VII. APPENDICES

L. Correspondence

- Town of Yorktown
- Westchester County
- New York City Department of Environmental Protection
- New York State Department of State
- New York State Department of Transportation
- New York State Office of Parks, Recreation and Historical Preservation
- New York State Department of Agriculture
- New York State Department of Environmental Conservation
- Utilities
- Applicant

VII. APPENDICES

L. Correspondence

- Town of Yorktown

516-741-8168
Retail Store
Const. Co.
NRP By Copy
~~BR~~
~~ZOA~~
~~JK~~ By Copy
File

interoffice
MEMORANDUM

To: Planning Board

From: Acting Town Engineer

Date: July 8, 2010

Re: Retail Store Construction Co., Inc.
Wetland/Excavation Permit
Application #WP-E-028-10
Section 26.18 Block 1 Lots 17, 18 and 19 and
Section 26.19 Block 1 Lot 1

The Engineering Department has reviewed the following documents with respect to the above referenced wetland/excavation permit application and offer the following comments. Please note that it is understood that this application is preliminary and as additional documentation is provided, further review by this department will be completed.

- Plans dated 6/29/10, Sheets SP1 through SP-5.
- Full Environmental Assessment Form, dated June 23, 2010.

Comments:

1. A revision to the Westchester County Sanitary Sewer District as well as the town of Yorktown's Hunterbrook sewer district is necessary for the proposed site to be publicly sewered. It is recommended that the applicant work with the owner's of the proposed Temple that is in proximity and also in need of public sewers and together propose a sanitary sewer layout to accommodate the needs of both proposed developments. A petition to the Town Board to be included in the Westchester County Peekskill Sanitary Sewer district for public sewers including all referenced lots is required to begin the process.

2. All wetlands that are jurisdictional to the NYSDEC must be indicated and an executed NYSDEC validation block on plans must be provided.

3. The wetland delineation should be completed by the Town's wetland consultant.

4. The SWPPP must be in compliance with NYSDEC Stormwater Construction Permit GP-0-10-001 and the submittal shall be completed in accordance with respect to Chapter 248, "Stormwater Management of the Yorktown Town Code.

5. A traffic analysis should be completed to determine the impacts on Route 202. Provide information on how the proposed parking requirements were determined.

6. Impacts to the wetlands and wetland buffers should be fully considered and a mitigation plan provided for review.

7. The proposed project will disturb greater than 10 acres, which requires full compliance with SEQR requirements for a Type I action.

cc:

Conservation Board
Highway Superintendent
Water Superintendent
Applicant

MEMORANDUM

July 9, 2010

TO:	Planning Board
FROM:	Conservation Board
SUBJECT:	Costco Wholesale
DATE:	6-29-10
PLAN:	Proposed Wholesale Club Retail Store & Filling Station Sec. 26.18 Block 1 Lot 17, 18, 19 Sec. 26.19 Block 1 Lot 1
BY:	TRC Engineers, Inc.

Dear Chairman Klaus and Members of the Planning Board:

Please be advised at our regular Conservation Board meeting held on July 7, 2010 we discussed the above application.

We were presented with some preliminary planning for how Costco intends to utilize the sight. The plan recognized two wetland areas, one natural and one probably manmade.

The Conservation Board and the applicant requests the Town Wetlands Inspector to verify the applicants flagging of the wetlands.

At this point we are awaiting their mitigation plan and site drainage plan.

Respectfully submitted:

John J. Gemlenski

for the Conservation Board

Cornerstone Associates
Environmental Consultants
1770 Central Street
Yorktown Heights, NY 10598
Phone: (914)-962-7733
Fax: (914)-962-0330

RECEIVED
PLANNING DEPARTMENT
AUG 2010
TOWN OF YORKTOWN

August 6, 2010

To: Planning Board

From: Bruce Barber
Town Environmental Consultant

RE: Costco Wholesale
3200 Crompond Road
Section 26.18 Block 1 Lot 19
Town of Yorktown, New York

Dear Chairman Klaus and Members of the Planning Board:

As per your request, I have reviewed the following document with respect to the wetland delineation:

- Plan entitled; "Costco Wholesale" prepared by TRC Engineers, Inc., dated 07/06/10 (rev.), 1 sheet: SP-2.

A site inspection was conducted on August 5, 2010. The purpose of this review and the site inspection was to verify the Town of Yorktown wetland boundary determination as depicted on the above referenced plan.

Comments:

The on-site wetland boundaries were found to be accurately depicted on the above referenced plan.

An off-site drainage channel which conducts stormwater from the Taconic State Parkway to the north is located immediately to the east of the subject property at the base of the Taconic State Parkway embankment. An area of this drainage channel exhibited wetland vegetation and soils and appeared to be greater than 1,000 square feet in size. This wetland and the associated buffer which reflects onto the subject property is not depicted on the above referenced plans. It appears that this wetland has been formed due to a lack of maintenance to the drainage area and additional research is necessary to determine if this is a jurisdictional (regulated) Town of Yorktown wetland or a stormwater conveyance structure (and not a regulated wetland). The applicant was instructed to research the stormwater and erosion and sediment control documents pertaining to the associated Taconic State Parkway improvements in order to provide additional information. This information is pending.

Please do not hesitate to contact me at should you have any questions.

Sincerely,

Bruce Barber, PWS, Certified Ecologist
Town Environmental Consultant

Yorktown Land Trust
PO Box 1166
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT
AUG 26 2010
TOWN OF YORKTOWN

August 24, 2010

Town Board

Re: Costco Project

Dear Board Members,

The Yorktown Land Trust would like to offer the following comments regarding the proposed Costco project on Rte 202.

1. The protection of the adjacent wetlands are a concern to us as they feed into the Hunter Brook. Not only is it important for them to not have their function compromised, it is equally important that water temperatures from on site not raise water temperatures in the Hunter Brook.
2. The potential for devastating erosion problems such as those associated with the Taconic Parkway reconstruction and its potential impact on the adjacent wetlands and the Hunter Brook are a major concern for us.
3. The project should be screened from the Taconic State Parkway due to the parkway's status as a landmark historic scenic roadway. There is comparatively little evidence of buildings as one travels through the Town of Yorktown section of the parkway. This project should not be an exception. Equal consideration should be given to screening along Rte 202 as the parking lot is so close.
4. This site may be able to provide a way to connect FDR State Park with the Yorktown Taconic Trailway. We try to promote connectivity between open space sites as it makes several isolated sites become one or more larger sites enabling the public more opportunities without adding travel trips. The state parkland to the north of the project site would also become more accessible.

Respectfully submitted,

John E Schroeder, President, YLT

Cc: John Tegeder, Planning Director
David Klaus, Chairman Planning Board
Alice Roker, Town Clerk

David Klaus
Chairman

Susan Siegel
Town Supervisor

TOWN OF YORKTOWN
PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

PUBLIC MEETING AGENDA - TENTATIVE
YORKTOWN COMMUNITY & CULTURAL CENTER
1974 Commerce Street, Room 104, Yorktown Heights, NY 10598 Room 104

September 27, 2010
7:30 pm

Discussion

1. **Correspondence**
   Follow-up Correspondence
   Liaison Reports

2. **Minutes:** September 13, 2010

WORK SESSION

3. **Bonsignore**
   SBL: **36.5-2-57**
   Minor Subdivsion
   Location: 2483 Hunterbrook Road
   Contact: Brian Bonsignore
   Description: Subdivide existing 3.422 acre lot with an existing 2-story dwelling into 3-lots with 2 1/2 story dwellings.

4. **Silverman. Elizabeth**
   SBL: **5.17-1-18**
   Minor Subdivision
   Location: 1195 Williams Drive
   Contact: Site Design Consultants
   Description: A 2 lot subdivision approved by Planning Board Resolution 07-15 on September 10, 2007.

5. **Curry Automotive**
   SBL: **36.5-1-11**
   Commercial Site Plan
   Location: 3493 Crompond Road
   Contact: Architectural Visions, PLLC
   Description: Amend approved site plan since the previous building was destroyed by a fire.

6. **Marricco**
   SBL: **5.20-1-9**
   Minor Subdivsion
   Location: 3880 Indian Hill Road
   Contact: Architectural Visions, PLLC
   Description: Proposed 2-lot subdivision on 9.31 acres in the R1-160 zone.

7. **Croton Overlook**
   SBL: **70.15-1-2**
   Application for Rezone
   Location: Dell Avenue
   Contact: Zarin & Steinmetz
   Description: Currently zoned R1-80 petitioner requests a RSP-1 zoning.

8. **Costco Wholesale**
   SBL: **26.18-1-19**
   Commercial Site Plan
   Location: 3200 Crompond Road
   Contact: TRC Solutions
   Description: Application to construct a 151,092 SF Costco Wholesale Club retail store and club member available filling station.

9. **Town Board Referral**
   Proposed Local Law to Amended Stormwater Pollution Prevention Chpt 248

10. **Town Board Referral**
    Proposed Local Law Illicit Discharge and Detection

Last revised: September 23, 2010

Yorktown Town Hall
363 Underhill Avenue, P.O. Box 703 / Yorktown Heights, NY 10598
www.yorktownny.org (914) 962-5722

October 7, 2010

Tom Holmes
TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

Subject: Costco Wholesale Club
Tax IDs:26.18-1-17, 18, 19 & 26.19-1-1

Dear Mr. Holmes,

The Planning Board, at its meeting on September 27, 2010, reviewed the draft scope for the subject project. The Board and the Planning Department had the following comments by section:

II. Description of Proposed Action
C. Proposed Development
- This section should include, but not be limited to, a description of the proposed:
1. Building Layout
2. Floor area
3. Building use
4. Drainage and plans
5. Parking area layout
6. Landscaping layout
7. Lighting Plan, including hours of operation
8. Wetland Mitigation Plan
9. Erosion and Sediment Control Plan
10. Setbacks and Buffer Treatments

III. Existing Conditions, Impacts, Mitigation
A. Land Use and Zoning
- Describe the land use for the subject parcels as envisioned in the Comprehensive Plan and the recommendations from the Sustainable Development Study, Patterns for Westchester, and Westchester 2025. Describe the character of the area and the Comprehensive Plan's efforts to alter that character.
- Description of how this property factors into the Yorktown Land Trusts goal to connect existing parks and trailways without increasing travel trips.

B. Visual Resources
- Include views from Stony Street, from the Taconic State Parkway, from the road frontage, and from as you drive east on Route 202 towards the site.
- Include any proposed signage.

E. Flora and Fauna
- Include how the Stearns & Wheler Biodiversity Study of June 2009 relates to the subject site.

G. Stormwater Management
- Offsite drainage patterns studied should be given a radius from the site. The area should include the Hunterbrook and its associated flood prone areas.
- A Hunter Brook Flood Study was prepared by Site Design Consultants for the northern watershed of the brook for the development of the Chase Bank.
- Proposed mitigation should include a discussion on thermal impacts.

H. Utilities
- Add "green credit" items Costco implements that reduces the development's impacts on the environment.

1. Water Supply

b. Anticipated Impacts
- Add: What is the proposed water metering plan; include an accurate accounting of the daily demand plus high and low consumption throughout the day (peak and lowest hourly rate) for this type of commercial building. How is the domestic line going to be separated from the fire service line and what type of fire service is proposed.

c. Proposed Mitigation Measures
- Add: Proposed mitigation measures – How does a Costco building's water usage compare to other business of similar size and type? What is the proposed mitigation measure for adhering to Department of Health cross connection controls measures for drinking water supplies.

2. Sanitary Sewage
- Add discussion on constructing the sewer extension in such a manner that would allow for existing uses on Old Crompond Road and for the proposed Temple Israel project on the south side of Route 202 to connect in the future.

I. Traffic
- Analyze the possibility of closing the access to Old Crompond Road and its impacts.
- Add all intersections to the west of the site that are to be analyzed even if relying on NYS DOT data for that analysis.
- Add the intersection of Routes 35/202 at Springhurst Street and Routes 202/35 at Baldwin Road to the east of the site.
- Include the potential for adding sidewalks and bike lanes along Routes 202/35 under the Taconic State Parkway.

- Include a description of the market area this proposed store will draw from.
- Include a discussion of the supply route, truck delivery, and truck frequency.
- Include a discussion of anticipated construction traffic.
- Include a description of the current hours of operation, holiday hours, typical peak hours, and peak days.
- Explanation for peak hours should include data for when the schools are dismissed used to determine when the peak hours are.
- Identify all proposed traffic improvements throughout the corridor of study and their associated impacts thereto; Pine Grove Court, Mohansic Avenue right turn lane, etc.

B. Building Demolition and Construction
- Revise the outline letter for this section.
- Reference the Phase I report regarding any asbestos and lead abatement or remediation that will be required on the site.
- Total construction period anticipated.
- Schedule of construction (sequencing).

N. Fiscal
- Include a discussion on positive or negative impacts on existing businesses and competitors.
- Include a discussion on the impact on the existing businesses to be displaced by the proposed development.

IV. Alternatives
- Add C. Hotel/Motel use.

Also include review of the Yorktown Land Trust's letter that requested to discuss how the site development will effect the town's recreation plan and trail connection recommendations.

Please do not hesitate to contact this office at the number below, should you have any questions.

Sincerely,

Robyn A. Steinberg

Robyn A. Steinberg, AICP, CPESC
Town Planner

165213
AB 2/16
TDH
NFP

Yorktown Town Hall
363 Underhill Avenue, P.O. Box 703
Yorktown Heights, NY 10598

(914) 962-5722
www.yorktownny.org

February 1, 2011

Ms. Alison Bennett
TRC
7 Skyline Drive
Hawthorne, NY 10532

Re: FOIL requests re: 1) 3200 Crompond Rd.; 2) 3220 Crompond Rd.; 3) 3216 Crompond Rd.; and 4) 3220 Old Crompond Rd.

Ms. Bennett,

This letter serves to inform you that your request for the above information has been received by the Town Supervisor's office, and is currently under review.

Upon completion of the review of your request, this office shall notify you, within twenty (20) days of the date of this acknowledgement, whether your request will be granted or denied, in whole or in part.

If there are any charges associated with your request, you will be notified of that amount. Please feel free to contact me if you require any further assistance.

Sincerely,

David Humphrey
Executive Assistant to Supervisor Siegel

7 Skyline Drive
Hawthorne, NY 10532

914.592.4040 PHONE
914.592.5046 FAX

www.TRCsolutions.com

February 16, 2011

Ken Rundle
Yorktown Consolidated Water District
1080 Spillway Rd.
Shrub Oak, NY 10588

RE: Utility "Will Serve" Letter
Costco Wholesale
3200 Crompond Road
Yorktown, NY

Dear Mr. Rundle:

Our client proposes a Costco Wholesale at the intersection of the Taconic Parkway and Crompond Rd (Rt. 202/35) in Yorktown, New York. The site plan consists of a 151,000 SF wholesale club and the construction of a fueling facility. The anticipated minimum water requirement by Costco is 100 gpm at 75 psi. The average daily water use could range from 5,000 to 15,000 gpd. On behalf of our client, TRC Engineers requests a written statement that you can provide water service to the proposed project.

Based on our previous conversation and the sketch you provided of the water service in the project area, we understand that there are two water mains in Route 202/35 (8" and 24"). Can you provide technical information including pressure and flows (hyrdrant flow tests) regarding these two service lines? Based on our proposed development, which water main will be used to serve our site?

For your information, we attach a copy of the current proposed site plan. Thank you for your assistance in this matter. We look forward to hearing back from you.

Very truly yours,

TRC Engineers, Inc.

Alison Bennett

Alison Bennett
Engineer

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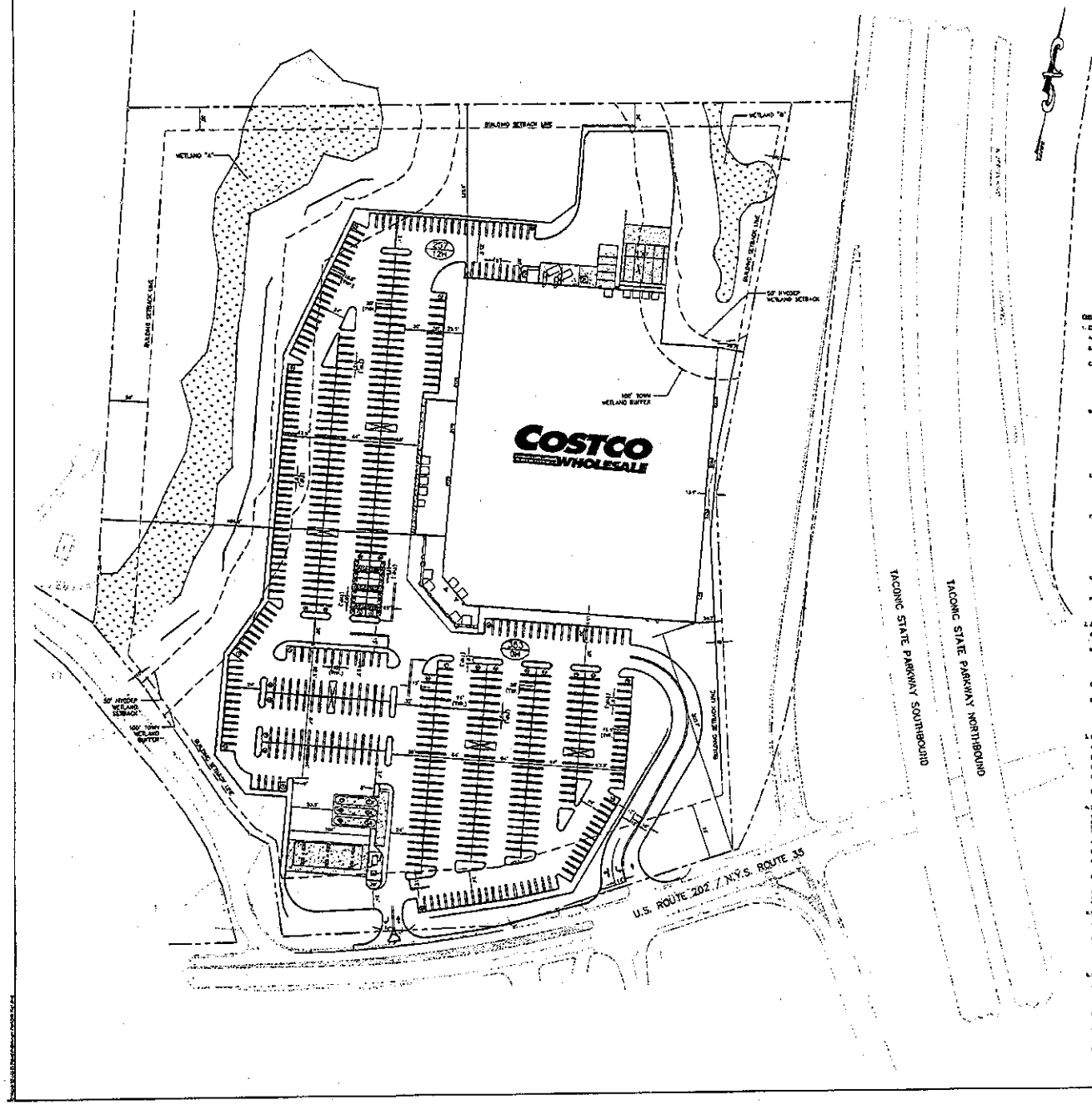

TABLE OF LAND USE AND ZONING		
LOT/AREA	10 CONN. BLVD. BLOCK 1, LOTS 13, 15 & 16 SECTION 26 HD, BLOCK 1, LOT 1	
ZONING DISTRICT	C3 – HIGHWAY COMMERCIAL	
USE	PERMITTED/REQUIRED	PROPOSED/PROVIDED
LOT AREA	40,000 SF MIN.	461,600 SF
FRONTAGE AT STREET LINE	200 FT MIN.	1100 FT
MINIMUM REQUIRED YARD AREAS FRONT YARD SIDE YARD SIDE YARD (ADJACENT A DISTRICT) REAR YARD	75 FT 30 FT 100 FT 30 FT	308.3 FT 75 FT 453.5 FT 1214 FT
MAXIMUM HEIGHT OF BUILDING	35 FT	34.67 FT
GROSS FLOOR AREA	140,000 SF	151,000 SF
MAXIMUM BUILDING COVERAGE	30%	16.5%
OFF-STREET PARKING	1 SPACE FOR FIRST 4,000 SF PLUS 1 SPACE FOR EACH 400 SQ FT	
NO. OF LOADING SPACES LOADING SPACE	5 SPACES 12' X 55'	5 SPACES 12' X 100'
OFF-STREET PARKING	5 SPACES PER 1,000 SF OF GROSS FLOOR AREA	
NO. OF SPACES 9'-0" - 10'-0" NO. OF SPACES 8'-6" - 9'-0" NO. OF SPACES 8'-0" - 8'-6" NO. OF SPACES 7'-6" - 8'-0" NO. OF HANDICAPPED SPACES SUB-TOTAL NO. OF SPACES SEE PARKING FOR TOTAL NO. OF SPACES	756 SPACES	756 SPACES 0 SPACES 0 SPACES 0 SPACES 30 SPACES 786 SPACES SEE SHEET SP2 FOR MORE INFO
PARKING DIMENSION ANGLE WIDTH PARKING SPACE, LANE DATA	75 DEG 9' X 18.5'	90 DEG 9' X 18.5' 24' X 24.5' 60' X 164.5' 42' X 23'
ACCESSIBLE PARKING SPACE	MINIMUM WIDTH 8 FEET, MINIMUM AISLE WIDTH EIGHT FEET IN WIDTH PER NYS BUILDING CODE	

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED RETAINING WALL
- DY DOUBLE YELLOW LINE
- SY SOLID YELLOW LINE
- SW SOLID WHITE LINE
- BW BROKEN WHITE LINE
- SL STOP LINE LINE
- (##) NUMBER OF PARKING STALLS PER BAY LINE
- (##) NUMBER OF PARKING SPACES, NUMBER OF HANDICAP SPACES
- PAINTED DIRECTIONAL ARROW

50 30 20 10 0 50 100
SCALE IN FEET

NO.	REVISION	DATE

Surveyor: J. Kenny Carpenter & Co.
3626 New York Route 9W
Hartsdale, NY 10530-1499
Tel: (914) 631-3883
Fax: (914) 662-3821

Traffic Consultant: DVS&R Associates
700 Ashley Road
Bethany, CT 06524
Tel: (203) 393-0010
Fax: (203) 393-0210

Architect: Mahoney Gil Architects
11 Grand View Avenue, Suite 100
Bethany, CT 06524
Tel: (203) 393-3006
Fax: (203) 393-3040

Applicant: Costco Wholesale Corporation
Attn: Brooke Rosenberg
999 Lake Drive
Issaquah, WA 98027
Tel: (425) 313-8100
Fax: (425) 313-8105

TRC
TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532
Tel: (914) 592-4610
Fax: (914) 592-3148

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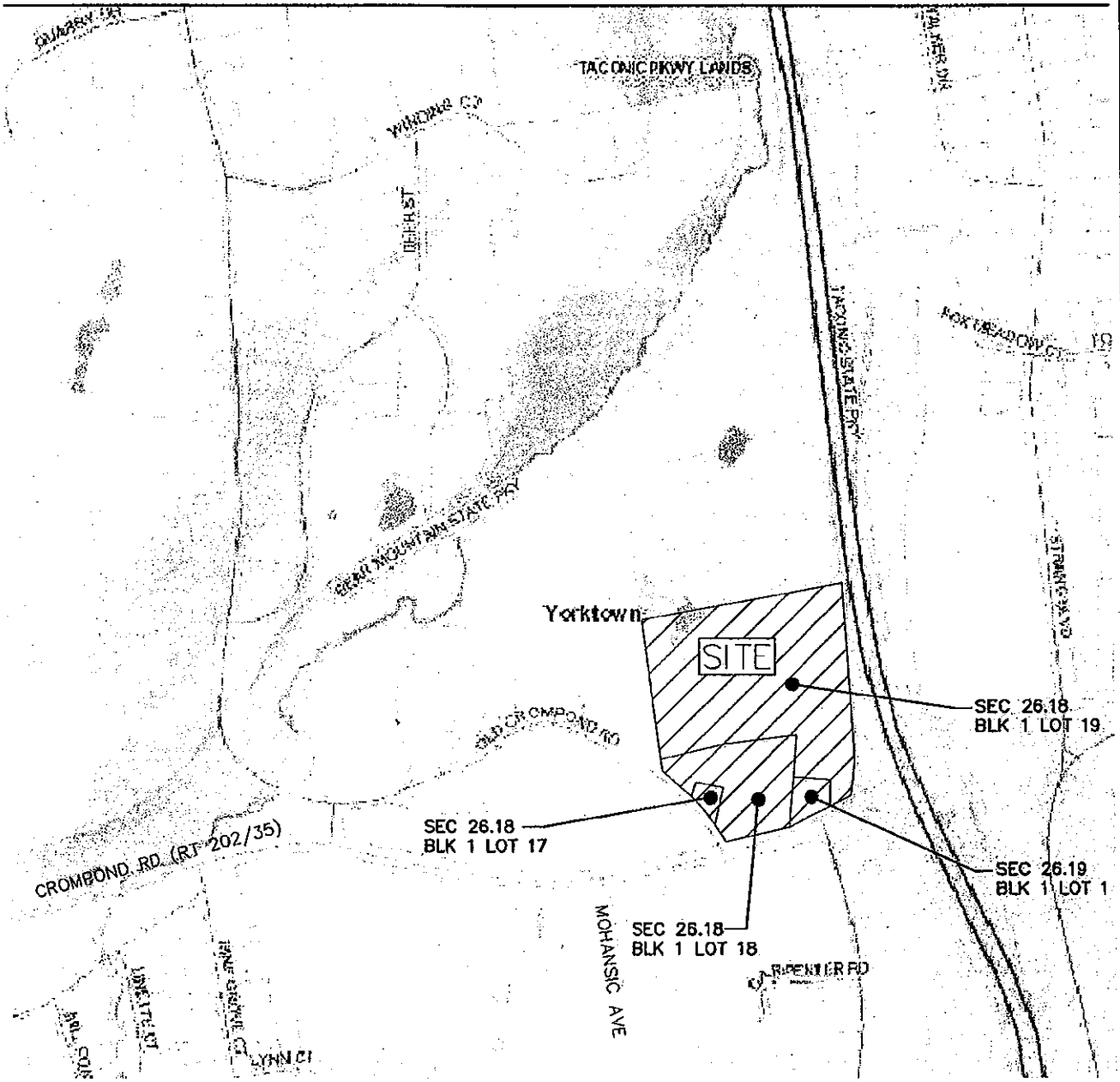
COSTCO WHOLESALE

U.S. Route 202 / N.Y. Route 35
Yorktown, New York

TITLE:
Preliminary Site Plan

SCALE:	1"=50'
DATE:	6/28/06
DRAWN BY:	JS
CHECKED BY:	AJM
PROJECT:	104363
DRAWING NO.	SP-3



TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532
Tel: (914) 592-4040
Fax: (914) 592-5046
www.trcsolutions.com

Site Location Map
Proposed Costco

Project No. 165213
Scale NTS

© TRC Engineers, Inc.

Exhibit II-1

Q:\Acad\160\165213\dwg\EIS Plates\Site Location Map.dwg

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

Main 914.592.4040
Fax 914.592.5046

Memorandum

To:	File	**Date:**	02/23/11
From:	TDH	**Project No.:**	165213
CC:	NFP, AB, CSH email		
Subject:	Costco		

On Wednesday, February 23, 2011 TRC met with representatives (Ken Runddle and Mike ____) of the Yorktown Consolidated Water District (1080 Spillway Road, Shrub Oak).The purpose of the meeting was to gather data regarding water supply to include in the DEIS. Following is a summary of findings:

- We reviewed the District Map (should be available on the Town GIS tab)
- A 24" transmission main traverses the Town, mainly down Route 202 from the east at the Amawalk Water Treatment Plant (WTP) toward the west to the Northern Westchester Joint Water Works (NWJWW), located in Cortlandt.
- The 24" DIP transmission line passes the site frontage on the north side Rte 202 and along Old Crompond Road
- An 8" CIP passes the site along the south side of Route 202 and in Old Crompond Road
- Water service for the project shall be made by connecting to the 8" main
- All the existing service lines must be disconnected at the main.
- New connections must be made with a tee providing 3 valves
- Wet taps are allowed. (Cassidy Excavating Inc., Jeff, 949-8119, has much experience with wet connections and wet line stops (valve installed directly into the line)
- Provide 4' minimum cover
- Provide minimum 18" clear if cross below the transmission line
- The District generally will request system improvements associated with the application (i.e. add hydrants)
- Submit plans / meet with district informally prior to submitting to Town
- Hydrant at BJs 900' west of Old Crompond Road: elevation 346, static pressure = 164 psi, residual pressure = 128 psi, flow = 2954 gpm
- No data on hydrant in Old Crompond Road or at Mohansic Avenue
- 90% of town's water supplied from Amawalk Reservoir WTP; 10% from NWJWW WTP
- WJWW water from Catskill Aquaduct
- 7 storage tanks (1 being decommissioned) within system

- NWJWW = is owned by Yorktown (55%), Montrose and Cortlandt
- Request by email: max, min, avg daily flows for winter and summer pumped from the two WTP
- Request number of customers served
- Water records provided for motel, King Gates and the two residents; Zino's Nursery is on well water

Q:\PROJECTS160\165213\Memo\Mtg notes water 02-23-11.doc

YORKTOWN CONSOLIDATED WATER DISTRICT
1080 Spillway Road, Shrub Oak, NY 10588
Telephone: 914.245.6111
Fax: 914.245.8422

February 25, 2011

TRC
7 Skyline Drive
Hawthorne, NY 10532
ATTN: Alison Bennett

Re: Costco Wholesale
3200 Crompond Road
Yorktown, NY

Dear Ms. Alison Bennett:

The Town of Yorktown can certify that the water supply system is available and adequate with sufficient capacity. The Town of Yorktown will furnish and maintain the water system to serve the area up to but not including the property. It will be the developer's responsibility to make the appropriate connections to supply water into the property.

If you have any questions or need any further information please feel free to contact the office.

Sincerely,

Ken Rundle
Assistant Water Superintendent

KR/md

7 Skyline Drive
Hawthorne, NY 10532

914.592.4040 PHONE
914.592.5046 FAX

www.TRCsolutions.com

RECEIVED MAY 16 2011

May 11, 2011

Mr. Daniel McMahon
Chief of Police
2281 Crompond Rd.
Yorktown, NY 10598
(914) 962-4141

RE: Proposed Costco Wholesale
Route 202/35
Town of Yorktown, NY

Dear Mr. McMahon:

Our client proposes developing a Costco Wholesale in the northwest quadrant of the intersection of the Taconic Parkway and Crompond Rd (Rt. 202/35) in Yorktown, New York. The project site is 18.75 acres of which the developed area will be approximately 10 acres. The proposed development will include a 151,134 square foot (sf) Costco Wholesale and fueling facility supported by a 610-space parking lot. For your information, we include a copy of the proposed Site Plan and Site Location Map.

As part of the review process, TRC Engineers is preparing a Draft Environmental Impact Statement (DEIS) for the Town of Yorktown Planning Board. We are required to address police services to this proposed project. We would appreciate your input in addressing this subject. Please confirm that the Department will be able to provide police service and how the Police Department may be impacted by the proposed project. Included in your response please provide the following information:

- Confirmation that your department covers the region including the proposed project
- Brief description of your department, location, anticipated response time
- Any anticipated increased demand for police service due to the proposed project
- Sufficiency of police staff to serve the proposed project
- Any department budgetary implications resulting from the proposed project

We appreciate your attention in this matter and will be pleased to answer any questions or provide additional information to assist you in preparing your response.

Very truly yours,

TRC Engineers, Inc.

Alison Bennett

Alison Bennett
Engineer
Q:\PROJECTS160\165213\Ltr\DEIS Police.doc

YORKTOWN POLICE DEPARTMENT

2281 CROMPOND ROAD
YORKTOWN HEIGHTS NY, 10598-3735
Daniel M. McMahon, *Chief of Police*

May 25, 2011

Ms. Alison Bennett
TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

Dears Ms. Bennett:

RE: Proposed Costco Wholesale @ 3200 Crompond Road Yorktown NY 10598

I have reviewed your attached letter.

1. **POLICE JURISDICTION:**
   The Yorktown Police Department is the responsible police agency for the Costco proposed site at 3200 Crompond Road Yorktown, NY 10598.

2. **POLICE DEPARTMENT DESCRIPTION:**
   The Yorktown Police Department was established in 1927.
   It is a 24/7/365 police agency.
   In 1991 the Yorktown Police Department was one of the first Police Departments to be accredited in New York State.
   The Department is staffed by 56 sworn officers and a staff of 9 civilian personnel.
   The Department is the 9-1-1 answering point for the 38,000 residents and the businesses in the 40 square miles of the Town of Yorktown.

3. **POLICE STATION LOCATION:**
   The Yorktown Police Department Station is located at 2281 Crompond Road in the hamlet of Yorktown Heights.
   The Police Station is located approximately 2.5 miles east of Costco's proposed site.

4. **POLICE RESPONSE TIME:**
   Response Time depends on many variables; staffing, classification of call, time of day, weather, location of call.
   The response time for an emergency call such a crime in progress or an aided case is three to six minutes.

5. **ANTICIPATED INCREASE FOR POLICE SERVICE:**

Based on the type and size of the business we anticipate 106 calls for service annually from the proposed Costco Site. This includes the retail business, the gas station and the parking lot.
The proposed Costco site will also generate additional "quality of life" calls from the surrounding neighborhoods.

6. **POLICE DEPARTMENT CURRENT STAFFING:**

While the population of the Town of Yorktown has increased significantly since 1981, the staffing of the Yorktown Police Department has been stagnant.
An independent audit of the Yorktown Police Department in 1996 conducted by the New York State Division of Criminal Justice Services (DCJS) stated that the Department was understaffed but the staffing situation has not changed since 1981.
The proposed Costco will nave a unfavorable impact on the policing of the entire Town of Yorktown.

7. **POLICE DEPARTMENT BUDGETARY IMPLICATIONS:**

A. The proposed Costco will cause increased traffic on Crompond Road. There are five traffic lights between Strang Boulevard and Stony Street approximately a half of a mile. This will create a need for traffic control equipment and dedicated manpower in this area during weekends and shopping seasons.

B. The proposed Costco will cause an increase of 106 calls for service annually that will increase the need for manpower and or overtime.
Investigations, reporting paperwork, arrest processing and court appearances will create overtime.

CONCLUSION

This project will have a unfavorable impact on the level of police services and the cost of police service that the Yorktown Police Department provides to the residents of the Town of Yorktown.

Daniel M. McMahon
Chief of Police

7 Skyline Drive
Hawthorne, NY 10532

914.592.4040 PHONE
914.592.5046 FAX

www.TRCsolutions.com

RECEIVED MAY 16 2011

May 11, 2011

Mr. Daniel McMahon
Chief of Police
2281 Crompond Rd.
Yorktown, NY 10598
(914) 962-4141

RE: Proposed Costco Wholesale
Route 202/35
Town of Yorktown, NY

Dear Mr. McMahon:

Our client proposes developing a Costco Wholesale in the northwest quadrant of the intersection of the Taconic Parkway and Crompond Rd (Rt. 202/35) in Yorktown, New York. The project site is 18.75 acres of which the developed area will be approximately 10 acres. The proposed development will include a 151,134 square foot (sf) Costco Wholesale and fueling facility supported by a 610-space parking lot. For your information, we include a copy of the proposed Site Plan and Site Location Map.

As part of the review process, TRC Engineers is preparing a Draft Environmental Impact Statement (DEIS) for the Town of Yorktown Planning Board. We are required to address police services to this proposed project. We would appreciate your input in addressing this subject. Please confirm that the Department will be able to provide police service and how the Police Department may be impacted by the proposed project. Included in your response please provide the following information:

- Confirmation that your department covers the region including the proposed project
- Brief description of your department, location, anticipated response time
- Any anticipated increased demand for police service due to the proposed project
- Sufficiency of police staff to serve the proposed project
- Any department budgetary implications resulting from the proposed project

We appreciate your attention in this matter and will be pleased to answer any questions or provide additional information to assist you in preparing your response.

Very truly yours,

TRC Engineers, Inc.

Alison Bennett

Alison Bennett
Engineer
Q:\PROJECTS160\165213\Ltr\DEIS Police.doc

LAKE MOHEGAN FIRE DISTRICT

Aug. 3, 2011

LOU BARBIERI
CAPTAIN

TRC Engineers, Inc.
7 Skyline Dr.
Hawthorne, NY 10532

Ms. Bennett:

As per our communications and phone conversations, this is to address your request for information as to impact on the Lake Mohegan Fire District of the Costco Wholesale Development on Crompond Rd , in the town of Yorktown.
The Lake Mohegan Fire District does protect this area for Emergency Services, both Fire and EMS. Fire response to that area would come from our Fire HQ on Rt. 6 , our Furnace Woods Fire Station on Croton Ave, and from our Jefferson Valley Fire Station on Lee Blvd. Normal response times would be in the five minute range(+ or -). We are a Combination Fire Department, meaning we have Career Firefighters (5 – 6)on duty 24 Hours a day who would respond immediately . Volunteer FF's would respond via radio page. The Chief Officers are Volunteer.
Our Career FF's are also Emergency Medical Technicians who would be dispatched as First responders, with the Lake Mohegan Volunteer Ambulance Corps (Separate Organization) who would transport patients.
Resources for Emergency Services both financial and manpower wise are always impacted by development, as will be the case if your project is approved. Our Department is always striving to provide the best service it possibly can and will do so for this development. Discussions with developers are welcomed as to how our Service can be enhanced with any assistance from clients such as yours.
I hope this satisfies your inquiry , and I look forward to future discussion.

Very truly yours,

Captain Lou Barbieri

Captain Lou Barbieri
LMFD

P.O. BOX 249 LAKE MOHEGAN, NY 10547-0249 (914) 528-1808 FAX (914) 528-1806

Yorktown Conservation Board
Site Visit Form

Project Name: COSTCO

Date: November 5, 2011

Members Present: Peter Alduino, Bob Carroll, Walt Daniels, Pat Francois

Time of Day: 10:00 a.m-11:30 a.m. brisk wind, 46^0, cloudy to clearing sky.

Review Assigned To: Pat Francois

Map Yes Dated: (unknown) [Section 26.18 Block 1, lots 17-18-19 and Section 16.19 Block 1, Lot 1]

Type of Review: Walking site visit

Other People Present: Ms. Beth Evans, Messrs.'. Tom Holmes and Nick Panyouto, representatives of engineering and environmental firms designing the site.

Surrounding Land Use: Bounded on the east by the Taconic State Parkway, on the south by route 202; on the west by Adrian Auto Body Shop and New York State-owned woodlands on the north. The south side of route 202 is a continuous commercial strip of gasoline stations, shopping malls, auto dealerships and other businesses up to and beyond the Yorktown town line.

Zoning (if known):_____Size of Site:____Wetlands on Site (Yes, 2)

Wetlands/Watercourses: Wetland "A" runs approximately north-south at the western edge of the property and will not be disturbed by the proposed land use, according to the representatives (above). It has an occasional stream which exits to route 202 and a drainage culvert. Wetland "B" is at the northeast corner, receiving drainage from the Taconic State Parkway. It has a well defined channel flowing north which at this time has a very small flow which dissipated before reaching the boundary, but has had large flows in the past, perhaps before the Taconic Parkway changed the flows in this region.

Predominant Vegetation: 2nd and 3rd growth trees, underbrush and invasives. There are some old growing American Beech trees on the west edge, away from the proposed development, which can be preserved.

Soils: Unknown types, with a rock shelf beneath. Much material will be removed and other material will be crushed to reuse on site. (There are some existing buildings, one of brick, which will be demolished and recycled as much as possible.)
The soils in the grassy area on the eastern edge have very poor drainage as it is uniformly wet after the snow is gone and has not soaked in yet.

Historical: Over the past more than 25 years this site has had a motel, which was converted to homeless housing, a gasoline station with several different uses, a swimming pool and a restaurant. It has obviously been highly disturbed. There is debris throughout the site though not in great quantity. The old septic field still has a small odor although it has been dormant for several years. The plans call for grading this below the septic level and removing everything but it may need toxic waste treatment.

Topography/Slopes: In general the site slopes down along its north-south axis from east to west.

Fauna: A red fox was seen in the area of wetland "A" along with tracks of deer and other animals. A yellow bellied sapsucker was seen, and other birds (not identified) were heard.

Summation: It appears that the wetland areas will be preserved. "A" will not be encroached upon. One of the representatives will do a re-survey to assure that buffer zone is accurately delineated. There are some trees of significance which ought to be preserved. There is a conscious effort to make the site less unsightly (no pun intended) by adding to the plantings along the east edge of the parkway. The building will be seen from the south bound lanes only.
No effort was made to discuss traffic, waste treatment or other issues outlined in the July 8, 2010 memo by the acting town engineer.

By: J. Patrick Francois, Saturday, November 05, 2011.

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

Main 914.592.4040
Fax 914.592.5046

Memorandum

To:	File	**Date:**	November 16, 2011
From:	TDH	**Project No.:**	165213-S
CC:			
Subject:	Meeting with Town Fire Inspector, etc. Costco, Yorktown, NY		

On Wednesday, November 16, 2011, TRC (Nick Panayotou and Tom Holmes) met with the Town Fire Inspector (Ed Kolisz) and NYS Department of State (DOS) representatives Erika Krieger and Dan Nichols (dan.nichols@dos.state.ny.us) to review the fire access with regard to Code compliance. Following is a summary of results of the meeting:

- Nick Panayotou presented a brief summary of the history and progression of site plan with regard to fire access. The current plan shows paved fire access on all four sides of the building.

- The concern remains whether the Code is met regarding aerial access since the building is greater than 30 feet in height (actual height is 31 feet). The Code requires aerial access along one entire side of the building from a paved fire access road that is 15' to 30' from the building.

- Dan explained that the Code was intended to say aerial access must be provided along at least 25% of one side of the building. Dan is involved with updating the aerial portion of the Code to reflect its true intent. Further explanation was provided showing that the building could be accessed by a fire truck equipped with a 100' ladder. It was Dan's assessment that the Costco building could be safely and adequately accessed by fire equipment on all four sides.

- Dan provided some technical information worth noting regarding aerial access:
  - A 26' fire lane is intended to provide a 16' lane for the fire truck with a 10' passing lane.
  - The maximum fire lane distance of 30' from the building is to accommodate the angle and length of a ladder for a 75' high building.

- Dan and Erika were satisfied that the building had adequate access for fire protection including aerial access; however the final decision is made by the local authority. Ed was comfortable with Dan's appraisal and he Ed would convey the information to John Winter.

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

Main 914.592.4040
Fax 914.592.5046

Memorandum

To:	NFP , File	**Date:**	12/15/11
From:	TDH	**Project No.:**	165213
CC:			
Subject:	Costco		

On Thursday, December 15, 2011 TRC met with Ken Rundle of the Yorktown Consolidated Water District (1080 Spillway Road, Shrub Oak). The purpose of the meeting was to review TRC's proposed water distribution system for the Costco project. TDH presented the existing conditions as well as the proposed water system plan. Following is a summary of the discussion:

- The Site presently has three existing water service connections: two on Crompond Road (6-inch to motel and service connection to King Gates) and one service connection on Old Crompond Road to the two residences.
- The proposed plan utilizes the existing motel service connection and provides a new second water service connection to the existing system generally at the intersection of Crompond and Old Cromond Roads.
- The drawings do not show disconnection of the existing service connections.
- Adequate water supply and pressure is available. TRC shall send the District the results of the hydrant flow test.
- Ken agrees with two proposed service connections to serve the project.
- Existing service connections must be disconnected at the main. (The District does not require removal of the pipe.)
- Ken strongly recommends not using the existing motel water service to serve the new Costco. The existing service line is more than 50 years old. A new service line and valve are highly recommended.
- Extreme caution must be taken when crossing the 24" transmission line. Ken recommends the following:
  - provide a k-crete cradle for the 24" line
  - locate both 8" and 24" line in advance; test pit hand digging or using hydro-excavator around 24"; crossing detail should be included on design plans.
- Hydrants should be Mueller Super Centurion 250, model #A423; opens counter clockwise. Provided by Applicant.
- Backflow device and meter provided by Applicant.

TRC Engineers, Inc.

Project:	**Proposed Costco Wholesale Route 202/35, Yorktown, NY**	**Project No.:**	**165213**
		Date:	9/12/2011
Type of Calculation:	**Hydrant Flow Test**	**Computed By:**	CSH
		Checked By:	TDH

Test Hydrant	Corner of Route 202/35 and Mohansic Ave.	Flow Hydrant	Motel Exit Driveway - North End	
		Pipe Size	6	in
		Time	9:30	am

Note: Test performed in presence of Yorktown Consolidated Water District personnel

Gauge Static Pressure, P_s	128	lbs. / sq. in.
Gauge Flow (Residual) Pressure, P_r	120	lbs. / sq. in.
Pitot Tube Flow Pressure	60	lbs. / sq. in.
Inside Diameter of Nozzle	2 1/2	inches
Flow at Residual Pressure, Q_r	1300	gallons per minute

Flow at 20 lbs/sq. in. = $Qr \times \frac{(Ps - 20)^{\wedge 0.54}}{(Ps - Pr)^{\wedge 0.54}}$ *(AWWA M17)*

Flow at 20 lbs/sq. in.	5301	gallons per minute

MEMORANDUM

RECEIVED
PLANNING DEPARTMENT
JAN - 6 2012
TOWN OF YORKTOWN

To: Planning

From: John Winter

Date: 1/6/12

Subject: Costco DEIS

Ms.Steinberg

The Building Department is concerned about the contaminants, known and unknown on the site. Unexpected spills can lead to construction timing and physical problems. Foundations may be required to be deeper if contaminated soils are removed. Getting DEC approvals for unknown spills could lead to serious time delays. I believe more work could be done before construction begins to avoid these possible problems.

Data could be submitted to show that the elevated metal levels are naturally occurring in this area.

The rock removal estimates could be more exact. If hydraulic hammers and rock crushers are used they could increase the noise levels.

Along with stabilizing the ingress and egress areas, the temporary parking areas could also be stabilized as these areas are typically dusty.

John Winter

John A. Tegeder, R.A.
Director of Planning

Michael J. Grace
Town Supervisor

TOWN OF YORKTOWN
PLANNING DEPARTMENT

...ktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

MEMORANDUM

To: Planning Board
From: Planning Department
Date: January 6, 2012
Subject: Costco Wholesale Club
Tax Ids: 26.18-1-17, 18, 19 & 26.19-1-1

The Planning Department, Town Engineer, and Environmental Consultant have been meeting regularly to review the DEIS. During this review we have found areas where the report is not complete with respect to the adopted scope. We plan to have a detailed memo identifying these areas of concern for the board's review at its next meeting.

cc: Building Inspector
Town Engineer
Environmental Consultant
Special Counsel

F:\Office\WordPerfect\Current_Projects\Costco Wholesale\PD-Memo-01.06.12.wpd

Yorktown Town Hall
363 Underhill Avenue, P.O. Box 703
Yorktown Heights, NY 10598

(914) 962-5722
www.yorktownny.org

January 6, 2012

Tom Holmes
TRC Engineers
7 Skyline Drive
Hawthorne, NY 10532

Subject: Costco Wholesale Club
DEIS Section III.D Hazardous Materials
Tax Ids: 26.18-1-17, 18, 19 & 26.19-1-1

Dear Mr. Holmes,

The Planning Department, Town Engineer, Building Inspector, and Environmental Consultant have conducted a preliminary review of the following reports within Section III.D of the DEIS dated 11/16/11 submitted by the above referenced applicant:

- Phase II Environmental Site Assessment conducted by EcolSciences, Inc. dated 01/25/10.
- Phase II Investigation Report conducted by Soil Mechanics Environmental Services dated 04/10/10.

These reports indicate that there are detectable concentrations of metals, VOC's, SVOC's and PCB (Archlor-1260), lead, fuel oil and other contaminants on the subject site which exceed NYSDEC TAGM #4046 RSCO as well as applicable ground water standards.

In addition, the reports indicate that apparent solid waste has been dumped on the site and that there is an active, but non-operational septic system (#4) at Building 5.

On page III.D-2 (Volume I) of the DEIS under the heading of "Gas Station" it indicates that there is a report prepared by Chevron's consultant in Appendix B1 and a NYSDEC NFA letter dated 07/08/10 located in Appendix Ecol1. Please provide copies of these documents.

In addition, at this time, please provide written documentation that contaminants have been reported in accordance with the requirements of the appropriate regulatory agencies such as the NYSDEC, NYCDEP and Westchester County.

Please do not hesitate to contact this office, should you have any questions.

Sincerely,

John A. Tegeder, R.A.
Director of Planning

cc: Planning Board
Building Inspector
Town Engineer
Environmental Consultant
Special Counsel
Al Capellini

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

Main 914.592.4040
Fax 914.592.5046

Memorandum

To:	Ed Mahoney, Assistant WTP Supervisor Town of Yorktown, NY	**Date:**	March 29, 2012
From:	Nick Panayotou, P.E.	**Project No.:**	165213-S
Subject:	Proposed Costco Wholesale Yorktown, NY		

On March 1, 2012, I met with you at your office to secure information relative to the existing sewer system. I indicated that my focus was to determine whether the existing sewer system had capacity to accommodate slightly less than 12,000 gallons per day of increased sewage flow from Sewer Districts HBSD #17 and 20, which are part of the Costco proposal and are proposed to be referred to the County for inclusion in the County Peekskill Sewer District. During the course of the discussion, I provided information showing the proposed sewer extension along Old Crompond Road, proposed connecting properties, and proposed point of connection at Old Crompond Road and Stony Street.

The following conclusions were reached during the course of the discussion:

1. The existing conveyance system downstream of the proposed point of connection includes a gravity sewer extension which is routed to the west, and then to the south to the Hunter Brook Sewage Pump Station located at the end of Mill Pond Road. The pump station then conveys sewage flow via a 6-inch force main generally north along the Bear Mountain Extension and Taconic Parkway to Aurora Court, where it discharges to a gravity manhole at Stoney Street. The gravity system continues north along Stoney Street, where it connects to the county trunk line at Route 6 and Strawberry Road. From there the trunk line conveys sewage west along Strawberry Road and Lockwood Road to the Peekskill Wastewater Treatment Plant.

2. The Hunter Brook Sewage Pump Station has two (2) sets of two pumps which alternate during operation. Each set of two pumps has an overall capacity of 600 gallons per minute pumping against a total dynamic head of 121.5 feet.

3. You reported that the conveyance system including the Hunter Brook Sewage Pump Station has ample capacity to accept the minor additional flow of some 12,000 gallons per day that would be discharged from properties within HBSD 17 and 20.

4. In addition, the following is a summary of the information that you provided to Chris Hanzlik of our office on the operation of the Hunter Brook Sewage Pump Station relative to pump power failure protection, which is part of the pump station design:

"The existing Hunter Brook Sewage Pump Station has redundant features built into its design and operation that greatly reduce the potential for environmental impacts from accidental discharge or overflow of raw sewage due to system failure. The four pumps are configured as two pairs of pumps that operate in series (back-to-back) on alternating cycles (i.e., Pumps 1 and 1A run as primary pair with Pumps 2 and 2A as secondary/backup, then Pumps 2 and 2A run as primary, etc.), prolonging pump life and reducing the occurrence of pump breakdowns. In addition, all four pumps operate simultaneously to handle increased sewage flows and overflows generated during peak and wet weather periods.

In the event of a power outage, a diesel-powered emergency generator with 1,500 gallons of diesel fuel in an above-ground storage tank supplies backup power to the station for a period of seventy-two (72) hours prior to refueling. The station's control systems incorporate alarms that provide 24-hour notification of system malfunctions or outages to operating personnel both at the station and remotely to the Assistant WWTP Supervisor. Although not likely to occur, in the event of a total system failure (e.g., all pumps fail, emergency generator failure), the 40 foot deep wet well has the capacity to provide up to twelve (12) hours of emergency raw sewage storage before overflow would occur. If such an emergency were to occur, the Town would work with the Westchester County Department of Health to promptly bring in an appropriate number of septic tank trucks to pump the raw sewage out of the wet well so that positive wet well storage can be maintained. The tank trucks would transport the sewage to the nearest County/DEC approved receiving facility.

The Assistant WWTP Supervisor has reported that there has never been an incident of station failure that would have resulted in accidental discharge or overflow of raw sewage."

Should your understanding of the discussion differ, please advise since this Memo, with any revisions that you may wish to make, will be made part of the DEIS correspondence record.

MEMORANDUM

January 6, 2012

TO: Planning Board
FROM: Conservation Board
SUBJECT: Costco Wholesale
SBL:26.18-1-17,18,19
SBL:26.19-1-1

Dear Chairman Fon and Members of the Planning Board:

Please be advised at our regular Conservation Board meeting held on January 4, 2012 we discussed the above application.

The package sent to the Conservation Board regarding Costco appears to relate to the fiscal and income aspects. It does not involve any environmental issues, therefore the Conservation Board has no comment on this matter.

Respectfully submitted

Phyllis Bock

...for the Conservation Board

Soukas, Alexandra

From: Robyn Steinberg <rsteinberg@yorktownny.org>
Sent: Thursday, May 17, 2012 12:36 PM
To: Holmes, Thomas (Hawthorne,NY-US)
Cc: John Tegeder; Bruce Barber
Subject: FW: Costco water budget

From: Bruce Barber <barberbruce@yahoo.com>
Date: May 17, 2012 10:56:57 AM EDT
To: John Tegeder <jtegeder@yorktownny.org>
Subject: Costco water budget
Reply-To: Bruce Barber <barberbruce@yahoo.com>

Hi John,

Please forward to Tom if you find acceptable.

Bruce

Hi Tom,

With respect to our discussion yesterday relative to the Costco project and the wetland water budget:

The scope indicates that a "water budget analysis" be conducted. You have submitted a hydrological study as we discussed yesterday which demonstrates changes in WQv and the peak rate of discharge to the headwaters of wetland A under certain storm events. The DEIS indicates that this will result in a benefit to the wetland A, specifically to the vernal pool, due to increased post-construction water "availability".

What is needed is the actual "analysis" as indicated in the scope. In order to make a supportable determination of the effects of the project on the wetlands a quantitative approach is needed. Specifically, how much (or less) water (inches, feet), for how long, and over what surface area will be different than the present baseline conditions in the wetland/watercourse? How will this change (or not change) the functional values of the wetland/watercourse when compared to current functional values which may include not only possible improved habitat conditions for the vernal pool but also most importantly flood attenuation, ground water recharge, sediment transport, etc. on the site and in the Route 202 corridor (off site wetlands).

A functional analysis may be accomplished using a variety of recognized sources HGM and NYSDOT.

A recognized methodology for developing the water budget analysis can be found in "Planning Hydrology for Constructed Wetlands" by Dr. Gary Pierce (1993). Similar information can be found in another document prepared by Gary Pierce entitled; "Regionalized Water Budget Manual for Compensatory Wetland Mitigation in New Jersey".

As the scope does not indicate a specific source or methodology please use the most applicable methods and materials that you feel are appropriate to provide the above analysis to document your conclusions.

Please feel free to contact me should you have any questions.

Sincerely,

Bruce Barber
Town of Yorktown Environmental Consultant
914-299-5293

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For more information please visit http://www.symanteccloud.com

VII. APPENDICES

L. Correspondence

- Westchester County

Westchester gov.com

Robert P. Astorino
County Executive

County Planning Board

November 23, 2010

Lorraine DeSisto, Assistant Planner
Town of Yorktown
1974 Commerce Street
Yorktown Heights, NY 10598

Subject: **Referral File No. YTN 10-008B – Costco Wholesale Club, Draft Scope**

Dear Ms. DeSisto:

The Westchester County Planning Board received a draft scoping document for the preparation of a draft environmental impact statement (EIS) pursuant to the New York State Environmental Quality Review Act (SEQR) for the above referenced project. The project as proposed involves the construction of a 151,092 square foot Costco Wholesale store on a 18.75-acre site located in the northeast quadrant of the Taconic State Parkway/Crompond Road (US Route 202/NYS Route 35) interchange, an area also referred to as the "Bear Mountain Triangle." In addition to the store and the associated 610 parking spaces, the development would feature a gasoline filling station to be located along the site's frontage with Crompond Road, near the intersection with Old Crompond Road, along which the site also has frontage.

The project as proposed will require a site plan approval from the Yorktown Planning Board and approval of a special use permit from the Town Board for the gasoline station. An approval from the Westchester County Board of Legislators is also required for an extension of the Peekskill Hollow Brook Sewer District to include the subject property.

We have reviewed the draft scope under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and note that several of our comments made on the initial site plan submitted at the time of Lead Agency notification are incorporated as topics to be addressed. The County Planning Board recommends that the following additional subjects be added to the scope of study for the EIS:

1. **County sewer mitigation.** If the County sewer district is extended to include the site as proposed by the applicant, there would be an increase in sewage flow into the existing infrastructure and additional volume requiring treatment at the Peekskill Hollow Brook Treatment Plant operated by Westchester County. We recommend that the section of the scoping outline regarding Sanitary Sewage be expanded to specifically require the identification of mitigation measures that will offset the projected increase in flow through reductions in inflow/infiltration (I&I) at a ratio of three for one. Such mitigation would be consistent with the policy of the County Department of Environmental Facilities on new connections. In particular, the environmental impact statement for this project should provide specific details on how

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601 Telephone: (914) 995-4400 Fax: (914) 995-9098 Website: westchestergov.com

implementation of mitigation is to be accomplished. For example, will the applicant be required to place funds into a dedicated account for I&I work based on a per gallon cost of removal of flow through I&I? How will I&I projects to be identified? Who will conduct the work and in what timeframe?

2. **Bee-Line bus impacts.** The traffic section of the draft scope does not require a discussion of potential impacts of the proposed project in relation to Bee-Line bus service. While no Bee-Line bus stops are located directly in front of the site, the immediate area is served by Bee-Line bus routes 15 and 77. The scope should be revised to discuss what impacts, if any, the proposed project will have on the provision of bus service in the area and whether or not improvements to the bus stops serving the area are required or desired. The EIS should also be required to include a discussion as to whether a bus stop should be provided in front of the site.

3. **Economic impacts.** The draft scope only includes a brief outline regarding the evaluation of the economic impacts of the proposed project on other businesses in the area. The proposal of a warehouse store within close proximity of a second warehouse store (BJ's) may be the first of its kind in Westchester. The operation of two such stores may have consequences beyond the immediate area and could potentially impact Yorktown's existing centers, including Yorktown Heights. We recommend that the scope be revised to require an expanded discussion of aspect.

4. **Non-motorized access.** We commend the Town for including in the scope a requirement that sidewalks and bikeways be addressed. We recommend that this discussion also be required to include the provision of bicycle parking on the site.

5. **Green building technology**. We recommend that the scope be revised to include a section requires the EIS to address the incorporation of green building technology in the proposed building and in the site development.

Thank you for the opportunity to provide comments on the proposed scope.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:

Edward Buroughs, AICP
Acting Commissioner

EEB/ke
cc: Thomas Lauro, Commissioner, County Department of Environmental Facilities
Michael Swee, Associate Planner, County Department of Transportation

Robert P. Astorino
County Executive

County Planning Board

September 27, 2010

Lorraine DeSisto, Assistant Planner
Town of Yorktown
1974 Commerce Street
Yorktown Heights, NY 10598

Subject: **Referral File No. YTN 10-008 – Costco Wholesale**
Preliminary Site Plan Comments

Dear Ms. DeSisto:

The Westchester County Planning Board received a set of preliminary site plans (dated June 29, 2010) and related materials for the above referenced project at the time of Lead Agency notification pursuant to the New York State Environmental Quality Review Act (SEQR). We responded in a letter dated September 2, 2010 noting no objection to the Yorktown Planning Board assuming Lead Agency status for this review. At that time, we also noted that a discussion of this matter would be undertaken at the September 7 regular meeting of the County Planning Board.

PROPOSAL

The project as proposed involves the construction of a 151,092 square foot Costco Wholesale store on a 18.75-acre site located in the northeast quadrant formed by the Taconic State Parkway/Crompond Road (US Route 202/NYS Route 35) interchange, an area also referred to as the "Bear Mountain Triangle." In addition to the store and the associated 610 parking spaces, the development would feature a gasoline filling station to be located along the site's frontage with Crompond Road, near the intersection with Old Crompond Road, along which the site also has frontage.

APPROVALS REQUIRED

The project as proposed will involve a site plan approval from the Yorktown Planning Board as well as a special use permit from the Town Board for the gasoline station.

An approval from the Westchester County Board of Legislators is also required for an extension of the Peekskill Hollow Brook Sewer District to include the subject property.

REVIEW AND ANALYSIS

This letter summarizes the points discussed by the board at the meeting of September 7. We offer the following preliminary comments concerning this proposal under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code:

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601 Telephone: (914) 995-4400 Fax: (914) 995-9098 Website: westchestergov.com

1. Consistency with local comprehensive plans. The recently adopted *Town of Yorktown Comprehensive Plan* designates the Bear Mountain Triangle as a "hamlet business center" and states, "the overall concept put forward in this Comprehensive Plan is to make the Bear Mountain Triangle into a mixed-use center" (Policy 4-20). The plan describes the proposed use of the area encompassing the subject site as follows, "At the eastern end of the hamlet business center, promote retail, office and country inn uses with a regional draw in a high-quality master-planned format, with compatible residential uses as well" (Policy 4-23).

The proposed single-use, large format warehouse store would appear to conflict with this vision that the Town recently set forth. However, we note that the proposed development appears to be a permitted use in the C-3 Highway Commercial zone underlying the site, which the Comprehensive Plan map retains. As the comprehensive plan was the result of years of study and community outreach, this apparent conflict requires serious consideration by the Town Planning Board and Town Board.

A second planning document also contains recommendations for the area of the subject property. In discussing the Bear Mountain Triangle, the *Routes 202/35/6/Bear Mountain Parkway Sustainable Development Plan* states, "as sites are redeveloped, a hamlet pattern and style of development will be encouraged and a strip development pattern will be avoided." The proposed development may not achieve this site planning objective.

2. Consistency with County Planning Board policies. The County Planning Board's adopted long range land use policies set forth in ***Westchester 2025- Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning***, adopted May 6, 2008 and amended January 5, 2010, discuss the need to "channel future development whenever possible to centers where infrastructure can support growth, where public transportation can be provided efficiently and where redevelopment can enhance economic vitality. Development should be consistent with defined community character and be designed to facilitate or enhance smart growth urban fabric." The policies also call for the enhancement of the county's major corridors, noting that already developed sections "should be evaluated for steps needed to make these areas into efficient and attractive multi-use places."

Although the Bear Mountain Triangle is not identified by ***Westchester 2025*** as one of the county's 54 centers or "downtowns," the recommendations of the *Town of Yorktown Comprehensive Plan* for the character of development that should be encouraged in the Bear Mountain Triangle as a "hamlet business center" are consistent with the multi-use and smart growth center policies of ***Westchester 2025***. However, key factors that would need to be addressed are the adequate provision of sanitary sewage service, the mitigation of potential traffic impacts and the relationship to the health and viability of the Yorktown's existing centers, in particular Yorktown Heights.

If these factors were addressed, then at the Town's initiative and with a commitment to put in place appropriate land use regulations to achieve the Town Plan's vision, the County Planning Board would consider revising ***Westchester 2025*** to identify the Bear Mountain Triangle as a center.

The development of this site with a single-use structure and its associated parking would not be consistent with the adopted policies of the County Planning Board.

3. Initial site plan recommendations. If this development proposal continues to the site plan review process, the County Planning Board will have comments on the specifics of the site plan itself. At this time we offer the following general comments for your consideration:

REDUCED PARKING REQUIREMENT The applicant is requesting an adjustment of the parking requirement under the Town's Zoning Ordinance, which would require 756 parking spaces for a building of the proposed size. Instead, the applicant is proposing 610 parking spaces based on Costco's experience. We encourage the Town to consider adjusting the parking requirement so as to reduce the impact of excessive parking on the environment in terms of open space disturbance and stormwater runoff impacts.

SIDEWALKS We encourage the Town to require the applicant to construct sidewalks along the site's entire street frontage as a way to facilitate pedestrian movement to the site and along the Crompond Road corridor. The *Routes 202/35/6/Bear Mountain Parkway Sustainable Development Plan* identifies pedestrian circulation concerns for this corridor, which can be remedied through the provision of sidewalks as sites are developed or redeveloped. In addition, since no Bee-Line bus stops are located in front of the site, sidewalks along the site's frontage will allow transit users to access the site. An internal sidewalk and crosswalk network should also be provided within the site to ensure a safe passage for pedestrians seeking to access the building entrance from the street and outer areas of the parking lot.

CROTON WATERSHED PROTECTION The site is located in the Croton Watershed. The proposed development will entail site disturbance during construction and will result in the creation of new impervious building and parking lot surfaces. Components of the site development may be subject to compliance with the New York City Department of Environmental Protection (NYC DEP) *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*, including the preparation of a Stormwater Pollution Prevention Plan. Therefore, erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

BICYCLE PARKING We encourage the Town to work with the applicant to ensure that bicycle parking is provided for both employees and customers. Bicycling has become an increasingly popular form of transportation and it is forecasted to continue to grow as a transportation mode. Providing a bicycle rack is a low cost way to promote this form of non-motorized transportation. We note that the site is within close proximity of Franklin D. Roosevelt State Park which will be connected to the Yorktown Heights hamlet and the North County Trailway by a proposed Town trailway. This, along with a second proposed trailway utilizing the new non-motorized vehicle overpass across the Taconic State Parkway, make this site a relatively easy destination for people to bicycle to provided the appropriate amenities are installed.

GREEN TECHNOLOGY We encourage the Town to work with the applicant to incorporate green building and site development technologies into the plans. Nationally recognized rating systems (e.g. LEED - Leadership in Energy and Environmental Design) and other organizations can assist the Town in recommending sustainable elements of building and site design. Such efforts can help improve a project through reduced site disturbance, alternative transportation opportunities, energy and water efficiencies, environmentally sensitive building techniques and materials and improved indoor environmental quality.

We respectfully request that we continue to be sent additional information on this project, such as full site plans and other supporting materials, as they become available or as this project progresses through the SEQR process. Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:

Edward Buroughs, AICP
Acting Commissioner

EEB/LH

CC TB
TA
Engineer
Planning
Applicant
A. Capelli

Westchester [redacted]gov.com

TOWN CLERK'S OFFICE
NOV 22 2011
TOWN OF YORKTOWN NY

Robert P. Astorino
County Executive

Department of Planning

Edward Buroughs, AICP
Commissioner

November 21, 2011

Alice Roker, Town Clerk
Town of Yorktown
363 Underhill Avenue, P.O. Box 703
Yorktown Heights, NY 10598

Dear Ms. Roker:

Thank you for the notice, dated November 4, 2011, conveying the Town Board's intent to serve as lead agency in the environmental review of the proposed formation of Hunterbrook Sewer District Number 20 in the Town of Yorktown, along with the Town's request for the connection of this district and the previously formed Hunterbrook Sewer District Number 17 to the County's Peekskill Sanitary Sewer District.

Pursuant to the County Administrative Code, sewer district modifications require the approval of the Westchester County Board of Legislators ("County Board"). The County Board, therefore, should be included as an involved agency. As such, a copy of this notice is being forwarded to the County Board. Please be sure to include the County Board in all future SEQR notices from the Town. Additionally, the Environmental Assessment Form should be revised to reflect the required County approval, as well as identify/assess the anticipated sewage contribution and impacts associated with the proposed sewer connection.

Please contact David Kvinge (995-2089; dsk2@westchestergov.com) or Claudia Maxwell (995-3530; ccn4@westchestergov.com), of my staff, if you have any questions.

Very truly yours,

Edward Buroughs
Commissioner

cc: Susan Siegel, Supervisor, Town of Yorktown
Tina Seckerson, Clerk to the Board of Legislators
Thomas Lauro, Commissioner of Environmental Facilities
David Kvinge, Director of Environmental Planning

VII. APPENDICES

L. Correspondence

- New York City Department of Environmental Protection

NYC Environmental Protection

Caswell F. Holloway
Commissioner
cholloway@dep.nyc.gov

Paul V. Rush, P.E.
Deputy Commissioner
prush@dep.nyc.gov

465 Columbus Ave.
Valhalla, New York 10595

Tel. (845) 340-7800
Fax (914) 741-0348

August 12, 2010

Mr. Ron Gautreau
Evans Associates Environmental Consulting, Inc.
205 Amity Road
Bethany, CT 06524

Re: Proposed Costco – Watercourse Delineation
3200 Crompond Road, (T) Yorktown
New Croton Reservoir Basin
2010-CNC-0624

Dear Mr. Gautreau:

Thank you for your email of August 10, 2010 and the attached "Existing Conditions Plan" for the above referenced site prepared by TRC Engineers, Inc., and dated June 29, 2010. Referencing this plan, this letter serves to clarify the locations of features identified as possible watercourses in my letter of August 3, 2010, a copy of which is attached.

The first feature, a flow path within the flagged local wetlands in the wooded interior of the site and flowing to Old Crompond Road, is within "Wetlands A" shown on the Existing Conditions Plan. The second and third features, which converge and flow north on the eastern side of the property, are within "Wetlands B" as shown on the Existing Conditions Plan. As discussed in the August 3rd letter, New York City Department of Environmental Protection (DEP) needs to conduct additional site visits to determine the flow characteristics during the wet season in order to make a final determination regarding these features. As you are aware, the wet season varies from year to year. January through May is typically considered the wet season, although it can begin as early as late fall or last through June during some years.

The August 3rd letter also stated that DEP cannot approve any regulated activities prohibited within limiting distances set forth in the Regulations until final determinations regarding the features were made. Review of the tax parcel data indicates that this project is located within the Crompond Designated Main Street Area (DMSA). Section 18-39 (a) (3) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Regulations) allows new impervious surfaces within the limiting distances provided that a stormwater pollution prevention plan (SPPP) for the new impervious surfaces is reviewed and approved by DEP. Therefore, the construction of new impervious surfaces in the vicinity of these features is not prohibited by the Regulations.

Please call me at (914) 773 – 4440 if you have any other questions or to discuss additional site visits, should the proposed site plan make these necessary. Thank you.

Sincerely,

Mary P. Galasso
Supervisor
Stormwater Programs, EOH

xc: Tom Holmes, TRC Companies, Inc.
(T) Yorktown Planning Department

NYC Environmental Protection

Caswell F. Holloway
Commissioner
choloway@dep.nyc.gov

Paul V. Rush, P.E.
Deputy Commissioner
prush@dep.nyc.gov

465 Columbus Ave.
Valhalla, New York 10595

Tel. (845) 340-7800
Fax (914) 741-0348

August 3, 2010

Mr. Ron Gautreau
Evans Associates Environmental Consulting, Inc
205 Amity Road
Bethany, CT 06524

Re: Proposed Costco – Watercourse Delineation
3200 Crompond Road, (T) Yorktown
New Croton Reservoir Basin

Dear Mr. Gautreau:

On June 29, 2010, New York City Department of Environmental Protection (DEP) personnel met with you and Mr. Tom Holmes of TRC Companies, Inc. at the above referenced site in order to delineate watercourses in the vicinity of the Costco proposed at 3200 Crompond Road in Yorktown, New York. DEP identified three features onsite that may be watercourses. Our observations discussed below.

The first feature was a flow path beginning within the flagged local wetlands in the wooded interior of the site. This feature flowed in a generally southwest direction to Old Crompond Road which is crossed in a culvert before discharging into a well-defined channel in the wetlands west of the site. The flow path was wet and flowing. This first feature meets the definition of watercourse provided in the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Regulations). However, it was not possible to confirm the upper limits of the watercourse or to determine if the watercourse is intermittent or perennial due to the generally dry conditions at the time of the site visit.

The second feature originated in a wooded area near the fenced boundary with the Taconic State Parkway and flowed in a northerly direction to stormwater management facilities on New York State property. The third feature originated in a small on site local wetland located between the abandoned motel on the property and the Taconic State Parkway fence and also flowed north to the detention basin. These latter two flow paths were dry at the time of our site visit. Due to these dry conditions, it was not possible to confirm whether or not these features are watercourses watercourses under the Regulations.

DEP must conduct additional site visits, typically between January and May, to determine the flow characteristics during the wet season in order to make a final determination regarding whether or not these latter two features are watercourses. Likewise, additional observations would be required to

determine whether or not the first feature discussed is intermittent or perennial watercourse. Until such determinations can be made, DEP cannot approve any regulated activities prohibited within limiting distances set forth in the Regulations.

Please call me at (914) 773 - 4440 if you have any other questions or to discuss additional site visits, should the proposed site plan make these necessary. Thank you.

Sincerely,

Mary P. Galasso
Supervisor
Stormwater Programs, EOH

xc: Tom Holmes, TRC Companies, Inc.
(T) Yorktown Planning Department

NYC Environmental Protection

Caswell F. Holloway
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

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F: (845) 334-7175

November 23, 2010

Ms. Lorraine DeSisto, Assistant Planner
Town of Yorktown Planning Board
363 Underhill Avenue
Yorktown Heights, New York 10598

Re: **Costco Wholesale – Draft Scope**
Town of Yorktown, Westchester County, NY
Tax map #: 26.18-1-17, 18, & 19 and 26.19-1-1
DEP Log#: 2010-CNC-0624-SQ.1

Dear Ms. DeSisto and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Yorktown Planning Board's (Board) Draft Scoping Document (Draft Scope) for the preparation of an Environmental Impact Statement (EIS) for the above-referenced project. DEP respectfully submits the following comments for the Board's consideration:

Section III.

Chapter C. Soils Topography, Steep slopes, Geology

Existing Condition - The section mentions "existing hazardous soil conditions" and "any known or found hazardous soils". It is recommended that clarification be provided regarding hazardous physical conditions, such as highly erodible soils or exposed soils on steep slopes, and chemical contamination or hazards associated with past site uses. If the latter is to be mainly addressed in Section D (Environmental Assessment), clarification of what is meant by "hazardous" in this section should be provided.

Anticipated Impacts - Cut and fill balances and impacts should be addressed for the overall project and for each phase of construction. Impacts associated with prolonged stockpiling that may be required to determine if excavated soils may be reused or must be disposed of off site should be discussed. Required area for crushing of blasted rock should be included in disturbance area for each phase.

Proposed Mitigation - Measures to be used to minimize disturbance in each phase of construction should be considered. Discuss possible impermeable surfaces to be incorporated into the parking lot design and vegetated islands.

Chapter D. Environmental Assessment

Existing Conditions – A Phase II Environmental Site Assessment may be required depending on the results of the Phase I Environmental Site Assessment.

Anticipated Impacts - The possibility of prolonged stockpiling of excavated material while awaiting results of additional testing should be considered under anticipated impacts. In addition, limitations for reuse and disposal should be established.

Chapter F. Wetlands and Surface water Resources

Anticipated Impacts - impacts to wetlands and surfaces waters from increases in volume of runoff should be discussed. Impacts from construction in and near these water bodies should be discussed if sewer lines or other utilities will be installed through off-site wetlands, surface water or buffers. Impacts from failure of raw sewage pumping systems and/or overflows should also be discussed.

Mitigation Measures – Provide a list of the proposed plants and trees to include species name. Native, non-invasive plants should be considered. Include a ground keeping plan that includes a list of chemicals and their intended use such as fertilizer, pesticide and de-icing.

Chapter G. Stormwater Management

Anticipated Impacts - The DEIS should include a discussion of impacts that could be associated with stormwater runoff generated during construction. Both on-site and off-site areas that will be disturbed for construction and installation of utilities should be included. More importantly, impacts from increases in runoff volume must be discussed for short term (during construction) and long term conditions.

Proposed Mitigation - DEP regulations are very similar to DEC regulations; however, they are not identical. A discussion of DEP regulatory requirements that may vary from DEC's requirements, or at least acknowledgement of DEP's regulatory authority would be appropriate in this section. In addition, discussions of methods to mitigate increases in runoff volumes should be discussed.

Chapter H. Utilities

Sanitary Sewage - Alternatives to connecting to an existing sewer district should be discussed. The DEIS should include information on the likelihood of connection to the Peekskill Hollow Sewer District. In the event that the proposed connection to the County owned waste water treatment facility is not approved, the DEIS should include an on-site sewage treatment alternative that includes information to evaluate potential impacts from on-site wastewater treatment that would be feasible and not adversely impact water quality in the area.

Chapter N. Building Demolition and Construction

Anticipated Impacts - Item 2.b. should include rock crushing. Item 2.c should include impacts to water quality. Item 2.d focuses on impacts on construction related to remediation of asbestos and lead. As there may be other contaminants identified during the Phase I Environmental Site Assessment, impacts from these other contaminants should be addressed as well.

Thank you for the opportunity to provide comments. You may reach me at cgarcia@dep.nyc.gov or (914) 773-4455 with any questions or if you care to discuss the matter further.

Sincerely,

Cynthia Garcia
SEQRA Coordination Section

X: A. Ciesluk, NYSDEC
SEQR Unit, NYSDOT
SEQR Unit, NYSDOA
SEQR Unit, ACOE
E. Buroughs, AICP, WCDP
L. Carrea, P.E., WCDOH
Breslin Realty Development Corp.

NYC Environmental Protection

Carter H. Strickland, Jr.
Commissioner

Paul V. Rush, P.E.
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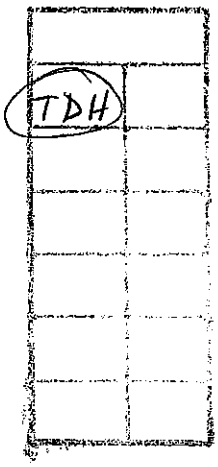

November 22, 2011

Mr. Thomas D. Holmes
TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

Re: Proposed Costco – Watercourse Delineation
3200 Crompond Road, (T) Yorktown
New Croton Reservoir Basin
2010-CNC-0624

Dear Mr. Holmes:

Attached please find four (4) signed copies of the NYCDEP Watercourse Confirmation Map submitted for the above referenced project. DEP has kept one signed copy for the project file.

Please call me at (914) 773 – 4440 if you have any other questions. Thank you.

Sincerely,

Mary P. Galasso
Supervisor
Stormwater Programs, EOH

xc: Beth Evans, Evans Associates Environmental Consulting, Inc.
(T) Yorktown Planning Department

NYC
Environmental Protection

Carter H. Strickland, Jr.
Commissioner

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November 21, 2011

Ms. Alice Roker, Town Clerk
Town of Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, New York 10598

Re: **Notice of Intent to be Lead Agency**
Hunter Brook Sewer District No. 20
Town of Yorktown, Westchester County, NY
DEP Log#: 2011-CNC-0772-SQ.1

Dear Ms. Roker:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Yorktown Town Board's (Board) Notice of Intent to act as Lead Agency and Full Environmental Assessment Form (EAF) for the above-referenced project. DEP does not object to the Board acting as Lead Agency for the Coordinated Review of the proposed action pursuant to the New York State Environmental Quality Review Act (SEQRA).

The proposed action involves the formation of the Hunter Brook Sewer District No. 20 which would include the following parcels: 26.18-1-9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22 and 26.19-1-1 and entails the installation of 2,300 linear feet of 8-inch sewer pipe and the installation of twenty (20) sewer manholes to direct sanitary waste to the Westchester County Sewage Treatment Plant (WWTP) in Peekskill, NY.

DEP's status as an involved agency stems from its review and approval authority maintains approval authority for the proposed sewer collection system pursuant to Section 18-37(e) of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its* Sources (Watershed Regulations).

Based upon the review of the materials received, DEP respectfully submits the following for your consideration:

1. As stated above, the sewer district extension will require the review and approval from DEP. As such, Section B.25 of the EAF must be revised to include DEP. In addition, separate sewer system and/or connection approvals may be required from the individual parcels that are applying to join the district, in particular, the proposed Costco Warehouse and Temple.

2. The Description of Action (DoA) in the EAF is somewhat confusing relative to procedure outlined in SEQRA. It includes a statement that says "The formation of the Hunter Brook Sewer District

#20 to create a municipal taxing district which will enable development of a related project. The related project will enable several applicants to join the sewer district." This statement infers segmentation of the SEQR process. In order to avoid the appearance of segmentation, the relationship between this action and the Costco project should be thoroughly explained in the EAF. The formation of the sewer district may be better considered as part of the Costco SEQR action rather than as a separate action. Moreover, it is not clear if the current action involves only the formation of district or if it also includes construction of associated infrastructure and/or development related to the Costco site. Formation of a sewer district implies connection to a WWTP; construction associated with the connection to the WWTP both within and outside of the district should be considered under this SEQR action. If the current action involves construction of the infrastructure, then detailed site plans should be circulated for review and regulatory determinations.

3. Furthermore, the DoA in the EAF discussed above is not clear regarding which applicants, other than those included in the petition, will be able to join the district. It is highly recommended that the DoA in the EAF be thoroughly revised to clarify whether or not other applicants will be able to "join" the sewer district in the future. DEP notes that there are two additional parcels (36.07-1-43 & 36.06-2-73) located on either side of the proposed Temple, one of which has a history of a failing septic system and poor on-site soils, that would provide a beneficial environmental impact should they be included in the proposed district.

4. The documentation provided should indicate if the sewer district extension will require any new or upgraded pumping stations and force mains. The EAF must be revised to include information regarding existing and proposed land cover, amount of excavation to construct the sewer and connect it to the plant, pump stations that may be necessary, stream and wetland crossing required for the sewer main, and all work within the proposed district as well as outside of it that will be required to form, construct and connect the sewer.

5. It appears from the supporting documentation that the Peekskill WWTP has adequate capacity to accept the additional flows from this proposed sewer district extension; however, the applicant should provide documentation from Westchester County that the additional connections will be accepted.

6. Availability of a sewer is likely to enable additional development within the district. The application should include a discussion of future development potential of the included parcels. For instance, several lots currently include single family residences on very large lots. A sewer may enable expansion or subdivision of these lots for additional homes, businesses, etc. therefore, it is important to consider the potential development under current zoning and zoning changes or variances that can be reasonably expected for the area when assessing any environmental impacts. The discussion should include additional sewage flows, impacts to land and water, utilities, infrastructure, etc., from possible future development.

7. Given the proposed length of sewer line, the EAF should discuss potential erosion and sediment impacts related to the proposed sewer line trenching.

8. Part II of the EAF has not yet been completed. Absent a complete EAF, DEP is unable to conclude its assessment and reserves its right for additional comments upon the completion of the EAF. Based on the limited information that has been provided for review, DEP urges the Board to request that additional information be provided so that the involved agencies can reasonably assess the potential impacts of the project and make appropriate recommendations to the Lead Agency.

In this letter, DEP has identified what it considers the potential impacts of this project, based on the documentation submitted to date, and submits this letter to you as lead agency as part of a coordinated SEQRA review. SEQRA requires that the Lead Agency undertake a comprehensive review of the potential impacts of the whole action and identify all relevant impacts. In making a SEQRA determination, the lead agency must specifically identify the potential adverse impacts with a reasoned elaboration. This should include: an assessment of the likelihood and significance of each potential impact; what possible measures could eliminate or mitigate potential adverse impacts; and a description of the information you relied upon to reach your conclusions.

DEP is available for further consultation on the matters raised in this letter and expects to be fully involved in the SEQRA process as an Involved Agency. Please notify me of any public meetings regarding this project so that DEP may participate fully in this process. In addition, please copy me on behalf of DEP on all correspondence related to the SEQRA review between your agency and the applicant.

Thank you for the opportunity to provide comments. You may reach me at cgarcia@dep.nyc.gov or (914) 773-4455 with any questions or if you care to discuss the matter further.

Sincerely,

Cynthia Garcia

Cynthia Garcia
SEQRA Coordination Section

C: M. Duke, NYS Department of Environmental Conservation
E. Burroughs, Westchester County Department of Planning
L. Carrea, P.E., Westchester County Department of Health
L. DeSisto, Yorktown Planning Board
A. Capellini, Attorney at Law

VII. APPENDICES

L. Correspondence

- New York State Department of State

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001

ANDREW M. CUOMO
GOVERNOR

CESAR A. PERALES
ACTING SECRETARY OF STATE

June 7, 2011

Mr. William Gregory
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

Dear Mr. Gregory,

This letter is in response to your inquiry regarding the need for appropriate sized exit discharge paths and regarding the need for fire department vehicle access for a proposed building in your jurisdiction. The specific project includes the construction of an unlimited are Group M occupancy that is one-story and height and utilizes high-rack combustible storage within the building. Do to the land parcel proposed to be used; the building will be near a property line that abuts up to a public way. Furthermore, due to the topography of the land, a retaining wall is being constructed to develop the building pad.

Concerning the width of the path of egress travel, Building Code of New York State (BCNYS) Section 1003.6 prohibits the diminishment of the required egress width by obstructions. In your specific case, the diminishment of the egress width that is created between the building and all (or portions of) the retaining wall must not diminish more than the required exit width for all exits that utilize that path of egress for the required exit discharge.

Concerning the fire apparatus access road, Fire Code of New York State (FCNYS) Chapter 23 is applicable to the building since the building contains high-rack combustible storage. FCNYS Table 2306.2 requires building access per Section 2306.6, regardless of the commodity due to the building size (in excess of 12,000 square feet). Section 2606.6 sets requirements for a fire apparatus access road to be within 150 feet of all portions of the exterior of the building and designed in accordance with FCNYS Section 503 (which requires design parameters concerning bearing capacity, width, height, and grade). It is my opinion that the exception to Section 2306.6, which discusses when fire apparatus access roads cannot be installed, is not applicable here since the site work and building arrangement can be changed to fit the roadway. It should be noted that any fire apparatus access road that created a dead-end of greater than 150 feet is required to have an approved turnaround.

I trust this information is helpful. This opinion has been developed based on the specific attributes of the building referenced herein. Please contact me at dan.nichols@dos.state.ny.us if I can be of further assistance.

Sincerely,

Daniel E. Nichols, P.E.
Fire Protection Engineer II
Division of Code Enforcement and Administration

VII. APPENDICES

L. Correspondence

- New York State Department of Transportation

Holmes, Thomas (Hawthorne,NY-US)

From: Holmes, Thomas (Hawthorne,NY-US)
Sent: Tuesday, September 07, 2010 9:15 AM
To: D'Ascoli, Joel (DOT)
Subject: RE: Costco - wetland in DOT ditch

Thanks for your response Joel. I will get back to you to discuss any further questions.

Tom Holmes

Please consider the environment before printing this email.

From: D'Ascoli, Joel (DOT) [mailto:jdascoli@dot.state.ny.us]
Sent: Thursday, August 26, 2010 2:46 PM
To: Holmes, Thomas (Hawthorne,NY-US)
Subject: Costco - wetland in DOT ditch

The wetland located at one spot in the ditch along the TSP southbound exit ramp to Route 35/202 was not constructed by the NYSDOT as part of the ditch construction or wetland mitigation for the TSP reconstruction project. We believe the lack of maintenance in the ditch resulted in the creation of this isolated wetland.

Joel D'Ascoli, PE
845 431 5874

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
REGION EIGHT
4 BURNETT BOULEVARD
POUGHKEEPSIE, NEW YORK 12603
www.nysdot.gov

WILLIAM J. GORTON, P.E.
ACTING REGIONAL DIRECTOR

JOAN MCDONALD
COMMISSIONER

July 11, 2011

Phil Grealy, P. E., Phd
John Collins Engineers
11 Bradhurst Ave
Hawthorne, NY 10532

Re: PIN AW08.03.70K, Costco
Route 35/202, Town of Yorktown
Westchester County

Dear Mr. Grealy:

We have reviewed the most recent submission for this project for our review and have the following comments:

1. It appears the only change to the conceptual plans is the noted addition of the future NYSDOT widening on the north side of 35/202 west of Old Crompond Road. NYSDOT current plans are to begin our widening on the west side of Old Crompond Road. Consequently there is an overlap between NYSDOT's work and Costco's work. However, we still plan to progress PIN 8561.34 with the widening beginning on the west side of Old Crompond Road.
2. A Land Donation to the State will be necessary. It appears at least a PE for loop detectors and a FEE for road widening is warranted. A take-line meeting should be scheduled.
3. The property owner is currently processing a surplus request through our Property Management Group to release a deed restriction regarding signs within 300 feet of the parkway Right-of-Way (Best Rents, Inc.). Regardless of the outcome of the surplus request, signs are restricted within 500 feet of the parkway (Article 13.07 of the Parks Law).
4. It appears the applicant is coming extremely close to the highway boundary. The applicant should survey and stakeout the highway boundary to ensure they do not encroach on the ROW.

Very truly yours,

Terence J. Donoghue, P.E.
Regional Highway Work Permit Coordinator

cc: S. Sprague, Permit Engineer, Residency 8-8
Town of Yorktown Planning Board
Westchester County Planning Board

§ 13.07 Signs and advertising structures restricted. 1. In order to conserve the natural beauty of and the investment of the state in state parks and parkways by preserving and regulating them for public uses, for the resort of the public for recreation, transportation, pleasure, air, light and enjoyment by keeping them in good order for the welfare of society, and to prevent the unrestricted use of signs and advertising structures and devices immediately adjacent to them, no person shall erect or maintain within five hundred feet of the border of any state park or parkway any advertising sign or advertising structures or devices of any kind, except under written permit from the office or state agency charged with responsibility for the maintenance of such park or parkway. The provisions of this section shall not apply to signs erected or maintained upon property in connection with a business conducted thereon, provided that such signs have an area of not more than twenty-four square feet, do not extend more than fifteen feet above the ground level, and are placed on the fronts of buildings.

2. The provisions of this section shall apply to all parkways constructed within the limits of a city with state funds or federal highway aid. In the event that jurisdiction is transferred pursuant to law from the office or state agency to a municipal park commission or department, the provisions of this section shall remain effective as to such parkways, and shall thereafter be enforced by the local park commissioner, commission or public authority to whom the jurisdiction is transferred.

3. In addition to any fine or penalty provided by this chapter, the attorney-general may institute any proper action, suit or proceeding to prevent, restrain, correct or abate a violation of this section or to cause the removal of any sign, advertising structure or device erected or maintained in violation of the provisions of this section.

JOHN COLLINS ENGINEERS, P.C.

TRAFFIC • TRANSPORTATION ENGINEERS

11 BRADHURST AVENUE • HAWTHORNE, N.Y. • 10532 • (914) 347-7500 • FAX (914) 347-7266

May 19, 2011

Mr. Terry Donoghue, P.E.
New York State Department of Transportation
4 Burnett Boulevard
Poughkeepsie, NY 12603

RE: Costco
PIN No. AW08.03.70K
Route 35/202
Yorktown, New York

Dear Terry:

Enclosed is a copy of the Traffic Impact Study as well as a CD containing the SYNCHRO files and a pdf copy of the report. Also included are seven (7) copies of our Drawing CP-1, which identifies conceptually the improvements proposed along Route 35/202. The site plan is still being fine tuned but seven (7) draft copies are also enclosed.

This information is being provided for your review. As additional detailed are developed they will be forwarded under separate cover.

As discussed, this may be an appropriate project to put on ProjectWise for ease of information transfer.

If you have any questions, please do not hesitate to contact us.

Sincerely,
JOHN COLLINS ENGINEERS, P.C.

Philip J. Grealy, Ph.D., P.E.
enclosures
cc: W. Breslin
N. Panayotou, P.E.

1646.ltr3.Donoghue

TRC

7 Skyline Drive
Hawthorne, NY 10532

914.592.4040 PHONE
914.592.5046 FAX

www.TRCsolutions.com

December 22, 2011

Mr. Michael Sassi, P.E.
NYSDOT Region 8
4 Burnett Boulevard
Poughkeepsie, NY 12603-2594

RE: PIN AW08.03.70K
Proposed Costco
Route 202/35
Yorktown, New York

Dear Mr. Sassi:

On October 6, 2011 several members of the Costco design team met with you and other DOT representatives to provide a project update with regard to the Costco project and its related highway improvements. Several items were discussed and included such design elements as roadway design, drainage, landscaping and sign limitations adjacent to the Taconic State Parkway. As also discussed, TRC indicated their intent to make periodic submittals to the DOT for your review to assure that our design assumptions are acceptable to the DOT prior to proceeding with further detailed work.

Since the referenced meeting, TRC proceeded to develop the detailed 20-scale improvement plans for Route 202/35. We note that in subsequent meetings with the Town of Yorktown, the Planning Director requested that sidewalk be provided along the north side of Route 202/35 west of Strang Boulevard and along the site frontage. Based on design input from both the Town and your Department, the typical design section includes road widening, snow shelf and sidewalk.

Your attention is directed to the following items:

1. The existing earth embankment between sections 22+50 and 25+00 limits the available work space to provide a full snow shelf and sidewalk; therefore, a reduced snow shelf/sidewalk is provided.
2. We also bring to your attention, the need for construction within the adjacent State right-of-way to provide the widening of Mohansic Avenue.
3. Reduced cover issues will require special treatment to provide frost protection for the existing 24-inch water transmission line between sections 22+50 and 25+50.
4. To facilitate stormwater management, can the project be constructed with regard to stormwater treatment under the Memorandum of Understanding Between the Department of Transportation and the Department of Environmental Conservation? We believe it should qualify even though it is not a State sponsored project, since the improvements are required to alleviate an existing condition and was part of the State's long range program. Perhaps the DOT can assist TRC in making that argument to the City DEP.

TRC submits for your review the drawings and exhibits listed below (one copy and one disk with pdf files) and requests your comment with particular attention to the road alignment, improvement sections, proposed right-of-way, proposed building signage, the limit of contract with respect to the adjacent DOT work and the other matters as described above.

Highway Improvement Plans and Related Visual Exhibits:

- HD Index Sheet
- HD-11 to HD-14 Grading and Utilities Plans (existing grades and utilities only)
- HD-19 to HD-22 Striping and Signing Plans
- HD-26, 27, 29, 31, 32, 33 Pertinent Cross sections
- PL-1 Proposed Laneage
- EBE Existing Bridge Elevations
- CP-1 Conceptual Planting Layout Plan
- C-101 Site Plan (with 300' and 500' sign offset lines)
- Building elevation with "building sign"
- 3D Visual Simulations and Sight Line Sections

Upon your review, we request a meeting at your earliest convenience with the appropriate DOT representatives to discuss the items described above. We note that our highest priority is to confirm the layout so we can proceed with detailed design as well as establish the right-of-way where necessary so we can begin the lengthy land donation process. In the meantime, TRC will look at conceptual design for drainage, stormwater management and utilities that will be provided for the Costco project. After alignment sign-off is provided by the DOT, TRC will prepare and submit the design as well as incorporating Department comments that will be received based on the current submittal.

Thank you in advance for your cooperation. Please feel free to contact us with any questions regarding the enclosed.

Very truly yours,
TRC Engineers, Inc.

Tom Holmes

Thomas D. Holmes
Project Manager

C: P. Grealy (with enc.)
W. Breslin
R. Rosenberg
V. Ferandino
B. Evans
R. McClennan

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
REGION EIGHT
4 BURNETT BOULEVARD
POUGHKEEPSIE, NEW YORK 12603
www.dot.ny.gov

WILLIAM J. GORTON, P.E.
ACTING REGIONAL DIRECTOR

JOAN MCDONALD
COMMISSIONER

February 16, 2012

Mr. Thomas D. Holmes, Project Manager
TRC Companies, Inc.
7 Skyline Drive
Hawthorne, NY 10532

RE: COSTCO
PIN AWO8.03.70K
ROUTES 35/202 - SH# 331
TOWN OF YORKTOWN, WESTCHESTER COUNTY
RM: 35-8701-2038 TO 35-8701-2040

Dear Mr. Holmes:

We have reviewed the submission of December 22, 2011 and offer the following comments.

1. Provide a separate submission of the previously referenced Highway Safety Investigation in the approved format including all required attachments.

2. Update Striping Plans to the requirements of the 2009 MUTCD and current NYSDOT Supplement.

3. Provide striping plans west of HD-19 STA 8+50.

4. Clearly label all elements of plans and provide a legend (Highway boundary – existing and proposed, land donation area(s), local roads, etc).

5. Provide Signing Plans.

6. Provide Work Zone Traffic Control (WZTC) Plans.

7. Identify curbing locations/details as necessary.

8. Utility comments will follow more developed submissions.

9. Drawing BD-3
    a. Rock blasting:
        i. Note H states that rock excavation requiring blasting is anticipated. Add the following to Note H:

            A MEETING WITH A NYSDOT GEOLOGIST WILL BE REQUIRED PRIOR TO ANY BLASTING WITHIN 200 FEET OF ROUTE 35/202 OR THE TACONIC STATE PARKWAY AND ASSOCIATED RAMPS. THIS MEETING WILL BE HELD WITHIN TEN DAYS FOLLOWING ACCEPTANCE OF A PRELIMINARY BLAST PLAN TO THE NYSDOT.

            Reference NYSDOT Geotechnical Engineering Manual - 22 (GEM-22) PROCEDURES FOR BLASTING.

    b. Retaining Walls:
        i. Provide installation details, typical sections and computations for retaining walls shown at the following locations:

            1. Along the east side of the proposed store near the NYSDOT property line. Wall will support a cut into the slope below the existing Taconic State Parkway south bound off ramp.
            2. Along Route 202/35 between the two store entrances. This wall will support the proposed 202/35 sidewalk and shoulder area.

10. Drawing HD-11-13 - Drainage:
    a. Some reconfiguration and replacement of the existing Route 35/202 storm drain system will be necessary to relocate drainage structures to the new curb line.
    b. Pertinent pipe installation and pavement restoration details will need to be provided.

11. Drawing HD-13 - Over-Steepened Slope (Sta. 117+50 - 120+00+/- LT)
    a. The plan cross sections indicate steepening the existing cut slope along the north side of 202/35 to accommodate the proposed sidewalk and snow storage area. Slopes steeper than 1V:2H are considered over-steepened, and require special treatment to maintain stability. Provide details for the treatment of this over steepened slope. Note: This area is known for heavy slope seepage.

12. Coordinate alignment between the NYSDOT planned project and the proposed permit project particularly across the Old Crompound intersection. Minimize unavoidable offsets in cooperation with the NYSDOT project manager. Coordinate project implementation with that of the NYSDOT project.

13. It is known that pedestrians (including those that would benefit from ADA compliant facilities) living in the surrounding residential area use Mohansic Ave. and Routes 35/202. Provide pedestrian accommodations (ped signals, push buttons, timers, crosswalks, landing pads/ramps, and all supporting infrastructure) on all four legs of the signalized intersection at Mohansic Ave.

14. At Mohansic Ave. to enhance pedestrian safety and allow for crosswalks to be aligned at the signal, remove the slip ramp and control access under the signal. As designed, this slip ramp will serve very few vehicles, as it does not have a separate lane dedicated to it. It will only be used by right turning vehicles that are able to access it before vehicles stack up at the signal. These changes would allow pedestrian movements on all four quadrants of the intersection, and allow pedestrians to access Mohansic Ave., Costco and the Routes 35/202 sidewalks.

15. Provide a full width sidewalk and snow storage area within the project limits.

16. Because pedestrians are free to utilize the shoulder to walk, a crosswalk across Old Crompound Road (with landing pads/ramps) should be provided to connect the end of the proposed sidewalk to the shoulder on Routes 35/202.

17. Add a note to the plans that prohibits removal of existing trees along the southbound off ramp of the TSP where new plantings are proposed.

18. Section 13.07 of the Parks, Recreation and Historic Preservation Law applies prohibiting advertising signs within 500 feet of the Parkway. This, in addition to a 300 foot advertising sign deed restriction. The prohibition and restriction must be resolved before a highway work permit can be issued.

19. As general guidance for resubmissions, please submit enumerated responses by comment number, sheet, page, detail number, etc. Include this letter for reference.

20. Additional comments will follow based upon future submissions and NYSDOT reviews.

21. Your assistance in file management is requested for efficiency of review and archiving. All electronic files are required in PDF format. Naming conventions should follow thus:

    a. Site Plan (SP), Highway Improvement Plan (HIP), etc.
        i. Sheet # _#_ ;
        ii. R0 = initial issue, R1 = first revision, etc.;
        iii. YEAR_Month_Day;
        iv. Description – brief description;
        v. EXAMPLE: HIP_1_R0_2011_11_22_CB details
    b. Other documents:
        i. Use consistent naming;
        ii. Follow with date yyyy_mm_dd
        iii. Revisions shall be called out by "clouding" or other method as practical.

22. Future submissions shall be electronic (PDF) with one paper copy to both of the following:

    Regional Permit Coordinator
    New York State Department of Transportation
    4 Burnett Blvd.
    Poughkeepsie, NY 12603

    Permit Engineer Residency 8-8
    New York State Department of Transportation
    85 Route 100
    Katonah, NY 10536

As the project develops, please let me know how I can assist you in achieving your goals.

Very truly yours,

Michael Sassi
Regional Highway Work Permit Coordinator
cc: S. Sprague, Residency 8-8
Westchester County Planning Board
Town of Yorktown Planning Board

TDH slip

165213

TRC

7 Skyline Drive
Hawthorne, NY 10532

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www.TRCsolutions.com

March 19, 2012

NYSDOT
Resident Engineer
85 Route 100
Katonah, NY 10536

RE: Route 202/35 Storm Pipe
Proposed Costco
Route 202/35
Yorktown, NY

Dear Mr. McBride:

This letter is a follow up to our recent telephone conversation regarding the existing storm pipe adjacent to Route 202/35 in the Town of Yorktown.

By way of background, TRC Engineers is the lead engineering firm working on the design of the proposed Costco, to be located in the northwest quadrant of the intersection of the Taconic State Parkway and Route 202/35. The majority of the "Costco Site" drains to an existing onsite watercourse located along the western boundary of the site. The watercourse discharges from the site and is conveyed under Old Crompond Road through a 24-inch box culvert. From there, the watercourse meanders through the large wetland area known as Crompond Wetland, located between Old Crompond Road and Route 202/35. (See attached Exhibit III.G-1a & 1b, Drainage Schematic and photographs.) After flowing through the Crompond Wetland area, the watercourse enters a 36-inch pipe that connects to a 44" x 72" arch-pipe that conveys Sherry Brook. From there Sherry Brook is conveyed some 1,000± feet to where it discharges to Hunter Brook.

The 36-inch pipe adjacent to Route 202/35, as noted above and shown on the attached exhibit is presently blocked with debris. We have noted this in the Draft Environmental Impact Statement (DEIS) that is being prepared for the Yorktown Planning Board, which is acting as Lead Agency in this SEQRA action for the Costco project. At the request of the Planning Board attorney, TRC has been requested to determine the agency that is responsible to maintain this pipe. Therefore, I submit this inquiry to the DOT and by copy of this letter to the Town of Yorktown Highway Department for determination.

TRC would appreciate your investigation of this matter and your determination of the appropriate agency responsible for maintenance. Since this issue must be explained in the DEIS, your prompt attention would be appreciated. Please feel free to call to discuss any questions you may have.

Very truly yours,
TRC Engineers, Inc.

Tom Holmes

Thomas D. Holmes
Project Manager

C: Eric Dibartolo (Yorktown Hwy Dept Superintendent)
John Tegeder (Yorktown Planning Dept.)

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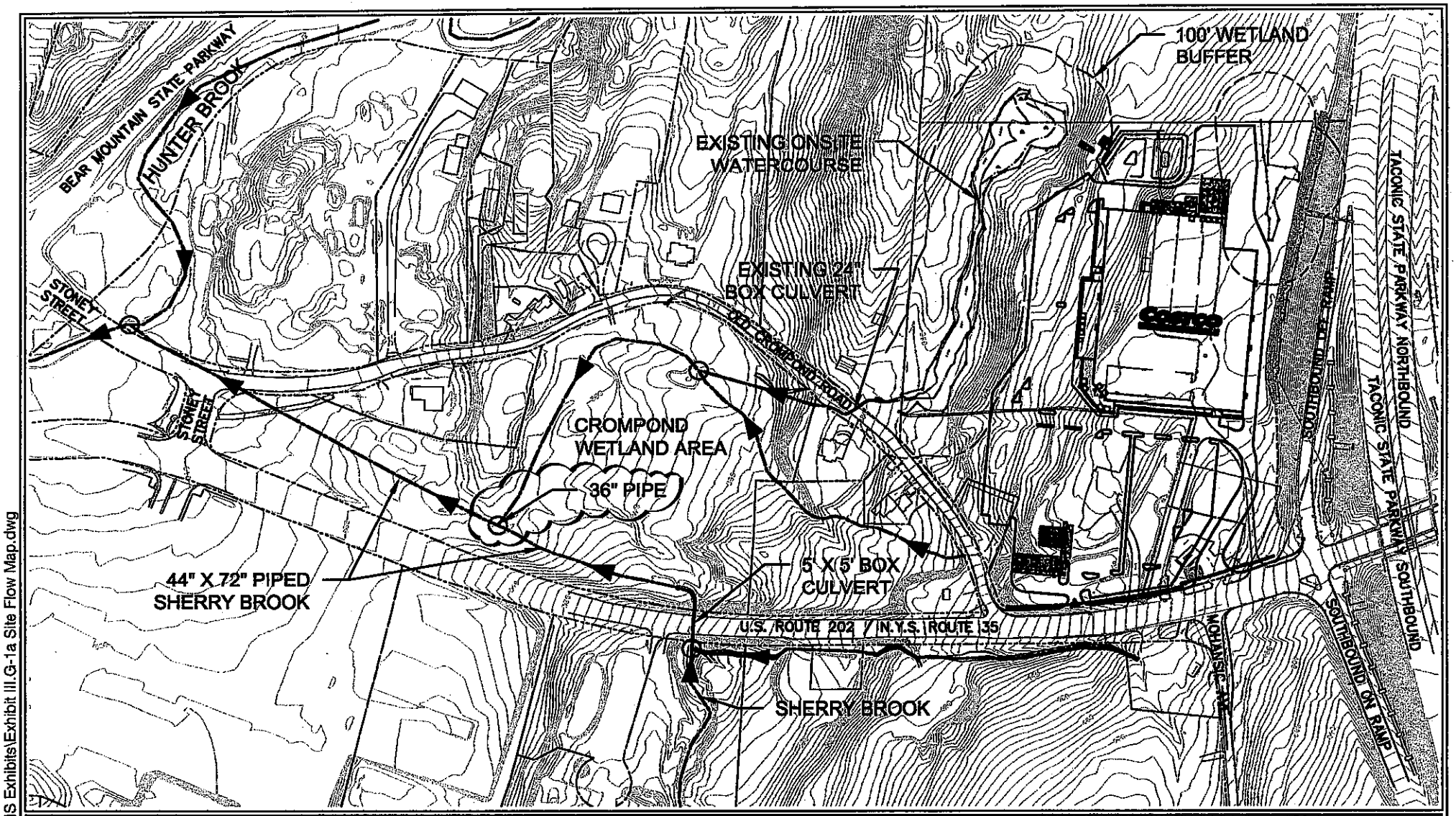

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Hawthorne, New York 10532

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Exhibit III.G-1a
Offsite Drainage Schematic
to Hunter Brook
Scale: 1"=300'

COSTCO WHOLESALE
Town of Yorktown, New York

TRC

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Hawthorne, New York 10532

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Exhibit III.G-1b
Clogged 36" Pipe
Scale: NTS

COSTCO WHOLESALE
Town of Yorktown, New York

Q:\Acad160\165213\dwg\DEIS Exhibits\Exhibit III.G-1a Site Flow Map.dwg

Appendix L

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
REGION EIGHT
NORTHERN WESTCHESTER
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85 ROUTE 100
KATONAH, NEW YORK 10536
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FAX 914-232-0719
www.nysdot.gov

WILLIAM J. GORTON, P.E.
ACTING REGIONAL DIRECTOR

JOAN MCDONALD
COMMISSIONER

April 5, 2012

TO: Thomas Holmes, Project Manager
TRC Engineers
Telephone: 914-592-4040
FAX: 914-592-5046

FROM: Michael J. McBride, P.E., Resident Engineer, Residency 8-8

RE: Rt. 35 Yorktown – Proposed Costco
KPA #: 738 – Drainage Issues

Per your telephone call and subsequent 3-19-12 letter – I researched, field inspected and discussed with Civil Engineer 2 Joel D'Ascoli of our State Design Group your concerns:

1) The concrete flume at the outlet of the 5' X 5' box culvert under Rt. 35 at Mile Marker 35-8701 – 2037 was not constructed by NYSDOT.
2) The numerous CMP's along the North side of Rt. 35 between Mile Markers 2035 and 2037 are not the State's.
3) The area in question is not New York State Right of Way.
4) There are State easements here, but not State ownership nor maintenance responsibility.
5) None of these pipes are necessary for Rt. 35.
6) The streams were redirected and piped by others for their benefit, not for Rt. 35 highway purposes.
7) The pipe in your photos is about 45 linear feet North of the West Bound Rt. 35 edge of pavement, on private Right of Way, functioning (and serves no highway purposes).

If you still need to determine ownership of these pipes, I recommend:

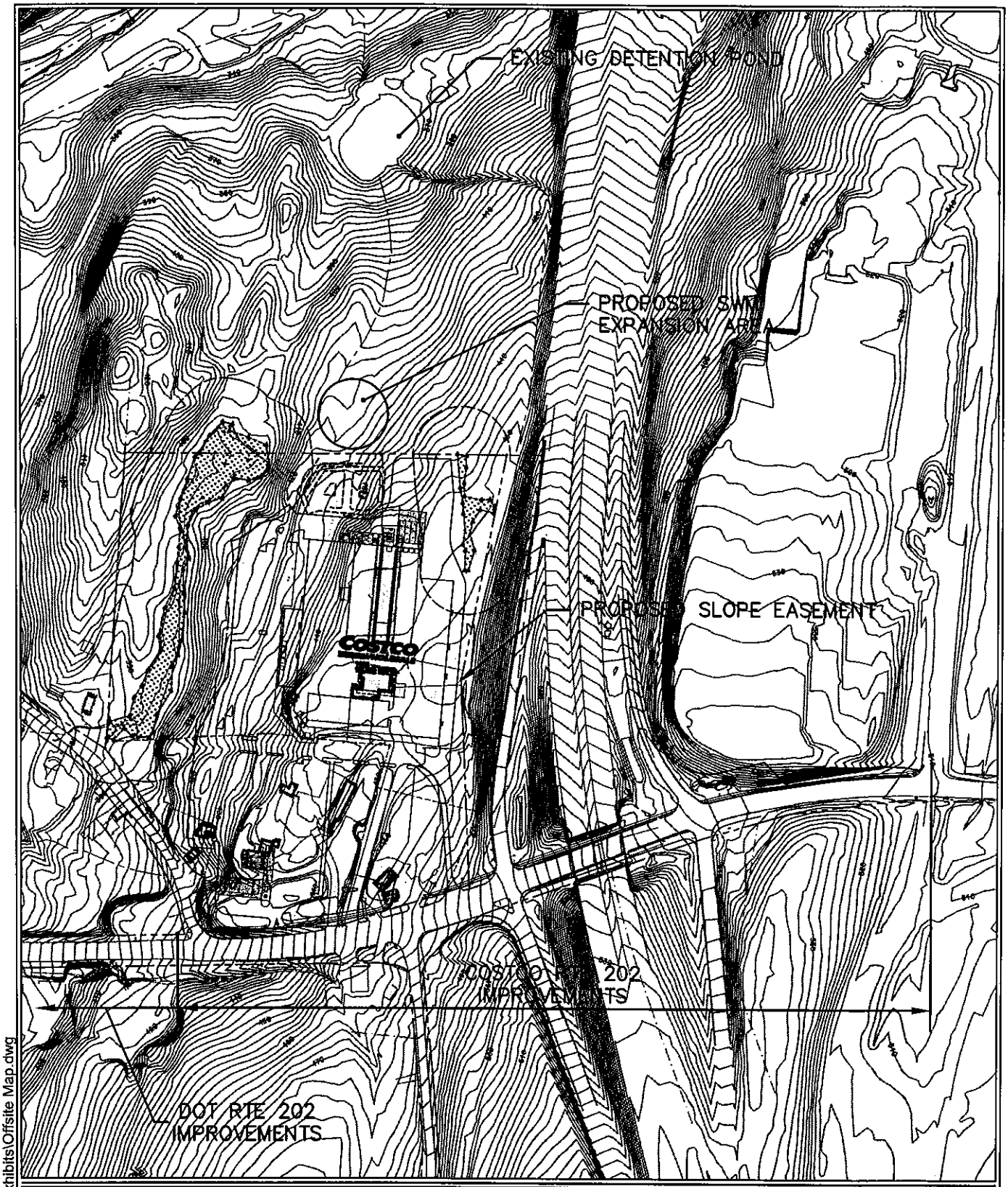
a) talk to the actual and/or adjacent property owners;
b) Consult Yorktown Engineering, Planning, Building Dept. etc. to see if any permits were issued or plans submitted.

Holmes, Thomas (Hawthorne,NY-US)

From:	Panayotou, Nick (Hawthorne,NY-US)
Sent:	Thursday, May 03, 2012 6:45 PM
To:	jdascoli@dot.state.ny.us
Cc:	wbreslin@breslinrealty.com; Rosenberg, Robert; Holmes, Thomas (Hawthorne,NY-US); Hanzlik, Christopher (Hawthorne,NY-US); Matos, Jose (Hawthorne,NY-US); Scholl, Bruce (Hawthorne,NY-US); Sassi, Michael (DOT)
Subject:	FW: PIN#AW08.03.70K: Costco Route 202/35 Yorktown NY SWM
Attachments:	Fig_1_R0_2012_05_03_SWM.pdf; Fig_2_R0_2012_05_03_SWM.pdf

Joel As discussed, TRC is proposing to provide a Storm Water Management solution which meets DEC/DEP water quality and RRv requirements for the DOT project as well as our project including Costco and the offsite improvement to Route 202/35. What we need from the DOT is an Easement to utilize DOT land immediately to the north of our proposed Storm Water Management facility (see Figure 1) for joint use of both projects. As we see it this provides an opportunity for the DOT to eliminate the costs of providing separate facilities in other locations. If we combine our resources there are the following advantages: 1. we have sufficient impervious area within our project area to direct storm water runoff to the combined facility to meet joint requirements. 2. DOT has the available land which is well suited when combined with the Site's available land to build the combined facility. 3. Our Client will agree to provide for all Construction and maintenance cost. 4. We would develop a firm concept for your review and jointly present the approved version to the DEP&MS-4 Engineer. 5.. In order to help offset the extra cost of providing an enlarged SWM facility we would ask for a minor slope easement to eliminate any retaining wall along our east property line (See figure 2). This will not impact the drainage ditch or embankment area above the drainage ditch. 6. Having the DOT land available also avoids construction of underground infiltration on our site which is somewhat problematic and costly for our project.

As you know Town Officials are very supportive of this project since they see it as a way of encouraging needed commercial growth within the Route 202/35 corridor. In fact at the February 23rd presentation on the Corridor, Supervisor Grace and others indicated support for the project for that reason. As a point of information, DOT Regional Director Bill Gordon attended and offered comments at the referenced meeting. Let me suggest that a meeting be arranged with the appropriate DOT officials to further discuss going forward. We can have representation from the Town at the meeting so that you can hear from them directly. Look forward to hearing from you. Nick



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7 Skyline Drive
Hawthorne, New York 10532

Combined DOT/Costco Stormwater Management (SWM) Area
Figure 1

COSTCO WHOLESALE
Town of Yorktown, New York

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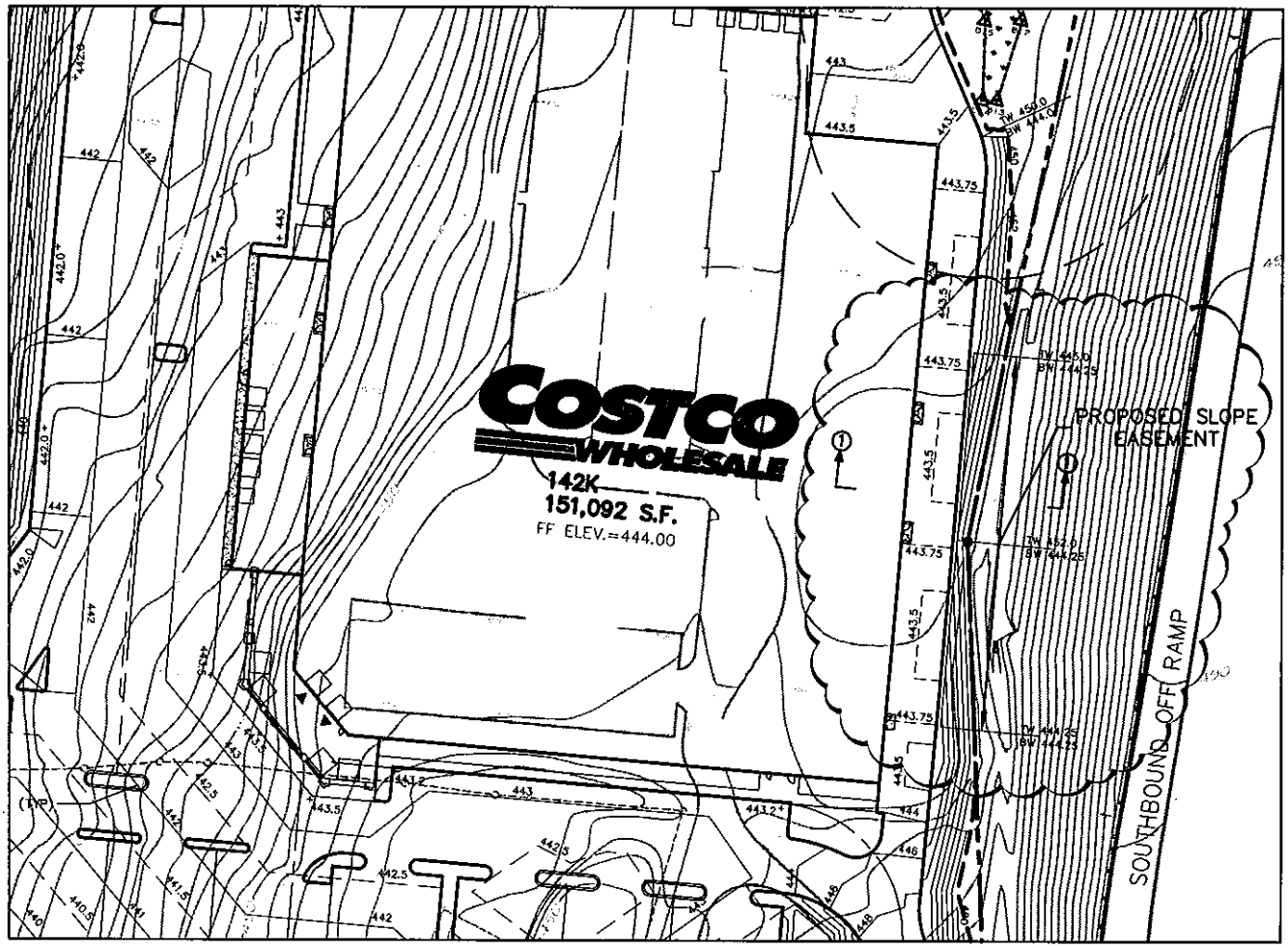

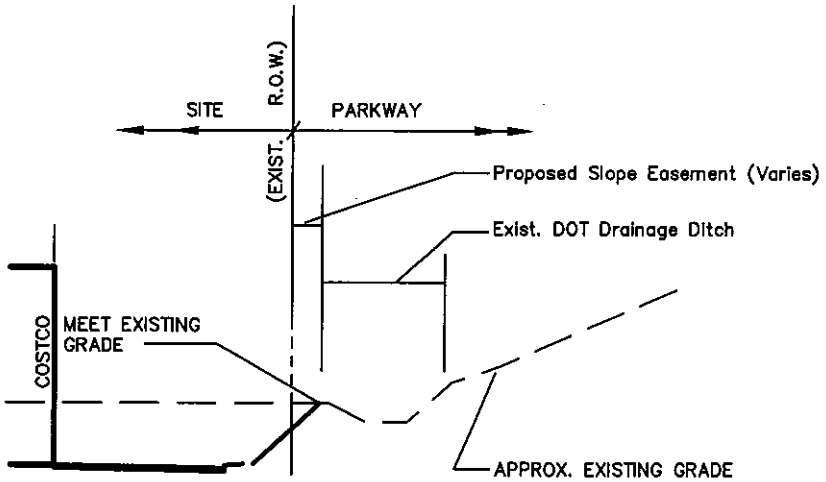

SECTION 1–1

SCALE: 1"=30'

TRC

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7 Skyline Drive
Hawthorne, New York 10532

Proposed Slope Easment Exhibit Figure 2

COSTCO WHOLESALE
Town of Yorktown, New York

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STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
REGION EIGHT
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www.dot.ny.gov

WILLIAM J. GORTON, P.E.
ACTING REGIONAL DIRECTOR

JOAN MCDONALD
COMMISSIONER

165213
NFP 6/18

June 14, 2012

Mr. Nickitas F. Panayotou, PE
Principal, Land Development
TRC
7 Skyline Drive
Hawthorne, NY 10532

Re: PIN AW08.03.70K: Costco
Route 202/35 Yorktown NY SWM
PIN 8561.34
Route35/202 @ Pine Grove Court & Stony St.
Intersection Improvement
Town of Yorktown; Westchester County

Dear Mr. Panayotou:

We have reviewed your proposal to construct a stormwater practice and for grading work on lands of the State of New York specifically on Taconic State Parkway land.

The State will not be utilizing the proposed stormwater detention pond as mitigation for the Route 35/202 Construction project, so the pond should be sized only to handle the needed mitigation for the proposed Costco development. If the resized pond is proposed partially on State land, conceptual plans may be submitted for review (location, size, legal, maintenance, etc). A facility of this nature would, at the least, require a Use & Occupancy Permit.

Furthermore, we are agreeable to the grading work between the Taconic State Parkway and existing north/south ditch-line for the purposes of eliminating the proposed retaining wall. Plans/sections should be submitted for review. A planting plan at this location shall be included.

For either the detention pond or grading/planting plan, approval from the State Historic Preservation Office and any needed environmental permits will be required.

Very truly yours,

Michael Sassi, P.E.
Regional Highway Work Permit Coordinator

cc: J. D'Ascoli, Region 8 Design Group
S. Jobson, Region 8 Environmental Group

VII. APPENDICES

L. Correspondence

- New York State Office of Parks, Recreation and Historical Preservation

David A. Paterson
Governor

Carol Ash
Commissioner

New York State Office of Parks,
Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

August 24, 2010

Lorraine DeSisto
Yorktown Planning Department
Yorktown Town Hall
363 Underhill Ave., P.O. Box 703
Yorktown Heights, New York 10598

Re: DOT
Costco Wholesale
Route 202/Crompound Road
YORKTOWN, Westchester County
10PR05300

Dear Ms. DeSisto:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. Our staff has reviewed the documentation that you provided on your project. Preliminary comments and/or requests for additional information are noted on separate enclosures accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any enclosures have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to Ken Markunas, the technical reviewer for Westchester County. He can be reached at 518-237-8643, ext. 3273.

Based on a review of the materials submitted, it appears the project may have an adverse impact on the Taconic Parkway, which is listed on the State and National Registers of Historic Places. Therefore, in order to continue with our review, we are requesting a visual simulation of the project be undertaken, showing the proposed building and site from various points along the Taconic Parkway, its exit ramps, and the four-lane connector north and west of the project site. Regarding archeology, we have no concerns – an archeological survey is not needed.

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director

Enclosure

An Equal Opportunity/Affirmative Action Agency

printed on recycled paper

BUILDINGS/STRUCTURES/DISTRICTS EVALUATION COMMENTS

PROJECT NUMBER 10PR05300

(Cosco Wholesale/Route 202/Crompound Road/T/YORKTOWN)

☐ There are no properties listed in the State or National Register of Historic Places within or adjacent to your project site.

☑ The following properties listed in the State/National Registers of Historic Places are located within or adjacent to your project area:
Taconic State Parkway (including exit ramps and 4-lane connector north of project site)

☐ Your project area has not been comprehensively surveyed for historic resources. If you would like the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to comment regarding properties potentially eligible for inclusion in the State or National Register of Historic Places, please submit original photographs of structures over fifty years old within or adjacent to the project area and key them to a site map.

☐ Other: If any state or federal agencies are involved in this project, further review may be required in accordance with section 14.09 of the New York State Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act of 1966.

If you have any questions concerning this information, please call Peter Shaver at 518-237-8643. ext 3264

PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN RESPONDING TO THIS REQUEST

David A. Paterson
Governor

Carol Ash
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

October 20, 2010

Lorraine DeSisto
Assistant Planner
1974 Commerce Street
Yorktown Heights, NY 10598

Re: **SEQRA**
Costco – 3200 Crompond Rd.
(new development)
Yorktown, Westchester County
10PR06603

Dear Ms. DeSisto:

The Field Services Bureau of the Office of Parks, Recreation and Historic Preservation (OPRHP) has received the submitted information to initiate the SEQRA process. We have had an opportunity to review this material. These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

The OPRHP does not have concerns regarding the Yorktown Planning Board assuming Lead Agency status for the purposes of the State Environmental Quality Review Act.

Enclosed, please find Archeology Comments recommending that a Phase 1 Archeological Survey be undertaken and the results submitted to our office for continued review. The OPRHP also notes that the proposed development site is adjacent to the Taconic State Parkway, a property that is listed in the National Register of Historic Places. The project may also be visible from the F.D.R. State Park (Mohansic State Park) that is west of the Parkway. In addition to the archeology survey, we are also requesting site plans and elevations of the proposed complex. The site plans should include topographic and landscape features to allow us to determine if there will be significant impacts upon historic resources. Our office anticipates receiving the Draft Environmental Impact Statement that is being developed for this project.

If you have any questions regarding this letter, please feel free to contact me. Ext. 3273.

Sincerely,

Kenneth Markunas
Historic Sites Restoration Coordinator

Attachment: Request for Archeology

Cc: Garrett Jobson, Acting Taconic Region Director

REQUEST FOR ADDITIONAL INFORMATION
ARCHEOLOGY

PROJECT NUMBER 10PR06603

(Costco Wholesale Club New Construction/3200 Crompond Road/T/YORKTOWN)

In order for us to complete our evaluation of the Archaeological sensitivity of your project will need the following additional information

- ☐ Full project description showing area of potential effect.
- ☑ Clear, original photographs of the project area from all directions, keyed to a site plan.
- ☐ Brief history of property.
- ☐ Clear, original photographs of the following:

- ☑ Other:

  Existing and proposed conditions site plan(s)
- ☐ Other:

- ☐ Complete Set of Engineering Plans
- ☑ The boundaries of the project area should be clearly delineated on a United States Geological Survey (USGS) Quadrangle, or New York State Department of Transportation (DOT) 7.5-minute (scale 1=24,000) map. Original scale should be used if photocopying and a label providing map title should be included. There are several "on-line" resources for these maps. Some examples include: terraserver. com and topozone.com.

Please provide only the additional information checked above. for archaeological review. If you have any questions concerning this request for additional information, please call Daniel A. Bagrow at 518-237-8643. ext 3254

PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN RESPONDING TO THIS REQUEST

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

David A. Paterson
Governor

Carol Ash
Commissioner

TDH

October 27, 2010

Lorraine DeSisto
Assistant Planner
1974 Commerce Street:
Yorktown Heights, NY. 10598

Re: **DOT/SEQRA**
Costco-3200 Crompound Road
(new development)
Yorktown, Westchester County
10PR06603 (aka 10PR05300)

Dear Ms. DeSisto:

The Field Services Bureau of the Office of Parks, Recreation and Historic Preservation (OPRHP) has received information that we had initiated a review for this project prior to receiving the SEQRA request for review and comment (this letter supersedes our letters of October 20th and August 24th). We are continuing the review of the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon our review, the OPRHP does not have concerns regarding archeology and the project: additional archeological investigation is not warranted. The project is adjacent to the Taconic State Parkway which is listed in the National Register of Historic Places. Before our office can offer our formal opinion for the project, we will have to review visual simulations depicting how the proposed project will appear from the Taconic Parkway and from F.D.R. State Park. Based upon the topographic maps, it appears that the proposed facility will be visible from these resources. A number of views should be given that show the appearance of the facility from locations where the proposed facility can be viewed.

If you have questions regarding this letter, please feel free to contact me. Ext. 3273.

Sincerely,

Kenneth Markunas
Historic Sites Restoration Coordinator

cc: Thomas Holmes, TRC Engineers Inc. 7 Skyline Drive, Hawthorn NY, 10532

7 Skyline Drive
Hawthorne, NY 10532

914.592.4040 PHONE
914.592.5046 FAX

www.TRCsolutions.com

May 1, 2012

Ms. Lorraine Weiss
NYSOPRHP
Field Services Bureau
Peebles Island
PO Box 189
Waterford, NY 12188-0189

Re: Review of Cultural Resources
Proposed Costco Wholesale Store
Yorktown, New York

Dear Ms. Weiss:

On behalf of our Client, Retail Store Construction Company (RSCC), TRC Engineers, Inc. submits the following for your review:

- NYSOPRHP Project Review Cover Form
- Phase 1a Archaeological and Historic Resources Assessment
- DEIS Section II, Description of Proposed Action
- DEIS Section III.B Visual Character
- DEIS Section III.R, Cultural, Historical and Archaeological Resources

As discussed, RSCC proposes to construct a Costco Wholesale Store at 3200 Crompond Road in Yorktown, Westchester County, NY. The Town of Yorktown Planning Board is acting as Lead Agency in the SEQRA review. I was previously advised by Ms. Todd of your department to submit the attached documents in advance of the DEIS to determine if the Proposed Project would impact historical and cultural resources. With regard to potential visual impact to the adjacent Taconic State Parkway, TRC provides DEIS Section III.B, Visual Character, which includes discussion and graphics describing existing conditions as well as proposed visual mitigation.

We would be pleased to answer any questions you may have regarding this submittal and we look forward to hearing from you.

Very truly yours,

TRC Engineers, Inc.

Thomas D. Holmes

Thomas D. Holmes
Project Manager

W. Breslin, R. Rosenberg
J. Abell Horn, C. Saunders

Q:\PROJECTS160\165213\Ltr\Breslin-19.doc

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island Resource Center, PO Box 189, Waterford, NY 12188-0189 (Mail)
Delaware Avenue, Cohoes 12047 (Delivery)
(518) 237-8643

PROJECT REVIEW COVER FORM

Rev. 5-05

Please complete this form and attach it to the top of any and all information submitted to this office for review. Accurate and complete forms will assist this office in the timely processing and response to your request.

This information relates to a previously submitted project.

PROJECT NUMBER ____ **PR**_____

COUNTY Westchester

☐ If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

2. This is a new project. ☒ If you have checked this box you will need to complete ALL of the following information.

Project Name Proposed Costco Wholesale Store

Location 3200 Crompond Rd. (Rte 202/35)
You MUST include street number, street name and/or County, State or interstate route number if applicable

City/Town/Village Yorktown
List the correct municipality in which your project is being undertaken. If in a hamlet you must also provide the name of the town.

County Westchester
If your undertaking* covers multiple communities/counties please attach a list defining all municipalities/counties included.

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)

A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

☐ No ☒ Yes

If Yes, list agency name(s) and permit(s)/approval(s)

Agency involved	Type of permit/approval	State	Federal
See Attached		☐	☐
		☐	☐
		☐	☐

B. Have you consulted the NYSHPO web site at **http://nysparks.state.ny.us to determine the preliminary presence or absence of previously identified cultural resources within or adjacent to the project area? If yes:

	☑ Yes	☐ No
Was the project site wholly or partially included within an identified archeologically sensitive area?	☐ Yes	☑ No
Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places?	☑ Yes	☐ No

CONTACT PERSON FOR PROJECT

Name Thomas Holmes **Title** Project Manager

Firm/Agency TRC Engineers

Address 777 Skyline Drive **City** Hawthorne **STATE** NY **Zip** 10532

Phone (914) 592-4040 ext. 264 **Fax** (914) 592-5046 **E-Mail** tholmes@trcsolutions.com

http://nysparks.state.ny.us then select **HISTORIC PRESERVATION then select **On Line Resources**

The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings*, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) directs the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978.
regulations on line at:
http://nysparks.state.ny.us then select **HISTORIC PRESERVATION** then select **Environmental Review**

Project review is conducted in two stages. First, the Field Services Bureau assesses affected properties to determine whether or not they are listed or eligible for listing in the New York State or National Registers of Historic Places. If so, it is deemed "historic" and worthy of protection and the second stage of review is undertaken. The project is reviewed to evaluate its impact on the properties significant materials and character. Where adverse effects are identified, alternatives are explored to avoid, or reduce project impacts; where this is unsuccessful, mitigation measures are developed and formal agreement documents are prepared stipulating these measures.

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).

☑ **Project Description**

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.

☑ **Maps Locating Project**

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.

☑ **Photographs**

Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

-*If the project involves rehabilitation*, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.

-*If the project involves new construction*, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.

NOTE: Projects submissions will not be accepted via facsimile or e-mail.

**Undertaking* is defined as an agency's purchase, lease or sale of a property, assistance through grants, loans or guarantees, issuing of licenses, permits or approvals, and work performed pursuant to delegation or mandate.

E. Reviews and Approvals

The Proposed Action will require several permits and approvals from local and state agencies. These approvals are summarized in Table II.5.

Table II.5
Required Permits, Reviews and Approvals

Involved Agencies	
Agency	**Permits and Approvals**
Town of Yorktown Planning Board	• SEQRA Review as Lead Agency • Site Plan Approval • Parking Waiver • Wetlands, Stormwater and Tree Removal Permit
Town of Yorktown Town Board	• Approval for Expansion/Extension of the local Hunter Brook Sewer District • Special Use Permit for Fueling Station
Town of Yorktown Zoning Board of Appeals	• Parking Area Lighting Variance
Town of Yorktown Engineering Dept.	• Designated MS4 Review and Acceptance of Storm Water Pollution Prevention Plan(SWPPP)
Westchester County Department of Health	• Public Sewer Extension • Public Water Main Extension • Petroleum Bulk Storage Permit • Backflow Prevention Device Permit
Westchester County Board of Legislators	• Approval of Petition to Expand Peekskill Sanitary Sewer District and referral to the WCDEF, WC Legal Dept. and Budget Office
NYC Department of Environmental Protection (NYCDEP)	• Review and approval of SWPPP for construction of an impervious surface in the East of Hudson Watershed within a Designated Main Street Area • Review of watercourse • Public Sewer Extension
NYS Department of Environmental Conservation (NYSDEC)	• Acceptance of Notice of Intent (NOI) - SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) • Critical Environmental Area Review (FDR Park) • Petroleum Spill Remediation

Table II.5 **Required Permits, Reviews and Approvals**	
NYS Department of Transportation (NYSDOT)	• Highway Work Permit for Utility Work • Highway Work Permit for Non-Utility Work • Sign Approval (within 500' of Taconic State Parkway) • Review and Acceptance of Landscape Planting within Parkway R/W
Interested Agencies	
City of Peekskill	• Review pursuant to the Sustainable Development Study Intermunicipal Agreement
Town of Cortlandt	• Review pursuant to the Sustainable Development Study Intermunicipal Agreement
Town of Yorktown Planning Department	• Review of DEIS and Site Plans
Town of Yorktown Building Department	• Building Permit • Demolition Permit • Blasting Permit
Town of Yorktown Environmental Conservation Board	• Environmental Review
Town of Yorktown Advisory Board on Architecture & Community Appearance (ABACA)	• Building Architecture Review
Westchester County Department of Environmental Facilities (WCDEF)	• Review of Petition to Expand Peekskill Sanitary Sewer District
Westchester County Planning Department	• Referral Review under GML Section 239
Westchester County Legal Department	• Review of Petition to Expand Peekskill Sanitary Sewer District
Westchester County Budget Office	• Review of Petition to Expand Peekskill Sanitary Sewer District
NYS Office of Parks, Recreation and Historic Places (OPRHP)	• Determination of project's effect on cultural resources (including TSP as a Scenic Byway)
US Army Corps of Engineers	• Wetland Jurisdictional Review

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

TDH

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2012

Richard Fon, Chair
Town of Yorktown Planning Board
Yorktown Community & cultural Center
1974 Commerce Street, Rm. 222
Yorktown Heights, NY 10598

Re: **SEQRA**
Costco (new construction)
3200 Crompond Road
T/Yorktown, Westchester Co.
10PR06603

Dear Mr. Fon:

The Field Services Bureau of the Office of Parks, Recreation and Historic Preservation (OPRHP) has received project information that was forwarded in compliance with SEQRA. We have had an opportunity to review the submitted information. These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

The OPRHP does not have concerns regarding the Town of Yorktown Planning Board assuming Lead Agency status for the purposes of the State Environmental Quality Review Act.

Based upon our review, additional archeological survey for the project is not warranted. After reviewing the submitted Resource Assessment and the plans, visual assessments etc., it is the OPRHP's opinion that the project will not have any substantial negative impact upon historic resources: The proposed landscape buffer between the development and the National Register listed Taconic Parkway appears to mitigate most of the visual incompatibility that could otherwise attend the project.

If there is any state or federal involvement in the project through funding, permits or licenses our office will have to review the undertaking under either Federal Law Section 106 or State Section 14.09. This letter will not satisfy the requirements of a state or federal review. If you have any questions, please feel free to contact me. Ext. 3273.

Sincerely,

Kenneth Markunas
Historic Sites
Restoration Coordinator

Cc: Thomas D. Holmes, TRC

VII. APPENDICES

L. Correspondence

- New York State Department of Agriculture

Holmes, Thomas (Hawthorne,NY-US)

From: Bob Somers [Bob.Somers@agmkt.state.ny.us]
Sent: Thursday, July 29, 2010 4:30 PM
To: Holmes, Thomas (Hawthorne,NY-US)
Subject: agricultural district parcel, Town of Yorktown
Attachments: Yorktown Agr. District Image.pdf; ORPS Assessment Q&A Brochure.doc

Tom, the property appears to be located within Westchester County Agricultural District No. 1. The only item your client should be aware of is the recapture clause contained in the AML concerning agricultural assessment. I have attached a link to that section of the Law. Recapture is for the prior five years. If the nursery declined assessment or if the land remains fallow on a year to year basis, that is one or more fewer years where taxes have to be repaid. This section of the law is handled by the Office of Real Property Services, now with the Department of Tax and Finance. Questions can be directed to Mark Twentyman, Agricultural Land Appraisal Specialist, at 518/474-01077.

http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=$$AGM305$$@TXAGM0305+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=14070334+&TARGET=VIEW
Also, see the attached brochure that provides a synopsis of the land conversion language. The assessor for the Town of Yorktown will be able to help you determine if the land is subject to an agricultural assessment.

If you have any further questions, please contact me. Bob

Bob Somers, Ph.D.
Manager, Agricultural Protection Unit
NYS Department of Agriculture and Markets
10B Airline Drive
Albany, NY 12235
518/457-8887 phone
518/457-2716 fax
bob.somers@agmkt.state.ny.us

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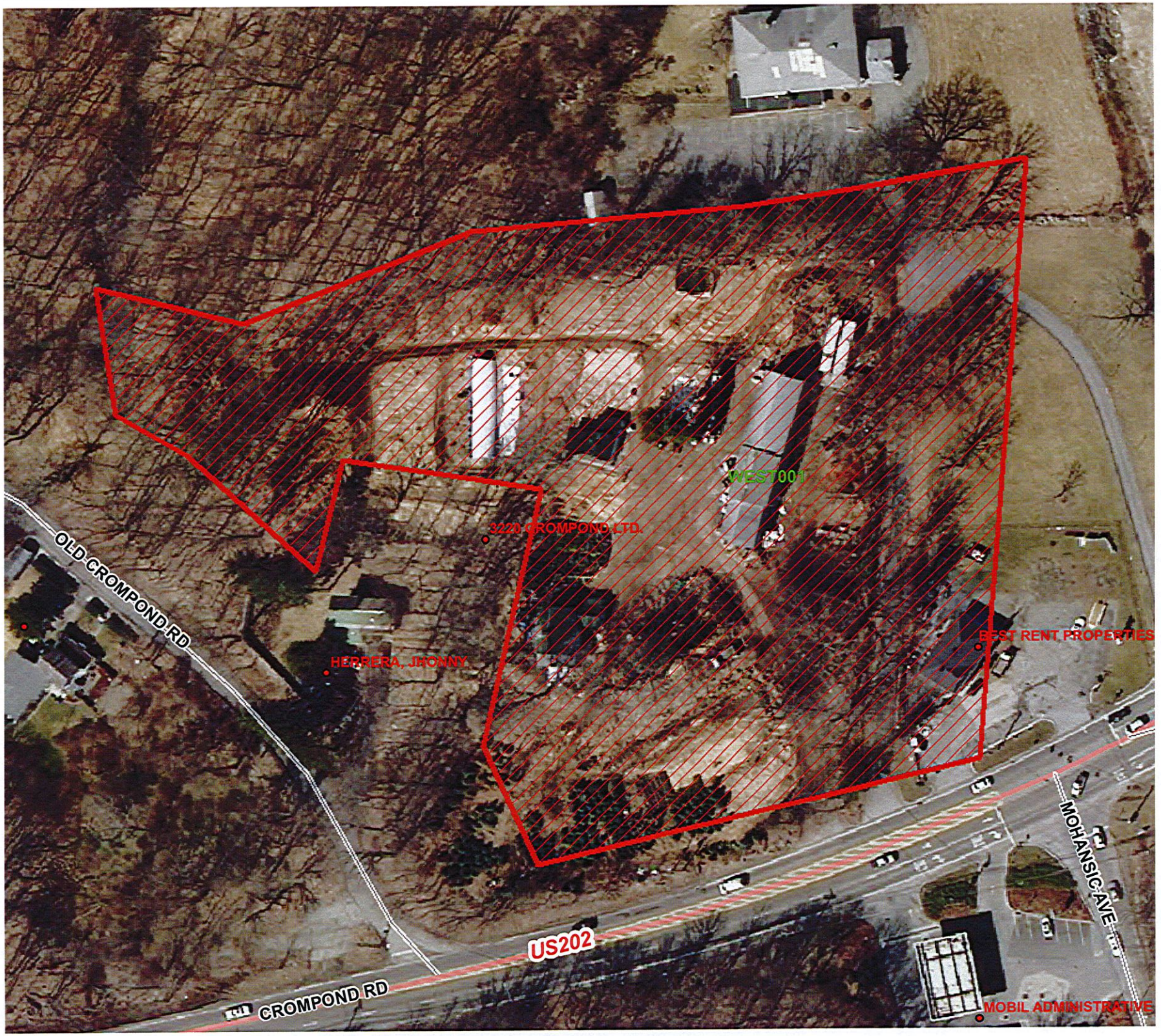
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3220 CROMPOND LTD.
OLD CROMPOND RD
HERRERA, JHONNY
BEST RENT PROPERTIES
MOHANSIC AVE
US202
CROMPOND RD
MOBIL ADMINISTRATIVE

Holmes, Thomas (Hawthorne,NY-US)

From: Somers, Bob (AGR) <Bob.Somers@agriculture.ny.gov>
Sent: Monday, December 19, 2011 12:34 PM
To: Holmes, Thomas (Hawthorne,NY-US)
Subject: RE: agricultural district parcel, Town of Yorktown
Attachments: 2452_001.pdf; 2451_001.pdf

Mr. Holmes, thank you for sending information on the proposed site for a Costco Wholesale facility in the Town of Yorktown, Westchester County, New York. As discussed over the phone, and upon review of the revised agricultural district maps for Westchester County Agricultural District No. 1, tax parcel 26.18-1-18 was removed from the agricultural district during the counties last review. The Commissioner of Agriculture and Markets certified the revised agricultural district on September 19, 2011. The attached image shows that the subject parcel is no longer located within a county adopted, State certified agricultural district. Therefore, the Agriculture and Markets Law does not have any bearing on the proposed project.

If you have any further questions, please contact me. Bob

Bob Somers, Ph.D.
Manager, Agricultural Protection Unit
NYS Department of Agriculture and Markets
10B Airline Drive
Albany, NY 12235
518/457-8887 phone
518/457-3412 fax
bob.somers@agriculture.ny.gov

From: Holmes, Thomas (Hawthorne,NY-US) [mailto:THolmes@trcsolutions.com]
Sent: Friday, December 16, 2011 8:06 AM
To: Somers, Bob (AGR)
Cc: Panayotou, Nick (Hawthorne,NY-US)
Subject: FW: agricultural district parcel, Town of Yorktown

Hi Bob,
In follow up to our telephone conversation from yesterday, I am forwarding to you a copy of pertinent drawings (dated 11/16/11) that relate to the proposed Costco project:

- C-1 Cover Sheet (showing site location map; Route 202 and Taconic Parkway, Town of Yorktown)
- C-11 Existing Conditions Plan
- C-101 Site Plan

As discussed, we ask you to confirm that the portion of the existing site is still within the Ag District in light of recent changes that you cited.

By way of background, the existing site contains four lots one of which is a landscape nursery. The nursery is the portion of the site that is within the Ag District. We propose consolidating the four lots and developing a Costco Wholesale on the site. TRC is presently in the process of completing the DEIS and the Town of Yorktown Planning Board is Lead Agency. The Planning Board will be distributing the DEIS to you sometime in the near future. However, as discussed you may be able to provide us with a letter indicating the Department of Agriculture's position with regard to the Proposed

Action and its impacts relative to agriculture. Please feel free to ask me for any additional information or further clarification.

Thanks, I look forward to hearing from you.

Tom Holmes

Thomas D. Holmes
Project Manager

7 Skyline Drive, Hawthorne, NY 10532
T: 914.592.4040 ext 264| F: 914.592.5046

Follow us on LinkedInorTwitter | www.trcsolutions.com

From: Bob Somers [mailto:Bob.Somers@agmkt.state.ny.us]
Sent: Thursday, July 29, 2010 4:30 PM
To: Holmes, Thomas (Hawthorne,NY-US)
Subject: agricultural district parcel, Town of Yorktown

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http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=$$AGM305$$@TXAGM0305+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=14070334+&TARGET=VIEW
Also, see the attached brochure that provides a synopsis of the land conversion language. The assessor for the Town of Yorktown will be able to help you determine if the land is subject to an agricultural assessment.

If you have any further questions, please contact me. Bob

Bob Somers, Ph.D.
Manager, Agricultural Protection Unit
NYS Department of Agriculture and Markets
10B Airline Drive
Albany, NY 12235
518/457-8887 phone
518/457-2716 fax
bob.somers@agmkt.state.ny.us

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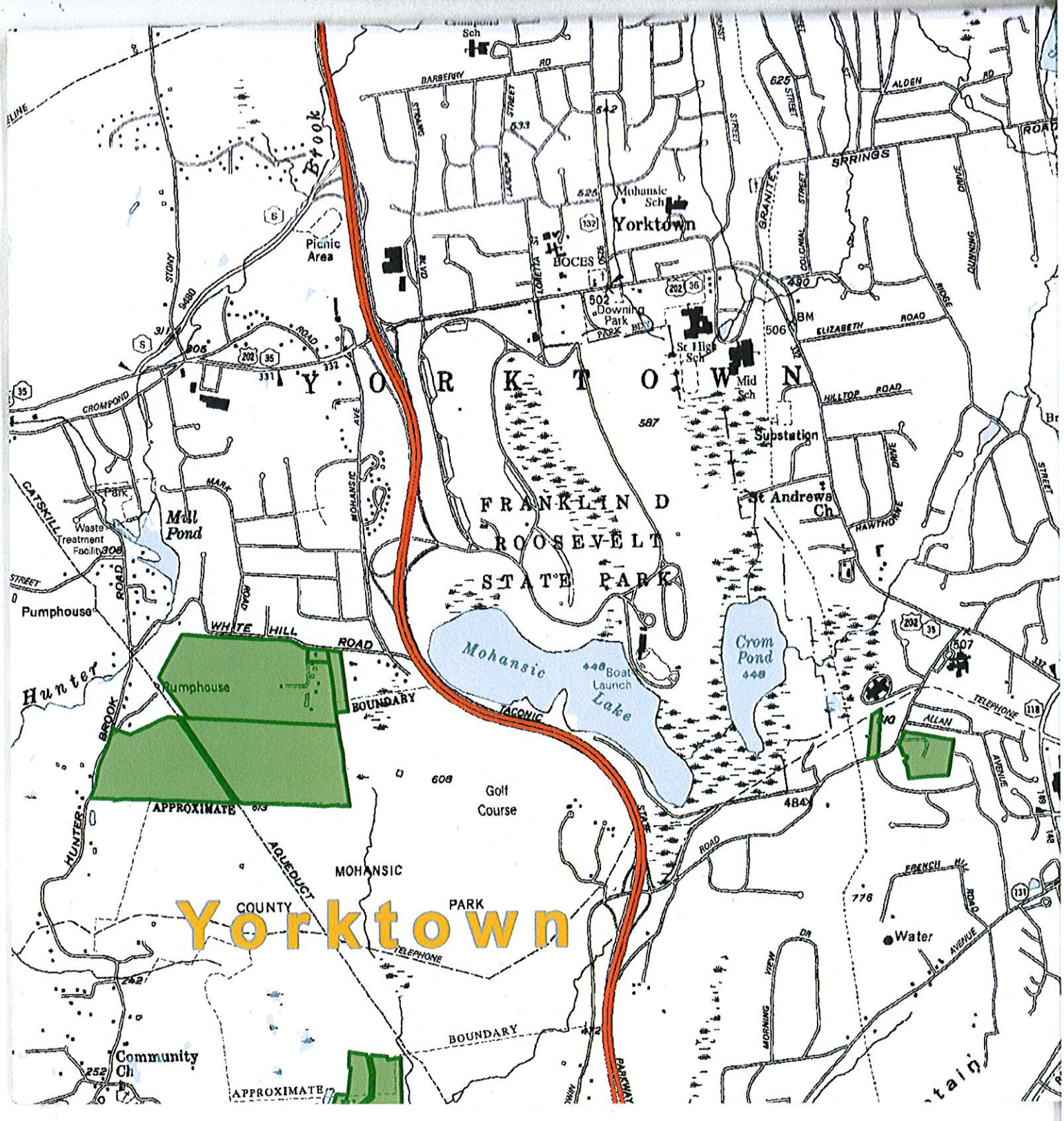
Yorktown
Mohansic Lake
Crom Pond
Mill Pond
Pumphouse
Golf Course
MOHANSIC
COUNTY
PARK
APPROXIMATE
BOUNDARY
FRANKLIN D
ROOSEVELT
STATE PARK
Yorktown
Mohansic Sch
BOCES
Downing Park
Sr High Sch
Mid Sch
Substation
St Andrews Ch
Picnic Area
Waste Treatment Facility
Community Ch
Water
Hunter Brook
Brook
WHITE HILL ROAD
TACONIC STATE PARKWAY
CROMPOND ROAD
ELIZABETH ROAD
HILLTOP ROAD
SPRINGS ROAD
ALDEN RD
BARBERRY RD
HUNTER BROOK ROAD
AQUEDUCT
TELEPHONE
ALLAN AVENUE
FRENCH HILL ROAD
MORNING VIEW DR
HAWTHORNE DRIVE
RIDGE
DUNNING DRIVE
GRANITE STREET
COLONIAL STREET
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PARK BLVD
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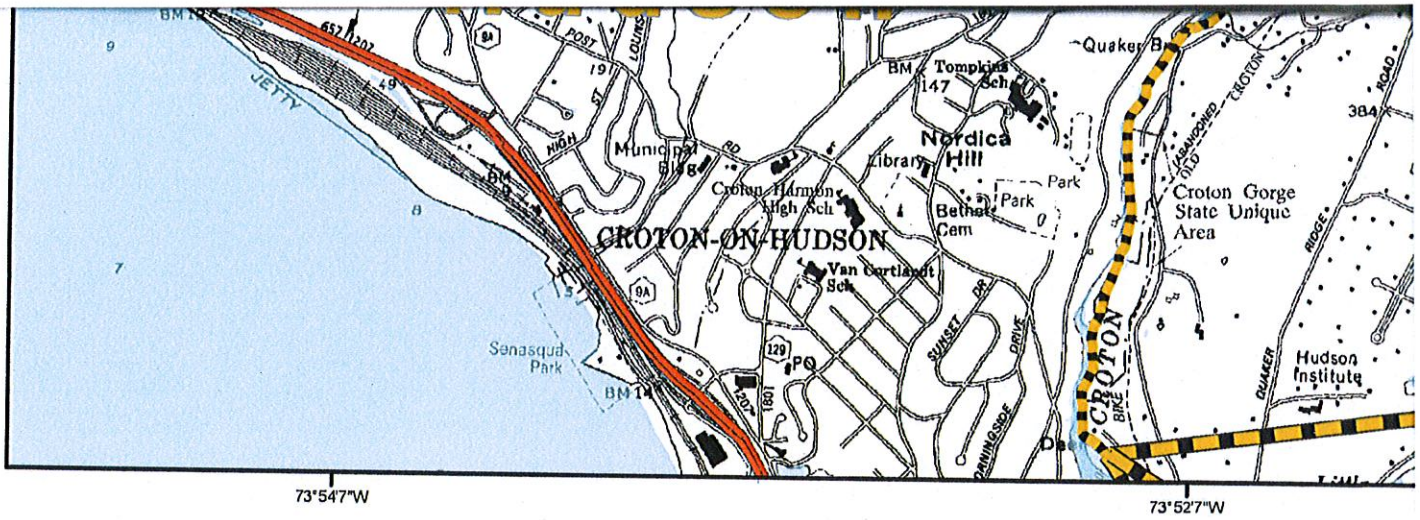
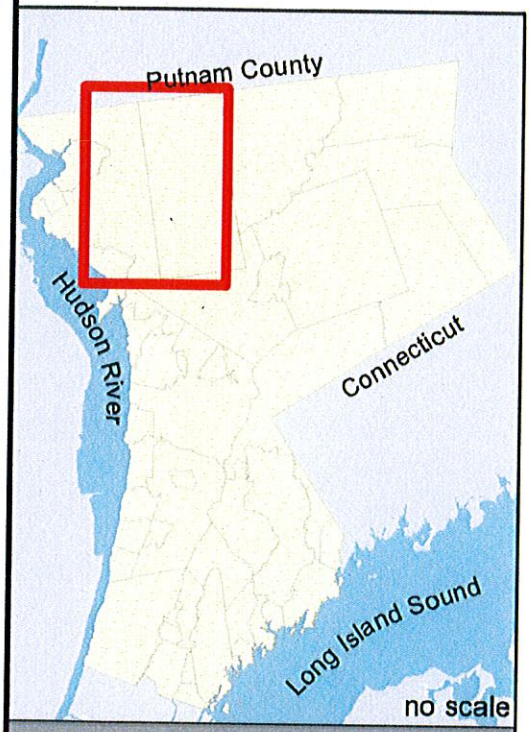




LOCATION IN COUNTY

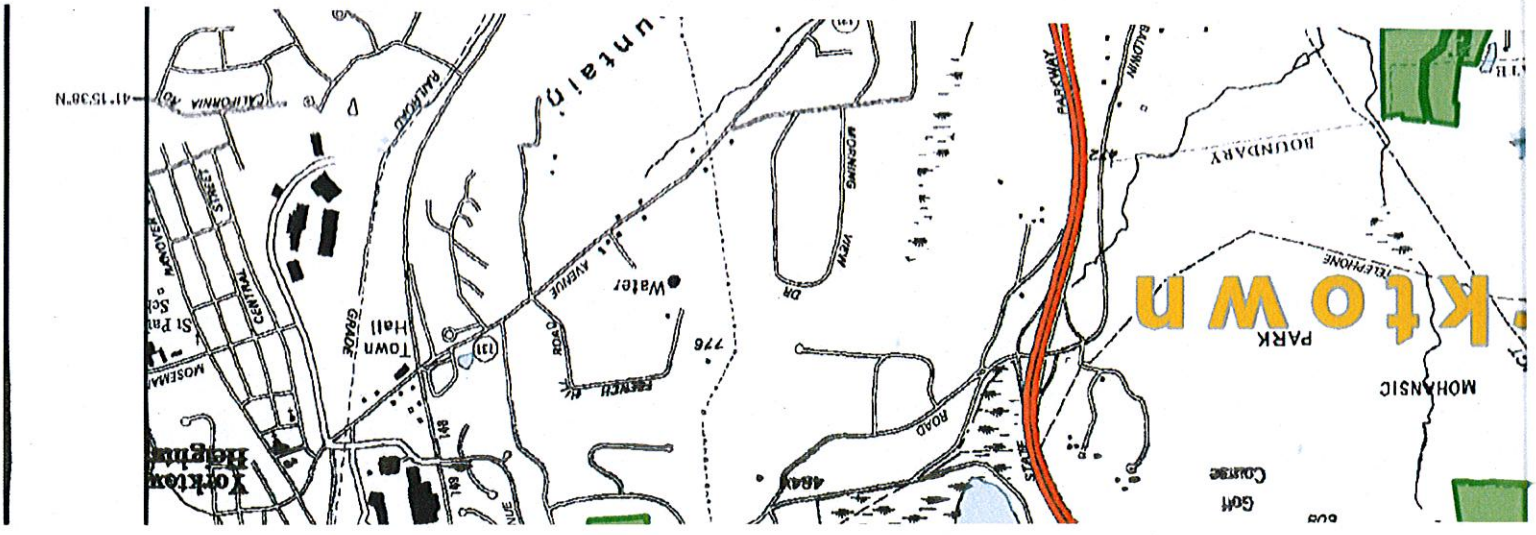
AGRICULTURAL DISTRICT PARCEL

NOTE: This map depicts the parcels of land included in the 2010 proposed modifications to the Westchester County Agricultural District.

The modified Agricultural District is restricted to the towns of Cortlandt, Yorktown, Somers, North Salem, Lewisboro, and Bedford; the Village of Sleepy Hollow; and the portion of the Town of Mount Pleasant west of the Taconic State Parkway.

For more information on agricultural district properties, contact the Westchester County Department of Planning at (914) 995-4400.

Robe



VII. APPENDICES

L. Correspondence

- New York State Department of Environmental Conservation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

Alexander B. Grannis
Commissioner

June 21, 2010

165213
TC
RPP
TDH
WFD

Jason Kaufman
T R C Engineers
7 Skyline Drive
Hawthorne, NY 10532

Dear Mr. Kaufman:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Re-development of '8.75 Acre Parcel into Costco Wholesale Facility, site as indicated on the map you provided, located along Westly side of Taconic State Parkway at Rte 35, Town of Yorktown, Westchester County.

We have no records of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of your site.
PLEASE NOTE: This Project is ADJACENT to the Franklin Delano Roosevelt NY State Park.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Tara Salerno jp

Tara Salerno, Information Services
New York Natural Heritage Program

Enc.

660

cc: Reg. 3, Wildlife Mgr.
Reg. 3, Fisheries Mgr.
Tom Lyons, NYS OPRHP, Empire State Plaza, Bldg. #1, 17th flr, Albany

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

Alexander B. Grannis
Commissioner

August 26, 2010

Eva Szigeti
Evans Associates
205 Amity Road
Bethany, CT 06524

Dear Ms. Szigeti:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Feasibility Study – possible 18.75 Acres to be re-developed – possible Costco Warehouse Facility, area as indicated on the map you provided, located in the Town of Yorktown, Westchester County.

We have no records of rare or state-listed animals or plants, significant natural communities or other significant habitats, on or in the immediate vicinity of your site.
PLEASE NOTE: This Project is Adjacent to the Franklin Delano Roosevelt State Park.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Tara Salerno, Information Services
New York Natural Heritage Program

Enc.

cc: Reg. 3
Tom Lyons, NYS OPRHP, Empire State Plaza, Bldg. #1, 17th flr, Albany

911

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1620
Phone: (845) 256-3000 • **FAX:** (845) 255-4659
Website: www.dec.ny.gov

Alexander B. Grannis
Commissioner

September 15, 2010

LORRAINE DESISTO
TOWN OF YORKTOWN – ASSISTANT PLANNER
363 UNDERHILL AVE
YORKTOWN HEIGHTS, NY 10598

Re: DEC Clearinghouse ID No. 3165
SEQR Coordination
Costco Wholesale Retail Store
Town of Yorktown, Westchester County

RECEIVED SEP 2 0 2010

Dear Ms. Desisto:

On August 3, 2010 the New York State Department of Environmental Conservation (DEC or Department) received the Town of Yorktown Planning Board's SEQR lead agency circulation for the above referenced project including the construction of a 150,000 ft^2 Costco wholesale retail store on a 18.75 acre site in the Town of Yorktown. Based upon the information submitted, the Department has no objection to the Town of Yorktown Planning Board serving as lead agency for the proposed project. In addition, the Department has performed a resource and jurisdictional screening of this proposal. The results are as follows:

1. Freshwater Wetlands (Article 24) – The subject property does not contain any NYS Freshwater Wetlands and therefore a Freshwater Wetlands Permit is not required from this Department.

2. Section 401 Water Quality Certification – The subject property contains portions of wetlands that appear to be federally regulated and Section 401 Water Quality Certification is required for projects which propose fill of federally regulated wetlands. However, as the project plans provided indicate that no such fill is proposed Section 401 Water Quality Certification is not required from this Department. Please note that if plan revisions are made to propose disturbance of the on-site wetlands, this Department should be contacted for a revised jurisdictional determination. Further, disturbances to federally regulated wetlands are regulated by the United States Army Corp of Engineers. Correspondence with that agency is required to determine any additional permit requirements that may apply.

3. Use & Protection of Waters (Article 15) - There are no NYS DEC regulated waterbodies within the subject property. Therefore, a Use & Protection of Waters Permit is not required from this Department.
Note: Although no Use & Protection of Waters Permit, Freshwater Wetlands Permit or Section 401 Water Quality Certification is required for the project, construction of the proposed project should not cause any visible increase in turbidity downstream of the work area. Care should be taken to stabilize all disturbed areas promptly following construction, and all necessary measures should be taken to prevent the contamination of any waterbodies by silt, sediment, fuel, lubricants, or any other pollutants associated with the project.

4. State Listed Species (Article 11) - Our review of the State's Master Habitat Databank (MHBD) records indicates that no NYS Listed Species have been documented within or near the subject property. Therefore, an Article 11 Threatened/Endangered Species Special License is not required from this Department.

5. Compliance with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities (GP-0-10-001) – Compliance with this SPDES General Permit is required for construction projects that disturb greater than 5,000 ft^2 of land and are located in the New York City east of Hudson watershed. As this proposal involves greater than 5,000 ft^2 of disturbance, a Notice of Intent must be filed with DEC to obtain coverage under this general permit. Authorization for coverage under the SPDES general permit is not granted until issuance of the other necessary DEC permits.
Note: The subject property is located within the Town of Yorktown Municipal Separate Storm Sewer System (MS-4). Therefore, the SWPPP must be accepted by the Town and the MS-4 Acceptance Form must be submitted when filing the Notice of Intent for coverage with the Department.

6. State Historic Preservation Act (SHPA) - A review of the statewide inventory of archeological resources maintained by the New York Office of Parks, Recreation and Historic Preservation (OPRHP) indicates that the proposed project is located adjacent to the Taconic State Parkway, a site included on the NYS Register of Historic Places. Pursuant to the State Historic Preservation Act, a determination of the project's effect on cultural resources must be made by the OPRHP, if permits or approvals are required from a state agency for this work.

By copy of this letter, we are advising project representatives of the potential need for these approvals. It is possible that the DEC permit requirements noted above may change based upon additional information received or as project modifications occur. This determination will remain effective for one year. Contact me at (845) 256-3096, with any questions that you may have.

Sincerely,

Adam Peterson
Environmental Analyst I

Cc: Retail Store Construction Co., Inc.
c/o Breslin Development Corp
500 Old Country Road
Garden City, NY 11530

USACOE
OPRHP

VII. APPENDICES

L. Correspondence

- Utilities

16543

conEdison
a conEdison, inc. company

Consolidated Edison Company of New York, Inc.
511 Theodore Fremd Avenue, Rye, NY 10580

February 24, 2011
Re: 3200 Crompond Rd Ent
Case ID: 1102431
Muni: Yorktown

Costco Wholesale
3200 Crompond Rd Ent
Yorktown, NY 10598

Dear Customer:

We have received your request for service to the above location. At no cost to you, we will review the request and provide you with the information you will need to proceed with your work.

Please be advised that under Con Edison's clear access policy, which is designed to comply with Federal, State and New York City laws and regulations, Con Edison's employees must have clear access to the service equipment without risking contact with asbestos-containing material, or other physical hazards such as defective stairs, excessive debris, etc.

The representative assigned to your project is listed below. In case you have a concern about the handling of your request, you may also call the supervisor of your area.

Commercial Service Representative	Telephone #
Thomas A Garry	914-925-6436

District Manager	Telephone #
Orlando J Alves	914-925-6434

Please be assured it is Con Edison's policy to treat all customers fairly and that your request will receive prompt attention. If you feel that we are not responding adequately to your needs, please contact me at the above address.

Sincerely,

Michelle Hicks
Manager, Energy Services

cc: Trc Engineers, Inc
7 Skyline Dr Off
Hawthorne, NY 10532

Urgent Notification of Worker Safety Working Near Overhead Lines

The New York State High-Voltage Proximity Act imposes certain obligations on any individual or company who may be working near electric utility power lines. Before you commence work on a project, you are required to notify your local utility. Paragraph 5 of §202-h states: "Whenever any activity is to be performed requiring precautionary action under the Act, the employer, contractor or other person responsible for the activity ***shall promptly notify the owner or person in charge of the high-voltage line of the intended activity, such notification to be submitted at least five normal work days before the activity is to be performed.*** The owner or person responsible for the high-voltage line shall perform all necessary precautionary actions, and the employer, contractor or other person responsible for the activity shall be responsible for all costs of such precautionary actions. Under no circumstances shall activities requiring precautionary actions be undertaken before such precautionary actions have been completed."

The Act also requires, but is not limited to, the following:

- Educate workers of the inherent dangers in working near high-voltage lines;
- All high-voltage lines shall be considered energized until assurance has been given that they have been de-energized; and
- Warning signs should be posted near high-voltage lines with the following language: "Danger Unlawful to Operate Any Part of This Equipment within 10 Feet of High-Voltage Lines."

More information regarding working near our underground and overhead facilities is just a click away by clicking on to our website www.coned.com/es.

7 Skyline Drive
Hawthorne, NY 10532

914.592.4040 PHONE
914.592.5046 FAX

www.TRCsolutions.com

February 16, 2011

ConEd Energy Services Department
511 Theodore Fremd Ave.
Rye, New York

RE: Utility "Will Serve" Letter
Costco Wholesale
3200 Crompond Road
Yorktown, NY

Dear Sir:

Our client proposes a Costco Wholesale at the intersection of the Taconic Parkway and Crompond Rd (Rt. 202/35) in Yorktown, New York. The site plan consists of a 151,000 SF wholesale club and the construction of a fueling facility. The anticipated minimum loads required by Costco are 3,000 amps, 277/480 V, 3 phase, 4 wire power for electric; and 5,500,000 to 10,000,000 BTU/Hat 5 psi for natural gas. On behalf of our client, TRC Engineers requests a written statement that you can provide natural gas and electric service to the proposed project.

With regard to the natural gas, we understand the gas line ends west of our site on Route 202/35. We are considering extended the gas line to the site either along Route 202 or Old Crompond Road. We therefore request maps showing the location of the existing gas main for our consideration in developing a gas line extension plan. Please provide a description of the existing gas and electric services that we will be connecting to.

For your information, we attach a copy of the current proposed site plan. Thank you for your assistance in this matter. We look forward to hearing back from you.

Very truly yours,

TRC Engineers, Inc.

Alison Bennett

Alison Bennett
Engineer

Q:\PROJECTS160\165213\Ltr\Will Serve Ltr - gas electric.doc

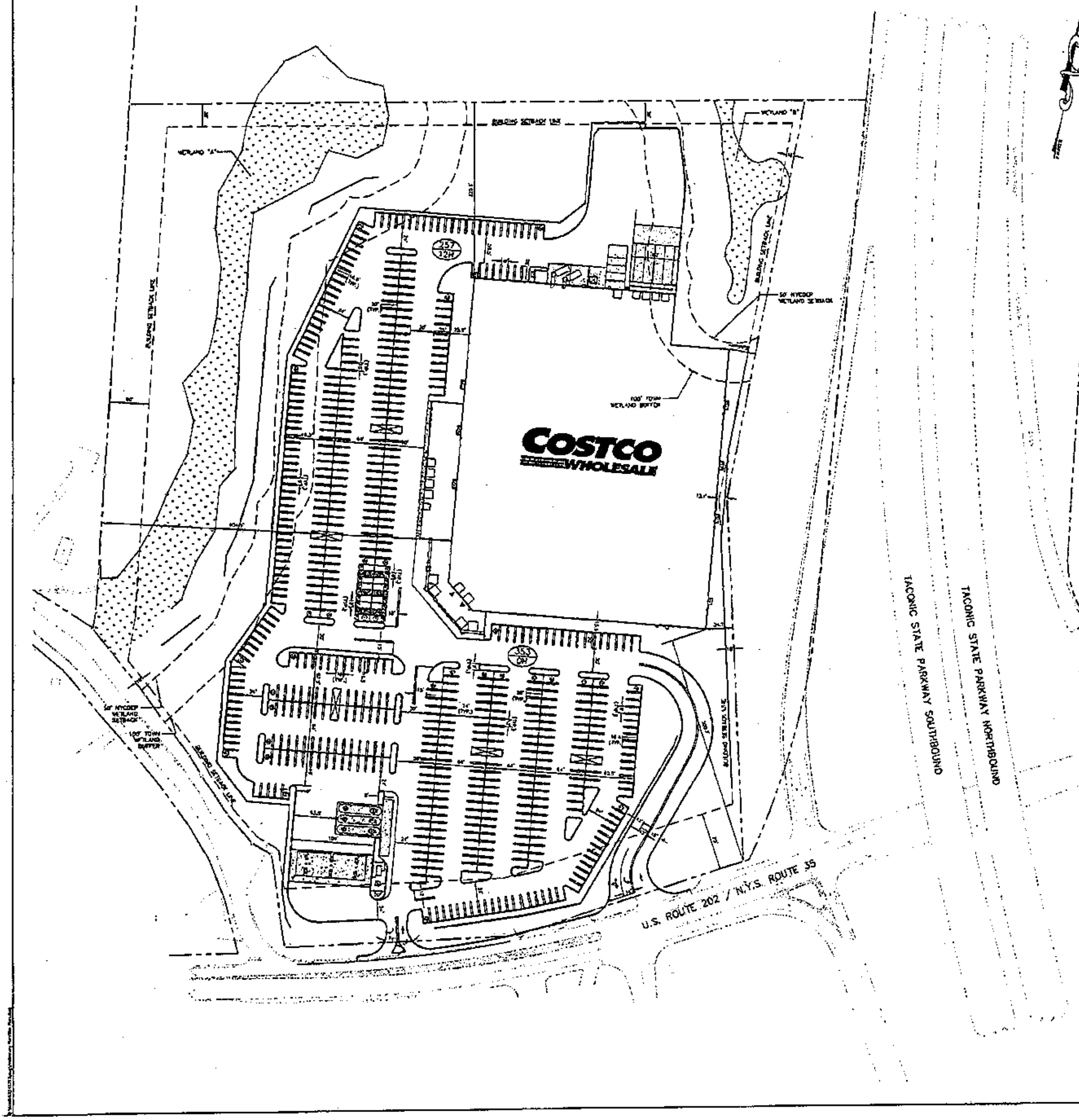


TABLE OF LAND USE AND ZONING		
LOT/BLOCK	SECTION 36.15, BLOCK 1, LOTS 13, 19 & 19; SECTION 36.19, BLOCK 1, LOT 4	
ZONING DISTRICT	C3 – HIGHWAY COMMERCIAL	
ITEM	PERMITTED/REQUIRED	PROPOSED/PROVIDED
LOT AREA	[illegible] SF MIN.	[illegible] SF
FRONTAGE AT STREET LINE	100 FT MIN.	[illegible] FT
MINIMUM REQUIRED YARD AREAS FRONT YARD SIDE YARD SIDE YARD (ABUTTING R DISTRICT) REAR YARD	 75 FT 10 FT 30 FT 30 FT	 [illegible] FT [illegible] FT [illegible] FT [illegible] FT
MAXIMUM HEIGHT OF BUILDING	35 FT	[illegible] FT
GROSS FLOOR AREA	[illegible] SF	[illegible] SF
MAXIMUM BUILDING COVERAGE	[illegible]	[illegible]
OFF-STREET LOADING	1 SPACE FOR FIRST [illegible] SF PLUS 1 SPACE FOR EACH [illegible] SF	
NO. OF LOADING SPACES LOADING SPACE	6 SPACES [illegible]	[illegible] SPACES [illegible]
OFF-STREET PARKING	[illegible] SPACES PER 1,000 SF OF GROSS FLOOR AREA	
NO. OF SPACES @ [illegible] NO. OF SPACES @ [illegible] NO. OF SPACES @ [illegible] NO. OF SPACES @ [illegible] NO. OF ACCESSIBLE SPACES SUB-TOTAL NO. OF SPACES [illegible] REDUCTION TOTAL NO. OF SPACES	 [illegible] SPACES	[illegible] SPACES [illegible] SPACES [illegible] SPACES [illegible] SPACES [illegible] SPACES [illegible] SPACES [illegible] SPACES SEE NOTE [illegible]
PARKING DIMENSIONS AISLES WIDTH PARKING SPACE LANE CART	 [illegible] FEET [illegible]	[illegible] FEET [illegible] [illegible] [illegible] [illegible]
ACCESSIBLE PARKING SPACE	[illegible]	

EXPLANATORY NOTES:

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED RETAINING WALL
- DY — DOUBLE YELLOW LINE
- SY — SOLID YELLOW LINE
- SW — SOLID WHITE LINE
- BW — BROKEN WHITE LINE
- SL — STOP LIMIT LINE
- NUMBER OF PARKING STALLS PER BAY LINE
- NUMBER OF PARKING SPACES / NUMBER OF HANDICAP SPACES
- PAINTED DIRECTIONAL ARROW

SCALE IN FEET

SURVEYOR:	J. Henry Carpenter & Co. [illegible] Saw Mill River Road Yorktown Heights, NY [illegible] Tel: (914) [illegible] Fax: (914) [illegible]
WETLAND CONSULTANT:	Evans Associates [illegible] Road [illegible], CT [illegible] Tel: (203) [illegible] Fax: (203) [illegible]
ARCHITECT:	Mulvanny G2 Architecture [illegible] Avenue NE, Suite [illegible] Bellevue, WA [illegible] Tel: (425) [illegible] Fax: (425) [illegible]
APPLICANT:	Retail Store Construction Co., Inc. c/o Breslin Realty Development 500 Old Country Road Garden City, NY 11530 Tel: (516) [illegible] Fax: (516) [illegible]

TRC

TRC Engineers, Inc.
[illegible]
Tel: (914) [illegible]
Fax: (914) [illegible]

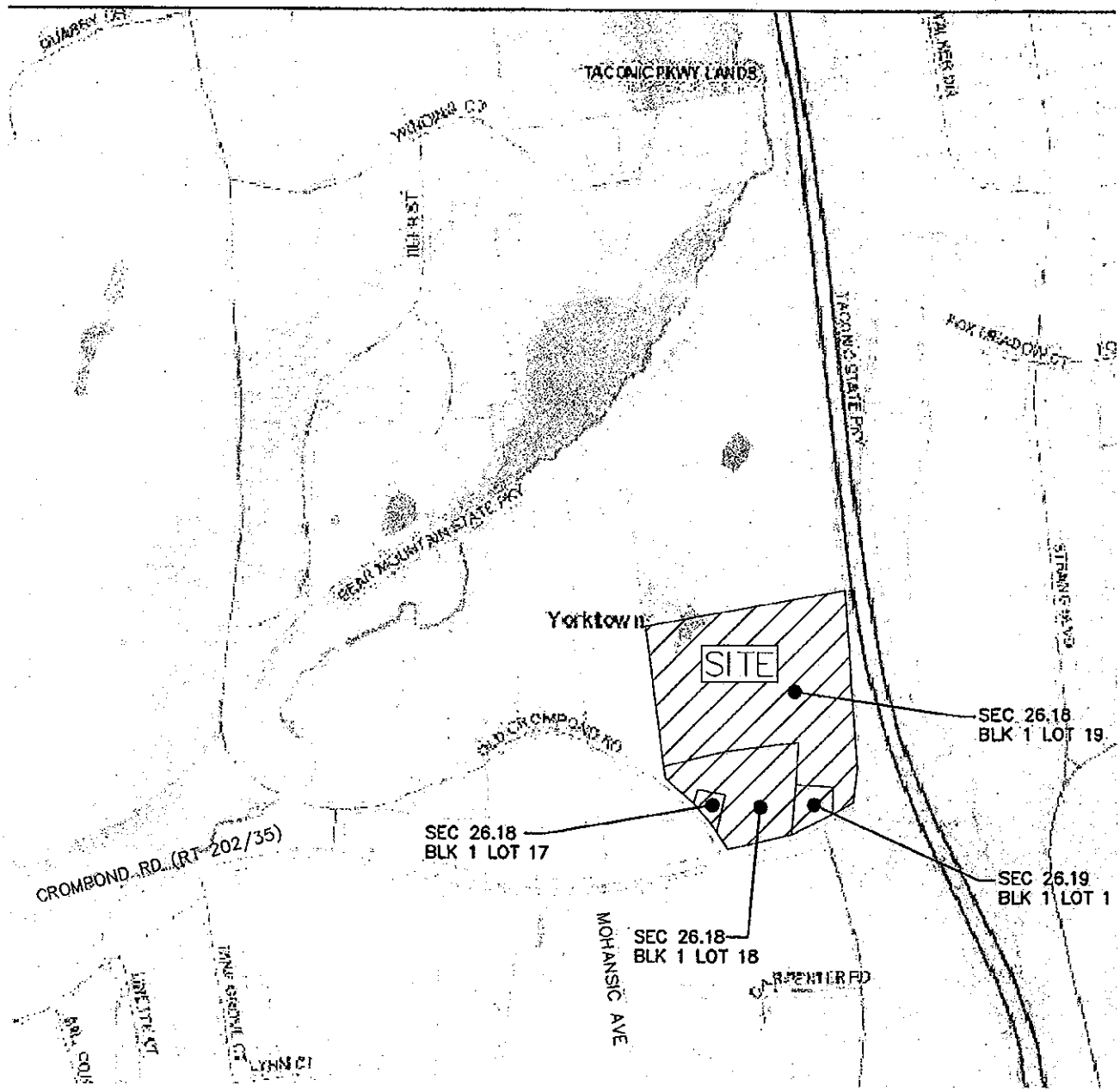
COSTCO WHOLESALE

U.S. Route 202 / N.Y. Route 35
Yorktown, New York

TITLE:

Preliminary Site Plan

SCALE:	1"=50'
DATE:	[illegible]
DRAWN BY:	[illegible]
CHECKED BY:	[illegible]
PROJECT:	[illegible]
DRAWING NO.:	SP-3



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TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532
Tel: (914) 592-4040
Fax: (914) 592-5046
www.trcsolutions.com

Site Location Map
Proposed Costco

Project No. 165213
Scale NTS

© TRC Engineers, Inc.

Exhibit II-1

7 Skyline Drive
Hawthorne, NY 10532

914.592.4040 PHONE
914.592.5046 FAX

www.TRCsolutions.com

February 16, 2011

Steven Marcotrigiano / Bryan Hocking
Verizon Engineering
500 Summit Lake Drive
Floor 3
Valhalla, New York 10595

RE: Utility "Will Serve" Letter
Costco Wholesale
3200 Crompond Road
Yorktown, New York

Dear Sirs:

Our client proposes a Costco Wholesale located at the intersection of The Taconic Parkway and Crompond Rd (Route 202/35) in Yorktown, New York. The site plan consists of a 151,000 SF wholesale club and the construction of a fueling facility. On behalf of our client, TRC Engineers Inc. requests a written statement confirming your ability to provide service to the project site. Please describe the location of existing service and confirm that Verizon can provide internet, telephone and television service to the proposed project. Also, please indicate if improvements will be necessary.

Please provide a map showing the location/description of the existing services at or adjacent to the project site.

For your information, we attach a copy of the current proposed site plan. If you have any questions, please contact us at (914) 592-4040 x264. We look forward to hearing from you.

Very truly yours,

TRC Engineers, Inc.

Alison Bennett

Alison Bennett
Engineer

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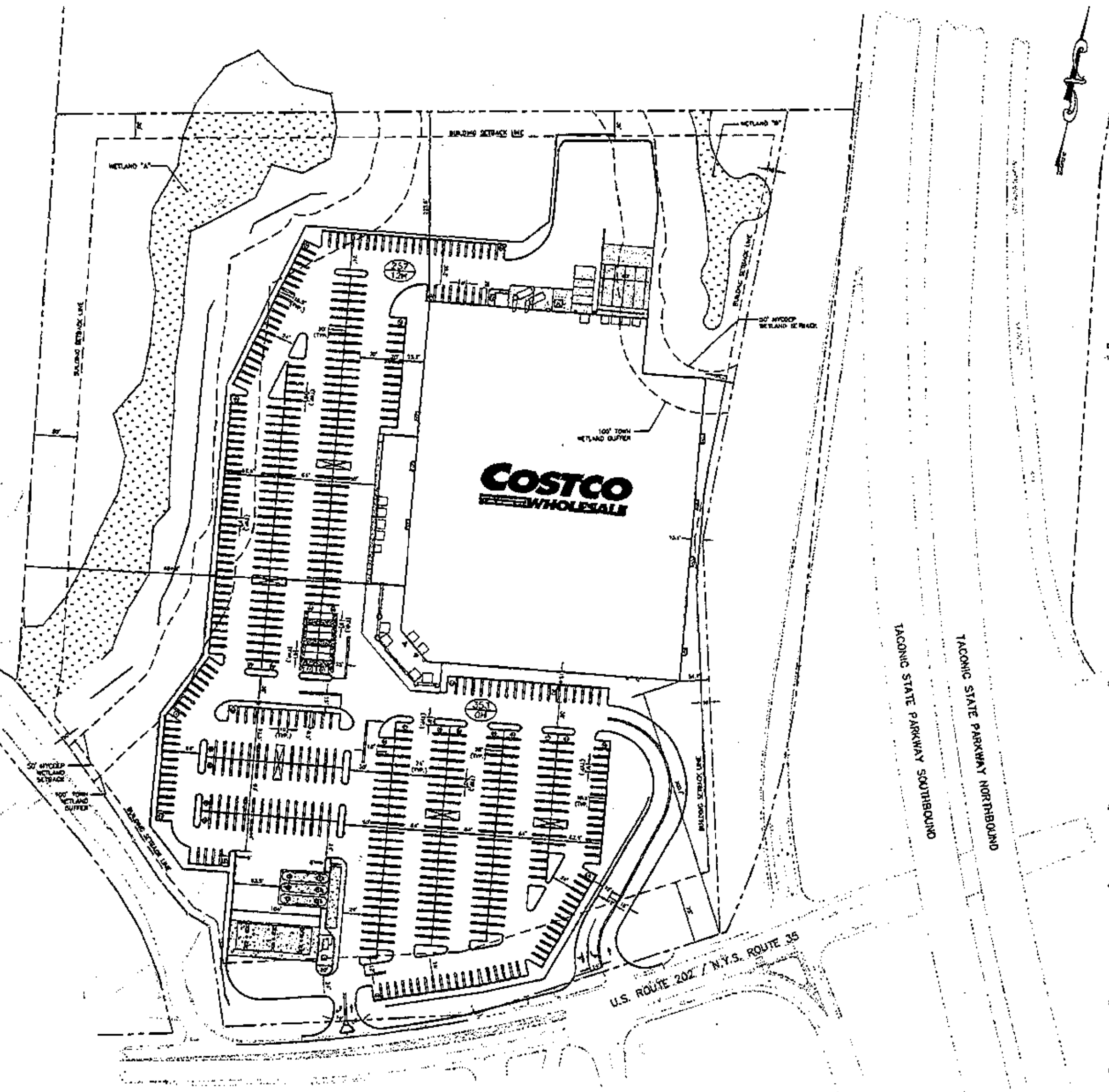


TABLE OF LAND USE AND ZONING		
MAP/BLOCK	SECTION [illegible], BLOCK 1, LOTS 17, 18 & 19 SECTION [illegible], BLOCK 1, LOT 1	
ZONING DISTRICT	C3 – HIGHWAY COMMERCIAL	
ITEM	PERMITTED/REQUIRED	PROPOSED/PROVIDED
LOT AREA	40,000 SF MIN.	[illegible] SF
FRONTAGE AT STREET LINE	150 FT MIN.	640 FT
MINIMUM REQUIRED YARD AREAS FRONT YARD SIDE YARD SIDE YARD (ADJOINING R DISTRICT) REAR YARD	 75 FT 40 FT 50 FT 30 FT	 300.7 FT 13.1 FT 484.8 FT 358.6 FT
MAXIMUM HEIGHT OF BUILDING	48 FT	38.47 FT
GROSS FLOOR AREA	[illegible] SF	151,092 SF
MAXIMUM BUILDING COVERAGE	30%	[illegible]
OFF-STREET LOADING	1 SPACE FOR FIRST 5,000 SF PLUS 1 SPACE FOR EACH 15,000 SF	
NO. OF LOADING SPACES LOADING SPACE	5 SPACES 12' X 35'	6 SPACES 12' X 60'
OFF-STREET PARKING	5 SPACES PER 1,000 SF OF GROSS FLOOR AREA	
NO. OF SPACES @ 9' x 18.5' NO. OF SPACES @ 9' x 20' NO. OF SPACES @ 10' x 18.5' NO. OF SPACES @ 10' x 20' NO. OF ACCESSIBLE SPACES SUB-TOTAL NO. OF SPACES 25% REDUCTION TOTAL NO. OF SPACES	 756 SPACES	136 SPACES 6 SPACES 13 SPACES 431 SPACES 13 SPACES 610 SPACES 610 SPACES SEE NOTE [illegible]
PARKING DIMENSIONS AISLE WIDTH PARKING SPACE: LARGE CARS	 24 FEET 9' x 18.5'	 24 FEET 9' x 18.5' 9' x 20' 10' x 18.5' 10' x 20'
ACCESSIBLE PARKING SPACE	96-INCH WIDE WITH 96-INCH AISLE FOR EVERY TWO SPACES PER NYS BUILDING CODE	

EXPLANATORY NOTES

1. EXISTING CONDITIONS

[illegible]

2. ZONING AND MASTER PLAN

[illegible]

3. WETLANDS

[illegible]

4. STORMWATER MANAGEMENT

[illegible]

5. UTILITIES

[illegible]

6. OFF-SITE ROADWAY IMPROVEMENTS

[illegible]

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED RETAINING WALL
- DY DOUBLE YELLOW LINE
- SY SOLID YELLOW LINE
- SW SOLID WHITE LINE
- BW BROKEN WHITE LINE
- SL STOP LINE
- NUMBER OF PARKING STALLS PER BAY LINE
- 21/1OH NUMBER OF PARKING SPACES / NUMBER OF HANDICAP SPACES
- PAINTED DIRECTIONAL ARROW

SCALE IN FEET

Surveyor: J. Hardy Carpenter & Co. [illegible]

Wetland Consultant: Evans Associates, 205 Amity Road, Bethany, CT 06524. Tel: (203) 393-0690. Fax: (203) 393-0196

Architect: Mulvanny G2 Architects, [illegible], Bellevue, WA 98004. Tel: (425) 463-2000. Fax: (425) 463-2002

Applicant: Costco Wholesale Corporation Co., Inc. c/o [illegible] Realty Development, 500 Old Country Road, Garden City, NY 11530. Tel: (516) 741-0400. Fax: (516) 741-7128

TRC

TRC Engineers, Inc., 7 Skyline Drive, Hawthorne, New York 10532. Tel: (914) 592-4040. Fax: (914) 592-5046

© TRC Engineers, Inc.

[illegible]

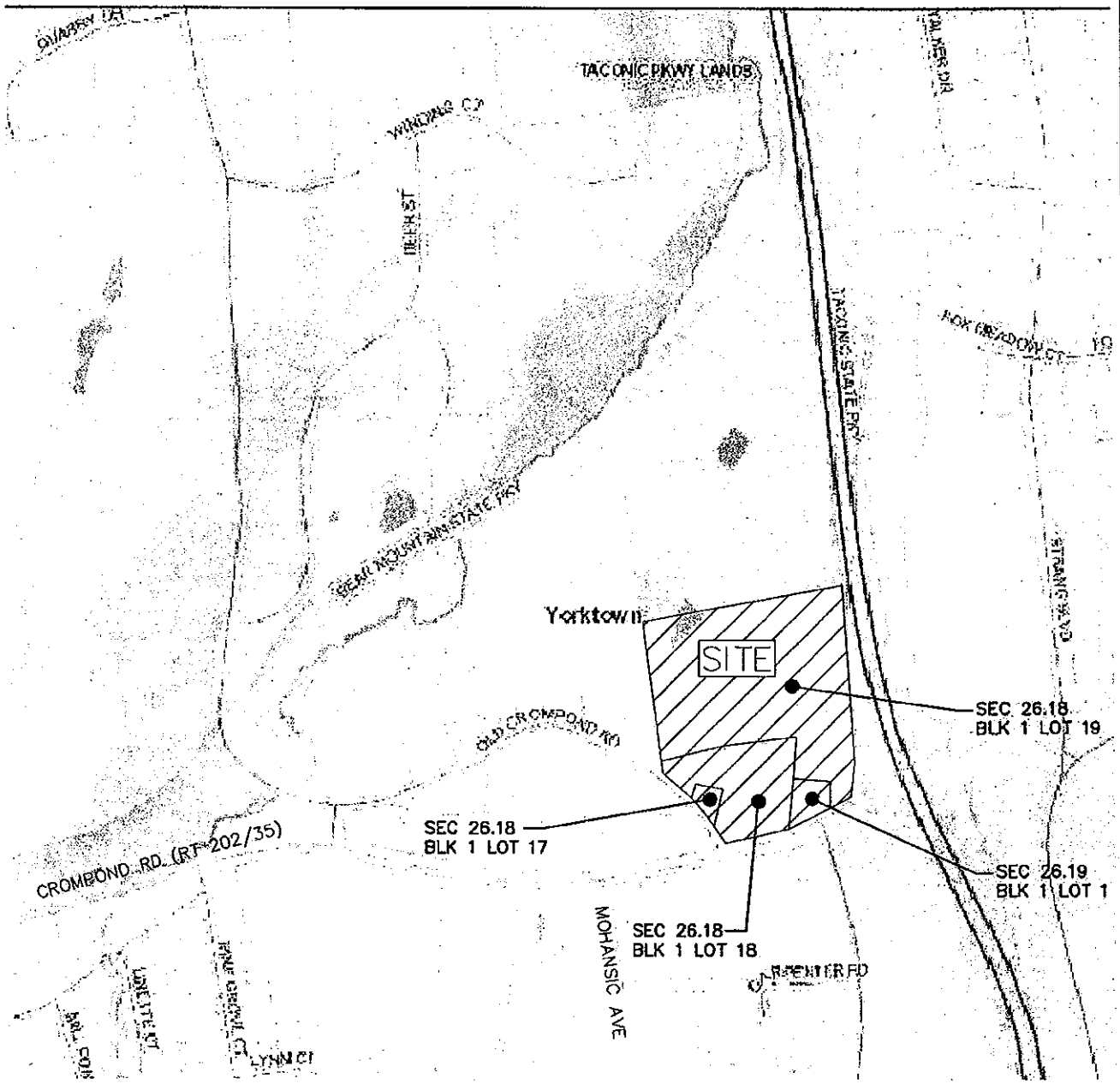
COSTCO WHOLESALE

U.S. Route 202 / N.Y. Route 35
Yorktown, New York

TITLE:

Preliminary Site Plan

SCALE:	1"=30'
DATE:	[illegible]
DRAWN BY:	[illegible]
CHECKED BY:	[illegible]
PROJECT:	[illegible]
DRAWING NO.:	SP-3



TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532
Tel: (914) 592-4040
Fax: (914) 592-5046
www.trcsolutions.com

Site Location Map
Proposed Costco

Project No. 165213
Scale NTS

© TRC Engineers, Inc.

Exhibit II-1

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7 Skyline Drive
Hawthorne, NY 10532

914.592.4040 PHONE
914.592.5046 FAX

www.TRCsolutions.com

March 24, 2011

Mr. Matthew Geho
Operations Director
Northern Westchester Joint Water Works
2065 East Main Street
Cortlandt Manor, NY 10567
Fax: (914) 737-7344 ✓

RE: Request for Water Use Records
Proposed Costco Wholesale
3200 Crompond Road
Yorktown, NY

Dear Mr. Geho:

TRC Engineers Inc. is preparing an Environmental Impact Statement as part of an application to the Town of Yorktown for a proposed Costco Wholesale on Route 202/35 in the Town of Yorktown, NY. Within the DEIS we are required to address water supply for the project and we plan to include a description of the water supply system.

We have had previous discussions with the representatives of the Yorktown Consolidated Water District (YCWD) and understand that water to the District is provided by the Northern Westchester Joint Water Works (NWJWW). We further understand that water is supplied from the Amawalk and Cortlandt Manor Water Treatment Plants (WTP). We would appreciate your assistance in providing us with information regarding the WTPs and furthering our understanding of the water supply source. We request your input relative to the following information:

- Addresses of the Amawalk and Cortlandt Manor WPTs
- Each WTP treatment capacities
- Plant average daily and maximum flow (What percent of the flow goes to Yorktown?)
- Quantity of water flow provided to Yorktown from both WTPs (perhaps a three year record of your billing records so we can understand the average daily flow and monthly/seasonal fluctuations).
- General information brochure about the NWJWW, if available.

We appreciate your assistance in this regard. I can be available to meet with you or speak to you be telephone to help clarify any questions and expedite the matter. Thank you for your cooperation.

Very truly yours,
TRC Engineers, Inc.

Tom Holmes

Thomas D. Holmes
Project Manager

Q:\PROJECTS160\165213\Ltr\Will Serve Ltr - water.doc

(1) ✓

VII. APPENDICES

L. Correspondence

- Applicant

Holmes, Thomas (Hawthorne,NY-US)

From: Albert A. Capellini <aacapellini@aim.com>
Sent: Friday, February 03, 2012 9:19 AM
To: Holmes, Thomas (Hawthorne,NY-US)
Subject: Re: DEIS Comment - Sewer District
Attachments: Old_Crompond_Rd.2.3.12.pdf

Tom,

I sent out three letters to the Adrian Family Partners I L.P. No response on any of them - none of the letters came back to me from the post office. Attached are the copies. If you want an affidavit from me as to those three mailings and no response, I'll be happy to do so, but reaching out to the Adrian Family Partners should no longer be a concern to any one. No one is being forced to join or being involuntary excluded.

Al

Albert A. Capellini, Esq.
1767 Front Street
Yorktown Heights, New York 10598
(914) 962-3311
(914) 962-8145 - Fax

-----Original Message-----
From: Holmes, Thomas (Hawthorne,NY-US) (Hawthorne,NY-US) <THolmes@trcsolutions.com>
To: Albert A. Capellini (aacapellini@aim.com) <aacapellini@aim.com>
Cc: Panayotou, Nick (Hawthorne,NY-US) (Hawthorne,NY-US) <NPanayotou@trcsolutions.com>
Sent: Thu, Feb 2, 2012 11:46 am
Subject: DEIS Comment - Sewer District

Al,

I know you have a vacation coming up. Before you leave can you please provide me with a response to the shaded part of the Town's comment (page 13 of the PD 1/20/12 memo).

5. Page III.H-10: There is no mention of the proposed Temple connection. Proposed new piping material should be included. Applicant states that 11 out of 12 parcels desire to be included in the proposed sewer district extension. The applicant should obtain written documentation from the parcel owner of the one parcel (26.18-1-20) that does not want to be included in the district.

Thanks.

Tom Holmes

Albert A. Capellini
Attorney at Law

1767 Front Street
Yorktown Heights, New York 10598
Telephone: (914) 962-3311
Fax: (914) 962-8145

December 29, 2010

Adrian Family Partners 1 L.P.
2445 Mark Road
Yorktown Heights, New York 10598

Re: Proposed Sewer District – Old Crompond Road & a Portion of Crompond Road

Dear Mr. Adrian:

I represent the developer of the proposed Costco center to be located between the Taconic State Parkway and Old Crompond Road. The developer and some of the residents of Old Crompond Road are meeting on Monday, January 3, 2011, 7:30 p.m., at Town Hall located at 363 Underhill Avenue, Yorktown Heights, New York to discuss the formation of the local sanitary sewer district and its eventual inclusion in the Westchester County Sewer District. You may wish to have your property included in the proposed local sanitary sewer district and in the County sewer district. A proposed map is enclosed.

I urge you to attend the meeting wherein pertinent information regarding the layout and costs of the district will be discussed. Please advise me by phone (914) 962-3311 if you can attend. Thanking you herein, I am,

Very truly yours,

ALBERT A. CAPELLINI

AAC:mlc
Enclosure
UPS - Overnight

Albert A. Capellini
Attorney at Law

1767 Front Street
Yorktown Heights, New York 10598
Telephone: (914) 962-3311
Fax: (914) 962-8145

February 14, 2011

Adrian Family Partners 1 L.P.
2445 Mark Road
Yorktown Heights, New York 10598

Re: Proposed Sewer District –
Old Crompond Road & a Portion of Crompond Road

Dear Mr. Adrian:

The next meeting with the taxpayers of the Old Crompond Road area regarding the proposed sewer district is scheduled for Monday, March 7, 2011 at 7:30 p.m. at Town Hall located at 363 Underhill Avenue, Yorktown Heights, New York

Please advise me by phone (914) 962-3311 if you can attend. Thanking you herein, I am,

Very truly yours,

A. Capellini (AAC)
ALBERT A. CAPELLINI

AAC:mlc
Enclosure

Albert A. Capellini
Attorney at Law

1767 Front Street
Yorktown Heights, New York 10598
Telephone: (914) 962-3311
Fax: (914) 962-8145

January 31, 2011

Adrian Family Partners 1 L.P.
2445 Mark Road
Yorktown Heights, New York 10598

Re: Costco Sewer District Extension

Dear Mr. Adrian:

On 1/3/2011, Costco representatives met with several homeowners on Old Crompond Road to discuss the proposed sewer district and its costs. As a follow up to that meeting, we have obtained information from Westchester County regarding the Westchester County Sewer District buy-in and the Westchester County sewer district maintenance tax, both of which are based on the value of your property adjusted by the equalization rate. Please review the enclosed memo from Christopher Hanzlik of TRC which should answer all your questions. As to the local sewer district (Hunterbrook-Yorktown) the cost to you is based on a unit formula; and that formula is also enclosed so you can compute your total tax liability for district inclusion. Of course, all of the figures are based on the rates presently in effect and are subject to change.

Please reflect on the foregoing and we will advise you of the next meeting.

Very truly yours,

Albert A. Capellini (mlc)
ALBERT A. CAPELLINI

AAC:mlc
Enc.:

Memorandum - Discussion with Westchester County
Charges for Connection to the Peekskill Sanitary Sewer District
January 13, 2011

On January 4, 2011, TRC contacted and spoke with Mr. Mike Coley and Marion Pompa, P.E. from the Westchester County Department of Environmental Facilities (WCDEF) in order to obtain more detailed information about the costs associated with the annexation of the Costco site and other parcels into the Peekskill Sanitary Sewer District.

Based on our discussions, there will be two County levies imposed on the parcel(s) once they are added to the Peekskill Sanitary Sewer District.

District "Buy-In Costs"
This is a one-time charge, amortized over ten (10) years, paid by annexed/new parcels in order to offset their impact and allow them to "catch up" with the parcels already in the District. The costs are determined by the following formula:

Buy-In Cost = (Parcel FEV/District FEV) X (District Debt Service Value)

FEV means "Fully Equalized Value." The Parcel FEV is determined differently for new construction versus existing improved parcels. For the proposed Costco, the Parcel FEV would be the equal to the total building and site construction costs, as approved by the Town of Yorktown. For the existing improved parcels, the Parcel FEV is determined by taking the parcel's Town tax assessment value and dividing it by the Town's tax equalization rate, which currently is at 2.2%.

The District FEV and Debt Service Value numbers are provided by the County and are updated yearly. The District FEV, which is the total value of all improved parcels within the District, is currently equal to $7.464 Billion. The District Debt Service Value is currently set at $23.254 Million. These values are valid until March/April 2011.

If, for example, the construction cost of the proposed Costco is $20 Million, the Buy-In Cost would be equal to ($20 Million/$7.464 Billion) X ($23.254 Million), or $62,310. Since the Buy-In Cost is over a 10-year period, the annual payment would be $6,231/year.

In the case of an existing improved parcel with a $10,000 assessed value, its Parcel FEV would be $10,000/2.2%, or $454,545. Therefore, the Buy-In Cost would be equal to ($454,545/$7.464 Billion) X ($23.254 Million), or $1,416. Since the Buy-In Cost is over a 10-year period, the annual cost would be $141.60/year.

County Sewer Tax.
This is a yearly use charge/tax for each parcel, and is determined by multiplying the Parcel FEV by the County tax rate for the Yorktown portion of the District, which according to the County is currently set at $0.40/$1,000 of Parcel FEV. Therefore, using the existing improved parcel example above with a $10,000 assessed value and FEV of $454,545, the County Sewer Tax would be equal to ($454,545/$1,000) X $0.40, or $182.

For the first ten years after the parcel(s) are added to the Peekskill Sanitary Sewer District, Costco and any other included parcel(s) would pay the annual Buy-In Cost payment plus the County Sewer Tax. After the tenth year, the Buy-In Costs would be paid off and the parcels would then continue to pay the County Sewer Tax. Please note that the above noted costs do not include any local sewer taxes and fees. We will address the local taxes and fees in a separate memo.

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, NY 10532

Main 914.592.4040
Fax 914.592.5046

Memorandum

To: File **Date:** 07/05/2012

From: TDH **Project No.:** 165213-S

CC:
Subject: Peekskill WWTP Flows

I spoke to Bob Sea of the Westchester County Department of Environmental Facilities to clarify the operational wastewater flows at the Peekskill Wastewater Treatment Plant. Bob clarified the following:

Design Flow: 10 MGD
Average Daily Flow (annual) for period between July 2011 through June 2012: 6.6 MGD
Monthly average daily peak flow: 8.1 MGD
Monthly average daily minimal flow: 5.4 MGD

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Memorandum

To:	File	**Date:**	02/23/11
From:	TDH	**Project No.:**	165213
CC:	NFP, AB, CSH email		
Subject:	Costco		

On Wednesday, February 23, 2011 TRC met with representatives (Ken Runddle and Mike ____) of the Yorktown Consolidated Water District (1080 Spillway Road, Shrub Oak).The purpose of the meeting was to gather data regarding water supply to include in the DEIS. Following is a summary of findings:

- We reviewed the District Map (should be available on the Town GIS tab)
- A 24" transmission main traverses the Town, mainly down Route 202 from the east at the Amawalk Water Treatment Plant (WTP) toward the west to the Northern Westchester Joint Water Works (NWJWW), located in Cortlandt.
- The 24" DIP transmission line passes the site frontage on the north side Rte 202 and along Old Crompond Road
- An 8" CIP passes the site along the south side of Route 202 and in Old Crompond Road
- Water service for the project shall be made by connecting to the 8" main
- All the existing service lines must be disconnected at the main.
- New connections must be made with a tee providing 3 valves
- Wet taps are allowed. (Cassidy Excavating Inc., Jeff, 949-8119, has much experience with wet connections and wet line stops (valve installed directly into the line)
- Provide 4' minimum cover
- Provide minimum 18" clear if cross below the transmission line
- The District generally will request system improvements associated with the application (i.e. add hydrants)
- Submit plans / meet with district informally prior to submitting to Town
- Hydrant at BJs 900' west of Old Crompond Road: elevation 346, static pressure = 164 psi, residual pressure = 128 psi, flow = 2954 gpm
- No data on hydrant in Old Crompond Road or at Mohansic Avenue
- 90% of town's water supplied from Amawalk Reservoir WTP; 10% from NWJWW WTP
- WJWW water from Catskill Aquaduct
- 7 storage tanks (1 being decommissioned) within system

- NWJWW = is owned by Yorktown (55%), Montrose and Cortlandt
- Request by email: max, min, avg daily flows for winter and summer pumped from the two WTP
- Request number of customers served
- Water records provided for motel, King Gates and the two residents; Zino's Nursery is on well water

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Memorandum

To:	File	**Date:**	07/05/2012
From:	TDH	**Project No.:**	165213-S
CC:			
Subject:	Peekskill WWTP Flows		

I spoke to Bob Sea (914-813-5406) of the Westchester County Department of Environmental Facilities to clarify the operational wastewater flows at the Peekskill Wastewater Treatment Plant. Bob clarified the following:

Design Flow: 10 MGD
Average Monthly Daily Flow (annual) for period between July 2011 through June 2012: 6.6 MGD
Peak average daily flow for 12 month period: 8.1 MGD
Minimum average daily flow for 12 month period: 5.4 MGD

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Memorandum

To:	Albert A. Capellini, Esq. **VIA E-MAIL**	**Date:**	July 30, 2012
From:	Chris Hanzlik, CPESC, CPSWQ Project Manager	**Project No.:**	165213
CC:	Wilbur Breslin Robert Rosenberg Richard MacDougall Erich Brann Vince Ferrandino		Nick Panayotou, P.E. Ralph Peragine, P.E. Tom Holmes Sharon Robinson, P.E.
Subject:	Proposed Costco Wholesale Discussion with Westchester County - Charges for Connection to the Peekskill Sanitary Sewer District **(UPDATED)**		

As a follow-up to our January 13, 2011 memorandum, TRC contacted and spoke with Marion Pompa, P.E. from the Westchester County Department of Environmental Facilities (WCDEF) in order to obtain updated information about the costs associated with the annexation of the Costco site and other parcels into the Peekskill Sanitary Sewer District.

Based on our discussions, there will be two County levies imposed on the parcel(s) once they are added to the Peekskill Sanitary Sewer District.

District "Buy-In Costs"
This is a one-time charge, amortized over ten (10) years, paid by annexed/new parcels in order to offset their impact and allow them to "catch up" with the parcels already in the District. The costs are determined by the following formula:

Buy-In Cost = (Parcel FEV/District FEV) X (District Debt Service Value)

FEV means "Fully Equalized Value." The Parcel FEV is determined differently for new construction versus existing improved parcels. For the proposed Costco, the Parcel FEV would be the equal to the total building and site construction costs, as approved by the Town of Yorktown. For the existing improved parcels, the Parcel FEV is determined by taking the parcel's Town tax assessment value and dividing it by the Town's tax equalization rate, which for 2012 currently is at 2.59%.

The District FEV and Debt Service Value numbers are provided by the County and are updated yearly. For 2012 the District FEV, which is the total value of all improved parcels within the District,

is currently equal to $6.229 Billion. The District Debt Service Value is currently set at $24.642 Million.

If, for example, the construction cost of the proposed Costco is $25 Million, the Buy-In Cost would be equal to ($25Million/$6.229 Billion) X ($24.642 Million), or $98,900. Since the Buy-In Cost is over a 10-year period, the annual payment would be $9,890/year.

In the case of an existing improved parcel with a $10,000 assessed value, its Parcel FEV would be $10,000/2.59%, or $386,100. Therefore, the Buy-In Cost would be equal to ($386,100/$6.229 Billion) X ($24.642 Million), or $1,527. Since the Buy-In Cost is over a 10-year period, the annual cost would be $152.70/year.

County Sewer Tax.
This is a yearly use charge/tax for each parcel, and is determined by multiplying the Parcel FEV by the County tax rate for the Yorktown portion of the District, which according to the County is currently set at $0.49/$1,000 of Parcel FEV for 2012. This is based on the total taxes collected for the Peekskill district of $3.055 Million.

For Costco, the yearly County Sewer Tax would be equal to ($25 Million/$1,000) X $0.49, or $12,250. Using the existing improved parcel example above with a $10,000 assessed value and FEV of $386,100, the County Sewer Tax would be equal to ($386,100/$1,000) X $0.49, or $189.

For the first ten years after the parcel(s) are added to the Peekskill Sanitary Sewer District, Costco and any other included parcel(s) would pay the annual Buy-In Cost payment plus the County Sewer Tax. After the tenth year, the Buy-In Costs would be paid off and the parcels would then continue to pay the County Sewer Tax. Please note that the above noted costs do not include any local sewer taxes and fees. We will address the local taxes and fees in a separate memo.

In addition to the connection cost issues, other issues relative to the annexation process and connection requirements were discussed and are summarized below:

- In the past, the County has processed requests for changes in sewer district boundaries based on adding or deleting either individual or multiple parcels. The Town of Yorktown can decide what type of request/resolution to submit; however, for a multiple parcel request, 51% of the affected parcels must agree to be included in the District.
- With respect to connection requirements for those parcels included in the expanded District, the Westchester County Sanitary Code states that property owners are legally obligated to connect when sewer infrastructure is available and operational. Enforcement of the requirement to connect, which is the responsibility of the Town or the County Department of Health, does not always occur.
- Final design plans for the sewer extension to serve Costco also need to include service connections to the property line at a minimum for the other parcels that agree to be included in the District. The County indicated that they have seen other proposals where the service lines extend further into the properties (e.g. if the property has an existing septic system, the service

line is extended to the existing septic tank) as an added positive benefit to the property owners. Of course, the extent of any additional work would have to be agreed to by the developer.

Do not hesitate to contact us if there are any questions or to discuss further.

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Holmes, Thomas (Hawthorne,NY-US)

From: Cea, Robert <rac3@westchestergov.com>
Sent: Wednesday, August 22, 2012 12:24 PM
To: Holmes, Thomas (Hawthorne,NY-US)
Subject: RE: Costco - Peekskill WWTP flow data

OK

From: Holmes, Thomas (Hawthorne,NY-US) [THolmes@trcsolutions.com]
Sent: Wednesday, August 22, 2012 10:50 AM
To: Cea, Robert
Cc: Sharon Robinson (sharon@yorktownny.org)
Subject: Costco - Peekskill WWTP flow data

Bob,

Thanks for clarifying the flow data for the Peekskill WWTP as we had previously discussed. I summarize the data as follows:

WWTP design flow is summarized as follows:

- WWTP has a permitted monthly average daily flow of 10 million gallons per day (MGD)
- WWTP has a maximum hydraulic flow capacity of 25 MGD.

The following data is summarized as measured during the 12-month period of July 2011 through June 2012:

- annual monthly average daily flow of 6.6 MGD (12 monthly average daily flows over the specified 12-month period averaged together to provide an annual average)
- the highest monthly average daily flow was 8.1 MGD and
- the highest average daily flow was 23.1 MGD.

Please confirm that my understanding as described above is accurate. Thanks for your assistance.

Tom Holmes

Thomas D. Holmes
Project Manager

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Memorandum

To:	Albert A. Capellini, Esq.	**Date:**	August 30, 2012
From:	Chris Hanzlik, CPESC, CPSWQ Project Manager	**Project No.**:	165213
CC:	Wilbur Breslin Robert Rosenberg Richard MacDougall Erich Brann Vince Ferrandino		Nick Panayotou, P.E. Ralph Peragine, P.E. Tom Holmes Sharon Robinson, P.E.
Subject:	Proposed Costco Wholesale Discussion with Yorktown - Charges for Connection to the Town Hunterbrook Sewer District (**UPDATED)**		

As a follow-up to our January 26, 2011 Memo discussing the Charges for Connection to the Town Hunterbrook Sewer District, TRC has obtained updated information from the Town of Yorktown about the costs associated with the proposed connection of the Costco site and other parcels to the Town's Hunterbrook Sewer District. With the proposed annexation of the Costco site and other parcels into the County's Peekskill Sanitary Sewer District, the affected parcels would also become part of the Hunterbrook Sewer District.

Based on information provided by the Town of Yorktown, the 2012 Operating Budget for the local Hunterbrook Sewer District was $293,020, down from $319,854 in 2010. The revenue for that Budget is collected by taxing the "Units of Benefitted Properties" within the Hunterbrook District. The Units for each property within the District are calculated by a complex formula based on various factors, including use (residential vs. commercial), lot area (in square feet), road frontage, and building area (for commercial properties). According to the Town's March 2012 assessment, there were a total of 1,643.35 Units in the District, up from the 1,635.31 Units in 2010. Therefore, the updated 2012 Tax Rate for the Hunterbrook District is determined by dividing the Operating Budget by the number of Units:

2012 Tax Rate = $293,020/1643.35 Units = $178.3065/Unit

The Tax Rate can vary by increasing the Operating Budget and/or the number of Units. With the proposed annexation of the Costco site and other parcels along Crompond and Old Crompond Roads, including the Temple parcel, there would be increase of 375.119 Units within the Hunterbrook Sewer

District as determined by the attached spreadsheet provided by the Town. Please note that the Temple unit count is based on the undeveloped parcel, with no certainty of future development.

Based on the assumption that the District Operating Budget remains unchanged for 2013, the projected 2013 Tax Rate would actually decrease compared to 2012 and 2010 because the costs would be spread over a "wider tax base:"

2013 Tax Rate (projected) = $293,020/ (1,643.35 + 375.119) Units = $145.1694/Unit

TRC used this projected 2013 Tax Rate in order to calculate at the bottom of the attached spreadsheet the projected Hunterbrook District tax assessments for the Costco site and other parcels along Crompond and Old Crompond Roads. The projected assessment for the Costco site would be approximately $47,813. With respect to the parcels/properties along Old Crompond Road, the projected Hunterbrook District tax assessment would range between $236 and $853, depending on the particular parcel.

Keep in mind that the projected 2013 Tax Rate could change based on a change (i.e. increase) to the actual 2013 Operating Budget by the Town. However, barring any significant increase in the Operating Budget for 2013, TRC believes that the calculated assessment values are accurate enough for discussion purposes with interested property owners, and for inclusion in the DEIS. It is our understanding from the discussions with Sharon Robinson that there are no other local sewer costs that need to be considered.

Do not hesitate to contact us if there are any questions or to discuss further.

Attachment: Spreadsheet – Formula for Calculating Units of Benefitted Properties in a Sewer District (Revised August 30, 2012)

FORMULA FOR CALCULATING UNITS OF BENEFITTED PROPERTIES IN A SEWER DISTRICT

		Proposed Costco				Temple	Old Crompond Road										
	Section:	26.18	26.18	26.18	26.19	36.06	26.18	26.18	26.18	26.18	26.18	26.18	26.18	26.18	26.18	26.18	26.18
Costco SEWER DISTRICT	**Block:**	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1
	Lot:	17	18	19	1	72	9	10	11	14	15	16	20	21	22	12	13
	Use:	453	453	453	453	484	210	210	210	210	210	210	330	210	210	210	210
	Lot Area (s.f.):	8712	151153	690861	21780	534045	112820	19602	49222	173368	257875	387684	121096	22500	23086	13503	20473
	Road Frontage (l.f.):	112.91	584.5	70	246.62	732.47	200	26.34	28.33	37.98	353	298	413.56	124.51	173.65	161.4	81.71
	Building Area (s.f.):	151092	0	0	0	0											
	# of Apartments:																
	Assessed Value:																
CLASSIFICATION:	**UNIT VALUE:**																
1. One Family Dwelling, zoned and used for residence	1.000	0.000	0.000	0.000	0.000	0.000	1.000	1.000	1.000	2.000	1.000	1.000	0.000	1.000	1.000	1.000	1.000
2. For two or more family dwelling - for each apartment	1.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3. For each dwelling or building connected to the system, or such connection is available	0.700	0.700	0.000	0.000	0.000	0.700	0.700	0.700	0.700	0.700	0.700	0.700	0.000	0.700	0.700	0.700	0.700
4. For each 1,000 s.f. of lot area (zoned residential)	0.010	0.000	0.000	0.000	0.000	0.000	1.128	0.196	0.492	1.734	2.579	3.877	1.211	0.225	0.231	0.135	0.205
5. For each foot of street frontage (residential)	0.001	0.000	0.000	0.000	0.000	0.000	0.200	0.026	0.028	0.038	0.353	0.298	0.414	0.125	0.174	0.161	0.082
(Where sewer trunk line facility not redily available)	0.100																
6. One family dwelling zoned for residence and partially used for business or an accessory non-residence use	2.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
7. Non-residential buildings, not occupied, not used or available for a business or industrial use for each 1,000 s.f. of floor area or fraction thereof exceeding 250 s.f.	1.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
8. For commercial business or industrial buildings the first 500 s.f. or less of floor area	2.000	2.000	2.000	2.000	2.000	2.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
For each additional 100 s.f. of floor area or major fraction thereof	0.200	301.184	0.000	0.000	0.000	-1.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9. For each 1,000 s.f. of lot area (zoned for a non-residential use)	0.020	0.174	3.023	13.817	0.436	10.681	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10. For each foot of street frontage (non-residential)	0.002	0.226	1.169	0.140	0.493	1.465	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
11. For all structures, improvements and appurtenances of public utilities for the first $5,000 of assessed value	1.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
For each additional $1,000 or major fraction thereof	0.200	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
12. Non-commercial multiple dwelling-dormitory type building occupied or available for occupancy - for the first 500 s.f. or less of floor area	1.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
For each additional 100 s.f. of floor area or major fraction thereof	0.200	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL UNITS:	375.119	**304.284**	**6.192**	**15.957**	**2.929**	**13.846**	**3.028**	**1.922**	**2.221**	**4.472**	**4.632**	**5.875**	**1.625**	**2.050**	**2.105**	**1.996**	**1.986**
	2013 TAX RATE																
PROJECTED TAX - HUNTERBROOK SEWER DISTRICT	**$145.1694**	**$47,813.31**				**$2,009.99**	**$439.60**	**$279.07**	**$322.36**	**$649.15**	**$672.39**	**$852.85**	**$235.83**	**$297.53**	**$305.51**	**$289.82**	**$288.37**
	(Projected)																

January 26, 2011
Revised June 7, 2012
Revised August 30, 2012
TRC Engineers, Inc.