

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

Project Number: _____

Date: July 10, 2013

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Final Environmental Impact Statement has been completed and accepted by the New Rochelle City Council as lead agency, for the proposed action described below. A public hearing on the Final EIS will be held on July 23, 2013 at 7:30 PM at Council Chambers, City Hall, 515 North Ave., New Rochelle, NY 10801.

Name of Action:

Echo Bay Center Waterfront Redevelopment

Description of Action:

The FEIS Project includes a mixed-use commercial and residential building to be located along the Echo Bay waterfront and East Main Street in New Rochelle. The building contains approximately 25,000 square of commercial retail space located along East Main Street and 285 residential units. The FEIS Project would include the same 285 total dwellings units as the DEIS Project, with a bedroom count slightly different than the DEIS Project. In the FEIS Project the number of studio and one-bedroom units would be reduced and the number of two-bedroom units would be increased. The unit breakdown for the FEIS Project would include 55 studio apartments, 130 one-bedroom apartments and 100 two-bedroom apartments, for a total residential gross floor area of approximately 330,000 square feet. An additional 23,250 square feet of residential amenity/leasing space is included on the Main Street level of the building. There would be 16 fewer studio apartments, 7 fewer one-bedroom apartments, and 23 additional two-bedroom apartments than the DEIS Project. This adjustment to the unit types has been made in response to market conditions.

Of the 285 dwelling units, 29 units (10%) would be designated "Moderate-Income Housing Units" affordable for households with annual incomes not exceeding 80% of the Westchester County median annual income. The Project also includes the cleanup and restoration of the Echo Bay shoreline within the Project Site and the creation of a public waterfront esplanade providing physical public access to the waterfront, a small non-motorized boat launch area and a pedestrian bridge connection to the northern edge of the Westchester County Waste Water Treatment Plant parcel with future connection to Five Islands Park.

In response to DEIS comments and in coordination with the City, the site plan for the FEIS Project has been modified to reduce the length of the residential south wing of the building in order to increase the amount of publically accessible waterfront open space. Additionally, the at-grade parking lot for public use of the waterfront park has been redesigned and the number of spaces reduced from 45 to 30 in order to increase the amount of publically accessible waterfront open space. The FEIS Project site plan also has been revised to accommodate the projected 2- to 3-foot increase in the base flood elevation (BFE), based upon the FEMA updated Advisory Base Flood Elevation Maps issued in January 2013.

Location:

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

Potential Environmental Impacts:

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

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

Utilities – Projected increase in water demand and sewage generation.

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

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

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

Socioeconomic and Fiscal – Anticipated net population growth of 540 residents of which 25 are expected to be public school children. The Project includes a 20-year PILOT that would generate revenue sufficient to cover the projected education costs associated with the new housing units. Following the termination of the PILOT agreement in 2036, the Project Site would be subject to real property taxes in the same manner as any other non-exempt property in the City. Project Site is currently tax exempt. Requires relocation of existing DPW yard.

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

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

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

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

Lead Agency:

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

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

Suzanne Reider, Senior Project Manager
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A copy of the Final EIS may also be reviewed at the following locations:

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

The online version of the FEIS is available at the following publically accessible website:

<http://newrochelleny.com/index.aspx?NID=317>

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

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

A copy of this Notice also sent to:

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

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

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June 25, 2013

By Hand Delivery

Mayor Noam Bramson
Members of the City Council
City of New Rochelle
515 North Avenue
New Rochelle, New York 10801

Re: Echo Bay Center (Forest City Residential Group, Inc.)

Dear Mayor Bramson and Members of the City Council:

On behalf of Forest City Residential Group, Inc., the designated developer of the redevelopment project known as "Echo Bay Center," we are pleased to enclose ten (10) copies of the Final Environmental Impact Statement ("FEIS") for the project, dated June 25, 2013. One (1) copy was sent directly to BFJ Planning, the City's planning consultant, and one (1) to Zarin & Steinmetz, the City's special counsel. The FEIS responds to all substantive public and agency comments on the Draft Environmental Impact Statement for the project, and addresses all review comments received to date from City professional staff and consultants. The FEIS is respectfully submitted to the City pursuant to 6 NYCRR §617.9 for a determination by the City Council, as SEQRA lead agency, of the completeness of the document.

Very truly yours,



PETER J. WISE

Enc.

cc: Charles B. Strome, III, City Manager
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**ECHO BAY CENTER
WATERFRONT REDEVELOPMENT**

**CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK**

**FINAL
ENVIRONMENTAL IMPACT STATEMENT**

Prepared for Submission to:

**NEW ROCHELLE CITY COUNCIL
CITY OF NEW ROCHELLE, NEW YORK**

Applicant:

FOREST CITY RESIDENTIAL GROUP

Prepared By:

Divney Tung Schwalbe, LLP

June 25, 2013

**ECHO BAY CENTER WATERFRONT REDEVELOPMENT
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK**

**FINAL
ENVIRONMENTAL IMPACT STATEMENT**

LEAD AGENCY:

NEW ROCHELLE CITY COUNCIL

515 North Avenue
New Rochelle, New York 10801

(914) 654-2185

DEIS SUBMISSION DATE:

January 29, 2013

LEAD AGENCY ACCEPTANCE OF DEIS:

February 12, 2013

DATE OF DEIS PUBLIC HEARING:

March 12, 2013

DEIS COMMENT PERIOD DEADLINE:

March 22, 2013 or not less than 10 days after
the close of the public hearing, whichever is later.

FEIS SUBMISSION DATE:

June 25, 2013

LEAD AGENCY ACCEPTANCE OF FEIS:

July 9, 2013

DATE OF FEIS PUBLIC HEARING:

July 23, 2013

APPLICANT:

FOREST CITY RESIDENTIAL GROUP, INC.

50 Public Square, Suite 1160
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Abe Naparstek
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**LOCATION OF PROPOSED
DEVELOPMENT:**

South Side of Main Street (US Route 1)
Opposite Pratt Street
New Rochelle, New York 10801

Tax Map Designation:

Block 84, Lot 5
Block 84, Lot 22

PREPARED BY:

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SP-0.0	Existing Conditions	Divney Tung Schwalbe, LLP	1" = 30'	6/25/13
SP-1.0	Site Layout Plan	Divney Tung Schwalbe, LLP	1" = 30'	6/25/13
SP-2.0	Site Grading and Utility Plan	Divney Tung Schwalbe, LLP	1" = 30'	6/25/13
SP-3.0	Conceptual Landscape Plan	Divney Tung Schwalbe, LLP	1" = 30'	6/25/13
SP-4.0	Erosion and Sediment Control Plan	Divney Tung Schwalbe, LLP	1" = 30'	6/25/13