

September 3, 2019

**STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

This Notice is issued pursuant to the requirements of Article 8 of the Environmental Conservation Law establishing the State Environmental Quality Review Act (SEQRA) and its implementing regulations as set forth in 6NYCRR Part 617.

The Bedford Village Fire District Board of Fire Commissioners (BVFD), as Lead Agency, has determined that the Proposed Action described below will not have significant adverse effects on the environment and a Draft Environmental Impact Statement will not be prepared

Proposed Action: Bedford Village Fire District
Construction of New Fire House

Lead Agency: Bedford Village Fire District
Board of Fire Commissioners

Address: 34 Village Green
P.O. Box 230
Bedford, New York 10506

SEQR Status: Unlisted – Coordinated Review

Proposed Action Location: Old Post Road at Southbrook Road
Tax Lot: Section 84.10 Block 1 Lot 1.1
Bedford
Town of Bedford
Westchester County, New York

Purpose and Need and Project Description

The Proposed Action involves a public bond referendum to fund the construction of a new firehouse for the Bedford Village Fire District at 550 Old Post Road in Bedford, NY. The current Headquarters, built in 1929, is not sufficient for the BVFD for several reasons including that it does not meet current standards such as: Americans with Disabilities Act (ADA) Regulations for overall accessibility throughout Station; Occupational Safety and Health Administration (OSHA) Regulations for firehouse safety for clearances and access and Federal Emergency Management Agency (FEMA) guidelines for Safety and Health Considerations for the Design of Fire and Emergency Medical Services Stations. Due to the age of the building and the size of the parcel on which it is located, the building cannot be cost effectively renovated to address these issues. The Proposed Action would address these existing deficiencies by providing the BVFD adequate space within the new firehouse and site to meet the operational needs of a modern firehouse.

The new Firehouse will be a two-story, 20,265 square foot building which will provide space for the mix of uses needed in a modern Fire Station including: an apparatus bay and storage facilities to safely accommodate firefighting equipment storage and maintenance; office facilities including the Bedford Village Fire District main office, office space for Fire Department Chiefs/officers and conference rooms; and fire house response support areas including common areas, men's and women's locker rooms, kitchen and bathroom facilities. Two entrances to the Firehouse are proposed: the main entrance off of Old Post Road (Route 22) to be controlled with a sensor activated light and a side entrance off Southbrook Road. The site will include parking for 54 vehicles and include walkways and landscaped planting around the building and parking lot perimeter, as well as lawn and landscaped planting utilizing native species around the site entrances and parking areas. The site is currently wooded.

Approximately 3.10 acres will be cleared during construction and approximately 1.5 acres will be revegetated using native species once construction is complete. Additional site improvements include septic facilities, stormwater management features including bioretention basins, water quality structures and utility connections for water service and electric service. An emergency generator, associated fuel tank and propane tanks for heating fuel will also be installed.

Once in operation, the site would be used for both emergency and non-emergency needs of the Bedford Village Fire District and Fire Department. The site would not be manned 24/7 by a full staff. However, meetings including twice monthly trainings with 20-30 individuals, and monthly Fire Department meeting with 20-30 individuals and the monthly public Fire District with approximately a dozen people will occur. In addition, seasonal as-hoc use by other not-for-profit groups in the Town of Bedford such as the Boy Scouts is likely to occur on a weekly basis and will most often entail site usage by a small number of individuals (typically less than 15 people). Special events, such as a Fire Department Pancake Breakfast, will be held on an ad-hoc and infrequent basis. Finally, the Site will be accessed for emergency calls at a rate of approximately two per day.

The Proposed Action is subject to review and approval by several involved agencies as shown below. In addition to the agencies below, the Fire District has been working closely with the Town of Bedford including the Town Planning Board, Wetlands Control Commission, Conservation Commission, as well as the Town of Bedford Building Department. The District will also coordinate with the Bedford Conservation Board as needed. The District has also coordinated with the New York State Historic Preservation Office.

Agency	Permit or Approval Type
New York State Department of Environmental Conservation (NYSDEC)	Stormwater Pollution Prevention Plan (SWPPP)
New York State Department of Transportation (NYSDOT)	Perm 33 – Driveway Access Permit
Westchester County Department of Health (WCDHS)	Tank Registration and Wastewater Permit
New York City Department of Environmental Protection (NYCDEP)	SWPPP, Stormwater and Wastewater Review

Reasons Supporting this Determination

A Long Environmental Assessment Form (LEAF) was completed to assess the potential environmental impacts of the Proposed Action. On July, 30, 2019, the BVFD issued a lead agency declaration and circulated Part 1 of the Long Environmental Assessment Form (LEAF) to involved and interested agencies. Part 2 of the LEAF form has also been prepared and considered by the BVFD.

On September 3, 2019, the BVFD held a public meeting to consider any potential impacts and a determination pursuant to SEQRA. At the conclusion of the environmental review, the BVFD found that the new Firehouse will support the critical operations of the BVFD and will not result in any significant adverse environmental impacts that would require the preparation of a Draft Environmental Impact Statement.

In reaching its determination, the BVFD has considered the following potential impacts on the environment:

Impact on Land

The Proposed Action Site has been designed to be an efficient emergency response facility in accordance with FEMA guidelines for emergency operations. Fire apparatus will be able to enter, exit and operate on site safely without negative interaction with pedestrian and/or vehicular traffic. The Proposed Action construction is expected to continue for 14-16 months and during this time construction activities will involve site clearing, excavation, staging of materials and equipment, grading and building construction on site. The water table depth is in excess of

3 feet and there are no slopes of 15% or greater at the project site. There is no exposed bedrock. Soil erosion and sediment control measures will be installed in accordance with New York State Department of Environmental Conservation (NYSDEC) Stormwater Pollution Prevention Plan (SWPPP) requirements to manage both construction and post construction stormwater flows. The SWPPP is also subject to review and approval by the New York City Department of Environmental Protection. Inspections throughout construction will be conducted in accordance with the requirements of the SWPPP. With these SWPPP protective measures in place, no significant adverse increase in soil erosion is anticipated. No significant adverse land impacts are anticipated.

Impact on Geological Features

The Proposed Action will not result in the modification or destruction of, or inhibit access to, any unique or unusual land forms. No rock blasting is proposed. There will be no significant adverse impacts to geologic features.

Impact on Surface Water, Groundwater, and Flooding

The Proposed Action Site is 10 acres and contains federal, state and locally regulated wetlands. The area of disturbance associated with the Proposed Action is limited to approximately 3.10 acres. NYSDEC freshwater wetland K-5 and its regulated adjacent area exist on the northern portion of the site and no work is proposed within that wetland or its 100-foot regulated adjacent area. Town of Bedford regulated wetlands are also present in proximity to the site along the eastern right of way of Southbrook Road; the site's Southbrook Road entrance will encroach into the adjacent area of this wetland. Restoration of this area with native species and a vegetation management program will reduce any potential issues associated with this. As discussed above, during construction a SWPPP be in place to manage stormwater flows and will minimize the potential for erosion and sedimentation to adversely impact any wetland resources.

The post construction stormwater management program has been developed as part of the SWPPP in coordination with the NYCDEP and will also adhere to NYSDEC standards. Post construction stormwater management will be achieved through the installation of two bioretention basins and water quality structures which will manage both the quantity and quality of stormwater generated on the site. The post construction site and these constructed management features have been designed to maintain hydrologic inputs to the freshwater wetlands on site, thus maintaining the health of those aquatic resources.

The site is located in the Critical Environmental Area associated with the Town of Bedford aquifer and this is discussed in further detail below. The Proposed Action design includes features to avoid significant adverse impacts to this resource. A storage tank for No.2 Fuel Oil to fuel an emergency generator will be present on site and will be installed and maintained in accordance with all Westchester County Chemical Bulk Storage Regulations. While the final storage tank model has not yet been selected, compliance with Westchester County Department of Health regulations will ensure that appropriate features to minimize risk from spills are present. These will include the selection of double-walled tanks with monitoring between the walls, and anti-syphon valves. The tank will be protected by bollards to prevent impact related damage and will be installed on a concrete pad with a curb to further reduce spill potential.

The proposed action will not result in development on land subject to flooding and is not within a Flood Hazard Area according to the US Federal Emergency Management Agency (FEMA) FIRM maps.

With the design and management features discussed above, there are no significant adverse impacts to surface water, groundwater and flooding anticipated.

Impact on Air

During construction, construction equipment and vehicles will operate on site and will include items such as bull dozers, dump trucks, a small crane, and excavator at various stages of site clearing and building construction. These vehicles are not expected to operate on a continuous basis during any day. The presence of these vehicles will be temporary and will end upon completion of the 14-16 month construction period. The air emissions generated by the operation of the construction vehicles will not be expected to result in significant air quality impacts.

The Proposed Action will include the operation of boilers for building heat and hot water. The boilers will utilize propane fuel, a more efficient and cleaner burning fuel than oil-based alternatives. No. 2 fuel oil will be the emergency generator fuel supply and will be utilized for the required exercising of the generator (to occur weekly) and in emergency situations only. The size of these facilities and energy usage anticipated are not of the magnitude that will not be anticipated to represent a significant adverse air quality impact. In addition, the Proposed Action will also include a vent for the apparatus bay; this vent will conform to the requirements of the International Mechanical Code for stack height to minimize potential effects to local air quality. There will be no emissions of toxic contaminants, no incineration of waste and the land use is not industrial in nature. The proposed action will not have a significant adverse impact on air quality.

Impact on Plants and Animals

According to the NYSDEC Environmental Assessment Form mapper, endangered, threatened or species of special concern species are not present on the Project Site. Tree clearing of deciduous and evergreen species and invasive species of vines and other plants throughout the site will also be conducted. Once construction is completed, approximately 1.5 acres of area disturbed during construction will be revegetated with native species and additional deciduous trees will be planted. Therefore, approximately 8.5 acres of the 10-acre site will remain vegetated. In addition, a vegetation maintenance plan will be implemented to ensure the success of the revegetated portion of the site. There are no significant adverse impacts on plants or animals anticipated with the Proposed Action.

Impact on Agricultural Resources

The Project Site is not presently used for agriculture. No significant adverse impacts will occur to agricultural resources.

Impact on Aesthetic Resources

The Proposed Action may be visible by motorists traveling on the adjacent roadways including Route 22 and Southbrook Road. The firehouse building will be set back from Route 22 by over approximately 150 feet and where existing perimeter vegetation is removed during construction, these areas will be landscaped with native vegetation once construction is completed thus softening the aesthetic of the Proposed Action. The firehouse building will be set back from Southbrook Road by over approximately 200 feet and the access driveway off of Southbrook Road has a curved design which reduces the developed portions of the Site and its visibility to nearby residents and motorists traveling on Southbrook Road.

The Proposed Action is over 400 feet from the outer limits of the Bedford Village Historic District. It is not within the district boundaries and its construction will not be expected to detract from the use or enjoyment of that resource. The Project Site is not situated within a designated scenic vista nor does it contain a designated scenic resource and will thus not have a significant adverse impact any such resource.

In consideration of the above, no significant adverse impact to aesthetic resources is anticipated.

Impact on Historic and Archaeological Resources

The Proposed Action is not within or substantially contiguous to any buildings, archeological site or district that are listed on the National or State Register of Historic Places or sites that have been determined to be eligible for the National or State Register according to the State Historic Preservation Office (SHPO) Cultural Resources Information System (CRIS). The Proposed Action is over 400 feet from the outer limits of the Bedford Village Historic District. It is not within the district boundaries and its construction will not be expected to detract from the use or enjoyment of that resource. There are no significant adverse impacts to historic resources anticipated as a result of the Proposed Action.

The Proposed Action is within an area designated as sensitive for archaeological sites on the New York (SHPO) archeological site inventory. Accordingly, the environmental review was coordinated with SHPO and proof of previous ground disturbance was researched and analyzed by the BVFD. This review revealed that several structures, including buildings, wells and a stone wall existed on the site as early as 1908. After review of the proof

of prior disturbance report, SHPO issued their finding that no significant adverse archeological impacts would occur. There are no significant adverse impacts to archeological resources anticipated with the Proposed Action.

Impact on Open Space and Recreation

There are open space resources in proximity to the Proposed Action Site. These include the Guard Hill Preserve which is a 76 acre preserve owned by the Westchester Land Trust, a 501(c) 3 organization and the Bedford Village Memorial Park. The new firehouse building on site will be well separated from the Guard Hill Preserve by the 8.5-acre area of vegetated land that will either remain in place or be re-vegetated once the Proposed Action construction is completed. These acres of woodland and wetlands will provide a substantial buffer between the preserve and the Proposed Action site activities. The Proposed Action Site is separated from Bedford Village Memorial Park by over 600 feet. The operation of the Proposed Action will not restrict access to these resources nor will it impair the natural functions of these areas in terms of habitat or stormwater management. Accordingly, there will be no significant adverse impacts to open space or recreational resources associated with the Proposed Project.

Impact on a Critical Environmental Area (CEA)

The Proposed Action is located in a Critical Environmental Area associated with the Town of Bedford principal aquifer. Approximately 20% of the land area within the Town of Bedford is also within this Aquifer Protection Zone (APZ) and the Proposed Action is not out of context with land uses that currently exist within the zone. Further, the Proposed Action design includes features to avoid significant adverse impacts to this resource. As discussed above, a storage tank for No.2 Fuel Oil to fuel an emergency generator will be present on site and will be installed and maintained in accordance with all Westchester County Chemical Bulk Storage Regulations. While the final storage tank model has not yet been selected, compliance with Westchester County Department of Health regulations will ensure that appropriate features to minimize risk from spills are present. These will include the selection of double-walled tanks with monitoring between the walls, and anti-syphon valves. The tank will be protected by bollards to prevent impact related damage and will be installed on a concrete pad with a curb to further reduce spill potential.

The Proposed Action will include a new septic system that will conform to the wastewater design standards of the Town of Bedford and the NYCDEP. In addition, the Proposed Action includes a special drainage system in the apparatus bay that discharges to a capture tank to be pumped and then treated off site. All equipment washing and decontamination, including gear and apparatus, will be conducted within the area that discharges to this special system.

With the adherence to all County and State regulations and all of the aforementioned protective design features in place, the Proposed Action will not cause a significant adverse impact to the CEA.

Impact on Transportation

Short-term construction related traffic will be generated during construction of the Proposed Action but will cease upon completion of the 14-16-month construction period. Construction activities will be primarily confined to the Proposed Action Site thus reducing impacts to the surrounding roadways and land uses.

The Proposed Action will have a main entry onto Route 22 (Old Post Road), a New York State Department of Transportation (NYSDOT) operated roadway. Accordingly, the plans for this entry will be submitted to NYSDOT for review and approval. A new traffic signal is proposed to manage traffic at this entrance. The signal at the main entry and at Lincoln Ave will be green for the through traffic along Route 22 and will be actuated during an emergency by the BVFD to a stop condition along Route 22 to allow free movement of emergency vehicles existing the Proposed Action Site. The existing traffic signal at Greenwich Road will be interconnected to the actuation device during an emergency event to stop westbound traffic on Route 22 and exiting traffic from Greenwich Road. The eastbound signal will remain green to allow the free movement of traffic through the intersection and not block eastbound emergency vehicles. In addition, Lincoln Avenue will also be fitted with a detection device that will trigger a red stop condition for the through traffic on Route 22 only if a vehicle is delayed for a designated period of time. Therefore, vehicles readily able to make a right on red onto Route 22 will not trigger a light change.

These changes were thoroughly analyzed in a traffic study conducted by Maser Consulting that utilized traffic counts taken in 2018 taken during peak hours on school days to analyze the potential for traffic impacts and to determine if a traffic light was warranted at the Proposed Action Site driveway. The traffic study found that there would be no change in the Level of Service (LOS) within the study area intersections with the Proposed Action in place and with the addition of the proposed traffic signal. Due to the close proximity of the existing firehouse (0.3 miles away from the Proposed Action Site), traffic associated with fire operations are anticipated to remain largely consistent with existing conditions. Further, the proposed traffic signal will only operate to facilitate emergency response when necessary. Therefore, the Proposed Action is not expected to have a potential significant adverse impact to traffic or transportation conditions in the area.

Impact on Energy

The Proposed Action will involve the creation of approximately 20,265 square feet of building space to be heated and cooled. Propane gas will be the fuel utilized for the heating system. The energy usage to heat and cool this space is not of a magnitude that represents a significant adverse impact to energy usage.

Impact on Noise, Vibration, Odor and Light

Odor: The proposed action will not introduce any source of odors or result in any significant adverse odor impacts.

Construction Noise and Vibration: The Proposed Action will not result in any long-term significant adverse impact on ambient noise levels. Vehicle traffic on the adjacent Route 22 contributes to the existing ambient noise levels in the area of the Proposed Action. It is anticipated that there may be a temporary increase in ambient noise levels during construction resulting from excavation, clearing and truck and materials movement on site. This temporary change will end upon completion of the construction. While no blasting is proposed for construction, a deep foundation for the building is required due to less than adequate soils existing below the ground surface. The design for this foundation is not currently finalized but could involve pile installation either using driven or helical piles. In either case, pile related work would occur for up to a 2-3 month portion of the construction period. If pile installation was required, a vibration monitoring protocol will be put into place to monitor vibration and ensure vibrations remain below safe levels. Considering these factors, no significant adverse impacts from noise or vibration would occur.

Noise during the operation of the facility will be intermittent, associated with emergency response calls (approximately two per day) and training, to occur twice monthly in the evening. Approximately half of all training activities will be conducted internal to the firehouse building and are not anticipated to exceed ambient noise levels. No significant adverse noise impacts are anticipated.

Light: All nightly and usual lighting associated with normal site operations will be dark sky compliant. A task lighting system will be utilized during emergency operations recovery only for short periods of time when needed to support outdoor operations for cleaning and restoration of equipment. The nearest residence is adjacent to the Proposed Action Site is on its western border; this residence and other adjacent land uses will be buffered from the Proposed Action Site lighting by both existing and replaced native landscape vegetation once construction is completed.

Impact on Human Health

The Proposed Action Site is approximately 70 feet southwest of St. Patrick's School and the Bedford Village Senior Citizen Center Presbyterian Church is approximately 1,500 feet away. The Proposed Action is a community facility being constructed to provide emergency services to the community and will not interfere with the operation of those uses. The Proposed Action will not generate hazardous waste and the Site is not subject to any institutional controls limiting uses.

There are remediation sites within 2,000 feet of the Proposed Action Site. These include State Superfund Program sites 360127, 360009, and 36006 and Environmental Restoration Program Site B00185. Perchloroethylene (PCE) was the primary contaminant of concern on each of these sites and at each, remediation and monitoring are either ongoing or completed. The closest of these sites is over 1,200 feet away from the Proposed Action Site. During construction, protocols for site safety will be followed, including monitoring excavated areas for any potential signs of contamination including odors or discoloration of soils. Any contamination will be promptly reported and investigated to ensure environmental and worker health and safety. Further, any materials to be disposed of off-site

will be characterized by the contractor to ensure proper disposal. There are no significant adverse impacts expected to human health as a result of the Proposed Action.

Impact on Community Plans and Community Character

Within a quarter of a mile of the Proposed Action Site, there are a mix of land uses existing including institutional and public land uses such as St. Patrick's School and the existing fire house, open space including the Guard Hill Preserve and Bedford Village Memorial Park and residential and commercial uses including low density residential, and mixed commercial in Bedford Village. The Proposed Action will not represent a sharp contrast to surrounding land use patterns. It is consistent with the scale and character of the community, having been sized to safely and efficiently meet the emergency services needs of the community. The Proposed Action is an emergency service provider that is essential to the community safety and longevity and must be located within the community it responds to. Accordingly, it is a land use consistent with the surrounding area. Importantly, the Proposed Action will maintain the level service of emergency response to the community by providing a facility that can meet the needs for the BVFD and will do so in a facility adequately designed to maintain the health and safety of the volunteers who devote their time to providing this service.

The Proposed Action will not increase the Town's population, increase the demand for community facilities or services, or increase the density of land use in the community. No existing structures or people will be displaced from the Proposed Action Site. The Proposed Action's construction and operation will not interfere with the use or enjoyment of public resources or open spaces including the adjacent Guard Hill Preserve. As part of the planning process for the Proposed Action the BVFD coordinated with Town of Bedford authorities including the Town of Bedford Planning Board, Town of Board Wetlands Control Commission and Town of Bedford Conservation Commission and the input of these agencies has been incorporated into the design of the Proposed Action where practicable.

Considering all of these factors, the Proposed Action will not have a significant adverse impact on community plans or community character.

Conclusion

The assessments set forth above represents analysis conducted based on Parts 1, 2 and 3 of the Long Environmental Assessment Form, and the project documentation including but not limited to: "Map of Topographic Survey Prepared for Bedford Village Fire District" prepared by Chazen Engineering, Land Surveying & Landscape Architecture, Co., last revised 5/1/18; the "Wetland Delineation Report" prepared by Chazen Co. dated 1/30/18; the Traffic Report prepared by Maser Consulting, P.A. dated 10/2/18; the "Integrated Site Plan", prepared by Naderman Land Planning and Engineering, P.C. last revised 8/30/19; the "Evidence of Prior Disturbance Submission" report to SHPO dated 11/14/18 and response sign off letter from the SHPO dated 11/26/18. Considering these and the standards set forth in SEQRA, the Proposed Action will not result in significant adverse environmental impacts. This determination is made based on the scope and magnitude of the action, its setting and the environmental assessment conducted.

Lead Agency Contact Information:

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