

State Environmental Quality Review
NOTICE OF COMPLETION OF DRAFT EIS
and
NOTICE OF HEARING

Date: February 12, 2013

This notice has been issued in accordance with Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law and its implementing regulations, NYCRR, Title 6, part 617.

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until March 22, 2013. A public hearing on the Draft EIS will be held on March 12, 2013 at 7:30 PM at Council Chambers, City Hall, 515 North Ave., New Rochelle, NY 10801.

Name of Action:

Echo Bay Center Waterfront Redevelopment

Description of Action:

The Project includes a mixed-use commercial and residential building to be located along the Echo Bay waterfront and East Main Street in New Rochelle. The building contains approximately 25,000 square of commercial retail space located along East Main Street and 285 residential units. The residential units include 71 studio apartments, 137 one-bedroom apartments and 77 two-bedroom apartments, for a total residential gross floor area of approximately 302,500 square feet. An additional 15,900 square of residential amenity/leasing space is included on the Main Street level of the building. Of the 285 dwelling units, 29 units (10%) would be designated "Moderate-Income Housing Units" affordable for households with annual incomes not exceeding 80% of the Westchester County median annual income. The Project also includes the cleanup and restoration of the Echo Bay shoreline within the Project Site and the creation of a public waterfront esplanade providing physical public access to the waterfront, a small non-motorized boat launch area and a pedestrian bridge connection to the northern edge of the Westchester County Waste Water Treatment Plant parcel with future connection to Five Islands Park.

Location:

The Project Site is comprised of the City Yard parcel and a portion of the Armory parcel, located at 224 East Main Street and 260-70 East Main Street, and consists of two tax lots, totaling approximately 9.4 acres in the City of New Rochelle, Westchester County, New York. The Project Site is located on the northeastern side of the City, with the eastern edge adjacent to Echo Bay, which is a sheltered inlet off the Long Island Sound. The City Yard parcel is approximately 6.5 acres, and is designated on the City Tax Map as Block 84-Lot 5. The Armory parcel is approximately 2.9 acres, and is designated on the City Tax Map as Block 84-Lot 22.

Potential Environmental Impacts:

Land Use and Zoning – The Project advances many of the goals and objectives in the Comprehensive Plan related to the Echo Bay area. The Urban Renewal Plan would need to be modified to permit approximately 25,000 square feet of neighborhood and service retail/restaurants proposed for the ground floor of the mixed-use building, consistent with the land use in the area. Certain zoning amendments including maximum FAR for residential uses, maximum building height, maximum total FAR, minimum lot area per dwelling unit and maximum building coverage are requested.

Land, Water and Ecological – Potential temporary impacts related to sediment and erosion during construction. Erosion and sediment control mitigation measures proposed.

Utilities – Projected increase in water demand and sewage generation of approximately 48,900 gpd and 44,500 gpd, respectively.

Visual – Introduction of new mid-rise development onto the site. The Project would replace a semi-industrial use(DPW yard), while complementing adjacent commercial and mixed uses, as well as provide visual improvements to neighborhoods seeing the site and visual and physical access to Echo Bay.

Traffic – Certain traffic movements may experience some delays at the signalized intersections during the Peak Hours even without the Project. However, overall all intersections would generally operate at an acceptable Level of Service and the Project would not have a significant impact on these locations. The Project would also not have an impact on the nearby unsignalized intersections. Traffic mitigation measures proposed.

Noise and Air Quality– Temporary noise impacts resulting from construction activity.

Socioeconomic and Fiscal – Anticipated net population growth of 524 residents of which 22 are expected to be public school children. The Project includes a 20-year PILOT which would generate revenue sufficient to cover the projected education costs associated with the new housing units. From and after the termination of the PILOT agreement in 2036, the Project Site would be subject to real property taxes in the same manner as any other non-exempt property in the City. Project Site is currently tax exempt. Requires relocation of existing DPW yard.

Community Facilities and Services – Increase in residents, employees and visitors could potentially result in an increase in service demand. Creation of new public open space amenities along the Echo Bay waterfront. Positive fiscal impact to the school district.

Historic/Archaeological Resources – Prehistoric and historic potential of the City Yard property is ranked as low. The main Armory building and Annex would remain, and could be re-used in a manner consistent with the City's approved redevelopment proposal.

Environmental Conditions – The Phase I Environmental Site Assessments of the City Yard and Armory parcels indicate a number of existing conditions that present current and future potential risks for contamination. A Phase II Investigation to further examine the RECs identified for both the City Yard and Armory parcels will be completed prior to the completion of SEQRA. Mitigation measures proposed.

Construction – Potential temporary impacts related to air quality, noise, sediment and traffic.

Lead Agency:

New Rochelle City Council
City Hall
515 North Avenue
New Rochelle, New York 10801

Lead Agency Contact Person for Additional Information or to obtain a copy of the Draft EIS:

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City Hall, 515 North Avenue

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A copy of the Draft EIS may also be reviewed at the following locations:

New Rochelle City Hall, 515 North Avenue, New Rochelle, NY 10801
New Rochelle Public Library, 1 Library Plaza, New Rochelle, NY 10801

The online version of the DEIS is available at the following publically accessible website:
<http://newrochelleny.com/index.aspx?NID=317>

A copy of this Notice and the Draft EIS sent to:

Department of Environmental Conservation, 625 Broadway Albany, New York 12233-1750
Chief Executive Officer, City of New Rochelle, New York
Any person who has requested a copy of the Draft EIS
Any other involved agencies

A copy of this Notice also sent to:

Environmental Notice Bulletin 625 Broadway, 4th Floor, Albany, NY 12233-1750

Copies of the Draft EIS distributed according to 6NYCRR 617.12(b).