
CONSTRUCTION IMPACTS REPORT

**Ridge 29
Town of Pound Ridge
Block 9320, Lot 28
Westchester County, New York**

Prepared For:

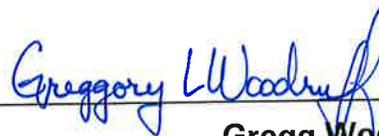
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1.0 INTRODUCTION

The purpose of this report is to determine the construction impacts associated with air quality, noise, and soil and sediment conditions resulting from the proposed Ridge 29 residential project (Project) on and within the vicinity of the project site. The Project consists of 43 single-family attached dwellings in a neighborhood residential development. The site is currently identified as Block 9230, Lot 28 (086.15-1-24) and is 29.1 acres. The following report assesses the existing conditions and potential impacts for a range of factors related to construction including, ambient air, soil and sediment, and ambient noise.

2.0 PROPOSED PROJECT

The Project is located at the end of the Pine Drive cul-de-sac, which is off of Westchester Avenue, in the southern portion of Pound Ridge. The Project consists of 43 single-family attached dwellings in a neighborhood residential development. The Project also includes a common summer house, several common open space greens and associated site improvements including streets, landscaping, bioretention swales, and a septic filtration system that will service all homes in the community.

The site is predominately within the One-acre Residential (R-1A) District with a small portion of the site near Pine Drive located in the Two-acre Residential (R-2A) District. The R-1A and R-2A Districts in the Town of Pound Ridge permit multi-family residential developments by special permit approval. The proposed residential development is consistent with the bulk requirements of the zoning ordinance for the Town of Pound Ridge.

3.0 AMBIENT AIR

3.1 Existing Conditions

Based on the National Ambient Air Quality Standards (NAAQS) and New York State air pollution regulations, several types of air pollutants are monitored and controlled within each region. These pollutants are typically ozone, sulfur dioxide, carbon monoxide, particulate matter (PM_{2.5} and PM₁₀), and lead. The property is located in the New York

State Improvement Plan Region 3, which includes Westchester County and the Town of Pound Ridge.

As per the Environmental Protection Agency, Westchester County is within a nonattainment area for 1-hour ozone (1979), 8-hour ozone (1997), and 8-hour ozone (2008). In 2002, Westchester County was downgraded from a nonattainment area to a maintenance area for carbon monoxide (1997). In 2014, Westchester County was reclassified as a maintenance area for PM_{2.5} (2006).

3.2 Potential Impacts

Construction of the Project will produce minimal temporary air emissions that will not significantly affect air quality in the vicinity of the project site. The construction phase involves the emissions from construction vehicles, such as bulldozers, excavators, pavers and other heavy equipment vehicles, and fixed construction equipment including various types of generators. Additional temporary and minor emissions and air pollutants will be generated by construction workers traveling to and from the project site.

3.3 Mitigation Measures

To limit the amount of SO₂, PM, NO_x, and CO emitted into the atmosphere during construction, all construction equipment utilizing combustible engines will be equipped with standard and required emission control devices.

Dust levels in the ambient air on and surrounding the project site will be controlled through standard soil erosion and sediment control measures, as discussed in more detail in Section 4.0.

4.0 SOIL AND SEDIMENT

4.1 Existing Conditions

The majority of the project site is currently comprised of upland forest which generally slopes to the east toward an Unnamed Tributary to Laurel Reservoir. The project site ranges in elevation from approximately 500 feet (Mean Sea Level) in the northwestern portion of the project site to approximately 350 feet along the eastern site boundary

(Drawing GI-101). Existing slopes throughout the project site have been evaluated to determine the location of regulated, restricted and prohibited slopes on the project site (Drawing GI-102).

All of the land is currently undeveloped and occupied by natural vegetation as identified in a Biodiversity Impact Report prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C (Langan) on 6 January 2014. The existing natural vegetation provides adequate stability to prevent soil erosion and the release of sediments to nearby water sources including the unnamed tributary to Laurel Reservoir and an Unnamed Tributary to Laurel Pond.

4.2 Potential Impacts

The Project involves the movement of soil on portions of the project site. The proposed grading is needed to create an area suitable for the Project (Drawing CG-401). Throughout construction, stockpiles of soil have the potential to erode onto adjacent properties and nearby water sources if not properly handled and stabilized. Certain construction activities coupled with dry and windy days can also result in potential dust generation. Construction entrances are often the areas where construction vehicles carry sediment onto local streets.

4.3 Mitigation Measures

To mitigate this potential soil erosion and dust generation, construction activities and working areas will be maintained to minimize the erosion of soil as well as the generation and dispersion of dust.

Temporary and permanent soil erosion and sediment control measures have been designed and located to minimize the amount of sediment carried by stormwater runoff to adjacent surface waters or to on-site drainage structures (Drawings CE-101 and 501). As identified in the Stormwater Pollution Prevention Plan (SWPPP), prepared by Langan, the soil erosion and sediment control design has been completed in accordance with the "New York State Standards and Specifications for Erosion and Sediment Control," August 2005. The following summarizes the planned erosion and sediment control

practices for the project including silt fencing, inlet protection, vegetative measures, construction entrance stabilization, temporary stockpile, and dust control.

Silt Fence

A 20-inch high silt fence shall be placed along the down gradient edge of the site in conjunction with securely anchored hay bales placed in front of the fencing, as shown on the plans. The purpose of the silt fencing is to reduce the runoff velocity and encourage deposition of any sediment before it leaves the site. The filter cloth shall be embedded securely in the ground as per the standard detail. Silt fencing shall be inspected regularly for fabric integrity, embedded depth and sediment accumulation. Additional silt fence shall encircle temporary stockpile areas and be placed in other locations throughout the site as needed as construction progresses to prevent sediment laden water from leaving the site.

Inlet Protection

All new catch basins and area drains within the limit of disturbance or in the vicinity of construction activities shall have fabric inlet protection installed to prevent sediment-laden runoff from entering the storm drain system. The fabric will be securely fastened on a frame and staked and embedded into the ground. The filter fabric inlet protection shall be inspected regularly for fabric integrity, embedded depth and sediment accumulation.

Temporary Sediment Basins

Temporary sediment basins intercept sediment laden runoff and trap and retain the sediment in order to reduce the total suspended solids leaving the project site. See the soil erosion and sediment control plan for the anticipated temporary sediment basin locations.

The temporary sediment basins are anticipated to be located in the same general areas as the proposed water quality treatment locations. The basins will be sized to provide 3,600 cf of storage per acre based on the disturbed area tributary to them in accordance with the NYSSESC requirements. As the tributary areas and need for and location of sediment basins will vary over the course of construction the basins will need to be updated by the contractor as needed. The discharge from the temporary sediment

basins will be through a temporary outlet consisting of filter-fabric wrapped perforated piping which will allow flow to be slowly discharged out of the sediment basins. Rip rap and levels spreaders will be added as needed to ensure the discharge leaves the site in a controlled non-erosive manner.

Temporary Swales

Temporary swales (with check dams where required by slope) will be provided to route runoff from the disturbed areas to the basins. The swales will be constructed in accordance with NYSSESC requirements.

Vegetative Measures

Any disturbed area where the earthwork is completed and not subject to construction traffic, should not be left exposed more than 14 days and shall immediately receive a temporary seeding in accordance with the "New York State Standards and Specifications for Erosion and Sediment Control", August 2005. Disturbed areas that are within wetlands or area adjacent to the wetland areas should use the seeding mix specified for wetland areas. Mulch may be used if the season prevents the establishment of a temporary cover. Permanent stabilization shall be performed as soon as possible after completion of grading.

Site Disturbance

Due to the size of the Project, disturbance of more than five acres will likely be unavoidable during the course of construction. Effort must be made to minimize the amount of disturbed soil at any given time. Disturbances of greater than five acres require written approval from NYSDEC prior to initiation. When more than five acres is disturbed at any one time during the course of construction, two inspections are required every seven calendar days and the inspections must be separated by at least two full calendar days.

Construction Entrance

A stabilized pad of aggregate underlain with filter fabric will be located at the site entrance to reduce or eliminate the tracking of sediment onto public streets. The pad thickness shall be constantly maintained to the specified dimensions by adding rock. At

the end of each construction day, all sediment deposited on public streets will be removed and returned to the site.

Temporary Stockpile

All temporary stockpiles shall be within the work area and encircled with a silt fence to prevent the spread of sediment from the stockpile to the rest of the site outside of the work area. To the extent practicable, stockpiles shall be located at least 50 feet from the site property line boundaries. Any temporary stockpile inactive for more than 14 days shall be stabilized or covered.

Dust Control

Generation of dust shall be minimized by limiting the extent of exposed soils and re-establishing vegetative cover in these areas as soon as possible. Additional temporary methods to minimize dust may include wetting, mulching, spray adhesives, stone covering, and wind barriers. The Contractor shall maintain all stockpiles; haul roads, access roads, and equipment storage areas as necessary to keep the work area free from dust which would cause a hazard or nuisance.

Waste Disposal

Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into the storm sewers any solvents, paints, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, anti-freeze, cement curing compounds, or other toxic or hazardous wastes. Wash out of cement trucks should occur in a designated diked area where the washings can be collected and disposed of properly when they harden. Contractor shall be responsible for disposal of all waste off site.

5.0 AMBIENT NOISE

5.1 Existing Conditions

The property is located in the Scotts Corner neighborhood of Pound Ridge, which is predominately residential in nature. Along Westchester Ave near the intersection of Lower Trinity Pass, there are several commercial land uses including the Scott's Corner Market, and other retail stores and restaurants.

Within the immediate area of the property are several single family homes on large lots. Each home is buffered from the property by wooded areas.

A site-specific noise study was not completed at the project site. Currently, there are no significant noise producers on the property. However, sources of noise in the surrounding vicinity include vehicular traffic and mechanical building equipment including heating and cooling (HVAC) systems. Existing noise conditions on the project site are typical of a suburban Westchester County, New York state setting.

5.2 Potential Impacts

The main sources of noise during construction will include fixed equipment or process operations, mobile equipment or process operations and transport movements of products, raw material or waste. As per the New York State DEC's Assessing and Mitigating Noise Impacts program policy, the main types of noise impacts are sound pressure level, frequency, duration, and pure tones. Noise related to construction vehicles is potentially the largest noise producer during construction.

5.3 Mitigation Measures

The applicant will abide by all Town regulations related to noise as identified in Section 75 of the Town Code. No equipment, machinery, tool or other device used in construction, building, grading, blasting, excavation or tree removal that makes a noise or sound which is audible beyond the property line on which it is located will be used during the hours of 6:00 pm to 8:00 am, Monday through Saturday, from 6:00 pm on Sunday until 8:00 am on Monday, and on all holidays.

6.0 CONCLUSION

The Project will not result in any unusual or unacceptable impacts related to construction. As identified in this report, all potential construction-related impacts will be mitigated through appropriate constructions mitigation measures.

DRAWINGS
(Bound Separately)

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