

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE — Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions.

French-American School of New York – White Plains Campus

Name of Action

Presumed City of White Plains Common Council pursuant to Zoning Ordinance §6.2.3

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PART I — PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION French-American School of New York – White Plains Campus		
LOCATION OF ACTION (INCLUDE STREET ADDRESS, MUNICIPALITY AND COUNTY) 400 Ridgeway (former Ridgeway Country Club)		
NAME OF APPLICANT/SPONSOR French-American School of New York		BUSINESS TELEPHONE (914) 698-8707
ADDRESS 525 Fenimore Road		
CITY/PO Mamaroneck	STATE NY	ZIP CODE 10543
NAME OF OWNER (IF DIFFERENT) French-American School of New York		BUSINESS TELEPHONE ()
ADDRESS (same as above)		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION Construction of a new campus to house the French-American School of New York (FASNY) Nursery, Pre-School, and Kindergarten; Lower School (Grades 1 to 5); Middle School (Grades 6 to 8); and High School (Grades 9 to 12 and International Baccalaureate Program).		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Former private golf course in residential neighborhood.

2. Total acreage of project area: <u>129.69</u> acres.	PRESENTLY	AFTER COMPLETION
APPROXIMATE ACREAGE		
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>19.54</u> acres	<u>19.50</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>8.92</u> acres	<u>8.92</u> acres
Water Surface Area	<u>5.57</u> acres	<u>5.57</u> acres
Unvegetated (Rock, earth or fill)	<u>0.07</u> acres	<u>0.07</u> acres
Roads, buildings and other paved surfaces	<u>7.32</u> acres	<u>11.27</u> acres
Other (Indicate type) <u>Lawn and Landscaping</u>	<u>88.27</u> acres	<u>84.36</u> acres

3. What is predominant soil type(s) on the project site? Paxton (PnB, PnC); Charlton (Chb); Ridgebury (RdB); Leicester (LcB)
- a. Soil drainage: Well drained 57 % of site Moderately well drained _____ % of site.
 Poorly drained 43 % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A Acres (see 1NYCRR 370)
4. Are there bedrock outcroppings on project site? Yes No
 What is the depth to bedrock? (in feet) Varies – generally 8 to 10 feet.
5. Approximate percentage of proposed project site with slopes: 0-10% 84.5 % 10-15% 8.7 %
 15% or greater 6.8 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 1 to 10 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No
 According to: New York State Natural Heritage Program; AKRF field investigations
 Identify each species: _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes or other geological formations?) Yes No
 Describe: _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No
 If yes, explain:
Project site is the former Ridgeway Country Club – a private membership club. However, residents in the surrounding neighborhoods do make use of the project site for walking and passive recreation.
14. Does the present site include scenic views known to be important to the community? Yes No
15. Streams within or contiguous to project area? Yes.
 a. Name of Stream and name of River to which it is tributary: Several unnamed tributaries to the Mamaroneck River.
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name: NYSDEC Regulated Wetland G-7 including ponds; any additional to be confirmed by AKRF in Spring 2011
 b. Size (in acres): Area of ponds: 5.56 acres; Additional area of wetlands: 8.92 acres
17. Is the site served by existing public utilities? Yes No
 a. If YES, does sufficient capacity exist to allow connection? Yes No
 b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous waste? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor 129.69 acres.
- b. Project acreage to be developed: 45.88 acres initially; 45.88 acres ultimately.
- c. Project acreage to remain undeveloped 58.31 acres. * - Wetlands and Protected Area = additional 25.50 acres
- d. Length of project, in miles: N/A (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed N/A %
- f. Number of off-street parking spaces existing 177 ; proposed 428
- g. Maximum vehicular trips generated per hour 1,170 (upon completion of project)?
- h. If residential: Number and type of housing units?
- | | <u>One Family</u> | <u>Two Family</u> | <u>Multiple Family</u> | <u>Condominium</u> |
|------------|-------------------|-------------------|------------------------|--------------------|
| Initially | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Ultimately | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
- i. Dimensions (in feet) of largest proposed structure 30' 7" height; 264 feet width; 361 feet length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 10,435 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed? **N/A** **Yes** **No**
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? **Yes** **No**
- c. Will upper subsoil be stockpiled for reclamation? **Yes** **No**
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? _____ 3.95 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? **Yes** **No**
6. If single phase project: Anticipated period of construction _____ months, (including demolition)
7. If multi-phased:
- a. Total number of phases anticipated 2 (number)
- b. Anticipated date of commencement phase 1 April month 2013 year, including (demolition)
- c. Approximate completion date of final phase Sept. month 2014 year.
- d. Is phase 1 functionally dependent of subsequent phases? **Yes** **No**
8. Will blasting occur during construction? **Yes** **No**
9. Number of jobs generated: during construction 286 person-years ; after project is complete Approx. 230
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities? **Yes** **No**
- If yes, explain: Relocation of storm sewer and sanitary sewer.
-
12. Is surface liquid waste disposal involved? **Yes** **No**
- a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Type _____ **Yes** **No**
14. Will surface area of an existing water body increase or decrease by proposal? **Yes** **No**
- If yes, explain: _____
15. Is project or any portion of project located in a 100 year flood plain? **Yes** **No**
16. Will the project generate solid waste? **Yes** **No**
- a. If yes, what is the amount per month? 6.4 tons
- b. If yes, will an existing solid waste facility be used? **Yes** **No**
- c. If yes, give name Charles Point Resource Recovery ; location Peekskill, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? **Yes** **No**
- e. If yes, explain: Lawn maintenance/gardening waste to be composted on site; recyclables.
17. Will the project involve the disposal of solid waste? **Yes** **No**
- a. If yes, what is the anticipated rate of disposal? _____ tons/month
- b. If yes, what is the anticipated site life? _____ years
18. Will project use herbicides or pesticides? **Yes** **No**
19. Will project routinely produce odors (more than one hour per day)? **Yes** **No**
20. Will project produce operating noise exceeding the local ambient noise levels? **Yes** **No**
21. Will project result in an increase in energy use? **Yes** **No**
- If yes, indicate type(s): Electricity and natural gas.
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute
23. Total anticipated water usage per day Approx. 28,440 gallons/day

24. Does project involve Local, State, or Federal funding? Yes No

If yes, explain: _____

25. Approvals Required:

	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Special Permit*, Site Plan	May 20, 2011
			* -- Presumed pursuant to Zoning Ordinance §6.2.3	
City, Town, Village Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
City, Town, Village Zoning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Special Permit (but see above)	
City, County Health Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer modifications	
Other Local Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Coordination with City DPW	
Other Regional Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GML 239-m	
State Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SPDES General Permit	
Federal Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- Zoning amendment
 Zoning variance
 New/revision of master plan
 Subdivision
 Site plan
 Special use permit
 Resource management plan
 Other _____

2. What is the zoning classification(s) of the site? Residential R1-30; School Use by Special Permit

3. What is the maximum potential development of the site if developed as permitted by the present zoning?
Approximately 70 to 90 single-family residential dwellings on lots a minimum of 30,000 square feet.

4. What is the proposed zoning of the site? No change.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼-mile radius of proposed action?
Residential (R1-30, R1-12.5, RM-2.5, R1-7.5), Institutional, Private Recreation

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? N/A

10. Will the proposed action require authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be an adverse impacts associated with your proposal, please discuss such impacts and the measures which you proposed to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Graham L. Trelstad, AICP

Date July 15, 2011

Signature 

Title Director of Planning, AKRF, Inc.

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.