

State Environmental Quality Review  
**POSITIVE DECLARATION**  
 Notice of Intent to Prepare a Draft EIS  
 Determination of Significance

Project Number: #161.058

Date: November 27, 2007

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of New Castle Town Board, as Lead Agency, has determined that the Proposed Action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement (DEIS) will be prepared.

**Name of Action:** Chappaqua Crossing #2 (Proposed Multi-Use Development on Former Reader's Digest Headquarters Site)

**SEQR Status:** Type I

Unlisted

**Scoping:** No  Yes  If yes, indicate how scoping will be conducted:

The Lead Agency plans to circulate a draft scope and to conduct a public scoping session or sessions prior to adopting the scope for the DEIS. It is anticipated that the scoping session(s) will be held no sooner than January 2008. Notification of such public scoping session(s) will be provided in advance of such meeting(s).

**Description of Action:**

The Proposed Action involves potential adoption of amendments to the Town of New Castle *Town Development Plan*, potential adoption of Zoning Map amendments to reduce the area of the existing B-RO-20 District and to change the zoning district designation of portions of the existing B-RO-20 District and the existing R-1A District to the proposed MFPD District, the potential approval of one or more variances from the existing provisions of § 60-437.31 of the New Castle Town Code to permit occupancy of the existing office building by more than four tenants without regard to floor area restrictions and potential approval of a subdivision, site development plan and environmental permits required to implement a proposed site-specific development plan. This combination of actions is required and/or proposed by the Applicant in order to authorize redevelopment of the subject site as a multi-use project composed of 520,000± square feet of multi-tenancy office space in an existing office building (including at least 265,000± square feet to be occupied by Reader's Digest under a long-term lease); the demolition of 154,200± square feet of existing office space, an existing 10,625± square foot auditorium, an existing 10,400± square foot maintenance building, and several existing parking areas; the construction of up to 278 two- and three-bedroom residential dwelling units, 88% of which are proposed to be restricted in occupancy to persons aged 55 years and older and no one under the age of 18, and 20% of which are proposed to meet Westchester County "affordable housing" eligibility criteria; the construction of a new clubhouse; and the implementation of other ancillary site improvements such as buffer landscaping. Of the total number of proposed residential units, 234 are proposed to be located in eight three-story buildings with underground parking; the remaining 44 dwelling units are proposed to be two-story townhouses with individual garages.

Primary access to the subject site is proposed from Bedford Road (Route 117) and Roaring Brook Road just east of the Saw Mill River Parkway; emergency access is proposed from Roaring Brook Road approximately 275 feet west of the existing access drive to Horace Greeley High School (where an emergency access driveway presently exists). The subject property includes the 114-acre Reader's Digest corporate campus, one additional undeveloped 2-acre lot and four adjoining residential properties containing three single-family dwellings that total approximately 119.7 acres in the aggregate. The subject site is located in the B-RO-20 and the R-1A Zoning Districts.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended).

480 Bedford Road, Town of New Castle, Westchester County  
Designated on the tax map of the Town of New Castle as #93.9-1-1, #92.12-2-1; #93.9-1-7, #93.9-1-8; #93.9-1-9, and #93.9-1-10

**Reasons Supporting This Determination:**

Based upon a review of the Applicant's submitted Full Environmental Assessment Form (Part 1) and all other application materials that were prepared to date for this application, the Town of New Castle Town Board has determined that the Proposed Action may have the following significant impacts:

- Impact on land (resulting from construction on slopes of 15% or greater, construction of new impervious surface areas, disturbance of 38 acres of land, and construction that is proposed to be completed in four to nine phases over approximately five years).
- Impact on water (resulting from construction that may be proposed within Town-designated wetlands or 100-foot buffer areas, the projected consumption of an additional 75,000 gallons per day of water, potential changes in drainage patterns and the generation of additional stormwater flows).
- Impact on air (resulting from traffic generation that may induce 1,000 or more vehicle trips in the aggregate in any given hour).
- Impact on plants and animals (resulting from the proposed disturbance of 38 acres of land and a net loss of 3.9 acres of vegetation, including 0.7 acres of high-functioning meadows and 3.2 acres of forested land).
- Impact on aesthetic resources (resulting from the proposed demolition of existing structures and construction of project components that will result in the elimination or significant screening of scenic views known to be important to the community, proposed increases in outdoor site lighting, and the loss of existing vegetation in certain selected areas of the subject site, all of which may be visible from some off-site locations).
- Impact on open space and recreation (resulting from the potential loss of existing open space areas in certain selected portions of the subject site that may be visible from off-site locations).
- Impact on transportation (resulting from temporary construction impacts, including but not limited to construction traffic associated with four to nine phases of development over approximately five years, and permanent impacts associated with additional traffic generated by the occupancy of proposed new residential uses on the subject site, all of which could result in the alteration of present patterns of movement of people and/or goods as well as the potential for major traffic problems).
- Impact on energy (resulting from the use of additional energy during the construction process and on a permanent basis following occupancy of the proposed new residential uses on the subject site).
- Impact on noise and odor impacts (resulting from the potential for blasting, which has not yet been determined).

- Impact on growth and character of community of neighborhood (resulting from the proposed establishment of a multi-use development concept and density for the subject site that is not contemplated by the existing **Town Development Plan**, the potential replacement or elimination of existing facilities, structures or areas of historic importance to the community, a projected increase in the demand for certain community services such as but not limited to schools, police, fire and ambulance services and recreation facilities, the potential for setting an important precedent for future projects, a projected decrease in employment on the subject site, and a proposed expansion of the existing sewer district to encompass the entire site).

The above-described potential impacts are not intended to represent a scope of the Draft Environmental Impact Statement, but describe some of the reasons for requiring that a DEIS be prepared for the Proposed Action. The subject matter to be addressed in the DEIS will be described in greater detail when a draft scope is prepared for the Proposed Action and prior to the time when a final scope is adopted by the Town of New Castle Town Board.

**Lead Agency:** Town of New Castle Town Board  
Town of New Castle  
200 South Greeley Avenue  
Chappaqua, New York 10514

**For Further Information:**

**Contact Person:** Gennaro J. Faiella, Town Administrator

**Address:** Town of New Castle  
200 South Greeley Avenue  
Chappaqua, New York 10514

**Telephone Number:** (914) 238-4742

**A copy of this notice has been filed with:**

Janet L. Wells, Supervisor, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Town Board, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Planning Board, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Zoning Board of Appeals, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Board of Architectural Review, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Building Department, Attn: Ralph Tarchine, 200 South Greeley Avenue, Chappaqua, New York 10514

Westchester County Board of Legislators, Attn: Bill Ryan, Chair, 800 Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601

Westchester County Department of Health, Attn: Dr. Joshua Lipsman, Commissioner, 145 Huguenot Street, 8<sup>th</sup> Floor, New Rochelle, New York 10801

Westchester County Department of Environmental Facilities, Attn: Thomas J. Lauro, P.E., Acting Commissioner, 270 North Avenue, New Rochelle, New York 10801

New York City Department of Environmental Protection, Attn: Emily Lloyd, Commissioner, Bureau of Water Supply, 465 Columbus Avenue, Valhalla, New York 10595-1336

New York City Department of Environmental Protection, Attn: Marilyn Shanahan, Chief, SEQR Coordination Section, 465 Columbus Avenue, 1<sup>st</sup> Floor, Valhalla, New York 10595-1336

New York State Department of Transportation, Region 8, Attn: Joan Dupont, P.E., Regional Director, 4 Burnett Boulevard, Poughkeepsie, New York 12603

New York State Department of Transportation, Attn: Mike McBride, Resident Engineer, Route 100, R.D. #2, Katonah, New York 10536

New York State Department of Transportation, Attn: Joe Schiraldi, Resident Engineer, One Dana Road, Valhalla, New York 10595

New York State Department of Environmental Conservation, Region 3, Attn: Marc Moran, 21 South Putt Corners Road, New Paltz, New York 12561-1696

New York State Department of Environmental Conservation, Attn: Pete Grannis, Commissioner, 625 Broadway, Albany, New York 12233-1011

U.S. Army Corps of Engineers, Attn: Michael G. Vissichelli, Acting Chief, Operations Division, Regulatory Branch, Eastern Permit Section – 19<sup>th</sup> Floor, 26 Federal Plaza, New York, New York 10278

Jill Simon Shapiro, Town Clerk, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Robert J. Cioli, P.E., Deputy Town Engineer, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Robert S. Davis, Esq., Bryan Cave LLP, 1290 Avenue of the Americas, New York, New York 10104

Clinton B. Smith, Esq., Wormser, Kiely, Galef & Jacobs, 399 Knollwood Road, Suite 205, White Plains, New York 10603-1931

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Lester D. Steinman, Esq., Michaelian Municipal Law Resource Center, Pace University, 1 Martine Avenue, Room 304 White Plains, New York 10606

John S. Marwell, Esq., Shamberg Marwell Davis & Hollis, P.C., 55 Smith Street, Mount Kisco, New York 10549

Stephen L. Kass, Esq., Carter Ledyard & Milburn LLP, 2 Wall Street, New York, New York 10005

Andrew V. Tung, ASLA, Esq., Divney Tung Schwalbe, One North Broadway, White Plains, New York 10601

Town of New Castle Environmental Review Board, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Conservation Board, 200 South Greeley Avenue, Chappaqua, New York 10514

Stephen Coleman, Town Environmental Coordinator, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Recreation & Parks Commission, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Recreation & Parks Department, Attn: Robert Snyder, Superintendent, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Department of Public Works, Attn: Anthony Vaccaro, Commissioner, 280 Hunts Lane, Chappaqua, New York 10514

Town of New Castle Police Department, Attn: Robert A. Breen, Chief, 200 South Greeley Avenue, Chappaqua, New York 10514

New Castle Fire District No. 1, Attn: Gerard V. Curran, Chairman, Board of Fire Commissioners, P.O. Box 64, Chappaqua, New York 10514

Millwood Fire District, Attn: Anthony Olenik, Chairman, Board of Fire Commissioners, P.O. Box 140, Millwood, New York 10546

Mount Kisco Volunteer Fire Department, Attn: Richard Hardy, Chief, 104 Main Street, Mount Kisco, New York 10549

Chappaqua Volunteer Ambulance Corps, Inc., P.O. Box 453, Chappaqua, New York 10514

Joanne P. Meder, AICP, Frederick P. Clark Associates, Inc., 350 Theodore Fremd Avenue, Rye, New York 10580

Westchester County Department of Planning, Attn: Gerard E. Mulligan, AICP, Commissioner, 148 Martine Avenue, Room 432, White Plains, New York 10601

Westchester County Planning Board, Attn: Cheryl Winter Lewy, Chair, 432 Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601

Village of Mount Kisco, Attn: J. Michael Cindrich, Mayor, 104 Main Street, Mount Kisco, New York 10549

Town of North Castle, Attn: Reese Berman, Supervisor, 15 Bedford Road, Armonk, New York 10504

Metro-North Railroad, Attn: Karen Timko, 347 Madison Avenue, 12<sup>th</sup> Floor, New York, New York 10017

Westchester County Department of Transportation, Attn: Lawrence C. Salley, Commissioner, 100 East First Street, Mount Vernon, New York 10550

Michael B. Kaplowitz, Westchester County Board of Legislators, 800 Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601

Chappaqua Central School District, Attn: Dr. David A. Fleishman, Superintendent of Schools, Roaring Brook Road, Chappaqua, New York 10514

Chappaqua Central School District, Attn: Theresa Markley, District Clerk, Roaring Brook Road, Chappaqua, New York 10514

The Cowdin Lane Association, c/o Mr. Victor Siber, 46 Cowdin Lane, Chappaqua, New York 10514

Roaring Brook Road Association, c/o Mr. Alexandre Manz, 90 Roaring Brook Road, Chappaqua, New York 10514

The League of Women Voters of New Castle, Attn: Shelia Crespi, 5 Round Hill Road, Chappaqua, New York 10514

Lawrence Farms East Association, c/o Mr. Alan Shapiro, 40 Annandale Road, Chappaqua, New York 10514

SG Chappaqua B LLC, c/o Summit/Greenfield, Attn: Felix T. Charney, 40 North Water Street, Norwalk, Connecticut 06854

**Notice of this determination has been provided to the following organization for publication in the ENB:**

ENB, New York State Department of Environmental Conservation, 625 Broadway, 4<sup>th</sup> Floor, Albany, New York 12233-1750 or via e-mail at [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)