

State Environmental Quality Review  
**Notice of Completion of Draft  
and  
Notice of SEQR Hearing**

**Lead Agency:** \_\_\_\_\_ **Project Number** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Date** \_\_\_\_\_

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. (and local law # \_\_\_\_\_ if any)

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until \_\_\_\_\_ A public hearing on the Draft EIS will be held on \_\_\_\_\_ (date and time) at \_\_\_\_\_ (place).

**Name of Action:**

**Description of Action:**

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

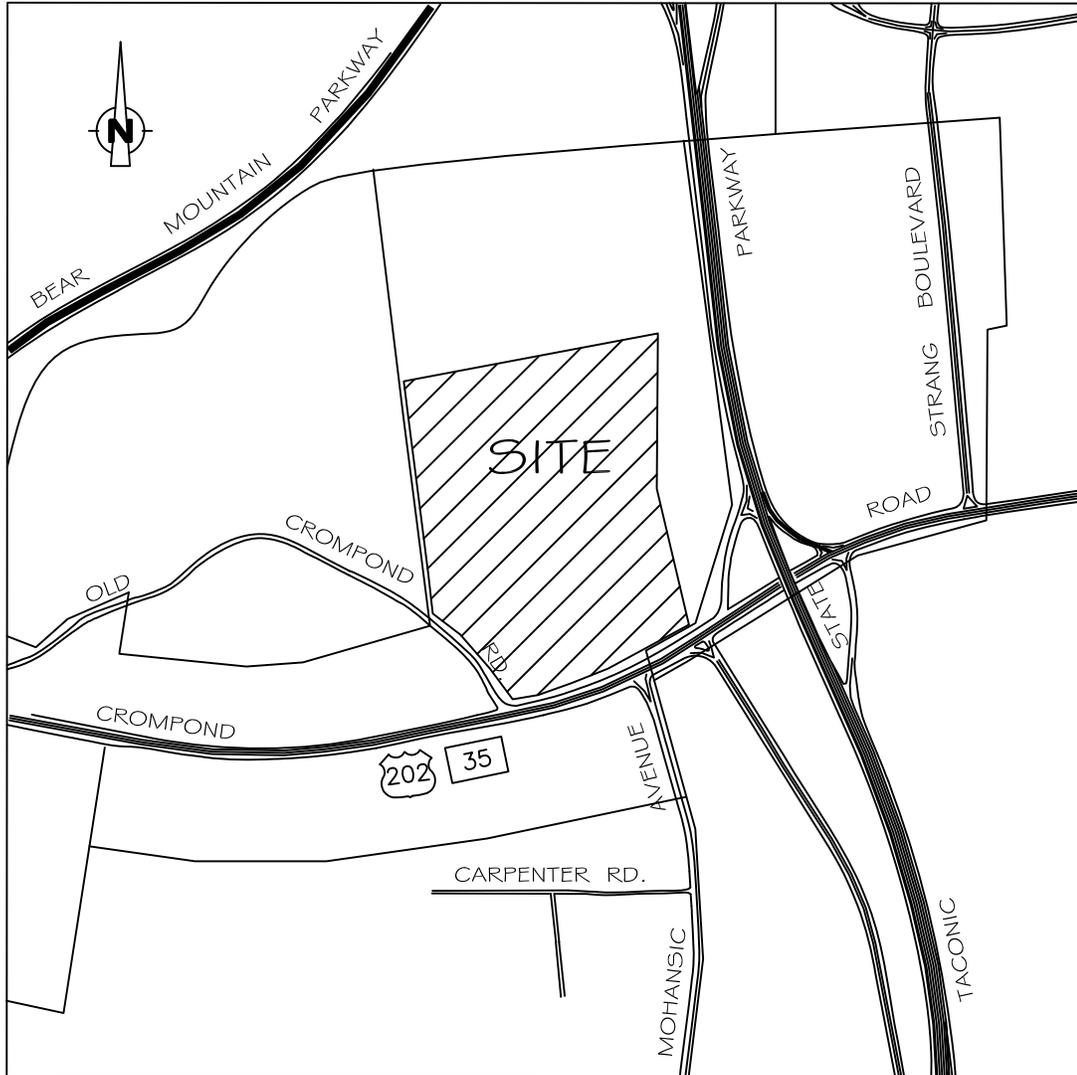
**DESCRIPTION OF ACTION continued:**

The site contains a large woodland area is located along the western portion of the site and a smaller woodland area is located in the northeastern portion of the site. Two freshwater wetlands, generally located within the wooded areas, have been identified. The larger woodland to the west contains a NYC DEP regulated watercourse associated with Wetland A. Wetland A is 0.91 acres in size. The smaller Wetland B is 0.13 acres and is located in the northeast corner of the site. Each wetland has a 100-foot buffer associated with it that is regulated by the Town of Yorktown.

The Proposed Action will include development of a Costco Wholesale store, tire center and fueling facility. The development will require demolition and removal of all existing structures including buildings, pavements and utility infrastructure as well as clearing portions of the wooded areas. Land cover will be altered as a result of the development. Any hazardous materials found on site must be remediated to NYS DEC standards.

The Proposed Action will require several permits and approvals from local and state agencies:

Town of Yorktown Planning Board  
Town of Yorktown Town Board  
Town of Yorktown Zoning Board of Appeals  
Town of Yorktown Supervisor  
Designated MS4 Review and Acceptance  
of Storm Water Pollution Prevention Plan(SWPPP)  
Westchester County Department of Health  
Westchester County Board of Legislators  
WCDEF, WC Legal Dept. and Budget Office  
NYC Department of Environmental Protection (NYCDEP)  
NYS Department of Environmental Conservation (NYSDEC)  
NYS Department of Transportation (NYSDOT)



LOCATION MAP

NTS

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TRC Engineers, Inc.  
7 Skyline Drive  
Hawthorne, New York 10532

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Exhibit II-1  
Site Location Map



COSTCO WHOLESALE  
Town of Yorktown, New York

**Potential Environmental Impacts:**

**A copy of the Draft / Final EIS may be obtained from:**

Contact Person:

Address:

Telephone Number:

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of \_\_\_\_\_

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, Room 538, 50 Wolf Road, Albany, NY 12233-1750

**Copies of the Draft EIS must be distributed according to 6NYCRR 617.12(b).**

## **POTENTIAL ENVIRONMENTAL IMPACTS continued:**

The DEIS should provide an analysis of existing environmental conditions, potential impacts of the Proposed Action, and potential measures to mitigate adverse environmental impacts for the specific subjects identified in this Scope. Where applicable, a description of the conditions associated with the former use was included. Impacts were reviewed as follows:

Land Use, Zoning and Public Policy  
Visual Character  
Soils, Topography, Slopes and Geology  
Hazardous Materials  
Flora and Fauna  
Wetlands, Groundwater and Surface Water Resources  
Stormwater Management  
Utilities & Water Supply  
Gas, Electrical, Cable, & Telecommunications  
Use and Conservation of Energy -- Green Technology  
Traffic and Transportation  
Parking  
Air Quality  
Noise  
Building Demolition and Construction  
Community Facilities And Services.  
Fiscal and Socioeconomic Impacts  
Cultural, Historical and Archeological Resources and  
ALTERNATIVES - The analysis of reasonable alternatives to the Proposed Action should be based on schematic site plans, with impacts quantified in terms of areas of disturbance, traffic generation, air pollution, water and sewer utilization and tax

**LEGISLATIVE HEARING:** A legislative/SEQRA hearing will be held pursuant to 6 NYCRR Parts 617 and 624 to hear and receive unsworn statements of the public concerning the application, DEIS and draft permit. The hearing will be conducted by Planning Board at 7:30 p.m. on October 15, 2012, at the Yorktown Community & Cultural Center, 1974 Commerce Street, Nutrition Center Room, Yorktown Heights, NY 10598, All persons, organizations, corporations or government agencies that may be affected by the project are invited to attend the hearing and to submit oral or written comments. Reasonable time limits may be set for each speaker as necessary to afford all attendees an opportunity to be heard. The hearing location is fully accessible to persons with a mobility impairment.

**WRITTEN PUBLIC COMMENTS:** Written comments concerning the application, and DEIS may be mailed to John Tegeger, Director of Planning, 1974 Commerce Street, Yorktown Heights, NY 10598 and will be considered equally with oral statements delivered at the legislative hearing, provided they are received by October 30, 2012. The Yorktown Planning Board, may, upon their discretion, extend the comment period.

DOCUMENT AVAILABILITY: The DEIS and supporting materials are available for review at the following locations during normal business hours:

Office of the Yorktown Town Clerk  
363 Underhill Avenue  
Yorktown Heights, NY 10598

John C. Hart Library  
1130 E Main Street  
Shrub Oak, NY 10588

Town of Yorktown Planning Department  
1974 Commerce Street, Room 222  
Yorktown Heights, NY 10598

The DEIS is also available online at the Town of Yorktown's website, <http://www.yorktownny.org>. Electronic copies (CD) of the DEIS are available upon request from the contact person listed above.

The notice of completion and a copy of the DEIS in paper or electronic (CD) form is being sent to the following:

File Copy  
Planning Board  
Town Board  
Town Clerk  
Planning Board Outside Counsel - Ryan Law Group  
Acting Town Engineer - Sharon Robinson  
Town Environmental Consultant - Cornerstone Associates  
Highway Superintendent - Eric DiBartolo  
Building Inspector - John Winter  
Fire Inspector - Ed Kolisz  
Water Department - David Rambo  
Town Assessor - Kim Penner  
Town Environmental Conservation Dept - Kim Angliss-Gage  
Advisory Board on Architecture & Community Appearance (ABACA)  
Zoning Board of Appeals  
Conservation Board  
Energy Advisory Committee (EAC)  
Tree Conservation Advisory Commission (TCAC)  
City of Peekskill - Pamela Beach  
Town of Cortlandt - Joan Dyckman  
Westchester County Planning Board  
Westchester County Dept of Health - Paul Kutzy  
Westchester County Dept of Health - Barbara McDonald  
Westchester County Dept of Environmental Facilities  
Westchester County Board of Legislatures  
Westchester County Legal Dept  
Westchester County Budget Office  
NYC DEP - Mary Galasso  
NYC DEP - Cynthia Garcia  
NYS DEC - Adam Peterson  
NYS DEP - Todd Ghiosay  
NYS DEC - Tara Salerno  
NYS DEC - Ed Moore  
NYS DOT - Bill Gorton  
NYS OPRHP - Ken Marhukas  
US Army Corp of Engineers

And any individual requesting a copy.