

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (the "County") of an amended and restated bond act (the "Amended Bond Act"), which was prepared by the law firm of Harris Beach Murtha Cullina PLLC, to amend and restate Bond Act 263-2025 to expand the scope of services in connection with the capital project BIT32 – Radio System Replacement ("BIT32") to include the construction of structures at the Montrose Station Road site located in Blue Mountain Reservation (the "Park") at 110 Montrose Station Road, Cortland Manor, New York, as part of the County's Voice Radio Communications Systems Replacement Project (the "Project").

Your Committee is advised that the purpose of the Project is the replacement, expansion and evolution of the County's vital public safety voice radio communication systems which are relied upon by the Department of Emergency Services ("DES"), the Department of Public Safety ("DPS"), and the Department of Public Works and Transportation ("DPWT") Bee Line transit operations, and by municipal fire, emergency medical services ("EMS"), hospitals, and emergency management agencies. These communication systems operate 24 hours a day, seven days a week. Through the Project, the County is providing mission critical radio systems for first responders and transit personnel.

Your Committee is also advised that the Department of Information and Technology ("Department") oversees the Project for the DES, DPS, and DPWT.

Your Committee is advised that your Honorable Board has previously authorized the County to issue bonds to finance prior components of BIT32, as follows:

Bond Act No. 203-2020 in the amount of \$22,338,183, which increased the total aggregate amount of funding under BIT32 by \$1,180,000 and consolidated the unsold debt under Bond Act Nos. 109-2018, 111-2018, 112-2018, 115-2018, 146-2019 (amending Bond Act No. 110-2018), 147-2019 (amended Bond Act No. 113-2018) and 148-2019 (amending Bond Act No. 114-2018) into one amended bond act for a total authorized amount, as amended, of \$22,338,183.

Bond Act No. 208-2021, which amended Bond Act No. 203-2020 to increase the total amount authorized by \$1,180,000, for a new total authorized amount, as amended, of \$23,518,183.

Bond Act No. 110-2022, which amended Bond Act No. 208-2021, to increase the total amount authorized by \$8,500,000 for the acquisition of equipment, assets, and services needed to complete the replacement and expansion of County emergency communications systems, for a new total authorized amount, as amended, of \$32,018,183, and expanded the scope of services to include design services associated with the Montrose Station Road site.

Bond Act No. 263-2025, which amended Bond Act No. 110-2022, to expand the scope of services to include additional stormwater management and tree removal work for the Sun Valley site.

As your Honorable Board may also recall, Bond Act Nos. 110-2018, 113-2018 and 114-2018 listed the anticipated locations for BIT32 as follows:

SITE NAME	LOCATION
Adams Lane	Pound Ridge
Airport Hangar E2	Harrison
Alpine (Rt 9w)	Alpine, NJ
Benefield Blvd	Peekskill
Courthouse	White Plains
Croton Point Park	Croton-on-Hudson
Fox Lane	Bedford
Grasslands	Mount Pleasant
Maryknoll	New Castle
Mountain Ave	Mount Kisco
Mountain Lakes	North Salem
Playland	Rye City
Putnam Valley (Rt 301)	Putnam Valley
Summit Ave	Port Chester
Winged Foot	Mamaroneck Town

Your Committee is advised that the scope of work authorized under Bond Act Nos. 110-2018, 113-2018 and 114-2018 was limited as follows: “installation of the equipment shall be limited to locations that are within or on existing structures.”

Your Committee is further advised that Bond Act Nos. 146-2019, 147-2019 and 148-2019 amended the scope of work of the existing bond authorization to authorize work, including any new or expanded structures, at the fifteen (15) sites listed above, as well as work including any new or expanded structures at the following eight (8) sites:

SITE NAME	LOCATION
Dunwoodie	Yonkers
Guard Hill	Bedford
Hardscrabble Rd	Mount Pleasant
Mohansic	Yorktown
Montrose VA Hospital	Cortlandt
Sun Valley Dr	North Salem
Wilmot Rd	New Rochelle
WHUD	Philipstown

Your Committee is further advised that the County was unable to acquire the necessary real property rights to install equipment or structures at the Montrose VA Hospital listed above and will be removing the Montrose VA Hospital site from the Project description and replacing it with the Montrose Station Road.

Accordingly, pursuant to Bond Act No. 110-2022, the Department, through its consultant, undertook the design of emergency communication system structures at the Montrose Station Road site as a possible alternate site to the Montrose VA Hospital site. The Department advises that the design has been completed and the Department has advised that it is in the best interest of the County to undertake construction at the Montrose Station Road site.

Your Committee is also advised that the Amended Bond Act would amend and restate Bond Act No. 263-2025 to expand the scope of services under the existing bonding authorization to include construction of certain emergency communication system structures at the Montrose Station Road site as part of the Project. No additional financing is requested at this time.

The Amended Bond Act, if approved by your Honorable Board, would, *inter alia*, finance the construction of emergency communication systems structures to be erected, operated and maintained at the Montrose Station Road site. These structures include, but are not limited to, a

180' radio tower, a 12' by 24' equipment shelter, a generator, a load bank, which will be constructed within a fenced enclosed compound off Montrose Station Road in the Town of Cortlandt (the "Radio Equipment").

Your Committee is advised that the Radio Equipment will operate as part of the County trunked and paging radio systems. The Radio Equipment will provide public safety radio communication services within the Park and the surrounding communities. Moreover, the Radio Equipment will provide reliable on-street portable (hand held) radio coverage and better in-building coverage (outdoor to indoor coverage) for first responders when performing their duties in the Park and surrounding communities.

DES has advised your Committee that its emergency communications center, commonly referred to as "60 Control", will use the Radio Equipment to provide dispatch and public safety communication services for fire departments and EMS agencies who respond to emergencies in the Park, as well as in the surrounding communities.

In addition, DES has further advised your Committee that it will use the Radio Equipment to manage mutual aid responses for fire departments and EMS agencies in the Park, as well as in the surrounding communities.

DES has further advised your Committee that it has dispatched municipal fire and EMS agencies to the Park in response to calls for advanced life support, basic life support, assistance with finding lost persons and rescue services, and alarms at County-owned buildings located at the Park.

DES also has dispatched municipal fire and EMS agencies to the Park in response to mutual aid fire and EMS events, alarms, hazards involving wires, prescribed burns and/or unintentional brush/wood fires.

DES has advised your Committee that reliable portable radio communications are critical to responder safety, incident command, and effective coordination during emergency operations,

during a wide range of incidents and planned events, including wildland and structure fires, technical rescues, mass casualty incidents, severe weather responses, and large public gatherings. Improved on-street portable and better in-building coverage within the Park will help ensure that first responders operating in remote areas, inside structures or at large-scale incidents maintain reliable communication with 60 Control.

DPS has further advised your Committee that it intends to utilize the trunked radio system operating through the Radio Equipment, in combination with the County F1/F3 radio system, for public safety communications for its officers and seasonal park rangers stationed in the Park, as well as to assist its officers who provide supplemental police patrol in the Town of Cortlandt. The trunked radio system has the advantage of providing DPS with on-street portable radio coverage and better in-building coverage for public safety communications.

Your Committee is advised that DPS, which is responsible for protecting County properties, including the County's vast parks system, has advised that it provides year-round public safety services within the Park, including routine inspections and patrols.

DPS has responded to calls for service in the Park, including, but not limited to, alarms, suspicious activity, packages or vehicles, people remaining in the Park after dark, animal complaints, lost or missing persons, illegal dumping, harassing or disorderly conduct, larceny, aiding persons in need of medical attention, aiding persons in crisis or suicidal, and fires at the Park.

Your Committee is also advised that DPS will also benefit from enhanced in-building coverage when responding to events in the Park, including the buildings at the Sportsman Center located at the Park.

Additionally, DPS has advised your Committee that its seasonal park rangers provide invaluable services for the Park and Park patrons, including being the first set of eyes and ears for the County police, assisting Park users, providing information on Park rules, performing basic first aid, and making regular security checks. For example, the Park has many soccer fields that are

used on Sundays, and a seasonal park ranger is typically stationed at the Park on Sundays to assist the Park patrons and be present in case there is an injury.

Your Committee is also advised that DPS intends to utilize the trunked radio system operating through the Radio Equipment, in combination with the County F1/F3 system, for its seasonal park rangers stationed in the Park who are only equipped with a portable radio.

In addition, having the Radio Site Equipment in the Park will benefit the Park and Park patrons because the closer the first responders are to the Radio Site Equipment, the better the signal quality and reliability they will have on their radios and pagers, and the better the response they will be able to provide to calls and emergencies within the Park, thus keeping the Park, its buildings, facilities and patrons safe and secure, ensuring a safe and enjoyable experience to all Park patrons while at the Park.

It is anticipated that construction will take approximately eight (8) months to complete and will begin after award and execution of the construction contracts.

The Department of Planning has advised your Committee that based on its review, the approval of the Amended Bond Act may be classified as an "Unlisted" action, under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQR"). A Resolution and Full Environmental Assessment Form ("EAF"), prepared by the Department of Planning, are attached to assist your Honorable Board in complying with SEQR. For the reasons set forth in the attached EAF, your Committee believes that this proposed action will not have any significant adverse impact on the environment and accordingly recommends passage of the annexed Resolution.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Amended Bond Act. Your Committee recommends the adoption of the proposed Amended Bond Act.

Dated: _____, 2026
White Plains, New York

Dated: June 29, 2026
White Plains, New York

COMMITTEE ON

/:rncmc.05.29.2026




Arant Nauden

hph

Seung Gilliam John



Arant Nauden
hph

Budget & Appropriations

Infrastructure &
Housing

Dated: June 29, 2026
White Plains, New York

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COMMITTEES ON

Budget & Appropriations

Infrastructure & Housing

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BIT32

☐ **NO FISCAL IMPACT PROJECTED**

SECTION A - CAPITAL BUDGET IMPACT

To be completed by Budget

☒ **GENERAL FUND**

☐ **AIRPORT FUND**

☐ **SPECIAL DISTRICTS FUND**

Source of County Funds (check one):

☒ **CURRENT APPROPRIATIONS**

ADD SCOPE; PREVIOUSLY AUTHORIZED BA 263-2025

☐ **CAPITAL BUDGET AMENDMENT**

SECTION B - BONDING AUTHORIZATIONS

To be completed by Finance

Total Principal: \$ 32,018,183

PPU: 10

Anticipated Interest Rate: 2.96%

Anticipated Annual Cost (Principal and Interest): \$ 3,748,135

Total Debt Service (Annual cost x Term): \$ 37,481,350

Finance Department: Interest rates from June 2, 2026 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To be completed by submitting department and reviewed by Budget

Potential Related Expenses (Annual):

Potential Related Revenues (Annual):

Anticipated savings to County and/or impact of department operations
(describe in detail for current and next four years):

SECTION D - Employment

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: _____

Prepared by: Olivia Kelly

Title: Director of Administrative Services

Department: Information Technology

Date: 06/03/2026

Approved By: *Larry Soule*

Budget Director

Date: _____

Digitally signed by Larry Soule
Date: 2026.06.04
16:37:14 -0400

RESOLUTION

WHEREAS, there is pending before this Honorable Board an amended bond act (the “Amended Bond Act”), which, if adopted, would authorize the County of Westchester (the “County”) to expand the scope of services in connection with BIT32-Radio System Replacement (“BIT32”) to include the construction of structures at the Montrose Station Road site (the “Site”) located in Blue Mountain Reservation as part of the County’s Voice Radio Communications Systems Replacement Project (the ‘Project’); and

WHEREAS, this Honorable Board has determined that the proposed Amended Bond Act would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), the construction of structures at the Site for this Project is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, the County of Westchester is conducting is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations for the environmental review of this project; and

WHEREAS, in accordance with SEQRA and its implementing regulations, a Full Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

WHEREAS, this Honorable Board has carefully considered the proposed action and has reviewed the attached Full Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of

environmental concern, as described in the attached Full Environmental Assessment Form, to determine if this proposed action will have a significant impact on the environment.

NOW, THEREFORE, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

RESOLVED, that based upon the Honorable Board's review of the Full Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the approval of an amended and restate bond act (the "Amended Bond Act"), to amend and restate prior Bond Act No. 263-2025 to expand the scope of services authorized thereunder for BIT32-Radio System Replacement as part of the County's Voice Radio Communications Systems Replacement Project (the "Project") for the construction of structures at the County's Montrose Station Road site located at 110 Montrose Station Road, Cortlandt Manor, New York in a portion of Blue Mountain Reservation; and be it further

RESOLVED, that the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the Full Environmental Assessment Form, which is attached hereto and made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of Part 617 of 6 NYCRR; and be it further

RESOLVED, that the Resolution shall take effect immediately.

TO: Rachel Noe, Associate County Attorney
Department of Law

FROM: David S. Kvinge, AICP, RLA, CFM
Assistant Commissioner



DATE: June 18, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR PROPOSED RADIO
TOWER AT MONTROSE STATION ROAD, TOWN OF CORTLANDT**

Pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR), attached is a revised Full Environmental Assessment Form (EAF) for the proposed construction of a new radio tower facility at Montrose Station Road on County-owned parkland within a portion of Blue Mountain Reservation in the Town of Cortlandt. The project is a component of capital project BIT32 – Radio System Replacement and corresponds to Fact Sheet ID #3229. This document utilizes the current environmental assessment forms recently promulgated by NYSDEC, which went into effect on June 12, 2026, and replaces the one that was previously sent for this project on May 26, 2026.

As mentioned in the original memorandum, this project has been identified as an Unlisted action, which requires an environmental review pursuant to SEQR. This EAF was prepared to assist the County Board of Legislators in complying with SEQR. As permitted by SEQR for Unlisted Actions, no coordinated review was performed.

Please contact me if you require any additional information regarding this document.

DSK/cnm

Att.

cc: Emily Saltzman, Director of Operations
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Marguerite Beirne, Chief Information Officer
Blanca P. Lopez, Commissioner of Planning
Morris Cross, Project Manager, Department of Information Technology
Matt Castro, Chief Planner
Claudia Maxwell, Principal Environmental Planner

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Montrose Station Road Radio Tower		
Project Location (describe and attach a general location map): 110 Montrose Station Road, Cortlandt Manor, Westchester County, NY 10548		
Brief Description of Proposed Action (include purpose or need): The County is in need of upgrading its mission critical radio systems serving the departments of Emergency Services, Public Safety, and Public Works & Transportation. The overall project includes 29 sites, eight of which involve only the installation of equipment within existing structures and may be classified as Type II actions under SEQR and 18 of which involve a combination of one more of the following: installation of antennas, installation of load banks, construction or expansion of equipment shelters, construction or extension of towers. This EAF covers an additional site with a new tower and related facilities at Blue Mountain Reservation, which is needed to replace the originally proposed use of the Montrose VA water tower, which is no longer a viable option. The tower's purpose is to provide public safety infrastructure to provide coverage to areas that are currently not adequately served or are experiencing poor communication. This location was selected because it will provide the best coverage to areas in that region and will help improve 911 emergency communications, which will benefit the staff and users of the County park. The proposed new radio site involves the installation of a new 180-ft self support tower within a 36-ft by 95-ft fenced compound on the southwest side of Blue Mountain Reservation. An equipment shelter, generator, and ice bridge are proposed within the compound. An approximately 130-ft long access road and turnabout is proposed from Montrose Station Road to the compound. Nine antennas and three microwave dishes are proposed on the tower for an overall height of 199 feet.		
Name of Applicant/Sponsor: County of Westchester	Telephone: (914) 995-4400 E-Mail:	
Address: 148 Martine Ave		
City/PO: White Plains	State: NY	Zip Code: 10601
Project Contact (if not same as sponsor; give name and title/role): Paul Ketner, Project Consultant II, Site Design and Construction- Motorola	Telephone: (484) 626-2706 E-Mail: paul.ketner1@motorolasolutions.com	
Address: 123 Tice Blvd. Suite 202		
City/PO: Woodcliff Lake	State: NJ	Zip Code: 07677
Property Owner (if not same as sponsor): Same as sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	County Board of Legislators	June 2025
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSHPO Consultation	SHPO Submission 8/21/25, SHPO concurrence received 9/10/25
h. Federal agencies ☒ Yes ☐ No	FCC (federal license, no funding); USFWS Consultation; FAA Consultation	
i. Coastal Resources. i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☒ Yes ☐ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed?	☐ Yes ☒ No
- If Yes, complete sections C, F and G. - If No, proceed to question C.2 and complete all remaining sections and questions in Part I	
C.2. Adopted land use plans.	
a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☐ Yes ☒ No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)?	☒ Yes ☐ No
If Yes, identify the plan(s): The Town of Cortlandt is a Greenway Compact Community. All of Westchester County is in the Maurice D. Hinchey Hudson River Valley National Heritage Area.	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan?	☒ Yes ☐ No
If Yes, identify the plan(s): Town of Cortlandt 2016 Sustainable Comprehensive Plan	

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☒ Yes ☐ No

If Yes, identify the elements of the plan that are relevant to the action:

The Town's Climate Action Plan (2012) aims to reduce greenhouse gas emissions by improving municipal and residential building energy efficiency and promoting use of solar and green fleets, none of which are particularly applicable to this project.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

PROS - Parks, Recreation and Open Space

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Hendrick-Hudson

b. What police or other public protection forces serve the project site?
Westchester County Department of Public Safety, New York State Police

c. Which fire protection and emergency medical services serve the project site?
Montrose Fire Department; Cortlandt EMS

d. What parks serve the project site?
The site is located within Blue Mountain Reservation, a County park.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Public utility

b. a. Total acreage of the site of the proposed action? ± 0.25 acres
b. Total acreage to be physically disturbed? ± 0.25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ± 1.538 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

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

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

FEAF 2026

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

If Yes:

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☒ No

If Yes:

i. Total anticipated water usage/demand per day: ⁰ _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

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

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

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

• Do existing sewer lines serve the project site? ☐ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

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

If Yes:

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

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

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

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

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

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

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

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Only during construction phase - excavators, cranes, etc.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Combustion engines will be used during construction to power equipment.

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)
A diesel generator will be present permanently within the compound for emergency power.

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

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____ Tons/year (short tons) of carbon monoxide (CO)
- _____ Tons/year (short tons) of oxides of nitrogen (NO_x)
- _____ Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____ Tons/year (short tons) of volatile organic compounds (VOC)
- _____ Tons/year (short tons) of sulfur dioxide (SO₂)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☒ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
29,154 kWh annually

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

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

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

i. During Construction:

- Monday - Friday: 7AM-5PM
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 hours (unmanned)
- Saturday: 24 hours (unmanned)
- Sunday: 24 hours (unmanned)
- Holidays: 24 hours (unmanned)

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:
 Construction activities for this project will involve the use of heavy equipment for drilling, excavation, cutting, and fastening, as well as various hand tools. Work will occur between 7:00 AM and 5:00 PM, Monday through Friday.

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

Describe: _____

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Motion sensor lights are proposed at ground level for ingress/egress. In addition, the tower may be lit with flashing lights if required by the FAA (pending determination).

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

Describe: Trees and vegetation will need to be removed to construct the tower and supporting facility. However, proposed lights are motion activated and will off most of the time, and a significant amount of existing vegetation will remain between the facility and neighboring properties.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s): _____

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?

☐ Yes ☒ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify):

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total) (Utility Infrastructure)	0.00	0.15	+0.15
• Industrial or manufacturing			
• Commercial			
• Residential			
• Forested	0.25	0.10	-0.15
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No
i. If Yes: explain: The project is located within the Blue Mountain Reservation, a County Park, but not in an actively used portion of the park.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify facilities:

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

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

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

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

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If Yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No • Explain: _____													
E.2. Natural Resources On or Near Project Site The site is underlain by the Hornblende norite.													
a. What is the average depth to bedrock on the project site? <u>Less than 5</u> feet													
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? <u>8</u> %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;">Chatfield-Hollis Rock outcrop complex</td> <td style="width: 10%; text-align: center;">100</td> <td style="width: 30%; text-align: center;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: center;"></td> <td style="text-align: center;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: center;"></td> <td style="text-align: center;">%</td> </tr> </table>		Chatfield-Hollis Rock outcrop complex	100	%			%			%			
Chatfield-Hollis Rock outcrop complex	100	%											
		%											
		%											
d. What is the average depth to the water table on the project site? Average: <u>15-30</u> feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☐ Well Drained:</td> <td style="width: 10%; text-align: center;"><u>100</u></td> <td style="width: 50%; text-align: center;">% of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: center;"></td> <td style="text-align: center;">% of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: center;"></td> <td style="text-align: center;">% of site</td> </tr> </table>		☐ Well Drained:	<u>100</u>	% of site	☐ Moderately Well Drained:		% of site	☐ Poorly Drained		% of site			
☐ Well Drained:	<u>100</u>	% of site											
☐ Moderately Well Drained:		% of site											
☐ Poorly Drained		% of site											
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">✓ 0-10%:</td> <td style="width: 10%; text-align: center;"><u>25</u></td> <td style="width: 50%; text-align: center;">% of site</td> </tr> <tr> <td>✓ 10-15%:</td> <td style="text-align: center;"><u>55</u></td> <td style="text-align: center;">% of site</td> </tr> <tr> <td>✓ 15% or greater:</td> <td style="text-align: center;"><u>20</u></td> <td style="text-align: center;">% of site</td> </tr> </table>		✓ 0-10%:	<u>25</u>	% of site	✓ 10-15%:	<u>55</u>	% of site	✓ 15% or greater:	<u>20</u>	% of site			
✓ 0-10%:	<u>25</u>	% of site											
✓ 10-15%:	<u>55</u>	% of site											
✓ 15% or greater:	<u>20</u>	% of site											
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐ Yes ☒ No ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No If Yes to either i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name <u>Petersons Pond</u></td> <td>Classification <u>PUBHh (400 feet southeast)</u></td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name <u>Petersons Pond</u>	Classification <u>PUBHh (400 feet southeast)</u>	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
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• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If Yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____													

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White-tailed deer, groundhog</td> <td style="width: 33%; border-bottom: 1px solid black;">Virginia opossum, Eastern gray squirrel</td> <td style="width: 33%; border-bottom: 1px solid black;">Wood turtle, Common garter snake</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Multiple species of birds (see IPAC list)</td> <td style="border-bottom: 1px solid black;">Red fox, gray fox</td> <td style="border-bottom: 1px solid black;">Gray tree frog, American toad</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Gray treefrog</td> <td style="border-bottom: 1px solid black;">Striped skunk, raccoon</td> <td style="border-bottom: 1px solid black;">Eastern newt</td> </tr> </table>			White-tailed deer, groundhog	Virginia opossum, Eastern gray squirrel	Wood turtle, Common garter snake	Multiple species of birds (see IPAC list)	Red fox, gray fox	Gray tree frog, American toad	Gray treefrog	Striped skunk, raccoon	Eastern newt
White-tailed deer, groundhog	Virginia opossum, Eastern gray squirrel	Wood turtle, Common garter snake									
Multiple species of birds (see IPAC list)	Red fox, gray fox	Gray tree frog, American toad									
Gray treefrog	Striped skunk, raccoon	Eastern newt									
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres											
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____											
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____											
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If Yes, give a brief description of how the proposed action may affect that use: _____											
E.3. Designated Public Resources On or Near Project Site											
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____											
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____											
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____											
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☒ Yes ☐ No If Yes: i. CEA name: <u>County and State Park Lands</u> ii. Basis for designation: <u>Exceptional or unique character</u> iii. Designating agency and date: <u>Agency: Westchester County, Date: 1-31-90</u>											

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NY State Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: Petersons Pond Dam

iii. Brief description of attributes on which listing is based:

Criteria A - Dam was constructed by NY Central Railroad to provide water for its steam engines.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Hudson Highlands Scenic Area of Statewide Significance

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Aesthetic and historic resources

iii. Distance between project and resource: 1.4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☐ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within 1/2 mile of, a disadvantaged community? ☐ Yes ☒ No

If No, could impacts (see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☒ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☐ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources

- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)

☐ Yes ☐ No

Solid Waste Management Facility

☐ Yes ☐ No

Hazardous Waste Management Facility

☐ Yes ☐ No

Air Pollution Control (Title V or Air State Facility)

☐ Yes ☐ No

Water Withdrawal over 20 MGD for Cooling Water

☐ Yes ☐ No

Waste Transporter

☐ Yes ☐ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☒ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☒ No
ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
iii. extreme storms, including high winds? ☐ Yes ☒ No
iv. landslides? ☐ Yes ☒ No
v. coastal erosion? ☐ Yes ☒ No
vi. stormwater flooding? ☐ Yes ☒ No
vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

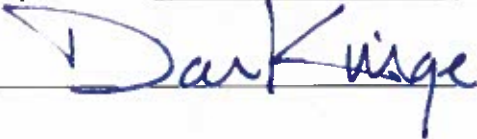
Attach any additional information which may be needed to clarify your project.

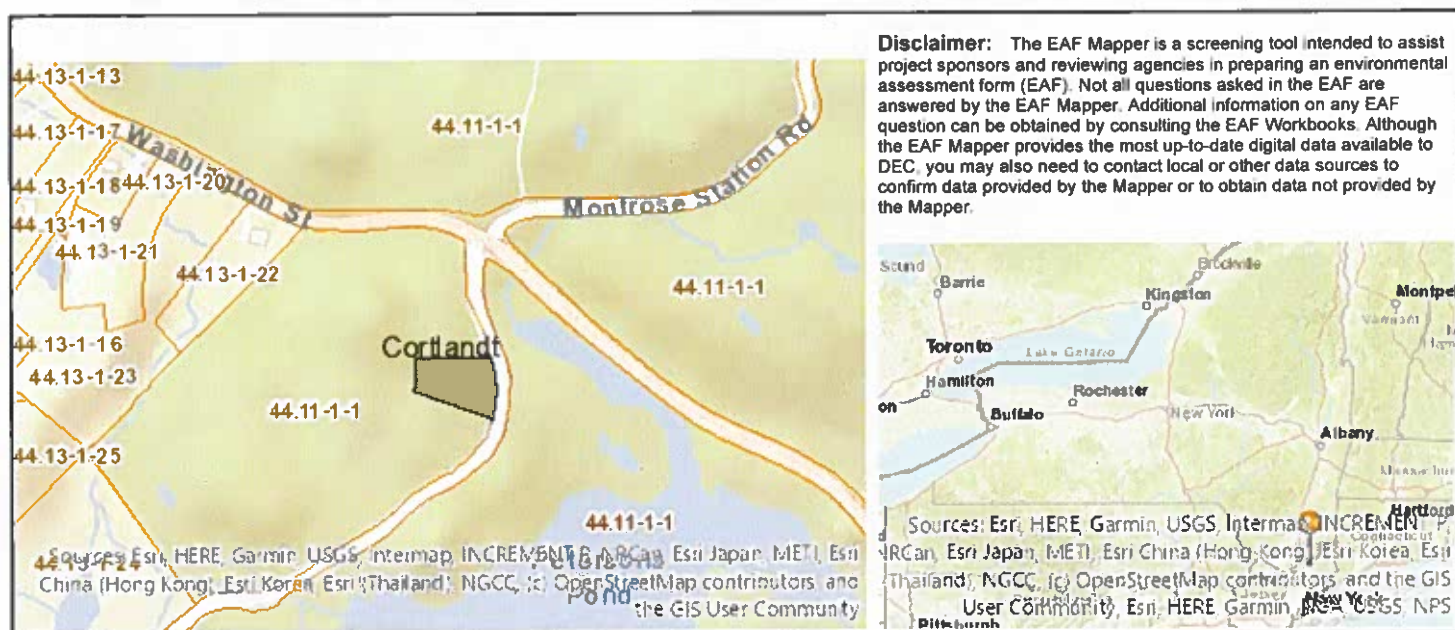
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name County of Westchester Date June 18, 2026

Signature  Title Assistant Commissioner of Planning



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency: Westchester County, Date: 1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No
E.4.a [Disadvantaged Community]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project: **Montrose Station Rd Radio Tower**
 Date: **June 2026**

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☒
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

I. Other impacts:		☐	☐
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4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.
(See Part 1. E.2)

☒ NO

☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☐	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts:		☐	☐
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6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☒ NO

☐ YES

If "Yes", answer questions a - i. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also have the potential to emit one or more regulated air contaminants at or above the following levels: i. More than 100 short tons/year of carbon monoxide (CO) ii. More than 100 short tons/year of oxides of nitrogen (NO _x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5) iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island v. More than 100 short tons/year of sulfur dioxide (SO ₂)	D2g D2g D2g D2g D2g	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO ₂ equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		☐ NO		☒ YES	
		Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.		E2o	☒	☐	
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.		E2o	☒	☐	
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.		E2p	☒	☐	
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.		E2p	☒	☐	

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☒	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☒	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☒	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☒	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☒	☐
j. Other impacts: The project will require the removal of approximately 40 trees with a DBH of 6 inches or more.		☒	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☒
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☒	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☒ ☐	☐ ☒
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☒ ☐	☐ ☒
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☒	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☒	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☐	☐

d. Other impacts:		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property; or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☒	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☒	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☒	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☒	☐
e. Other impacts: The project will occupy approximately 6,800 square feet of parkland.		☒	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☒	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☒	☐
c. Other impacts: Project is located in a County park.		☒	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts:		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO☒ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☒	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☒	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☒	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☒	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts: Top of tower may be lit with flashing lights if required by FAA		☒	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) If "Yes", answer questions a - h. If "No", go to Section 18.			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☒
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☒	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☒	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☒	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☒	☐
f. The proposed action is in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☒	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☒	☐
h. Other:		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3.			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☒	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☒	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☒	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☒	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☒	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☒
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities The proposed project may impact a disadvantaged community. (See Part 1. E.4) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types:	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b, E.1.h, E.1.v, E.4	☐	☐
i. landfill;		☐	☐
ii. other industrial, manufacturing, or mining land uses;		☐	☐
iii. major oil or chemical bulk storage facility;		☐	☐
iv. municipal waste combustor;		☐	☐
v. power generation facility;		☐	☐
vi. risk management plan site;		☐	☐
vii. remediation site; or		☐	☐
viii. scrap metal processor.		☐	☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks.

☒ NO ☐ YES

(See Part 1. E.5)

If "Yes", answer questions a - e. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following:	E5d	☐	☐
i. drought		☐	☐
ii. temperature extremes (hot or cold)		☐	☐
iii. extreme storms, including high winds		☐	☐
iv. landslides		☐	☐
v. coastal erosion		☐	☐
vi. stormwater flooding		☐	☐
vii. other climate or weather hazards? If yes, describe: _____		☐	☐
e. Other impacts:		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached narrative.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Construction plans; Visual assessment

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
County of Westchester, acting by and through its Board of Legislators, as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Montrose Station Road Radio Tower

Name of Lead Agency: County of Westchester

Name of Responsible Officer in Lead Agency: Malika Vanderberg

Title of Responsible Officer: Clerk and Chief Administrative Officer of the Board of Legislators

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

David S. Kvinge

Date: June 18, 2026

For Further Information:

Contact Person: David S. Kvinge, Assistant Commissioner, Department of Planning

Address: 148 Martine Avenue, 4th Floor, White Plains, NY 10601

Telephone Number: 914-995-2089

E-mail: dsk2@WestchesterCountyNY.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



Montrose Station Road Radio Tower EAF Part 3

Project Description

The County is in the process of upgrading its mission critical radio systems serving the departments of Emergency Services, Public Safety, and Public Works & Transportation. These systems, which include the trunked UHF radio system, the F1 and F3 radio systems and the Fire/EMS paging system, are needed by first responders and other government personnel to ensure safety of life and property. System-wide replacement is necessary due to the end of guaranteed parts and repair service for the existing system and the anticipated loss of frequencies in upcoming years. The overall project includes 29 sites, eight of which involve only the installation of equipment within existing structures and may be classified as Type II actions under SEQR and 18 of which involve a combination of one more of the following: installation of antennas, installation of load banks, construction or expansion of equipment shelters, construction or extension of towers. This EAF covers a change to one of the 18 sites—the Montrose VA Hospital—which is no longer an option. In order to provide adequate radio coverage in this section of the county, a new tower is proposed at the southwest corner of the County's Blue Mountain Reservation on Montrose Station Road in the Town of Cortlandt. This will provide vital coverage for public safety at the park.

This project involves utilizing a small portion of Blue Mountain Reservation, a 1,538-acre County-owned park. The site is located on the west side of Montrose Station Road and is also separated from the larger portion of the Reservation by Washington Street. Project activities include clearing, tree removal and grading of an approximately 0.25-acre site that will include a short access drive, a small parking area and a compound area that will be constructed of gravel. The 180-foot tall tower will be constructed within the compound, along with an approximately 290-square-foot equipment shelter, an emergency generator and load bank on an approximately 120-square-foot concrete slab, and an approximately 35-linear foot ice bridge from the equipment shelter to the tower. The tower will be installed on concrete footings or pinned to the existing bedrock. The compound will be secured with an 8-foot high black vinyl-coated fabric, anti-climb, one-inch mesh fencing. Five new dipole antennas and one four-foot diameter dish will be installed on the new tower.

Impact on Land

The new radio facility will be constructed on undeveloped land that is currently forested with several rock outcroppings. The site slopes from an approximate elevation of 200 feet (NAVD 88) down towards Montrose Station Road, which is at an elevation of approximately 175 feet. Land disturbance will be limited to less than a quarter of acre of minor regrading and some rock removal. A small retaining wall will be installed on the northwest corner of the compound to

minimize further grading. The compound, parking area and access drive will occupy less than 7,000 square feet and be constructed of crushed stone, minimizing stormwater runoff. Drilling for the tower footings will be limited to three 5-foot diameter cylindrical concrete footings or else pinned to bedrock.

Potential impacts to land will be adequately mitigated by the installation and maintenance of erosion and sediment controls in accordance with the Erosion and Sediment Control plan prepared in accordance with the *New York Standards and Specifications for Erosion and Sediment Control*, which includes stabilized construction entrance, silt fencing, stone check dams and filter sock at the road pavement edge. The disturbed land area immediately surrounding the development will be reseeded with a native woodland seed mix.

Impact on Plants and Animals

The project site consists of northern hardwood forest common to the region and does not contain any significant natural community. The project will require the removal of approximately forty trees with a diameter at breast height (DBH) of 6 inches or more, only a handful of which are greater than 24 inches DBH. The removal of 40 trees on a quarter-acre site will not have a significant impact given the large size of the reservation, which exceeds 1,500 acres of mostly forested land. Nevertheless, tree mitigation will be provided at a 2:1 replacement ratio. The planting plan will include only native species, some of which will be located onsite to provide screening of the facility from the road, to the extent possible. The remaining tree replacements will be incorporated at other/active areas of the Reservation or at other county parks in the north and northwest parts of the County, near Blue Mountain.

While no endangered species have been identified on the premises, there is the potential for roosting bats that may include the endangered Indiana Bat and Northern Long-eared Bat. As such, tree removals will follow established guidance and protocols to prevent potential impacts by limiting tree removals to be undertaken during the months of November through March.

As previously indicated, disturbed areas beyond the finished development will be stabilized and revegetated with a native woodland seed mix following construction.

Impact on Aesthetic Resources

The Reservation surrounds the site to the north, east and south. The tower will be located in a relatively lower elevation of the reservation, which rises to an elevation of over 500 feet above sea level at its peak. This portion of the Reservation has no existing or planned active recreation uses or trails. Some single-family residences are located on the westerly side, with the closest residence at approximately 500 feet to the northwest. As the site is surrounded by forest, the base of the facility will not be visible from anywhere except at the entrance off Montrose Station Road.

At 180 feet in height, the top of the tower will clear the tree canopy and be visible from surrounding areas. Visual assessments, including photo simulations, were conducted at various locations. The top of the tower will be visible from public streets in only a few locations within one mile of the site. The tower will also be visible from locations of a half mile or more away, although all of these impacts will be negligible as most of the area is heavily forested.

Nearby scenic resources include the Hudson River to the west and Blue Mountain Reservation to the north and east. The Hudson River is close to one and a half miles or more from the site, and from such distance the tower will be minimally visible amid the landscape behind the highly developed areas of the Village of Buchanan. Similarly, view of the tower from various points within Blue Mountain Reservation, will be largely obstructed by existing trees and other vegetation and where visible, will decrease in impact as the distance increases.

Impact on Historic and Archeological Resources

The project is over 400 feet from Petersons Pond Dam and will not have any impact on this resource.

An environmental consultant conducted an assessment in connection with Section 106 of the National Historic Preservation Act. A report of findings with a finding of *No Historic Properties* for both Direct and Indirect/Visual Effects on historic properties within the Area of Potential Effects (APE) was submitted to the New York State Historic Preservation Office (SHPO). On September 10, 2025, SHPO concurred with this finding. Based on the results of the assessment and SHPO concurrence, no further evaluation was determined to be warranted. However, it was noted that if archeological items (including Native American artifacts), human remains, and/or funerary objects are uncovered during construction, work should cease immediately and coordination with SHPO and appropriate tribes be undertaken.

Impact on Open Space and Recreation/Critical Environmental Areas

The project will be located on County parkland. All County and State park lands were designated by the County as Critical Environmental Areas for the variety of benefits they provide, including recreational, educational, social, cultural and ecological benefits. The project will have minimal impact due to its small area of impact within a very large park. Additionally, this area of the park, comprising approximately 14 acres, is separated from the other portions of the park by two roads and there are no trails or park amenities on this parcel. The tower will assist with public safety at the park by providing much needed better wireless coverage. The County has radio towers in other parks, including Mountain Lakes Park in North Salem and Dunwoodie Golf Course in Yonkers.

Impact on Energy/Noise, Odor and Light

Noise impacts will be limited primarily to construction, as the installation of the facility will require heavy equipment, such as excavators and large cranes and combustion engines to power the equipment. Construction is anticipated to take only approximately four months to complete. Construction will occur during typical daytime hours. The project will comply with the local ordinances concerning construction hours and noise levels. The nearest residence is approximately 500 feet away and will be buffered by the existing forest. There will be no noise or odors following completion of construction, other than the use of an emergency generator only when the power supply is interrupted.

Ground lighting will be controlled by motion sensors to limit light impacts. Visits to the facility will be minimal (typically monthly and during daylight hours).

Lighting of the tower will only be as required by the Federal Aviation Administration for aviation safety. There will be no other impacts with respect to light.

At an annual usage of less than 30,000 kWh, the amount of energy required for operating the facility will not be significant nor will it contribute significantly to greenhouse gas emissions.

Consistency with Community Plans/Community Character

The project site is located within passive parkland, adjacent to vacant and low-density residential areas and is not within a Disadvantaged Community area. While the installation of a radio tower is not consistent with the natural landscape, it will have a minimal impact on its surroundings. Radio tower facilities are fairly isolated, quiet facilities with a small footprint. It does not generate appreciable traffic, place excess demands on utilities or services from the community, nor alter municipal land use plans or zoning.