

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.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: [X] Part 1 [X] Part 2 [X] 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.\*
[X] 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

Chappaqua Crossing

Name of Action

Town Board of New Castle

Name of Lead Agency

JANET J. WELLS

Print or Type Name of Responsible Officer in Lead Agency

TOWN SUPERVISOR

Title of Responsible Officer

Signature of Janet J. Wells

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

November 30 2007

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 <b>Chappaqua Crossing</b>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <b>480 Bedford Road, Town of New Castle, Westchester County, New York</b>		
NAME OF APPLICANT/SPONSOR <b>SG Chappaqua B LLC</b>		BUSINESS TELEPHONE <b>( 203 ) 354-1500</b>
ADDRESS <b>c/o Summit Development, 40 North Water Street</b>		
CITY/PO <b>South Norwalk</b>	STATE <b>CT</b>	ZIP CODE <b>06854</b>
NAME OF OWNER (If different) <b>(same as above)</b>		BUSINESS TELEPHONE <b>( )</b>
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION: <b>Mapping of the Town of New Castle's Multifamily Planned Development (MFPD) District to a portion of the former Reader's Digest corporate campus, construction of a predominantly age-restricted 278-unit multi-family residential community with 20% of the units meeting Westchester County affordability guidelines, and <u>renovation and reuse of 520,000 square feet of existing office facilities.</u></b>		

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 Lawn / old fields, woods
  
2. Total acreage of project area:                    119.8 acres
 

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural; includes Lawn)	<u>56.5</u> acres	<u>55.8</u> acres
Forested	<u>26.8</u> acres	<u>23.6</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0.4</u> acres	<u>0.4</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>26.5</u> acres	<u>30.4</u> acres
Other (Indicate type <u>Local Wetlands</u> )	<u>9.6</u> acres	<u>9.6</u> acres
  
3. What is predominant soil type(s) on project site?    Paxton, Udorthents, Chatfield, Ridgebury
  - a. Soil drainage:     Well drained 87 % of site                     Moderately well drained 3 % of site  
                                   Poorly drained 10 % of site
  - b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of NYS Land Classification System?    N.A. acres. (See 1 NYCRR 370).
  
4. Are there bedrock outcroppings on project site?                     Yes     No
  - a. What is depth to bedrock?    2' - 10'+ (in feet)

5. Approximate percentage of proposed project site with slopes:  0-10% 65 %  10-15% 10 %  
 15% or greater 25 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the 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? varies (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 Project Consultant site study  
 Identify each species \_\_\_\_\_
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 View to the existing buildings from the intersection of the Saw Mill River Parkway and Roaring Brook Rd  
View to the existing main site entry & open vista from Rt. 117; View to pond & meadow from Cowdin Ln.
15. Streams within or contiguous to project area: Unnamed Tributary  
 a. Name of Stream and name of River to which it is tributary Chappaqua Brook
16. Lakes, ponds, wetland areas within or contiguous to project area:  
 a. Name Unnamed pond & wetlands b. Size (In acres) Pond 0.4 AC; Wetlands 9.6 AC
17. Is the site served by existing public utilities?  Yes  No  
 a) If Yes, does sufficient capacity exist to allow connection?  Yes  No  TBD  
 b) If Yes, will improvements be necessary to allow connection?  Yes  No  TBD
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** (Note: Existing Base Line = Reader's Digest occupancy of site, June 2005)

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 119.8 acres.
- b. Project acreage to be developed: \_\_\_\_\_ acres initially; 38 acres ultimately.
- c. Project acreage to remain undeveloped 82 acres
- d. Length of project, in miles: N.A. (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed N.A. %;
- f. Number of off-street parking spaces existing 1650 ±; proposed 1887 (includes residential garages)
- g. Maximum vehicular trips generated per hour 408 (Weekday PM peak)
- h. If residential: Number and type of housing units:
- |            | One Family                  | Two Family | Multiple Family        | Condominium                   |
|------------|-----------------------------|------------|------------------------|-------------------------------|
| Initially  | <u>N.A.</u>                 |            |                        |                               |
| Ultimately | <u>2 (Roaring Brook Rd)</u> |            | <u>44 (Town House)</u> | <u>234 (Condominium Flat)</u> |
- i. Dimensions (in feet) of largest proposed structure 35 height; 80 width; 280 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 3,375 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? Grassed and Landscaped Areas  
 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? 2 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 N.A. months
7. If multi-phased:  
 a. Total number of phases anticipated 4 - 9 (number).  
 b. Anticipated date of commencement phase 1 TBD month \_\_\_\_\_ year  
 c. Approximate completion date of final phase TBD month \_\_\_\_\_ year.  
 d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No  TBD **Residential: 10**
9. Number of jobs generated: during construction 150; after project is complete **Commercial: 460 additional**
10. Number of jobs eliminated by this project 5.
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 \_\_\_\_\_
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
 Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will project generate solid waste?  Yes  No  
 a. If yes, what is the amount per month? 120 tons additional  
 b. If yes, will an existing solid waste facility be used?  Yes  No  
 c. If yes, give name Wheelabrator Westchester location Peekskill, NY  
 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
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) Electricity, natural gas, #2 fuel oil
22. If water supply is from wells, indicate pumping capacity N.A. gallons/minute.
23. Total anticipated water usage per day 75,000 additional gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
 If Yes, explain \_\_\_\_\_

**25. Approvals Required:**

			Type	Submittal Date
Town Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	MFPD District Mapping, Preliminary Development Concept Plan Approval	<u>7/07</u>
Town Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	MFPD Site Plan Approval, Wetlands, Steep Slopes, Subdivision	
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Area Variance for Multi-tenant office use	
County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Water & Sewer Connections	
Other Local Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Other Regional Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	County Board of Legislators - Sewer District Revision	
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	DOT - Highway Work Permit DEC - General Permit - Construction-Related	
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Stormwater Discharge	

**C. Zoning and Planning Information**

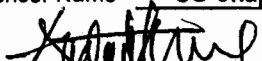
- Does proposed action involve a planning or zoning decision?  Yes  No  
 If Yes, indicate decision required:  
 zoning amendment  zoning variance  special use permit  subdivision  site plan  
 new/revision of master plan  resource management plan  other \_\_\_\_\_
- What is the zoning classification(s) of the site? B-RO-20 & R-1A
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
±1,000,000 SF Office and Research & Development space; 5-10 single-family lots (per preliminary site studies)
- What is the proposed zoning of the site? Multifamily Planned Development District - MFPD (64.3 acres),  
B-RO-20 (49.4 acres), R-1A (6.1 acres)
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
Varies
- Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?  
Residential, School, Parkway; R-1A, R-2A
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?  Yes  No
- If the proposed action is the subdivision of land, how many lots are proposed? Two  
 a. What is the minimum lot size proposed? 49.4 acres for BR-O-20 and 64.3 acres for MFPD
- Will proposed action require any authorization(s) for the revision of sewer or water districts?  Yes  No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
 a. If yes, is the existing capacity sufficient to handle projected demand?  Yes  No  TBD
- 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  TBD

**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 SG Chappaqua B LLC Date 7/9/07  
 Signature  Title Partner, Divney Tung Schwalbe, LLP  
Planning Consultant

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