

TOWN OF NORTH CASTLE
11 NEW KING STREET AIRPORT PARKING FACILITY
DEIS SCOPING SESSION
19 Whippoorwill Road
Armonk, New York 10504
November 30, 2009
7:00 p.m.

PLANNING BOARD MEMBERS PRESENT: Peg Michelman, Chairman
John Delano
Jane Black
Gene Matusow
Steve Sauro

ALSO PRESENT: Adam Kaufman,
Director of Planning

Roland A. Baroni, Jr., Esq. Town Counsel
Stephens, Baroni, Reilly & Lewis, LLP

Ryan Coyne, P.E.
Kellard Sessions Consulting, P.C.
Consulting Town Engineers

Valerie Desimone
Planning Board Secretary

The meeting was called to order at 7:00 p.m.

There were approximately 45 people present for this meeting. Also present this evening for the applicant were Bill Null, Esq. Cuddy & Feder LLP; Nanette Bourn, AICP AKRF Inc. and Erik Kaeyer, AIA KG&D Architects PC

Planning Board Chair Michelman welcomed all who were present and stated that the intent of this meeting was a data gathering session with respect to the 11 New King Street Parking Garage. The board's intent is to have a totally inclusive scope and all comments will be put into writing and evaluated. Ms. Michelman briefly reviewed the purpose of scoping as well as the objectives and the advantages of conducting a formal scoping session.

North Castle Planning Board Public Scoping Session

11 New King Street

November 30, 2009

Page 3 of 9

Mr. Kaufman noted that the applicant submitted material that was reviewed by the Planning Board and their professionals and based upon the information submitted, the Planning Board issued a positive declaration. The draft scope, prepared by the applicant, was circulated to all interested and involved agencies. Mr. Kaufman prepared a revised scope with his comments on the draft scope, for the Planning Board's future consideration. Tonight the Planning Board will receive public comments on the Applicant's draft scope in an effort to add identify any issues not included in the draft scope. Once the draft scope is adopted, that scope will be used by the Applicant to create a DEIS (Draft Environmental Impact Statement). The DEIS will be available for comment and those comments received from the DEIS will be incorporated into the an FEIS (Final Environmental Impact statement). The FEIS will be available for public comment as well.

Present this evening for the applicant are Bill Null, Esq. Cuddy & Feder LLP Nanette Bourn, AICP AKRF Inc. and Erik Kaeyer, AIA KG&D Architects PC

Mr. Bill Null stated that there is an existing 9,000 square foot building on site presently. The applicant is looking to construct a 1,450 parking space garage as well as amending the zoning and obtaining site plan approval.

Ms. Nanette Bourne, AKRF, Civil Engineers and Site Planners, stated that this is a 2.4 acre site which is adjacent to a 1.2 acre site for a total of 3.6 acres for the proposed project. She reviewed the location of two wetlands on site as well as noting that the existing parking lot and building lie within the wetland buffer and the proposed project is proposed in the same area as the existing building is today. They will use the same twenty foot driveway that presently exists and there will be no stream disturbance. The facility will be approximately 50,000 square feet which will be outside the existing wetland delineation. The existing site has no stormwater facility. The proposed application will capture the neighboring sites stormwater as well as its own which will be treated and detained. Currently the impervious surface is 32% and the proposed garage will be 50% impervious surface.

Eric Kyer, AIA noted the size of the proposed structure would be a 50,000 foot print with access from New King Street. He suggested that everyone note the building volume and size as it relates to the adjacent structures. There will be a staging area, parking and storage area and storage waiting space. The Maximum average height will be 55'. There main concern is security, service and energy efficiency. The mechanical, plumbing and electrical will all be "green". The roof will reduce the light exiting from the

North Castle Planning Board Public Scoping Session

11 New King Street

November 30, 2009

Page 3 of 9

site which will also reduce the amount of snow removal. The roof will be designed as a solar roof.

Mr. Null stated "Why Build?" There is an existing demand for additional parking at the airport. The existing airport can not generate additional parking at this time. The garage will reduce the amount of traffic to and from the airport. There will only be one round trip vs. two round trips, the amount of round trips will be cut in half. Presently, there is inadequate parking at the airport which creates this demand. The airline flights will not change if this is built.

Chairman Michelman read the following names in the order that the public signed up to speak this evening. The following people signed up to speak. There were approximately 45 people present in the audience.

Julius Schultz, 1552 Old Orchard Street representing the Sierra Club

Karen Schultz, 1552 Old Orchard Street representing the Sierra Club

Leonard Levin 4 Holly Knoll representing WAA and himself

Carolyn Cunningham 18 Soundview, Rye, NY representing Federated Conservationist of Westchester County

Tanya Vernon 40 Avon Circle White Plains, representing herself

Bernie Althoff 34 Mendota Avenue representing the Rye Flood Action

Martin Alberti 53 James Street, NWP, NY representing himself

Ed Glassman 1 Watchhill Road representing himself

Robert Porto 1 Allen Place Harrison, NY representing himself

Carla DeCaro 81 Windsor Oval New Rochelle representing his family

Susan Leifer representing Watershed Committee of NYS and Sierra Club

Dorothy Cuha, Mortley Ave, Tarrytown New York, representing self, Sierra Club and MBK

Frank Shechtman 7 Seymour Place West, representing himself

Jeffery Thaw North West Greenwich, Ct representing interest in Connecticut

Nick Cerullo, Armonk New York, representing himself

North Castle Planning Board Public Scoping Session

11 New King Street

November 30, 2009

Page 3 of 9

Julius Schultz, 1552 Old Orchard Street representing the Sierra Club

Mr. Schultz expressed the following comments regarding the project: He would like the applicant to demonstrate a need for the additional parking, he would like to know the impact of the parking on the expansion of the airport; he is concerned with the impacts on the Kensico Reservoir; He is also concerned about the wetland buffer impacts; stormwater quality, land use issues for permitted parking as provided. He was also concerned if the parking garage fails and we are left with an empty parking garage. He also noted that the NYCDEC has several layers of protection for the reservoir and he would like to know how the applicant will address each of these layers. He is concerned with the parking lot runoff into our drinking water and the remediation of the soils. He also referenced a 2003 Westchester County Legislature resolution regarding the parking at the airport. He submitted his comments from the Sierra Club in writing.

Karen Schultz, 1552 Old Orchard Street representing the Sierra Club

Mrs. Schultz expressed the following comments regarding the project: She was very concerned about accidents and spills on site and the impacts on the property as well as the impacts on the Kensico Reservoir. She noted that larger airports have larger spills. She also submitted a letter from Dermody Consulting, Geologists and Environmental Scientists dated November 19, 2009

Leonard Levin 4 Holly Knoll representing WAA and himself

Mr. Levin expressed the following comments regarding the project: He noted that he was on the Westchester County Airport Advisory Board for the original airport. He was concerned about de-icing the planes and the runoff. He was concerned about the detention areas and the use of impervious items. He was also concerned about heavy rains and possible flooding that could occur and what kind of screening will take place when there is flooding. He is concerned about the safety hazard of cars blocking other cars; there is harm present today without having adequate parking spaces. He was also concerned about the stormwater as well as the air quality regarding idling vehicles policy on site. He also noted that you can't plan for every hazard but you can prevent and contain most spills.

Carolyn Cunningham 18 Soundview, Rye, NY representing Federated Conservationist of Westchester County (FCWC)

North Castle Planning Board Public Scoping Session

11 New King Street

November 30, 2009

Page 3 of 9

Ms. Cunningham expressed the following comments regarding the project: She is concerned about the impact of expansion of parking on the airport as well as the spill impacts on the property. She is also concerned with the interconnectivity of the site with the Kensico Dam underground and the growth inducing impacts of the garage, the greenhouse gasses, flooding, stormwater and car washing. She is also concerned about spills and accidents on site as well as the construction basins. She also opines that we need a higher analysis of the stormwater flow. She also submitted a letter from Federated Conservationists of Westchester County, Inc. dated November 29, 2009.

Tanya Vernon 40 Avon Circle White Plains

Ms. Vernon expressed the following comments regarding the project: She was concerned about adequate review of the detention basins. The aviation industry is the fastest growing agency of green house gases and our air quality is one of the worst in the Country and there is more asthma here than any other area of the Country. She wanted more details regarding the basin management as well as green house gasses and air quality.

Bernie Althoff 34 Mendota Avenue representing the Rye Flood Action

Mr. Althoff expressed the following comments regarding the project: He is concerned if any of the water runoff will go into the Blind Brook water shed.

Martin Alberti 53 James Street, NWP, NY representing himself

Mr. Alberti inquired about what documents were available to review regarding this application as well as inquires about the process of this application.

Ed Glassman 1 Watchhill Road representing himself

Mr. Glassman expressed the following comments regarding the project: He was concerned about what impacts the airport expansion will have on the property values. He suggested that the amount of parking spaces in the existing garage be increased. He suggested only building an additional 30% of the parking instead of 100%. He suggested reducing the number of seats on the flights which would reduce the number of parking spaces needed. He also suggested only permitting airplanes on sight with High by pass engines which have a lot less noise and less pollution.

North Castle Planning Board Public Scoping Session

11 New King Street

November 30, 2009

Page 3 of 9

Robert Porto 1 Allen Place Harrison, NY representing himself

Mr. Porto expressed the following comments regarding the project: He would like to know why the location of the garage in the watershed is appropriate. He would also like traffic studied as well as the water quality and would like more involvement of the DEC. He would also like to know if the parking increases will the airport increase? He was also concerned with the amount of toxins that will be put into the water. He also feels the board's reputation is on this decision. Can we make North Castle accountable in the future?

Carla DeCaro 81 Windsor Oval New Rochelle representing his family

Ms. DeCaro expressed the following comments regarding the project: She would like to know more history about the airport and would like the quality of the air studied as well.

Susan Leifer representing Watershed Committee of NYS and Sierra Club

Ms. Leifer expressed the following comments regarding the project: She would like to ensure the water quality. She is concerned with cumulative impacts on our drinking water. She is concerned with all of the filtering of water that currently goes on and all the chemicals used to filter the water and how are they stored, used and discarded. She is also concerned with the impacts of a carwash on site.

Dorothy Cuha , Mortley Ave, Tarrytown New York, representing self, Sierra Club and MBK

Ms. Cuha expressed the following comments regarding the project: She is concerned with the idling cars and idling shuttles at the parking garage and at the airport during drop off and pick ups.

Frank Shechtman 7 Seymour Place West, presenting himself

Mr. Shechtman expressed the following comments regarding the project: What is the purpose of the airport? What are the expansion and growth impacts of parking at the airport? He stated that if you build it they will come – will the airport get more use if the garage is built?

Leonard Levin 4 Holly Knoll representing WAA and himself

North Castle Planning Board Public Scoping Session

11 New King Street

November 30, 2009

Page 3 of 9

Mr. Levin expressed the following comments regarding the project: What factors limit the hours of operation and the runways at the airport. One of the runways is too small for commercial flights and the other runway can't support large airplane landings. We should put a constraint on the number of aircrafts and people per ½ hour; limit the expansion by physical constraints of the airport. There is no capacity parking link and the county already limits the passengers.

Susan Leifer representing Watershed Committee of NYS and Sierra Club

Ms. Leifer expressed the following comments regarding the project: She is concerned with the potential expansion of the airport to be 24 hours because there are currently empty slots that are not currently being used by the airplanes.

Karen Schultz, 1552 Old Orchard Street representing the Sierra Club

Mrs. Schultz expressed the following comments regarding the project: She is concerned about whether the Kensico Watershed can deal with all the pollution from this project, She also referenced a DEP letter dated 2002 as well as a letter from Chris ward, copies of these letter were not provided for the file.

Jeffery Thaw North West Greenwich, Ct representing interest in Connecticut

Mr. Thaw expressed the following comments regarding the project: He wanted to make sure that the impact of this project would be studied on neighbor states Like Connecticut and also wanted to make sure that flooding would be studied for the Greenwich, Connecticut area.

Nick Cerullo, Armonk New York, representing himself

Mr. Cerullo expressed the following comments regarding the project: He was concerned about the modification to the wetland and the impacts of the wetlands regarding this application. He is concerned with the increased impervious surface/stormwater and the increased amount of chemicals on site. He wanted to know how we are going to monitor all of the chemicals in the future. He would like an updated system to remove the chemicals. He also wanted to know where the removed chemicals go. He is also concerned about spills on site and how they will be handled. The monitoring is at best questionable.

North Castle Planning Board Public Scoping Session

11 New King Street

November 30, 2009

Page 3 of 9

Ms. Michelman thanked everyone for their participation, the comments were articulate, well thought out and appreciated. The Director of Planning will update the scope with all of the comments this evening. Written comments will be accepted for 45 days. We will accept written comments until Thursday, January 14th, 2010 by the close of business at 4:30 p.m. All comments should be sent to Adam R. Kaufman, Director of Planning, North Castle Planning Department, 17 Bedford Road, Armonk, New York 10504.

John Delano, Planning Board member expressed the following comments regarding the project: He wanted to know if there would be an intermunicipal agreement with adjacent towns regarding this project. He wanted to make sure that there was an enhanced aquifer protection in the watershed; He inquired if there are joint comprehensive plans or watershed enhancement plans or aquifer enhancement plans. He wanted to know if these plans have been reviewed as it relates to this project. We also wanted to know if the Westchester County Planning Document – Westchester 2025 has been reviewed as it relates to this project; Does this project effect the Hudson River; He was interested in the unprotected open space near the Kensico and what the Open Space Committee recommendations are regarding the two large ten acres lots and their rankings of these lots if they are high or low in the Open Space Committees view as it relates to this project. He was concerned with the unprotected open space at 11 New King Street and at the airport. He noted in the past that the Conservation Board had recommended limitations of land coverage interference & incursion vs. encroachment of the Kensico basin. He was concerned about the impervious surface, wetland buffer impacts and how it meets the code; The Biodiversity–change in land use and corridors. In regards to the Town Comprehensive Plan – The EAF submitted by the applicant shows no change for the Town Comprehensive plan. The Town Comprehensive plan talks about in 1978 the County Board of Legislators, our own County has opened up this airport. IV D 2B Airport may have to update the plan, what is the NYCRR 617-1D intention. What are the appropriate weights and social environmental impacts? What is the basis for the need for more parking, data needs to be submitted to support or deny the parking; He would like to review the information regarding the flight slots that are available; the vehicle shuttles to and from the air port should be electric and “Green” he would like to know their frequency rate back and forth; Will there be fuel storage on site and details regarding storage of the fuel is there is going to be fuel. He would like the Full EAF to show the proposed drainage and treatment facilities. He noted that the environmental impacts are not the sole impact on the decision of all issues to be considered. He also wanted to confirm if the relations between the two lots goes bad what would happen then.

North Castle Planning Board Public Scoping Session

11 New King Street

November 30, 2009

Page 3 of 9

Gene Matusow, Planning Board member noted that the SEQR process is designated to bring environmental issues to light at the earliest possible time the applicant will say what can and can't be done. SEQR is a fact finding process and the reality of it is that the Planning Board and the Town Board will make a decision after all the information is generated from SEQR.

Mr. Null noted that there will be no fuel storage on the proposed site, there will be no sale of fuel either.

Susan Leifer inquired if the zoning is changed for this site, would the IndAA change for all the other properties in North Castle that are zoned IndAA. She wanted to know what the criteria were for the spot zoning change.

Planning Board Chair Michelman noted that there will be a public hearing regarding this project and the views of the pros and the cons of this project can be addressed at that time.

Meeting adjourned at 9:05 p.m.