

EAF PART 3 – REVISED WORKING DRAFT 1/17/14

Butterfield Redevelopment

Impacts initially identified in Part 2 of the EAF as being potentially large, as well as other potential impacts of the action are analyzed in this Part 3 of the EAF.

Description of the Action:

The project proposed is to rezone approximately 5.7 acres on tax lot ID 49.5-3-45 for the purpose of redevelopment of the "Butterfield Hospital" property located at NYS Route 9D and Paulding Avenue ("Premises"). The proposed zoning amendment (rezoning the Premises from the current B4 to B4A) is conditioned upon approval of a site plan that substantially conforms to the Applicant's Concept Site Plan prepared by Stephen Lopez, Landscape Architect (Tim Miller Associates Inc.), dated January 18, 2013 and last revised on May 6, 2013. The "Zoning Amendment" enables the redevelopment of the abandoned Butterfield Hospital site with market rate senior housing, and two new non-residential buildings ("Zoning Amendment") which would increase the tax base of the Village and provide an opportunity for municipal office space, which may include relocation of the US Post Office and a community senior center open to the general public.

Specifically, the action includes demolition of the existing hospital building and construction of 55 units of market rate senior citizen housing, one superintendent's housing unit, three single family dwellings and two new buildings to contain office and retail space. The existing Lahey Pavilion building, which contains medical office space will remain and continue to be used on the property. The action will require the following approvals:

- Zoning Law Amendment – Village Board
- Site Plan Review Approval – Village Planning Board
- New Water & Sanitary Sewer Connections – Putnam County Health Dept.
- Historic & Architectural Review – Village of Cold Spring HDRB
- GML 239 Referral (Site Plan) – Putnam County Planning Board
- Stormwater Management/Disposal – NYS DEC
- Curb Cut/Access to NYS Route 9D – NYS DOT

The Zoning Amendment furthers or is consistent with many of the goals, policies and objectives set forth in the Village's Comprehensive Plan. In addition, the Zoning Amendment was developed based on input from numerous public meetings and exchanges, including the Community Charrette for the Butterfield Redevelopment project held on April 23, 2012, as well as public comment received at those meetings.

Planning Board SEQR Review Process:

The Planning Board has determined it is Lead Agency for this action in accordance with SEQR procedures, and classified the action as Type I at its August 21st, 2013 meeting. As part of its coordinated review, the Planning Board solicited and received involved and interested agency comments and has reviewed and considered these comments in evaluating potential impacts of the action and will consider these comments in making its determination of significance.

The Planning Board conducted its Lead Agency review over the course of eleven public meetings/work sessions, providing the public with an opportunity for comment at each meeting.

The Planning Board initially reviewed the following SEQR documentation: a Full Environmental Assessment Form Parts 1 and 2 dated May 7, 2013 and supplemental materials and studies provided in a designated Part 3 Narrative(submitted by the Applicant to the Village Board of Trustees on May 7th, 2013) After carefully reviewing this submission at Planning Board work sessions and meetings, on October 16, 2013, the Planning Board submitted technical review comments to the Applicant requesting additional information and documentation necessary for the Planning Board to make its determination of significance. On November 19th, 2013 a revised EAF, including documentation, plans, and studies set forth in an appendix ("EEAF") was submitted to the Planning Board. Then after further review of the submission, it was determined that the Applicant substantially addressed the technical review comments and the submission was complete for review. The Planning Board conducted an in depth and thorough review of the EEAF at public work sessions held on December 18, 2013, January 8, 2014 and January 15, 2014 with further revisions to the EEAF and supplemental information provided by the Applicant in response to requests by the Planning Board. Copies of the EEAF with the latest revisions have been made available to the public on the Village's website.

Analysis of Impacts:

The Planning Board, as Lead Agency has conducted a thorough review of all information provided to date in an open and deliberative manner during several public work sessions/meetings and an analysis of environmental impacts in accordance with SEQR requirements, follows:

1.. The Village of Cold Spring is largely built out and the Butterfield site represents a unique opportunity for redevelopment that is unequalled in the Village. The site's location serves as a "gateway" to the Village. The redevelopment provides an opportunity for a modest expansion of the Village business core through development of the retail and municipal uses proposed. The mixed use project, including senior residential and retail/office space would serve as a transition between the residential area to the north and the Village's business district to the south and east.

2. The Village of Cold Spring adopted a revised Comprehensive Plan on January 10, 2012. Stated goals of the Comprehensive Plan that are supported by the proposed Butterfield redevelopment include:

- Protection of the small town, historic, neighborly and diverse character of the Village.
- Emphasis on walkability within the Village.
- Enhance the economic vitality of the Village.
- Improvement of the Main Street and Chestnut Street commercial areas.
- Ensure community facilities and services meet the Village's needs and are efficient and affordable.
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- Keep the U. S. Post Office in the Village of Cold Spring
- Control property taxes
- Integrate new development within the traditional Village setting.
- Preservation of a substantial lawn ((67%) of existing lawn to be preserved) supports comprehensive plan goals [related to open space preservation, enhancing recreational opportunities and preserving community character.](#)

The Butterfield Redevelopment project is intended to meet the goals listed above by providing residential development to compliment the character of the existing Village. Design of the residential buildings is intended to be similar in architecture to the homes along Chestnut Street and Main Street and is intended to be in conformance with the criteria outlined in the Historic District Design Guidelines. Proximity of the senior housing to the existing residential area on Paulding Street, and in particular the creation of three single-family lots for homes to be situated on Paulding Street, will facilitate integration into the neighborhood. In addition, the site is to be designed and constructed to facilitate walkability and pedestrian connections to and from the downtown areas by improving existing sidewalks and creating new pedestrian amenities across the entire site such as foot paths, seating areas and bicycle amenities.

3. A Soil Erosion and Sediment Control Plan for the project will be designed to conform to applicable requirements of the New York State Department of Environmental Conservation. The applicable measures will provide temporary and permanent stabilization of disturbed areas in accordance with New York State Department of Conservation Best Management Practices.

4. The construction period is expected to be approximately twenty-four to thirty-six months in duration. The heaviest volume of construction traffic is expected to occur at the beginning of construction as site clearing and rough grading is conducted and when concrete and building materials are transported to the site. If necessary or required, a flag person will be provided to direct traffic during this period. A soil and erosion control plan to be approved during site plan review will identify specific measures to be utilized for dust control and prevention of soil erosion throughout the construction period.

The site contractor will employ Best Management Construction Practices as outlined in the Ten States Standards including but not limited to the following:

- Protect areas beyond the limit of disturbance by installing temporary silt fencing.
- Install tree preservation measures to protect the Copper Beech tree and trees along NYS Route 9D as prescribed by the Applicant's Arborist recommendations.
- Construct stabilized construction entrances, including stone tracking pads.

- Install erosion control measures appropriate to each phase of work, including silt fencing, inlet protection, temporary berms, swales, and temporary sediment traps.
- Stockpile and stabilize soil in approved areas.
- Construct drainage system improvements, roadway improvements and street utilities.
- During construction, all areas being disturbed will either be paved, seeded, sodded, or planted as specified in a timely manner to prevent unnecessary erosion.
- Periodically remove accumulated sediments from storm water management facilities as necessary.
- Construction activities will be conducted Monday through Friday from 7:00 a.m. to 6:00 p.m., and on Saturday from 8:00 a.m. to 6:00 p.m., and will comply with all aspects of the Village of Cold Spring Noise Ordinance for construction activities.
- It is not anticipated that Blasting will be necessary, however if necessary a Blasting Protocol will be submitted to the Village for review and approval.
- Once construction machinery reaches the site, it is likely to remain on site until the completion of grading and excavation. Construction material storage, equipment staging and soil stockpiling will occur on graded stabilized areas of the site.
- Construction traffic would access the site via a stabilized construction entrance at one or more of the existing access locations on US Route 9D. During specific portions of the construction, due to construction phasing or other site constraints, it may be necessary to access the site from Paulding Avenue on a limited basis. When this is necessary, no truck trips will travel further northwest beyond the existing site access on Paulding Avenue, thus minimizing disturbance to the adjacent neighborhood. Truck trips will not utilize the southwest site driveway which serves as access to the Lahey Pavilion. It is not anticipated that any construction related truck traffic will impact the Grove Historic site in any way.
- A demolition permit has been granted to the applicant. This permit is predicated on several conditions which must be met by the applicant to preserve and make publicly accessible any remaining historical and archaeological resources from the hospital, including the Ida Timme Memorial Arch.
- As part of the necessary permitting for demolition, buildings are inspected and building materials are sampled for asbestos. Any building materials which contain asbestos are required to be removed prior to demolition in accordance with OSHA guidelines. This will leave the buildings free of asbestos-containing materials so that when demolition occurs, no hazardous material will be dispersed into the air or deposited into the soil. Demolition is a highly regulated and controlled activity and regulations have been promulgated to minimize/eliminate impacts.

As a result of implementation of the mitigation measures listed above, short term construction impacts shall be mitigated to the maximum extent practicable and shall not result in a significant negative environmental impact.

5. The site contains no wetlands, watercourses or water bodies. Therefore no significant negative environmental impacts to existing wetlands, watercourse or water bodies are anticipated.

6. Redevelopment of the Butterfield property will occur in substantially the same areas as are currently developed and thus the drainage patterns are substantially the same as they are under existing conditions. The increase in impervious surface area for the subject site is relatively small, the current impervious area is actually 2.23+/- acres, and the proposed redevelopment impervious area will be 2.74+/- acres, or a 0.51 acre increase which equals roughly an 18.6% increase.

Redevelopment of the site requires a NYS DEC General Permit (GP-0-10-001), which requires that there be no increase in the quantity or the rate of stormwater runoff from the site after construction as compared to existing conditions. The Stormwater Pollution Prevention Plan prepared for the site during the site plan review phase of the project will identify measures and designs as necessary to insure compliance with this standard. In addition, a site specific erosion control plan will be submitted for review and approval by the Village as part of the Planning Board's site plan review process. As a result of these measures no significant negative environmental impacts to stormwater are anticipated.

The Site will be served by the Village of Cold Spring municipal water system, the Village's Water Superintendent has reviewed the proposed Concept Plan and confirmed there is sufficient water quantity and quality available to meet the needs of the Butterfield Redevelopment as proposed. Based upon the sample soils borings conducted across the site, all indications are that on-site soils are pervious and do not exhibit shallow groundwater. Any fuel oil storage tanks will be located above ground in double walled tanks with leak alarms installed. Therefore no significant negative environmental impacts to ground water are anticipated.

7. The Butterfield redevelopment site is extensively improved and located upland within the fully developed Village of Cold Springs. The site is not in immediate proximity to Constitution Marsh which contains ecologically rich habitat areas.

There is a 57 inch diameter copper beech tree adjacent to the former hospital parking lot on the east side of the property. This tree is a non-native ornamental derived from a European Beech. Although not an ecological resource, the Copper Beech tree is valued by the community and represents an aesthetic resource. The applicant has retained a New York State Arborist to develop a tree preservation plan to protect the tree during construction thus minimizing impacts to the extent practical. The Arborist's plan for protection of the Cooper Beech tree is annexed as Appendix K to the EEAF and will be implemented by the Applicant. As a result of the distance between the redevelopment site and Constitution Marsh; in combination with the implementation of an approved Landscape Plan and those measures identified in the Tree Preservation Plan for the Copper Beech tree, no significant negative ecological impacts are anticipated.

8. Site Profile illustrations were prepared that show the building style and relative building elevations and heights, and demonstrate how the buildings are stepped and separated on the site such that views, or "lines of sight," from the street will look past or over some buildings thereby revealing (rather than obstructing) landscape elements beyond the site -- nearby trees or even the distant horizon when looking south and west. As an example, the proposed design and architecture of the "community center space" in between buildings 5 and 6 will be elevated so that pedestrians can utilize the lawn area underneath the structure further allowing for an open

feel of the site and allowing for additional site lines “through” the mass of buildings in that location..

A landscape plan shall be prepared and submitted for approval during the site plan review. The landscaping will be designed to provide buffering and screening of the site and shall be in harmony with the surrounding area.

Tree removal is necessary to accommodate new parking areas, roads and buildings which will result in a change to the visual conditions of the site. The Applicant provided a complete tree survey and census to help identify trees that will potentially be removed and trees that would be considered to remain on site and be integrated into a new landscape plan. A landscape plan will be developed in consultation with the Planning Board during the site plan review that will include new tree plantings, foundation plantings, etc. which will serve to soften the visual changes that will occur to the subject site.

As demonstrated in the EEAF, the buildings will be designed, scaled, set into the site topography and attractively landscaped, and furthermore are anticipated to be similar to the Village’s existing architecture and shall be in full compliance with the Historic District Review Board’s Design Guidelines. Based on the analysis and information in the EEAF, no significant negative impacts to aesthetic resources is anticipated.

9. A Phase 1A Historic and Archaeological Assessment Report has been prepared by a NYS certified Archaeologist. The study concludes that “There is no expectation that the Butterfield Hospital Site will contain historic cultural resources.” The study also finds that the project site has been profoundly disturbed thus there is a low potential to recover intact prehistoric cultural resources.

Based upon the results of the Phase 1A Historic and Archaeological Assessment Report and other studies discussed above, the project is anticipated to have no significant negative impacts on designated historic resources in the Cold Spring Historic District, including The Grove that is contiguous to the project site. See Appendix J of EEAF.

There will be some alteration of the visual landscape from certain vantage points on Route 9D or Paulding Avenue. However, conclusions of the Archaeological Phase 1A report are consistent with the view that the existing Butterfield hospital building represents an eyesore within the district and its removal and replacement with buildings having more architectural interest (that will be designed in conformance with criteria set forth within the Historic District Design Guidelines, as discussed in greater detail above) will be consistent with the visual goals of the district. In consideration of the above, the EEAF demonstrates the project will not pose significant negative or adverse visual impacts.

10. The Applicant intends to preserve approximately 67% of open lawn area designated as “Gateway Park”, located in the southeastern portion of the project site. It is anticipated that at a minimum, the applicant will make the lawn available to the Village and general public subject to

an access agreement which would set forth the responsibilities of the various parties with respect to permitted activities, hours of use, maintenance, insurance, etc. Access to the lawn would be available from public roads including the ample frontage along Route 9D and Paulding Avenue. The lawn is within walking distance of almost all residential areas of the Village.

The retention of the open space "gateway" area is being offered as a discretionary benefit by the applicant in consideration of the Village's commitment to the concept plan attached to the proposed B-4A zoning request. Based upon the Applicant's commitment to preservation of the Gateway Park area, no significant negative impacts to open space are anticipated.

11. Traffic to be generated by the Butterfield redevelopment has been analyzed based on the characteristics of the anticipated land uses. Those projections of traffic levels were added to counts of traffic volumes already on the nearby road system at the peak traffic periods of those roads.

Traffic operations are acceptable under existing conditions during the weekday a.m. and p.m. peak hours and the Saturday peak hour. The Butterfield Redevelopment is projected to generate up to 76 a.m. peak hour trips, 103 p.m. peak hour trips and 61 Saturday peak hour trips. However, the mixed use nature of this project could be expected to generate fewer trips than estimated. The projected increases in site traffic will be divided, utilizing three points of access. The network traffic operations will continue to function in an acceptable manner under all three peak hour periods. Each of the studied intersections will operate at Level of Service D or better under both existing and future conditions.

The project has provided for alternative transportation modes to vehicles to reduce the increase in site vehicle traffic. The project's mixed use will result in the resident senior population being in immediate proximity of medical services, retail uses and potentially government services. The use of shared parking and parking inside the buildings reduces proposed permeable coverage of parking areas. See Appendix D of EEAF.

Based upon the information as presented in the Traffic Analysis, no significant negative impact to transportation operations or facilities is anticipated as a result of the Butterfield Redevelopment project.

12. Noise levels due to construction activities will vary widely, depending on the phase of construction activities. It is anticipated that nearby properties would experience temporary elevated noise levels at occasional periods during the approximately 24 to 36 month construction period. This is a temporary, construction-related, unavoidable impact. Local regulations regarding noise will be followed. Construction activities will be conducted Monday through Friday from 7:00 a.m. to 6:00 p.m., and on Saturday from 8:00 a.m. to 6:00 p.m., and will comply with all aspects of the Village of Cold Spring Noise Ordinance for construction activities.

It is not anticipated that Blasting will be necessary, however if necessary a Blasting Protocol will be submitted to the Village for review and approval. Blasting will be limited to those hours permitted for construction by the Village noise ordinance or may be further restricted in the

approved Blasting Protocol. The Planning Board notes that Blasting is a highly regulated activity and blasting operations must comply with all applicable federal, state and local regulations regarding the use, transport and storage of explosives. See Appendix M of EEAF.

13. The impact on the Village Budget is projected to be positive. Tax revenue from the redevelopment is estimated to be approximately \$60,000 more than the cost of providing municipal services to the new Butterfield residents on a net annual basis. Based upon the information provided herein, no significant negative impact is anticipated from the increased demand for community services.

14. The proposed Butterfield redevelopment project will provide senior housing in the Village of Cold Spring, in addition to an increase in potential civic space and new retail opportunities. As more fully set forth in the EEAF, as a result of this project it is anticipated that the community will realize the following economic benefits:

- Collective municipal and school revenues are projected to total close to \$600,000 annually.
- Tax revenue to the School District is projected to increase by more than \$340,000, with a substantial net benefit of more than \$325,000 since there are no school age children associated with the proposed senior housing.
- The project is projected to result in a net benefit revenue to the Village of more than \$60,000 annually *after covering costs*, while meeting the increasing need for senior housing.
- The project-generated annual revenues to Putnam County would be approximately \$66,908 annually.
- Retail spending by the new residents of the community is projected to exceed \$825,000 annually.
- Sales tax revenue is projected to be more than \$175,000 annually.
- The project is anticipated to generate 85 to 100 full time short term equivalent jobs in the various construction trades associated with construction of this project and approximately 98 full time equivalent jobs after completion.
- The Butterfield project will pay an estimated \$25,480 in sewer fees and an estimated \$32,684 in water fees to the Village on an annual basis. Since the water and sewer infrastructure already exists to serve the Village, the increase in user fees should result in a fiscal benefit to the Village.

Conclusions:

After conducting a thorough and open SEQRA review process and requiring the submission of extensive additional information, plans, reports, studies and testimony, the Planning Board, as SEQRA Lead Agency has carefully reviewed the potential adverse environmental impacts, and has reasonably come to the following conclusions:

- a. The proposed project will utilize existing water and sewer systems which have available capacity.
- b. Egress to and from the site will be directly onto a New York State road, which has available capacity.
- c. The project is projected to result in a net tax benefit to the Village of Cold Spring, the Haldane School District, Town of Philipstown and Putnam County.
- d. Redevelopment of the Butterfield property will occur in substantially the same areas as are currently developed and thus the drainage patterns are substantially the same as they are under existing conditions. The increase in impervious surface area for the subject site is relatively small, approximately 0.5 acres and is subject to NYS DEC permitting (GP-0-10-001).
- e. The proposed action will not have any negative impact on rare, threatened, endangered species or species of statewide concern according to the project sponsor. The site has been improved for many years with buildings, driveways and landscaped areas.
- f. Although the density of development will increase, the redevelopment program of the proposed project will eliminate an abandoned building, has features such as landscaping, architectural detailing anticipated to be consistent with the Village architecture; and site grading that will be used to reduce the visual impact.
- g. Limited tree removal is necessary to accommodate new parking areas, roads and buildings which will result in a change to the visual conditions of the site. A landscape plan will be developed in consultation with the Planning Board during the site plan review that will include substantial new tree plantings, foundation plantings, etc. which will serve to soften the visual changes that will occur to the subject site. The Applicant is committed to the preservation of the copper beech tree which is viewed by the community as an aesthetic resource.
- h. The Applicant intends to preserve approximately 67% of open lawn area designated as “Gateway Park”, located in the northeastern portion of the project site. It is anticipated that at a minimum, the applicant will make the lawn available to the Village and general public subject to an access agreement.
- i. The project is not anticipated to have a significant adverse impact on the local road conditions based on the traffic analysis that has been reviewed based on anticipated land uses.
- j. A Phase 1A Historic and Archaeology Assessment Report concludes that “There is no expectation that the Butterfield Hospital Site will contain historic cultural resources.” The study also finds that the project site has been profoundly disturbed thus there is a low potential to recover intact prehistoric cultural resources. Based upon the results of that report, the project is anticipated only to have minimal impacts on designated historic resources in the Cold Spring Historic District, including The Grove that is contiguous to the project site.

In consideration of the foregoing, the Village of Cold Spring Planning Board as SEQRA Lead Agency can reasonably conclude that the Butterfield Redevelopment project, as more fully set forth in the EEAF as last revised on January 8th, 2014, will not have any significant adverse environmental impacts.

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