

PART 3 ENVIRONMENTAL ASSESSMENT FORM (EAF)
POUND RIDGE FIRE DISTRICT – BUILDING ADDITION



Prepared for Lead Agency

Pound Ridge Fire District
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Pound Ridge, NY 10576

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POUND RIDGE FIRE DISTRICT
PART 3 ENVIRONMENTAL ASSESSMENT FORM (EAF)

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I. PROJECT SUMMARY

The subject property is owned by the Pound Ridge Fire District (“Fire District”), consists of four (4) tax parcels totaling ±10.4 acres of land, and is located at 80 Westchester Avenue, within the Town of Pound Ridge, Westchester County, New York. The subject property is located on the north end of Scott’s Corners, the Town’s central business district. The following table identifies the various tax parcels, applicable zoning district, and existing use.

TABLE 1 – TAX PARCEL IDENTIFICATION			
Tax Parcel Number	Area (acres)	Zoning	Existing Use
Block 9320, Lot 55	4.08	R-2A	Driveway; 9-11 memorial; woodlands; lawn; pond
Block 9320, Lot 56	5.08	PB-A	Parking; sheds; septic for unrelated offsite uses; woodlands; wetlands
Block 9320, Lot 57	0.81	R-2A	Parking along Westchester Ave; woodlands
Block 9320, Lot 58	0.46	PB-A	Firehouse and related uses; parking; septic; well

While the subject property consists of several parcels totaling ±10.4 acres of land, the existing firehouse building and related improvements such as septic, water well, shed, generator, fuel pump, underground fuel storage and parking all occur on Tax Lot 58, which consists of ±0.46 acre. The primary driveway serving the firehouse is located on Tax Lot 55, along with a secondary driveway which leads to an on-site pond and asphalt parking/training area. The Department’s 9-11 memorial is also located on Lot 55 along with a maintained lawn area. The existing parking lot located on Tax Lots 56 and 57 is owned by the Fire District; however, these parking spaces are shared with the business community. An existing septic system which serves DiNardo’s Restaurant, located at 76 Westchester Avenue, is located below the paved parking area on Lot 56.

The subject property generally slopes in a southwesterly direction away from Westchester Avenue. Wetlands and watercourses are located on Tax Lots 55 and 56 and are regulated by the Town of Pound Ridge, the New York State Department of Environmental Conservation (NYSDEC), and the Army Corps of Engineers. The NYSDEC’s 100-foot wetland adjacent area and the Town’s 150-foot regulated wetland buffer encompass the majority of Tax Lots 55, 56, and 57 and the Town’s 150-foot regulated wetland buffer encroach slightly onto Tax Lot 58, which contains the existing firehouse.

The existing firehouse building is the headquarters for the Pound Ridge Volunteer Fire Department. The existing firehouse building consists of ±10,892 s.f. and six (6) apparatus bays, four (4) of which front on Westchester Avenue and two (2) are located on a lower level accessed via the main driveway; the last major modification to the building included a 2-story addition in the early 1990’s.

The proposed action includes a 2-story addition on the north end of the existing building. The upper (street) level will include two (2) apparatus bays, the Department's cascade system (used for filling air bottles), and storage space, while the lower level, accessed via the main driveway, will contain an entry vestibule, two (2) utility bays, storage, and building mechanicals. A mezzanine level is proposed above the apparatus bays on the street level for additional storage. The apparatus bay addition will total $\pm 5,660$ s.f. over two (2) floors. A secondary 2-story addition is proposed on the southwesterly side of the building and will include an entry vestibule and a new kitchen on the lower level and office space on the upper level; this addition totals 1,185 s.f. over two (2) floors. The existing building will be upgraded and portions will be reconfigured or repurposed; all major building mechanicals will be upgraded.

To construct the proposed addition on the north end of the existing building, the main driveway will be shifted ± 35 feet to the north. As the existing driveway is not perpendicular to Westchester Avenue and forms an acute angle from the existing lower-level apparatus bays, it is the Fire District's position that the proposed relocated driveway represents a significant safety improvement to both fire firefighters and the public using the driveway. The driveway realignment will require the reconfiguration of the existing perpendicular parking spaces along Westchester Avenue; however, it will not interfere with the existing crosswalk or existing street lighting. The driveway will be shifted further into the NYSDEC wetland adjacent area and Town regulated wetland buffer; however, these potential impacts are unavoidable and will be mitigated.

Shifting the existing driveway toward the north will result in the reconfiguration of parking spaces along Westchester Avenue. Currently, along Westchester Avenue, there are ten (10) perpendicular parking spaces, including one (1) handicap accessible parking space. These spaces are located on land owned by the Fire District; however, they are frequently used by the public. The relocated driveway will result in a net reduction of one (1) parking space along the road; however, the two (2) relocated spaces between the proposed driveway and the firehouse will be designated for fire department personnel only, as they are needed for incoming responding firefighters. Therefore, while 10 publicly available spaces exist at present, that number will be reduced to eight (8) in the proposed condition. To offset the loss of parking spaces available to the public, the Fire District is proposing to install three (3) new publicly available spaces on Tax Lot 56. Further, three (3) new parking spaces will be provided on Tax Lot 58 which will also be designated for firefighters only. These spaces are made available by the removal of an existing shed and by relocating a piece of fire apparatus, presently stored outdoors, into the firehouse. The creation of these three (3) parking spaces on Tax Lot 56 for emergency personnel will reduce the demand on publicly available spaces that are currently being used by firefighters.

Other proposed site improvements include the installation of a new emergency generator, new underground fuel storage tank(s), the installation of a concrete training pad within an existing asphalt area, exterior lighting, drainage infrastructure, utility relocations, and landscaping.

In addition to the improvements described above, the existing common internal property line separating Lots 55, 57, and 58 is proposed to be eliminated and the lots are intended to be merged. This is required because the proposed addition to the north side of the firehouse straddles the existing property line. It is expected that the existing zoning district boundary line which is coterminous with this lot line will remain as is, unless modified by the Town of Pound Ridge Town Board.

The proposed improvements are intended to serve the needs of the existing membership. Since the building was last updated more than 31 years ago, the fire department has upgraded its capabilities to support the growth in the community and fire apparatus has grown in size; this has resulted in the Department's storage capacity being exceeded by 200%. The proposed expansion is required to address serious capacity restraints and to remediate potential firefighter hazards and safety concerns. Further, dated infrastructure within the existing building is at the end of its working life and is in need of replacement.

SEQRA Status and Involved and Interested Agencies

The Fire District has determined that the proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA). On June 14, 2022, the Fire District declared its intent to serve as the Lead Agency for the purposes of conducting a coordinated review and the appropriate notice, Part 1 of the Environmental Assessment Form (EAF), and the project plans were circulated to the Involved and Interested Agencies. Following the passing of 30 days, without an Involved Agency objecting, the Fire District declared itself the Lead Agency on August 9, 2022. Below is a list of the Involved and Interested Agencies.

Involved Agencies

Pound Ridge Planning Board (Site Plan Review)

Town House

179 Westchester Avenue

Pound Ridge, New York 10576

Pound Ridge Water Control Commission (Wetland Permit)

Town House

179 Westchester Avenue

Pound Ridge, New York 10576

Permit: Local Wetland Permit

Town of Pound Ridge Highway Superintendent (Driveway Permit)

Town House

179 Westchester Avenue

Pound Ridge, New York 10576

New York Department of Environmental Conservation Region 3 (Article 24 Freshwater Wetland Permit)

21 South Putt Corners Road

New Paltz, New York 12561

Required Permit: Article 24 Wetlands Permit

Interested Agencies

Westchester County Department of Health (Review of Plans for “No Objection”)

25 Moore Avenue

Mount Kisco, New York 10549

Westchester County Department of Planning (Referral under Section 239-m GML)

148 Martine Avenue - #432

White Plains, New York 10601

Pound Ridge Conservation Board (Referral)

Town House

179 Westchester Avenue

Pound Ridge, New York 10576

Aquarian Water Company (Review due to location within Stamford Watershed)

699 Pacific Street

Stamford, Connecticut 06902

II. POTENTIAL FOR IMPACT ON LAND

Steep Slopes

The subject property generally slopes in a southwesterly direction away from Westchester Avenue toward the wetlands and watercourses located on Tax Lots 55 and 56. Steep Slopes are located along the westerly and northern perimeter of the perpendicular parking spaces along Westchester Avenue and the primary site driveway; steep slopes are also located along the westerly edge of the existing parking lot on Tax Lot 56, between the edge of parking and the wetlands located down gradient. Disturbance to steep slopes will result from the reconfiguration of the main site driveway, which is an unavoidable impact. Construction on steep slopes includes the construction of the asphalt driveway and associated grading (fill). A total of eight (8) trees will be removed on steep slopes as a result of the driveway reconstruction and associated grading. References is made to a map prepared by Kellard Sessions Consulting, entitled “Slope and Environmental Constraints Plan,” which illustrates on-site steep slopes, as well as soil boundary lines, wetland boundaries, regulated wetland buffers, and 100-year FEMA Floodplain. A slopes analysis was completed for the subject property and is summarized in the below table.

TABLE 2 – SLOPES ANALYSIS		
Range	Total (acres)	Disturbed (acres)
0-10%	6.97	0.37
10-15%	1.56	0.05
15% or greater	1.87	0.14
Total	10.4	0.56

Soils

While the subject property is comprised of several soil types, disturbance is only proposed on CIC and Uf type soils. All buildings, structures, hard surfaces and grading activities are proposed on lands that are either already developed or previously disturbed. Grading activities are taking place on portions of the property that have been previously disturbed, although presently consist of woodland, lawn and landscaping areas. Soil boundary lines are illustrated on the above referenced map. According to the Soil Survey of Putnam and Westchester Counties, the subject property is comprised of the following soils:

TABLE 3 – SOIL CLASSIFICATION		
Soil Type	Symbol	Hydrologic Soil Group
Urban land	Uf	NA
Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	CIC	B
Charlton fine sand loam, 15 to 25% slopes	ChD	B
Sun loam, extremely stony	Sm	C/D
Woodbridge loam, 3 to 8 percent slopes	WdB	C/D
Ridgebury complex, 0 to 8 percent slopes, very stony	RgB	D
Paxton fine sand loam, 3 to 8 percent slopes	PnB	C
Paxton fine sandy loam 15 to 25 percent slopes, very stony	PoD	C
Water	W	NA

Cut and Fill

An earthwork analysis has been performed based upon the proposed grading plan. The proposed action will result in a total cut (export) of 106 c.y. and a total fill (import) of 745 c.y., a net fill (import) of 639 c.y. It is expected that earth/rock materials generated by the earthwork cuts will be utilized as fill material, as appropriate. Fill material to be transported to and used on-site shall consist of “clean” material, free of solid waste and/or hazardous materials and invasive plant species. Depending on the size of the truck used to deliver the fill material (either 40 c.y. or 20 c.y. load capacities), it is estimated that approximately 16 or 32 truckloads of fill materials will be required; this does not include truck trips associated with the transportation of other building materials to and from the site.

Erosion and Sediment Control

It is anticipated that the proposed action will result in ±24,000 s.f. on land disturbance. As land disturbance will be less than 1 acre and given the site’s location outside of the New York City East of Hudson Watershed, coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) is not required. However, in accordance with Chapter 91B, Stormwater Management and Erosion and Sediment Control, of the Pound Ridge Town Code, a Stormwater Pollution Prevention Plan (SWPPP) will be required. The SWPPP will be developed in compliance with Chapter 91B-7B of the Town Code and will focus on soil erosion and sediment controls. The final SWPPP will be prepared prior to the commencement of any site work.

To prevent and/or mitigate potential impacts associated with land disturbance, the applicant has developed a Soil Erosion and Sediment Control (SESC) Plan. The primary goal of the SESC plan is to reduce soil erosion from areas stripped of vegetation during construction and to prevent silt from reaching drainage structures, wetlands, watercourses, waterbodies, and downstream properties. The SESC plan is an integral component of construction phasing and project sequencing and will be implemented to control sediment transport and re-establish vegetation as soon as practicable. The SESC plan will be implemented prior to the commencement of any earthmoving activities and will be maintained through the duration of construction.

The SESC Plan includes the following measures as described below; maintenance procedures for each erosion control practice is summarized, as applicable. The Fire District and contractor will be responsible for ensuring that all erosion and sediment control practices deployed in the field are maintained in effective operating condition.

1. STABILIZED CONSTRUCTION ENTRANCE

A stabilized construction entrance will be installed at the project entrance as indicated on the plans. The purpose of the stabilized construction entrance is to prevent vehicles leaving the site from tracking sediment, mud, or any other construction-related materials from the site onto the road.

Maintenance/Inspection

The stabilized construction entrance will be inspected a minimum of twice every seven (7) days. The contractor will maintain the construction entrance in a manner which prevents or significantly reduces the tracking of sediment/soil onto any off-site road. The contractor will inspect the construction entrance daily and after each rain event for displacement or loss of aggregate and top-dress the construction entrance when displacement/loss of aggregate occurs, or if the aggregate becomes clogged or silted to the extent that the entrance can no longer perform its intended function.

2. SILT FENCE

Silt fence (geotextile filter cloth) will be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment-laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence will be used at the down-gradient perimeter of disturbed areas, toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present. Silt fencing will be installed parallel to the contours in order to prevent concentrated flows from developing along the silt fence.

Maintenance/Inspection

Silt fencing will be inspected a minimum of twice every seven (7) days. Inspections will include that the fence material is tightly secured to the wood posts. In addition, overlapping filter fabric will be secured and the fabric will be maintained a minimum of six (6) inches below grade. If any "bulges" develop in the fence, that section of fence will be replaced immediately with a new fence section. Any visible sediment build-up against the fence shall be removed immediately and deposited on-site a minimum of 100 feet outside of any regulated wetland, watercourse or waterbody.

3. SURFACE STABILIZATION

All disturbed areas will be protected from erosion with the use of vegetative measures (e.g., grass seed mix, sod, hydromulch, straw, or erosion control blankets). Erosion control barriers consisting of silt fencing shall be placed around exposed areas during construction. Any areas stripped of vegetation during construction will be vegetated and/or mulched immediately to prevent erosion of the exposed soils. In areas where significant erosion potential exists (steep slopes) and/or where specifically directed, Curlex Excelsior erosion control blankets (manufactured by American Excelsior or approved equal) shall be installed. Materials that may be used for mulching include straw, hay, salt hay, wood fiber, synthetic soil stabilizers, mulch netting, erosion control blankets or sod. A permanent vegetative cover will be established upon completion of construction of those areas which have been brought to finish grade and to remain undisturbed.

4. TREE PROTECTION

Significant trees to be preserved along the perimeter of the disturbance limits will be protected from harm by erecting a three (3) feet high (minimum) snow fence surrounding the tree. When feasible, snow fencing will be installed along the drip-line of the tree to be preserved.

Maintenance/Inspection

The snow fence shall remain at the drip-line of the tree to be preserved. The snow fence will be inspected a minimum of twice every seven (7) days. Any damaged portions of the fence will be repaired or replaced, and care will be taken to ensure that no construction equipment is driven or parked within the drip-line of any tree to be preserved.

5. SOIL/MATERIAL STOCKPILING

All soil/material stripped from the construction area during grubbing and grading shall be stockpiled in locations illustrated on the approved plans, or in practical locations on-site approved by the design engineer. Stockpiled soil will be used as fill or topsoil material, as applicable, and will be deposited or spread within the limits of disturbance; no soil or material stockpiles will remain on-site following the completion of the project.

Maintenance/Inspection

Soil stockpiles will be inspected a minimum of twice every seven (7) days for signs of erosion or problems with seed establishment. Soil stockpiles will be protected from erosion by vegetating

the stockpile with a rapidly germinating grass seed, surrounded with either silt fence or staked haybales. If the project is ongoing during the non-growing season, the stockpiles shall be protected with a tarpaulin covering the entire stockpile.

6. DUST CONTROL

Where vegetative or mulch cover is not practical, dust will be controlled by spraying water. The surface shall be sprayed until wet and dust control measures will continue until such time as the entire site is adequately stabilized with permanent vegetative cover.

7. INLET PROTECTION

During construction, a filter fabric drop inlet barrier will be placed around drain inlets to allow stormwater to be filtered prior to the stormwater being discharged to the drainage system.

Maintenance/Inspection

Inlet protection devices will be inspected a minimum of twice every seven (7) days. Care will be taken to ensure that all inlet protection devices are properly located and secured. Upon stabilization of the drainage areas, all inlet protection materials will be removed, and any accumulated sediments will be deposited not less than 100 feet from any wetland, watercourse or waterbody.

8. POLLUTION PREVENTION MEASURES FOR CONSTRUCTION-RELATED ACTIVITY

Pollution prevention practices for preventing litter, construction chemicals and construction debris from becoming a pollutant source in stormwater discharge include daily pickup of construction debris, inspection, and physical controls such as silt fencing. Inspections will also be conducted to ensure that dust control measures are utilized, as necessary. During construction, maintenance, construction, and waste materials will be stored within suitable areas/dumpsters, as appropriate, to minimize the exposure of the materials to stormwater and spill prevention. All maintenance and construction waste will be disposed of in a safe manner in accordance with all applicable laws and regulations.

Duration of Construction

The project will be completed in one (1) phase and is expected to take approximately 18 months as measured from the commencement of construction. Site work is limited to excavation for the building additions, building construction, driveway relocation, drainage improvements and utility installation. Much of the time allocated for duration of construction comes from internal construction, reconfiguration of internal space, mechanicals, and upgrading the existing building; actual land development and site work is expected to be completed in shorter period of time, likely six (6) months or less, after which much of the work will be focused on the building. During construction, ambient noise levels may be exceeded from construction related noise; however, this impact will be temporary in nature. Noise from Construction activity is regulated by the Town of Pound Ridge under Chapter 75 of the Town Code and construction activity will comply with the Town's noise ordinance, specifically Section 75-4B which prohibits

construction related noise during the hours of 6pm to 8am, Monday through Saturday, from 6pm Saturday until 8am on Monday, and on all holidays.

Potential impacts have been reduced by project design. Mitigation will take the form of compliance with the SWPPP and site development plans, including adherence to the SESC Plan. No further mitigation is required.

III. POTENTIAL FOR IMPACT ON SURFACE WATER

Wetlands and Watercourses

Wetlands and watercourses are located on Tax Lots 55 and 56 and are regulated by the Town of Pound Ridge, the New York State Department of Environmental Conservation (NYSDEC), and the Army Corps of Engineers. The NYSDEC's 100-foot wetland adjacent area and the Town's 150-foot regulated wetland buffer encompass the majority of Tax Lots 55, 56, and 57 and the Town's 150-foot regulated wetland buffer encroach slightly onto Tax Lot 58, containing the existing firehouse.

Wetlands were delineated based upon the Corps of Engineers Wetland Delineation Manual and its supplements, the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989) and Chapter 63 of the Town of Pound Ridge Town Code, Freshwater Wetlands. Wetlands located on the subject property were delineated by Kellard Sessions Consulting in October of 2018 and confirmed by NYSDEC on November 8, 2018. Brightly colored fluorescent ribbon or flags were hung or placed around the perimeter of the wetland boundary. All flags were sequentially numbered and later survey located by RKW Land Surveying and appear on the site development Plans prepared by Kellard Sessions Consulting.

The NYSDEC regulated wetland located downslope of the existing parking lot on Tax Lot 56 is identified as NYSDEC Wetland D-15, which is a Class II wetland and totals ± 41.1 acres, a large portion of which is off-site. This wetland is best described as a red maple hardwood swamp, although it includes the on-site pond. The entire site drains to NYSDEC Wetland D-15, including a watercourse that flows in a westerly direction below Westchester Avenue and onto the subject property where it discharges to the on-site pond. This watercourse, which continues through Wetland D-15, is classified by the NYSDEC as a Class AA-S watercourse, which is assigned to waters used as a source of drinking water. After leaving the subject property, this watercourse flows in a southerly direction into the State of Connecticut where it connects to the Mill River and then to Laurel Reservoir in Stamford Connecticut.

The total area of on-site wetlands is $\pm 138,514$ s.f. (± 3.18 acres), including the $\pm 38,061$ s.f. pond. Approximately 5.4 acres of the site is located within the NYSDEC 100-foot wetland adjacent area and ± 6.6 acres within the Town of Pound Ridge regulated wetland buffer.

Wetland Buffer Disturbance

The proposed action will not result in any direct impacts or disturbance to the wetland proper; however, the project will result in ± 0.16 acre of disturbance within the NYSDEC 100-foot wetland adjacent area and ± 0.38 acre within the Town's regulated buffer.

Land disturbance and development proposed within the NYSDEC wetland adjacent area results from the relocation of the existing access driveway off Westchester Avenue (± 830 s.f.); installation of drainage pipe (± 112 l.f.) and associated drain inlets and water quality structure; and installation of a concrete training pad ($\pm 1,500$ s.f.), to be located on an existing asphalt driveway/parking area. Proposed development within the Town's regulated buffer area includes the same improvements mentioned above, but also includes the northwesterly corner of the proposed building addition (± 200 s.f.); driveway relocation (additional 1,600 s.f.); a portion of a proposed retaining wall (21 l.f.); approximately one-half of one new

parking space (± 85 s.f.); and additional drainage pipe (200 l.f.) and associated drain inlet. Overall, the net increase in impervious cover within the NYSDEC wetland adjacent area is 416 s.f. and within the Town's regulated wetland buffer is 866 s.f.

A total of six (6) trees are proposed to be removed with the NYSDEC wetland adjacent area; one additional tree to be removed is located within the Town's regulated wetland buffer.

As noted previously, the majority of the site work is proposed on already developed land and nearly all of the proposed improvements are proposed on previously disturbed land which has since been restored. Potential impacts to wetlands and buffer areas has been reduced by project design and will be sufficiently mitigated through the implementation of the SWPPP. Drainage patterns will not change as a result of the project and the site will continue to drain to the existing pond. Currently, stormwater runoff is either piped to or sheet flows over land to the pond. While not required, the applicant is proposing the installation of a water quality structure to accept storm drainage from the new site driveway and from the roof of the building addition before discharging to the pond. This structure is design to capture coarse particles (sediment), oils, hydrocarbons, trash and floatables.

100-Year Floodplain

The 100-year floodplain is located on the subject property and is related to the watercourse that exits the on-site pond. The 100-year floodplain boundary line is depicted on the site development plans prepared by Kellard Sessions Consulting. No disturbance or development is proposed within the floodplain and, therefore, no impact will result.

Water and Sewer

The existing firehouse is served by an on-site potable water well and a sanitary sewage disposal system, both of which are illustrated on the site development plans prepared by Kellard Sessions Consulting. The septic system serving the firehouse is located below the parking area at the southeast corner of the existing building. The system consists of a 750-gallon concrete septic tank and 48 l.f. of tri-galleys; based upon WCDH sizing requirements and calculations, the existing SSDS has a design capacity of 375 gpd. This system was designed by Joseph F. Sullivan, P.E. and was installed between 1991 and 1995.

An existing septic system, which serves DiNardo's restaurant located at 76 Westchester Avenue, is located below the paved parking area owned by the Fire District and located on Tax Lot 56. The system consists of approximately 25 seepage pits, 13 of which are located on the western side of the parking area (directly behind the firehouse) and are presently considered "overflow" to the primary system located further to its east (behind 74 Westchester Avenue - Blind Charlies Café). While located on lands owned by the Fire District, the firehouse building is not connected to this system.

As the proposed addition is serving the existing membership and as nearly all of the additional space is allocated for storage, the proposed action will not increase water or sewage demand and, therefore, no new or improvements to the existing systems is proposed or required. While the applicant has met informally with the Westchester County Department of Health (WCDH) to discuss the project and programming and it was determined that improvements to the water and sanitary sewage systems would

not be required, once final floor plans are developed, the applicant will meet with the WCDH to confirm they have no objection. This will occur prior to the issuance of a building permit.

Disturbance and development within the wetland adjacent area and regulated buffer area is unavoidable. Potential impacts to surface waters, including wetlands and watercourses, has been reduced by project design and will be further mitigated by the implementation of the SWPPP, installation of the water quality structure and other drainage improvements, and landscaping/planting. While a formal landscaping plan has not been prepared to date, the applicant is committed to installing native trees, shrubs and perennials within portions of the disturbed area located within the buffer to offset impacts and to provide habitat.

IV. POTENTIAL FOR IMPACT ON PLANTS AND ANIMALS

Habitat

The subject property consists of ±10.4 acres of land and is developed with the existing firehouse building, access driveway, secondary driveway, asphalt parking and related improvements such as septic, water well, shed, generator, fuel pump, and underground fuel storage. Of the ±10.4 acre site, approximately 12% consists of impervious cover, 51% is forested, 8% consists of surface water (pond), 22% is forested, and 7% consists of maintained lawn. The proposed development will occur on already developed and/or previously disturbed, but since restored, land. No direct wetland impacts will occur and the habitat types described above will remain essentially the same, with only a minor encroachment into an upland wooded area which will result in the removal of eight (8) trees. Five (5) additional trees are proposed to be removed; however, these trees are located in proximity of the building or existing parking lot and are considered landscaping.

As mentioned previously, the majority of the site work is proposed on already developed land and nearly all of the proposed improvements are proposed on previously disturbed land which has since been restored. In general, disturbance to vegetation and habitat is minimal.

An information request was made to the NYDEC Division of Fish and Wildlife, New York Natural Heritage Program concerning the potential presence of endangered and threatened species within or in proximity of the subject property. Reference is made to a response letter from the NYSDEC, dated July 11, 2022, which identifies that a Bog Turtle (*Glyptemys muhlenbergii*) was documented within one (1) mile of the project site.

According to the U.S. Fish and Wildlife Service, bog turtles occupy shallow wetland habitats. They are semi-aquatic, meaning sometimes they like to spend time in the water and sometimes they like to be on land or on top of hummocky vegetation above the water. The wetlands they occupy tend to be open-canopy herbaceous sedge bogs, fens, or wet meadows.

Their preferred wetlands comprise microhabitats that bog turtles rely on for many parts of their life-cycle activities, such as foraging, nesting, basking, hibernating, and sheltering. These microhabitats are characterized by soft muddy bottoms, interspersed wet and dry pockets, vegetation dominated by low-growing grasses and sedges, and a low volume of standing or slow-moving water, which often forms a network of shallow pools and rivulets. Bog turtles prefer areas with ample sunlight, high humidity in the near-ground microclimate, and perennial saturation of portions of the ground in which to bury themselves to get cool during hot summer months.

There is little, if any, features of the on-site wetland system that exhibit characteristics which could be considered appropriate habitat for the Bog Turtle. The majority of the on-site wetland system is characterized as a Red Maple Hardwood Swamp with a fairly well-developed, closed canopy. Sunlight penetration to the wetland floor is crucial to the Bog Turtle as they rely on sunlight to manage their metabolic process and incubation of eggs.

Given the overall lack of preferred habitat, the potential presence of the Bog Turtle on-site is limited. Even if the Bog Turtle were to exist within portions of the wetland system, which is unlikely, the proposed action does not include any direct disturbance to wetlands or to any Bog Turtle habitat. The proposed redevelopment will occur on lands that are already developed or previously disturbed.

V. POTENTIAL FOR IMPACT ON CRITICAL ENVIRONMENTAL AREAS

A Critical Environmental Area (CEA) listed in 1990 by Westchester County under the general name “Watershed Properties” for its exceptional or unique characteristics is located on a portion of Tax Lots 55 and 57, including the on-street parking area along Westchester Avenue and the on-site pond. This project will not have any significant adverse impact on the CEA as the only development to occur on existing undeveloped portions of the CEA include the proposed modifications (shift) of the main driveway and associated grading. Eight (8) trees are proposed to be removed within the CEA which are required to relocate the driveway.

Disturbance within the CEA is unavoidable, and it is the Fire District’s position that the proposed improvements within the CEA will not result in a significant adverse impact. Mitigation for disturbance within the CEA includes implementation of the SWPPP and landscaping. It is noted that the CEA was established by Westchester County and the County is included as an Interested Agency for purposes of SEQRA review.

VI. POTENTIAL FOR IMPACT FROM NOISE AND LIGHT

Noise impacts associated with the proposed action would be limited to temporary noise generated during construction. Although it is not possible to accurately quantify the increased noise levels that would be generated by construction activities, some general assumptions can be made in terms of types of equipment to be used, construction methods, and construction schedule, to obtain a general understanding of potential magnitude of construction-related noise impacts.

Construction activities can generally be classified into the following phases: ground clearing, earthwork, and excavation, paving and foundations, and erection of structures. The highest sound levels generated from these construction activities would be from ground clearing, excavation and the final structural finishing work. The below Table illustrates the sound level estimates for typical construction equipment likely to be used during the site development phase of the project. The below list of equipment was taken from a variety of sources, including NYSDEC publications, and is considered by the Fire District to be a comprehensive list. While other types of equipment may be used during construction, the below Table includes the loudest equipment anticipated to be used.

TABLE 4			
SOUND LEVEL ESTIMATES FOR CONSTRUCTION EQUIPMENT			
	SOUND LEVEL (dBA) at 50 feet		
EQUIPMENT	LOW	MIDRANGE	HIGH
Backhoe	70	85	95
Bulldozer	70	80	85
Chain saw cutting trees	75	81	90
Compressor, stationary	75	80	85
Concrete mixer	75	80	90
Concrete pump	75	80	85
Front loader	70	80	85
Generator, stationary	70	78	85
Jack hammer	80	90	100
Paver	80	85	90
Pneumatic wrench	80	85	90
Grader	80	85	95
Tractor	75	85	95
Truck	80	85	95

According to the New York State Department of Environmental Conservation (NYSDEC) Program Policy entitled, “Assessing and Mitigating Noise Impact,” numerous environmental factors determine the level of perceptibility of sound at a given point of reception. These factors include the distance from the source of the sound to the receptor, surrounding terrain, ambient sound level, time of day, wind direction,

temperature gradient and relative humidity. Regarding sound level reduction over distance, at distances greater than 50 feet from a sound source, every doubling of the distance produces a 6 dB reduction in the sound. Therefore, a sound level of 70 dB at 50 feet would have a sound level of approximately 64 dB at 100 feet.

The project will be completed in one (1) phase and is expected to take approximately 18 months as measured from the commencement of construction. Site work is limited to excavation for the building additions, building construction, driveway relocation, drainage improvements and utility installation. Much of the time allocated for duration of construction comes from internal construction, reconfiguration of internal space, mechanicals, and upgrading the existing building; actual land development and site work is expected to be completed in shorter period of time, likely six (6) months or less, after which much of the work will be focused on the building. During construction, ambient noise levels may be exceeded from construction related noise; however, this impact will be temporary in nature. Noise from Construction activity is regulated by the Town of Pound Ridge under Chapter 75 of the Town Code and construction activity will comply with the Town's noise ordinance, specifically Section 75-4B which prohibits construction related noise during the hours of 6pm to 8am, Monday through Saturday, from 6pm Saturday until 8am on Monday, and on all holidays.

Lighting

Exterior pole-mounted lights existing along Westchester Avenue and within the publicly accessible parking area on Lot 56; these lights are relatively new and were installed and are maintained by the Town of Pound Ridge. No changes are proposed to the Town's light fixtures; however, one (1) existing pole light along the existing main drive (off the northwest corner of the firehouse) is older, does not match the other existing Town fixtures, and will be replaced to match. All other exterior lighting will be building mounted lighting for security and safety purposes. Site lighting will be respectful and directed downward, where appropriate, to minimize night sky light pollution and disruption.

Any potential impacts will be temporary and will be adequately mitigated through compliance with the Town's noise ordinance by design of the lighting plan, which will be finalized prior to the commencement of work.

VII. POTENTIAL FOR IMPACTS ON HUMAN HEALTH

Off-Site Spills

A review of the NYSDEC Spills Incidents Database identifies the following spill events:

DEC Number 9911173 – This spill occurred on December 21, 1999 on the subject property. The cause of the fill was reported to be a failure of a diesel fuel tank. An unknown amount of diesel full leaked to the surrounding soil. The spill event was closed on June 1, 2000. This means that the NYSDEC determined that the necessary cleanup or removal actions occurred and no further redial activity is necessary.

DEC Number 9412600 – This spill occurred off-site on July 1, 1993 in the vicinity of 60-80 Westchester Avenue. The source is listed as a gasoline station or other facility and the material spilled is listed as “unknown” and “MTBE” (mthyl-tert-butyl ether) effecting groundwater and drinking water. The spill is listed as open.

DEC Number 360047 - Listed on the Environmental Site Remediation database and is related to contamination of residential drinking water from a drycleaner located at 72 Westchester Avenue. A filter was installed at a well servicing the dry cleaner and has been sampled periodically since July of 2003.

No open spill or remediation project is located on the subject property. The proposed action will require no disturbance activity in the vicinity of an open spill and will have no adverse effect on any ongoing off-site remediation projects.

VIII. POTENTIAL FOR FISCAL IMPACTS

The Fire District tax represents approximately 1.7% of the total taxes levied by all taxing jurisdiction associated with those residing within the Town of Pound Ridge. The Fire District has been operating responsibly and the tax increase over the last six (6) years has been less than 7%, while cost of operating has increased almost 21% over the same time period. The total cost of the project is estimated to be approximately \$7,700,000, which includes site work, construction of the new building additions, and renovation of the existing building and mechanicals. The Fire District is proposing to fund approximately \$1,200,000 with existing reserve funds and is proposing to finance the ±\$6,500,00 balance over 27 years. The 2022 tax levy per \$1,000 is \$2.17 and the tax levy impact per \$1,000 is expected to be \$1.04, resulting in a new tax levy of 3.21% per \$1,000 assessed value. The below table examines several different home values and net increase in taxes to the Fire District resulting from the project.

TABLE 5 – TAX IMPACT				
Market Value	Assessed Value	Current Fire District Tax (\$2.17 per \$1,000)	Future Fire District Tax (\$3.21 per \$1,000)	Anticipated Net Increase
\$500,000	\$80,300	\$174/year	\$258/year	\$84/year
\$750,000	\$120,450	\$260/year	\$387/year	\$127/year
\$1,000,000	\$160,600	\$347/year	\$516/year	\$169/year
\$1,250,000	\$200,750	\$434/year	\$644/year	\$210/year
\$1,500,000	\$240,900	\$521/year	\$773/year	\$252/year

Note: Equalization rate equals 16.06%

The proposed increase to the Fire District tax rate is unavoidable and has been reduced as a result of the Fire District's partial funding of the project with \$1,200,000 of existing reserve funds.

IX. CONSISTANCY WITH COMMUNITY PLANS

Tax Lots 55 and 57 are located within the Town's Two-Acre Residential District (R-2A) and collectively total ± 4.9 acres of land. These lots are currently developed with approximately 10 parking spaces located along and perpendicular to Westchester Avenue, an existing paved driveway which serves the two (2) lower apparatus bays, as well as the rear off-street parking lot, and a secondary driveway and paved parking lot which is located proximate to an on-site pond. The remainder of Tax Lots 55 and 57 are either wooded or consists of lawn area.

Tax Lots 56 and 58 are located within the Planned Business District A (PB-A) Zone and collectively consist of ± 5.5 acres of land. Tax Lot 56 consists of ± 5.08 acres and contains a parking lot, a septic system serving 76 Westchester Avenue, and a detached shed and garage. The majority of Tax Lot 56 is vacant and the majority of the vacant land contains wetlands and a watercourse. Tax Lot 58 is ± 0.45 acre and contains the existing fire station, parking, a private potable well, a septic system which serves the firehouse, and a detached shed.

The existing firehouse building is currently located within the PB-A Zoning District and the proposed northerly addition will extend over the existing common property line with Tax Lots 55 and 57, which is also the zoning district boundary line separating the PB-A Zone from the R-2A Zone. This common property line will be eliminated and Lots 55, 57 and 58 will be merged. It is expected that that zoning district boundary line will remain as is, unless amended by the Town Board. As fire stations are identified as an allowable use within R-2A Zoning District, the proposed action will remain zoning compliant.

The Town's Comprehensive Plan was last adopted on November 4, 2010; however, the Town is in the process of updating the plan. The 2010 plan described the Fire District as a valuable community asset and describes the Fire District's challenges with finding volunteers and changes to equipment necessitated by new larger homes.

The Comprehensive Plan Update Committee has published a document called "7 Guiding Principles" which is available on the Town's website. One of the goals included in the document states "Expand public safety initiatives where shown to be necessary and seek an appropriate level of public services consistent with residents' needs."

It is the Fire District's position that the proposed action is consistent with the existing condition and character of the community, local zoning, and the comprehensive plan.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, NY 12561-1620

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www.dec.ny.gov



Department of
Environmental
Conservation

June 22, 2022

VIA EMAIL

Pound Ridge Fire District
Peter Gallagher
Commissioner
pgallagher@poundridgefire.com

Re: POUND RIDGE FIRE DISTRICT-ADDITION TO FIREHOUSE
Town of Pound Ridge, Westchester County
DEC ID: 3-5546-00094/00001
SEQR Lead Agency Response

Dear Pound Ridge Fire District,

The Department of Environmental Conservation (DEC or Department) received your State Environmental Quality Review Act (SEQR) Lead Agency Coordination on June 17th, 2022. The proposal involves two additions to the existing firehouse, with two floors each, totaling approximately 6,500 square feet, along with associated site improvements. The project site is located on 80 Westchester Ave in Pound Ridge (Tax Parcels: 9320-55, 56, 57, 58). The Department has no objection to the Pound Ridge Fire District serving as lead agency for this project. Based on our review of the submitted materials, including the EAF and associated site plans, we offer the following comments:

PROTECTION OF WATERS STREAM DISTURBANCE

The following stream is located within or near the site you indicated:

<u>Name</u>	<u>Class</u>	<u>DEC Water Index Number</u>	<u>Status</u>
Trib. of Laurel Reservoir	AA-S	Conn. 7 and tribs.	Protected

A Protection of Waters permit is required to physically disturb the bed or banks (up to 50 feet from stream) of any streams identified above as "protected."

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

FRESHWATER WETLANDS

Your project/site is near or in Freshwater Wetland D-15, (Class II). Mapped boundaries are approximate and a delineation and validation by DEC staff is required to determine



Department of
Environmental
Conservation

the final boundary. Be aware that a Freshwater Wetlands permit is required for any physical disturbance within these boundaries or within the 100-foot adjacent area. To have the boundary delineated, please contact Sarah Pawliczak of the Bureau of Ecosystem Health at (845)256-3050 or Sarah.Pawliczak@dec.ny.gov.

WATER QUALITY CERTIFICATION

If the US Army Corps of Engineers requires a permit pursuant to Section 404 of the Clean Water Act for the discharge to fill in Waters of the U.S., then a Section 401 Water Quality Certification (WQC) will be required. Issuance of these certifications is delegated in New York State to DEC. If the project qualifies for a Nationwide Permit, it may be eligible for coverage under a DEC Blanket WQC. Coverage under a Blanket requires compliance with all conditions for the corresponding Nationwide Permit. For more information and to view the DEC Blanket WQCs, please visit <https://www.dec.ny.gov/permits/6546.html>. A determination on Corps jurisdiction and Nationwide Permit eligibility is likely necessary for a DEC jurisdictional determination.

STATE-LISTED SPECIES

DEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified by this review.

The absence of data does not necessarily mean that other rare or state-listed species, natural communities or significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

FEMA FLOODPLAIN

The project site is located within a Federal Emergency Management Agency (FEMA) floodplain. The project sponsor should contact the Town of Pound Ridge to determine if any additional jurisdictions are applicable to the proposal.

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) STORMWATER

If the overall project will disturb over one acre of land, the project sponsor must obtain coverage under the current SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-20-001), and a Stormwater Pollution Prevention Plan (SWPPP) must be developed which conforms to requirements of the General Permit. Authorization for coverage under this SPDES General Permit is not granted until the Department issues all other necessary DEC permits.

As the site is within a Municipal Separate Storm Sewer System (MS4) community, the SWPPP must be reviewed and accepted by the municipality, and the MS4 Acceptance Form submitted with the SWPPP and the application for coverage, in accordance with the application instructions.

June 22, 2022

CRITICAL ENVIRONMENTAL AREA (CEA)

As identified in the submitted Environmental Assessment Form, the project site is located within a Critical Environmental Area ("Watershed Properties") designated by Westchester County. Potential impacts on the characteristics of the CEA are relevant areas of concern that warrant specific, articulated consideration in determining the significance of any Type I or Unlisted actions that may affect the CEA.

OTHER

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. More information about DEC permits may be found at our website, www.dec.ny.gov, under "Regulatory" then "Permits and Licenses." Application forms may be downloaded at <http://www.dec.ny.gov/permits/6081.html>.

Please feel free to contact this office if you have questions regarding the above information. Thank you.

Sincerely,

Glennys Romero Medina
Division of Environmental Permits
Region 3, Telephone No. (845)256-2250
Glennys.RomeroMedina@dec.ny.gov

ecc: Sarah Pawliczak, NYSDEC Bureau of Ecosystem Health
Alexandra Ryan, USACOE
Town of Pound Ridge

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
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July 11, 2022

John K. Johannessen, AICP
Kellard Sessions Consulting
500 Main Street
Armonk, NY 10504

Re: Pound Ridge Fire District Building Expansion
County: Westchester Town/City: Pound Ridge

Dear John Johannessen:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site.

Within one mile of the project site is a documented location of **Bog turtle** (*Glyptemys muhlenbergii*, state listed as Endangered and federally listed as Threatened). Individual animals may travel one mile from documented locations. For information about any permit considerations for your project, please contact the Permits staff at the NYSDEC Region 3 Office, Division of Environmental Permits, at dep.r3@dec.ny.gov.

For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

For information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the Permits staff at the NYSDEC Region 3 Office as described above.

Sincerely,



Heidi Krahling
Environmental Review Specialist
New York Natural Heritage Program



Parks, Recreation, and Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

June 03, 2022

Jan Johannessen
Principal
Kellard Sessions Consulting
80 Westchester Avenue, Pound Ridge New York 10576
Armonk, NY 10504

Re: SEQRA
Pound Ridge Fire District Building Expansion
80 Westchester Ave, Pound Ridge, NY 10576
22PR03642
None provided to date

Dear Jan Johannessen:

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,

A handwritten signature in black ink that reads "R. Daniel Mackay".

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation