

State Environmental Quality Review
AMENDED NEGATIVE DECLARATION
Notice of Determination of Non-significance

Project Number: Calendar No. Site Plan 3-09

Date: April 15, 2014

This Amended Negative Declaration is issued pursuant to Part 617.7(e) of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Mount Vernon Department of Recreation, located at City Hall, Roosevelt Square, Mount Vernon, NY 10550, remains Lead Agency.

This amendment is made to the Negative Declaration originally issued April 27, 2010. This amended determination is made as the scale of the project has been substantially reduced. The amended determination maintains the historical significance of Memorial Field, and preserves the nature and character of the field and surrounding area. Said lead agency has determined that the proposed amended action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

TITLE OF ACTION: Memorial Field Redevelopment Project
LEAD AGENCY: Mount Vernon Department of Recreation
SEQR STATUS: Type I
LOCATION OF ACTION: Section: 169.34/Block(s): 4072, 4074/Lot(s): 14, 17

The project has been amended and reduced in scale after a Structural Condition Report of the Grandstand Building was prepared by Jack C. Healy, P.E. of Ryan-Biggs Associates P.C. dated October 9, 2013. It is annexed herewith as Exhibit A.

Grandstands: The existing cast-in-place grandstands will be removed and replaced. The first bay of steel framing closest to the field will be removed. New cast-in-place foundations and slabs on grade will be installed. New concrete will be designed to resist code required lateral loads for the existing structure to remain. The steel girders and columns will be cleaned and coated with anti-corrosion coating. Reinforcements will be installed at all steel deteriorations and beam to column connections. The bottom of steel columns, if corroded, will be replaced with concrete piers. The north and east walls will be removed and rebuilt. The south wall above the grandstand seating level will be rebuilt. On the west wall, previously repaired bricks and spalled/cracked bricks will be removed and replaced. Cracks in the mortar will be repaired with stitch rods. All beam pockets will be prepared for new bearing of structure. All mortar joints will be repointed and the graffiti will be cleaned from the brick surface. The steel roof framing will be cleaned and coated with anti-corrosive coating. Additional lateral bracing will be placed and wood framed deck replaced. The roof framing will be removed to allow uninhibited crane access to the grandstand seating structure. The steel structure may be reinstalled or new steel

structure can be used. All terra cotta non-bearing walls at the interior will be removed and replaced. All localized deterioration of the west interior brick wall will be repaired including repointing, crack repair, cleaning and rebuilding deteriorated portions.

The controlled demolition continues and removal of any and all potentially hazardous building materials that may be present has occurred and will continue to occur until completed in an environmentally safe and professionally certified manner within the existing grandstand structure. All potential hazardous constituents (i.e. lead, asbestos, PCB's, etc.) contained within the construction materials used at the time to construct the stadium (circa 1930) have been or will be removed as provided for in the original Notice. None of this activity will have a significant environmental impact. There will be no change to drainage, traffic or parking based on these changes. All work will be done by licensed and certified professionals.

Other Areas:

Area of Development	Previous Plan	Current Plan
1. Field Area	Installation of synthetic turf to accommodate soccer, football, field hockey, etc.	Installation of synthetic turf to accommodate soccer, football, field hockey, etc.
2. Track Area	Installation of eight-lane all weather rubberized running track, 400m	Installation of six-lane all weather rubberized running track, 400m
3. Tennis Area	Removal of three (3) existing tennis courts to use for mechanical and storage. Retain & Refurbish three (3) existing tennis courts No work at Tennis Facility building	Retain all six (6) existing tennis courts, and then refurbish and upgrade courts to U.S.T.A. official standards and spacing. Renovate existing Tennis facility building and construct new addition for additional "Viewing Space", multi-purpose, and indoor training / exercise area.
4. Stadium	Removal of historic landmark grandstands Replace grandstands with metal bleachers	Retain historic landmark style of grandstands but remove, replace and refurbish to accommodate seating with concession, toilets, dining, storage and accompanying areas below. Up-grades to allow for improved handicap accessibility and adaptability in conformance with current (ADA) codes.
5. Handball Court Area	Removal of existing handball courts No further development	Utilize the area already to install three (3) new tennis courts for practice/ instructional and youth tennis, and adjacent seating area with tables.
6. Accessory Field Area	No development planned	Refurbish accessory field area for leisure play, practice and community use. Develop passive seating area adjacent to Skateboard Park
7. Skateboard Park	No development planned	Installation of a state-of-art Skateboard Park

8. Amenities	Installation of ticket booth, concession stand, entry plaza, visitors bleachers, press box.	Installation of ticket booth, concession stand, entry plaza with historical monument area, visitors bleachers, press/recording facility, outside seating pavilion, elevator, and exterior landscaping
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None of these other areas will have a significant impact on the environment. The field area will remain a synthetic turf. The track has also been reduced in scale to a six-lane track as opposed to an eight lane track. The tennis courts will be refurbished and upgraded to USTA official standards and a multipurpose indoor training and exercise area will be constructed. An accessory field will be refurbished for leisure play and activity. A skateboard park will also be constructed. The amendment consisting of changes to the grandstand area, tennis courts, and accessory field area is part of the ongoing renovation of Memorial Field Stadium and redevelopment. The synthetic turf multi-sport athletic field, all-weather track are not being substantially changed. The intended use of the park will remain the same and the new facility will provide cleaner and safer grounds for community recreation. Aesthetically, this plan has less of an impact than the original plan. There will be no significant impact on traffic or parking as a result of the amended development as it is on a smaller scale in comparison with the original plan. The addition of tennis courts to the Memorial Field Project and a skateboard park within the stadium will not significantly impact drainage, traffic, parking or any other environmental factor.

All potential hazardous constituents (i.e. lead, asbestos, PCB's, etc.) contained within the construction materials used at the time to construct the stadium (circa 1930) have been or will be removed.

The proposed project has included and/or may include some tree clearing in the northeast corner and adjacent to Sandford Blvd.; however, the majority of the site was cleared to build the existing stadium and support facilities. An appropriate amount of landscaping will be planted to replace any clearing (as required), stabilize the site and create the required buffers and screenings from surrounding properties.

The project will provide significant stormwater improvements consistent with NYS DEC's Redevelopment guidelines, as the current facility did not meet current environmental standards. The stormwater improvements will come from the collection, treatment and discharge of stormwater runoff in an appropriate manner.

These are modern day facilities which support the leisure and recreation use and goals of all Westchester County residents.

As the original Notice declared, the redeveloped Memorial Field Stadium will be operated and maintained by the City of Mount Vernon but available to all Westchester County residents for use.

The subject property is designated on the tax map of the City of Mount Vernon as Map Section 169.34, Block 4072, Lot 14 and: Map Section 169.34, Block 4074, Lot 17. The Proposed Action is classified under the New York State Environmental Quality Review Act ("SEQRA") as a "Type 1" action.

SEQR DETERMINATION: Negative Declaration

BACKGROUND:

SEQR Classification - The proposed action is classified as Type 1, pursuant to Section 617.4(b) pursuant to 6 NYCRR Part 617.

Lead Agency - The Mount Vernon Department of Recreation continues to serve as the lead agency pursuant to Section 617.6.

In accordance with Section 617.6(b)(3), the City sent a lead agency notice on December 18, 2009 to all other involved and interested agencies indicating that the Mount Vernon Department of Recreation intended to serve as lead agency for the environmental review of the project pursuant to SEQRA. No objections were received.

Project Purpose Need - The project is to provide active and passive recreation opportunities for the residents of all of Westchester County. The project site is in poor condition and underutilized in its current state. The intended use of the park will remain the same and it is anticipated that the new facility will provide cleaner and safer grounds for community recreation as well as restore the sites regional cultural presence and significance.

REASONS SUPPORTING THIS DETERMINATION:

The amended project is smaller in scale and seeks to preserve the historic significance of Memorial Field and involves the redevelopment of the site to restore historical levels of use, recreation, and attendance. The proposed project will not have a significant adverse impact on the environment. As described in Part 3 of the original Environmental Assessment Form, the added improvements will have small to moderate impact while enhancing/restoring the recreational and cultural resources of the project site and surrounding community.

DETERMINATION Based on the information in the attached Environmental Assessment Form and the criteria contained in Section 617.7 of 6NYCRR Part 617, the Mount Vernon Department of Recreation has determined that the proposed amended project will not have a significant impact on the environment.

CONTACT PERSON: Darren M. Morton Commissioner of Recreation
One Roosevelt Square
Mount Vernon, NY 10550
(914) 665-2427

Enclosures: Structural Condition Report
Full Environmental Assessment Form

Darren M. Morton, Commissioner
Department of Recreation

Date

cc:

State:

Environmental Notice Bulletin
New York State Department of Environmental Conservation.
4th Floor, 625 Broadway
Albany NY 12233-1750

New York State Department of Transportation
SEQR Unit
Traffic Engineering & Safety Division
4 Burnett Boulevard
Poughkeepsie, NY 12603

New York State Department of Environmental Conservation
Joe Martens, Commissioner
625 Broadway
Albany, NY 12233

New York State Department of Environmental Conservation, Region # 3
21 South Putt Corners Road
New Paltz, NY 12561
Thomas Rudolph - Acting Director
New York State Office of Parks, Recreation, and Historic Preservation
Attn: Rose Harvey, Commissioner, Historic Sites Restoration Coordinator
Mark Peckham, Acting Director

Historic Preservation Field Services Bureau
Peebles Island
P.O. Box 189
Waterford, NY 12188

New York State Office of Parks, Recreation, and Historic Preservation
ATTN : Ron Radar
Taconic Regional Office PO
Box 308
75 Mills Mansion Drive
Staatsburg, NY 12580

County:

Westchester County Department of Planning
148 Martine Avenue, 4th Floor Michaelian Office Building
White Plains, NY. 10601
Attn: Lucas Herbert, Chief Planner

Westchester County Board of Legislators
148 Martine Avenue,
Michaelian Office Building
White Plains, NY 10601
Attn: Legislator Ken Jenkins. Board Chairman
Legislator Lyndon Williams, Esq. District 13

Westchester County Department of Health
145 Huguenot Street
New Rochelle, New York 10801

Westchester County Department of Parks, Recreation and Conservation
450 Saw Mill River Rd.
Ardsley, NY 10502
Attention: Kathy O'Connor

Westchester County Planning Board
148 Martine Avenue
White Plains, NY 10601

City:

Office of the Mayor
City of Mount Vernon - City Council
Curtis Woods, Commissioner, Department of Public Works
Hina Sherwani, Esq., First Assistant Corporation Counsel
Anthony Bove, Commissioner, Board of Water Supply
Noah Lighty, Commissioner, Mount Vernon Fire Department
Terrance Raynor, Commissioner of Department, Mount Vernon Dept. of Public Safety
Mark Warren, Commissioner, Department of Buildings
City of Mount Vernon Industrial Development Agency

Other:

Village of Pelham
195 Sparks Avenue
Pelham, NY 10803
Attention: Village Administrator

Village of Pelham Manor 4
Penfield Place
Pelham Manor, NY 10803
Attention: Village Manager

Consolidated Edison
Cooper Station
P.O. Box 138
New York, NY 10276-0138