

DRAFT DEIS SCOPE
Village of Croton-on-Hudson
Acquisition of 1A Croton Point Avenue and Relocation of DPW and
Recreation Department Facilities

PURPOSE OF THIS DOCUMENT

The Village of Croton-on-Hudson is proposing to condemn a 9.7-acre site on Croton Point Avenue that was once used for a construction and demolition debris transfer station. On that site, the Village would remove the existing structure(s) and build a new facility for the Village Department of Public Works (DPW), and which would also house space for the Recreation and Water Departments. Proposed uses on the site include a garage with repair facilities, vehicle and equipment storage, and offices for the DPW staff; outdoor materials storage; a potential leaf-composting operation; and potential overflow commuter parking. This facility would consolidate several DPW, Recreation Department, and Water Department storage locations in the Village

In addition, the relocation of the existing DPW garage near the existing rail station of Croton-Harmon would create an opportunity to provide 150 additional commuter rail parking spaces.

To study the potential environmental impacts of the project, the Village of Croton intends to prepare a Draft Environmental Impact Statement (DEIS), in accordance with 6NYCRR Part 617 of the State Environmental Quality Review Act.

COVER SHEET AND GENERAL INFORMATION

The Cover Sheet shall identify: the proposed action; its location; the name, address, and phone number of the Lead Agency; the name, address, and phone number of the Preparer of the Draft Environmental Impact Statement (DEIS) including a Contact Person; the document as a Draft Environmental Impact Statement (DEIS); the Date of Acceptance of the DEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, shall list: the name(s) and address(es) of the applicant and its representatives; and the name(s) and address(es) of all consultants involved in the project and their respective roles.

The DEIS shall include a list of all Involved and Interested Agencies to which copies of the DEIS and supporting material will be distributed.

A Table of Contents followed by a List of Tables and List of Figures shall be provided.

A. EXECUTIVE SUMMARY

- 1) Introduction – brief description of project, relevant history and SEQRA process
- 2) List of all Local, County, State, and other approvals required
- 3) Statement of project purpose and need
- 4) Summary of significant adverse environmental impacts identified in each subject area

- 5) Summary of mitigation measures proposed for significant adverse environmental impacts
- 6) Description of alternatives analyzed

B. PROJECT DESCRIPTION

- 1) Project Purpose and Need--describe the purpose and need of the Proposed Project.
- 2) Location and Site Definition--include local and regional geographic descriptors, tax map designation(s), size of parcel(s) affected by Proposed Project, adjoining streets, land uses, and natural features on or contiguous (physically, hydrologically, or otherwise) to the sites.
- 3) Project Description--include all information necessary to describe the project and its component parts. Information to be provided should include a description of the proposed development plan and its construction phasing (using site plans and building elevations if available) to illustrate what is proposed); operational information including vehicular access, parking, and loading requirements and typical hours of operation; site improvements including grading, roadways, parking areas, drainage features, and the construction schedule for the Proposed Project .
- 4) General condition of site.
- 5) Summary of Approvals Required -- This section will identify all of the approvals required by various federal, state, county, and local agencies.

C. EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION

This section will analyze the existing conditions, potential adverse impacts, and components of the Proposed Project that mitigate impacts.

- 1) Land Use
 - a) Existing Conditions—Describe existing land use conditions on the project site and in the vicinity of the project site. The study area will consist of an approximately 1 mile radius of the site.
 - b) Potential Impacts as a Result of the Proposed Project—Describe the changes in land use that would occur as the result of the Proposed Project and the relationship of the Proposed Project to adjoining land uses.
 - c) Proposed Mitigation (if required)
- 2) Zoning
 - a) Existing Conditions—Describe the existing zoning for the Project Site and within the study area. Include relevant information on allowed uses for each of the identified zoning districts. Discuss the former special permit, the conditions imposed by the permit, and recent history.
 - b) Potential Impacts as a Result of the Proposed Project—Describe the Proposed Project’s compliance with the existing zoning.
 - c) Proposed Mitigation (if required)
- 3) Public Policy

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- a) Existing Conditions—Outline relevant policies with respect to the project site contained in the Village’s Comprehensive Plan, LWRP and the Westchester County *Patterns for Westchester*.
 - b) Potential Impacts of the Proposed Project—Assess the compatibility of the Proposed Project with relevant policies contained in the policy documents mentioned above.
 - c) Proposed Mitigation (if required)
- 4) Geography, Topography and Soils
- a) Existing Conditions—The description of site topography, geography and soils should include a brief discussion of underlying bedrock and soil conditions.
 - b) Potential Impacts of the Proposed Project—Describe potential impacts to geography, topography or soil conditions with the Proposed Project. The potential impacts of grading and excavation should be addressed with respect to soil erosion and changes in drainage patterns. Describe proposed sediment and erosion control measures. Constraints of existing soils should be noted.
 - c) Proposed Mitigation (if required)
- 5) Vegetation and Wildlife
- a) Existing Conditions—Identify vegetative communities and wildlife habitat types on site and in the vicinity of the site. Through correspondence with the New York State Natural Heritage program and field inspections, identify any known habitats where protected native plants, State-listed threatened or endangered plant and animal species, and unique or locally rare plants and animals may exist on or in the vicinity of the project site. Identify existing local laws with respect to protection of vegetation and wildlife.
 - b) Potential Impacts of the Proposed Project—Assess potential impacts to existing vegetative communities or wildlife habitat as a result of the Proposed Project.
 - c) Proposed Mitigation (if required)
- 6) Community Facilities (Emergency Services)
- a) Existing Conditions—Describe existing emergency services. Identify number of Police Department patrol staff and number and frequency of patrols on and around the Project Site, if available. Describe existing fire protection services and response procedures to the Project Site and surrounding area. Describe the existing staffing levels of the Fire Department and equipment available. Describe existing emergency services provided to the Project Site and surrounding area.
 - b) Potential Impacts of the Proposed Project—Assess potential significant adverse impacts of the Proposed Project on police protection, fire protection, and emergency services on- and off-site. Estimate the number of additional service calls likely to be generated by the proposed development. Determine if additional police resources would be required to satisfy any increased demand for police services. Assess any need for additional staff or equipment to provide appropriate fire protection and emergency services as a result of the Proposed Project.
 - c) Proposed Mitigation (if required)
- 7) Solid Waste

- a) Existing Conditions and Potential Impacts of Proposed Project- This section will discuss how C&D waste that was previously brought to the site is now being handled and will continued to be handled if the transfer station no longer operates at the site. This section will also evaluate the impact of moving the existing DPW facility on solid waste.
- b) Proposed Mitigation (if required)
- 8) Infrastructure
 - a) Existing Conditions—Describe existing water supply, sanitary sewer, and stormwater infrastructure to the site. Identify the wastewater treatment plant that receives the sanitary wastewater flow from the site. Identify the capacity of the receiving wastewater treatment plant.
 - b) Potential Impacts of the Proposed Project—Quantify anticipated water demand from the Proposed Project. Determine if the anticipated demand will exceed available network capacity. Estimate sanitary flow volumes to be generated from the Proposed Project. Determine if the existing sewer and stormwater collection system (with any future planned improvements) would be sufficient to handle flows from the Project Site.
 - c) Proposed Mitigation (if required)
- 9) Energy Usage
 - a) Existing Conditions—Describe existing electricity and gas service to the Project Site.
 - b) Potential Impacts of the Proposed Project—Quantify anticipated electricity and gas demand from the construction and operation of the Proposed Project. Determine if the anticipated demand will exceed available network capacity. Describe the potential use of environmental building technologies as part of the building design of the Proposed Project.
 - c) Proposed Mitigation (if required)
- 10) Traffic
 - a) Existing Conditions- Describe the physical conditions of the street network in the project study area as follows:
 - b)

Study Area Intersections

Intersection	Weekday AM	Weekday PM
Croton Point Avenue & Northbound Route 9 Ramps	X	X
Croton Point Avenue & Southbound Route 9 Ramps	X	X
Croton Point Avenue & Veterans Plaza/Train Station Parking Lot Driveways	X	X
Croton Point Avenue & Metro Enviro Driveway	X	X
Croton Point Avenue & South Riverside Avenue	X	X

- c) Potential Impacts of the Proposed Project

- i) Trip Generation—Utilize driveway counts or data supplied by the Village of Croton DPW to determine the traffic associated with the operations of the DPW facility. Overlay the project generated traffic (accounting for the new assignment patterns) on the No Build to determine future Build traffic volumes and conditions. The additional traffic generated by the creation of the additional parking spaces at the train station will also be examined.
- ii) Capacity Analysis—Perform a capacity analysis at each of the study area intersections to assess potential significant adverse impacts of the Proposed Project. Present HCS results tabularly for the appropriate intersection and timeframe according to the table above. Determine how new parking spaces proposed at the former transfer station site and created by relocating the former DPW facility will impact traffic patterns.
- iii) Public Transportation—Describe any impacts to public transportation service resulting from new demand associated with the creation of new parking spaces at the commuter parking lot.
- iv) Safety—Identify any traffic safety and circulation issues that would exist along the roadways and intersections within the study area with the creation of the Proposed Project.

d) Proposed Mitigation (if required)

11) Hazardous Materials

- a) Existing Conditions—Identify any known locations of contamination and types of contaminants likely to be found within the structure to be demolished or in areas where new development would occur as part of the Proposed Project, or within the existing DPW to be converted to parking. A Phase I Hazardous Materials Report will be in the Appendix to the DEIS.
- b) Potential Impacts of the Proposed Project—Identify any potential impacts of the Proposed Project in respect to any hazardous material contamination including but not limited to potential exposure to hazardous materials in existing buildings, soil, and during construction, exposure of employees during operation, and hazardous waste that may be generated by the Proposed Project.
- c) Proposed Mitigation (if required)

12) Historic and Archeological Resources

- a) Existing Conditions—Based on the development history of the Project Site and records of prior disturbance, determine whether the Project Site is likely to contain any prehistoric archaeological resources or potential historic resources.
- b) Potential Impacts of the Proposed Project—Identify potential impacts to pre-historic and historic archaeological resources, if any, resulting from the Proposed Project. Discuss measures to avoid impacts to identified resources, if there are any on the Project Site.
- c) Proposed Mitigation (if required)

13) Visual Impact Assessment

- a) Existing Conditions—Describe the visual character of the Project Site within the context of its surrounding area. Include a description of existing structures within the context of prevalent land-forms and vegetative cover. Identify any significant views of the Project Site from adjoining properties and roadways.
- b) Potential Impacts of the Proposed Project—Describe any changes to the surrounding landscape as a result of the Proposed Project. Describe visibility of the project from residential neighborhoods. Describe any proposed signs and site lighting. Identify any impacts to the visual character of the area resulting from the Proposed Project.
- c) Proposed Mitigation (if required)

14) Fiscal

- a) Existing Conditions—Describe the current property tax and other revenues to the Village of Croton-on-Hudson, Westchester County, and New York State from the former transfer station.
- b) Potential Impacts of the Proposed Project—Estimate annual revenues to be generated by the Proposed Project for each of the appropriate taxing jurisdictions: Croton-on-Hudson (generated by parking revenue on former DPW site), Westchester County, and New York State.
- c) Proposed Mitigation (if required)

15) Air Quality

- a) Existing Conditions—Describe existing ambient air quality. Discuss ambient air quality conditions within the study area based on data obtained from DEC. In addition, obtain from DEC the latest available information regarding the status of the latest State Implementation Plan (SIP) and attainment status for the study area.
- b) Potential Impacts of the Proposed Project—Identify any potential impacts of the Proposed Project from mobile sources using the screening methodology contained in the New York State Department of Transportation’s Environmental Procedures Manual. Prepare a microscale carbon monoxide analysis if any intersections warrant further analysis according to the NYSDOT screening methodology. Identify impacts from stationary sources that may occur as a result of new uses located at the DPW facility.
- c) Proposed Mitigation (if required)

16) Noise

The noise study will qualitatively examine impacts on sensitive land uses (e.g., residences and open spaces) that could be affected by noise from changes in traffic resulting from the Proposed Project.

- a) Existing Conditions—Describe existing noise levels and noise characteristics within the study area. Measurements will be made during the weekday AM and PM. Select appropriate noise descriptors to describe the noise environment and the impact of the Proposed Project (e.g., Leq).
- b) Potential Impacts of the Proposed Project—Determine noise levels with the Proposed Project using existing noise levels, acoustical fundamentals, and mathematical models. Compare existing noise levels and future noise levels, both with and without the

Proposed Project, with appropriate noise standards, guidelines, and other noise criteria. A significant adverse project impact would result when an increase of 5 dBA or greater is calculated. When and if necessary, make recommendations of measures to reduce noise levels to acceptable levels. Compare estimated noise levels with former use of the transfer station noise levels as documented by the Village of Croton-on-Hudson if available.

- c) Proposed Mitigation (if required)

17) Construction

- a) Describe the construction schedule and an estimate of activity on-site. Identify staging areas for construction equipment and materials. Describe construction parking, measures to minimize noise and dust during construction, and any modifications to pedestrian or vehicular traffic.
- b) Transportation—Identify any temporary impacts to the traffic network resulting from construction activity. This assessment will consider increases in vehicle trips from construction workers and equipment and potential impacts from truck traffic.
- c) Proposed Mitigation (if required)

D. ALTERNATIVES CONSIDERED

A narrative description for each of the following alternatives will be provided.

1. No action: continued abandonment of current use
2. Re-activation of the Project Site as transfer station
3. Alternative Locations for Department of Public Works facilities, as studied by the Village in prior reports.

E. SUMMARY OF MITIGATION MEASURES

Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS. Because these measures, once recommended, would become part of the Proposed Project, their formulation and analysis of their effectiveness would be undertaken in close coordination with the lead agency and other agencies, if necessary.

F. GROWTH-INDUCING ASPECTS

G. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

H. UNAVOIDABLE ADVERSE IMPACTS

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