devise appropriate mitigation measures for any State-listed NYSDEC and New York Natural Heritage Program) plant and animal species
h. Impacts created by reduction of wetland functions due to disturbed or reduced area, and related mitigation:
    1. Location of proposed improvements in relation to locally regulated wetlands and controlled areas
    2. ACOE permit requirements, if any
i Impacts on the wetland system resulting from stormwater discharges and sediment/pollutant runoff
j. Impact of stream disturbance on wetland function
k. Role of avoiding disturbance and buffering in mitigating wetland impacts:
    1. Direct and indirect impacts related to construction and operation of sewage treatment system

HUMAN RESOURCES

For resource information that will not have changed during the time lapse between the original DEIS and the preparation of the SEIS, a summary of information presented in the DEIS shall be provided with reference to the specific location of the accepted DEIS where the more detailed information may be found.

For aspects which may have changed, new / updated information shall be provided. For aspects of the project that may be affected by state, local, regional or federal regulations which may have changed since the DEIS, updated information, studies and analyses shall be provided.

For the Dino and Arties site, information shall be set forth in enough detail to facilitate evaluation of the potential impacts in the absence of a site-specific development plan for that property.

4.500 Transportation

4.510 Existing conditions

a. Summarize existing conditions as set forth in the initial DEIS.
b. Discuss existing roadway network pertaining to the Dino and Arties site consistent with discussion guidelines of the initial DEIS.
c. Safety considerations:
   1. Roadway geometry
   2. Sight distance at the intersection of Reed Road and Hardscrabble Road and the site access drive and along the internal spine road
   3. Compilation of most recent 3-year accident history for the intersection of Reed and Hardscrabble Road

Impacts and Mitigation

4.520 An updated traffic study utilizing the previous scoping parameters shall be prepared in accordance with the following modifications:

a. Traffic Volume Data:
   - Utilize the Build AM and PM Peak traffic volumes identified by Figure 8 of the August 16, 2004 Traffic Study prepared by Adler Consulting for the proposed Marriott Fairfield Inn as the base traffic volume data
   - Traffic volume data for the following intersection locations shall be extracted from the above-referenced Adler report and included in the instant evaluation:
     - Route 22/Front Street
     - I-684 Northbound Ramps/Hardscrabble Road
     - I-684 Southbound Ramps/Hardscrabble Road
     - Hardscrabble Road/NY Route 22

- Current AM and PM peak hour traffic data shall be additionally collected for the following intersection:
  - Reed Road and Hardscrabble Road

b. Site Traffic Generation and Distribution:
- Trip generation data for each of the AM and PM peak hours shall be developed
- Trip distribution shall be suggested and shown graphically
- Based volumes drawn from the Adler study shall be increased by an appropriate growth factor to the study Design Year of 2010, with appropriate documentation to support the growth factor utilized (either keyed to historical data, e.g., comparison to the initial 1996 study data, or through information provided by the NYSDOT and/or the Town.

c. Capacity Analysis:
- Intersection capacity analysis shall be completed using the 2000 Highway Capacity Manual Model software for the Base condition as well as for the 2010 N0-Build and 2010 Build conditions for each peak hour. Under the Build condition, a second set of analysis shall be completed identifying suggested roadway improvements that would be necessary to improve overall intersection operations to a Level of Service "D" or better.

d. Project Report:
- The Traffic Impact Study shall include the following information and methodology;
  - Traffic Flow diagrams for the AM and PM peak hours for the Base, 2010 No-Build and 2010 Build Conditions
  - Tables identifying the hourly trip generation rates and traffic volumes for proposed uses
  - Graphical representation of site trip distributions
  - A summary of intersection capacity in tabular form for each of the intersection locations identified above and should also include the site access with Reed Road. For intersections without a signal, provide the reserved capacity and levels of service for each lane group on each approach. For intersections with signals, provide the V/C Ratio, delay and Level of Service for each lane group on each approach, as well as for the intersection on a whole.

e. Where improvements are identified to mitigate impacts, the type of improvements required to attain that Level of Service shall be indicated (e.g., additional lanes, turn restrictions, lane widening, traffic control devices, etc.)

f. Public transportation as mitigation, refer to Westchester County Department of Transportation Plans

g. Alternate transportation measures

h. Impact on pedestrian traffic, safety and proposed mitigation

4.600 Land Use and Zoning

4.610 Existing Land Use and Zoning

a. Present use of land (site specific, adjacent properties and general area)

b. Existing zoning of site and immediate surrounding area
c. Uses permitted by right, conditional uses by Planning Board, uses by special permit of Town Board, Zoning of Board of Appeals in both R-1 and proposed R-AMF/2 Zoning Districts
d. Existing easements over land
e. Formation of transportation corporation and file requisite bonds
f. Applicant shall file the necessary easements
g. Provide for failures of HOA or problem with facilities

4.620 Conformance with County and Local Land Use Plans

a. County land use plans
b. Existing Town development plans applicable to project area

4.630 Development Trends

a. Summary of information provided in DEIS
b. Updated per new projects not considered in the DEIS
c. Relation to other nearby developments, including proposed developments within the Town of North Salem and in the surrounding area (residential and non-residential)
d. Compatibility with neighboring land uses

Impacts and Mitigation

a Proposed R-AMF/2 Residence District rezoning of site, loss of R-1 Zoned area;
b. Increased intensity of use of the site:
    1. General impact on surrounding uses and nearby developments and mitigation
    2. Cumulative impact of this project and nearby developments
    3. Specifically, impact on nearby existing and proposed residences and mitigation;
        - Preserve vegetation on-site to mitigate construction noise and visual impacts of proposed residential community
c. Screening of proposed use from neighboring properties
d. Discuss how project conforms with the following:
    1. The purpose, density and standards of the R-1 (Medium Density Residence District) and R-AMF/2 Residence Districts described in the Town of North Salem Zoning Ordinance
    2. Uses permitted by right, and related provisions and standards described in the Town of North Salem Zoning Ordinance and provided for in the Stipulation of Settlement and Amendment 1
    3. Compliance with the Site Development Plan Specifications provided in the Site Development Plan Procedures and Rules and Regulations
    4. Standards for development in the Site Development Plan Procedures and Rules and Regulations
    5. Compliance with Section 4 - Standards: Maps and Plans for Subdivision of the Land Subdivision Regulations
    6. Standards for development in the Land Subdivision Regulations (Section 3)

4.700 Demography

All demographic information shall be updated to reflect 2000 US Census data.

4.710 Population Characteristics

a. Projections for Town population with and without development
b. School age children anticipated

Impacts and Mitigation

a. Impact of permanent population on community and discuss mitigation, as appropriate

4.800 Community Services

All community services information shall be updated.

4.810 Educational Facilities

a. Description of existing educational facilities
b. Current student enrollment and capacity per public school facilities
c. Description of existing school transportation service in the project vicinity
d. Projected number of school-age children, if any, related to the residential portion of the project

4.820 Police Protection

a. Description of existing police services in the Town of North Salem
b. Discussion of County and State services

4.830 Fire protection/ Emergency Services

a. Existing fire and emergency services (equipment and workforce) available in the Town of North Salem and to the project area, including maximum height of building which firefighting equipment can accommodate
b. Water pressure and availability for fire protection
c. Address concerns raised in fire commission study pertaining to Croton Falls project site, type of development
d. Emergency service information specifically related to senior citizen needs/demands (estimated number of calls, demand for specialized equipment, etc.)

4.840 Utilities

4.841 Water

An updated Engineer's Report shall be provided.

a. Describe and illustrate on site plans the water supply facilities including:
   1. Source, treatment, storage and distribution
   2. Provision of water for domestic consumption, fire protection and water consumption for other facilities such as landscaping, cafeteria, etc.
b. Impacts to adjacent properties
c. Area of control for well head protection
d. Discuss compliance with permitting standards

4.842 Sewer

An updated Engineer's Report shall be provided.

a. Describe and illustrate on site plans how wastewater will be collected from structures and treated
b. Separation distance between sewage treatment facilities:
   1. On-site water supply source
   2. Water supply sources (wells) on neighboring properties
c. Discuss compliance with permitting standards
d. Discuss compliance with NYCDEP standards
e. Mounding analysis per NYCDEP comments

4.843 Electric, Telephone and Lighting

a. Note on site plans and description of the locations of any utility easements that affect site
b. Discussion of existing electric, telephone, cable, and lighting service in the general project area and describe plans for these utilities to serve site

4.850 Solid Waste Disposal

a. Describe plans for solid waste disposal

4.860 Fiscal Impact Analysis

A revised / updated Fiscal Impact Analysis shall be completed utilizing Burchell & Listokin's, Practitioners' Guide to Fiscal Impact Analysis.

a. Potential costs:
   1. Increase in cost for community services for all taxing jurisdictions (e.g. Town, school, water and sewer districts) affected
b. Potential benefits:
   1. Increase in ratable properties and tax revenues for all jurisdictions
c. Provision of on-site water and sewer improvements

4.870 Recreational Facilities

a. Description of the two proposed on-site recreational facilities
b. Description of existing recreational facilities and other amenities in the Town of North Salem and within the project vicinity:
   1. To serve residents of the residential subdivision
   2. Reference to Town of North Salem Recreation Plan
c. Proposed parkland dedication and any proposed recreational improvements and open space on R-AMF/2 portion of site:
   1. Suitability for recreational use
   2. Access to dedicated parkland
d. Maintenance of any recreational facilities

Impacts and Mitigation

a. For each item listed above discuss projected future need and plans to meet need
b. Potential for problems with drawdown and capacity in nearby groundwater sources and groundwater quality
c. Discuss project provisions which address community service needs of the population resulting from the single-family residences such as water, sewer, recreation area, street lighting, walkways, and loop road system to facilitate emergency access
d. Impact on Town recreation planning

4.900 Cultural Resources

Summarized information from the DEIS may be provided. Updated / new information shall be included for the Dino and Arties site at a level of detail appropriate in the absence of site-specific development plans.

4.910 Visual Resources

a. Describe areas of scenic value within and surrounding the site area
b. Identify scenic roads

4.920 Historic Areas

4.930 Community Character

a. Describe character of area surrounding the site including the Croton Falls area:
   1. Exterior design/appearance of nearby homes and non-residential buildings
   2. Physical and visual appearance of nearby area
   3. Height, bulk and density of nearby development

Impacts and Mitigation

a. Conduct an off-site "viewshed analysis" using photographs and perspective rendering for the revised proposed action

b. Key viewpoints are listed below as determined by the Planning Board, analyze number and type of viewer's from each viewpoint:
   1. Interstate Route 684
   2. Reed Road
   3. Hardscrabble Road
   4. Sunset Drive
   5. Nearby residential area
   6. Visibility of office buildings from proposed residences

c. Impacts on scenic roads

d. Discuss change in character of community and nearby developments:
   1. Impacts of non-residential use in suburban/hamlet area
   2. Construction impacts, noise, dust and vibration
   3. Increased intensity of development in and around the Croton Falls area
   4. Impacts of outdoor lighting

e. Describe measures to protect areas or structures of archaeological, historic or of local community importance

f. Discuss landscaping plans, materials on structures

g. Preserve stone walls when possible

h. Compliance with the requirements of Architectural Review according to Article XVI of Zoning Ordinance of the Town of North Salem

i. Lighting plans for roads and parking, shielding

j. Potential visual impacts of Dino and Arties site development as Moderate Income Family housing

5.0 ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED OR ADEQUATELY MITIGATED IF THE PROJECT IS IMPLEMENTED

This chapter will summarize adverse environmental impacts that cannot be avoided or adequately mitigated.

6.0 ALTERNATIVES

The previous alternatives will be summarized and included in the SEIS in a chart. The former proposed action will be presented as a new alternative and the No Action will be rewritten to address the impacts and mitigation. Analysis of each of the alternatives should be based on sketch, or conceptual, plans (at a scale of 1" = 200') and illustrations of the project. Quantifiable impacts and mitigation should be approximated when possible to assess, for example, disturbed area, coverage, roadway length and area, parking spaces and areas, water/sewer capacity and demand and traffic. Elements of alternative designs that lend themselves to quantification should be summarized in a table for ease of comparison. General description should be provided where impacts and mitigation cannot be quantified.

6.100 Alternative Design/Layouts

6.110 Research/Office Development with Three (3) Buildings

a. 250,000 square feet of total space in different configuration
b. With proposed single-family residential development
c. Describe major resulting design changes such as layout of roads, parking, size, orientation and height of buildings
d. Changes in visual impact and compatibility with character of surrounding area and nearby land uses
e. Potential effects on occupancy and marketability

6.120 Research/Office Development with One (1) Building

a. 250,000 square feet of total space in different configuration
b. With proposed single-family residential development
c. Describe major resulting design changes such as layout of roads, parking, size, orientation and height of buildings
d. Changes in visual impact and compatibility with character of surrounding area and nearby land uses
e. Potential effects on occupancy and marketability

6.130 Alternative Height of Office Buildings

a. 250,000 square feet of total space in different configuration
b. maximum height of two (2) occupied floors

6.200 Alternative Central Sewage Treatment Connection

6.210 Connection of detached, single-family homes to central sewer system

6.300 Alternative Size/ Density

6.310 Scaled-down development (decrease of 25% from proposed action)

a. 190,000 square feet of office space
b. 37 single-family residences
c. Show phasing plan
d. Review/study of related traffic impacts:
    1. Analyze roadway and intersection capacities for key intersections
    2. Compare and contrast traffic impacts with the proposed action

6.320 Larger-scale development (increase of 25% over proposed action)

a. 312,500 square feet of office space
b. 61 single-family residences

c. Show phasing plan
d. Review/study of related traffic impacts:
    1. Analyze roadway and intersection capacities for key intersections
    2. Compare and contrast traffic impacts with the proposed action

6.400 Alternative Use

6.410 Single Family Development according to existing zoning of site

a. Without R-AMF/2 rezoning and development
b. Address additional road surface area
c. Long-term impacts on community services

6.420 Single Family Homes (49 lots) and Hotel

6.430 Single-family Cluster Development (summarize cluster plan evaluated in previous DEIS)

6.440 Proposed Development with Requisite Number of MIH On-site

6.500 Alternate Access

6.510 Permanent (Regular) Loop Road Joining Office and Residential Developments

a. Proposed access plus regular, local internal loop road connecting rear of office complex with upper, eastern cul-de-sac
b. Review/study of related traffic impacts:
    1. Reiterate traffic flow changes related to secondary road access
    2. Changes in internal traffic flow

6.600 Alternate Drainage Plan

6.610 No alteration to central wetland

a. Wetland to be left undisturbed
b. Natural water level variations

6.700 Alternate Construction Plan

6.710 Phased project: Mixed-Use Initial Phase

a. Construction of proposed project with active adult townhouse condominium development and all of residences in a single phase
b. Division of project into two or three phases to mitigate environmental impacts
c. To assess project feasibility and correspond to market response]

6.800 Previous Proposed Action

The previously proposed action discussed in detail in the accepted DEIS will be presented in summary form as an additional alternative.

6.900 No Action

a. No construction of proposed Residential development
b. Site to remain in current use
c. Lack of up to 5 moderate income family units in Croton Falls

7.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Identify and evaluate the extent to which the proposed action may cause a loss of environmental resources, both in the immediate future and in the long term, addressing generic and specific components. Natural and human resources that would be consumed, converted, or made unavailable for further uses are to be identified. The DEIS is to evaluate the extent to which the proposed action involves trade-offs between short-term environmental gains and long-term losses and to the extent that the proposed action forecloses future options.

8.0 APPENDICES AS REQUIRED

Available information on the Dino and Arties site shall be included. All previous studies and evaluations that are not modified by this SEIS shall be included as well as all new / updated studies completed for this SEIS.

	PROJECT. hgate / Woodlands of North Salem		NOTICE OF FINAL SCOPING OUTLINE				
	DATE: March 23, 2005						
#	CIRCULATE TO	CONTACT	ADDRESS	TOWN	ST	ZIP	TELEPHONE
1	Jo Flo of North Salem, Inc.	Alvin Lukashok, President	300 E. 74th Street	New York	NY	10021	212-472-8567
1		Allan J. Scheffler, Esq.	2 Gannet Drive, Suite 102	White Plains	NY	10604	914-682-4500
1		Blanche Alter, AICP	17 Taylor Road	Elmsford	NY	10523	914-592-6743
1	Koenen Associates	Michael J. Koenen	6 West 18th Street	New York	NY	10011	212-206-8333
1	Keane Coppelman Engineers, PC	Daniel P. Coppelman, P.E.	113 Smith Avenue	Mount Kisco	NY	10549	914-241-2235
1	A. Miceli & Associates, LLC	Antony Miceli, Contract Vend	144 Fields Corner Road	Carmel	NY	10512	845-225-0552
1	Bunney Associates Land Surveyors	Anthony DaRosa, Land Surve	301 Fields Lane	Brewster	NY	10509	845-277-3404
1	Michael Maris Associates, Inc.	Michael Maris, Traffic & Park	14 Bergen St.	Hackensack	NJ	7601	201-343-0993
1	B. Laing Associates, Inc.	Michael Bontje, Env. Consulti	225 Main Street	Northport	NY	11768	631-261-7170
1	Croton Falls Fire Commissioner	Jack DePaoli	Box 5	Croton Falls	NY	10519	914-669-8625
	Golden's Bridge Hounds, Inc.	Peter Kamenstein	Baxter Road	North Salem	NY	10560	
1	North Salem Architectural Review Board (4 M	Janice Will, Secretary	270 Titicus Road	North Salem	NY	10560	914-669-0245
	NS Bridal Trails Associations, Inc.	Andrew Sternlieb	Box 585	North Salem	NY	10560	914-669-8625
1	NS Building Inspector	Bruce Thompson	270 Titicus Road	North Salem	NY	10560	914-669-5952
1	NS Central School District	Marsha Freer, Sec. to Superi	230 June Rd.	North Salem	NY	10560	
2	NS Conservation Advisory Council	Janice Will, Secretary	270 Titicus Road	North Salem	NY	10560	914-669-0245
	NS Consulting Engineer	Roger Schalge	Hahn Engineering, 20 Milltown Rd, Suite 10	Brewster	NY	10509	845-279-2220
1	NS Consulting Engineer	Mike Soyka	Rohde, Soyka & Andrews Consulting, 40 Gard	Poughkeepsie	NY	12601	
1	NS Director of Planning	Liz Axelson	270 Titicus Road	North Salem	NY	10560	914-669-4393
1	NS Highway Department	Drew Outhouse	270 Titicus Road	North Salem	NY	10560	914-669-5310
	NS Open Land Foundation	Carole Goldberg	Box 176	North Salem	NY	10560	914-669-5971
1	NS Planning Board	Charles Gardner, Chairman	624 Route 22 / P.O. Box 267	Croton Falls	NY	10519	
1	NS Planning Board	Gary Jacobi	22 Cotswold Drive	North Salem	NY	10560	
1	NS Planning Board	Peter Nardone	25 Hilltop Drive	North Salem	NY	10560	
1	NS Planning Board	Bernard Sweeney	67 Bogtown Road	North Salem	NY	10560	
1	NS Planning Board	Robert Tompkins	261 Hardscrabble Road	North Salem	NY	10560	
1	NS Planning Board	Dawn Onufrik, PB Secretary	270 Titicus Road	North Salem	NY	10560	914-669-5661
1	NS Town Attorney	Roland Baroni, Esq.	Northcourt Bldg/175 Main St	White Plains	NY	10601	914-761-0300
7	NS Town Board	Maria Hlushko, Supervisor's (	266 Titicus Road	North Salem	NY	10560	914-669-5110
1	NS Town Clerk	Veronica Howley	266 Titicus Road	North Salem	NY	10560	914-669-5577
1	NS Town Planning Consulting	Hilary Smith	MDRA, Inc., 427 Main St., Suite 201	Beacon	NY	12508	845-831-1182
1	NS Traffic Consultant	Peter Russillo	John Collins Engineering, 11 Bradhurst Ave.	Hawthorne	NY	10532	
1	NS Wetlands Inspector	Joseph Bridges, Ph.D.	MDRA, Inc., 427 Main St., Suite 201	Beacon	NY	12508	845-831-1182
1	NS Zoning Board of Appeals (5 Members & S	Janice Will, Secretary	270 Titicus Road	North Salem	NY	10560	914-669-0245
1	NYC Dept. of Environmental Protection	James Benson	465 Columbus Avenue	Valhalla	NY	10595	914-721-2001
1	NYS Dept. of Environmental Conservation	Division of Environmental Pe	625 Broadway, 4th Floor	Albany	NY	233-17	845-332-1835

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

_____
Name of Action

_____
Name of Lead Agency

_____ _____
Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer

_____ _____
Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from responsible officer)

_____
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 The Woodlands at North Salem

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

Name of Applicant/Sponsor JoFlo of North Salem, Inc / Alvin Lukashok

Address 525 Main Street

City / PO New Rochelle State NY Zip Code 10801

Business Telephone 212-472-8567

Name of Owner (if different)

Address

City / PO State Zip Code

Business Telephone

Description of Action:

The subdivision of approximately 160 acres of property to create up to 47 lots for single family residences, a +/- 42 acre parcel to be developed with Active Adult Condominium Townhouse Units to be rezoned to R-MF-2 Residence District as well as the parcels for roadways, parkland, conservation parcel, 2 recreational facilities, water and sewer facilities; and related improvements such as roads and driveways, water, sewer and storm water facilities, parking and pedestrian amenities including the recreational facilities.

Up to 5 middle income units to be built on Dino and Artie's Site.

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: 160 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	156.22 acres	92.48 acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per TONS)	7.0 acres	6.91 acres
Water Surface Area	1 acres	1 acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	0 acres	20.07 acres
Other (Indicate type) Detention Basins/Landscaping	0 acres	5/38.43 acres

3. What is predominant soil type(s) on project site?

   a. Soil drainage: ☑ Well drained 98 % of site ☐ Moderately well drained _____ % of site.
   ☑ Poorly drained 2 % 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? _____ acres (see 1 NYCRR 370).

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

   a. What is depth to bedrock 0-12+ (in feet)

5. Approximate percentage of proposed project site with slopes:

   ☑ 0-10% 28 % ☑ 10- 15% 19 % ☑ 15% or greater 53 %

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? 0-12+ (in feet)

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

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

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

According to:

NYSDEC

Identify each species:

Carex typhina (threatened)

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

☐ Yes ☒ No

Describe:

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

☐ Yes ☒ No

If yes, explain:

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

15. Streams within or contiguous to project area:

Yes- unnamed tributary

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

to Croton River/Muscoot Reservoir

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

USACOE/Local wetlands

b. Size (In acres):

3.78

TELEPHONE, ELECTRIC, CABLE

17. Is the site served by existing public utilities? [■] Yes [X] No WATER, SEWER

    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: 160 acres.

    b. Project acreage to be developed: 160 acres initially; 160 acres ultimately.

    c. Project acreage to remain undeveloped: 0 acres.

    d. Length of project, in miles: _____ (if appropriate)

    e. If the project is an expansion, indicate percent of expansion proposed. _____ %

    f. Number of off-street parking spaces existing 0 ; proposed 250

    g. Maximum vehicular trips generated per hour: 64 (upon completion of project)?

    h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	13			
Ultimately	47			76 units

    i. Dimensions (in feet) of largest proposed structure: 35 (max) height; 85 width; 90 length.

    j. Linear feet of frontage along a public thoroughfare project will occupy is? 1300 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 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?

landscaping, rock walls, and fill

    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? 63.4 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: _____ months, (including demolition)

7. If multi-phased:

   a. Total number of phases anticipated 4 (number)

   b. Anticipated date of commencement phase 1: 6 month 2006 year, (including demolition)

   c. Approximate completion date of final phase: 12 month 2011 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 30;6 ; after project is complete

10. Number of jobs eliminated by this project 0 .

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

If yes, explain:

12. Is surface liquid waste disposal involved? ☐ Yes ■ No

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

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

13. Is subsurface liquid waste disposal involved? ■ Yes ☐ No Type septic STP - tertiary effluent

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? 40 tons

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

   c. If yes, give name North Salem Municipal ; location North Salem

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

e. If yes, explain:

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 LANDSCAPING, AS PER USEPA LABELING

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

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

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

If yes, indicate type(s)

Residential

22. If water supply is from wells, indicate pumping capacity 104.1 gallons/minute.

23. Total anticipated water usage per day 60,000 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	☒ Yes	☐ No	Zoning	6/1/05
City, Town, Village Planning Board	☒ Yes	☐ No	Subdivision/Site Plan	6/1/05
City, Town Zoning Board	☒ Yes	☐ No	Lot Frontage	6/1/05
City, County Health Department	☒ Yes	☐ No	Sewer/Water	
Other Local Agencies	☒ Yes	☒ No	Building Permits	
Other Regional Agencies	☒ Yes	☐ No	NYCDEP SWPPP	
State Agencies	☒ Yes	☐ No	NYSDOT/Entrance Permit	
Federal Agencies	☐ Yes	☒ No		

C. Zoning and Planning Information

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

If Yes, indicate decision required:

☐ Zoning amendment ☐ Zoning variance ☐ New/revision of master plan ☒ Subdivision

☐ Site plan ☐ Special use permit ☐ Resource management plan ☒ Other

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

R-40

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

100

4. What is the proposed zoning of the site?

RMF/2 - 40 acres only
R-40 -120 acres

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

125

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?

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? up to 47

   a. What is the minimum lot size proposed? 0.9 Ac ~ 40,000 SF

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

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

☒ Yes ☐ No

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

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

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

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 Alvin Lukashok Date 6/14/05

Signature

Title President

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)

! 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.

! 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.

! 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.

! The number of examples per question does not indicate the importance of each question.

! 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 Small to Moderate Impact	2 Potential Large Impact	3 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 • 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%.	☐	☐	☐ Yes ☐ No
• Construction on land where the depth to the water table is less than 3 feet.	☐	☐	☐ Yes ☐ No
• Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐ Yes ☐ No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐ Yes ☐ No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	☐	☐	☐ Yes ☐ No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a santary landfill.	☐	☐	☐Yes ☐No
• Construction in a designated floodway.	☐	☐	☐Yes ☐No
• Other impacts:	☐	☐	☐Yes ☐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

• Specific land forms:	☐	☐	☐Yes ☐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

• Developable area of site contains a protected water body.	☐	☐	☐Yes ☐No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐Yes ☐No
• Extension of utility distribution facilities through a protected water body.	☐	☐	☐Yes ☐No
• Construction in a designated freshwater or tidal wetland.	☐	☐	☐Yes ☐No
• Other impacts:	☐	☐	☐Yes ☐No

4. Will Proposed Action affect any non-protected existing or new body of water?
☐NO ☐YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	☐	☐	☐Yes ☐No
• Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐Yes ☐No
• Other impacts:	☐	☐	☐Yes ☐No

	1 Small to Moderate Impact	2 Potential Large Impact	3 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 • Proposed Action will require a discharge permit.	☐	☐	☐ Yes ☐ No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	☐	☐	☐ Yes ☐ No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	☐	☐	☐ Yes ☐ No
• Construction or operation causing any contamination of a water supply system.	☐	☐	☐ Yes ☐ No
• Proposed Action will adversely affect groundwater.	☐	☐	☐ Yes ☐ No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	☐	☐	☐ Yes ☐ No
• Proposed Action would use water in excess of 20,000 gallons per day.	☐	☐	☐ Yes ☐ No
• 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.	☐	☐	☐ Yes ☐ No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	☐	☐	☐ Yes ☐ No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	☐	☐	☐ Yes ☐ No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 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

• Proposed Action would change flood water flows	☐	☐	☐ Yes	☐ No
• Proposed Action may cause substantial erosion.	☐	☐	☐ Yes	☐ No
• Proposed Action is incompatible with existing drainage patterns.	☐	☐	☐ Yes	☐ No
• Proposed Action will allow development in a designated floodway.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

IMPACT ON AIR

7. Will Proposed Action affect air quality?
☐ NO ☐ YES

Examples that would apply to column 2

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

• 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.	☐	☐	☐ Yes	☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐ Yes ☐ No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?
☐ NO ☐ YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐ Yes ☐ No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?
☐ NO ☐ YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	☐	☐	☐ Yes ☐ No
• Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐ Yes ☐ No
• 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.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• 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).	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ 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			
• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐ Yes ☐ No
• 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.	☐	☐	☐ Yes ☐ No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

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			
• 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.	☐	☐	☐ Yes ☐ No
• Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐ Yes ☐ No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	☐	☐	☐ Yes ☐ No

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			
• The permanent foreclosure of a future recreational opportunity.	☐	☐	☐ Yes ☐ No
• A major reduction of an open space important to the community.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

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			
• Proposed Action to locate within the CEA?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quantity of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quality of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will impact the use, function or enjoyment of the resource?	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 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

- Alteration of present patterns of movement of people and/or goods. ☐ ☐ ☐ Yes ☐ No
- Proposed Action will result in major traffic problems. ☐ ☐ ☐ Yes ☐ No
- Other impacts: ☐ ☐ ☐ Yes ☐ No

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

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. ☐ ☐ ☐ Yes ☐ No
- 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. ☐ ☐ ☐ Yes ☐ No
- Other impacts: ☐ ☐ ☐ Yes ☐ 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

- Blasting within 1,500 feet of a hospital, school or other sensitive facility. ☐ ☐ ☐ Yes ☐ No
- Odors will occur routinely (more than one hour per day). ☐ ☐ ☐ Yes ☐ No
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. ☐ ☐ ☐ Yes ☐ No
- Proposed Action will remove natural barriers that would act as a noise screen. ☐ ☐ ☐ Yes ☐ No
- Other impacts: ☐ ☐ ☐ Yes ☐ No

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

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?
☐ NO ☐ YES

• 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.	☐	☐	☐ Yes ☐ No
• Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	☐	☐	☐ Yes ☐ No
• Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	☐	☐	☐ Yes ☐ No
• 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.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ 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

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

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	☐	☐	☐ Yes ☐ No
• Proposed Action will create or eliminate employment.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ 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

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.

Reset

TOWN OF NORTH SALEM

VERONICA HOWLEY,TOWN CLERK
266 TITICUS ROAD
NORTH SALEM, NY 10560
914-669-5577

DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY

Application Fee Received: / / Amount Received: _____

Maps Received: _____ Names Received: _____

Consent of Owner: _____ Application Complete: / /

Application Transmitted To: Wetlands Permit #: _____

Wetlands Inspector: ___/___/___
Town Board: ___/___/___
CAC: ___/___/___
Abutting Town: ___/___/___
Abutting County: ___/___/___
Planning Board: ___/___/___
Building Inspector: ___/___/___

PLANNING BOARD RECS RECEIVED: / /

APPLICATION: Approved ___ Disapproved ___

Please type or print the requested information for lines 1 through 12

1. Name: Alvin Lukashok JoFlo of North Salem Address: 525 Main Street

2. City: New Rochelle State: NY Zip Code: 10801

3. Mailing address if different from above: _____

4. Telephone: Home _____ Work 212-472-8567

5. Applicant's Agent: Name B.Laing Assoc. Address 225 Main Street Northport, NY 11768

6. Number of years lived at the above address: decades

7. Owner of the property: Alvin Lukashok / JoFlo of North Salem

Sheet C2 Block 11734 Lot 15,16,19,20

8. Type of activity that will be conducted Construction of Single family homes with ancillary structures and ~~multi-family residential~~ community with ancillary structures. ~~See DEIS and SDEIS of 2004/2005~~

9. The following must accompany this application:

   a. Written consent of the owner of the property if applicant is not the owner.
   b. A map showing the controlled area affected and any wetland or water course therein and the location, extent and nature of the proposed work.
   c. The names of persons whom the applicant knows or has reason to know claim rights in or adjacent to the wetland or water course.

10. Prior to issuance of a permit, the applicant may be required to file with the Town Board a performance bond in form and surety acceptable to the Town Board in such amount as the Town Board may deem sufficient to ensure the faithful performance of the work to be undertaken.

11. I certify that the foregoing information and any information contained in any attachment is true and accurate to the best of my knowledge.

Signature of Applicant

12. Subscribed and sworn to before me this 14th day of June in the year of 2005 in the County of New York and State of New York

JEFFREY I. LEWIS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 31-7535425
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES DECEMBER 31, 2006

12/31/2006

Signature of Notary

Notary Stamp

All fees must accompany this application in the amount prescribed by Chapter 85 – "Fees" in the Code of the Town of North Salem in the manner requested by the Town Clerk before granting a permit.

FOR PLANNING BOARD USE ONLY

1. Recommendation of CAC Received _____
2. Public Hearing Held _____
3. Notice to Property Owners _____
4. Notice Published _____ _____
5. Planning Board Report issued to:
   a. Town Clerk _____
   b. Wetlands Inspector _____

WETLANDS PERMIT REFERRAL FORM

TOWN OF NORTH SALEM
WESTCHESTER COUNTY, NEW YORK

I. The undersigned hereby requests a determination by the Planning Board of the Town of North Salem under provisions of Chapter 107, Freshwater Wetlands Regulations, of the Code of the Town in connection with the Wetlands Application referred to the Planning Board by the Wetlands Inspector, in accordance with Section 107-6.C(2)(a). The applicant shall provide the following: *

- ☐ 10 copies of SEQRA documentation – EAF forms.
- ☐ 10 sets of the Maps and Plan (folded), prepared in accordance with the Town of North Salem's Freshwater Wetlands Regulations.
- ☐ 10 copies of an environmental inventory and an evaluation of the location and effects of the proposed regulated activity.
- ☐ 10 copies of a chemical and biological evaluation of the water involved and the effect thereon of the proposed regulated activity.
- ☐ 10 copies of a hydraulic and technical study of the wetlands and watercourses affected by the proposed regulated activity.
- ☐ 10 copies of a program consisting of the schedule, sequence and type of equipment to be used in the conduct of the activity.
- ☐ 10 copies of such additional information that the Planning Board deems necessary.
- ☐ Fees in accordance with the Town of North Salem Standard Schedule of Fees.

All application materials to be submitted to the Planning Board Secretary at least ten 5W days in advance of the next meeting date, and a request to be on that agenda must also be made at least 10 days prior to the meeting date. * See DEIS (1995) and ~~SEIS~~ FEIS (2001)

II. Attachment: Each of the following, as required by Chapter 107 of the Code, shall be attached to and are made a part of this Application (check the items attached): *

- ☑ Section A: Identification of Applicant & Owner
- ☑ Section B: Identification of Property & Proposal
- ☑ Section C: Identification of Engineer, Surveyor, Soils Scientist & Attorney
- ☑ Section D: Identification of Map(s) & Plan(s) * See DEIS (1995) and SDEIS (2005)

III. Endorsements:

Date: _____ Signed: _____
Applicant

By: Alison Lurk a Shok
Authorized Agent

Date: _____ Signed: _____
Owner

By: _____
Authorized Agent

A. Identification of Applicant & Owner:

a. Name of Applicant: JO Plo of North Salem, Inc
Address: 300 East 74th St New York, NY 10021
Telephone: 212-472-8567

b. Owner of Property, if not the same as Applicant:

Name: _____
Address: _____
Telephone: _____

B. Identification of Property & Proposal:

a. Wetlands Location: On the NEA (direction) side of Reed Rd / I684 (street)
_____ feet _____ of _____

b. Zoning District: R-1 / Proposed RMF-4
c. Fire District: Croton Falls
d. Other Special District(s), if applicable: _____
e. Tax Map Designation: Section 3 Block 11734 Lot(s) 15, 16, 19, 20
f. Total Acreage in Wetlands: 3.78
g. Classification of Wetlands: Army Corps of Engineers / local

C. Identification of Engineer, Surveyor, Soils Scientist or Attorney, etc:

a. Engineer or Surveyor for Preparation of Wetlands Application:

Name: Keane Coppelman ENGINEERS, P.C.
Address: 113 Smith Rd Mt Kisco, NY 10549
Telephone: 914 241-2235
NY License No: _____

b. Soils Scientist for Preparation of Wetlands Application:

Name: Michael P. Bontje B. Laing Associates
Address: 205 Main St Northport, NY 11768
Telephone: 631 261-7170
NY License No: _____

c. Attorney: MARTIN KING (?) OK?

Name: ~~Allan Schaffer~~
Address: 2 Gannett Drive White Plains, NY 10604
Telephone: 914 682-4500
NY License No: _____

D. Identification of Map(s) & Plan(s) Submitted: (Maps?)

a. Title of Map(s)/Plan(s): _____
b. Date: _____
c. Number of Sheets: _____

WETLANDS PERMIT REFERRAL FORM

TOWN OF NORTH SALEM
WESTCHESTER COUNTY, NEW YORK

I. The undersigned hereby requests a determination by the Planning Board of the Town of North Salem under provisions of Chapter 107, Freshwater Wetlands Regulations, of the Code of the Town in connection with the Wetlands Application referred to the Planning Board by the Wetlands Inspector, in accordance with Section 107-6.C(2)(a). The applicant shall provide the following:

- ☐ 10 copies of SEQRA documentation – EAF forms.
- ☐ 10 sets of the Maps and Plan (folded), prepared in accordance with the Town of North Salem's Freshwater Wetlands Regulations.
- ☐ 10 copies of an environmental inventory and an evaluation of the location and effects of the proposed regulated activity.
- ☐ 10 copies of a chemical and biological evaluation of the water involved and the effect thereon of the proposed regulated activity.
- ☐ 10 copies of a hydraulic and technical study of the wetlands and watercourses affected by the proposed regulated activity.
- ☐ 10 copies of a program consisting of the schedule, sequence and type of equipment to be used in the conduct of the activity.
- ☐ 10 copies of such additional information that the Planning Board deems necessary.
- ☐ Fees in accordance with the Town of North Salem Standard Schedule of Fees.

All application materials to be submitted to the Planning Board Secretary at least ten days in advance of the next meeting date, and a request to be on that agenda must also be made at least 10 days prior to the meeting date. *See DEIS 1997 and SDEIS 2005

II. Attachment: Each of the following, as required by Chapter 107 of the Code, shall be attached to and are made a part of this Application (check the items attached): *

- ☒ Section A: Identification of Applicant & Owner
- ☒ Section B: Identification of Property & Proposal
- ☒ Section C: Identification of Engineer, Surveyor, Soils Scientist & Attorney
- ☒ Section D: Identification of Map(s) & Plan(s)

III. Endorsements:

Date: 6/14/05 Signed: _____
Applicant

By: _____
Authorized Agent

Date: 6/14/05 Signed: _____
Owner

By: _____
Authorized Agent

A. Identification of Applicant & Owner:

a. Name of Applicant: JoFlo of North Salem, Inc
Address: 525 Main Street, New Rochelle, NY 10801
Telephone: 212-472-8567

b. Owner of Property, if not the same as Applicant:

Name: _____
Address: _____
Telephone: _____

B. Identification of Property & Proposal:

a. Wetlands Location: On the west (direction) side of Reed Rd/I-684 (street)
_____ feet _____ of _____

b. Zoning District: R-1 / proposed RMF-40
c. Fire District: Croton Falls
d. Other Special District(s), if applicable: _____
e. Tax Map Designation: Section sheet 2 Block 11734 Lot(s) 15,16,19,20
f. Total Acreage in Wetlands: 3.78
g. Classification of Wetlands: Army Corps of Engineers/Local

C. Identification of Engineer, Surveyor, Soils Scientist or Attorney, etc:

a. Engineer or Surveyor for Preparation of Wetlands Application:

Name: Keane Coppelman Engineers, P.C.
Address: 113 Smith Ave Mt. Kisco, NY 10549
Telephone: 914-241-2235
NY License No: _____

b. Soils Scientist for Preparation of Wetlands Application:

Name: Michael P. Bontje, B. Laing Associates, Inc.
Address: 225 Main Street ste. 205, Northport, NY 11768
Telephone: 631-261-7170
NY License No: _____

c. Attorney:

Name: Martin J. King, Esq.
Address: 15 Moore Ave. Mt. Kisco, NY 10549
Telephone: 914-241-4545
NY License No: _____

D. Identification of Map(s) & Plan(s) Submitted:

a. Title of Map(s)/Plan(s): The Woodlands at North Salem
b. Date: June 1, 2005
c. Number of Sheets: 36
d. By: Keane Coppelman Engineers, P.C.