Costco Wholesale Store
Town of Yorktown, Westchester County, New York

Draft Environmental Impact Statement (DEIS)
Final Scope

December 13, 2010

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Costco Wholesale Store located at the northwest quadrant of the intersection of NYS Route 35/202 and the Taconic State Parkway in the Town of Yorktown, New York. This Scoping Document contains the items described in 6 NYCRR §§ 617.8 (f) (1) through (5). It is intended to inform involved agencies and interested agencies and the public of the range of topics the lead agency intends to address in the DEIS. Public comments on the draft Scope were heard at a public scoping meeting held on Monday, November 8, 2010 at 7:30 p.m. at Yorktown Town Hall. Written comments were received through November 29, 2010. Substantive comments received are reflected herein.

SEQR Classification:	**Type 1 Action**
Lead Agency:	**Planning Board of the Town of Yorktown** **Yorktown Community and Cultural Center** **1974 Commerce Street, Room 222** **Yorktown Heights, NY 10598**
Lead Agency Contact:	**John Tegeder** **Director of Planning** **Town of Yorktown** **Yorktown Community and Cultural Center** **1974 Commerce Street, Room 222** **Yorktown Heights, NY 10598**
Applicant:	**Retail Store Construction Company (RSCC)** **500 Old Country Road** **Garden City, New York**
Public Scoping Meeting:	**November 8, 2010 at 7:30 pm** **Town of Yorktown** **Town Hall** **363 Underhill Avenue** **Yorktown Heights, NY 10598**

Description of Proposed Action:

The Applicant proposes to develop 18.75-acres of land, comprised of the following parcels with Section-Block-Lots: 26.18-1-17, 26.18-1-18, 26.18-1-19 and 26.19-1-1, located in the

Town of Yorktown, Westchester County, New York. The site is bounded by Route 35/202 to the south, Old Crompond Road to the west, vacant lands of the State of New York to the north and the Taconic State Parkway to the east. Currently parcel 26.18-1-17 is multi-family residential, parcel 26.18-1-18 is Zino's Nursery and Landscaping, parcel 26.18-1-19 is a vacant motel, and parcel 26.19-1-1 was a former gas station which is now used as a gate and fence supplier. The proposed development will include the construction of a 151,092 square feet (sf) Costco Wholesale warehouse and a Costco members only fuel facility with three (3) pump islands. Within the proposed Costco store will be a sales floor, a 4-bay loading dock and a tire center that will include 4 service bays, an office/waiting area and a sales floor. Main vehicular access is proposed at the signalized intersection of Route 202 and Mohansic Avenue, with a secondary right-in, right-out access to the fuel facility. Together, these elements comprise the "Proposed Action." The proposed development will require site plan, stormwater pollution prevention plan and wetland permits from the Yorktown Planning Board. The proposed fueling station will require a gas filling station special permit from the Yorktown Town Board.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

The DEIS will contain the following information and address the following issues as they relate to the Proposed Action:

COVER SHEET identifying:

(1) The Proposed Action and its location;

(2) The name, address and telephone number of the Lead Agency and contact person;

(3) The name, address and telephone number of the preparer of the DEIS;

(4) The date of DEIS submission and acceptance; and

(5) Public hearing date and DEIS comment period.

Following the cover sheet, will be a list of all environmental legal counsel and consultants to the preparer of the DEIS and the Lead Agency, and a list of all interested and involved agencies .

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS should include the following:

I. EXECUTIVE SUMMARY – The summary should describe the Proposed Action, its potential significant impacts and proposed mitigation measures, and the alternatives analyzed in the body of the document. It should also include a list of all required reviews and approvals from Town, County, State and Federal agencies.

II. DESCRIPTION OF PROPOSED ACTION

A. Site Location

Include identification of regional and area location, tax map designation, abutting streets, land uses and existing zoning categories. Include description of existing uses that are currently on the site.

B. Existing Zoning

Include description of existing zoning for the subject parcel and adjacent properties and describe relevant components of the Town of Yorktown Comprehensive Plan dated June 15, 2010 (the "Comprehensive Plan").

C. Proposed Development

A detailed description of the Proposed Action shall be provided, including but not limited to the following: building locations, layouts, and floor areas (with plans); site access/egress; parking layout and capacity (with plans); storm drainage (with plan); utilities, including electric, fresh water, wastewater (with plans); landscaping (with plan), site lighting (with plan and hours of operation); signage (with illustrations); wetland mitigation (with plan); erosion and sediment control (with plan); setbacks, screening and buffer treatments (with plans); and power plant and HVAC equipment, including operating characteristics.

This section will also generally describe the operation and management of the Costco Wholesale Store (both the main store and the fueling station), including weekday and weekend hours for both the main store and the fueling facility; number of days of operation per year; type, frequency and hours of commercial deliveries; housekeeping and maintenance practices, including solid waste management, paying special attention to exterior areas of the site; the anticipated number of employees; and daily total population for the Proposed Action indicating anticipated high and low population fluctuation(s).

This section will also discuss construction sequencing, duration and management, including site security, sanitary sewage and solid waste removal procedures; a description of construction equipment to be used; scheduling and routing of same; types of loads to be transported; traffic controls; noise controls; special construction-related erosion and sediment controls; and safety measures, including community and worker health and safety plans with respect to the disturbance or exposure of any onsite hazardous materials.

All submitted drawings should be no larger than 30" x 40" or as otherwise specified by the Planning Board.

D. Project Need and Benefits

E. Reviews and Approvals

III. EXISTING CONDITIONS, IMPACTS, MITIGATION - 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 should also be included.

Required elements for each chapter of Section III of the DEIS follows:

A. Land Use, Zoning and Public Policy

1. Existing Conditions

   a. Include maps and narrative describing development patterns generally within a ½ mile radius of the site. Include the BJs shopping center and indicate its proximity to the site.

   b. The site shall be described in its relation to area-wide land planning studies. Describe the land use for the subject parcels as envisioned in the Comprehensive Plan and the recommendations from the Sustainable Development Study dated March 2004 and prepared by Edwards & Kelcey (the "Sustainable Development Study"), Patterns for Westchester: The Land and the People dated 1996 and prepared by the Westchester County Planning Board ("Patterns for Westchester"), and 2025 Context for County and Municipal Planning and Policies to Guide County Planning prepared by the Westchester County Planning Board, adopted on May 6, 2008 and amended January 5, 2010 ("Westchester 2025"). Describe the character of the area and the Comprehensive Plan's recommendations.

   c. Identify the zoning for the site and adjacent properties and state whether the Proposed Action is allowable as-of-right under current zoning.

   d. Examine whether the Proposed Action would be able to facilitate connection to existing parks and trail ways without increasing travel trips.

   e. List future development projects in the study area that could affect future land use patterns and trends.

   f. Include discussion of state-designated agricultural lands, lands within the New York City watershed and critical environmental areas (e.g., FDR State Park) within a ½ mile radius of the site.

2. Potential Impacts –

a. Future Without the Proposed Action - Identify proposed projects, if any, generally within the ½ mile study area, based on information provided by the Town and other available sources.

b. Identify the relationship of the proposed development to overall land use patterns within the study area, and to immediately adjacent properties. Include the BJs shopping center, the existing nursery and New York State designated agricultural lands, the NYC watershed and FDR State Park, a critical environmental area designated by Westchester County. This section would also consider relevant portions of the Town's Comprehensive Plan and other local land use plans where applicable. Include a zoning compliance chart.

3. Proposed Mitigation (as applicable)

B. Visual Character

1. Existing Conditions - Document the visual character of the site and the immediately surrounding area through photographs, cross sections and narrative. Winter and summer views of the site will be provided as practicable. The visual resource assessment will follow the New York State Department of Environmental Conservation ("NYSDEC") guidelines: "Assessing and Mitigating Visual Impacts."

2. Potential Impacts –

a. Identify views to and from the proposed development from surrounding roads and properties, utilizing photographs and cross sections.

b. Discuss and include views from Old Crompond Road, Stony Street, Taconic State Parkway, the site frontage (Route 202) and from the easterly approach from Route 202.

c. Discussions should include comparison to existing conditions.

d. Discuss impacts in consideration of the Taconic State Parkway as a designated Scenic Byway.

e. The visual impacts analysis of impacts created by the project shall include building design, location lighting (Photometric Study), signage and landscaping plans.

f. Include photos of balloons from Old Crompond Road, Stony Street, the Taconic State Parkway, Route 202 and FDR State Park. Include a key map showing the points from which photos of the balloons were taken and the balloon location; i.e., cross sections.

g. Include photo simulations showing the buildings from offsite locations cited above during winter.

3. Proposed Mitigation - Including vegetative screening, buffer areas, landscaping, light shields, etc. Discuss landscape mitigation to soften views from critical locations including the Taconic State Parkway, FDR State Park, Old Crompond Road and Route 202.

C. Soils, Topography, Slopes and Geology

1. Existing Conditions –

a. Describe on-site soils, topography, steep slopes, rock outcrops and underlying geology, including bedrock.

b. Provide a soils map based on field analysis and review of the Natural Resources Conservation Services (NRCS) county soil survey as well as site specific analysis.

c. Provide site slope analysis mapping existing slope ranges of 0 to 10%, 10 to 20% and > 20%.

2. Potential Impacts –

a. Assess the potential impacts of site grading with respect to soil erosion and slope stabilization, including an estimate of cut and fill and

description of impacts (during and after construction) if cuts and fills are not balanced.

b. Assess impacts associated with prolonged soil stockpiling and evaluate whether excavated soils may be reused onsite or disposed of offsite.

c. Provide post-construction slope map. (Discussion of rock removal and potential blasting provided in Section M, Building Demolition and Construction.)

d. Identify anticipated length of construction period and discuss impact related to resulting freeze/thaw of soil.

e. In relation to building foundations, tank graves or other construction where bedrock excavation may be required, identify shallow bedrock areas and provide clarification as to how much bedrock excavation is anticipated, including the manner of excavation and any additional treatment onsite.

3. Proposed Mitigation - Including erosion control plan and hazardous material removal and mitigation plan. Consider measures to be used to minimize soil disturbance in each phase of construction.

D. Hazardous Materials

1. Existing Conditions –

a. Describe any known or suspected contamination of site media (i.e., soils, groundwater, surface water, building materials, etc.) by hazardous, toxic, or dangerous materials or substances, including but not limited to petroleum, chemicals, asbestos, lead, and PCBs ("Hazardous Materials"). Include a formal assessment to determine the presence of Hazardous Materials in building materials, storage tanks, subsurface disposal systems or other potential sources of Hazardous Materials. This discussion shall include the previously performed Phase I Environmental Site Assessment (the "**Phase I**"). (Unless marked as "Privileged" the Phase I Environmental Assessment shall be attached as an Appendix to the DEIS.) Where further investigations are required (either upon the recommendation of the Phase I or because the Phase I did not cover all portions of the project site or otherwise), these will be performed in accordance with applicable law, regulations, or guidelines (such as, the New York State Department of Environmental Conservation ("**NYSDEC**") DER-10 Technical Guidance Memorandum), the American Society for Testing and Materials ("**ASTM**") standards for Comprehensive Environmental Response Compensation and Liability Act ("**CERCLA**") "all appropriate inquiry," or equivalent. All non-privileged Hazardous Materials reports shall be included as Appendices to the DEIS. Where a report will not be appended because of a claim of

privilege, the data from such reports shall be included and described in sufficient detail for the lead agency to make a reasoned judgment with respect to any potential impacts of the Proposed Action and proper mitigation measures. Any reports, including if applicable the Phase I, that have been submitted to the NYSDEC or other regulatory agencies shall not be considered privileged, even if initially marked as such.

b. If not already contained in the Phase I, include and describe the results of records investigation for all portions of the project site with respect to any prior violations and/or registrations/certifications for tank installations, abandonments or closures.

2. Potential Impacts

a. Describe potential impacts to workers and the community from development of the site (during and post-construction) regarding any known or discovered hazardous conditions. Include discussion of potential health hazards resulting from the presence or handling of hazardous materials.

b. Discuss potential impacts to NYC watershed and any other offsite environmentally sensitive receptors including wetlands, watercourses, groundwater and critical environmental areas.

c. Discuss petroleum bulk storage requirements and anticipated storage in connection with the proposed fueling station and assess potential impacts to groundwater and surface waters.

d. Identify whether there is a possibility of prolonged stockpiling of excavated material while awaiting results of additional testing and establish limits for reuse and disposal.

3. Mitigation Measures (as applicable) –

a. Describe any cleanup or mitigation measures that will be required or warranted to remove or neutralize any known or potential contamination of the site (**"Site Contamination"**) by hazardous materials or substances, including any petroleum, heavy metals, volatile organic compounds, semi-volatile organic compounds, chlorinated compounds, lead-based paint, asbestos, PCBs, etc.. The discussion should include safety measures that must be taken to handle or remove any known or potential Site Contamination. Include a community and worker health and safety plan per NYSDEC regulations (6 NYCRR Parts 375 and/or 612-14, as applicable). Discussion should include procedures for testing potentially contaminated soils if intended for reuse onsite or if required prior to removal from site. Describe procedures for the safe handling,

stockpiling or storage of potentially contaminated soils so as to prevent release of soil particles or contaminants due to rain, wind, etc.

b. Discuss and document removal of any existing subsurface treatment or storage facilities in accordance with appropriate governing regulations.

c. Discuss installation of proposed fixtures and equipment (including aboveground and underground storage tanks, piping, and pumping equipment) to be used for the storage or handling of petroleum or other potential contaminants, whether for sale or for onsite use. Describe required leak prevention and monitoring measures. Describe any special measures, such as a response plan, that may be required or appropriate due to site groundwater conditions or proximity to sensitive receptors, including waters tributary to drinking water supplies.

d. Propose a maintenance/ground keeping plan that specifies chemicals and their intended use; e.g., fertilizer, pesticide and de-icing.

E. Flora and Fauna

1. Existing Conditions –

a. Description and mapping of vegetative communities found on the site.

b. Description of wildlife species found on or anticipated to be found on the site based on site surveys and review of existing data sources.

c. Assess potential presence of wildlife corridors on the site.

d. Discuss the "*Biodiversity Conservation Study*" (June 2009) prepared by Sterns & Wheeler as it relates to the site.

e. Review of "*Croton-on-Hudson Biodiversity Plan*" (2004) prepared by the Metropolitan Conservation Alliance as it relates to the site.

f. Provide assessment of the potential presence of any rare, threatened or endangered species on the site based on site-specific survey and input from the New York Natural Heritage Program and the US Fish and Wildlife Service.

g. Provide tree survey within the proposed limit of disturbance in accordance with Town of Yorktown requirements and indicate which trees will be protected and/or removed.

2. Potential Impacts –

a. Quantification of vegetative communities to be disturbed, protected or removed based on the proposed limit of disturbance.

b. Describe impacts to existing resident plant and animal populations, especially threatened and/or endangered species.

c. Describe potential impacts to wildlife corridors, if present on the site.

3. Proposed Mitigation –

a. Include analysis of remaining vegetated buffer and proposed landscaping and consider use of permeable surfaces and vegetation

b. Provide a conceptual landscaping plan. Include wildlife mitigation measures, if required.

c. Provide a list of proposed plants and trees with consideration for native and non-invasive species.

d. Propose a maintenance/ground keeping plan that specifies chemicals and their intended use; e.g., fertilizer, pesticide and herbicides.

F. Wetlands, Groundwater and Surface Water Resources

1. Existing Conditions –

a. Description and mapping of onsite wetlands, watercourses and buffers including delineation methodology as appropriate for federal, state or local regulatory agencies with jurisdiction. The description of the wetlands/watercourses/buffers will include the vegetation, soils, hydrology and functions provided. All onsite wetlands should be identified and mapped regardless of size. Indicate for each wetland its location; acreage; type (including soils, vegetation, and hydrology); functionality; and government agency or agencies with jurisdiction.

b. Describe and map wetland buffers onsite, including vegetation, acreage, functionality, and any existing disturbance.

c. Describe the NYC watershed and streams to which the site is tributary. Assess the potential presence of any vernal pools on the site.

d. Include in the description any offsite wetlands that are functionally related and which might reasonably be expected to be affected by the Proposed Action.

e. Identify surface waters with significant accumulations of silt or sediment.

f. Identify and discuss the applicable wetland/watercourse regulations (Federal, State and local, including watershed regulations).

2. Potential Impacts –

a. State whether any wetlands, wetland buffers, vernal pools, or surface waters will be directly disturbed, e.g., by filling, dredging, removal of vegetation, etc.

b. Identify location of any proposed buildings, impermeable surfaces, major artificial landforms (e.g., retaining walls, berms) or utility lines/connections in relation to surface waters, wetlands, and wetland buffers.

c. Identify any potential secondary disturbance to wetlands or wetland buffers relating to activities or construction outside wetlands or wetland buffer areas, such as, erosion during site construction, runoff from proposed impermeable surfaces, use of fertilizers, etc.

d. Discuss and quantify potential impacts of each type of disturbance, including any secondary disturbance, relative to onsite and, as applicable, offsite wetlands and surface waters. Describe impacts on functional values of wetlands, vegetative composition, wildlife habitat, pollution abatement, hydrology, etc.

e. Discuss construction and post-construction impacts to ground water and surface water as a result of sedimentation, potential pollutant loading and thermal pollution.

f. Provide a water budget analysis to assess potential impacts to onsite and, as appropriate, offsite wetlands.

g. Discuss required regulatory review process and necessary permit procedures; e.g., State Pollution Discharge Elimination System ("SPDES").

h. Identify proposed increase in impervious surface and evaluate impacts such as increased volume and speed of runoff and decreased groundwater recharge, increased turbidity and/or contamination during and after construction and impacts to wetlands and Mohansic Swamp.

j. Identify any potential impacts to surface water and groundwater related to petroleum bulk storage for proposed fueling station.

k. Regarding construction that will occur on land where the depth to groundwater is less than 3 feet, impacts from day-lighting groundwater seeps and construction dewatering must be investigated. Post-construction impacts from seepage must be considered.

3. Mitigation Measures –

a. Assess wetland avoidance, replacement and/or enhancement.

b. Describe measures required by regulatory agencies with authority over wetlands and watercourses (e.g., NYSDEC, New York City Department of Environmental Protection ("**NYCDEP**") and the Army Corps Engineers) to mitigate potential impacts discussed above.

c. Provide a wetlands mitigation and management plan. Provide a narrative and table indicating proposed measures to be taken to mitigate impacts to groundwater, surface waters, wetlands, wetland buffers and vernal pools including the Hunter Brook and Mill Pond. Mitigation plan shall addresses area loss and changes to wetland and wetland buffer hydrology, biology, function and pollutant removal.

d. Assess elimination or minimization of fertilizer, pesticide, herbicide, and other chemical treatments.

e. Discuss efforts to prevent or mitigate water turbidity and accumulated sediment.

f. Consider use of permeable materials and/or vegetated areas to protect water quality.

G. Stormwater Management

1. Existing Conditions –

   a. Include a description of existing onsite drainage patterns and offsite drainage areas extending a sufficient distance to include drainage patterns that contribute to the site. Discussion should include the Hunter Brook and its associated flood prone areas. The Hunter Brook Flood Study, dated March 2009 and prepared by Site Design Consultants for the northern watershed of the brook shall be considered.

   b. Provide analysis of existing onsite runoff conditions including peak flow rates for the 1, 2, 10, 25- and 100-year storms as required by local and NYSDEC regulations. Include discussion regarding the site's relation to the Hunter Brook drainage area.

2. Potential Impacts –

a. Describe proposed onsite and offsite drainage conditions including changes to land surface cover-types, including increased impervious surfaces.

b. Provide construction and post-construction analysis of proposed runoff conditions including peak flow rates for the 1-, 2-, 10-, 25- and 100-year storms as required by local and NYSDEC regulations.

c. Describe construction and post-construction increase in storm water runoff and anticipated short and long term impacts to surface water quality, drainage collection systems, water quality treatment and storm water management (detention) systems.

d. Include a discussion regarding potential impact to the Hunter Brook both through piped sections and exposed sections that eventually flow into Mill Pond.

e. Include pre- and post-development analysis of pollutant loading due to increase in impervious surface.

f. Provide details including the proposed outlet configuration and proposed planting scheme.

3. Proposed Mitigation –

a. Describe proposed on- and off-site storm water mitigation measures including storm water collection systems, methods to reduce runoff rate and volume, water quality treatment practices and proposed detention systems. Consider creation of detention basin that discharges outside of the wetland buffer through non-erosive means and seeding and planting the area with native and non-invasive species.

b. Consider using permeable materials and adding vegetated areas to mitigate runoff.

c. Identify regulatory authority of New York City Department of Environmental Protection (NYCDEP) and discuss relevant regulatory requirements of NYCDEP.

d. Include the Proposed Action's compliance with SPDES General Permit No. GP-0-10-001.

e. Describe Stormwater Pollution Prevention Plan during and post construction.

H. Utilities

1. Water Supply

a. Existing Conditions –

i. Include description of existing water provider including water source, system capacity and distribution system in the study area as it relates to the site.

ii. Include description of site's current water users and existing water demand.

b. Potential Impacts –

i. Describe water demand anticipated for the Proposed Action for domestic, fire service and building sprinkling. Discuss Costco's typical water usage including metering and daily demand fluctuations. Include comparison of Costco's demand to typical demand for similar size and use.

ii. Compare existing and proposed water demand.

iii. Identify the proposed water source and describe the propose onsite water distribution system and connections to existing offsite system.

iv. Discuss compliance with local fire district requirements including separation of domestic and fire services.

c. Proposed Mitigation Measures (as applicable) –

i. Discuss use of water saving devices and other proposed water conservation techniques, including any "Green technology" implemented by Costco.

ii. Discuss adherence to New York State and/or Westchester County Departments of Health requirements regarding cross connection control measures for drinking water supplies.

iii. If applicable, identify improvements necessary to existing system to meet project demand.

2. Sanitary Sewage

a. Existing Conditions –

i. Include description of existing sewers and sanitary treatment facilities at the site, including rate of low.

ii. Discuss existing Town and County Sanitary Sewer District, offsite sanitary sewers in the vicinity of the site and Municipal Wastewater Treatment Plant (WWTP).

b. Potential Impacts –

i. Describe Proposed Action's sewage flow, onsite sewage collection system and plan to connect to existing offsite sewers. Include discussion of the WWTP's treatment and operating capacity and likelihood of connection to Peekskill Hollow Sewer District.

ii. Identify required improvements needed to connect to existing sewer by extending the sewer system in Old Crompond Road from Stoney Street to the site.

iii. Indicate the dimensions of the proposed sewer line extension and whether the proposed extension will have capacity for additional future connections along its route.

iv. Discuss required procedure and approvals necessary for annexation into the existing Town and County Sewer District.

v. Discuss the sufficiency of the WWTP's treatment capacity to treat the sewage generated by the Proposed Action.

vi. Discuss the potential for other users along Old Crompond Road and the proposed Temple Israel project (south side of Route 202) to connect.

vii. Assess and discuss risk associated with failure of raw sewage pumping systems and/or overflows.

c. Proposed Mitigation Measures (as applicable) –

i. Include detailed description of the proposed offsite sewer extension and protection or reconstruction of Old Crompond Road and other mitigation measures that may be necessary.

ii. Identify measures that will mitigate the projected increase in flow to the WWTP using policy guidelines for new connections established by the Westchester County Department of Environmental Facilities, e.g., reductions in inflow/infiltration. Include discussion of how mitigation will be implemented.

3. Gas, Electrical, Cable, & Telecommunications

a. Existing Conditions

b. Potential Impacts – Discuss the possible routing options of the gas line extension from its current terminus to the site. Note any proposed intrusions into wetlands or wetland buffers, required rock removal, or other disturbance of natural features.

c. Mitigation Measures. (As appropriate.)

I. Use and Conservation of Energy -- Green Technology

1. Existing Conditions

2. Potential Impacts

   a. Calculate the carbon footprint in terms of tons or pounds of carbon dioxide emissions of the completed building. This calculation should include the effects of heating, cooling, lighting, and fuel for personal and commercial vehicles making trips to and from the site.

   b. Calculate the cost of construction in terms of tons or pounds of carbon dioxide emission for the construction of the site including fuel for vehicles and construction equipment, and emissions resulting from the removal of trees from the site.

3. Proposed Mitigation Measures

   a. Discuss energy saving and green technology incorporated into the building design and operation.
   b. Analyze increased public transportation options.
   c. Outline the standards of the LEED certification system and explain the standard for which the proposed development would qualify.

J. Solid Waste

1. Existing Conditions – Discuss capacity at Charles Point.

2. Potential Impacts – Provide description of anticipated solid waste generation. Discuss location, adequacy and capacity of receiving disposal sites.

3. Proposed Mitigation -- Discuss potential solid waste reduction and recycling programs.

K. Traffic and Transportation

1. Existing Conditions

   a. Inventory existing road conditions within not less the ½ mile of the site including road widths, lane widths, lane markings, posted speed limits,

traffic signals, parking regulations, sidewalk widths and road alignment and grades.

b. Determine the existing traffic volumes in the weekday AM and PM and Saturday peak hours by conducting manual turning movement traffic surveys and supplementing with available turning movement counts from the New York State Department of Transportation ("**NYSDOT**"). Explain the basis for the selection of peak hours in consideration of the hours of operation of the Proposed Action and external factors, such as school related or shopping traffic.

c. Compare these data with historical data from the NYSDOT and other studies including the Sustainable Development to develop the existing base traffic volumes. Collect machine traffic counts on Route 202/35 and on Old Crompond Road within not less than ½ mile of the site. Determine existing levels of service for each at the study intersections following procedures from the latest edition of the Highway Capacity Manual. The study intersections are as follows:

- NYS Route 35/U.S. Route 202 and Mohansic Avenue
- NYS Route 35/U.S. Route 202 and Taconic State Parkway SB On/Off Ramp
- NYS Route 35/U.S. Route 202 and Taconic State Parkway NB On/Off Ramp
- NYS Route 35/U.S. Route 202 and Strang Boulevard
- NYS Route 35/U.S. Route 202 and Stony Street/BJ's-Staples Plaza Driveway
- NYS Route 35/U.S. Route 202 and NYS Route 132
- NYS Route 35/U.S. Route 202 and Granite Springs Road/Yorktown Middle School Driveway
- NYS Route 35/U.S. Route 202 and NYS Route 118/Commerce Street
- NYS Route 35/U.S. Route 202 and Old Crompond Road
- NYS Route 35/U.S. Route 202 and Stony Street
- NYS Route 35/U.S. Route 202 and Pine Grove Court
- NYS Route 35/U.S. Route 202 and Lexington Avenue

- NYS Route 35/U.S. Route 202 and Spinghurst Street/Yorktown High School Driveway

- NYS Route 35/U.S. Route 202 and Baldwin Road

d. In addition, compile volume data for NYS Route 35/U.S. Route 202 for the section between the Bear Mountain Parkway/Pine Grove Court intersection and Lexington Avenue intersection.

e. Also include any highway safety investigation studies or Priority investigation Locations identified within the study area.

f. Also include any highway safety investigation studies or Priority investigation Locations identified within the study area.

g. Analyze existing access to site of private vehicles and public transportation including the existing county bus stops, bus routes, and bus route schedules that are within ¼ mile of the site.

2. No-Build Analysis

a. Compare, balance and increase traffic counts to reflect normal growth in the project study area, and any proposed/approved material developments in the vicinity of the project that would generate traffic at the intersections identified above, to constitute the **No-Build** traffic volume. Determine levels of service for each study intersections following procedures from the latest edition of the Highway Capacity Manual.

3. Potential Impacts

a. Estimate traffic generation from the Proposed Action using Institute of Traffic Engineers ("**ITE**") methodology with data available from Costco, including the radius in which the store is expected to draw customers from the surrounding area. The combination of new traffic coupled with the No-Build traffic will result in the design year Build traffic volumes. Information on truck trip generation to and from Costco will also be provided, along with identification of which routes will be used by trucks.

b. Include discussion of the store hours of operation, holiday hours, typical peak hours and peak days for Costco.

c. Describe and explain the distribution of project-generated traffic, including employee, customer, and truck trips. Information on type of delivery vehicle, frequency of delivery and anticipated distribution on the surrounding roadway network will be presented. In addition,

marketing and trade area data will be referenced to support the anticipated traffic distributions/assignments.

d. Perform detailed capacity analysis to establish levels of service under Existing, No-Build and Build conditions for the Weekday AM and PM and Saturday peak hour periods at each study intersection, using the same Highway Capacity Manual methodology. The analyses will be completed both with and without the planned NYSDOT improvements for the Route 35/202 corridor.

e. Assess adequacy of sight distance at proposed site driveways and discuss type of traffic controls to be employed at each driveway location.

f. Analyze anticipated truck activity, including loading and staging activities.

g. Evaluation of traffic impacts during construction will be presented including information on the anticipated earth removal and related construction activities. See also Section O herein entitled Building Demolition and Construction.

h. Consider the impacts of the potential closing of Old Crompond Road.

i. Discuss what impacts, if any, the Proposed Action will have on the provision of bus service in the project area.

j. Also include any highway safety investigation studies or Priority investigation Locations identified within the study area.

3. Proposed Mitigation –

a. Recommend traffic improvements, including roadway widening, addition of lanes, signalization additions and modifications, signage, striping, etc. throughout the corridor of study and consider their associated impacts to the NYSDOT's proposed improvements to the Pine Grove Court, the Mohansic Avenue right turn late, etc.

b. Refer to and incorporate recommendations from the Sustainable Development Study.

c. Evaluate potential changes to public transportation system, i.e., the Bee Line bus. In particular, analyze the addition of a bus stop in front of the site and special bus route with a bus stop within the site. If applicable, discuss how improvements in public transportation can lead to reductions in traffic congestion and air emissions, including carbon.

d. Evaluate provision of sidewalks and bikeways on NYS Route 35/U.S. Route 202 under the Taconic State Parkway to connect to the FDR State Park.

e. Also include any highway safety investigation studies or Priority investigation Locations identified within the study area.

f. Discuss the anticipated timing of the mitigation measures.

g. See also discussion in Section I.3 herein, Energy Use, Proposed Mitigation Measures.

L. Parking

1. Existing Conditions – Discuss existing parking provided on site.

2. Potential Impacts –

a. Discuss the Town's parking requirements (Yorktown Town Code Sec. 300-182) in relation to the Proposed Action.

b. Discuss the parking demand generated by the Proposed Action based on Costco's historic data at other similar facilities. Determine the adequacy of parking proposed.

3. Proposed Mitigation (as applicable)

a. Discuss reduction of employee/customer parking demand by increasing the availability of public transportation, e.g., Bee Line bus service.

b. Discuss the provision of bicycle parking.

M. Air Quality

1. Existing Conditions - Assess air quality using the latest ambient air quality monitoring data available from the New York State Department of Environmental Conservation-operated monitors closest to the site and provide a comparison to the applicable National Ambient Air Quality Standards.

2. Potential Impacts –

a. Assess short-term and long-term impacts during and after construction. With respect to construction, discuss emissions from construction vehicles and equipment, potential fugitive dust emissions. Include long-term impacts related to parking, vehicle traffic, project stationary sources (including any onsite combustion sources, such as boilers), any potentially significant air emissions associated with the proposed vehicle fueling facility, etc.

b. Conduct an air quality analysis for the traffic conditions as required under the criteria set forth in the New York State Department of Transportation Environmental Procedures Manual, Chapter 1.1, Air Quality (January 2001, as updated).

3. Proposed Mitigation

a. Include analysis of engineering and construction techniques to reduce short-term impacts from construction materials, fugitive dust and increased construction vehicle emissions. Measures to be considered should include minimization/proper use of construction materials containing volatile organic compounds; proper enclosure of stockpiled soils; dust suppression; limitations on vehicle or equipment idling; etc.

b. Discuss long term mitigation measures including measures to reduce traffic congestion; controls on vehicle idling; fuel station vapor recovery, etc.

N. Noise

1. Existing Conditions

a. Description of existing noise environment.

b. Examination of current ambient sound levels through short term monitoring at different times of day and night, including sleeping hours.

2. Potential Impacts

a. Determine future ambient noise levels for the No-Build and Build condition.

b. Identify any sensitive receptors (such as, hospitals, adult continuing care communities, schools, houses of worship, community facilities) and neighborhoods that might be affected by increased sound levels during construction or post-construction operations.

c. Describe and evaluate potential ambient and peak short term noise generation from construction equipment and traffic; ambient and peak long term noise generation from traffic (including truck deliveries) associated with store operations, HVAC equipment, and any other noise-generating features of the Proposed Action following construction.

Calculate noise levels at site boundaries and at sensitive receptors and surrounding neighborhoods. Indicate both peak noise levels and any anticipated sub-peak noise levels that may be disturbing to sensitive receptors or surrounding neighborhoods during night hours. Noise impacts should be determined by comparing noise levels of the Propose Action with the levels recommended in NYSDEC guidance document DEP-00-1, Assessing and Mitigating Noise Impacts (October 6, 2000).

3. Mitigation Measures.

a. Identify mitigation measures appropriate for construction and post-construction phases of the Proposed Action, including placing mufflers or baffles on both mobile and stationary engines and equipment, limiting hours during which certain noise-generating activities may take place, etc.

O. Building Demolition and Construction

1. Existing Conditions – Describe the existing elements that will be demolished or removed on all four properties as part of the Proposed Action including special consideration for the removal of landscaping materials from the existing Zino's Nursery property and any underground petroleum storage tanks, piping or equipment from the former service station.

2. Potential Impacts

a. Describe likely construction schedule, specifying anticipated building demolition, site clearing, grading, site infrastructure construction (roads, utilities, drainage features, etc.), and building construction activities. Describe the impacts of these various construction activities with regard to their timing throughout the construction schedule.

b. Describe all construction activities, including the need, if any, for rock crushing, rock removal and blasting. Indicate a designated area within the project site for crushing of blasted rock, if necessary. Identify areas where bedrock is less than 3 feet in depth or where bedrock will otherwise require removal due to infrastructure or building elements. Quantify anticipated amount of bedrock removal and, if applicable, crushing so that the potential associated impacts can be evaluated. Indicate whether and to what extent bedrock will be blasted, chipped or otherwise excavated. Include a protocol for any blasting.

c. Describe anticipated construction traffic and parking. Identify impacts related to construction traffic and parking, including, road closures, road wear, air quality impacts from vehicle and equipment emissions and fugitive dust, and noise.

d. Describe the impacts of demolition and construction related to the presence, remediation and handling of any Hazardous Materials as identified in the Phase I Site Assessment Report or other reports or plans related to Hazardous Materials.

e. Describe potential construction impacts to water quality, including from erosion of exposed soils and sediment/pollutant loading to onsite and offsite surface waters and wetlands.

3. Proposed Mitigation

a. Describe construction phasing plan and best management practices to be employed (such as blasting plan pursuant to Yorktown Code Chpt. 124 and erosion control plan pursuant to Yorktown Code Chpt.165). Describe measures to minimize any offsite impacts associated with any blasting or other rock removal.

b. Describe traffic control measures to reduce disruptions of traffic patterns on surrounding roadways during construction.

c. Describe measures to minimize construction-related impacts to air quality, such as fugitive dust control, controls on diesel emissions, prohibition of idling trucks.

d. Describe measures to reduce noise during construction.

e. Describe safety measures employed to remove and dispose of any hazardous materials.

P. Community Facilities And Services.

1. Existing Conditions

   a. Describe Town facilities and services currently provided, including police, fire and other emergency services.

2. Potential Impacts

   a. Describe potential impacts to community facilities and services from the Proposed Action, based upon information provided by each service provider. In particular, describe any impacts local hospitals as well as emergency response times associated with Build traffic volumes.

3. Proposed Mitigation Measures (as applicable)

Q. Fiscal and Socioeconomic Impacts

1. Existing Conditions - Describe existing tax generation from the site for all affected tax districts.

2. Potential Impacts

   a. Describe anticipated tax generation, including sales and property taxes, by the project for all affected taxing districts, including Town and school district taxes, during construction and upon project completion.

   b. Discuss the potential effect of the proposed Costco store on local competitors, both large and small. Include a discussion existing jobs that may be lost and replaced with new jobs at the proposed Costco store. Assess any resulting impacts to the community character of areas affected by business closures, including physical deterioration of downtown areas, demographic changes, and altered commuting and shopping patterns of employees and customers of the proposed Costco store.

   c. Provide a list of locations where Costco is currently operating within close proximity to another wholesale club retailer. Indicate where and to what extent the proximate wholesale club retailers have or have not remained economically viable despite their proximity.

   d. Discuss the anticipated employee base for the Proposed Action, including both construction and post-construction operations.

Analyze the population of potential employees within the local area and the potential for hiring of same during construction and post-construction phases of the Proposed Action.

e. Analyze the potential for any groups of people, particularly minority and/or low-income populations, to bear a disproportionate share of any adverse aspects of the Proposed Action. This analysis is to be guided by the New York State Department of Environmental Conservation Policy CP-29 Environmental Justice and Permitting, as issued by the NYSDEC on March 19, 2003.

3. Proposed Mitigation

a. Describe mitigation measures as appropriate, including, to the extent permitted by law, hiring preferences and training programs for local workers; assistance to local organizations concerned with preserving and maintaining affected areas (e.g., Business Improvement Districts); direct funding assistance for the preservation and maintenance of affected areas; etc.

R. Cultural, Historical and Archeological Resources

1. Existing Conditions

a. Describe the significance of any known cultural resources based on a Phase 1A assessment of the site's potential archeological sensitivity.

b. Include a discussion regarding the Taconic State Parkway's listing on the State and National Registers of Historic Places and FDR State Park.

2. Potential Impacts

a. Identify potential impacts to archeological or historic resources, including the Taconic State Parkway and FDR State Park, if any.

3. Proposed Mitigation

a. Identify additional studies, as needed.

b. Identify proposed measures to mitigate impacts to known cultural recourses including visual impacts to the Taconic State Parkway and FDR State Park, if any.

IV. 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

generation, and others as appropriate. Alternatives should be compared to one another and to the Proposed Action. This would include the following alternatives:

A. No Build

B. The Proposed Action with the building sited further west on the property, away from the Taconic State Parkway.

C. Alternative site layouts that avoid direct impacts to wetland buffer areas.

D. Commercial center employing a group of buildings per zoning, including a village-like development.

E. Hotel or motel development.

V. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED - Identification of significant long term and short-term construction impacts that cannot be avoided. For construction impacts, the discussion should include project sequencing and construction impacts on surrounding roads and neighborhood properties. Impacts related to increase greenhouse gas emissions or lost carbon sequestration should be identified and estimated.

VI. OTHER SEQR REQUIRED CHAPTERS

A. Growth Inducement

B. Commitment of Resources

VII. APPENDICES

A. Application Documents for Proposed Action, including: Proposed Site Plan and Associated Plans and Drawings.

B. Phase 1 Environmental Site Assessment Report and any further reports or plans concerning Hazardous Materials.

C. Wetlands Survey and Delineation

D. Stormwater Management Plan

E. Traffic Data and Analysis

F. Air Quality Study

G. Noise Study

H. Light Study (Photometric Analysis)

I. Cultural Resources Report

J. SEQR Documentation, including: the Environmental Assessment Form; Lead Agency Declaration (including any relevant correspondence from other Involved Agencies); Positive Declaration; Final DEIS Scope; DEIS Scoping Comment-Response Document.

K. Other Reports and Studies, As Applicable

L. Correspondence