APPENDIX 2

RELEVANT CORRESPONDENCE AND CONTACTS
| AUTHOR & RECIPIENT                                                                                                                                                                                                                                                                                                                                 | DATE OF LETTER |
|---                                                                                                                                                                                                                                                                                                                                                                                   |
| Letter from Grace Musumeci, Chief, Environmental Review Section, United States Environmental Protection Agency to Suzanne Reider, Senior Project Manager, City of New Rochelle                                                                                   | 06/15/12     |
| Letter from Kayla Frankel, William Kenny Associates to Information Services, New York Natural Heritage Program                                                                                       | 07/25/12     |
| Letter from Rebecca Crist, Environmental Analyst, New York State Department of Environmental Conservation – Division of Environmental Permits, Region 3 to Michael Freimuth, Commissioner City of New Rochelle Department of Development | 08/01/12     |
| Letter from Lisa Baker, Divney Tung Schwalbe, LLP to Louis DiMeglio, Fire Chief, City of New Rochelle Department of Fire                                                                                           | 08/03/12     |
| Letter from Lisa Baker, Divney Tung Schwalbe, LLP to Patrick Carroll, Police Commissioner, City of New Rochelle Police Department                                                                                       | 08/03/12     |
| Letter from Lisa Baker, Divney Tung Schwalbe, LLP to William Zimmermann, Commissioner, City of New Rochelle Department of Parks and Recreation                                                                                                               | 08/03/12     |
| Letter from Lisa Baker, Divney Tung Schwalbe, LLP to Richard Organisciak, Superintendent, City School District of New Rochelle                                                                            | 08/07/12     |
| Letter from Jean Pietrusiak, Information Services, New York State Department of Environmental Conservation –Division of Fish, Wildlife & Marine Resources/New York Natural Heritage Program to Kayla Frankel, William Kenny Associates | 08/13/12     |
| Letter from Louis DiMeglio, Fire Chief, City of New Rochelle Department of Fire to Lisa Baker, Divney Tung Schwalbe, LLP                                                                                           | 08/14/12     |
| Letter from Capt. Kevin S. Kealy, Staff Services, City of New Rochelle Police Department to Lisa Baker, Divney Tung Schwalbe, LLP                                                                                 | 08/28/12     |
| E-mail from Diane Ballas Smith, Records Access Officer, Westchester County Department of Environmental Facilities to Mark Gratz, Divney Tung Schwalbe, LLP | 10/02/12 |
| Flyer/Mailing from County Legislator Jim Maisano | Undated |
Suzanne Reider  
Senior Project Manager  
City of New Rochelle  
515 North Avenue  
New Rochelle, NY 10801

Dear Ms. Reider:

The Environmental Protection Agency (EPA) reviewed your Amended Scope of a Draft Environmental Impact Statement (DEIS) dated May 15, 2012. The amended scope was prepared for the proposed Echo Bay Center Waterfront Redevelopment in the City of New Rochelle, Westchester County, New York. The project is located between US Route 1 and the Long Island Sound and proposes to redevelop approximately 10.4 acres of municipality-controlled and privately-owned property in a designated urban renewal area. The proposal entails rental residential apartments, a mixed-use building, retail space, parking areas, reuse of historic building, an access drive and public open space with access to the waterfront.

While this effort is focusing on the state environmental review process, EPA noticed that the intent is to comply with the National Environmental Policy Act as well. Therefore, in addition to the extensive study topics listed in the scope, EPA recommends the following issues be considered in the environmental impact statement:

- The project area is in a 100-year flood zone (special flood hazard area “Zone AE”). EPA recommends considering adaptation of this waterfront development to climate change. EPA has information available at: http://www.epa.gov/climatechange/impacts-adaptation/northeast.html, http://www.epa.gov/climatechange/impacts-adaptation/health.html.
- Perform an Environmental Justice Analysis to determine any disproportionately high and adverse human health or environmental effects to low-income, minority, and tribal populations. EPA has tools available at: http://www.epa.gov/compliance/nepa/nepaej/index.html
- Westchester County, NY has been designated as a nonattainment area. EPA recommends that an analysis be included in the EIS for the construction emissions of the project.
- Perform a comparison of low impact development strategies and practices versus conventional mitigation practices with regards to stormwater. You might want to refer to: http://water.epa.gov/polwaste/green/

We are also enclosing a copy of “U.S. EPA Region 2 Green Recommendations.” Some of these recommendations may be directly applicable to the action at hand; while some may be applicable to other actions or projects. Please feel free to share this information with project managers, developers, consultants, contractors, environmental organizations, academic institutions, etc.

Internet Address (URL) • http://www.epa.gov
Recycled/Recyclable = Printed with Vegetable Oil Based Inks on Recycled Paper (Minimum 50% Postconsumer content)
Thank you for the opportunity to comment. Please refer any questions to Maria R. Clark of my staff at (212) 637-3789 or clark.maria@epa.gov.

Sincerely yours,

Grace Musumeci, Chief
Environmental Review Section

Enclosure

cc: Noam Bramson, Mayor
    Michael Freimuth, Commissioner of Development
U.S. EPA Region 2

Green Recommendations

To the maximum extent possible, project managers are encouraged to utilize local and recycled materials; to recycle materials generated onsite; and to utilize technologies and fuels that minimize greenhouse gas emissions.

Further, to the extent feasible, renewable energy (including, but not limited to solar, wind, geothermal, biogas, and biomass) and energy-efficient technologies should be incorporated into the design, construction, and operation of all types of projects.

To that end, the following information and internet hyperlinks are provided for your consideration and use:

- **Multi-media green building and land design practices**
  Utilize green building practices which have multi-media benefits, including energy efficiency, water conservation (see WaterSense below), and healthy indoor air quality. Apply building rating systems and no-cost online tools and guides, such as ENERGY STAR, Portfolio Manager, Target Finder, Indoor Air Quality Package, and WaterSense for building construction.

  U.S. Green Building Council (USGBC) LEED Programs and Guides: http://www.usgbc.org/programs

  ENERGY STAR home page: http://www.energystar.gov

  ENERGY STAR Target Finder (no-cost online tool to set energy performance targets): http://www.energystar.gov/targetfinder

  Indoor Air Quality: http://www.epa.gov/iaq

- **Water conservation and efficiency in building construction**
  Promote water conservation and efficiency through the use of water efficient products and practices. For new building construction and restoration projects, we recommend considering the use of products with the WaterSense label where appropriate. Devices receiving the EPA WaterSense label must be at least 20% more water efficient than (and must meet or exceed the performance standards of) non-labeled devices of the same type. Additionally, when possible, consider the use of WaterSense Certified Professional Irrigation Partners and WaterSense Builder Partners. These professionals use WaterSense labeled devices where appropriate, are trained in the latest water conservation practices, and use the latest water efficiency tools and technologies, including irrigation equipment and xeriscaping for landscaping and best management practices for construction in the WaterSense New Home Specifications. Visit the WaterSense website for tips on water efficiency, a WaterSense labeled product search tool, a list of WaterSense Partners, access to the Water Budget Tool, and much more, at: http://www.epa.gov/watersense/
In addition to using WaterSense labeled products and certified professionals, there are many water conservation strategies and best management practices that can be used in new construction and/or restoration. Here are some useful links to water conservation information:

- Green Building Encyclopedia:

- Whole Building Design Guide:

- Alliance for Water Efficiency:

- Water Use It Wisely – 100 Ways to Conserve:

- Green Building in Federal Agency Projects
  The [Federal Green Construction Guide for Specifiers](http://www.wbdg.org/design/greenspec.php) includes helpful information for procuring green building products and construction/renovation services within the Federal government.

- Use Environmentally Preferable Purchasing
  Promote markets for environmentally preferable products by referencing EPA’s multi-attribute Environmentally Preferable Purchasing guidance. Products and services include: Building and Construction, Carpets, Cleaning, Electronics, Fleets, Food Services, Landscaping, Meetings and Conferences, Office Supplies, and Paper.

  Additional information:
  [http://www.epa.gov/epp](http://www.epa.gov/epp)

- Purchase ‘green’ electronics, and measure their benefits
  Require the purchase of desktop computers, monitors, and laptops that are registered as Silver or Gold products with EPEAT, the Electronics Product Environmental Assessment Tool at [www.epeat.net](http://www.epeat.net). Products registered with EPEAT use less energy, are easier to recycle, and can be more easily upgraded than non-registered products. Energy savings, CO₂ emission reductions, and other environmental benefits achieved by the purchase, use and recycling of EPEAT-registered products can be quantified using the Electronics Environmental Benefits Calculator: [http://eerc.ra.utk.edu/ccpct/eebc/eebc.html](http://eerc.ra.utk.edu/ccpct/eebc/eebc.html)

  Additional information:
• Consider Low Impact Development to help manage storm water

Low Impact Development (LID) is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product.

Implement site planning, design, construction, and maintenance strategies to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the building site with regard to the temperature, rate, volume, and duration of flow.

Additional information:  http://www.epa.gov/nps/lid
http://water.epa.gov/infrastructure/greeninfrastructure/

• Evaluate sustainable storm water management at brownfield sites

Consider designs for storm water management on compacted, contaminated soils in dense urban areas:

Additional information:  http://www.epa.gov/brownfields/tools/swdp0408.pdf

• Alternative and Renewable Energy

The Department of Energy's "Green Power Network" (GPN) provides information and markets that can be used to supply alternative generated electricity. The following link identifies several suppliers of renewable energy:

Additional information:  http://apps3.eere.energy.gov/greenpower/buying/buying_power.shtml?

• Clean Diesel


Implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:

1. Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits;
2. Use of ultra low sulfur diesel fuel in non-road applications; and
3. Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.

• **Utilizing recycled materials in construction projects**
  Many industrial and construction byproducts are available for use in road, building or infrastructure construction. Use of these materials can save money and reduce environmental impacts. The Recycled Materials Resource Center has developed user guidelines for many recycled materials and compiled existing national specifications.

Additional information: http://rmrc.engr.wisc.edu
http://www.fhwa.dot.gov/pavement/recycling/rectools.cfm
http://www.epa.gov/osw/conserve/mrr/imr/index.htm

• **Encourage cost-efficient, environmentally friendly landscaping**
  EPA's GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping. Designed to help preserve natural resources and prevent waste and pollution, GreenScapes encourages companies, government agencies, other entities, and homeowners to make more holistic decisions regarding waste generation and disposal and the associated impacts on land, water, air, and energy use.

Additional information: http://www.epa.gov/osw/conserve/mrr/greenscapes/index.htm

• **Incorporate on-site energy generation and energy efficient equipment upgrades into projects at drinking water and wastewater treatment facilities**
  Consider using captured biogases in combined heat and power systems, and renewable energy (wind, solar, etc.) to generate energy for use on-site. Evaluate the potential energy savings associated with upgrading to more energy efficient equipment (pumps, motors, lighting, etc.).

Additional information: http://water.epa.gov/infrastructure/sustain/goinggreen.cfm
http://www.epa.gov/region9/waterinfrastructure/howto.html

• **Incorporate green practices into remediation of contaminated sites**
  Encourage or incentivize the use of green remediation practices, including designing treatment systems with optimum energy efficiency; use of passive energy technologies such as bio-remediation and phyto-remediation; use of renewable energy to meet power demands of energy-intensive treatment systems or auxiliary equipment; use of cleaner fuels, machinery, and vehicles; use of native plant species; and minimizing waste and water use.

Additional information: http://cluir.org/greenremediation/index.cfm

• **Encourage development in brownfield sites**
  Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. These sites are often “infrastructure-ready,” eliminating the need to build new roads and utility lines which are necessary in undeveloped land.

Additional information: http://www.epa.gov/brownfields/
July 25, 2012

Information Services
New York Natural Heritage Program
625 Broadway, 5th Floor
Albany, NY 12233-4757

RE: Request for Records Information
Echo Bay (Main Street), New Rochelle, NY

Dear Sir or Madame:

William Kenny Associates LLC (WKA) has been retained to conduct an ecological assessment of a western segment of Echo Bay and some adjoining properties in New Rochelle, New York (see attached location plan). We respectfully request that the New York Natural Heritage program conduct a review of its databases to determine if there are any records of rare species or significant natural communities at or near the project property as shown on the attached map.

We look forward to your response. If you should have any questions or comments, please do not hesitate to contact me. Thank you for your assistance.

Sincerely,

Kayla Frankel
Project Coordinator

enclosure

Ref, No. 153#
USGS SITE LOCATION MAP

ECHO BAY (MAIN STREET)
NEW ROCHELLE, NEW YORK

DATE: JULY 25, 2012

SCALE: | 0' | 1000' | 2000'

REF. NO. 1536
August 1, 2012

Michael Freimuth, Commissioner
City of New Rochelle
Department of Development
515 North Avenue
New Rochelle, NY 10801

Re:  Echo Bay Redevelopment Project
DEC Tracking ID #: 3-5510-00356/00001
City of New Rochelle, Westchester County
Draft Scoping Document and DEC Jurisdiction

Dear Commissioner Freimuth:

The Department of Environmental Conservation has reviewed the Draft Scoping document for the State Environmental Quality Review (SEQR) Environmental Impact Statement for this proposed redevelopment of three parcels as a mixed residential and commercial center. The redevelopment is proposed to include:

- Remediation of existing hazardous waste contamination from a variety of historic and current industrial uses,
- 200-300 rental residential apartments
- 25,000-50,000 square feet of retail space
- Adaptive re-use of the historic New Rochelle Armory building
- Public access amenities including a pedestrian bridge to Five Islands Park, kayak dock, walk-in ramp, and shoreline recreation areas
- Associated infrastructure including parking, access drive, and sewer and water connections
- Condemnation by the City of one parcel to assemble the project site

The project sponsor is Forest City Residential Group Inc and the City of New Rochelle is owner of two of the three parcels.

Department of Environmental Conservation Jurisdiction

The Department would like to offer the following comments on the Draft Scoping Document regarding Department jurisdiction:

Tidal Wetlands

Portions of the project area are regulated pursuant to Article 25 of the Environmental Conservation Law, Tidal Wetlands. These areas include Littoral Zone, Coastal Shoals, Bars and Flats, and Adjacent Area, as defined in the tidal wetland regulations 6 NYCRR Part 661. The
tidal wetland adjacent area is generally defined as land immediately adjacent to a tidal wetland extending to whichever of the following limits is closest to the wetland:
(i) 300 feet landward of the most landward boundary of a tidal wetland, or
(ii) to the seaward edge of the closest lawfully and presently existing, functional and substantial fabricated structure which lies generally parallel to the tidal wetland landward boundary and which is a minimum of 100 feet in length (ex. road, bulkhead)
(iii) to the elevation contour of 10 feet above mean sea level

DEC staff will need to visit the site to determine if the existing bulkhead and riprap constitute a barrier as described in (ii) above. In addition based on ortho-imagery, it appears that the wetland boundary may have shifted since the original mapping. A field verification of the wetland boundary and a determination on the extent of the adjacent area is required. The City or project sponsor should contact Betsy Blair, DEC Bureau of Marine Resources, at (845) 889-4745, ext. 113, to schedule a field visit as soon as possible. It is recommended that the evaluation also include the area near the sewage treatment plant and Five Island Park for the future pedestrian connection to the Park.

Based on the Concept Plan, dated 3/1/2012, it appears that the following actions are potentially subject to regulation under Part 661. The column with heading ‘Compatibility’ refers to the classification of the action under Part 661.5(b) as “Generally Compatible” with the wetland or “Presumptively Incompatible”:

<table>
<thead>
<tr>
<th>Action</th>
<th>Jurisdictional Area</th>
<th>Compatibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulkhead replacement, restoration, or modification of the construction of new groins, bulkheads, or other shoreline stabilization structures</td>
<td>Littoral Zone, Coastal Shoals, Bars and Flats, and Adjacent Area</td>
<td>Generally compatible</td>
</tr>
<tr>
<td>Constructing one open pile catwalk and/or dock</td>
<td>Littoral Zone, Coastal Shoals, Bars and Flats, and Adjacent Area</td>
<td>Generally compatible</td>
</tr>
<tr>
<td>Fill (including bulkhead or riprap installation or re-construction of non-functioning structure)</td>
<td>Adjacent Area</td>
<td>Generally compatible</td>
</tr>
<tr>
<td>Dredging</td>
<td>Littoral Zone and Coastal Shoals, Bars and Flats</td>
<td>Presumptively Incompatible</td>
</tr>
<tr>
<td>Construction of commercial and industrial use facilities, and public and semi-public buildings - requiring water access</td>
<td>Littoral Zone, Coastal Shoals, Bars and Flats</td>
<td>Presumptively Incompatible</td>
</tr>
<tr>
<td></td>
<td>Adjacent Area</td>
<td>Generally compatible</td>
</tr>
</tbody>
</table>

1 What follows is a simplification of the definitions found in 6 NYCRR Part 661.4(b)(1)
Re: Echo Bay Redevelopment Project
DEC Tracking ID #: 3-5510-00356/00001
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<table>
<thead>
<tr>
<th>Construction of commercial and industrial use facilities, and public and semi-public buildings – not requiring water access</th>
<th>Littoral Zone, Coastal Shoals, Bars and Flats, and Adjacent Area</th>
<th>Presumptively Incompatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of multiple family dwellings and accessory structures</td>
<td>Littoral Zone, Coastal Shoals, Bars and Flats</td>
<td>Presumptively Incompatible</td>
</tr>
<tr>
<td>Discharge of stormwater to tidal wetlands under a State Pollutant Elimination System permit</td>
<td>Adjacent Area</td>
<td>Generally compatible</td>
</tr>
<tr>
<td>Littoral Zone, Coastal Shoals, Bars and Flats, and Adjacent Area</td>
<td>Permit required – no compatibility designation</td>
<td></td>
</tr>
</tbody>
</table>

Please note that bulkhead repair which does not involve expansion, substantial restoration, reconstruction, or modification of the structure does not require a permit.

In addition, the following variances from development restrictions (Part 661.6) may be required, depending on the determination of wetland boundary and adjacent area:

(i) Any structures in excess of 100 square feet, surface driveways, roads, and parking lots within 75 feet of the wetland boundary (other than boardwalks, shoreline promenades, docks, bulkheads, piers, wharves, pilings, dolphins, or boathouses)

(ii) Coverage by existing and new structures and other impervious surfaces of more than 20 percent of the adjacent area

All plans depicting the tidal wetlands and adjacent area should provide elevations in NAVD88. Docking or mooring facilities should also establish a facility perimeter – the area including all structures and the footprint within which vessels are docked or moored.

Protection of Waters and Water Quality Certification
Pursuant to Article 15 of the Environmental Conservation Law, Use & Protection of Waters, a permit is required for excavation or fill in navigable waters. The areas in the project site below mean high water are subject to the Protection of Waters regulations, Part 608, and are designated as Class SB navigable waters. In addition, any action requiring a federal permit for excavation or fill will require a Water Quality Certification pursuant to Section 401 of U.S. Public Law 95-217, and 33 USC 1341 of 1977, 1984. In NYS, issuance of these federal certifications has been delegated to DEC.

Based on the limited information provided, it appears that a Part 608 permit may be required for bulkhead repairs and the walk-in ramp. Any open-pile dock would not require a Protection of Waters Permit from DEC for docks and moorings. Per Part 608.4, structures are not subject to a dock permit from DEC if placed on, in or above state-owned lands under water where a lease or other appropriate conveyance of interest authorizing the use and occupancy of such lands has been obtained from the NYS Commissioner of General Services (see below section on Office of 2 The discharge of untreated stormwater to tidal wetlands is unlikely to meet tidal wetland permit issuance standards.
Re: Echo Bay Redevelopment Project
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Draft Scoping Document and DEC Jurisdiction

General Services' jurisdiction). This does not affect DEC jurisdiction over docks or mooring pursuant to tidal wetlands.

State Pollutant Discharge Elimination System (SPDES) – Stormwater
This project will require coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001). The City of New Rochelle, as a Municipal Separate Storm Sewer System (MS4), will be responsible for reviewing and approving the Stormwater Pollution Prevention Plan (SWPPP).

Environmental Remediation
In June 2007, the City and Forest City Residential Group (FCRG) Inc (the Applicants) applied for participation in the Brownfields Cleanup Program (BCP) for the Echo Bay Redevelopment Project. At that time the parcels identified included the parcels SBL 1-84-0005, 1-84-0022, and 1-84-0110. In October 2010, the Applicants submitted a letter to the Department requesting the termination of the BCP application which was made effective November 5, 2010.

The current application under review appears to involve parcels SBL 1-84-0005 and 1-84-0022. Parcel SBL 1-84-0110 is not a part of the current proposal; instead parcel SBL 1-84-0120 is included. This parcel was previously operated by Nelstad Material Corp as a concrete production plant therefore it is likely to also require cleanup prior to redevelopment. The known site contaminant is petroleum, which is impacting the soil and groundwater. Other suspected contaminants include chlorinated solvents, other volatile organic compounds, semi-volatile organic compounds, metals, pesticides, and polychlorinated biphenyls (PCBs) which may be impacting site soil, groundwater, surface water, sediments, and soil gas.

If the project sponsor or the City intend to participate in the BCP, then a new application for remediation of the current project area will be required. The Draft Scoping document mentions condemnation of a parcel; this is presumed to be the former Nelstad Material Corp site. As BCP requires a site's environmental history, the Department recommends that at minimum a Phase 1 Assessment be performed for all parcels. The Department strongly recommends a pre-application meeting with Division of Environmental Remediation staff prior to submitting a BCP application. If there are questions, please contact George Heitzman, Division of Environmental Remediation, at (518) 402-9662.

Please note that filling, dredging, etc which is associated with hazard material cleanup under the DEC Brownfields program is not subject to ‘Tidal Wetlands’ or ‘Excavation and fill’ regulations per the Environmental Remediation Program regulations 6 NYCRR Part 375-1.12. Any fill or dredging in wetlands under the jurisdiction of the Army Corp of Engineers would still require a Section 401 Water Quality Certification, because this issuance is a federally-delegated authority.

Endangered and Threatened Species
The Department was no records of Endangered and Threatened species protected under Article 11, Title 5 of the ECL in the vicinity of this project site.
Re: Echo Bay Redevelopment Project
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Other NY State Agency Jurisdictions

Office of General Services (OGS)
The NYS Office of General Services is responsible for administering state-owned lands under water. All new structures in, on, or above state-owned lands under water require authorization from OGS. This would at minimum include the dock, walk-in ramp, and pedestrian bridge.

OGS was not listed as an involved agency in the Draft Scoping document. As an involved agency, they should be included in the distribution of all SEQR documents and the necessary approvals from OGS included in the Draft EIS discussions.

Based on examination of historic aerial photos and parcel data, it appears that portions of project site adjacent to parcel SBI 1-84-0005 were filled in sometime in the mid to late 20th century. It appears that these are state-owned lands formerly under water and the City may not hold title to these lands. The City is advised as soon as possible to contact Richard Bennett at OGS regarding the title to this property; he can be reach at (518) 473-1288.

The project area includes the former New Rochelle Armory property. This property was conveyed to the City by New York State in 1997 for the express purpose of “park, recreation, street and highway purposes, including incidental, necessary municipal business in conjunction therewith”. The Department recommends that, as soon as possible, the City consult with OGS regarding potential limitations on the proposed use of the property including the demolition of one of the buildings.

Department of State (DOS) – Coastal Resources
As indicated in the Scoping document, this project will require review by DOS for coastal consistency. It is recommended that you contact DOS regarding this proposal.

State Historic Preservation Office (SHPO)
This site is within an area of potential archeological sensitivity and near sites which are on, or are potentially eligible for inclusion on, the National or State Register of Historic Places. The Department strongly recommends submitting reports to SHPO for review. A determination of impact on cultural resources from SHPO will be a requirement of any DEC permit applications under Uniform Procedures (tidal wetlands, protection of waters, etc).

Other SEQR concerns
This site is in a Critical Environmental Area, “Long Island Sound”, established by Westchester County in 1990. Consideration of this CEA and the reasons for its designation should be included in the ‘Land Use, Zoning and Planning Consistency” section.

This site is in a potential Environmental Justice (EJ) area. Evaluation of potential EJ issues should be included in the review, in particular with regard to noise, air, and visual impacts.

3 Liber 11802, Page 272, filed in Westchester County 09/03/97
Re: Echo Bay Redevelopment Project  
DEC Tracking ID #: 3-5510-00356/00001  
City of New Rochelle, Westchester County  
Draft Scoping Document and DEC Jurisdiction

Please refer any correspondence on this project to my attention and reference the above Tracking ID number. If you have any questions, please feel free to contact me at (845) 256-3014.

Sincerely yours

Rebecca Crist  
Environmental Analyst

Enc: Tidal Wetlands map of Echo Bay  
Echo Bay Re-Development Parcels map

Cc: Forest City Residential Group, Inc, w/ enc

Ecc: New Rochelle City Manager, w/ enc  
Richard Bennett, NYS OGS, w/ enc  
NYSDOS Coastal Resources – General, w/ enc  
Douglas Mackey and Daniel McEneny, NYSHPO, w/ enc  
George Heitzman, NYSDEC Division of Environmental Remediation w/ enc  
Betsy Blair, NYSDEC Bureau of Marine Resources, w/ enc
Echo Bay Redevelopment Parcels
C. New Rochelle, Westchester County

Map by Rebecca Crist - ext 3014
NYS DEC - Division of Environmental Permits
For Reference Only
Echo Bay Re-Development
C. New Rochelle, Westchester County

Map by Rebecca Crist - ext 3014
NYS DEC - Division of Environmental Permits
For Reference Only
August 3, 2012

Mr. Louis Di Meglio, Fire Chief
City of New Rochelle Fire Department
515 North Avenue
New Rochelle, NY 10801

Re: Echo Bay Center – Draft Environmental Impact Statement

Tax Parcels: Block 84 – Lot 5, Block 84 – Lot 22, and Block 84 – Lot 120

Dear Chief Di Meglio:

We are contacting you in regard to the above-referenced project. In accordance with the New York State Environmental Quality Review Act (SEQRA), our firm is currently preparing a Draft Environmental Impact Statement (DEIS) associated with Echo Bay Center – the “Proposed Action”. The City of New Rochelle adopted a Scoping Document on May 29, 2012, which requires the existing conditions, future conditions without the project, and potential impacts related to the Proposed Action be evaluated in relation to Fire Department services in the DEIS. The City has asked us to contact you in order to analyze the fire department-related topics identified in the Scoping Document. We respectfully request your input to help us address these questions.

Summary of the Proposed Action

The Project Site consists of three tax parcels totaling 10.4 acres: City Yard operated by DPW (Block 84 – Lot 5), Armory parcel (Block 84 – Lot 22), and the former Neistad Concrete Company (Block 84 – Lot 120). The easternmost parcel is currently owned by the City of New Rochelle and is used as the City Yard operated by the Department of Public Works. The parcel is 6.5 acres and includes a number of large garage and warehouse type buildings, single-story office buildings, expansive parking areas for employee vehicles and City trucks, and uncovered storage of salt and sand piles. The parcel to the west of the City Yard is located at 260-70 East Main Street and is also owned by the City of New Rochelle. The parcel houses the main Armory building, Annex and several outbuildings. The parcel west of the Armory is the site of the former Neistad Concrete Company, which is currently vacant.

The Project Site is located at along Main Street between Le Fevres Lane and Echo Avenue in the
City of New Rochelle. The Proposed Action would include a total of 350,000 square feet of residential and retail uses, which would include 285 rental apartments, 28,400 square feet of ground floor retail uses along Main Street, associated parking for the retail and residential uses (approximately 540 spaces both within the mixed use building and as surface spaces), and approximately 4.5 acres of public open space and waterfront access. Additionally, the City is pursuing proposals for the adaptive reuse of the main barrel-vaulted section of the existing Amory building for a public use or uses to be determined by the City of New Rochelle. Please see the enclosed site plan for reference. It is expected that the proposed residential rental apartments would have a population of 524 residents, with 22 of those residents being school-aged.

Primary access to the site is from three existing driveways at the east on Main Street for the City Yard, at the center on Main Street for the Armory, and at the west off Huntington Place for the Nelstad Concrete plant. The Proposed Action would retain the three driveways, with the central driveway (current Armory access) being expanded to become the primary access drive to the site and being named Armory Place. The easternmost driveway (current City Yard driveway) would become the primary residential entrance driveway with direct access to the residential parking under the building. Loading access would also occur at the easternmost driveway. The westernmost driveway is located off Huntington Place and would provide access only to the proposed parking lot that is associated with the public waterfront access area. Due to the significant grade change between the Nelstad parcel and the Armory parcel, vehicular access is not provided between the two parking lots.

- **Demolition**: demolition is proposed for the DPW buildings on the City Yard site, the annex building of the Armory, and the office building on the Nelstad parcel.

- **New Construction**: a 350,000 square foot mixed use building with residential apartments and retail uses is would be built on the City Yard site. Included in the mixed use building would be 285 rental apartments, resident clubroom and amenities, and approximately 420 parking spaces. The remaining improvements include new access drives, surface parking for approximately 110 cars, and public waterfront amenities such as bulkhead repairs, kayak dock, walk-in ramp and sitting areas along the shoreline.

- **Renovation**: it is expected that the adaptive reuse of the main barrel-vaulted section of the existing Amory building for a public use or uses to be determined by the City of New Rochelle will include the renovation of the main building.
The City Council has asked us to analyze the potential impacts of the Proposed Action on the City's community facilities and services, including those provided by the Fire Department. Your information provided in response to the following questions will be incorporated into the DEIS:

**Existing Conditions**
1. Please identify the fire station associated with the Project Site.
2. Please provide average response times and average annual calls, including call type by percentage, for the City over the past year, and the same information for the fire station associated with the Project Site.
3. If available, please provide the number of calls and call types for the three parcels (City Yard, Armory and Nelstad) for the past year.
4. Please identify available fire equipment and condition (e.g., fire engines/trucks, administrative vehicles, emergency medical trucks).
5. Please identify any concerns related to the existing access to the site.

**Future Conditions WITHOUT the Proposed Action**
6. Please describe the anticipated needs of the Fire Department in order to meet future community demands within the next 4 years (through 2016, if known) **without** the Echo Bay Center project.

**Potential Impacts WITH the Proposed Action**
7. Please identify the potential increases in demand for Fire Department services to accommodate the proposed Echo Bay Center project. Please indicate the implications of adding 28,400 square feet of retail along Main Street and 285 rental apartments (524 residents) based on the following:
   a. Personnel
   b. Response Times
   c. Call Volume, including call volume for the fire station to which the site is assigned
8. Please address any public safety considerations related to placement of new commercial and residential land uses and a pedestrian walkway in close proximity to the Westchester County Wastewater Treatment Plant.
9. If possible, please provide estimates for call volume and types of calls for similar mixed use buildings in the City (4-story building with approximately 30,000 square feet of retail and 285 rental units).
Mr. Louis Di Meglio, Fire Chief  
Re: Echo Bay Center DEIS  

August 3, 2012  
Page 4  

If possible, we would greatly appreciate receiving your written responses to questions 1 through 9 by August 20, 2012, as the DEIS is expected to be submitted to the City on September 7, 2012.

Alternatively, we would be happy to meet with you to discuss these nine questions in person, as well as any site plan-related items in the next few weeks. Should you have any questions or wish to schedule a meeting, please contact me directly at 428-0010 or lbaker@divneytungschalbe.com. Thank you in advance for your time and attention in answering our questions.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

Lisa L. Baker, AICP, ASLA  
Associate

LLB: mns  
Enclosure: Site Plan

cc w/encls. via email: M. Freimuth, S. Reider – City of New Rochelle
August 3, 2012

Mr. Patrick Carroll, Police Commissioner
City of New Rochelle Police Department
475 North Avenue
New Rochelle, NY 10801

Re: Echo Bay Center – Draft Environmental Impact Statement
Tax Parcels: Block 84 – Lot 5, Block 84 – Lot 22, and Block 84 – Lot 120

Dear Commissioner Carroll:

We are contacting you in regard to the above-referenced project. In accordance with the New York State Environmental Quality Review Act (SEQRA), our firm is currently preparing a Draft Environmental Impact Statement (DEIS) associated with Echo Bay Center – the “Proposed Action”. The City of New Rochelle adopted a Scoping Document on May 29, 2012, which requires the existing conditions, future conditions without the project, and potential impacts related to the Proposed Action be evaluated in relation to Police services in the DEIS. The City has asked us to contact you in order to analyze the police department-related topics identified in the Scoping Document. We respectfully request your input to help us address these questions.

Summary of the Proposed Action

The Project Site consists of three tax parcels totaling 10.4 acres: City Yard operated by DPW (Block 84 – Lot 5), Armory parcel (Block 84 – Lot 22), and the former Nelstad Concrete Company (Block 84 – Lot 120). The easternmost parcel is currently owned by the City of New Rochelle and is used as the City Yard operated by the Department of Public Works. The parcel is 6.5 acres and includes a number of large garage and warehouse type buildings, single-story office buildings, expansive parking areas for employee vehicles and City trucks, and uncovered storage of salt and sand piles. The parcel to the west of the City Yard is located at 260-70 East Main Street and is also owned by the City of New Rochelle. The parcel houses the main Armory building, Annex and several outbuildings. The parcel west of the Armory is the site of the former Nelstad Concrete Company, which is currently vacant.

The Project Site is located at along Main Street between Le Fevres Lane and Echo Avenue in the City of New Rochelle. The Proposed Action would include a total of 350,000 square feet of
residential and retail uses, which would include 285 rental apartments, 28,400 square feet of ground floor retail uses along Main Street, associated parking for the retail and residential uses (approximately 540 spaces both within the mixed use building and as surface spaces), and approximately 4.5 acres of public open space and waterfront access. Additionally, the City is pursuing proposals for the adaptive reuse of the main barrel-vaulted section of the existing Amory building for a public use or uses to be determined by the City of New Rochelle. Please see the enclosed site plan for reference. It is expected that the proposed residential rental apartments would have a population of 524 residents, with 22 of those residents being school-aged.

Primary access to the site is from three existing driveways at the east on Main Street for the City Yard, at the center on Main Street for the Armory, and at the west off Huntington Place for the Nelstad Concrete plant. The Proposed Action would retain the three driveways, with the central driveway (current Armory access) being expanded to become the primary access drive to the site and being named Armory Place. The easternmost driveway (current City Yard driveway) would become the primary residential entrance driveway with direct access to the residential parking under the building. Loading access would also occur at the easternmost driveway. The westernmost driveway is located off Huntington Place and would provide access only to the proposed parking lot that is associated with the public waterfront access area. Due to the significant grade change between the Nelstad parcel and the Armory parcel, vehicular access is not provided between the two parking lots.

- **Demolition**: demolition is proposed for the DPW buildings on the City Yard site, the annex building of the Armory, and the office building on the Nelstad parcel.

- **New Construction**: a 350,000 square foot mixed use building with residential apartments and retail uses is would be built on the City Yard site. Included in the mixed use building would be 285 rental apartments, resident clubroom and amenities, and approximately 420 parking spaces. The remaining improvements include new access drives, surface parking for approximately 110 cars, and public waterfront amenities such as bulkhead repairs, kayak dock, walk-in ramp and sitting areas along the shoreline.

- **Renovation**: it is expected that the adaptive reuse of the main barrel-vaulted section of the existing Amory building for a public use or uses to be determined by the City of New Rochelle will include the renovation of the main building.
The City Council has asked us to analyze the potential impacts of the Proposed Action on the City's community facilities and services, including those provided by the Police Department. Your information provided in response to the following questions will be incorporated into the DEIS:

**Existing Conditions**
1. Please identify the coverage area for the patrol sector associated with the Project Site.
2. Please provide average response times and average annual calls, including call type by percentage, for the City over the past year, and the same information for the patrol sector with the Project Site.
3. If available, please provide the number of calls and call type for the three parcels (City Yard, Armory and Nelstad) for the past year.
4. Please identify available police equipment and condition (e.g., facilities, police cruisers, administrative vehicles, support vehicles, bicycles).
5. Please identify any concerns related to the existing access to the site.

**Future Conditions WITHOUT the Proposed Action**
6. Please describe the anticipated needs of the Police Department in order to meet future community demands within the next 4 years (through 2016, if known) without the Echo Bay Center project.

**Potential Impacts WITH the Proposed Action**
7. Please identify the potential increases in demand for Police Department services to accommodate the proposed Echo Bay Center project. Please indicate the implications of adding 28,400 square feet of retail along Main Street and 285 rental apartments (524 residents) based on the following:
   a. Personnel
   b. Response Times
   c. Call Volume, including call volume for the patrol sector in which the site is located
8. Please address any public safety considerations related to placement of new commercial and residential land uses and a pedestrian walkway in close proximity to the Westchester County Wastewater Treatment Plant.
9. If possible, please provide estimates for call volume and types of calls for similar mixed use buildings in the City (4-story building with approximately 30,000 square feet of retail and 285 rental units).
Mr. Patrick Carroll, Police Commissioner
Re: Echo Bay Center DEIS

August 3, 2012
Page 4

If possible, we would greatly appreciate receiving your written responses to questions 1 through 9 by August 20, 2012, as the DEIS is expected to be submitted to the City on September 7, 2012.

Alternatively, we would be happy to meet with you to discuss these nine questions in person, as well as any site plan-related items in the next few weeks. Should you have any questions or wish to schedule a meeting, please contact me directly at 428-0010 or lbaker@divneytungschwalbe.com. Thank you in advance for your time and attention in answering our questions.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

Lisa L. Baker, AICP, ASLA
Associate

LLB: mns
Enclosure: Site Plan

cc w/encls. via email: M. Freimuth, S. Reider – City of New Rochelle
August 3, 2012

Mr. William Zimmermann, Commissioner
City of New Rochelle Department of Parks & Recreation
515 North Avenue
New Rochelle, NY 10801

Re: Echo Bay Center – Draft Environmental Impact Statement
   Tax Parcels: Block 84 – Lot 5, Block 84 – Lot 22, and Block 84 – Lot 120

Dear Commissioner Zimmermann:

We are contacting you in regard to the above-referenced project. In accordance with the New York State Environmental Quality Review Act (SEQRA), our firm is currently preparing a Draft Environmental Impact Statement (DEIS) associated with Echo Bay Center – the “Proposed Action”. The City of New Rochelle adopted a Scoping Document on May 29, 2012, which requires the existing conditions, future conditions without the project, and potential impacts related to the Proposed Action be evaluated in relation to Department of Parks and Recreation services in the DEIS. The City has asked us to contact you in order to analyze the topics related to the Department of Parks & Recreation identified in the Scoping Document. We respectfully request your input to help us address these questions.

Summary of the Proposed Action

The Project Site consists of three tax parcels totaling 10.4 acres: City Yard operated by DPW (Block 84 – Lot 5), Armory parcel (Block 84 – Lot 22), and the former Neistad Concrete Company (Block 84 – Lot 120). The easternmost parcel is currently owned by the City of New Rochelle and is used as the City Yard operated by the Department of Public Works. The parcel is 6.5 acres and includes a number of large garage and warehouse type buildings, single-story office buildings, expansive parking areas for employee vehicles and City trucks, and uncovered storage of salt and sand piles. The parcel to the west of the City Yard is located at 260-70 East Main Street and is also owned by the City of New Rochelle. The parcel houses the main Armory building, Annex and several outbuildings. The parcel west of the Armory is the site of the former Neistad Concrete Company, which is currently vacant.

The Project Site is located at along Main Street between Le Fevres Lane and Echo Avenue in the
City of New Rochelle. The Proposed Action would include a total of 350,000 square feet of residential and retail uses, which would include 285 rental apartments, 28,400 square feet of ground floor retail uses along Main Street, associated parking for the retail and residential uses (approximately 540 spaces both within the mixed use building and as surface spaces), and approximately 4.5 acres of public open space and waterfront access. Additionally, the City is pursuing proposals for the adaptive reuse of the main barrel-vaulted section of the existing Amory building for a public use or uses to be determined by the City of New Rochelle. Please see the enclosed site plan for reference. It is expected that the proposed residential rental apartments would have a population of 524 residents, with 22 of those residents being school-aged.

- **Demolition**: demolition is proposed for the DPW buildings on the City Yard site, the annex building of the Armory, and the office building on the Nelstad parcel.

- **New Construction**: a 350,000 square foot mixed use building with residential apartments and retail uses is would be built on the City Yard site. Included in the mixed use building would be 285 rental apartments, resident clubhouse and amenities, and approximately 420 parking spaces. The remaining improvements include new access drives, surface parking for approximately 110 cars, and public waterfront amenities such as bulkhead repairs, kayak dock, walk-in ramp and sitting areas along the shoreline.

- **Renovation**: it is expected that the adaptive reuse of the main barrel-vaulted section of the existing Amory building for a public use or uses to be determined by the City of New Rochelle will include the renovation of the main building.

The City Council has asked us to analyze the potential impacts of the Proposed Action on the City’s community facilities and services, including those provided by the Department of Parks & Recreation. Your information provided in response to the following questions will be incorporated into the DEIS:

**Existing Conditions**
1. Please identify the facilities located within 0.5 miles of the Project Site.
2. Please provide the budget associated for those facilities within 0.5 miles of the Project Site.

**Future Conditions WITHOUT the Proposed Action**
3. Please describe the anticipated needs of the Department of Parks & Recreation in order to meet
Mr. William Zimmermann, Commissioner
Re: Echo Bay Center DEIS

future community demands within the next 4 years (through 2016, if known) without the Echo Bay Center project.

Potential Impacts WITH the Proposed Action
4. Please identify the potential increases in demand for Department of Parks & Recreation services to accommodate the proposed Echo Bay Center project. Please indicate the implications of adding 28,400 square feet of retail along Main Street and 285 rental apartments (524 residents) based on the following:
   a. Personnel
   b. Services provided
   c. Maintenance Costs
Please note that the proposed Project would include recreational amenities such as a resident fitness center and outdoor pool.

If possible, we would greatly appreciate receiving your written responses to questions 1 through 4 by August 20, 2012, as the DEIS is expected to be submitted to the City on September 7, 2012.

Alternatively, we would be happy to meet with you to discuss these four questions in person, as well as any site plan-related items in the next few weeks. Should you have any questions or wish to schedule a meeting, please contact me directly at 428-0010 or lbaker@divneytungschwalbe.com. Thank you in advance for your time and attention in answering our questions.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

Lisa L. Baker, AICP, ASLA
Associate

LLB: mns
Enclosure: Site Plan

cc w/encls. via email: M. Freimuth, S. Reider – City of New Rochelle
August 7, 2012

Mr. Richard Organisciak, Superintendent  
City School District of New Rochelle  
515 North Avenue  
New Rochelle, NY 10801

Re: Echo Bay Center – Draft Environmental Impact Statement  
Tax Parcels: Block 84 – Lot 5, Block 84 – Lot 22, and Block 84 – Lot 120

Dear Superintendent Organisciak:

We are contacting you in regard to the above-referenced project. In accordance with the New York State Environmental Quality Review Act (SEQRA), our firm is currently preparing a Draft Environmental Impact Statement (DEIS) associated with Echo Bay Center – the “Proposed Action”. The City of New Rochelle adopted a Scoping Document on May 29, 2012, which requires the existing conditions, future conditions without the project, and potential impacts related to the Proposed Action be evaluated in relation to public school services in the DEIS. The City has asked us to contact you in order to analyze the public school-related topics identified in the Scoping Document. We respectfully request your input to help us address these questions.

Summary of the Proposed Action

The Project Site consists of three tax parcels totaling 10.4 acres: City Yard operated by DPW (Block 84 – Lot 5), Armory parcel (Block 84 – Lot 22), and the former Nelstad Concrete Company (Block 84 – Lot 120). The easternmost parcel is currently owned by the City of New Rochelle and is used as the City Yard operated by the Department of Public Works. The parcel is 6.5 acres and includes a number of large garage and warehouse type buildings, single-story office buildings, expansive parking areas for employee vehicles and City trucks, and uncovered storage of salt and sand piles. The parcel to the west of the City Yard is located at 260-70 East Main Street and is also owned by the City of New Rochelle. The parcel houses the main Armory building, Annex and several outbuildings. The parcel west of the Armory is the site of the former Nelstad Concrete Company, which is currently vacant.

The Project Site is located at along Main Street between Le Fevres Lane and Echo Avenue in the City of New Rochelle. The Proposed Action would include a total of 350,000 square feet of
residential and retail uses, which would include 285 rental apartments, 28,400 square feet of
ground floor retail uses along Main Street, associated parking for the retail and residential uses
(approximately 540 spaces both within the mixed use building and as surface spaces), and
approximately 4.5 acres of public open space and waterfront access. Additionally, the City is
pursuing proposals for the adaptive reuse of the main barrel-vaulted section of the existing Amory
building for a public use or uses to be determined by the City of New Rochelle. Please see the
enclosed site plan for reference. It is expected that the proposed residential rental apartments
would have a population of 524 residents, with 22 of those residents being school-aged children.

The City Council has asked us to analyze the potential impacts of the Proposed Action on the
City’s community facilities and services, including those provided by the School District. In
January of this year, the City had a Fiscal Impact Study prepared by Milone & MacBroom for the
Echo Bay project in order to evaluate the smaller version of the Echo Bay waterfront development
project. We understand that through extensive research of actual costs incurred for adding new
public school students, City staff was able to calculate an accurate marginal cost figure per new
student equal to $13,500 per new student. That figure was then applied to estimate of public
school children resulting from the proposed residential development in the Echo Bay project to
estimate associated education costs. We would like to confirm that marginal cost number as
$13,500 per new student as still accurate, and would use that number in calculating the education
costs associated with the proposed 22 new public school-aged children.

Additionally, the Scoping Document includes a few more items that we would appreciate your
help in addressing. Your information provided in response to the following questions will be
incorporated into the DEIS:

**Existing Conditions**

1. Please provide an overall description of the school district capabilities (if different from the 2010
   Facts and Figures Brochure on the District’s website).
2. Please identify the current enrollment in the school district for 2012.
3. Please confirm the marginal cost number as $13,500 per new student.

**Future Conditions WITHOUT the Proposed Action**

4. Please indicate any expected changes in student population for the year 2016 (the project Build
   Year) without the proposed project.
Potential Impacts WITH the Proposed Action

5. Please identify the specific schools (elementary and middle) the children at the Echo Bay Center development would attend.

6. Please identify any impacts on school enrollments and expenditures related to the introduction of 22 new public school-aged children to the school district.

If possible, we would greatly appreciate receiving your written responses to questions 1 through 6 by August 20, 2012, as the DEIS is expected to be submitted to the City on September 7, 2012.

Alternatively, we would be happy to meet with you to discuss these six questions in person, as well as any site plan-related items in the next few weeks. Should you have any questions or wish to schedule a meeting, please contact me directly at 428-0010 or lbaker@divneytungschalbe.com.

Thank you in advance for your time and attention in answering our questions.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

Lisa L. Baker, AICP, ASLA
Associate

LLB: mns
Enclosure: Site Plan

cc w/encls. via email: M. Freimuth, S. Reider – City of New Rochelle
August 13, 2012

Kayla Frankel  
William Kenny Associates  
195 Tunxis Hill Road  
Fairfield, CT 06825

Dear Ms. Frankel:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the Western Segment of Echo Bay (Main Street) and some adjoining properties in New Rochelle, area as indicated on the enclosed map you sent, located in the Town of New Rochelle, Westchester County.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our database indicates occur, or may occur, on your site or in the immediate vicinity of your site. For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

The enclosed report may be included in documents that will be available to the public. However, any enclosed maps displaying locations of rare species are considered sensitive information, and are intended only for the internal use of the recipient; they should not be included in any document that will be made available to the public, without permission from the New York Natural Heritage Program.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,

Jean Pietrusiak, Information Services  
NYS Department Environmental Conservation

Enc.  
cc: Reg. 3, Wildlife Mgr.
## Natural Heritage Report on Rare Species and Ecological Communities

### OTHER

**Anadromous Fish Concentration Area**

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<tr>
<td>Location:</td>
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<tr>
<td>General Quality and Habitat:</td>
<td>Tidal river, tidal flats, pond, salt marshes and some meadow.</td>
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**Waterfowl Winter Concentration Area**

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<tr>
<td>Town:</td>
<td>Mamaroneck, New Rochelle - City</td>
</tr>
<tr>
<td>Location:</td>
<td>Premium River</td>
</tr>
<tr>
<td>General Quality and Habitat:</td>
<td>Tidal river, tidal flats, pond, salt marshes and some meadow.</td>
</tr>
</tbody>
</table>

2 Records Processed

More detailed information about many of the rare and listed animals and plants in New York, including biology, identification, habitat, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.acris.nynhp.org](http://www.acris.nynhp.org), from NatureServe Explorer at [http://www.natureserve.org/explorer](http://www.natureserve.org/explorer), from NYSDEC at [http://www.dec.ny.gov/animals/7494.html](http://www.dec.ny.gov/animals/7494.html) (for animals), and from USDA's Plants Database at [http://plants.usda.gov/index.html](http://plants.usda.gov/index.html) (for plants).

More detailed information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at [www.acris.nynhp.org](http://www.acris.nynhp.org). For descriptions of all community types, go to [http://www.dec.ny.gov/animals/29384.html](http://www.dec.ny.gov/animals/29384.html) and click on Draft Ecological Communities of New York State.
August 14, 2012

Lisa L. Baker, Associate
Divney, Tung, Schwalbe, LLP
One North Broadway
White Plains, N.Y. 10601

Dear Ms. Baker:

I am in receipt of your request to discuss the impact of the Echo Bay Center proposal on the Fire Department. I will answer the questions in order.

**Existing Conditions**

1. The fire station associated with the project is Station 1 at 45 Harrison Street
2. In 2011 the New Rochelle Fire Department responded to nearly 8000 calls for service. About 45% of those calls were for medical emergencies with the remainder being fire or other related emergencies. Station 1 responded to approximately 2800 calls. The dept responds to all calls in 6 minutes or less 98% of the time.
3. Specific numbers for the three parcels in question are unavailable, however two of those parcels are vacant and do not generate any calls.
4. There are five engine companies and three ladder companies manned and ready 24/7, under the direction of a Deputy Chief. Eng.21 - 2011 Smeal, Eng.22 - 2004 American LaFrance, Eng.23 - 2000 RD Murray/Spartan, Eng.24 – 2005 American LaFrance, Eng.25 – 2008 Pierce Arrow. Lad.11 – 2000 American LaFrance Tower Ladder, Lad.12 – 2007 American LaFrance 100 Ft Aerial, Lad. 13 – 1998 Pierce Dash 100 Ft Aerial. We have a 2009 SVI Spartan Heavy Rescue, two spare pumpers and one spare ladder truck, a 2006 Ford Mask Service Unit, and a 2010 Isuzu Mass Casualty Unit all of which are not manned. However, due to age, Engines 17, 18, and 23 are beyond their service life and Tower Ladder 11 is at the end of its service life and in need of replacement soon. We have staff vehicles assigned to our Fire Prevention and Headquarters personnel. We have a contracted Ambulance service with two ambulances in service 24/7, one at Station 1 and another at Station 3; a third ambulance is in service from 7AM to midnight and staged on Quaker Ridge Rd.
5. Existing access to the site is adequate at this time.
**Future Conditions Without the Proposed Action**

6. Without the project, community demands within the next 4 years should be fairly stable with current volume seeing only slight increases.

**Potential Impacts with the Proposed Action**

7. It is estimated that the Fire Department will respond to approximately 100 calls a year to this site for all types of emergencies with dwelling units, retail space and parking garage. The company closest to this project, at Station 1, is already expected to respond to about 3000 calls this year prior to the development coming to fruition. They must be bolstered or they will have a low availability rate. The next closest firehouse, Station 2 at 170 Webster Avenue, would respond when needed but their response time would be longer. In summary, your project coupled with others will necessitate an increase in Fire Department resources.

8. The placement of new commercial and residential land uses will bring more people and the potential for increased services. Also, the project is within the coastal Hurricane evacuation zone. This means that any hurricane or serious storm will require evacuation and emergency shelter. This is a concern.

9. As stated above we see an estimated increase of about 100 calls for service.

Very truly yours,

Louis DiMeglio
Chief of Department
28 AUGUST 12

Lisa Baker
Divney, Tung, and Schwalbe
1 North Broadway
White Plains, N.Y. 10601

re: Echo Bay project

Dear Ms. Baker:

To assist you with your study, I have enclosed a listing of all NRPD calls for service in police reporting area # 106. Refer to the enclosed map which depicts the boundaries of this area. The time frame searched was from 01/01/11 to 06/30/12. After your review, if you have any questions or are in need of additional information, I can be reached at (914) 654-2217 or at kkealy@ci.new-rochelle.ny.us.

Very truly yours,

Capt. Kevin S. Kealy
Staff Services
Baker, Lisa L.

Subject: 674 Echo Bay Center Development - FOIL Request (re: New Rochelle Wastewater Treatment Plant)

From: FOIL-DEF [mailto:FOIL-DEF@westchestergov.com]
Sent: Tuesday, October 02, 2012 11:19 AM
To: Gratz, Mark S.
Subject: RE: 674 Echo Bay Center Development - FOIL Request (re: New Rochelle Wastewater Treatment Plant)

Mr. Gratz,

Attached please find the number of odor/noise complaints received by the New Rochelle Wastewater Treatment Plant from 2008 to present.

<table>
<thead>
<tr>
<th>Odor</th>
<th>Noise</th>
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If you require any additional information, please let me know.

Cordially yours,

Diane Ballas Smith
Records Access Officer

From: Gratz, Mark S. [mgratz@divneytungschwalbe.com]
Sent: Tuesday, August 14, 2012 9:51 AM
To: FOIL-DEF
Subject: RE: 674 Echo Bay Center Development - FOIL Request (re: New Rochelle Wastewater Treatment Plant)

Ms. Smith,

Thank you for following through with our request. While we are generally interested in all “odor” complaints I am a little bit puzzled by what other types of air quality complaints might have been received by the Department. Can you provide an example? .... or if it is not too much more information perhaps to be conservative please include in the packet and then we can make an informed decision as to whether the material warrants including in the Environmental Impact Statement.

Thanks again and if any further question please call.

Thank you,

Mark

Mark S. Gratz, P.E.
mgratz@divneytungschwalbe.com
DIVNEY · TUNG · SCHWALBE
Intelligent Land Use
Good morning Mr. Gratz,

Although we have already spoken on the phone, this e-mail is to officially acknowledge receipt of your FOIL Request.

At this time, I have items number 3 and 4 as requested. I am still in the process of compiling items 1 and 2. We do have a question about item 1. By "all recorded public air quality...complaints" do you mean odor complaints or other types of complaint related to air quality? If you would please clarify, that would help us respond more quickly.

Also, do you want to receive all 4 item together or should I send items 3 and 4 now? Thank you.

Diane Ballas Smith
Records Access Officer
Department of Environmental Facilities

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Dear Ms. Ballas-Smith,

Attached is the FOIL Request we spoke of earlier this morning. As discussed this request for information is a follow-up to a meeting we had last Thursday with Marion Pompa of the WCDEF. Thus, if any question Marion may also be able to provide some guidance. I will also send a hard copy of the letter in the mail.

Thank you once again for your assistance.

Sincerely,

Mark S. Gratz, P.E.
mgratz@divneytungschwalbe.com

One North Broadway
White Plains, NY 10601
P: 914 428-0010 | F: 914 428-0017
www.divneytungschwalbe.com
NEW ROCHELLE WASTE WATER TREATMENT PLANT (WWTP)
IN NEW ROCHELLE SEWER DISTRICT
CURRENT CONSTRUCTION PROJECTS: BNR & NON-BNR

All current work at the New Rochelle WWTP is the result of 2008 Consent Order with the NYS Department of Environmental Conservation, which relates to enforcement of the federal Clean Water Act. The work for the Consent Order was broken into two parts, Non-BNR and BNR. BNR stands for "Biological Nutrient Removal."

County contracts allow for construction from 7am to 7pm, but the contractors at this site have agreed to delay noisy activities until 8am. They have been consistently staying below the decibel limit under New Rochelle law.

The Non-BNR portion of the work included all of the upgrades to the NR WWTP to increase the flow and rehab the rest of the plant, as almost all of the equipment was reaching the end of its useful life and would not accomplish the required treatment under county's permit with NYS. The Non-BNR contract work was started on 6/1/10 and includes upgrade work to the headworks and influent pumping station, as well as new grit chambers. The primary settling tanks are being completely reconditioned and the headworks, influent pumping station, grit chamber and primary settling tanks will be covered and have odor control. A new aeration tank was added for a total of three, and as these run on pure oxygen, the tanks are covered. All oxygen storage and metering facilities have been upgraded along with the final settling tanks and return and waste sludge pumping systems. All of the solids handling facilities have been replaced, including gravity belt thickeners, belt filter presses and all sludge pumping and conveyance facilities, and the solids handling building itself. All sludge handling facilities are odor controlled. This portion of the project is approximately 54% complete and was scheduled to be completed on 3/1/13. There will be work to finish up all of these areas as items were installed in sequence to be able to keep the plant in operation. Thus, pumps are replaced one at a time, primary settling tanks are taken out of service one at a time and refurbished, and then put back into service before moving on to the next tank, etc. The project is currently about 8 months behind schedule, so the new anticipated completion date is 11/1/13 and the contractor is trying to make up the time lost.

The BNR contract work was to add facilities to remove nitrogen using Biological Aerated Filters (BAFs) for nitrification and denitrification. In addition, with a new chlorine residual requirement in our permit, the construction contract will add ultraviolet light disinfection along with a new Intermediate pumping station to get the secondary effluent from the "old" plant up to the new BNR facilities. This contract started on 7/8/11 and is approximately 15% complete. All of the blasting has been done and the base concrete slabs have been completed. The concrete work continues and the walls and upper floors are being completed and allowed to cure, and then the next set of floors and walls will be formed. This work will continue for quite some time until the building is completed, and then the equipment installation and electrical and HVAC installations commence. The completion date for this project is 5/18/15 and is about on schedule.

Noise or odor complains??? Call County's project manager Mike Duffy at 914-636-2383.

And you can always call my legislative office at 914-995-2826.
UNFORTUNATELY, SEWER TAXES ARE BEING INCREASED DUE TO FEDERAL-STATE MANDATES

There is more bad news on County sewer taxes. As discussed in my last newsletter, in 2008, the County approved $235 million in bonding to upgrade the New Rochelle and Mamaroneck sewage treatment plants to eliminate nitrogen emissions into the Long Island Sound. This is the largest unfunded mandate in Westchester’s history. The State originally ordered us to approve about $573 million for these projects and only reduced the cost after the County Legislature and County Executive strongly opposed this irresponsible demand. We were forced to approve the funding under threat of massive fines by the New York State and Federal governments. I voted “NO” on this legislation because this cost was not spread to all Westchester taxpayers and is only being paid by the residents of the four sewer districts located on the Long Island Sound.

In 2009, the County was forced to approve an additional $173 million to increase the flow capacity at the New Rochelle Sewage Treatment Plant. Once again, this is an unfunded mandate from the State and Federal governments, and we were threatened with fines. I voted “NO” on this legislation because it is unfair for New Rochelle’s taxpayers to be forced to pay for this mandate on top of last year’s other huge mandate. Plus, these costs should be spread to all taxpayers in Westchester. I fought this legislation every step of the way and proposed reforms several times in the past decade to change the way we fund sewer repairs. I am disappointed, that despite my best efforts, I could not stop these unfunded mandates, and we will all now be hit with large sewer tax increases. The only option we have left is to work diligently to obtain funding for these mandates from the Federal stimulus legislation. I am continuing my efforts to obtain this stimulus funding and on the next page we will discuss our first success on this front.

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Tune-in to my radio show every Tuesday on WVOX, 1460 AM or www.wvox.com from 10 to 11am.