

**MEMORANDUM**

TO: Chairman Molloy and Members of the Cold Spring Planning Board

FROM: C. Voss, AICP

DATE: September 17, 2013

RE: Butterfield Redevelopment Application – Expanded Environmental Assessment Form Preliminary Completeness Review

B&L File: 1593.001.001

Dear Chairman Molloy,

As requested at the September 4, 2013 Planning Board meeting, we are providing comments on the expanded Environmental Assessment Form dated May 7, 2013 (“EAF”). The Butterfield Redevelopment project is classified as a Type I Action under SEQRA as it meets the following thresholds under the SEQRA regulations contained in §617.4(b):

§617.4(b) (3) – “The granting of a zoning change, at the request of an applicant, for an action that meets or exceeds one or more of the thresholds given elsewhere in this list.”

§617.4(b) (6) (i) – “Activities, other than construction of residential facilities, that meets or exceed any of the following thresholds... (i) a project or action that involves the physical alteration of 5 acres”

§617.4(b) (9) – “Any Unlisted action occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National register of Historic Places, or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic





Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places.”

According to the SEQRA regulations, “the fact that an action or project has been listed as a Type I carries with it the presumption that it is likely to have a significant adverse impact on the environment and may require an EIS.” SEQRA regulations §617.4(a)(1). Based upon our review of the EAF for this Action and SEQRA regulations § 617.7 we have identified the following as having the potential to pose a significant adverse impact on the environment:

1. Traffic Impacts
2. Utilities Impacts
3. Stormwater Impacts
4. Historical, Archeological & Ecological Impacts
5. Community Resources Impacts
6. Visual Impacts
7. Fiscal/Economic & Demographic Impacts
8. Land Use & Zoning Impacts
9. Construction, Noise & Odor Impacts
10. Growth Inducing, Energy & Sustainability Impacts

The above list is not exhaustive and is not intended to represent a preliminary scope for a Draft Environmental Impact Statement should a positive declaration be adopted. The Planning Board is encouraged to carefully consider the EAF and to review all relevant areas of environmental concern prior to making its Determination of Significance for this Action. We will be in attendance at the September 18<sup>th</sup> Planning Board meeting to address any questions the Board may have.

cc: A. Georgiou, Esq.  
Applicant