

MEMORANDUM

To: Rye City Council

From: Matthew Carroll, P.E. / Tenen Environmental

Date: August 4, 2014

Subject: Theodore Fremd Senior Housing Zoning District Change
150 North Street – Rye, New York
Review of Environmental Assessment Form

The City of Rye has retained Tenen Environmental to review environmental information pertaining to the above property (the Site) to support the Rye City Council in their determination of whether the environmental impacts identified at the Site are a significant adverse impact under the State Environmental Quality Review Act (SEQRA). This memorandum details our comments on the April 4, 2014 Full Environmental Assessment Form (EAF) provided by the Applicant and the July 3, 2014 memorandum from the City of Rye Department of Planning regarding the EAF.

These comments are provided to identify areas in the EAF where clarification and/or additional information should be provided by the Applicant in order to provide the City Council with a complete document for review.

The comments provided in this memorandum address incompleteness, requested documentation and error/clarifications. These comments are in addition to those included in the Department of Planning review. Both sets of comments need to be addressed in order for the City Council to have all the information necessary to make a Declaration under SEQRA.

Summary of Incompleteness

The following items were not completed and should be addressed by the Applicant.

D.2.c *ii, iv* – water demand
E.2.m – predominant wildlife species

Please also note that the following items should not be answered based on the Applicant's initial responses: B.i. *ii, iii* and D.2.t *v*.

Request for Documentation

In order to document the conclusions of the EAF, the following should be submitted.

E.2.j, k. A copy of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) with the Site highlighted should be provided by the Applicant. If any preliminary maps have been issued for this area post-Hurricane Sandy, they should also be provided.

E.2.e. The Applicant indicates that the soils are well-drained across the entire Site. Given the potential wetland and surface material of glacial till, please provide documentation from the Web Soil Survey (see: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>) or a Site-specific survey to support this assertion.

E.2.i. A copy of a map showing Sole Source Aquifers (SSAs) with the Site location highlighted should be provided by the Applicant for review.

E.2.h. In addition to comments provided by the Department of Planning regarding wetlands, if a surface water body is present at the Site, confirmation of whether it is classified or protected by the New York State Department of Environmental Conservation (NYSDEC), as shown on their Environmental Resource Mapper (ERM), should be provided by the Applicant.

E.2.o, p. Applicant should provide documentation that the project area is not known to contain listed rare, threatened or endangered species, or associated critical habitat.

This may include a request for determination from the NY Natural Heritage Program and/or implementation of the US Fish and Wildlife Service's (USFWS) endangered species documentation process. See: <http://www.dec.ny.gov/animals/311181.html> and <http://www.fws.gov/northeast/nyfo/es/section7.htm>.

E.3.f. Applicant should provide documentation that the Site is not located in or adjacent to an archaeologically-sensitive area. This may include a final impact determination letter from the NYS Office of Parks, Recreation and Historic Preservation (SHPO) that was prepared pursuant to Section 106 of the National Historic Preservation Act of 1966.

Error/Clarification

B.g. The Applicant should answer consistent with the current regulatory status of the Site; therefore, NYSDEC approval is not required.

D.2.f. The Applicant should consider whether construction equipment will be a source of mobile air emission sources during construction operations.

D.2.m. The Applicant should consider whether construction equipment will be a source of noise that will exceed ambient noise levels.

See: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/noise2000.pdf

E.1.h. This response is incorrect and should be changed to "Yes".

Additional information on the Manufactured Gas Plant (MGP) identified as NYSDEC Site ID V00571 should be provided, including, but not limited to, a Site Characterization Report (SCR).

The Applicant should also provide the map and output from the NYSDEC EAF Mapper (see: <http://www.dec.ny.gov/eafmapper/>).

The Applicant should list the Spill numbers associated with the Site and upgradient adjoining properties.

Please contact me if you need any additional information.