

44925

TO: Board of Acquisition and Contract

FROM: Jay T. Pisco, P.E.
Commissioner of Public Works and Transportation

DATE: February 24, 2015

SUBJECT: Resolution issuing a Negative Declaration pursuant to the requirements of the State Environmental Quality Review Act in connection with the award to R. Pugni & Sons, Inc., Contract No. 13-516 for Parking Lot Rehabilitation – Hangar D, Westchester County Airport, Towns of Harrison and North Castle and Village of Rye Brook, New York

There is currently before your Honorable Board a Resolution authorizing the County to award to R. Pugni & Sons, Inc., Contract No. 13-516 for Parking Lot Rehabilitation – Hangar D, Westchester County Airport, Towns of Harrison and North Castle and Village of Rye Brook, New York.

With the assistance of the Planning Department, it was determined that the proposed project would constitute an Unlisted Action under the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations 6 NYCRR Part 617, requiring an assessment of potential environmental impacts prior to any action by this Board to authorize this contract.

To assist this Board in complying with the requirements of SEQRA, transmitted herewith is an Environmental Assessment Form (“EAF”) prepared by the Department of Planning. Your Honorable Board should carefully consider the proposed action and review the attached Environmental Assessment Form and the criteria contained in Section 617.7 of 6 NYCRR Part 617 to identify the relevant areas of environmental concern.

Once you have thoroughly analyzed the relevant areas of concern, you must determine if the proposed action may have a significant impact on the environment. For the reasons set forth in the attached EAF, the Planning Department analysis concludes that the proposed action will not have any significant adverse impact on the environment. The EAF and a Resolution in support of this determination of significance are submitted for your review and consideration. Your Honorable Board may utilize the professional advice and assistance of the Planning Department in making your required determination under the applicable SEQRA regulations.

RESOLUTION

CONTRACT NO. 13-516

Upon communication from the Commissioner of Public Works and Transportation,

WHEREAS, there is pending before this Board a Resolution to authorize the County of Westchester to award Contract No. 13-516 for Parking Lot Rehabilitation – Hangar D, Westchester County Airport, Towns of Harrison and North Castle and Village of Rye Brook, New York, to the low bidder, R. Pugni & Sons, Inc.; and

WHEREAS, this Board has determined that the proposed contract award would constitute an action under Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review Act (“SEQRA”), requiring this Board to comply with the regulations promulgated pursuant to SEQRA; and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 New York Code of Rules and Regulations Part 617), this project is classified as an “Unlisted” action, which requires this Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, in accordance with SEQRA and its implementing regulations, an Environmental Assessment Form (“EAF”) has been prepared to assist this Board in its environmental assessment of this proposed action; and

WHEREAS, this Board has carefully considered the proposed action and has reviewed the attached Environmental Assessment Form and the criteria contained in Section 617.7 of 6 NYCRR Part 617 of the SEQRA regulations and has identified the relevant areas of environmental concern as described in the attached Environmental Assessment Form to determine if the proposed action will have a significant impact upon the environment; now, therefore, be it

RESOLVED, by the Board of Acquisition and Contract of the County of Westchester, State of New York, that based upon this Board’s review of the Environmental Assessment Form and for the reasons set forth therein, it is determined that there will be no significant adverse impact on the environment from the proposed action as described above; and be it further

RESOLVED, that the Secretary of the Board of Acquisition and Contract, as responsible officer in Lead Agency, is authorized and directed to sign the Determination of Significance in the attached Environmental Assessment Form, which Form is made a part hereof; to issue this “Negative Declaration” on behalf of this Board pursuant to Article 8 of the Environmental Conservation Law and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of the New York Code of Rules and Regulations; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars

Budget Funding Year(s) _____ **Start Date:** _____ **End Date:** _____
(must match resolution)

Funding Source: Tax Dollars _____ N/A _____ **Contractor Federal I.D. No./ Social Security No.:** _____

State Aid _____

\$ _____ **Federal Aid** _____ **Vendor No.:** _____
(must match resolution)

Other _____ **Encumbrance No.:** _____

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Hangar D Parking Lot Rehabilitation & Natural Gas Pipeline Extension							
Project Location (describe, and attach a location map): Westchester County Airport, Access Road, Rye Brook, Westchester County, New York							
Brief Description of Proposed Action: The project involves the rehabilitation of the Hangar D parking lot and the extension of a natural gas pipeline at the Westchester County Airport. (See attachment.)							
Name of Applicant or Sponsor: County of Westchester		Telephone: 914-995-4400 E-Mail: dsk2@westchestergov.com					
Address: 148 Martine Avenue							
City/PO: White Plains		State: NY	Zip Code: 10601				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? 4.5 acres							
b. Total acreage to be physically disturbed? 3.75 acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 695 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Airport, Institutional</u> <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: Name: Airport 60 Ldn Noise Contour, Reason: Exceptional or unique character, Agency: Westchester County, Date: 1-31-90	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Lighting energy consumption will be reduced by replacing existing 250 watt HID with LED lights.	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES The project area is already developed with existing storm sewers and stormwater management facilities. There will be no increase in runoff.	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>

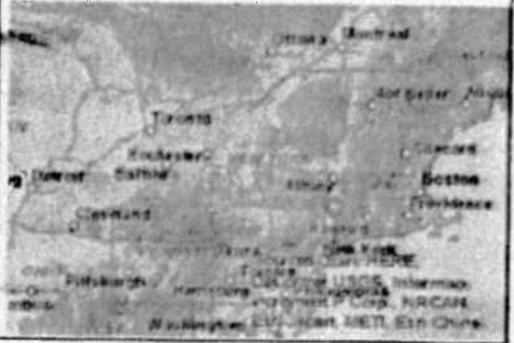
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Prior gasoline spills to the north of site and prior underground storage tank leaks under Hangar D. There are no open remediation projects within the parking lot.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>David S. Kvinge, Director of Environmental Planning</u> Date: <u>1/7/15</u>		
Signature: <u><i>David S. Kvinge</i></u>		

EAF Mapper Summary Report

Friday, October 03, 2014 9:09 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Airport 60 Ldn Noise Contour, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Agency Use Only [If applicable]

Project:	Hangar D Lot & Gas Line Extension
Date:	December 2014

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project: Hangar D Lot & Gas Line Extension
Date: December 2014

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The project is located in a heavily developed area of the airport and will not alter land use. The gas line will be installed approximately 3.5 feet underground and disturbed areas will be restored. The Hangar D parking lot involves mostly replacement in kind and will not increase impervious surfaces. The new covered walkway will not be visible to surrounding land uses. Replacement lighting will be more energy efficient and reduce off-site glare. Trees to be removed are relatively small, a number of which are in very poor condition, and will be offset by 1.5 times as many new tree plantings.

The project is located within the 60 Ldn noise contour of the Westchester County Airport. This area was designated by the County as a Critical Environmental Area to ensure that the compatibility of proposed uses is assessed with respect to the noise contours. The proposed parking lot rehabilitation and gas line will not be affected by nor will it affect the Ldn noise levels of the airport.

No impact to archaeological resources are anticipated. The entire project area has been heavily disturbed in connection with existing airport structures and utilities. Borings in the vicinity of the Hangar D parking lot reveal fill in excess of 16 feet in some locations.

In 2010, NYPA conducted a feasibility study for the installation of a gas line, campus wide, at the Westchester County Airport with a focus on converting the main terminal and the terminal maintenance facility from their existing oil-fired heating systems to natural gas. The study assessed current and anticipated future gas loads for the entire airport. In 2013, the County received approval from Con Edison to connect a 6-inch gas main to the existing gas line on Lincoln Avenue as contemplated in the feasibility study. Separate approvals from Con Edison will be required for each individual service connection as they are made.

The use of natural gas in place of oil will benefit the environment by reducing carbon dioxide emissions and the potential for ground or water contamination associated with oil spills and leaks.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Westchester County Board of Acquisition and Contract	3/19/15
Name of Lead Agency	Date
JoMary Vieira	Secretary of the Board of Acquisition and Contract
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>JoMary Vieira</i>	<i>Dan Kusge</i>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM