

TOWN OF YORKTOWN PLANNING DEPARTMENT

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

MEMORANDUM

To: Planning Board
From: Planning Department, Engineering Department, Environmental Consultant
Date: August 10, 2012
Subject: Costco Wholesale Club
DEIS Review for Completeness
Tax Ids: 26.18-1-17, 18, 19 & 26.19-1-1

Town staff including the Planning Department, Town Engineer, and Environmental Consultant have met weekly to review and discuss the submitted DEIS. Pursuant to SEQRA Section §617.0(a)(3), the purpose of this review is to determine whether to accept the DEIS as adequate with respect to its scope and content for the purpose of commencing public review. Based on our review as of the date of this memo, we feel the document is complete with respect to the scope. The following are some additional comments we feel should be addressed prior to the Public Hearing or studied further in the FEIS as noted below. The Planning Board may also want to incorporate their own comments on the DEIS and edit this document before issuing a final determination on this action.

1. Prior to a public hearing on the DEIS, written documentation be provided that NYSDEC and WCDOH will review the Phase I and II reports and provide within the FEIS comment regarding the adequacy of the documents, the findings and conclusions of the documents (including regulatory thresholds of contaminants) and the remediation plan(s).
2. Prior to a public hearing, the Planning Board receive written comment regarding the accuracy of the town/county and school tax generation from the Town Assessor.
3. Under Involved Agencies, septic review and approval should also be listed under WCDOH and NYCDEP and add Hazardous Material and Solid Waste Remediation approval should be added under WCDOH, NYCDEP and NYSDEC.
4. In Section H the flow rates at the Peekskill plant are listed. Applicant should explain if these rates are daily, monthly, or annual averages. Peak flow data should also be included.
5. On page III.B-36, Exhibit III.B-40 should be revised to show the new gas station location.
6. On page III.B-42, Exhibit III.B-12 should be revised to reflect the new gas station location.

cc: Town Engineer, Building Inspector, Town Environmental Consultant, Kevin Ryan & Lisa Hochman, Ryan Law Group

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