



**TOWN OF HARRISON**  
**VILLAGE OF HARRISON**  
Alfred F. Sulla, Jr. Municipal Building  
1 Heineman Place  
Harrison, New York 10528  
Telephone: (914) 670-3003  
Fax: (914) 835-8067



***Richard Dionisio***  
***Supervisor/Mayor***

Date: March 31, 2022  
To: Town Clerk  
Fr: Supervisor Richard Dionisio  
Re: Recreation Department - SEQR

Request by Supervisor Dionisio to authorize KG&D Architects to circulate a Notice of Intent for the Town/Village Board of Harrison to serve as Lead Agency for the Harrison Recreation & Community Center Site Plan located at Section 253, Block 25, Lots 28, 31, 33, 34, & 37. The Town/Village Board of Harrison intends to assume the role of Lead Agency for the Coordinated Review pursuant to SEQRA. Enclosed is Part 1 of the Environmental Assessment Form ("EAF") prepared to assess this Action.

**NOTICE OF INTENT TO SERVE AS LEAD AGENCY**  
FOR THE  
HARRISON RECREATION & COMMUNITY CENTER SITE PLAN  
LOCATED AT  
SECTION 253, BLOCK 25, LOTS 28, 31, 33, 34 & 37  
TOWN/VILLAGE OF HARRISON, WESTCHESTER COUNTY, NY

(Pursuant to SEQRA, 6 NYCRR 617)

TO: Involved Agencies and Interested Parties

DATE: April 8, 2022

PROPOSED ACTION: Harrison Recreation & Community Center Site Plan  
270 Harrison Avenue, also fronting on Orchard Street and Calvert Street,  
Section 253, Block 25, Lots 28, 31, 33, 34 & 37,  
Town/Village of Harrison, Westchester County, NY.

Please be advised that a Site Plan proposal for redevelopment of the property known as the Sollazzo Recreation Center is being considered by the Town/Village of Harrison, as the Project Sponsor.

The Town/Village Board of Harrison intends to assume the role of Lead Agency for the Coordinated Review of this action pursuant to SEQRA. Enclosed is Part 1 of the Environmental Assessment Form ("EAF") prepared to assess this Action.

If no written objection is received within thirty (30) calendar days of the mailing of this Notice, the Town/Village Board of Harrison will assume the role of Lead Agency for this Action.

For information concerning this matter, contact:

Town/Village Board of Harrison

Attn: Rich Dionisio, Supervisor/Mayor

1 Heineman Place

Harrison, NY 10528

914-670-3005

rdionisio@harrison-ny.gov

DISTRIBUTION LIST  
SEQR NOTICE OF INTENT TO SERVE AS LEAD AGENCY

Town/Village Board of Harrison  
1 Heineman Place  
Harrison, NY 10528

Town/Village of Harrison Planning Board  
1 Heineman Place  
Harrison, NY 10528

Westchester County Planning Board  
148 Martine Avenue, Room 432  
White Plains, NY 10601-4704

Westchester County Department of Health  
25 Moore Avenue  
Mount Kisco, NY 10549

Westchester County Department of Public Works and Transportation  
148 Martine Avenue  
White Plains, NY 10601

Westchester Joint Water Works  
1625 Mamaroneck Avenue  
Mamaroneck, NY 10543

New York State Department of Transportation  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

New York State Department of Environmental Conservation  
21 South Putt Corners Road  
New Paltz, NY 12561

**TOWN/VILLAGE BOARD RESOLUTION**

**SEQR NOTICE OF INTENT TO SERVE AS  
LEAD AGENCY FOR THE  
HARRISON RECREATION & COMMUNITY CENTER SITE PLAN  
LOCATED AT  
SECTION 253, BLOCK 25, LOTS 28, 31, 33, 34 & 37**

WHEREAS, the Town/Village of Harrison (hereinafter referred to as the "Project Sponsor") has commissioned the design and preparation of construction documents for the redevelopment of the property known as the Sollazzo Recreation Center (the "Proposed Action"); and

WHEREAS, the site of the Proposed Action is located on approximately 1.3 acre of Town-owned property at 270 Harrison Avenue, also fronting on Orchard Street and Calvert Street, more specifically designated as Section 253, Block 25, Lots 28, 31, 33, 34 & 37 (hereinafter referred to as the "site"); and

WHEREAS, Proposed Action will involve the demolition of the existing building and other improvements on the subject property and redevelopment of a new recreation building with on-site parking, stormwater management and other necessary infrastructure; and

WHEREAS, Proposed Action will require approval of the Site Plan by the Town/Village and various other approvals by other agencies; and

WHEREAS, in accordance with the provisions of 6 NYCRR Part 617, the Town/Village Board of Harrison intends to serve as Lead Agency for the SEQR review of this TYPE 1 Action; and

WHEREAS, it is the intention of the Lead Agency to undertake a Coordinated Review of the Action.

NOW THEREFORE BE IT RESOLVED, that the Town/Village Board of Harrison hereby declares its intention to serve as Lead Agency for the SEQR Coordinated Review of this Action, and directs its Architect to circulate this Notice, along with Part 1 of the SEQR Environmental Assessment Form, to all known involved agencies and interested parties. Recipients shall be given 30 days from the mailing of this Notice to challenge the Board's designation; and

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of \_\_\_\_\_, 2022.

On the motion of Councilman/Trustee \_\_\_\_\_, seconded by Councilman/Trustee \_\_\_\_\_, it is adopted by the following vote:

AYES:

NAYS:

ABSTAINED:

ABSENT:

Date Adopted: \_\_\_\_\_

# PROJECT NARRATIVE

## to Supplement the SEQR Environmental Assessment Form

Project Name: Proposed Harrison Recreation & Community Center

Project Sponsor: Town/Village of Harrison, NY

Location: 270 Harrison Avenue, Harrison, Westchester County, NY 10528

Brief Description: Develop a new community recreation center on the site of the existing municipal recreation building and adjacent lots acquired for this use.

Primary Agency: Town/Village Board, Town/Village of Harrison, NY

Secondary Agencies:

Westchester County Dept. of Health

NYS Dept. of Transportation

### Project Description

Sollazzo Recreation Center is an existing municipal facility that has been in existence since 1905. The facility is a 2½ story wood frame building with fieldstone base and outdoor multi-purpose courts (used for basketball, volleyball and street hockey). Originally called the "Aranac Clubhouse" of the Aranac Athletic Association, the building had a bowling alley and pool room in the basement (now fitness rooms), a library, reading room, bathrooms, and superintendent's apartment on the 1<sup>st</sup> floor (now game rooms, lounge areas and recreation offices), and the original gymnasium is on the 2<sup>nd</sup> floor. The building was renamed for Frank P. Sollazzo, Jr., in 1967.

The building is not suitable for the desired community recreation use and space demands due to its limited size, room configurations and aging infrastructure. The Town of Harrison has been evaluating the potential for creating a modern recreation facility to meet the needs of the community and is now planning to develop an expanded, new facility at this site. The Town recently purchased lots adjoining the Center property for the larger facility. Two lots at the corner of Harrison Avenue and Calvert Street are presently used as a paved parking lot.

The proposed Harrison Recreation & Community Center Project entails demolition of the Recreation Center building and development of a new, larger building and parking. The current building program includes sustainable design features including a geothermal heat pump system, solar energy collection and an area of green roof as part of the stormwater management system. Parking is proposed in a modest number of on-site spaces and street parking along with shared use of nearby commuter parking lots. The project site is serviced by existing municipal sewer and water services.

The accompanying EAF is based on currently known information. Additional technical studies are underway to evaluate potential impacts of the proposal and develop measures to minimize or avoid any significant impacts.

03/17/2022

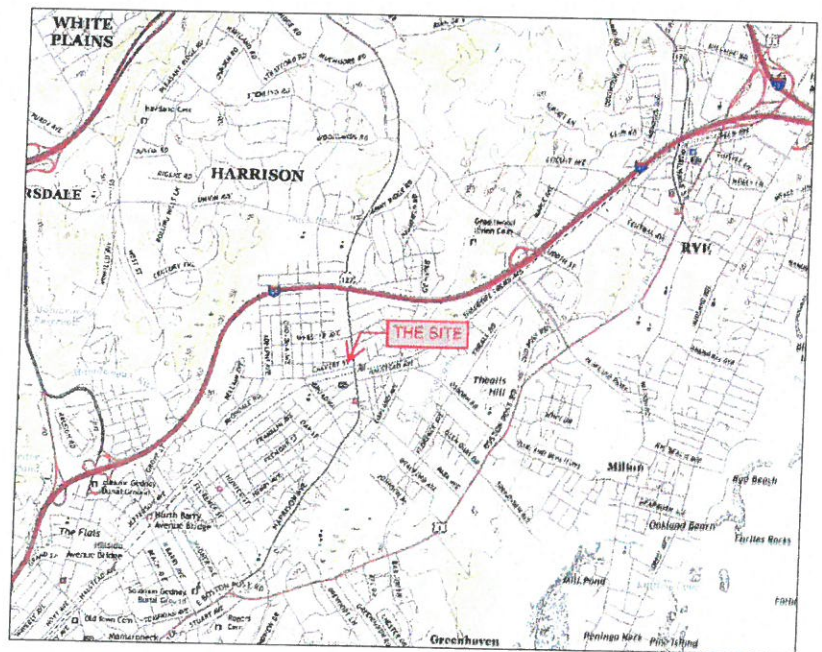


## Site Aerial & Location Map:



### Lots:

- A** 270 Harrison Avenue, TM 25-253.-28
- B** 260 Harrison Avenue, TM 25-253.-31
- C** – Calvert Street, TM 25-253.-33
- D** 8 Calvert Street, TM 25-253.-34
- E** 14 Calvert Street, TM 25-253.-37



## LOCATION MAP

Proposed Harrison Recreation & Community Center  
270 Harrison Avenue  
Town/Village of Harrison, NY

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: REDEVELOPMENT OF SOLLAZZO RECREATION CENTER		
Project Location (describe, and attach a general location map): 270 Harrison Avenue, Harrison NY		
Brief Description of Proposed Action (include purpose or need):  Develop a new municipal recreation center by and for the Town/Village of Harrison on the site of the existing Sollazzo Recreation Center building and adjacent lots acquired for this use. The proposed Harrison Recreation & Community Center Project entails demolition of the existing building and development of a new, larger community center and parking. The current building program includes sustainable design features including a geothermal heat pump system, solar energy collection and an area of green roof as part of the stormwater management system. Parking is proposed in a modest number of on-site spaces and street parking along with shared use of nearby commuter parking lots. The project site is serviced by existing municipal sewer and water services.		
Name of Applicant/Sponsor: Town/Village of Harrison, NY, c/o Mr. Rich Dionisio, Supervisor/Mayor		Telephone: (914) 670-3005
		E-Mail: rdionisio@harrison-ny.gov.
Address: 1 Heineman Place		
City/PO: Harrison	State: NY	Zip Code: 10528
Project Contact (if not same as sponsor; give name and title/role): Same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:



## B. Government Approvals

### B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board Site Plan Approval	TBD
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester DOH: sewer & water connections Westchester Planning Board: §239 review	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Westchester Joint Water Works Water District: water connection	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: stormwater management plan NYSDOT: work in State road ROW	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

• If Yes, complete sections C, F and G.

• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

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c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

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### C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
R-75 One-Family Residence & PB Professional Business

- b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

- c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No  
If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

- a. In what school district is the project site located? Harrison School District

- b. What police or other public protection forces serve the project site?  
Harrison Police Department

- c. Which fire protection and emergency medical services serve the project site?  
Harrison Fire Department & Harrison Emergency Medical Services

- d. What parks serve the project site?  
Riis Park and Playground, Saxon Woods County Park, Veteran's Memorial Park, Marshland County Park

### D. Project Details

#### D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
Redevelopment of an existing municipal recreation center site

- b. a. Total acreage of the site of the proposed action? 1.34 acres  
b. Total acreage to be physically disturbed? 1.34 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.34 acres

- c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 250 Units: gross square feet

- d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_

- ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

- e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No  
i. If No, anticipated period of construction: 18 months  
ii. If Yes:  
  - Total number of phases anticipated \_\_\_\_\_
  - Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
  - Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
  - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

☐ Yes ☒ No

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				
At completion				
of all phases				

g. Does the proposed action include new non-residential construction (including expansions)?

☒ Yes ☐ No

- If Yes,
- i. Total number of structures 1
  - ii. Dimensions (in feet) of largest proposed structure: 43' height; 147' width; and 245' length
  - iii. Approximate extent of building space to be heated or cooled: 54,430 gsf square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☐ Yes ☒ No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

## D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☒ Yes ☐ No

If Yes:

- i. What is the purpose of the excavation or dredging? Excavation for building foundation and stormwater management system
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): TBD
  - Over what duration of time? 3 months
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
Excavation of earth materials (soil and probable rock) with some portion exported from site and existing building foundation to be excavated and exported from site
- iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No  
If yes, describe. \_\_\_\_\_
- v. What is the total area to be dredged or excavated? approximately 1 acres
- vi. What is the maximum area to be worked at any one time? 1.4 acres
- vii. What would be the maximum depth of excavation or dredging? 11 feet
- viii. Will the excavation require blasting? ☒ Yes ☐ No
- ix. Summarize site reclamation goals and plan: Rock excavation is anticipated; need for blasting TBD.  
Site work necessary to establish the building foundation and underground stormwater measures for the redeveloped municipal recreation center.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 16,500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Westchester Joint Water Works Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 16,500 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater only

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Mamaroneck Sewer District Sewer Plant
- Name of district: Mamaroneck Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

- Do existing sewer lines serve the project site? ☒ Yes ☐ No
  - Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No
- If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
- \_\_\_\_\_

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_
- \_\_\_\_\_

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒ Yes ☐ No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
- \_\_\_\_\_ Square feet or 1.4 acres (impervious surface) net increase in impervious = 0.06 ac.
- \_\_\_\_\_ Square feet or 1.4 acres (parcel size)

- ii. Describe types of new point sources. Piped discharge from onsite detention system to municipal stormwater collection system at Calvert Street.

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Piped discharge from onsite detention system to municipal stormwater collection system at Calvert Street.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☒ Yes ☐ No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Operational sources include automobiles of patrons and incidental delivery trucks

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Construction equipment such as generators and heavy equipment operating on-site

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Building heating plant

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes: Traffic generation will be evaluated in detail.

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend  
☐ Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing 54 Proposed 37 Net increase/decrease -17

iv. Does the proposed action include any shared use parking? ☒ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Site will continue to use Calvert Street for access.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

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l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: not before 7:30AM or after 8 PM
- Saturday: not before 10 AM or after 8 PM
- Sunday: not before 10 AM or after 8 PM
- Holidays: not before 10 AM or after 8 PM

ii. During Operations: Hours TBD, may vary daily and by season:

- Monday - Friday: 7AM to 10PM
- Saturday: 7AM to 10PM
- Sunday: 7AM to 10PM
- Holidays: 7AM to 10PM

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
Intermittent exceedances are possible during demolition and site preparation (excavation and well drilling equipment), and building construction (delivery of building materials and erection of steel).

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No  
 Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Parking lot and building entrances will have nighttime lighting at levels appropriate for public safety and security. Pole-mounted fixtures proposed at parking lot will be directed downward with shields to minimize stray light. Building-mounted lights will be directed downward.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No  
 Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No  
 If Yes:  
 i. Describe proposed treatment(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ TBD tons per \_\_\_\_\_ (unit of time)  
 • Operation: \_\_\_\_\_ 0.45 tons per \_\_\_\_\_ week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: Contract will require a construction waste management plan to actively salvage or recycle materials during the course of the project. All material sorting will be required to be done at an appropriate off-site C&D processing facility.  
 • Operation: Operation will include separation of recyclable materials for pickup and reuse.

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: Dumpsters will be utilized by construction contractors, to be picked up weekly.  
 • Operation: Dumpsters will be located in a designated corner of the parking lot and will be picked up at least 1x weekly.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing: \_\_\_\_\_

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): recreation, park & playground, municipal, rail transit

ii. If mix of uses, generally describe: \_\_\_\_\_

Site vicinity may be defined as semi-urban, with a mix of uses. \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.06	1.12	0.06
• Forested	0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0		
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: <u>Pervious surfaces</u>	0.28	0.22	-0.06

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No  
i. If Yes: explain: Subject property is a community recreation center.

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d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No  
If Yes,  
i. Identify Facilities:  
Parsons Memorial School, Harrison Senior Citizens Center, Harrison Children's Center, Webster Avenue Nursery School

---

e. Does the project site contain an existing dam? ☐ Yes ☒ No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

---

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No  
If Yes:  
i. Has the facility been formally closed? ☐ Yes ☐ No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

---

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

---

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☒ No  
☐ Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No  
If yes, provide DEC ID number(s): B00109  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
B00109 at Beaver Swamp Brook 2000' SE of site, remediation completed 2014.



v. Is the project site subject to an institutional control limiting property uses?

☐ Yes ☒ No

• If yes, DEC site ID number: \_\_\_\_\_

• Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_

• Describe any use limitations: \_\_\_\_\_

• Describe any engineering controls: \_\_\_\_\_

• Will the project affect the institutional or engineering controls in place? \_\_\_\_\_

☐ Yes ☐ No

• Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? \_\_\_\_\_

6' to 15' feet

b. Are there bedrock outcroppings on the project site? \_\_\_\_\_

☐ Yes ☒ No

If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: \_\_\_\_\_

Urban land-Paxton complex

100 %

\_\_\_\_\_  
%

\_\_\_\_\_  
%

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_

>15' feet

e. Drainage status of project site soils: ☒ Well Drained: \_\_\_\_\_

100 % of site

☐ Moderately Well Drained: \_\_\_\_\_

% of site

☐ Poorly Drained \_\_\_\_\_

% of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: \_\_\_\_\_

100 % of site

☐ 10-15%: \_\_\_\_\_

% of site

☐ 15% or greater: \_\_\_\_\_

% of site

g. Are there any unique geologic features on the project site? \_\_\_\_\_

☐ Yes ☒ No

If Yes, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? \_\_\_\_\_

☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? \_\_\_\_\_

☐ Yes ☒ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? \_\_\_\_\_

☐ Yes ☒ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams: Name \_\_\_\_\_

Classification \_\_\_\_\_

• Lakes or Ponds: Name \_\_\_\_\_

Classification \_\_\_\_\_

• Wetlands: Name \_\_\_\_\_

Approximate Size \_\_\_\_\_

• Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? \_\_\_\_\_

☐ Yes ☒ No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

i. Is the project site in a designated Floodway? \_\_\_\_\_

☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? \_\_\_\_\_

☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? \_\_\_\_\_

☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? \_\_\_\_\_

☐ Yes ☒ No

If Yes:

i. Name of aquifer: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>Urban tolerant species _____</p> <p>Small mammals &amp; birds _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District</li> <li>ii. Name: <u>US Post Office - Harrison</u></li> <li>iii. Brief description of attributes on which listing is based: <u>National Register Listed Building</u></li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>Long Island Sound CEA (2mi), Edith G. Read Natural Park &amp; Wildlife Sanctuary (2mi)</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Area of exceptional or unique character; Nature preserve</u></li> <li>iii. Distance between project and resource: _____ <u>2</u> miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

#### F. Additional Information

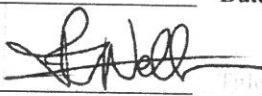
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

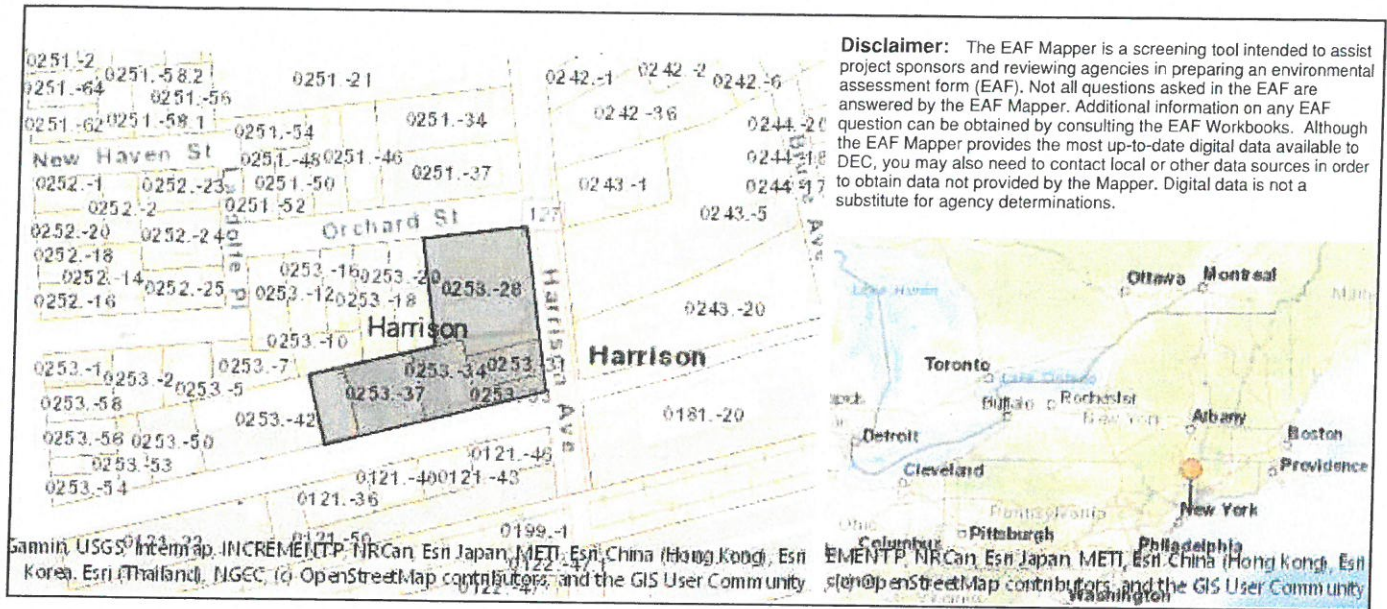
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town/Village of Harrison, NY Date 03/17/2022

Signature Frederick Wells, RLA / KG+D Architects, PC  Planner for Sponsor

# EAF Mapper Summary Report

Thursday, March 17, 2022 4:10 PM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00109
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No



E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	US Post Office--Harrison
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

