

***State Environmental Quality Review Act (SEQRA)
Findings Statement***

Trinity Presbyterian Church

Town of Harrison, Westchester County, New York

SEQRA Lead Agency:

Town of Harrison Planning Board
1 Heineman Place
Harrison, New York 10528

Date:

December 15, 2015

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1.0 PROJECT DESCRIPTION

Trinity Presbyterian Church (hereinafter referred to as the "Applicant") proposes the development of a house of worship on property located at 526 – 530 Anderson Hill Road (hereinafter referred to as the "Project Site"), consisting of three tax lots which, when combined, total 6.46 acres on the south side of Anderson Hill Road approximately 375 feet east of the Anderson Hill Road and Purchase Street (NYS Route 120) intersection in the Town of Harrison, New York. The Project Site is specifically known and designated on the tax assessment map of the Town of Harrison as Block 643, Lots 7, 44 and 49. The Project Site is located within the R-1 One-Family Residence Zoning District, where houses of worship are permitted as a Special Exception Use.

The proposed action calls for the redevelopment of the Project Site to accommodate the Trinity Presbyterian Church. The project involves adaptively reusing the existing 6,800 square foot residence that is currently located on the Project Site to accommodate fellowship, administrative offices and support space and to construct a 19,200 square foot addition to the former house in which a sanctuary and religious instruction rooms would be located. The addition would reflect an architectural style and treatment to complement the existing Tudor-style residence. The resulting church would consist of a 26,000 square foot building for use as a place of worship, along with attendant off-street parking, stormwater facilities, and landscape screening. The patio at the rear of the existing residence would be retained, while the existing swimming pool would be removed and a fenced-in play area would be provided at the south side of the addition. The existing west driveway would be widened and a new second driveway would be constructed to the east to provide access to Anderson Hill Road (hereinafter referred to as the "Proposed Action").

2.0 PROJECT HISTORY

Trinity Presbyterian Church was created as an outgrowth of the Redeemer Presbyterian Church in Manhattan, and established a church in the Rye-Harrison area in 1993. In June 1995 Trinity Church began holding its religious services in leased space at the School of the Holy Child, located at 225 Westchester Avenue in the Town of Harrison, approximately two miles south of the Project Site. Trinity Church also commenced a search for a permanent home.

In 1998 Trinity Church acquired approximately 2.95 acres of land located at 530 Anderson Hill Road and prepared plans to construct a house of worship. In November, 2003, Trinity Church submitted an application to the Town of Harrison Planning Board for Special Exception Use Permit and Site Plan Approval to construct a church at 530 Anderson Hill Road. The existing residential structure, which was in poor physical condition, was demolished. Trinity Church proposed construction of a zoning compliant building of approximately 26,000 square feet on its property for use as a church, along with attendant off-street parking, stormwater facilities, and landscape plantings. After initial review by the Planning Board, Trinity Church subsequently withdrew the application, concluding that the single lot was not sufficient to create an appropriate setting for its house of worship.

After abandoning the plan to develop a church at 530 Anderson Hill Road, Trinity

advanced plans to subdivide the 2.95 acre parcel to create two single-family residential lots. In December 2009, the Planning Board granted approval of the subdivision and Trinity Church listed the two lots for sale. Trinity Church recommenced its search for space to accommodate its place of worship, however, after the two lots did not sell, Trinity Church subsequently acquired the adjacent property, 526 Anderson Hill Road, in December, 2012 with the intent of combining the parcels to create a more suitable 6.5 acre parcel to support the development of a church.

3.0 SEQRA REVIEW PROCEDURE

In December of 2013, the Applicant submitted Special Exception Use and Site Plan applications to the Town of Harrison Planning Board supporting the Proposed Action. At the Planning Board meeting of December 17, 2013, the Planning Board determined that the Proposed Action was classified as an Unlisted Action pursuant to Section 617 4 & 5 of the State Environmental Quality Review Act ("SEQRA"), and designated its intent to serve as Lead Agency for the SEQRA review. The Lead Agency Notice was subsequently circulated to all Involved Agencies.

On January 28, 2014, the Planning Board confirmed its Lead Agency designation, and adopted a Positive Declaration thereby requiring the preparation of an Environmental Impact Statement. At that meeting, a public Scoping Session for the Draft Environmental Impact Statement was conducted, and thereafter on February 25, 2014, the Planning Board serving as Lead Agency, adopted the Scoping Document. These documents were circulated to all Involved Agencies and published in the Environmental Notice Bulletin.

In August of 2014, the Applicant submitted a Draft Environmental Impact Statement ("DEIS") to the Town, prepared by Divney Tung Schwalbe, which was reviewed for completeness by Town staff and consultants, resulting in the identification of portions of the DEIS that were incomplete or required additional study. The Applicant subsequently revised the DEIS, which was thereafter determined to be complete.

On September 23, 2014 the Planning Board accepted the DEIS as complete for purposes of circulation and public comment and scheduled a duly noticed public hearing for October 28, 2014. The DEIS was circulated to all Involved Agencies with notice of the public hearing date and notice of acceptance of the DEIS and the public hearing date were published in the ENB. The DEIS was also published on the Town's website.

On October 28, 2014 after due notice having been given, a public hearing on the DEIS was opened with testimony having been taken and comments received. On December 2, 2014, the Planning Board continued the DEIS public hearing at a special meeting of the Planning Board, at which time, all comments having been heard, the public hearing was closed and the Planning Board resolved to establish a written public comment period on the DEIS extending to January 20, 2015.

In April of 2015, the Applicant submitted a preliminary Final Environmental Impact Statement ("FEIS") to the Planning Board, which was reviewed for completeness by Town staff and consultants, resulting in the identification of portions of the FEIS that were incomplete or required additional study. The Applicant subsequently revised the FEIS, which was thereafter determined to be complete.

On October 28, 2015, the Planning Board accepted the FEIS as complete and scheduled a duly noticed public hearing thereon for November 17, 2015. The FEIS was circulated to all Involved Agencies and publication of notice of its acceptance by the Planning Board was duly published in the ENB. The FEIS was also published on the Town website. The public hearing was opened, all comments were heard, and the hearing was closed on November 17, 2015.

4.0 REQUIRED PERMITS & APPROVALS

1. Town Planning Board
 - a. SEQRA Findings
 - b. Site Plan Approval
 - c. Special Exception Use Permit
2. Town Board
 - a. Special Exception Use
3. Town Zoning Board of Appeals
 - a. Area Variance for Building Height
4. Town Architectural Review Board
 - a. Building Architecture & Signage
5. Westchester County Department of Public Works
 - a. Highway Work Permit

5.0 FINDINGS CONCERNING ENVIRONMENTAL IMPACTS

The DEIS and FEIS include an environmental evaluation of the following resource issues:

- Land Use & Zoning
- Land, Water & Ecological Resources
- Water Resources
- Utilities
- Visual Resources
- Transportation
- Air Quality & Noise
- Socio-Economic & Fiscal Impacts
- Community Services
- Historic and Archaeological Resources
- Construction

5.1 LAND USE & ZONING:

The approximately 6.5 acre Project Site currently supports a 6,800 square foot 2-story residence and associated site improvements. Prior to its demolition in 2001, a second residence occupied the 530 Anderson Hill Road portion of the Project Site. Immediately

surrounding the Project Site, single-family residential properties are located to the west, east and southeast. To the northeast is The Morningside residential development. Single-family homes abut the site to the east and southeast, and the Purchase Elementary School is located to the southwest. Anderson Hill Road defines the northern perimeter of the Project Site.

Land uses beyond the immediate vicinity of the Project Site include the Purchase Elementary School and Manhattanville College to the west of the Project Site, the Purchase Post Office to the northwest, and further north on Purchase Street, the Purchase Free Library and the Purchase Community House. Single-family residences with common land areas extend along Anderson Hill Road to the northwest and southeast and along Purchase Street to the north and south. A small commercial and retail use exists approximately 950 feet east of the Property Site, which has been used in the past as a restaurant. The Old Oaks Country Club is a private recreation use further to the north and east. Additional commercial and institutional uses such as PepsiCo, MasterCard, SUNY Purchase, restaurants and a deli are located within a mile of the Project Site.

The zoning surrounding the Project Site consists of the R-1 and R-2 single-family zoning districts. The Project Site itself is located within the R-1 One Family Residence zoning district, which permits churches as a Special Exception Use.

Long-range comprehensive planning documents and studies affecting the Site, including the Town of Harrison Comprehensive Plan (2103), Westchester 2025 (2006), Westchester County "Patterns" (1995), all emphasize the importance of preserving the character of existing residential neighborhoods. While the proposed church is not a residential use, churches are typical in residential areas and are permitted by Special Exception Use in the R-1 zone. While Purchase is primarily residential, several institutional and community service uses are located in close proximity to the Project Site. Compliance with the applicable R-1 zoning criteria and the Special Exception Use General Considerations set forth in §235-16, will assure that the Proposed Action is consistent with the character of the surrounding area. No Special Conditions and Safeguards for Specific Uses as established in §235-17 apply to the proposed church use.

The Proposed Action has been designed to comply with the 3 "Purchase Concepts" recommended in the Town of Harrison Comprehensive Plan by specifically preserving the low-density open and rural character of the area, by minimizing potential future traffic conflicts and by assuring that development will add to the quality of life in the area.

The Environmental Impact Statement (EIS) has documented how the Proposed Action will comply with the Special Exception Use General Considerations set forth in §235-16.

The Proposed Action complies with all of the R-1 zoning district dimensional regulations and requirements, with the exception of the "Height of a Building or Structure" which is not to exceed 30 feet in the R-1 district. Based upon the proposed finished grades around the new sanctuary addition, the new building would be approximately 40 feet in height. This is necessary to allow for the floor and roof eaves of the new building addition to correspond to those of the existing building, and allow for a steeper roof pitch to create

a taller interior volume and provide an open uplifting feeling for worship. An area variance from the Zoning Board of Appeals is required for this non-complying condition.

Measures to mitigate the impact of the Proposed Action on the surrounding neighborhood include the siting and location of the proposed sanctuary toward the rear of the Project Site a distance of over 100 feet from the nearest property boundary, adjacent to the Purchase Elementary School playing fields, which limits potential adverse visual impacts on neighboring residential properties. The potential views of the southern façade of the proposed sanctuary addition are not visible from Anderson Hill Road. In addition, existing vegetation and required new landscape screening would further limit views of the proposed structure.

The Proposed Action maintains vegetation and buffer areas along the perimeter of the Project Site adjacent to residential, institutional, and community land uses that will help to mitigate impacts due to land disturbance and construction noise as well as visual impacts. Much of this preserved buffer area includes landscape features that will intervene between the Church and the surrounding uses. The buffer areas, including the Town regulated 100-foot buffer along Anderson Hill Road, primarily contain second-growth trees. The buffer exhibits a scrubby successional edge ecosystem. Numerous vines are currently smothering the canopy and sub-canopy vegetation. Given the type of species within the buffer and the extent of invasive and non-native vines, the ecosystem is not currently particularly robust. Management in terms of vine removal and removal of invasive species would enhance the buffer as an edge ecosystem. Other than the driveway access, the vegetated buffer screens the viewshed to the interior of the Project Site from Anderson Hill Road. Selective maintenance and pruning would be conducted within the buffer to enhance the overall ecological and aesthetic functions of the buffer areas.

A comprehensive landscaping and lighting plan for the Project Site is proposed. The vegetative landscaped buffer along the perimeter of the Project Site would be augmented to enhance the screening from within and from outside of the Site. The proposed landscape plan would include predominantly native tree and shrub species that are non-invasive, and has been designed to preserve and maintain the overall existing character of the Project Site while providing aesthetic and ecological enhancement in the areas of new development and within existing buffers. The scale and spacing of the proposed landscape plan is consistent with the character of the surrounding area. The proposed site lighting has been designed to uniformly direct lighting onto on-site improvements and to prevent off-site light trespass. The proposed lighting would not exceed 0.1 footcandles at any property boundary with the exception of an area around the west driveway, where off-site lighting currently exists on the northern side of Anderson Hill Road approximately 60 feet from the nearest proposed fixture.

FINDING: The Planning Board finds that the Proposed Action is consistent with the Town of Harrison Comprehensive Plan, applicable regional planning documents and has been designed to be compatible with the existing uses that surround the Project Site. The Proposed Action is consistent with the R-1 One Family Residence zoning district provisions, with the exception of the building height requirement. The Planning Board finds that the Project Site's perimeter vegetative buffer shall be preserved and supplemented with additional

landscaping. The number of existing curb cuts onto Anderson Hill Road would be maintained, though one would be moved and both would be widened to improve traffic flow, visibility and safety. The existing residential structure shall be retained and adaptively incorporated into the proposed church, with the new sanctuary addition designed to be in keeping with the existing Tudor architectural style of the residence.

5.2 OPERATIONAL CHARACTERISTICS

The Trinity Presbyterian Church will conduct worship services on Sunday mornings. Setup usually begins around 9:00 AM, with the main service taking place between 9:45 AM to 11:15 AM. Worship services are generally followed by a brief time for refreshments and then religious instruction. During 2014, the average number of parishioners attending worship services at the existing church located at the School of the Holy Child was 181. It is anticipated that approximately 200 parishioners would attend services at the Project Site. On special occasions such as Christmas, Thanksgiving and Ash Wednesday, additional services would be offered.

Following the Sunday morning worship services, religious instruction occurs between 11:30 AM and 12:15 PM. The Applicant has indicated that typically approximately two-thirds of the parishioners that have attended the worship services remain for religious instruction. The Applicant has indicated that a similar number would attend religious instruction at the Project Site.

Trinity Presbyterian Church proposes to continue to offer its congregants additional activities in addition to Sunday services at the Project Site, including youth group, counseling, session leader meetings, bible study, meditation and prayer, leadership training and trustee meetings. The following schedule reflects the schedule of activities proposed at the Project Site:

Activity	Day	Time	Attendance
<i>Weekly</i>			
High School Youth Group	Tu	7:00 - 8:30 PM	7-12
College Group	Tu	9:00 - 10:00 PM	10-15
Middle School Group	W	7:00 - 8:30 PM	4-10
Men's Bible Study	Sa	6:30 - 8:00 AM	6-12
Women's Bible Study	Tu	9:30 - 11:30 AM	7-15 (+5-7 Child)
<i>Monthly</i>			
Accountant Meeting	Th	11:00 AM-4:00 PM	2
Session Meetings	Th	7:30 - 9:30 PM	8-14
Bible Study	F	7:30 - 9:00 PM	4-5
Evensong Services	Sa	6:00 - 7:00 PM	6-12
Meditation Mini-Retreat	Sa	8:30 - 11:30 AM	8-10
<i>Periodic</i>			
Intro to Trinity Class	Sa	9:00 AM - 1:00 PM (Jan, Mar, Oct)	6

Leadership Training	Sa	9:00 AM – 1:00 PM (Nov – March)	6
Quarterly Trustee Meeting	M	7:30 – 10:00 PM (4 times per year)	7
Ministry Leaders Meeting	Sa	7:00 – 10:00 PM (3 sessions Sep-June)	25-30

Trinity also holds a number of special occasion events throughout the year including an annual Christmas Concert on the first Sunday in December and church newcomer receptions generally three times per year, with approximately 20 people in attendance.

Primarily due to the fact that Trinity currently leases space at the School of the Holy Child, it has not hosted any weddings locally. It is anticipated that weddings would take place at the Project Site, customarily on Friday evenings or Saturdays.

Trinity has conducted only three funerals in the past 20 years. However, it is anticipated that funerals would be conducted at the Project Site.

Trinity currently employs five staff members. The number of employees at the Project Site is anticipated to remain unchanged. Employees include two pastors, a youth director and an office manager. A custodian is also employed on Friday mornings. The following presents the employee work hours at the church office:

Staff	Typical Workdays	Typical Hours
Senior Pastor	M, Tu, Th, F, Sa	9:00 AM – 6:30 PM
Senior Associate Pastor	M – F	Generally off-site
Office Manager	M – F	10:00 AM - 6:00 PM
Youth Director	M, Th	9:00 AM – 3:00 PM
	Tu	9:00 AM – 10:00 PM
	W	9:00 AM – 9:00 PM
	F (bi-weekly)	7:00 AM – 8:30 AM

Trinity Church also conducts community service and outreach programs. Currently, Trinity Church works with Hope House in Port Chester, Habitat for Humanity and Hillside Food Outreach. Community service and outreach programs do not take place at the church facility, but administrative activities such as the processing of donations, communications and other administrative and clerical activities would occur at the Project Site.

Trinity Church has no plans to offer services, programs or activities substantively different than those described herein.

FINDING: The Planning Board finds that the operational characteristics of Trinity Church at the Project Site, as specifically described herein, will not result in any significant adverse environmental impacts.

5.3 LAND RESOURCES:

Geology:

The Site is underlain by a geological formation known as the Middle Ordovician to Lower Cambrian-aged Hartland Formation, which is comprised primarily of schist, gneissic granite and amphibolite. Soil borings performed at the Project Site reached depths ranging from 4.8 to 20.8 feet below ground surface, encountering glacial deposits, residual soils and weathered rock. No bedrock was encountered at the Project Site. It is not anticipated that rock removal will be required to accommodate the proposed development.

Soils:

Three soil types have been mapped on the Project Site: Paxton, Woodbridge and Udorthents (smoothed), which is a fill material soil. The texture of Paxton and Woodbridge soils are generally loamy, and have a firm or very firm consistence. Udorthents consist of fill, and generally exhibit a loamy texture, which can be compact and firm. Paxton and Woodbridge soils may exhibit slight to moderate erodibility, depending on the presence of slopes. The erodibility of Udorthent soils is variable since the soil type comprises fill material. However, erosion concerns would be limited since the topography on the Project Site is relatively level.

Based on on-site geotechnical investigation, it is anticipated that the soil bearing capacity of the on-site soils will be suitable to support proposed floor slabs and pavements. Preparation of the soils would be performed under the supervision of the Applicant's geotechnical engineer.

Topography:

The Project Site consists of approximately 6.5 acres with relatively flat topography with slopes less than 15%. No areas of regulated steep slopes are located on the site. The Project Site gradually slopes from a high point of approximately Elev. 335 in the northwest part of the Site, north of the existing residence, to the south and east with a low point of approximately Elev. 310 located in the southeast corner.

To the maximum extent practicable, the site design concentrates improvements associated with the Proposed Project around the renovation of the existing structure and the development of interior areas of the site. Clearing and grading has been limited to the areas of the Site related to the construction of the proposed building, parking, driveways and stormwater management areas. Areas of regrading have been designed to blend into the existing contours of the site. The vegetated areas and trees along the Site's perimeters have been maintained, where possible. A small landscaped berm is proposed along the Site's southwestern perimeter to provide additional screening of the Site from the adjacent property.

Based on preliminary earthwork calculations, approximately 4,500 CY of excavation will be required and 2,600 CY of material will need to be imported to the Project Site to complete the required grading activities.

Several temporary structural practices shall be utilized during construction to mitigate any potential impacts including, but not be limited to, surrounding material stockpiles

with silt fencing and hay bale dams. Excavated and embankment areas would be graded to permit drainage and the runoff would be intercepted in ditches with silt barriers or settling basins to collect sedimentation. Sediment traps, inlet protection, swales, berms and energy dissipaters would be installed, as necessary, to minimize soil and sediment from leaving the Project Site. Temporary mulching and seeding would be installed to limit and control the exposure of soil. Stabilized construction entrances including wheel wash down areas and anti-tracking pads would also be constructed and maintained throughout construction to minimize the off-site migration of sediment. Soil erosion and sedimentation control measures will meet the New York State Department of Environmental Conservation (NYSDEC) New York State Standards and Specifications for Erosion and Sediment Control requirements and the Town of Harrison requirements as outlined in the Town Code, Chapter 130 Stormwater Management and Erosion and Sediment Control.

Permanent structures and measures implemented to control the project's quantity and/or the quality of the stormwater would also be installed on the Project Site. These include permanent erosion control practices (soil stabilization with the establishment of permanent seeding, groundcover and vegetation), water quality control practices (bioretention/rain gardens), and related stormwater flow controlling structures (drain inlets, catch basins with sumps to trap sediment, etc.). Stormwater runoff from proposed roofs and parking areas will be directed to bioretention areas and rain gardens via overland flow, swales, roof leaders or catch basins. These permanent erosion control measures provide an opportunity for solids and sediment to settle out of stormwater before it is discharged. With the implementation of the permanent measures, the peak rates of flow for all storm events up to and including the 100-year storm event will be at or below existing conditions. The project operator will be responsible for inspecting and maintaining permanent stormwater management structures and practices. Routine monthly and quarterly inspection of the site will be made to ensure the property is kept in good physical order.

Permanent stabilization of disturbed areas shall occur within 15 days of establishing final grade. Permanent stabilization of disturbed areas will be achieved by using a mixture of grasses, groundcovers, shrubs and trees as appropriate. In areas where final grade will not be achieved within 60 days, temporary soil stabilization (i.e., temporary turf establishment and/or mulching) will occur within two days of disturbance. Soil will be stockpiled in level areas of the site to minimize erosion. Soil will not be stockpiled in areas with greater than 10% slopes.

The final Stormwater Pollution Prevention Plan ("SWPPP"), which shall include a Soil Erosion and Sedimentation Control Plan, will be prepared in compliance with the following documents:

- New York State Stormwater Management Design Manual (NYSDEC, August 2010)
- Standard Specifications for Erosion and Sediment Control (NYSDEC, 2004)
- Standards recited in Stormwater Ordinance Chapter 183-MS4 Regs and GP- 0-10-0001

The Soil Erosion and Sediment Control Plan shall be made part of the Site Plan. Erosion and sediment control measures for the Proposed Action shall include a construction sequence narrative for the full scope of site work. Provisions for the installation of silt fencing, anti-tracking apron(s), naturalized riprap, and temporary diversions will be incorporated. Erosion and sediment control will be an integral part of construction management.

The objective of the erosion and sediment control plan is as follows:

- Control erosion at its source with temporary control structures;
- Minimize the amount of sediment-laden runoff from areas of disturbance, and control the runoff prior to discharge off-site; and
- Deconcentrate and distribute stormwater runoff through natural vegetation or structural means before discharge. The contractor will be required to install all sediment and erosion control measures and maintain them throughout the entire construction process. These measures will be monitored during construction as required by the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (Permit No. GP-0-10-0001).

FINDING: The Planning Board finds that the Proposed Action will result in the disturbance, clearing and grading of 5.3 acres or 82% of the 6.46 acre Project Site. No geologic, topographic or soil conditions at the Project Site are unique or necessitate project modifications. Temporary impacts to the Site's land resources during the construction of the Proposed Action will be mitigated as described above, and permanent measures will be installed in accordance with the approved site plan. As a result, no permanent long-term impacts to the Site's land resources will result from the Proposed Action.

5.4 WATER RESOURCES

Wetlands:

There are no freshwater wetlands located on or adjacent to the Project Site, as defined and regulated pursuant to Chapter 149 of the Harrison Town Code, Article 24 of the New York State Environmental Conservation Law, or by the United States Army Corps of Engineers.

Floodways and Flood Hazard Boundaries:

As documented on FEMA Flood Insurance Rate map, panel #36119C0287F, no floodways or flood hazard areas are located on or adjacent to the Project Site.

Stormwater Drainage:

The Project Site is approximately 6.5 acres and the study area watershed, which includes adjacent right-of-way and neighboring properties, is approximately 7.02 acres. Approximately 0.52 acres on the Project Site is currently impervious. The Site contains a high point of Elev. 330 located in the northwest portion of the Site, north of the existing residence. The drainage divide on the Site generally runs north-south from the high point

through the existing residence. Stormwater runoff is currently conveyed via overland flow with approximately one-quarter flowing to the southwest and approximately three-quarters to the southeast through adjoining properties.

The Proposed Action will minimize the extent of site disturbance by concentrating the extent of site disturbance toward the center of the Project Site, which helps maintain existing landscape buffers. Approximately 2.18 acres within the Project's limit of disturbance would be impervious, including redevelopment of the existing 0.52 acres of impervious area, for a net increase of 1.66 acres from existing to developed conditions. All new stormwater management facilities have been designed in accordance with NYSDEC guidelines and the Town of Harrison requirements. The stormwater management facilities would treat existing impervious areas to be disturbed and newly developed impervious areas and manage all discharge points to ensure stormwater rates of runoff are less than or equal to existing conditions for all storm events up to and including the 100-year frequency. The approximate anticipated flow rate reduction to Discharge Point 1 (DP 1) to the watercourse to the east of the site ranges from 17 to 51 percent reduction in peak rate of stormwater runoff. The approximate anticipated flow rate reduction to Discharge Point 2 (DP 2) to the watercourse to the west of the site ranges from 8 to 22 percent reduction in peak rate of stormwater runoff. The percent reductions range depending on storm event, but the greatest reductions in peak rate of flow are anticipated in the 1 and 2-year storm events for both discharge points.

In addition, total suspended solids, total phosphorus and total nitrogen pollutant removals will be accomplished through the use of bioretention/rain gardens. The combined results of maintaining or reducing peak runoff rates and providing pollutant removals will prevent the potential of cumulative impacts of development on stormwater management facilities within the downstream corridor. Stormwater runoff from the Proposed Project's sub-watershed areas will ultimately discharge to the same discharge points as under existing conditions. Following treatment in a series of water quality measures, stormwater from a majority of the developed portion of the site will be directed to a proposed catch basin and 280 linear feet of piping in Anderson Hill Road that would connect to the existing municipal system. This diversion of flow would reduce the amount of overland flow from the Project Site across the adjacent properties to the east.

In compliance with requirements established for the NYSDEC SPDES General Permit For Stormwater Discharges From Construction Activity (Permit No. GP-0-10-001), a Stormwater Pollution Prevention Plan (SWPPP) has been prepared and will be implemented in support of the Proposed Action. As part of the SWPPP, an Erosion and Sediment Control plan would be included in the contract construction documents and would require that the erosion and sediment controls set forth thereon be implemented before the start of construction. Further, the plan would establish the guidelines for monitoring and maintaining the control measures both during and after construction. Stabilization of the site shall also comply with the conditions or requirements set forth therein and as established by the Town of Harrison.

FINDING: There are no water resources on the Project Site. Stormwater management facilities have been designed to treat existing impervious areas to be disturbed and newly developed impervious areas and will manage all discharge points to ensure stormwater rates of runoff are less

than or equal to existing conditions for all storm events up to and including the 100-year storm event. A SWPPP will assure that stormwater management, erosion and sediment control is properly controlled during construction and after completion of the Project. No significant adverse impacts to water resources will result from the Proposed Action.

5.5 ECOLOGICAL RESOURCES

The vegetative cover at the Project Site is primarily lawn with ornamental and shade trees, typical of lots developed to support single-family residences. This "Old-Field" vegetative cover with woodland borders is common to the region and state and is not expected to support rare or sensitive flora or fauna. Direct impacts to wildlife from the proposed development will primarily be displacement. Species found on the Project Site are typically found in suburban settings, and have already adapted to proximal human habitation. These species will remain after the project is completed. Temporary wildlife displacement during construction is a short-term impact. Wildlife observed at the Project Site consists of species typically found in suburban settings.

The NYSDEC identified an endangered rare plant in the vicinity of the Project Site; the Northern Clustered Sedge. According to the NYSDEC database, the last documented observation was on June 15, 1937, and field reconnaissance did not reveal the presence of any evidence of this plant.

The Project Site contains approximately 200 trees. Approximately 85 of these existing trees would have to be removed to allow for the construction of the sanctuary addition, off-street parking areas, improvements to the site entry driveways and stormwater management facilities.

The trees to be removed on the property include Tree of Heaven, Norway maple, (both invasive species) black locust, Sycamore maple, sugar maple, black cherry, weeping willow, Japanese maple, Norway spruce, flowering dogwood, and Northern red oak. The majority of these species are non-native. Approximately 5% of the trees to be removed are dead trees, and the undeveloped portions of the Site are replete with non-native vines, shrubs, and bamboo which are smothering canopy trees in areas. The majority of trees proposed to be removed, approximately 90%, are less than 36-inch diameter at breast height (dbh). However, there are some mature trees within the center of the existing developed portions of the Project Site located proximate to the existing residence that would be removed due to their proximity to the proposed sanctuary addition and associated grading.

The Project has been designed so that tree removal is focused within the interior of the Project Site in the vicinity of the proposed improvements, and to limit tree removal from the perimeter buffer, including the area within the 100-foot buffer along Anderson Hill Road, to the greatest extent practicable. The proposed project would maintain over 100 trees within the buffer areas. Within the 100-foot buffer along Anderson Hill Road only six of the approximately 40 existing trees are proposed to be removed, which includes three trees removed in order to accommodate the widening of the west driveway and three trees removed for the relocation of the east driveway. Numerous invasive and native vines within the buffer are smothering the canopy and sub-canopy vegetation. Selective

maintenance and pruning would be conducted within the buffer to enhance the overall ecological and aesthetic functions of the buffer areas. The vegetative buffer along the perimeter of the Project Site would be augmented with additional landscaping to enhance the screening from within and from outside of the Project Site.

In combination with the existing trees that would be preserved, a proposed landscaping plan has been designed to preserve and maintain the overall existing character of the Project Site while providing aesthetic enhancements in the areas of new development and along the Project Site's perimeter. A mix of trees and the layered planting would screen the Project throughout the seasons. Standard construction best management practices would be employed to protect trees and tree roots that will be retained and/or preserved including the installation of hay bales, orange construction fence and/or silt fence. If necessary, additional measures, including the installation of guards or strapping around the trunks of trees, would be used to prevent bumps from construction vehicles. Potential adverse impacts related to tree removal would be mitigated to the maximum extent possible.

The proposed landscape design consists of approximately 70 shade trees, 85 evergreen trees, 30 ornamental flowering trees, 25 woodland buffer trees, along with shrubs and ground cover, as shown on Drawing SP-3.0, Conceptual Landscape Plan. The plant schedule proposes the following tree categories and species:

Shade Trees – Shade trees would be located along the east driveway and within the proposed parking areas to frame the entry approach and provide shade within parking areas. Proposed shade trees include the following species:

- *Acer rubrum* “Armstrong” / Armstrong Red Maple
- *Liquidambar styraciflua* / American Sweet Gum
- *Quercus palustris* / Pin Oak
- *Quercus rubra* / Red Oak
- *Tilia cordata* “Greenspire” / Greenspire Littleleaf Linden
- *Tilia Americana* / American Linden

Evergreen Trees – Evergreen trees would be located within the perimeter planting areas to augment existing perimeter vegetation and further shield views of the Proposed Project from adjacent properties. Proposed evergreen trees include the following species:

- *Juniperus virginiana* / Eastern Red Cedar
- *Picea glauca* / White Spruce
- *Picea pungens glauca* / Colorado Blue Spruce
- *Pseudotsuga menziesii* / Douglas Fir
- *Ilex opaca* / American Holly
- *Pinus strobus* / Eastern White Pine

Ornamental Trees – Ornamental trees would be located along the west driveway and generally interspersed between shade trees and within landscaped areas to provide visual interest and to accentuate entry paths. Proposed ornamental trees include the following species:

- *Amelanchier laevis* / Allegheny Serviceberry
- *Cornus florida* “Cherokee Brave” / Cherokee Brave Dogwood

- *Cornus kousa* / Kousa Dogwood
- *Prunus americana* / American Plum
- *Prunus virginiana* / Chokecherry

Woodland Buffer Trees – Woodland buffer trees would be interspersed with the proposed evergreen trees along the perimeter of the Project Site to provide additional screening and visual interest from within and from outside of the Project Site:

- *Acer saccharum* / Sugar Maple
- *Betula nigra* / River Birch Multi-Trunk
- *Carpinus caroliniana* / American Hornbeam
- *Cercis canadensis* / Eastern Redbud
- *Hamamelis virginiana* / Common Witch Hazel
- *Salix alba* “Tristis” / Golden Weeping Willow

FINDING. There are no state or federally listed threatened or endangered species of flora or fauna present on the Site that would warrant revisions or modifications to the Proposed Action. While the proposed development of the Project Site will result in the removal of approximately 85 existing trees the preservation of the existing vegetated perimeter buffer, and the planting of new landscaping consisting of 210 new trees will mitigate any negative impact. As a result, no significant adverse impact to the Site’s flora and fauna will result from the Proposed Action.

5.6 UTILITIES

Water Supply:

The existing 7-bedroom residence is currently served by an individual potable water domestic water supply well located in an underground vault east of the residence. The Project Site is located within the Westchester Joint Water Works Water District and a 12 inch water main is located along the north side of Anderson Hill Road.

The Proposed Action will require abandoning the existing well in accordance with the Westchester County Department of Health (WCDOH) Rules and Regulations. The water supply will be replaced with a new six (6) inch water service from the existing water main in Anderson Hill Road to the proposed church. The water supply line will split in the lower level mechanical room for the domestic supply and fire protection. The fire protection line will include a backflow prevention device in accordance with the WCDOH Rules and Regulations. A Fire Department connection will also be provided at the building exterior, the size and location of which will be coordinated with the Purchase Fire Department.

The Proposed Action’s water usage is estimated at 110 gpd Monday through Saturday for the office and scheduled activities and 1,172 gpd for Sunday religious service.

The following water conservation practices will be implemented as part of the Proposed Action to mitigate potential impacts of the development:

- (1) Fixtures installed for the proposed project will be reduced flow, water conservation fixtures in compliance with the 2010 Plumbing Code of New York

State or latest edition.

(2) Restriction of any irrigation to early morning hours.

The Westchester Joint Water Works has indicated that there is sufficient capacity within the existing water district system to serve the new church facility.

Sanitary Sewage:

Two existing four (4) inch cast iron sanitary sewer services with cleanouts discharge from the existing residence. One service connects from the west side of the residence to the public sewer main located on the Purchase Elementary School grounds via a sewer easement crossing the residential lot immediately west of the Project Site. The second sewer service is located at the rear of the residence and connects directly into the existing public sewer main located within the side yard and flows easterly via an eight (8) inch pipe to the County trunk sewer line.

The Proposed Action calls for installing a new single six inch sewer lateral from the proposed church building and connected to the existing 8 inch sewer main located east of the existing residence. The proposed Project sanitary load is estimated to be approximately 100 gpd Monday through Saturday for the office and scheduled activities and 1,065 gpd for Sunday religious service. The sanitary sewage would be collected and treated at the Blind Brook Waste Water Treatment Plant. The existing capacity of the Blind Brook Sewer District and Treatment Plant is expected to be adequate to accommodate flows from the proposed Church, as the sanitary sewer flow is expected to be generally similar to the estimated load for the existing seven-bedroom residence. Plumbing fixtures to be installed in the church facility will be low flow, water conservation fixtures, in compliance with the 2010 Plumbing Code of New York State (or latest edition). No significant adverse impacts are expected.

Gas Service:

Natural gas is not currently available for the proposed project. The nearest gas main is located approximately 375 feet west of the Project Site in Purchase Street. In the existing residence an oil burner is utilized to supply heat and on-site propane tanks supply fuel for cooking.

The existing natural gas line located in Purchase Street could be extended by Con Ed to the Project Site. The new connection points will be determined by Con Ed upon its review of the projected demands for the project and final building designs and would originate from an extension of existing service mains. The Proposed Action will increase energy demand for natural gas; however, no significant impacts are expected upon completion of the project as the infrastructure network is expected to be either capable of or upgraded to support the utility demands of the Project. Alternatively, the Project could continue to utilize heating oil for heat and hot water supply and liquid propane for cooking.

The renovated building and church addition will be designed to comply with the applicable New York State Energy Conservation Code and New York State Building Code. High efficiency consumer appliances and building mechanical systems will be specified for the project that will incorporate controls and operating strategies which would minimize the consumption of natural gas.

Electric Service:

The project site is currently served with existing overhead electric service, which would be abandoned and replaced with new underground services. The overhead utility lines are generally located along the existing west driveway, running north from the east side of the existing structure to Anderson Hill Road. The existing services may be used for temporary purposes during construction.

The new electrical service will be installed overhead from the existing utility pole located on the north side of Anderson Hill Road, just west of Harrows Lane, to a new utility pole on the Project Site and continued underground from the new utility pole to a transformer prior to entering the proposed church facility. The final configuration of the electrical system layout and design would be completed in coordination with Con Ed upon review of final building design plans. The Project would increase energy demand for electricity, however no significant impacts are expected upon completion of the Proposed Action, as the existing infrastructure network is capable of supporting the utility demands of the proposed Project.

The proposed building would be designed to comply with the latest New York State Energy Conservation Code and the New York State Building Code. Consumption of electricity would be reduced through the use of high efficiency Energy Star rated consumer appliances, lighting fixtures and building mechanical systems.

FINDING. Adequate infrastructural capacity exists to accommodate the Proposed Action's water, sewer, natural gas and electrical demands. No significant adverse utility service impacts will result.

5.7 VISUAL RESOURCES

An evaluation of visual resources was conducted as part of the EIS. The NYSDEC has established criteria for evaluating potentially significant impacts on aesthetic resources. These criteria include:

- Whether a proposed action will be visible from any officially designated federal, state or local scenic or aesthetic resource.
- Whether the proposed action may result in the obstruction, elimination or significant screening of one of more officially designated scenic views.
- Whether the proposed action will cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.

No designated scenic or aesthetic resources are located in the vicinity of the Proposed Action.

The NYSDEC also provides guidance regarding the potentially visibility of a proposed action from public vantage points – both seasonally and year-round. As documented in the EIS, the proposed sanctuary addition would be partially visible from vantage points along Anderson Hill Road. In addition to maintaining the existing wooded buffer, a mix of shade, evergreen and layered plantings have been proposed to screen the Proposed Action throughout the seasons.

The new church will include a steeple rising approximately 70 feet above adjacent ground level. The front façade and steeple will be up-lit using shielded LED fixtures to avoid casting glare.

A shadow impact analysis was conducted to determine if the new church would cast new shadows on any sunlight sensitive resources, such as public open spaces, playgrounds or natural resources where the introduction of shadows could alter the resources condition. The analysis revealed that the Proposed Action would not cast shadows on the Purchase Elementary School, Anderson Hill Road, adjacent residences, or at any time of the year, beyond the Project Site's property lines.

The Proposed Project would utilize full cut-off style lights to provide a safe environment for congregants, staff and visitors in the evening hours. Parking areas would utilize appropriately scaled lights, featuring 15-foot poles with a height of 18 feet to the top of the fixture, styled to complement the architecture. These fixtures incorporate LED bulbs and optical systems to shield and uniformly distribute light downward. The light distribution pattern would be directed downward towards proposed interior driveways, walkways and parking areas and will be designed to not exceed 0.1 footcandles at the property lines. Building mounted LED-lighting fixtures would be installed adjacent to doorways to provide general lighting at the building entryways for safe ingress and egress to the Church. The Church's front façade and proposed steeple would be lit utilizing LED fixtures located on the ground adjacent to the proposed Church. The proposed up-lighting would be sufficiently shielded to avoid casting glare. The proposed site lighting fixtures would be dimmable and controllable to provide the ability to turn lighting levels down when the Church is not in use.

The church addition has been designed to be compatible with the existing residential structure on the Site using a materials palette that is in keeping with, and compliments the existing Tudor style and colors.

Outdoor displays and electronic or message signage is not proposed.

FINDING: The Planning Board finds that there are no designated scenic or aesthetic resources in the vicinity of the Project Site. Existing buffer vegetation and supplemental plantings will minimize views of the church from Anderson Hill Road. The church addition will be designed to be architecturally compatible with the existing Tudor residence. Lighting will be shielded to avoid casting glare and spillover beyond the property lines, and will be dimmed when the Church is not in use. No significant adverse visual impacts will result from the Proposed Action.

5.8 TRANSPORTATION

The Proposed Action will utilize two driveways located on Anderson Hill Road to provide vehicular ingress and egress. The existing western driveway will be widened to provide the main site entry. The existing driveway that formerly served the residence on Lot 44 will be removed, and a new eastern driveway added to accommodate secondary ingress and egress. It has been determined by the Westchester County Department of Public Works that sight distances for both driveways is adequate. A "Driveway" plaque shall be

installed in advance of the Project Site to provide additional awareness of the driveways.

An existing sidewalk exists along the southern side of Anderson Hill Road, which extends from Purchase Street to just west of Lincoln Avenue. The Proposed Action will maintain the existing sidewalk along the frontage of the Project Site. Sidewalks and pedestrian walkways will be extended into the Project Site from the public sidewalk along Anderson Hill Road.

Utilizing actual vehicle occupancy rates from the existing Trinity Church at the School of the Holy Child site as well as the Institute of Transportation Engineers Trip Generation rates (and employing the most conservative figures of the two) it is projected that the Proposed Action will generate 72 arriving vehicle trips during the Sunday AM peak hour (9:00 – 10:00 AM) and 45 trips during the departing peak hour (12:00 noon – 1:00 PM). The directional distribution of this traffic was determined utilizing a gravity model which concluded that 88% of the site generated traffic would arrive and depart from the west driveway on Anderson Hill Road with 49% from the south on Purchase Street, 10% from the north on Purchase Street and the remaining 29% from the west on Anderson Hill Road. The remaining 12% will arrive and depart at the eastern driveway on Anderson Hill Road with 5% from the south on Lincoln Avenue and 7% from the east on Anderson Hill Road.

This traffic volume will have an impact on the Anderson Hill Road/Purchase Street intersection, where there will be a change in Level of Service from "A" to "B" for the northbound left turn lane group, from "B" to "C" for the northbound through/right lane group and from "B" to "C" for the intersection overall for the Sunday class departures peak hour. While these Levels of Service are reduced, they remain well within acceptable conditions, with minor delays. The intersections of Anderson Hill Road with Harrows Lane, Lincoln Avenue and the SUNY Purchase/PepsiCo access driveways would experience the same Levels of Service with added delays of generally less than one second.

The Proposed Action requires the provision of 119 off-street parking spaces to meet the zoning requirement for the proposed church use. The Proposed Action calls for the construction of 130 paved off-street parking spaces as well as a stabilized lawn area to accommodate an additional 10 parking spaces, for a total of 140 off-street parking spaces. It is the opinion of the Applicant that the 140 spaces are necessary to accommodate both typical and special events that would be held at the Project Site. On-street parking is prohibited on Anderson Hill Road. In the event that the Church anticipated that a particular event would require additional parking, the Applicant would make arrangements with an off-site facility, and provide a shuttle van if necessary.

Construction related traffic is not anticipated to be excessive given the scale of the Proposed Action. Construction related traffic is an unavoidable short-term impact.

Finding. The Planning Board finds that the Proposed Action will not have a significant adverse impact on the Levels of Service of the intersections surrounding the Project Site, roadway operating conditions or the areas traffic operations.

5.9 AIR QUALITY & NOISE

Air Quality

Potential air quality impacts associated with the Proposed Action include short-term impacts associated with construction. These impacts may include fugitive dust from moving equipment and excavation activities, as well as exhaust emissions from diesel-fueled construction equipment.

Standard mitigation measures shall be incorporated into the construction management plans to minimize potential impacts in accordance with all applicable laws and regulations. Equipment shall comply with applicable EPA regulations. To minimize fugitive dust emissions, vehicles on-site shall be limited to a speed of 5 mph, and water shall be used to wet working surfaces. Storage piles shall be covered. Exposed areas shall be stabilized after disturbance to minimize dust, and dust associated with demolition activities shall be controlled with misting systems. Tracking pads shall be established at construction exits to prevent dirt from being tracked onto roadways. Construction areas shall be surrounded by perimeter fencing that would help contain fugitive dust emissions. Emission reduction and related construction measures shall be included in the specifications of the construction contracts. In compliance with applicable laws, restrictions shall be placed on on-site vehicle idle times for all vehicles not using the engine to operate a loading, unloading, or processing device (e.g., concrete mixing trucks).

In terms of post-construction, no significant air quality impacts are anticipated from additional traffic generated by the Proposed Action, therefore no mitigation is warranted.

Noise

General background noise in the vicinity of the Project Site is attributed predominantly to automobile traffic on adjacent roads along with wildlife, such as birds chirping. Occasional sources of noise include aircraft, lawnmowers and landscape maintenance equipment on nearby residential properties, and the adjacent elementary school (playground, playfields, and parking lots).

The construction of the Proposed Action would create short-term noise disturbances. Abutting properties may experience noise impacts during demolition of the existing structures occurring in the first phase of construction. Sound levels from outdoor power tools and portable air compressors would not exceed 70 db(A) and 76 db(A), respectively, as required under the Harrison Noise Ordinance. In compliance with the Town's Noise Ordinance, construction activities performed outside of a fully enclosed structure would be prohibited after 8:00 PM or before 7:30 AM on weekdays or before 10:00 AM on weekends and national and state holidays. Noise levels may temporarily increase due to construction-related traffic and on-site use of construction equipment. All equipment would be properly maintained and muffled in compliance with applicable U.S. Environmental Protection Agency (EPA) noise emission standards. For intersections studied in the EIS, the increase in volume of project-generated traffic is not expected to cause a noticeable increase in noise levels.

Noise associated with the completed Church is not expected to be out of character with the surrounding uses. Trinity Church will make use of facilities similar to other religious

institutions in the Town of Harrison. No bells, clarions, loud speakers or other similar devices that would generate exterior noise, are proposed.

FINDING. The Planning Board finds that the Proposed Action will not result in any significant adverse long-term air quality or noise impacts.

5.10 SOCIO-ECONOMIC & FISCAL IMPACTS

Socio-Economic Impacts:

Under the Proposed Action there would be no proposed residential units on the Project Site, and therefore would not generate an increase in the population within the Town of Harrison. It is expected that the demographic conditions associated with population and other characteristics for the Town of Harrison would be consistent with the long-range forecasts identified in the Town's Comprehensive Plan. No significant impacts are expected and therefore no mitigation measures are required.

Fiscal Impacts:

Trinity Presbyterian Church is tax-exempt, as a non-profit religious organization, and therefore does not pay local property taxes to the Town, School District or Westchester County for the Project Site.

The Project Site is provided Town-funded community services such as police, fire and ambulance. Since there are no residential units proposed as part of the Proposed Project, there are no significant costs for recreation, social and school related services expected. Trinity Church would continue to pay Fire District and Sewer District taxes, as determined by the Town and County. Following completion of the Proposed Action, the Town Assessor would update the value of the Project Site based on market value and cost. The resulting applicable taxes would be increased according to the new value and future tax rates.

FINDING. Trinity Presbyterian Church is a tax exempt, non-profit religious organization, and does not pay local property taxes. It is recognized that as a church, Trinity provides beneficial and stabilizing influences in community life and the Planning Board finds this useful, desirable, and in the public interest. Because no residences are proposed, fiscal impacts related to population increases and the school system will not occur. Fire and Sewer District taxes however, will be paid. No significant adverse impacts are anticipated.

5.11 COMMUNITY SERVICES

Police, Fire & Emergency Medical Services:

Trinity Church currently holds its activities such as religious services, religious instruction, and special events at the School of the Holy Child, which is located within the area presently served by the Harrison Police Department, Purchase Fire Department and Harrison EMS. The Proposed Project would accommodate the existing functions and members that currently worship at the School of the Holy Child. Therefore, it is not anticipated that the Proposed Project would result in significant increases in the demand for emergency services beyond the existing level.

The proposed place of worship is consistent with the existing land use pattern in the area and compatible with the types of uses typically found in residential areas. The proposed Church would be constructed in compliance with the applicable provisions of current New York State Building Code and Fire Code and would feature sprinklers, as required. A fire department connection (FDC) would be installed as part of the sprinkler system, along with the installation of a fire hydrant on the project site proximate to the main entry or parking area near the building. A combination of appropriate "no parking" striping and/or signage would be incorporated adjacent to and within the internal driveways and parking areas, as appropriate. Fire protection and code compliance would be subject to detailed review and approval during the site plan review process, as applicable. It is also important to note that the Purchase Firehouse is less than ½ mile east of the Project Site, assuring rapid response times.

On occasion, special events hosted at Manhattanville College or SUNY Purchase result in the closure of local roads, such as Anderson Hill Road and Purchase Street. The Police Chief indicated that during that time, traffic within the limits of the road closures would be restricted. Generally, the event organizers hire Harrison EMS to have an ambulance on site for such events. Harrison EMS is given advanced notice of these events and can adjust its response protocols. During the occasional road closures the PFD strategically positions its apparatus for the duration to ensure timely response throughout the district.

If such road closures are scheduled for Sunday mornings, Trinity Church would plan to reschedule its religious services and instruction to occur on Sunday afternoon following reopening of the area roadways. Therefore, the Proposed Action would not result in significant adverse impacts related to the infrequent special event road closures.

It is not anticipated that Harrison Police Department assistance would be needed to direct traffic at the Project Site. However, if such a need ever arose or as determined necessary by the Harrison Police Department, Trinity Church would make the appropriate arrangements with the Harrison Police Department, and would be subject to the same requirements that other religious institutions in the Town, and would pay any fees, including overtime, if applicable.

Highway/Sanitation:

The interior driveways on the Project Site would be privately owned and maintained by Trinity Church. The Applicant would be responsible for snow removal within the site. The Proposed Action would not require additional highway services and would not result in significant adverse impacts on highways to the Town.

According to the Department of Public Works, Trinity Church would be eligible for the Town's Commercial Garbage Program with a limit of up to four (4) 2 cubic yard containers for garbage and recycling. All commercial properties are handled in the same manner, regardless of classification. Accordingly, Trinity Church would be required to pay a yearly registration fee of \$100 and a collection fee of \$1,200 (two 2-yard containers per week) with each additional container (up to four) charged at \$600 per year, or \$500 annually for up to 10 pails. Should Trinity Church choose to opt out of the Commercial Garbage Program, a \$100 "opt-out" fee would be required, and an acceptable alternate carter

would have to be submitted to the Town. Trinity Church would be required to pay any "opt-out" or registration and collection fees similar to any other establishment in the Town's Commercial Garbage Program, and therefore no significant adverse impacts related to the Town's refuse and recycling program are anticipated.

The Proposed Action is projected to generate approximately 515 pounds of solid waste per week. Based on two collections per week, solid waste generation would result in approximately one to two 2-cubic yard containers of solid waste per collection. Solid waste and recyclables generated by the Proposed Action would be separated and processed according to applicable Town, County and State regulations. The Proposed Action will not have a significant adverse impact on the Town highway or solid waste service and no mitigation measures are required.

Social Services:

There are a variety of social services offered by local, county and state programs, such as recreational activities, education, library, or welfare and assistance programs. Trinity Church currently holds worship services within the Town of Harrison. Since many members and visitors of the Church generally come from within the Westchester and Fairfield County area, each would seek and utilize these services in the Town where they reside.

Additionally, Trinity Church is actively involved as a provider of community service outreach programs with several organizations in the area, including Hope House in Port Chester, Habitat for Humanity, Hurricane Sandy Disaster Relief and Hillside Food Outreach.

The demand for social-related services is generally based on incoming population and workforce that may be attracted to the area as a result of the Proposed Action. Trinity Church currently holds its activities such as religious services, religious instruction, and other special events at the School of the Holy Child within the Town of Harrison. The Church currently employs five staff members and has administrative offices located in nearby Rye, New York. No residential units, and therefore no increase in the residential population on the Project Site is proposed. Additionally, the Proposed Action is not expected to significantly increase the number of staff as a result of the relocation of administrative offices to the Project Site. Therefore, no adverse impacts on social services are anticipated as a result of the Proposed Project.

FINDING. The Planning Board finds that the Proposed Action will not result in any significant adverse impacts to emergency services, highway and sanitation services or social services.

5.12 HISTORIC & ARCHAEOLOGICAL RESOURCES

The Proposed Action consists of the renovation of the existing residential structure with the addition of a sanctuary and associated parking on the Project Site. Professional surveys and excavations in the Town of Harrison, New York, indicate the presence of professionally excavated prehistoric sites in the vicinity of the project area. One of these sites is located less than one mile north of the Project Site and has been interpreted as

the location of a prehistoric camp site. (PAL 1992) Much of the Project Site has been disturbed by construction and demolition in the 19th and early 20th centuries; however, in those areas that have not been disturbed, additional investigation was conducted to rule out the possible presence of a prehistoric site or sites. Given that much of the site has been developed, the overall potential of the site to contain prehistoric resources was considered to be moderate.

A Phase 1B Archaeological Field Reconnaissance Survey was completed in June 2014, and testing did not yield prehistoric or historic cultural material. Based on the results the project archaeological consultant concluded that no further archaeological investigation of the Project Site is warranted.

Although the existing Tudor-style residential building on the Project Site is not considered to be National Register eligible, the Proposed Action has been designed to retain the existing building in order to minimize new construction and blend the project into the existing character of the neighborhood. The residential structure would remain and be adaptively re-used, with the new sanctuary portion of the building constructed as an addition styled to complement the existing architecture. The retention of the existing residential structure as part of the overall proposed church structure and the inclusion of the sanctuary addition is not expected to have significant adverse impacts on archaeological or historic resources on the Project Site, and would have the positive benefits of retaining the residential character of the neighborhood, providing similar views of the home from Anderson Hill Road. Therefore, no additional mitigation measures are required.

FINDING. The Planning Board finds that the Project will not result in any significant adverse impacts to any historic, archaeological or cultural resources.

5.13 CONSTRUCTION:

Construction of the Proposed Action will involve the improvement and construction of access driveways, parking areas, underground utility systems, building foundation systems, building structures, stormwater management measures, site lighting, landscaping and other physical improvements that will physically alter the existing Project Site.

Construction activities could potentially result in a number of temporary adverse environmental impacts. These include construction-related noise from the operation of heavy equipment; construction traffic relating to material deliveries and employee arrival/departure routes on the adjoining roadway network; increased soil erosion from ongoing earthwork operations; and the degradation of air quality from fugitive dust and emissions from operating power equipment. The Applicant anticipates that all of these impacts can be mitigated through management of the timing and methodologies of the construction process.

No bedrock was encountered on the Project Site during the geotechnical investigations. Therefore, it is not anticipated that chipping or blasting would be required during the construction of the Project. If bedrock is encountered as the Project area is excavated,

the necessary permits for chipping or blasting will be obtained. Air quality emissions of concern that are associated with short-term construction activities may include fugitive dust from moving equipment and excavation activities, as well as exhaust emissions from diesel-fueled construction equipment. The construction of the Proposed Action would create short-term noise disturbances during construction.

Truck traffic is expected to average approximately 10 round-trips per day over the construction period, with fewer truck trips expected during the earliest and latest stages of construction. These average daily totals may occasionally be exceeded as a result of overlapping, delivery-related, construction activity such as concrete work and the import of off-site material.

The following mitigation measures are proposed:

a. Construction Management Techniques

Best-practice mitigation measures shall be incorporated into the construction management plans to minimize potential impacts in accordance with all applicable laws and regulations. Before any building demolition or renovation is undertaken, a survey for materials of concern will be conducted. For any materials discovered, such as asbestos or lead paint, appropriate abatement measures shall be undertaken, including proper containment, disposal, and clearance testing.

Construction equipment shall comply with applicable EPA regulations. To minimize fugitive dust emissions, vehicles on-site shall be limited to a speed of 5 mph, and water shall be used to wet working surfaces. Storage piles shall be covered. Exposed areas shall be stabilized after disturbance to minimize dust, and dust associated with demolition activities shall be controlled with misting systems. Tracking pads shall be established at construction exits to prevent dirt from being tracked onto roadways. Construction areas shall be surrounded by perimeter fencing that would help contain fugitive dust emissions. Emission reduction and related construction measures shall be included in the specifications of the construction contracts. In compliance with applicable laws, restrictions shall be placed on on-site vehicle idle times for all vehicles not using the engine to operate a loading, unloading, or processing device (e.g., concrete mixing trucks).

The construction work force and truck traffic shall be scheduled so that early arrival and departure times of the construction work force will not conflict with the local peak commuter periods. Further, all material storage, construction staging and employee parking areas are to be provided for on-site.

Although noise would be generated from construction equipment, all equipment shall be properly maintained and muffled in compliance with the EPA's noise emission standards, and such noise impacts would be temporary and short-term. The Proposed Action shall comply with the Town of Harrison Noise Ordinance, which regulates noise during construction periods. Noise levels may temporarily increase due to construction-related traffic and on-site use of construction equipment. Project-generated traffic would not cause significant noise impacts at the affected intersections, and operation of Project uses would not result in any significant noise impacts. The measures described above would mitigate the

potential short-term construction-related impacts, and no significant adverse impacts are expected as a result to the construction of the Proposed Action.

b. Phasing Plan

Construction activity for the Proposed Action is expected to be completed over an approximate 15-month period of continuous construction. The NYSDEC SPDES General Permit For Stormwater Discharges from Construction Activity (GP-0-10-001) requires a phasing plan for land disturbances exceeding 5-acres, and since the Proposed Action will minimize the extent of site disturbance to less than 5 acres, no formal construction phasing plan is required.

c. Construction Logistics Plan and Schedule

A construction logistics plan and schedule has been prepared for the Proposed Action as well as estimates for the peak daily construction workforce and peak daily construction traffic.

During the outlined construction period, the installation of security fencing around active work areas before any building demolition, excavation, or building activities commence, will help separate the Project Site from the general public and the surrounding properties. Further, to the extent practical, construction traffic will be isolated from daily circulation patterns on surrounding roadways. Temporary wayfinding and detour signage will be utilized as necessary to direct traffic around any construction activities related to the provision of utility services that will require temporary, partial closures on Anderson Hill Road.

FINDING. The Planning Board finds that subject to the mitigation measures outlined above, no adverse impacts will result from the construction of the Project.

CERTIFICATION OF FINDINGS

Having considered the Draft and Final EIS, and having considered the preceding written facts and conclusions and specific findings relied upon to meet the requirements of 6 N.Y.C.R.R. Part 617, this Statement of Findings certifies that:

1. The requirements of 6 N.Y.C.R.R. Part 617 have been met;
2. Consistent with the social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental effects to the maximum extent practicable; including the effects disclosed in the environmental impact statement; and
3. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided by

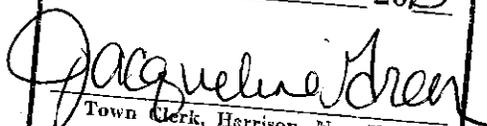
incorporating as conditions to the decision those mitigative measures which were identified as practicable.

Town of Harrison Planning Board



Thomas Heaslip
Planning Board Chairman

12-17-15
Date

FILED THIS
18 DAY OF
December 2015

Town Clerk, Harrison, New York