

FULL-ENVIRONMENTAL ASSESSMENT FORM (PARTS 1 & 2)

**NEW GUIDING EYES FOR THE BLIND FACILITY
HEADQUARTERS AND TRAINING CENTER FACILITY
3241 CROMPOND ROAD
TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK**



DATED: JANUARY 9, 2023

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**PROJECT NARRATIVE FOR THE FULL-EAF
NEW GUIDING EYES FOR THE BLIND FACILITY
HEADQUARTERS AND TRAINING CENTER FACILITY**

FIGURES 1 THROUGH 5

**ATTACHMENTS TO FULL-EAF NARRATIVE
GUIDING EYES FOR THE BLIND FACILITY**

TRAFFIC IMPACT STUDY (UNDER SEPARATE COVER)

PROJECT CONTRIBUTORS:

**BDA ARCHITECTS, P.C, BUILDING DESIGNS FOR ANIMALES, LLC,
CBRE: GLOBAL COMMERCIAL REAL ESTATE SERVICES
COLLIERS ENGINEERING & DESIGN
ENVIRONMENTAL COMPLIANCE SERVICES, INC.
GUIDING EYES FOR THE BLIND
SITE DESIGN CONSULTANTS
WARD CARPENTER ENGINEERS, INC.
ZARIN & STEINMETZ, LLP**

FULL-ENVIRONMENTAL ASSESSMENT FORM (PART 1)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.) (See Full-EAF Project Narrative, Part 1, Item B)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1549 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1549 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1549 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres plus 0.69 ac. for Landfill Cap
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months **Single Phase;**

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes: For new facility building foundation and parking areas; excess soils will be used to construct a soil cap across the on-site inactive non-hazardous landfill.

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: Storm water management practices; soil stabilization, green infrastructure, and infiltration practices designed up to the 100-year flood (0.27 acres).

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Existing water supply will be extended from public water supply main located in Mohansic Avenue for building service (potable & fire protection).
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Maximum area to be worked at any one time will be 2.78-acres. Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

(See Full-EAF Project Narrative, Part 1, Item D.2., j.)

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____. Pending Completion of Traffic Study Report;

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
Pending Completion of Traffic Study Report;

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces <small>Driveway/Parking (Residence Driveway; Signs Ink Driveway & Parking)</small>			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (Existing Landfill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes: (See Full-EAF Project Narrative, Part 1, Item E.1. f. & h.)
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database Inactive Landfill Under the NYSDEC Inactive Landfill Initiative, Database ID No. 3046;
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? _____ • Explain: _____ _____ _____	See above;	<input type="checkbox"/> Yes <input type="checkbox"/> No
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project site? _____ feet		
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%		<input type="checkbox"/> Yes <input type="checkbox"/> No
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %		
d. What is the average depth to the water table on the project site? Average: _____ feet		
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained _____ % of site		
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site		
g. Are there any unique geologic features on the project site? If Yes, describe: _____ _____		<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Surface water features.		
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?		<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.		
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:		
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____		
i. Is the project site in a designated Floodway?		<input type="checkbox"/> Yes <input type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?		<input type="checkbox"/> Yes <input type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?		<input type="checkbox"/> Yes <input type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes:		<input type="checkbox"/> Yes <input type="checkbox"/> No
i. Name of aquifer: _____		

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ <u>Pending confirmation through the NYS Natural Heritage Program,</u> <u>late January/early February 2023.</u></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: <u>Pending confirmation through the NYS Natural Heritage Program, late January/early February 2023.</u></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: (See Full-EAF Project Narrative, Part 1, Item E.3.e.)</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature W. [Signature] Title _____

FULL-ENVIRONMENTAL ASSESSMENT FORM (PART 2)

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>		(See Full-EAF Project Narrative, Part 2 Item 1)	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4. (See Full-EAF Project Narrative, Part 2 Item 3)</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
		NOT APPLICABLE	

4. Impact on groundwater			
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding			
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8. (See Full-EAF Project Narrative, Part 2 Item 7)</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/> Pending	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/> Pending	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/> Pending	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/> Pending	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/> Pending	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/> Pending	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/> Pending	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) (See Full-EAF Project Narrative, Part 2 Item 9) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) (See Full-EAF Project Narrative, Part 2 Item 11) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) (See Full-EAF Project Narrative, Part 2 Item 13) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) (See Full-EAF Project Narrative, Part 2 Item 14) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) (See Full-EAF Project Narrative, Part 2 Item 15) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

NOT APPLICABLE

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) NO YES
If "Yes", answer questions a - m. If "No", go to Section 17. (See Full-EAF Project Narrative, Part 2 Item 16)

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	NOT APPLICABLE <input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	NOT APPLICABLE <input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

NO

YES

(See Part 1. C.1, C.2. and C.3.)

(See Full-EAF Project Narrative, Part 2 Item 17)

If “Yes”, answer questions a - h. If “No”, go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

NO

YES

(See Part 1. C.2, C.3, D.2, E.3)

If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PROJECT NARRATIVE
FULL-ENVIRONMENTAL ASSESSMENT FORM
NEW GUIDING EYES FOR THE BLIND FACILITY
HEADQUARTERS AND TRAINING CENTER
(JANUARY 2023)

PART 1 - PROJECT AND SETTING

Item A - Project and Applicant/Sponsor Information (continued):

The overall design concept for the proposed building exterior is inspired by the existing Guiding Eyes for the Blind structural designs, comprised of traditional colonial style architecture with siding, asphalt shingle roofing, classical columns, detailed trim work, and divided light windows with shutters (Figure 2). The proposed facility building design consists of a two-story main building with several single-story appendages extending outward from the main building. The building's first floor will include a front entrance, lobby and receiving area with access to an elevator and escalator to reach the second floor of the building. The first-floor level will house a veterinary hospital, a multipurpose room, and all support and utility spaces. The appendage elements will provide all animal housing space and training pods. A total of 11 pods to allow up to 20 dogs each, or 220 dogs' total. The second floor of the main building will house all staff offices and administration spaces (Figure 3).

Site Circulation

Vehicles will enter and exit the new facility from the driveway off Mohansic Avenue which joins with two parking areas at the east (front) side of the building, with connecting sidewalks to bring people from the parking lot to various building entry points. Staff can also loop around the entire building stopping as needed for loading and unloading. This loop will be enclosed with security fencing to help ensure the safety of animals on the move. Delivery and utility trucks would enter and exit the same as all vehicles; a southern drive is provided with extra width to accommodate delivery trucks near the delivery and utility elements of the building.

A total of 65 parking spaces are proposed for the main building which includes 2 handicap spaces, 63 standard spaces of which 29 spaces will be designated for employees and facility vans and other related service vehicles.

Building Entries

In addition to the main building entrance where staff and the public can enter, several entry/exit points were incorporated into the building design to facilitate the flow of staff and dogs to the most important facility components within the first level of the building. Dedicated entries to the veterinary hospital and the multi-purpose room will be utilized for events or community outreach gatherings; a delivery/maintenance entrance along the south side of the building will include an overhead garage door opening for pallet drop-offs or large dimension deliveries. In addition, two staff entrance/exits at the north and south ends of the facility are provided for quick access to the upper second-floor level. Around the outer perimeter of the building a one-way staff-only drive will be provided to allow staff to drive up close to each individual animal pod for easy pick-up and drop-off of dogs. Several pick-up/drop-off entry points around the perimeter of the

11 pods are provided to allow staff to quickly transfer dogs from any single pod to a vehicle without having to travel through other pods, or any other parts of the main building (Figure 3).

Animal Housing, Exterior Yards and Covered Exteriors

Proposed animal pods have been designed in a modular style, each with windows to provide natural light at the ground level, as well as taller clear story windows designed as cupola style pop-ups on the roof. These pop-ups provide the opportunity to allow more natural light deep into the pod areas as natural light has several added health benefits for both animals and staff including regulated circadian rhythm, faster recovering times, and better moods. The exterior walls of the animal housing pods will consist of CMU block as opposed to the rest of the building which consists mainly of shiplap siding. The CMU block is more durable and the most appropriate material for inside the yards which may be exposed to wear and tear from dogs and from constant washing and cleaning. The rest of the yards are enclosed with a white vinyl fence.

Each pod will have two adjoining yard enclosures designed to be partially covered and partially open. Each yard will have a mix of ground cover materials including concrete and/or synthetic turf (Figure 4). One shared exercise or training yard will be centrally located towards the north end of the property a distance away from existing residential area situated to the south (Figure 3). This yard is designed to be utilized by all pods, as needed.

The covered exterior areas are considered very important components of the overall facility design as it will provide protection from the elements with a covered exterior walkway system. The system allows staff and animals to move freely between pods, yards, and even out to staff vehicles all while staying under cover.

Proposed Building Height

The height of the main building will reach a maximum elevation of 30 feet from the surface, which complies with the allowed maximum height under the Town of Yorktown Code for the Planned Interchange (IN) zone. All other roof lines will be below this elevation (Figure 5).

Operational Noise Mitigation

Guiding Eyes for the Blind understands that the sound of barking dogs would be a concern to residential neighbors to the south of the property. Considering this, the building design and its location is positioned where most exterior dog yards are concealed from the south. In fact, most dog yards are surrounded by building mass on two or more sides. For a few south facing yards where no building mass exists, a secondary fence with attached sound absorbing materials will be utilized as both a security measure and for additional noise control. To help further mitigate daily noise, Guiding Eyes for the Blind proposes to construct a soil berm along the southern end of the property to buffer (mitigate) noise potentials between the kennels and residential properties to the south. Atop the berm and within the land area beyond the berm and south property boundary line, tightly landscaped trees, shrubs, and ground cover will be planted to further provide an additional sound buffer, as well as a visual buffer. It is important to note that at no time will any dogs be left outside the building after daily hours of operations including on weekends and holidays.

Waste Management

Refuse (solid waste) and recyclables generated by the facility will continue to be picked up by the Suburban Carting Company of Briarcliff Manor, New York, Monday through Friday. Sanitary waste water will be directed to the Yorktown Wastewater Treatment Plant; dog waste generated daily will continue to be contained within a holding tank and pumped every three-months to the Yorktown Wastewater Treatment Plant. No form of on-site waste disposal or waste/wastewater treatment will take place on the property.

Site Topography and Existing Conditions

Most of the site consists of a mature hardwood woodland (9.46-acres) with a 5 to 8 percent slope towards the west, northwest and north property boundaries of the site. The ground surface at the northwest-central area of the site, in proximity to Signs Ink (3255 Crompond Road), is irregular due to prior excavations and burial of Construction & Demolition (C&D) debris originating during the 1970's through the 1980's. This landfill area is approximately 1-acre in size and was investigated as part of a Test Pit Investigation, during June 2022; the Investigation confirmed that the area contains limited volumes of C&D waste at or below the surface. An adjoining 2.5-acre area, immediately south of the 1-acre area, was also investigated and determined to be clear of any prior C&D waste deposition. The 3.5-acre portion of the property has been designated by the New York State Department of Environmental Conservation (NYSDEC) as the "Crompond Road Landfill" and is a listed site under the State's Inactive Landfills Initiative Program. The focus of the Program is to assess inactive landfills in the State for potential impacts to drinking water sources and other potential receptors, and implementation of investigations for corrective action.

During July 2022, a document entitled "*Summary Report-Test Pit Investigation Findings, Proposed Remedial Action, and End Use Plan for the Crompond Road Landfill Site, 3241 Crompond Road, Westchester County, Town of Yorktown, New York*", was submitted by Guiding Eyes for the Blind to the NYSDEC for review. Subsequently, the NYSDEC accepted all field findings, as well as a conceptual closure plan designed to construct a 24-inch soil cap (18-inches of a loam soil cap and 6-inches of topsoil for ground cover growth) across the affected 1-acre area. The cap is regarded as a remedial measure designed to prevent infiltration and contamination from being discharged to on-site/off-site surface water and groundwater resources. In addition, the NYSDEC acknowledged that the adjoining 2.5-acre investigated area is no longer considered a landfill. Attachment B contains a plan sheet entitled "Landfill Cap Plans" (Sheet 5 of 7) which was included in the above noted Summary Report and presents a conceptual closure plan for the 1-acre inactive landfill area.

A Deed Restriction will be developed (an Institutional Control) to ensure that the property owner is prohibited from disturbing the 1-acre landfill area, and will periodically inspect and maintain the integrity of the soil cap, as necessary. The cap will be constructed concurrently with the excavation and construction of the new Guiding Eyes for the Blind facility foundation and site grading; excavated soil will be transported to the landfill via a gravel access road originating at the northwest limits of the facility. A final Landfill Closure Plan is currently being prepared for submission to the NYSDEC; a copy of the Plan will concurrently be provided to the Town Supervisor's office, as well as the Town Planning Board members.

It is important to note that former occupants of the abandoned on-site house utilized fuel oil for space heating, which was stored within an underground storage tank along the east outside basement wall of the residence. After completing the Test Pit Investigation, the tank and piping system was excavated and determined not to be leaking. The tank and piping will be removed and disposed of in accordance with all applicable State and Federal requirements, by a qualified tank remediation firm. These activities will be completed prior to the demolition of the residence as part of preparation for grading, excavation, and construction of the new facility. All waste generated by demolition activities will be performed by a qualified firm, and all waste materials will be properly disposed and or processed at off-site NYSDEC permitted disposal and/or C&D processing facilities.

Wetland and Streams

A sizable freshwater wetland lies at the western limits of the parcel and south of Signs Ink. Stream flow originating from the wetland flows to the north through two culverts situated below Crompond Road. Wetlands also exist at the eastern limits of the property which directs surface water (intermittent flow) to the north and west to a culvert below Crompond Road, east of the Signs Ink property. Proposed actions within or in proximity to on-site wetlands and streams are regulated by the Town of Yorktown and the US Army Corps of Engineers (USACE), none of these resources are mapped by the NYSDEC as designated/regulated wetlands. Attachment C, "Existing Conditions & Demo Plan" (Plan Sheet 3 of 7) presents several of the above noted site conditions including wetlands, streams and trees proposed to be removed for site development, as well as the limits of demolition for the existing on-site house and electrical service.

During October 2022, Environmental Compliance Services, Inc. (ECSI) delineated all on-site wetlands and streams in accordance with Town, NYSDEC and US Army Corps of Engineers (USACE) methods and procedures. Subsequently, ECSI prepared a Wetland Delineation Report which has been submitted under separate cover to the Town Planning Board, concurrently with this Full EAF.

Town and US Army Corps of Engineers Permitting

A Wetlands Permit application will be submitted to the Town Planning Board for the taking of 677-square feet (0.016 acres) of regulated wetlands necessary for the construction of the proposed driveway entrance west of Mohansic Avenue. In addition, the application include indication that the construction of the soil cap across the on-site 1-acre inactive landfill will take place within the 100-foot buffer setback of the stream which flows east to west, south of Crompond. The Wetlands Permit application will include a proposed mitigation plan to address these activities. It is envisioned at this time that a Nationwide Permit (#18, Minor Discharges) will be obtained from the USACE for minimal fill placement and excavation to facilitate construction of the driveway entrance crossing west of Mohansic Avenue. Further, ECSI will request the Planning Board's consideration to reduce the amount of mitigation resulting from encroachment of cap construction activities as the cap is a positive remedy for mitigating existing contaminant discharge potentials identified by the NYSDEC, which will remediate existing discharge potentials to on-site and off-site waterways including the Croton Reservoir.

Item D.2.(c), Use and Demand for Water Supply:

As noted, the proposed development will demand 3,000 gallons of potable water supply per day (gpd). Water supply source distribution lines are available in proximity to the proposed project site, within Mohansic Avenue.

The Yorktown Consolidated Water District will provide the water supply for the proposed project, which obtains water from the Amawalk Reservoir and the Catskill Aqueduct. These sources have and continue to provide Yorktown with a reliable volume of potable water supplies for existing and future residents. The Yorktown Consolidated Water District is part of the Northern Westchester Joint Water Works (NWJWW) which is a collaboration between the Town of Yorktown, Somers, Cortlandt and the Montrose Improvement District. The NWJWW utilizes two conventional surface water treatment plants to produce 7.46 (seasonal range of 3.4 to 11.7 MPG) Million Gallons per Day of water supply. With a combined maximum of 15.0 MGD, the NWJWW has sufficient capacity for future growth.

As part of the Site Plan Approval process, the Applicant will file an application with the Town Water Department to begin the process of obtaining approval for obtaining water supply for the proposed development. As part of this process, concerns for impacts to the existing water supply system and provisions for water conservation practices will be discussed with the Town Planning Board.

Item D.2. (j), Potential Increase in Traffic Above Existing Levels

Based on the expected number of employees and potential maximum visitors to the new Guiding Eyes for the Blind facility, it is expected that potential increases in traffic significantly above existing levels (construction and operation of the facility) is not expected to result in significant adverse impacts for the immediately surrounding area. This and other analyses will be documented in a Traffic Impact Study Report, as prepared by Colliers Engineering & Design of Valhalla, New York, who has been retained by the Applicant to address potential traffic related issues. Once the Study Report is completed, the Applicant will provide the Town Planning Board with a copy of the Study Report.

Item E.1.(f) & (h), Use of Project Site as a Solid Waste Landfill

As noted above, a portion of the 12.26-acre property site includes an area once used as an inactive C&D landfill since the 1970's. Past inspections performed by NYSDEC staff has resulted in the identification of possible petroleum releases and iron floc after precipitation events within surrounding streams immediately downgradient of the 1-acre landfill area. Based on these and other activities performed at the landfill, the NYSDEC has listed the landfill on the State's register of Inactive Landfills, under the Inactive Landfill Initiative Program (Database ID: 3046). Based on the results of the Test Pit Investigation, Summary Report, and subsequent Conceptual Closure Plan review and approval by the NYSDEC, it has been determined that the best remedy for addressing identified surface water impacts is to construct a soil cap across the 1-acre landfill. Once the cap is completed, the NYSDEC will issue an Institutional Control in the form of a Deed Restriction, to include maintaining the integrity of the soil cap and prohibit certain actions within the limits of the landfill.

Item E.3.(e), Historical and Archeological Resources

Representatives of the Applicant contacted the State Historic Preservation Office (SHPO) was contacted on December 7, 2022 with a request to conduct a review of their files pertaining to the presence of historical and/or archeological resource significance for the site and surrounding area. On December 9, 2022, SHPO provided correspondence indicating that based on their review it is the opinion of the Office of Parks, Recreation and Historic Preservation (OPRHP) that no properties, including archeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the project. A copy of State's correspondence is contained as Attachment D.

PART 2 – IDENTIFICATION OF POTENTIAL PROJECT IMPACTS

Item 1-Impact on Land (b)(d)(e)(f):

Of the 12.26 area project site, 2.78-acres will be disturbed and developed for the main building and parking area construction. An additional 0.69-acres of disturbance will occur for landfill cap construction, including the landfill access road. While portions of the site have slopes greater than 15 percent, areas of the site proposed for facility construction will take place on slopes 0 to 8 percent; areas of the site where construction will take place on slopes 8 to 15 percent will involve construction of retainage along the west and north limits of the 1-acre inactive landfill and an approximate 50-foot section of the proposed access road leading to the landfill area. These activities will be performed in accordance with a construction sequence prepared to minimize surface impacts, and will incorporate various staged storm water management controls and practices to mitigate erosion and sedimentation potentials, as further noted below.

Approximately 10,000-yards of soil will be excavated and utilized on-site for the main facility. Approximately 3,200-yards will be required to be imported to the site in order to compete the main facility. An additional 2,200-yards will also be imported for completion of the 1-acre inactive landfill. Given the above quantities, all development activities will be staged in accordance with a construction sequence necessary to avoid potential project impacts related to land disturbance, and to complete the project in a year's time.

Construction on slopes greater 8 to 15 percent has been minimized as much as practically possible in order to avoid impacts and reduce project costs. Various practices will be considered when working on slopes including use of erosion control blankets, terracing, drainage diversion and staged plantings and seeding to establish grassed stabilization. Prior to construction, the Town Engineer will review a Slope Plan, as well as physically inspect areas of the site planned for construction on slopes. This will serve to minimize such construction and incorporate any additional necessary practices for slope protection and stabilization. These practices will be included in a project specific Stormwater Pollution Prevention Plan (SWPPP) which will be prepared to avoid impacts related to erosion and sedimentation potentials for the project during and after construction.

Item 3-Impacts on Surface Water (d)(e)(h)(i)(j):

The proposed development has the potential to create turbidity conditions within on-site and off-site downgradient waterways, as well as result in erosion, sedimentation (including siltation) within on-site streams and wetlands. These impacts will be mitigated by implementation of a Storm Water Management Plan, including an Erosion and Sediment Control Plan, which will be part of the project specific Storm Water Pollution Prevention Plan (SWPPP). A detailed construction sequence will be contained in the SWPPP to guide the sequence of construction activities which will be focus on implementation of several components aimed at avoiding and continuously avoiding erosion, sedimentation, and water quality impact potentials for the project. Plan sheet 1 of 7 depicts conceptual stormwater management plan components as part of proposed site development (Attachment A). These components include infiltration practices, as well as green infrastructure practices.

It is important to note that the SWPPP will contain supplemental practices and control measures for construction and stabilization of the soil cap atop the 1-acre inactive landfill area. These practices and measures will also be contained in the Final Landfill Closure Plan for NYSDEC review and approval.

All the above noted Plans, and especially the SWPPP, will address potential impacts during and after construction including use of both temporary and permanent state-of-the-art controls (including the two sedimentation basins) and practices necessary to avoid such impact potentials. The Plans will be reviewed by the Town Planning Board and Town Engineer as part of the Site Plan Approval process, as well as by the New York City Department of Environmental Protection (NYCDEP) as the project lies within the NYCDEP Watershed Boundary Area. In addition, the Westchester County Department of Planning will review and comment on the Plans are part of their SEQR Review process. Eventually, the Town of Yorktown Engineer will sign-off on the SWPPP for implementation prior to commencing any construction activities. Further, the NYSDEC will review a Notice-of-Intent for coverage under the Construction General Permit (CGP) and grant acknowledgement of coverage under the currently General Permit for Construction Activities (GP-0-20-001). Given the above, potential impacts to surface waters will be mitigated solely on the site.

After construction completion, application of pesticide, herbicides, and other chemicals as part of lawn care and landscaping will be applied by a qualified and permitted firm experienced with New York State Integrated Pest Control Management practices. These practices will serve to avoid potential impacts to people, property, and the environment.

Item 7-Impacts on Plants and Animals(a)(b)(c)(d)(f)(g)&(i):

Based on a review of the NYSDEC Hudson Valley Natural Resource Mapper, known important areas of rare terrestrial animals have been mapped across most of the site. Considering this indication and the need to confirm if additional indications may exist, representatives for the Applicant (ECSI) contacted the New York Natural Heritage Program on December 7, 2022 with a request that the Program review of their files for the project site. A letter of determination is expected to be provided by the Natural Heritage Program during late January/early February 2023. Once received, the Applicant will provide the Town Planning Board with a copy, by way of updating this Full-EAF Project Narrative.

It is expected that construction of the proposed facility and landfill cap will result in the removal of, or ground disturbance in, a portion of the designated significant natural community areas of the project site. To off-set such potentials, the proposed facility has been situated within an open area of the site to avoid impacts to on-site wetlands and the 100-foot adjacent area, including connecting on-site streams. Unfortunately, a portion of the on-site stream between Crompond Road and the proposed landfill cap will involve encroachment within the Town's regulated 100-foot buffer area, as well as the crossing of a portion of the wetland/stream section at the proposed access driveway location, west of Mohansic Avenue. Further, several trees equal to and greater than 8-inches (at DBH) will need to be removed for the proposed facility and landfill cap construction, including the connecting landfill access road. Considering this, the Applicant will submit applications for a Wetland Permit and a Tree Removal Permit to facilitate a thorough review of impact potentials, as well as to mitigate impacts related to wetland (stream) encroachment and tree removal, in accordance with Town of Yorktown Code, Chapters 178 and 270, respectively. A Tree Survey Report completed by ECSI has been submitted under separate cover with this Full-EAF. Mitigation for tree removal will be provided by the Applicant through discussions with the Town Planning Board as part of the Site Plan review process.

Given that 6.8-acres of undeveloped land will remain intact, this combined with planned mitigation will overall aid in mitigating impact potentials for on-site natural communities, to the fullest extent practical. As implied above, the construction and maintenance of the landfill cap will serve to eliminate infiltration through the waste mass and thus, mitigate previously observed contaminant releases to the adjoining stream sections situated between the Signs Ink property, Crompond Road and the existing landfill area. As such, this remedy will serve to improve the water quality of on-site streams as well as release potentials to downgradient water resources which eventually flow to the Croton Reservoir.

After construction completion, seasonal application of pesticides, herbicides, and other chemicals will be applied periodically within landscaped areas of the facility. To control dispersion, and contamination potentials beyond the facility limits, the applications will be performed by a licensed and qualified NYSDEC permitted firm experienced with New York State Integrated Pest Control Management practices. These practices will serve to avoid potential impacts to people, property, and the environment.

Item 13 - Impact on Transportation:

As noted, Collier Engineering & Design has been retained by the Applicant to evaluate potential traffic impacts generated by the proposed development, and complete a Traffic Impact Study/Report of any potential traffic related impacts for the proposed new Guiding Eyes for the Blind facility, during and after construction.

The Study Report will include collecting existing turning movement traffic counts during the weekday AM and PM peak hours at the following locations: U.S. Route 202, and Mohansic Avenue/Lowe's Access Mohansic Avenue and Park Lane. These counts will be compared with historical data to verify and establish existing traffic volume conditions, as well as existing roadway conditions including, number of lanes and posted speeds.

The Study Report will include existing Traffic Volumes projected to a future design year utilizing a background growth factor based on historical data. Also, traffic from other pending or

approved projects in the immediate area, if identified by the Town, will be estimated, and added to the area roadway network, as well as combined with Projected Traffic Volumes to obtain Design Year No-Build Traffic Volumes. Arrival and Departure Distributions will also be included to assign site Generated Traffic Volumes to the area roadway network, based upon a review of Existing Traffic Volumes. Estimates of site generated traffic will be presented based on information published by the Institute of Transportation Engineers (ITE), as contained in their report entitled “*Trip Generation, 11th Edition, 2021*”, with information provided by Guiding Eyes for the Blind on the expected number of employees and other characteristics. Site Generated Traffic Volumes will be assigned to the roadway network based on the anticipated arrival and departure distributions, and combined with the No-Build Traffic Volumes to obtain the Build Traffic Volumes for peak hours, along with figures prepared to show Existing, Projected, No-Build, Site Generated and Build Traffic Volumes for each of the peak hours.

The Study Report will also include a Capacity Analysis for the above intersections, including the site driveway, for each of the peak hours utilizing the procedures outlined in the “*Highway Capacity Manual, 6th Edition, 2016*”. The analysis will provide the Levels of Service and Average Vehicle Delays for each of the time periods and conditions. Available accident data will be provided from the New York State Department of Transportation (NYSDOT) and summarize in the Study Report to identify any patterns of concern. Based on the results of this analyses, recommendations for improvements will be presented, where necessary.

Item 14 - Impact on Energy

Based on an evaluation of existing kilowatt-hour (kWh) use at the existing Guiding Eyes for the Blind facility for operational year 2022, the total electricity demanded by existing facility operations was 1,752,220 kWh’s. This represents a very conservative worst case evaluation as an estimate of potential electricity demand for new facility as various state-of-the-art equipment and construction materials including energy efficient windows and doors, as well as facility wide insulation materials are expected to reduce energy demand by as much as 30 percent annually. Since Guiding Eyes for the Blind’s operations are being relocated nearby within Yorktown Heights, it is expected that the new facility will not result in any significant demands for energy for the site area and service provider.

It is important to note that the new Guiding Eyes for the Blind facility will also utilize state-of-the-art lighting and equipment (i.e., LED lighting fixtures and appliances) which meet the goals of State energy efficient programs. This combined with materials and equipment manufactured to reduce energy waste will overall further serve to conserve energy.

Item 15 – Impact on Noise, Odor and Light (a)

Operation of heavy equipment and trucks for hauling earth and construction materials during construction hours at the facility and landfill area will occasionally result in exceedances of existing noise levels for immediately surrounding area properties. Also, building construction activities including carpentry and masonry trades will generate noise, but to a much lesser degree than the operation of heavy equipment and trucks. As with typical building construction, these activities will be staged at varying durations near Mohansic Avenue and the south property boundary during noted hours of construction. As such, it is expected that construction noise will not always be generated on a continuous basis, thereby serving to minimize potential noise

(nuisance) impacts. As development construction continues beyond site preparation and utility installations, the use of heavy equipment and material transport trucks will be reduced and both indoor and outdoor building construction activities will generate much less noise levels compared to heavy equipment and material transport truck traffic including onsite soil material loading and tipping at the 1-acre inactive landfill area.

It is important to note that all heavy equipment and material transport trucks will operate with muffler devices to further minimize noise potentials. Backup safety beepers on heavy equipment and vehicles will be activated to a much lesser degree after site work is completed. Cap construction activities will not likely affect nearby residents to the south due to distance beyond a forested area and especially since the landfill area lies at the lowest topographic relief of the site along Crompond Road. Existing remaining forested vegetation along the northern, western, and southern limits of the facility will serve to buffer and distance construction noise to a significant extent. Overall, the timing and various types of construction noise will be reduced over the single-phase period the development is proposed to be completed.

With respect to operational noise produced after facility construction is completed, the various architectural features and measures incorporated into the design of the main building (including construction of a soil berm with landscaping to buffer noise for properties south) will serve to reduce and eliminate operational noise.

The facility will include state-of-the-art exterior lighting for building exteriors including walkways and parking areas designed to reduce stray light and excessive glare while providing suitable illumination for the safety of employees and visitors. Walkway and parking area fixtures will be properly shielded and directed downward to prevent unnecessary glare towards nearby off-site residential receptors. A Lighting Plan will be submitted to the Town Planning Board for review as part of plans to reduce impact potentials related to glare (i.e., excessive light distribution and brightness), and eliminate light-trespass potentials to nearby residential properties.

Item 16 – Impact on Human Health, Exposure to Sources of Contamination (d)(h)(j):

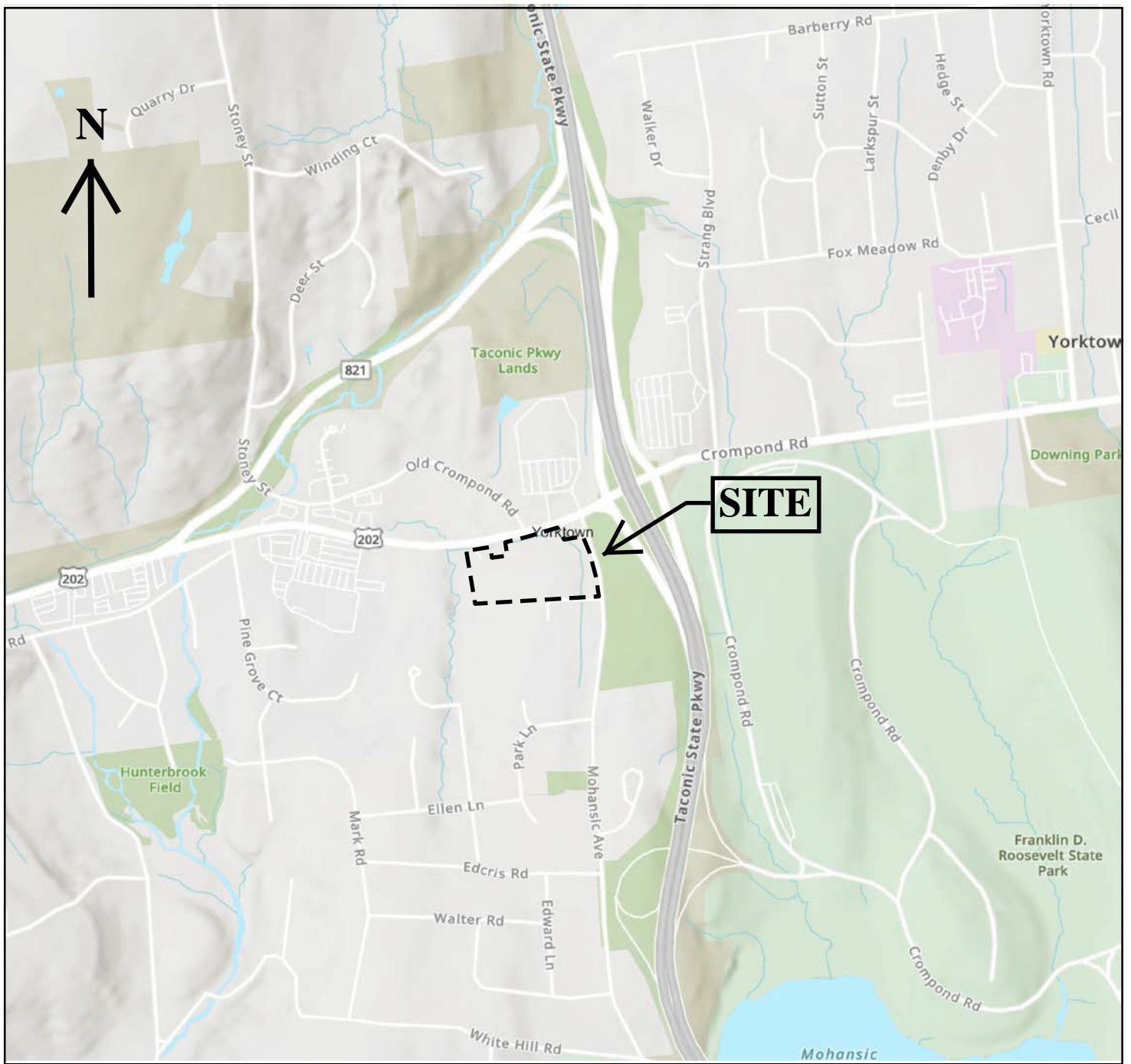
As noted above, the on-site 1-acre inactive landfill will be capped in conjunction with facility construction activities. Capping activities will include consolidation of surface waste materials within the center portions of the landfill, prior to construction of the 24-inch soil cap. Waste situated below the surface will remain in-place and thus, will be adequately covered by the soil cap. The proposed cap is regarded by the NYSDEC as the best remedy for landfill closure and will prevent infiltration and contaminant release potentials to impact on-/off-site streams and groundwater resources, an overall positive impact for the site and community. Once cap construction is complete, a Deed Restriction will be issued by the NYSDEC to inspect and maintain the integrity of the cap and limit use of the 1-acre landfill area. The Deed Restriction will be part of a Final Landfill Closure Plan and filed with the Town and Westchester County Clerk offices.

As part of landfill cap construction activities, a Health and Safety Plan will be developed and implemented to prevent potential exposures to on-site workers and to nearby commercial and residential properties.

Item 17 - Consistency with Community Plans (c):

As part of the Applicant's early efforts to obtain necessary approvals for the construction and operation of the proposed Guiding Eyes for the Blind facility, it was determined that a zone amendment to allow non-commercial dog kennel operations within the existing Planned Interchange zone be obtained from the Town of Yorktown Town Board. Subsequently, the Applicant filed an application for amendment with the Town Board, and after review and consideration the Board issued a resolution granting the amendment on October 25, 2022. The granting of the amendment thereby serves to ensure that the new facility is consistent with applicable zoning district laws and regulations within the Town of Yorktown. A copy of the Town Board's resolution and Local Law Filing are contained under Attachment E.

FIGURES 1 THROUGH 5



SOURCE: MAPPING WESTCHESTER COUNTY; December 27, 2022;

SCALE: 1-INCH = 1,500 FEET



ENVIRONMENTAL
COMPLIANCE SERVICES, INC.
Environmental Consulting

FIGURE - 1

SITE LOCATION MAP

NEW GUIDING EYES FOR THE BLIND FACILITY
HEADQUARTERS AND TRAINING CENTER
3241 CROMPOND ROAD
YORKTOWN HEIGHTS, NEW YORK



SOUTHEAST/EAST



EAST



NORTHEAST



SOUTH/SOUTHEAST



SOUTHWEST/SOUTH



NORTH

FIGURE 2
BUILDING FACADE ARCHITECTURAL RENDERINGS
NEW GUIDING EYES FOR THE BLIND FACILITY
HEADQUARTERS AND TRAINING CENTER
3241 CROMPOND ROAD
YORKTOWN HEIGHTS, NEW YORK



NORTHEAST



NORTHWEST

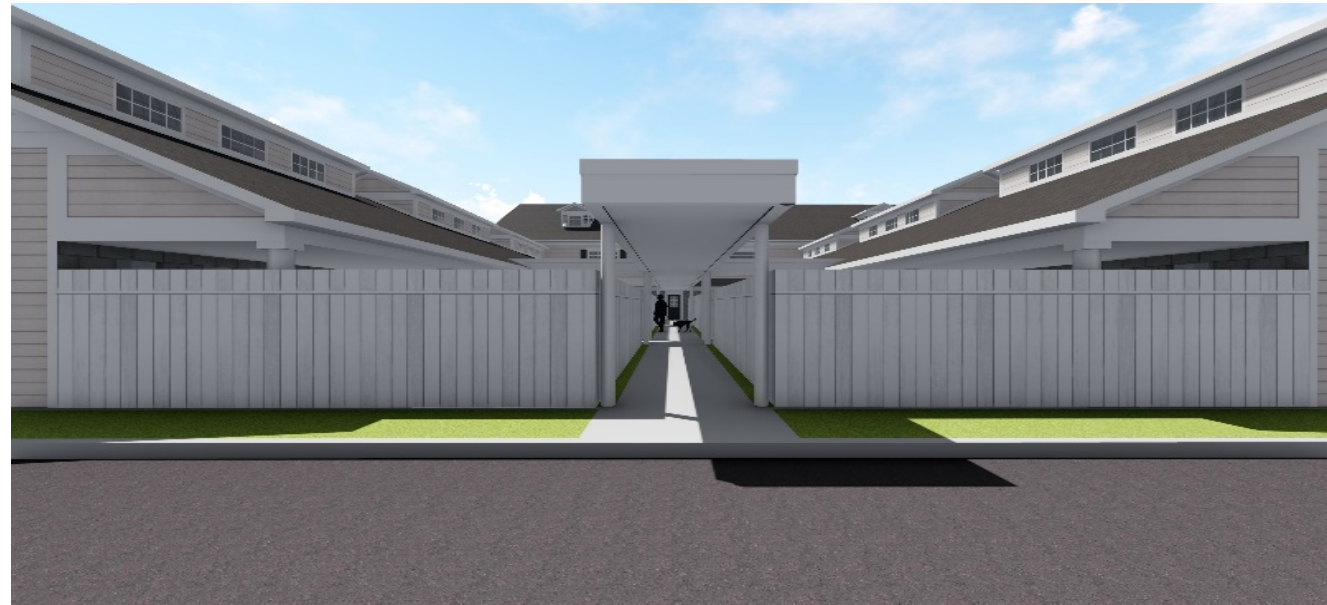


NORTHWEST



WEST

FIGURE 3
AERIAL ARCHITECTURAL RENDERINGS
NEW GUIDING EYES FOR THE BLIND FACILITY
HEADQUARTERS AND TRAINING CENTER
3241 CROMPOND ROAD
YORKTOWN HEIGHTS, NEW YORK



PICKUP/DROPOFF ENTRANCE/EXIT FOR STAFF AND/OR VOLUNTEERS



EXTERNAL ANIMAL HOUSING PODS WITH HARD AND SOFT SURFACES

SOURCE: BDA ARCHITECTS, ARCHITECTURE + DESIGN, 2022;



ENVIRONMENTAL
COMPLIANCE SERVICES, INC.
Environmental Consulting

FIGURE 4

**PICKUP/DROPOFF ENTRANCE & ANIMAL
HOUSING POD ARCHITECTURAL RENDERINGS**

**NEW GUIDING EYES FOR THE BLIND FACILITY
HEADQUARTERS AND TRAINING CENTER
3241 CROMPOUND ROAD
YORKTOWN HEIGHTS, NEW YORK**



FIGURE 5
ELEVATION PROFILES
NEW GUIDING EYES FOR THE BLIND FACILITY
HEADQUARTERS AND TRAINING CENTER
3241 CROMPOND ROAD
YORKTOWN HEIGHTS, NEW YORK

FULL-EAF ATTACHMENTS

ATTACHMENT A

**OVERALL SITE PLAN & IMPROVEMENT PLAN
(SHEETS 1 & 4 OF 7), PREPARED BY SITE DESIGN CONSULTANTS**

ZONING SCHEDULE:

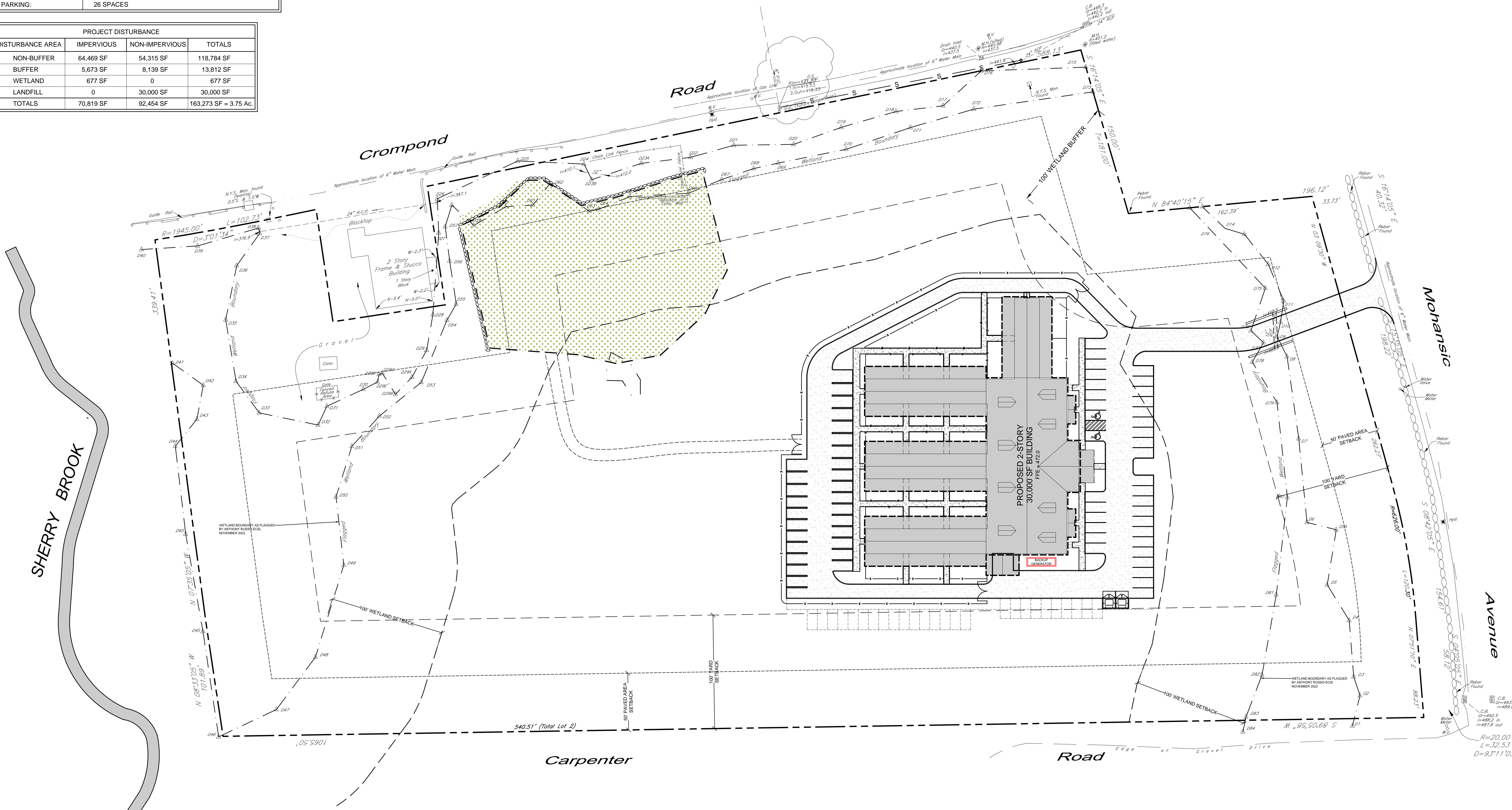
ZONING DISTRICT: IN, PLANNED INTERCHANGE DISTRICT (1)			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	10 ACRES	12.24 ACRES	NONE
MINIMUM LOT FRONTAGE:	100 FT.	1,161 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	100 FT.	200 FT.	NONE
REAR YARD SETBACK:	100 FT.	N/A	NONE
ONE SIDE YARD SETBACK:	100 FT.	100 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	15% OF LOT AREA	5.5 % OF LOT AREA	NONE
ACCESSORY BUILDING COVERAGE:	15% OF LOT AREA	N/A	NONE
MAXIMUM FLOOR RATIO:	0.4	TBD	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FEET	NONE
ACCESSORY BUILDING - FEET:	35 FEET	35 FEET	NONE

ZONING REGULATION NOTES:
1. REGULATIONS AS STATED IN § 300-154 OF THE TOWN CODE OF THE TOWN OF YORKTOWN.

PARKING SCHEDULE

REQUIRED PARKING:	2 PARKING SPACES PER 3 EMPLOYEES
TRAINING SCHOOL KENNEL:	89 EMPLOYEES = 89 EMPLOYEES (2 SPACES/ 3 EMPLOYEES) = 59 SPACES
PROVIDED PARKING:	63 STANDARD 2 HANDICAP
TOTAL PROVIDED PARKING:	65 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES
FUTURE PARKING:	26 SPACES

PROJECT DISTURBANCE			
DISTURBANCE AREA	IMPERVIOUS	NON-IMPERVIOUS	TOTALS
NON-BUFFER	64,469 SF	54,315 SF	118,784 SF
BUFFER	5,673 SF	8,139 SF	13,812 SF
WETLAND	677 SF	0	677 SF
LANDFILL	0	30,000 SF	30,000 SF
TOTALS	70,819 SF	92,454 SF	163,273 SF = 3.75 Ac.



SITE DATA:

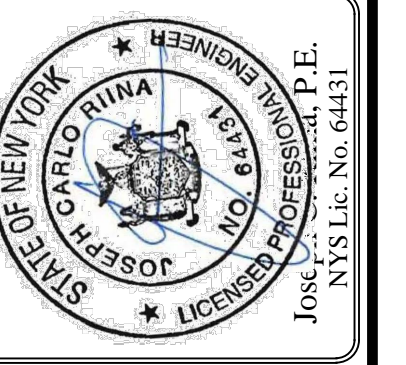
OWNER : TEMPLE OF ISRAEL
3241 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598

APPLICANT / DEVELOPER: GUIDING EYES FOR THE BLIND
611 GRANITE SPRINGS ROAD
YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 3241 CROMPOND ROAD
YORKTOWN HEIGHTS, NY 10598
IN, PLANNED INTERCHANGE DISTRICT
SECTION 36.06, BLOCK 2, LOT 72

EXISTING TOWN ZONING: 12.24 ACRES (533,194 SF)
PROPOSED USE: PUBLIC SEWERS
TOWN TAX MAP DATA: PUBLIC WATER FACILITIES
SITE AREA :
SEWAGE FACILITIES:
WATER FACILITIES:

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 • Fax: (914) 962-7386
www.sitedesignconsultants.com



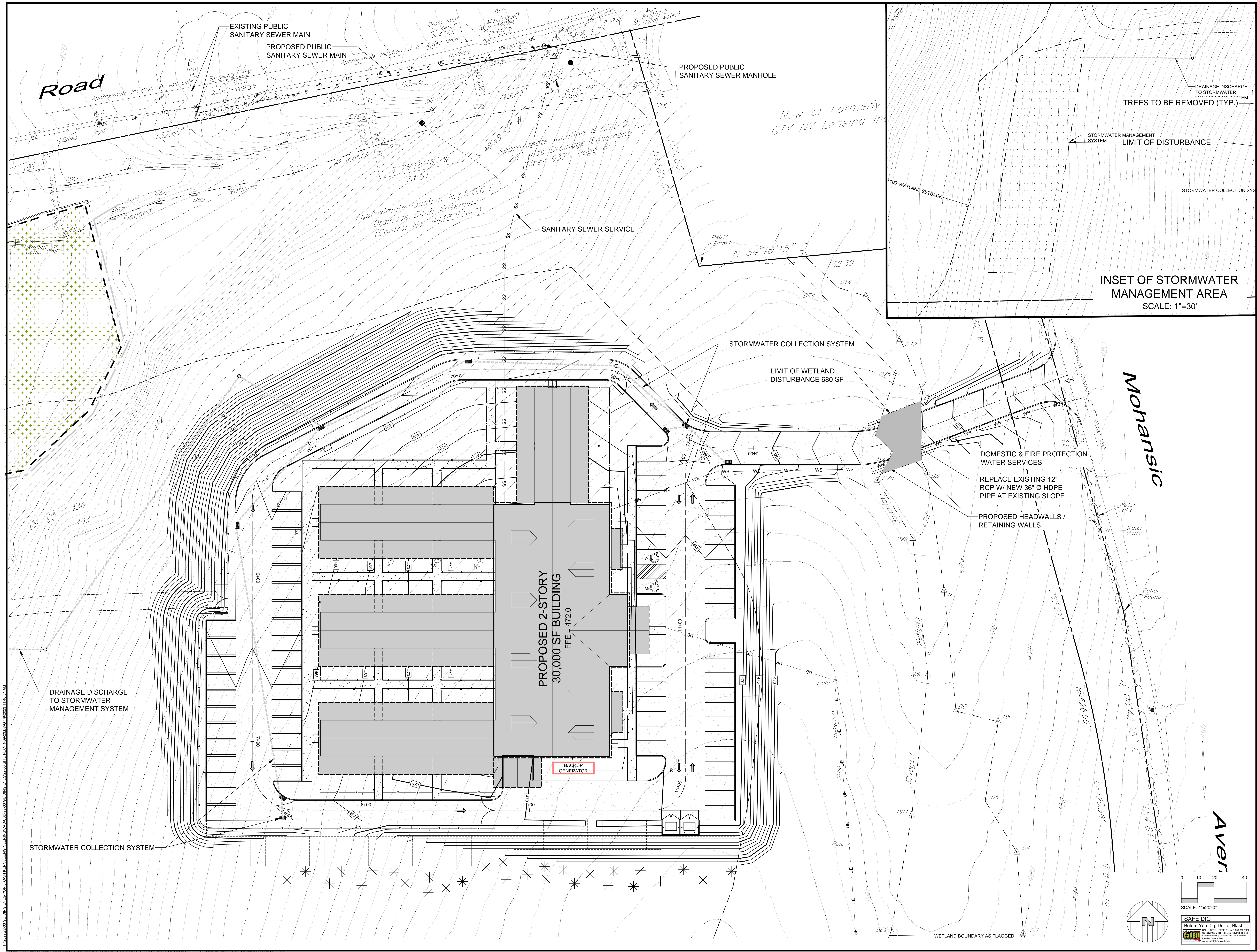
Revisions:	Date:	Comments:
1		
2		

SCALE: #####
DRAWN BY: JR
DATE: 1/05/2023

OVERALL SITE PLAN

PRELIMINARY PLAN
PREPARED FOR
GUIDING EYES FOR THE BLIND - TRAINING SCHOOL KENNEL
3241 CROMPOND ROAD
Westchester County, New York
Town of Yorktown

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 • Fax: (914) 962-7386
 www.sitedesignconsultants.com

PROJECT # 22-03

Requester: _____
 No. _____ Date: _____ Comments: _____

SCALE: #####
 DRAWN BY: JR
 DATE: 1/05/2023

IMPROVEMENT PLAN

PRELIMINARY PLAN
 GUIDING EYES FOR THE BLIND -
 TRAINING SCHOOL KENNEL
 3241 CROMPOND ROAD
 Town of Yorktown
 Westchester County, New York

Sheet
 4 of 7

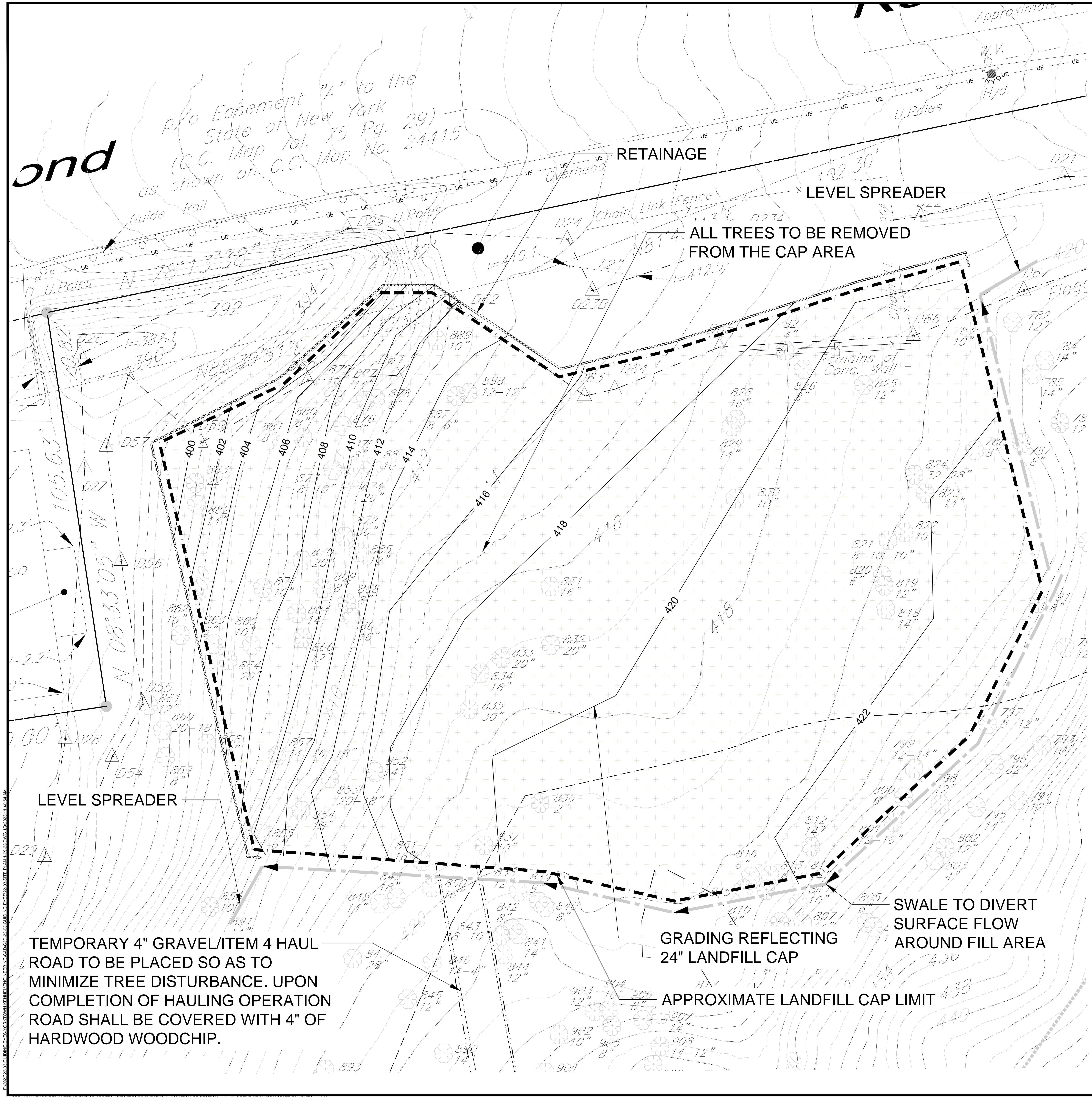
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

ATTACHMENT B

**LANDFILL CAP PLAN (SHEET 5 OF 7),
PREPARED BY SITE DESIGN CONSULTANTS**

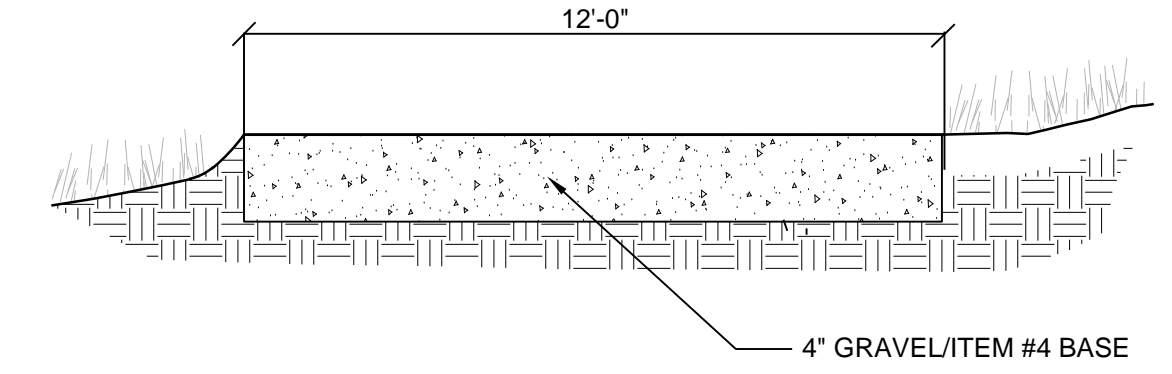
ond

p/o Easement "A" to the
State of New York
(G.C. Map Vol. 75 Pg. 29)
as shown on C.C. Map No. 24415

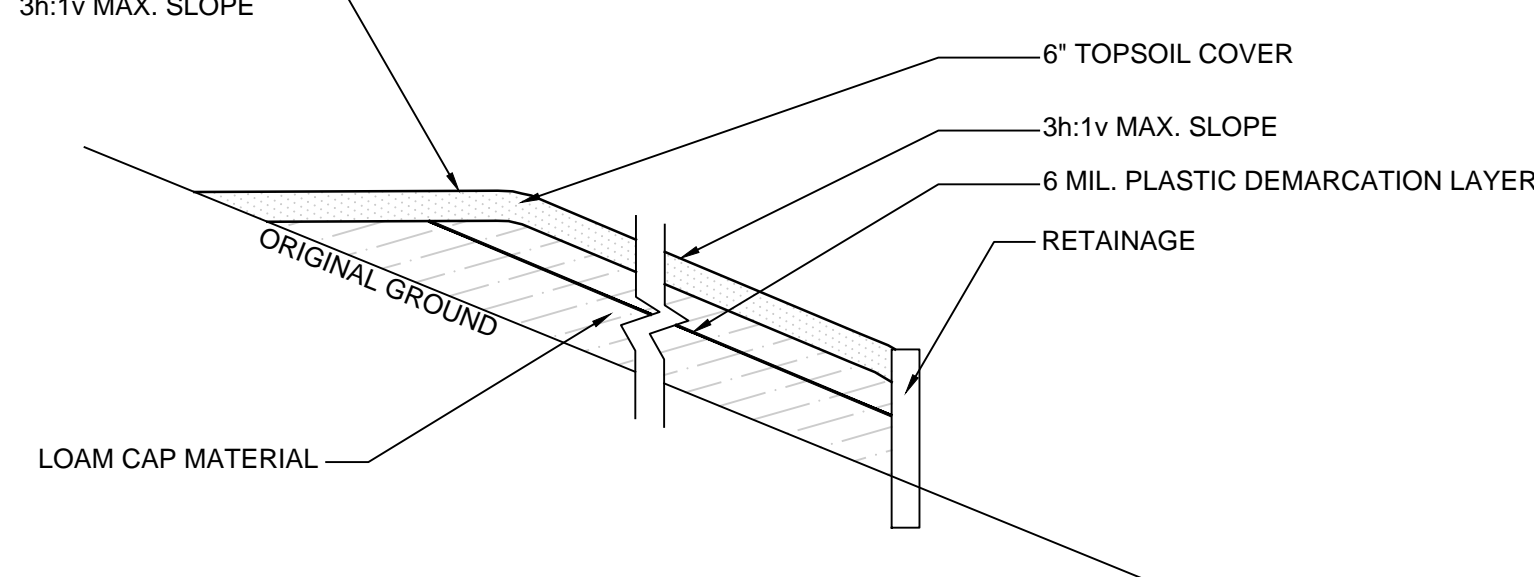


LANDFILL CAP NOTES:

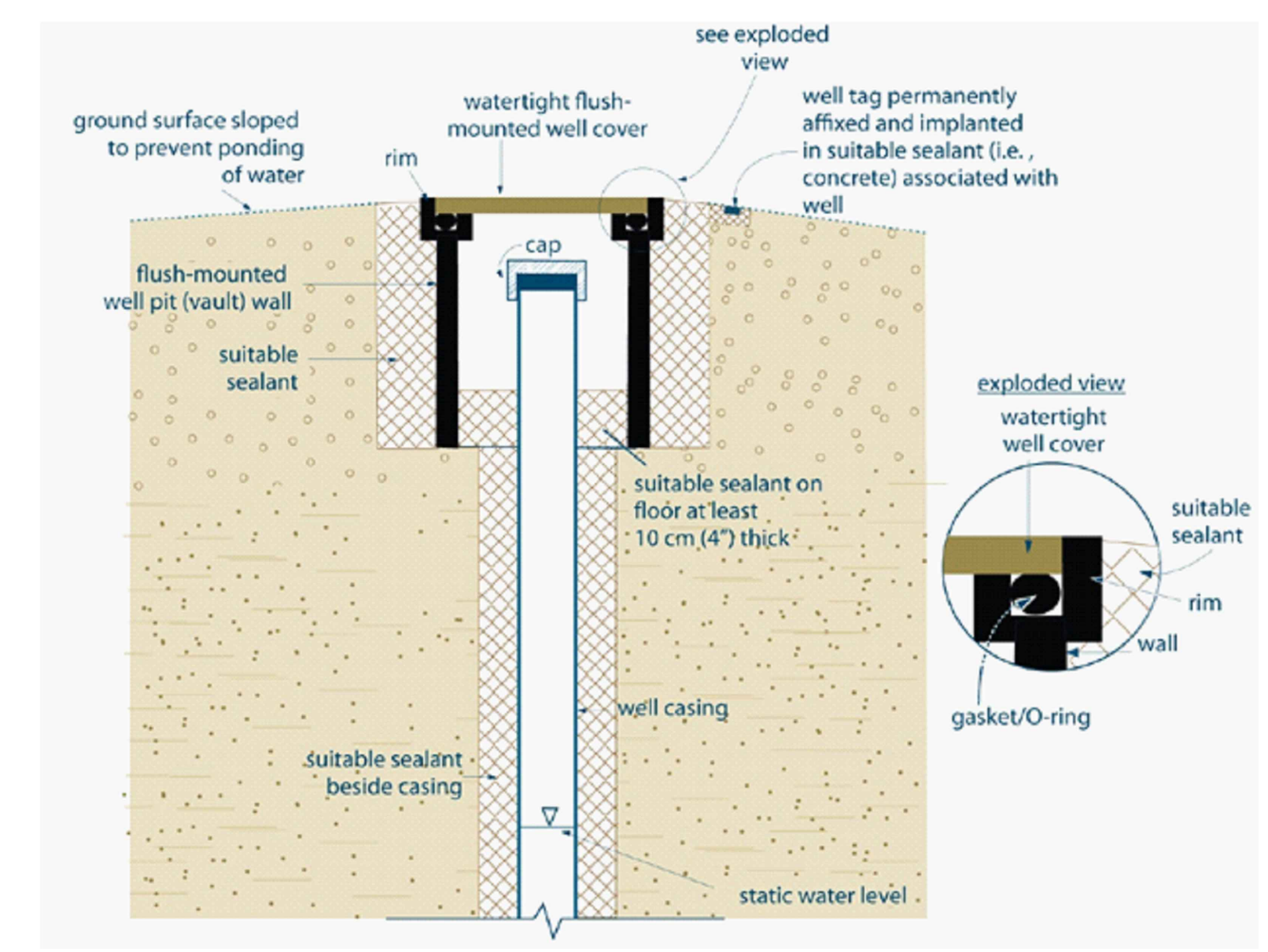
- "The soil cap will be constructed after removal and off-site disposal of surface waste materials (including residual waste residues) and grading of existing clear soils to match up with the final grades of the proposed soil cap. The 18-inches of loams will be applied at 12-inch lifts and compacted with mechanical means and periodically/randomly tested with a penetrometer to meet 98 percent compaction."
- "During application of topsoil, efforts will be made to avoid compaction of topsoil. Application of topsoil will be staged in conjunction with application of seed and hay in accordance with an Erosion and Sedimentation Plan."
- "Constructed retaining materials will consist of materials (i.e., pre-fabricated concrete; boulders or comparable) suitable to retain the proposed 24-inch soil cap, and to protect existing nearby water resources."
- It is estimated that approximately 1,700 cubic yards of loam soils and 600 cubic yards of topsoil are required to properly cap the north landfill area. All soils will be obtained from the construction of the proposed new GEB facility within the eastern portions of the 12.5-acre parcel.
- A stone access road will be constructed from the building site and to the north landfill area to facilitate placement of soils for cap construction. Long term stockpiling (greater than 3-days) of cap construction materials will take place west of the building site; temporary stockpiling will take place only on a daily basis, immediately south of the north landfill limits, in order to accommodate placement, grading and compaction of the soil cap while the proposed GEB facility is under construction. The soil cap will be completed in conjunction with the construction of the proposed new GEB facility. The stone road will be covered with hardwood mulch after cap construction is completed and all disturbed areas (including the cap topsoil surface) is stabilized with a minimum of 85-percent vegetation cover. For temporary stabilization throughout all disturbed areas during cap construction, as well as the topsoil layer of the cap, annual ryegrass (*Lolium perenne* ssp. *multiflorum*) will be applied at a rate of 30 lbs./acre. For permanent stabilization throughout all disturbed areas of the site, as well as the topsoil layer of the cap, a seed mix containing 30% annual ryegrass (*Lolium perenne* ssp. *multiflorum*) and a 70% mixture of 2 or more native grasses such as big bluestem (*Andropogon gerardii*), little bluestem (*Schizachyrium scoparium*), switchgrass (*Panicum virgatum*), Indiangrass (*Sorghastrum nutans*), tufted hairgrass (*Deschampsia cespitosa*), deer tongue (*Dichanthium clandestinum*), Canada wild rye (*Elymus canadensis*), Virginia wild rye (*Elymus virginicus*), and/or sideoats grama (*Bouteloua curtipendula*) will be applied; this mixture will be seeded at a rate of 30 lbs./acre. Hay mulch will be applied atop seed mixes for temporary and permanent stabilization at a minimum thickness of 2-inches.
- Prior to cap construction, all surface waste and underlying residual soils immediately below the waste will be excavated, placed into roll-off containers and transported to a NYSDEC permitted disposal facility. A qualified and fully permitted hauler will be retained by GEB to complete these activities. Samples required by representatives of the final destination disposal site to confirm waste quality for disposal at their facility will be obtained and provided as necessary; these matters will be conveyed to the NYSDEC prior to conducting sampling and analysis for waste disposal.
- All loam soils used for cap construction will be applied in 12-inch lifts and compacted by way of mechanical means to meet a 98-percent compaction rating; this rating will be confirmed using a penetrometer (or comparable device). Compaction will only be performed on the 18-inch loam soil portion of the 24-inch cap; the final 6-inch topsoil layer will not be compacted; measures will be implemented to protect the topsoil layer from compaction, prior to the application of seed and mulch.
- Given that 10 to 15 percent slopes exist along the western and northern stream sections of the north landfill area, soil retainage will be provided to ensure that the 24-inch soil cap will remain stabilized and intact.
- Visible intermittent surface and shallow subsurface water observed as part of test pit excavations in the areas just beyond the eastern and southeastern corners of the proposed soil cap, will be routed away from the capped landfill area, retained and discharged at a point along the north stream section. All surface water generated by the cap will be directed by proposed surrounding swales to the east, south and west as uncontaminated storm water.



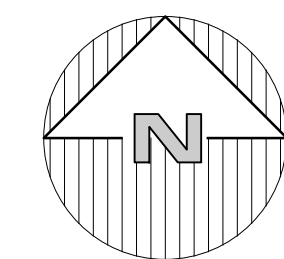
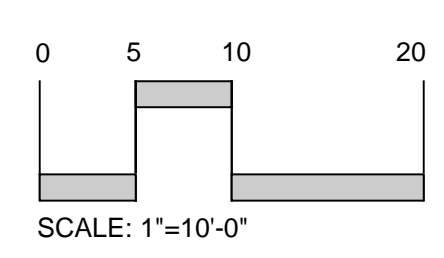
TEMPORARY HAUL ROAD DETAIL
NOT TO SCALE



TYPICAL CAP FILL SECTION
NOT TO SCALE



MONITORING WELL COVER
NOT TO SCALE



SAFE DIG
Before You Dig, Drill or Blast
Call 811
www.call811.com

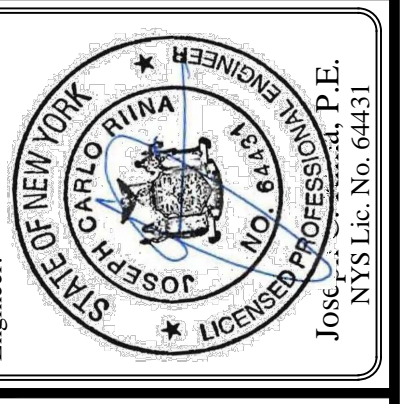
TEMPORARY 4" GRAVEL/ITEM 4 HAUL ROAD TO BE PLACED SO AS TO MINIMIZE TREE DISTURBANCE. UPON COMPLETION OF HAULING OPERATION ROAD SHALL BE COVERED WITH 4" OF HARDWOOD WOODCHIP.

GRADING REFLECTING 24" LANDFILL CAP

APPROXIMATE LANDFILL CAP LIMIT

SWALE TO DIVERT SURFACE FLOW AROUND FILL AREA

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 • Fax: (914) 962-7386
www.sitedesignconsultants.com



Revises:	By:	Date:	Comments:

SCALE: 1"=10'
DRAWN BY: JR
DATE: 1/05/2023

LANDFILL CAP PLAN

PRELIMINARY PLAN
PREPARED FOR
GUIDING EYES FOR THE BLIND - TRAINING SCHOOL KENNEL
3241 CROMPOD ROAD
Westchester County, New York
Town of Yorktown

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(12) OF THE NEW YORK STATE EDUCATION LAW.

ATTACHMENT C

**EXISTING CONDITIONS & DEMO PLAN (PLAN SHEET 3 of 7),
PREPARED BY SITE DESIGN CONSULTANTS**

ATTACHMENT D

**NEW YORK STATE OFFICE OF PARKS, RECREATION &
HISTORIC PRESERVATION (NYS-OPRHP) CORRESPONDENCE**



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

December 09, 2022

Anthony Russo
Environmental Compliance Services, Inc.
35 Roosevelt Avenue
Middletown, NY 10940

Re: DEC
Guiding Eyes for the Blind Relocation & New Facility Construction
3241 Crompond Rd, Yorktown Heights, NY 10598
22PR08811

Dear Anthony Russo:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP 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).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: J. Betsworth

ATTACHMENT E

**TOWN OF YORKTOWN TOWN BOARD RESOLUTION -
AMENDMENT TO ALLOW NON-COMMERCIAL DOG KENNEL
OPERATIONS IN PLANNED INTERCHANGE (IN) ZONE**

Diana L. Quast, Town Clerk
dquast@yorktownny.org



Registrar of Vital Statistics
Telephone: (914) 962-5722 x 208
Fax: (914) 962 6591

TOWN OF YORKTOWN
363 Underhill Avenue, P.O. Box 703
Yorktown Heights, NY 10598

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on October 25, 2022.

WHEREAS, a public hearing was held on October 25, 2022, pursuant to notice duly published as required by law to amend the Code of the Town of Yorktown by amending Chapter 300 entitled "Zoning," Section 300-3(b), Section 300-21(C)(18)(b)[2], and Section 300-56(c) regarding addition of "Non-Commercial Dog Kennels."

NOW, THEREFORE, BE IT RESOLVED that Local Law No. 9 of 2022, be and is hereby adopted.

Diana L. Quast, Town Clerk
Master Municipal Clerk

Date: October 26, 2022

To: Matthew J. Slater, Town Supervisor
John Tegeder, Director of Planning
Adam Rodriguez, Town Attorney
file

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Yorktown

Local Law No. 9 of the year 2022

A local law to amend Chapter 300 of the Code of the Town of Yorktown entitled "ZONING."
(Insert Title)

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Yorktown as follows:

Section I. Statement of Authority.

This local law is authorized by the New York State Constitution, the provisions of the New York Municipal Home Rule Law, the relevant provisions of the Town Law of the State of New York, the laws of the Town of Yorktown and the general police power vested with the Town of Yorktown to promote the health, safety and welfare of all residents and property owners in the Town.

Section II. Chapter 300 of the Code of the Town of Yorktown entitled "ZONING," is hereby amended as follows:

The following language shall be added to § 300-3(b):

NON-COMMERCIAL DOG KENNEL

Any use on a lot, whether such use is primary or otherwise, wherein fifty (50) or more dogs are kept or maintained for a purpose other than compensation of any kind. This use may supply a private veterinary clinic, as well as training for those dogs on site only.

The following § 300-21(C)(18)(b)[2] shall be added:

Non-Commercial Dog Kennels

CONTINUED ON PAGE 2A

(If additional space is needed, attach pages the same size as this sheet, and number each.)

The following § 300-56(C) shall be added:

The Planning Board may permit Non-Commercial Dog Kennels on a site of at least 7 acres in the Planned Interchange District for the sole purpose of raising dogs to be trained as guide dogs for the visually impaired and not for sale, boarding, breeding, grooming, letting for hire or any other purpose involving compensation, whether monetary or otherwise.

(1) Non-Commercial Dog Kennels will be permitted to hold classes and training sessions with future dog owners.

(2) Veterinary services shall be permitted on the property strictly for the care of the dogs on site. These services will not be open to the public.

(3) The facility shall be operated so as to cause no disruption to neighboring properties.

(4) The facility shall be sound proofed and shall provide the necessary and proper screening to reduce noise and protect nearby properties from any sound increases to the satisfaction of the Planning Board.

(5) The facility shall have the requisite parking, lodging and drop-off areas suitable for all staff, volunteers and students on site.

Section I. Severability.

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provisions been excluded.

Section II. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed to the extent of such inconsistencies.

Section III. Effective Date.

This local law shall become effective upon filing in the office of the Secretary of State in accordance with the provisions of the Municipal Home Rule Law.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 9 of 2022 of the ~~(County)(City)(Town)(Village)~~ of Yorktown was duly passed by the Yorktown Town Board on October 25, 2022, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

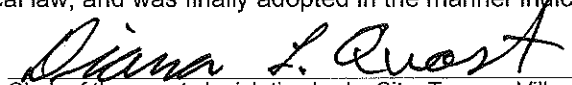
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 10/31/2022

(Seal)