

# ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	14131
MEPA Analyst:	Briony Angus
Phone:	617-626-1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <b>Pittsfield Plaza Renovation</b>		
Street: <b>434-460 West Housatonic Street</b>		
Municipality: <b>Pittsfield</b>	Watershed: <b>Housatonic</b>	
Universal Transverse Mercator Coordinates: Zone 18 - 641,786 m E 4,700,523 m N	Latitude: <b>42° 44' 37"</b>	Longitude: <b>73° 27' 56"</b>
Estimated commencement date: <b>April 2008</b>	Estimated completion date: <b>November 2008</b>	
Approximate cost: <b>\$1,500,000</b>	Status of project design: <b>95% Complete</b>	
Proponent: <b>Pittsfield Plaza Members, LLC</b>		
Street: <b>One Larkin Plaza</b>		
Municipality: <b>Yonkers</b>	State: <b>NY</b>	Zip Code: <b>10701</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Phil Doyle</b>		
Firm/Agency: <b>LADA, P.C.</b>	Street: <b>104 West Street</b>	
Municipality: <b>Simsbury</b>	State: <b>CT</b>	Zip Code: <b>06070</b>
Phone: <b>860-651-4971</b>	Fax: <b>860-651-6153</b>	E-mail: <b>ladapc@snet.net</b>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301 CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: **Special Permit Approval – City Council, Special Permit Approval & Site Plan Approval – Community Development Board; Stormwater During Construction – EPA NOI.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03)

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	13.5			
New acres of land altered		1.4		
Acres of impervious area	10	-1.5	8.5	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				<b>Order of Conditions for DEP File # 263-888 has been issued by the Pittsfield Conservation Commission.</b>
Gross square footage	105,625	+9,350	114,975	
Number of housing units	None	0	None	
Maximum height (in feet)	21'	0	21'	<b>EPA NOI required for disturbed area (stormwater during construction).</b>
<b>TRANSPORTATION</b>				
Vehicle trips per day *	7,480	+879	8,358	
Parking spaces	>600	-170	430	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	21,956	-440	21,516	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	21,956	-440	21,516	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

\* Based on complete occupancy.

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_ )  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The site is currently occupied by a 105,625 square foot building with several retail tenants. The building is in disrepair and needs to be renovated/refurbished. Surrounding the building is an expanse of parking area with no planted islands. The building and parking lot were constructed in the early 1960s. The Plaza is partially occupied at this time. The owner is in process of moving tenants out so that the building can be renovated. The building has been continuously occupied since its construction in 1961.

Maloy Brook flows from north to south along the western boundary of the site. The flood zone for the brook extends throughout the parking lot, leaving only the building at an elevation slightly above the 100-year flood zone. A portion of the existing building and paving is in a River front area. An Order of Conditions for work in the River front area and flood plain was issued by Pittsfield Conservation Commission. The drainage system installed with the original parking area was not maintained or cleaned. That system is currently filled with silt. In addition to the sand/silt deposits, a large amount of debris and garbage has been deposited or collected along the brook edge.

In addition to the renovation/refurbishment of the building, the entire parking area will be demolished. The replacement parking area will be smaller and better organized, including planted islands at the end of parking bays and a central access drive with islands on both sides. To maintain circulation around the building, the parking edge on the west side of the building will remain approximately 20 feet from the brook edge. In all other areas, the parking edge will be pulled back from the brook. The southerly portion of the parking adjacent to the brook will be pulled back significantly, up to 140 feet from the brook edge. The "green" area created will be utilized for stormwater quantity/quality management and habitat planting. Entirely outside of the riverfront area, a small building addition (3,750 SF) and a restaurant (5,600 SF) are proposed. The additions are only 8.8% of the current building area on the site. The proposed impervious surface on the site will decrease by approximately 1.5 acres.

The site is currently serviced by a wide unsignalized intersection with a center island and a steep one-way in west bound driveway. It is proposed to reconstruct the main entrance and move the intersection easterly away from Maloy Brook to align more closely with the existing McDonald's restaurant entrance. A traffic signal is sought for the reconstructed intersection. MassHighway has been consulted regarding the addition of a signal and the associated geometric changes.

Over 600 marked and unmarked parking spaces exist on the site. The proposed plans will decrease parking on-site to 430± spaces and will close the one-way in westbound entrance to the Plaza. MassHighway has requested reconstruction of the curbs and sidewalks along the frontage and addition of a crosswalk to the McDonald's property.