

Via email

To: Village of Briarcliff Manor Village Board of Trustees

From: Sarah K. Yackel AICP, Principal

Subject: Review of 600 Albany Post Road Zoning Petition and Full Environmental Assessment Form

Date: October 18, 2018

At the request of the Village of Briarcliff Manor Board of Trustees, we have reviewed the Zoning Petition, dated September 14, 2018 and Full Environmental Assessment Form Part 1 (EAF), as revised October 3, 2018 submitted by Zarin & Steinmetz on behalf of its client T5@New York, LLC (“Applicant”) for the adaptive re-use/expansion of the existing building located at 600 Albany Post Road for self-storage. We offer the following comments for your consideration.

Comments:

1. **Zoning Petition** – We defer to Village Legal Counsel on the form and substance of the Zoning Petition and concur with the conclusions and recommendations contained in Daniel Pozin’s memorandum dated October 15, 2018. We reviewed the petition and provided comments for incorporation into Mr. Pozin’s memorandum to the Board of Trustees on the petition.
2. **Full Environmental Assessment Form (EAF):**
 - D.1.e.i. Construction Schedule – The Applicant should provide the anticipated period of construction.
 - D.2.e. Stormwater – We note that the project will result in more than 1-acre of disturbance and that a Stormwater Pollution Prevention Plan (SWPP) prepared in accordance with New York State Department of Environmental Conservation (DEC) standards and Village Code Chapter 184: Stormwater, Drainage, Erosion and Water Pollution Control is required. Additional detail; as to the “new and existing on-site stormwater management facilities” should be provided.
 - D.2.f. Air Emissions – The answer to this question should be changed to “Yes” as the project will result in new mobile (vehicle and truck trips) and stationary (HVAC system) sources of air quality emissions. Question f.i. should be answered and list vehicle and trucks trips. Question f.ii. should be answered with none, and Question f.iii should be answered with HVAC system.
 - D.2.j. Transportation – The Applicant has submitted a Traffic Comparison Analysis prepared by JMC dated September 14, 2018. The BOT should direct its Traffic Consultant to review and comment on the analysis.
 - D.2.k. Energy – The amount of anticipated energy demand of the commercial portion of the building should

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be provided.

- D.l.ii. Hours of Operation – the hours of operation should be provided.
- D.m. Noise – The EAF indicates that there will be no noise in excess of ambient noise during either construction or operation. Additional detail should be provided as to how this conclusion was reached.
- D.r. Solid Waste – the amount of solid waste to be generated during construction and operation and the method of disposal should be provided.
- E.1.d. Facilities – The Clear View School and Day Treatment Center is located 0.1-miles north of the Project Site. Montefiore New Rochelle Hospital is located within 0.1-miles from the Project Site. The EAF should be revised to include the Day Treatment Center, as well as any other facilities serving children, the disabled or the elderly, as a facility located within 1,500 feet of the Project Site.
- E.2.a. Depth to Bedrock – Given that the average depth to bedrock on the site is 2 feet, can the Applicant confirm that no blasting is required during project construction?
- E.h. Surface Water Features – Since the EAF identifies that wetlands exist on the site, additional detail should be provided and if necessary a wetlands delineation should be conducted. The Applicant should confirm, based on the above analysis, whether a DEC and or/Village Wetlands Permit is required.
- E.o. Endangered or Threatened Species – The EAF identifies that Shortnose Sturgeon and Atlantic Sturgeon, both endangered species, can be found on the site. Additional detail as to any potential impact to these endangered species should be provided.
- E.3.f. Archaeology – The Project Site is located in an area designated as sensitive for archaeological sites by the New York State Historic Preservation Office (SHPO). The EAF previously states that excavation is not required; the Applicant should confirm the depth of ground disturbance associated with construction of the proposed expansion and identify if any of the proposed expansion area has previously experienced inground disturbance. If not, a Phase IA Archaeological Investigation may be warranted.

We look forward to discussing our comments with you further during your November 7th meeting.