

### **III.B Wetlands**

#### **I. Former Project**

There are no FEMA floodplains or NYSDEC-mapped streams with classification on the site (Figure 3.B-1), nor NWI or NYSDEC wetlands (Figure 3.B-2).

A small herbaceous wetland was delineated on-site on September 14, 2015. This wetland was 0.277 acres in size, of which most, 0.273 acres, was located within the Village of Ossining. A smaller amount, 0.004 acres, was located within the Town of Ossining.

This wetland will not be disturbed as a result of the Former Project. No disturbance (clearing/regrading) was proposed within the 100 foot buffer and it was expected to remain maintained lawn with some woody patches.

The Former Project included a stormwater management plan that would treat all runoff from the Former Project, and stormwater basins that would manage the additional runoff from impervious surfaces. Due to the variety of hydrologic sources both on- and off-site, site development was not expected to adversely impact the existing wetland, or the hydrologic levels. In this way, water quality impacts to the on-site wetland would be avoided. It was the Applicant's conclusion that the Former Project would not adversely impact wetlands within the Project Site during construction and operation.

Habitat impacts of the Former Project are depicted in Table III.B-1.

**Table III.B-1  
Habitat Impacts  
Former Project**

| <b>Habitat Type</b>                               | <b>Existing (Acres)</b> | <b>Proposed Disturbance (Acres)</b> | <b>Post-Construction Habitats (Acres)</b> |
|---------------------------------------------------|-------------------------|-------------------------------------|-------------------------------------------|
| Maintained lawn with trees                        | 4.43                    | 3.98                                | 4.51                                      |
| Oak-Maple woods                                   | 2.04                    | 0.74                                | 1.35                                      |
| Periodically mowed field                          | 3.71                    | 1.67                                | 3.37                                      |
| Wetland                                           | 0.28                    | 0                                   | 0.28                                      |
| Early successional woods                          | 1.74                    | 1.74                                | 4.4                                       |
| Impervious surface                                | 2.38                    | 2.28                                | 2.26                                      |
| Building footprint                                | 0.59                    | 0.59                                | 1.66                                      |
| Total                                             | 17.89                   | 11.00                               | 17.89                                     |
| <b>Note:</b> Numbers may not add due to rounding. |                         |                                     |                                           |
| <b>Source:</b> AKRF GIS Data Analysis             |                         |                                     |                                           |

## 2. Proposed Project

### i. Describe potential new disturbance to wetlands, wetlands buffers

The wetland and wetland buffer are regulated by both the Town of Ossining and the Village of Ossining's Wetland Codes.

There are no New York State Department of Environmental Conservation (NYSDEC) regulated wetlands on or within the proximity of the Project Site.  
There are no watercourses or watercourse buffers on the Site.

To confirm the presence and extent of on-site wetlands, site inspections were conducted on September 14, 2015, April 21, 2017, and recently on June 11, 2021. The inspections confirmed one small herbaceous wetland of approximately 0.146 acres in size in the northeastern portion of the Project Site (see Figure 3.B-3). The wetland is located entirely within the Village of Ossining. The wetland buffer in the Town portion of the site is 0.496 acres in size. The inspections also confirmed that there was no vernal pool habitat on the site. The wetland functional assessment found that the wetland primarily serves to modify

groundwater discharge and water quality.

The Proposed Project will not disturb ~~not encroach into~~ the wetland, or the wetland 100 foot buffer area, and will have no impact on watercourses because there are no watercourses or 50-foot watercourse buffers on the Site. regulated by both the Town of Ossining and the Village of Ossining's Wetland Codes. There are no New York State Department of Environmental Conservation (NYSDEC) regulated wetlands on or within the proximity of the Project Site.

~~The Proposed Project will avoid disturbance to the wetland and wetland buffer, as well as watercourses and Town and Village 50-foot watercourse regulated buffers, which is the same as the Former Project.~~ Due to the variety of hydrologic sources on and off site and based on the detailed analysis contained in Chapter III.B, "Wetlands," the Preliminary SWPPP (SDEIS Appendix Volume 2). it is the Applicant's conclusion that the Proposed Project ~~is not expected to~~ would not adversely impact the existing wetland, wetland buffer, or the hydrologic levels.

## ii. Compliance of the Proposed Project with Town and Village Codes

Because the Proposed Project will not impact wetlands or wetland buffers, it does not fall under the purview of ~~any regulatory~~ the Town of Ossining nor the Village of Ossining's Wetland Codes. code.

## iii. Analysis of Impacts to Vegetative Cover

A total of 14.2 acres will be disturbed by the Proposed Project, which will impact the vegetative coverage of the ~~existing vegetation~~ Site. As shown in Table III.B-2, some of this disturbance will occur in areas occupied by existing buildings, drives and maintained lawn, not impacting vegetative cover. In addition, T ~~there~~ will be no impacts to the vegetative cover associated with the wetland or wetland buffer because no disturbance is proposed to these areas.

**Table III.B-2**  
**Impacts to Vegetative Cover** **Impacts**  
**Types**  
**Proposed Project**

| <b>Vegetative Cover Type</b>                                                                    | <b><u>Existing Vegetative Cover Types</u><br/>(Acres)</b> | <b><u>Proposed Disturbance to Vegetative Cover Types</u><br/>(Acres)</b> | <b><u>Post-Construction Vegetative Cover Types</u><br/>(Acres)</b> | <b><u>Former Project Proposed Vegetative Cover Types</u><br/><u>Disturbance</u><br/>(Acres)</b> |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Maintained lawn with trees                                                                      | 4.41                                                      | 4.20                                                                     | 8.40                                                               | 3.98                                                                                            |
| Oak-Maple woods                                                                                 | 2.04                                                      | 1.38                                                                     | 0.66                                                               | 0.74                                                                                            |
| Periodically mowed field                                                                        | 3.82                                                      | 2.88                                                                     | 0.94                                                               | 1.67                                                                                            |
| Wetland                                                                                         | 0.15                                                      | 0                                                                        | 0.15                                                               | 0                                                                                               |
| Early successional woods                                                                        | 4.49                                                      | 2.82                                                                     | 1.67                                                               | 1.74                                                                                            |
| Impervious surface                                                                              | 2.42                                                      | 2.33                                                                     | 2.92                                                               | 2.28                                                                                            |
| Building footprint                                                                              | 0.56                                                      | 0.56                                                                     | 3.15                                                               | 0.59                                                                                            |
| <b>Total</b>                                                                                    | <b>17.89</b>                                              | <b>14.6</b>                                                              | <b>17.89</b>                                                       | <b>11.00</b>                                                                                    |
| <b>Note:</b> Numbers may not add due to rounding.<br><b>Source:</b> AKRF GIS Data Analysis; JMC |                                                           |                                                                          |                                                                    |                                                                                                 |

The Proposed Project will result in a net increase in impervious surface of approximately 0.5 acres. Existing impervious surfaces (buildings/pavement) on the 17.89 acre site will be removed. In this way, a significant portion of the wooded periphery of the site to the north and east will remain undisturbed as well as a portion of the wooded steep slopes on the western-central portion of the site. In addition, no trees will be removed within the 100-foot buffer zone of the onsite wetlands. Some of the currently disturbed areas will be converted to green buffers that help protect adjacent neighboring homes, particularly with homes on Grandview which currently have dilapidated Stony Lodge buildings on their property line and will now have a green buffer. The Proposed Project will create and preserve approximately 11.8 acres (or 66% of the entire Project Site) of vegetative cover, providing visual and natural resources benefits.

The Former Project had less site disturbance and thus fewer impacts on habitat types than the Proposed Project. The Former Project contained one proposed building, and hence was more compact in nature than the Proposed Project with

its attached dwelling units in 19 multifamily buildings, resulting in the Proposed Project having the greater site disturbance.

### **3. Mitigation**

No mitigation is proposed because no disturbance to wetlands or wetland buffers is proposed, and 66% of the entire Project Site will retain vegetative cover.

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