

State Environmental Quality Review
POSITIVE DECLARATION
 Notice of Intent to Prepare a Draft EIS
 Determination of Significance
 and
 Notice of DEIS Scoping Session

Project Number: #161.090

Date: May 18, 2007

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.

The Town of New Castle Zoning Board of Appeals, as Lead Agency, has determined that the Proposed Action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement (DEIS) will be prepared.

Name of Action: Upper Westchester Muslim Society Masjid and Islamic Center

SEQR Status: Type I Unlisted

Scoping: No Yes If yes, indicate how scoping will be conducted:

The Lead Agency will be circulating a draft DEIS Scope submitted by the Applicant to all Involved and Interested Agencies and will be conducting a public scoping session on Wednesday, June 6, 2007 at 7:15 P.M. in the Assembly Room of the New Castle Town Hall, 200 South Greeley Avenue, Chappaqua, New York 10514.

Copies of the proposed development plans were previously distributed to Involved and Interested Agencies as an attachment to the "notice of intent to be lead agency" letter sent by the New Castle Zoning Board of Appeals on October 18, 2006. Additional copies of those plans may be obtained upon request from the Town of New Castle Zoning Board of Appeals.

Description of Action:

The Proposed Action involves the approval of permits necessary to authorize the demolition of an existing single-family dwelling and accessory buildings and the construction and use of a 24,690 square foot building as a place of worship (two stories plus a mezzanine level), including among other components a prayer hall, a religious school composed of 18 classrooms, a library and recreational facilities, and a 78-space parking lot. Driveway access to the site is proposed from a location along the Pines Bridge Road frontage of the subject site approximately opposite Hoag Cross Road.

The subject 8.33-acre site is located on the southerly side of Pines Bridge Road (C.R. Route 1323) approximately 2,100 feet southwest of the Taconic State Parkway southbound access ramp. It is in the R-2A Zoning District as well as the Environmental Protection Overlay District.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended).

130 Pines Bridge Road, Town of New Castle, Westchester County
 Designated on the tax map of the Town of New Castle as #80.15-1-25 and #80.15-1-27

Reasons Supporting This Determination:

Based upon a review of the Applicant's submitted Full Environmental Assessment Form (Part 1) and all other application materials that were prepared to date for this application, the Town of New Castle Zoning Board of Appeals has determined that the Proposed Action may have the following significant impacts:

- Impact on land (resulting from construction on slopes of 15% or greater, construction on land where bedrock is exposed or generally within 3 feet of existing ground surface, disturbance of 2.54 acres of land and creation of new impervious surface areas).
- Impact on water (resulting from construction that may be proposed within Town-designated 150-foot wetlands buffer areas, the requirement to obtain a discharge permit, the operation of a community facility in an area without public sewer services, potential changes in drainage patterns and the generation of additional stormwater flows).
- Impact on air (resulting from proposed demolition activities and increased traffic generated by demolition and construction activities as well as additional traffic generated by the permanent occupancy and use of the new development).
- Impact on plants and animals (resulting from the proposed disturbance of 2.54 acres of land and a net loss of 0.96 acres of vegetation, including 0.31 acres of meadow or brushland and 0.51 acres of forested land).
- Impact on aesthetic resources (resulting from the proposed construction of project components that are obviously different from or in sharp contrast to current surrounding land use patterns, potential visual impacts associated with the placement of the proposed building and parking areas, the proposed building height and increase in outdoor lighting, and the loss of existing vegetation in certain selected areas of the subject site, all of which may be visible from some off-site locations).
- Impact on transportation (resulting from potential increases in traffic associated with demolition and construction activities as well as additional traffic generated by the permanent occupancy and use of proposed new development, all of which could result in the alteration of present patterns of movement of people and/or goods and create the potential for major traffic problems).
- Impact on noise and odor impacts (resulting from the potential for blasting in areas of exposed and shallow bedrock on the subject site as well as potential for noise associated with permanent occupancy and use of the proposed new development).
- Impact on growth and character of community of neighborhood (resulting from the potential for the proposed new development to increase the intensity of land use on the site, to increase the demand for certain community services such as but not limited to police, fire and ambulance services, and to attract a large number of people to the site in comparison to the number of people who might be expected to visit the site in the absence of such development).

The above-described potential impacts are not intended to represent a scope of the Draft Environmental Impact Statement, but describe some of the reasons for requiring that a DEIS be prepared for the Proposed Action. The subject matter to be addressed in the DEIS will be described in greater detail when a draft scope is prepared for the Proposed Action and prior to the time when a final scope is adopted by the Town of New Castle Zoning Board of Appeals.

Lead Agency: Town of New Castle Zoning Board of Appeals
Town of New Castle
200 South Greeley Avenue
Chappaqua, New York 10514

For Further Information:

Contact Person: Jane Kreuter, Secretary to the New Castle Zoning Board of Appeals

Address: Town of New Castle
200 South Greeley Avenue
Chappaqua, New York 10514

Telephone Number: (914) 238-4725

A copy of this notice has been filed with:

Janet L. Wells, Supervisor, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Zoning Board of Appeals, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Planning Board, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Board of Architectural Review, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Westchester County Department of Health, Attn: Dr. Joshua Lipsman, Commissioner, 145 Huguenot Street, 8th Floor, New Rochelle, New York 10801

Westchester County Department of Public Works, Attn: Ralph Butler, P.E., Commissioner, 148 Martine Avenue, Room 518, White Plains, New York 10601

New York City Department of Environmental Protection, Attn: Marilyn Shanahan, Chief, SEQR Coordination Section, 465 Columbus Avenue, 1st Floor, Valhalla, New York 10595-1336

New York State Department of Environmental Conservation, Region 3, Attn: Marc Moran, 21 South Putt Corners Road, New Paltz, New York 12561-1696

New York State Department of Environmental Conservation, Attn: Pete Grannis, Commissioner, 625 Broadway, Albany, New York 12233-0001

U.S. Army Corps of Engineers, Attn: Michael G. Vissichelli, Acting Chief, Operations Division, Regulatory Branch, Eastern Permit Section – 19th Floor, 26 Federal Plaza, New York, New York 10278

Jane Kreuter, Secretary, Town of New Castle Zoning Board of Appeals, 200 South Greeley Avenue, Chappaqua, New York 10514

Janice Friend, Secretary, Town of New Castle Planning Board, 200 South Greeley Avenue, Chappaqua, New York 10514

Ralph Tarchine, Building Inspector, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Robert Cioli, P.E., Deputy Town Engineer, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Lynn Weinig, Esq., Wormser, Kiely, Galef & Jacobs, 399 Knollwood Road, Suite 205, White Plains, New York 10603-1931

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Joanne P. Meder, AICP, Frederick P. Clark Associates, Inc., 350 Theodore Fremd Avenue, Rye, New York 10580

Town of New Castle Board of Environmental Review Board, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Board of Conservation Board, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Stephen Coleman, Town Environmental Coordinator, Town of New Castle, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Department of Public Works, Attn: Anthony Vaccaro, Commissioner, 280 Hunts Lane, Chappaqua, New York 10514

Town of New Castle Building Department, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Recreation & Parks Commission, 200 South Greeley Avenue, Chappaqua, New York 10514

Robert Snyder, Superintendent, Town of New Castle Recreation & Parks Department, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Town Clerk, 200 South Greeley Avenue, Chappaqua, New York 10514

Town of New Castle Police Department, Attn: Robert Breen, Chief, 200 South Greeley Avenue, Chappaqua, New York 10514

Millwood Fire District, Attn: Board of Fire Commissioners, P.O. Box 140, Millwood, New York 10546

Millwood Task Force, Attn: Susan DeRobertis, Chairman, 12 Glendale Road, Ossining, New York 10562

Westchester County Planning Board, Attn: Cheryl Winter Lewy, Chair, 432 County Office Building, 148 Martine Avenue, White Plains, New York 10601

Upper Westchester Muslim Society, Inc., 130 Pines Bridge Road, Ossining, New York 10562

Alfred DeBello, Esq., DeBello Donellan Weingarten Tartaglia Wise & Wiederkehr, LLP, The Gateway Building, One North Lexington Avenue, White Plains, New York 10601

Notice of this determination has been provided to the following organization for publication in the ENB:

ENB, Environmental Permits via e-mail at enb@gw.dec.state.ny.us