

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 which 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 sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Village Square Residences and Commercial Development		
Project Location (describe, and attach a general location map): 3095 Albany Post Road, Buchanan, NY 10511		
Brief Description of Proposed Action (include purpose or need): <p>The Village Square is composed of three (3) new Multi-family residential apartment buildings and a free-standing commercial site. The site will have 102 parking spaces for residential use and a proposed Stormwater Wetland. This will require application of the C1/C2 Overlay District, Special Permit and Site Plan Approval.</p> <p>The Project also includes a 2 Lot subdivision including a 0.5 Acre lot containing 2,300 SF Retail with 10 parking spaces and will require Subdivision and Site Plan Approval</p>		
Name of Applicant/Sponsor: Carbone Brothers 3095, LLC	Telephone: 914-737-3560	E-Mail: carbonekitcab@optonline.net
Address: 2043 Albany Post Road		
City/PO: Croton-on-Hudson	State: NY	Zip Code: 10520
Project Contact (if not same as sponsor; give name and title/role): Anthony Carbone, President	Telephone:	E-Mail:
Address: Same As Above		
City/PO:	State:	Zip Code:
Property Owner (if not 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 Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval, Special Permit Wetland & Steep Slope Permits	November 2022
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Buchanan Building Permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	WCDH Sewer Relocation WCDH Subdivision Approval	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT Permit NYS DEC Stormwater Gen. Permit	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE Wetland Permit	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) which 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 1

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):

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):

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?

C2 with C1/C2 Overlay District

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,

i. 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 School District

b. What police or other public protection forces serve the project site? Village of Buchanan Police

c. Which fire protection and emergency medical services serve the project site? Village of Buchanan Fire Department

d. What parks serve the project site? Blue Mountain Reservation, Lent's Cove and a Village 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)?
To construct 51 units of residential apartments in three (3) bldgs., Plus a 2,300 SF Commercial bldg. & parking

b. a. Total acreage of the site of the proposed action? 4.87 acres
b. Total acreage to be physically disturbed? 3.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.87 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. 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)
Mixed, residential of 51 units and retail of 2,300 SF

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

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 0.47 Acre Maximum 4.39 Acre

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	<u>51 Units in three (3) buildings</u>

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures One (1)
 ii. Dimensions (in feet) of largest proposed structure: 12' height; 35' width; and 65' length
 iii. Approximate extent of building space to be heated or cooled: 2,300 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater Management
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater Management
 iii. If other than water, identify the type of impounded/contained liquids and their source. Stormwater Only
 iv. Approximate size of the proposed impoundment. Volume: 11,337 CF million gallons; surface area: 0.48 Acres acres
 v. Dimensions of the proposed dam or impounding structure: 4' height; 550' length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

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): Local wetland buffer area

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:

See Wetland Functional Assessment dated November 2022

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: _____

See Wetland Functional Assessment dated November 2022

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: 24,027 GPD 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: Village of Buchanan
- 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: No Extensions Proposed
- Source(s) of supply for the district: Village of Buchanan, City of Peekskill, Montrose improvement 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: 24,027 GPD 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): Sewage

Project includes relocation of existing sewer main

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

If Yes:

- Name of wastewater treatment plant to be used: Village of Buchanan Wastewater Treatment Plant
- Name of district: Village of Buchanan
- 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

Yes No
 Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: No extension proposed
Relocation of existing sewer

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:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 1.73 acres (impervious surface)
 _____ Square feet or 4.87 acres (parcel size)
- Describe types of new point sources. The outlet of the proposed Stormwater Wetland
- 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)?
Stormwater wetland and then to adjacent lake.
- If to surface waters, identify receiving water bodies or wetlands: Adjacent lake
- 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:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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 7:AM to 9:AM.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 0
Evening Hours: 4:00 PM - 6:00 PM, Weekend Hours: 11:00 AM - 2:00 PM
 iii. Parking spaces: Existing 0 Proposed 112 Net increase/decrease +112
 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:
Access will be from Lake Street and Albany Post Road.
 vi. Are public/private transportation service(s) or facilities available within 1/2 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 demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: 1,000,000 VA +/-
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Con Edison
 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: 8 AM - 4 PM
 • Saturday: 8 AM - 4 PM
 • Sunday: N/A
 • Holidays: N/A
 ii. During Operations: 24 HRS/Day Per Residential Use
 • Monday - Friday: See Section 119-5.B of the
Village of Buchanan Code
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

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:

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:
Lamps over doors

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

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, insecticides) 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 : 56 lbs. tons per Day (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: Commercial recycler

 • Operation: RESCO Facility, Peekskill

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): Wetland
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.06	1.73	+ 1.67
• Forested	3.66	1.51	- 2.15
• 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)	1.15	1.63	+ 0.48
• 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: _____

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:
_____ Hendrick Hudson High School, Franklin D. Roosevelt Veterans Administration Hospital (1 Mile)
_____ Frank G. Lindsey Elementary School

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 which 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

a. What is the average depth to bedrock on the project site? _____ 4' _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ < 1% _____ %

c. Predominant soil type(s) present on project site:	<u>Charlton-Chatfield</u>	<u>20</u> %
	<u>Leicester Loam</u>	<u>30</u> %
	<u>Urban Land</u>	<u>45</u> %

d. What is the average depth to the water table on the project site? Average: _____ 3' _____ feet

e. Drainage status of project site soils: Well Drained: _____ 25 % of site
 Moderately Well Drained: _____ 50 % of site
 Poorly Drained _____ 25 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 20 % of site
 10-15%: _____ 50 % of site
 15% or greater: _____ 30 % 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:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name One (1) Lake Classification B
- Wetlands: Name Associated with lake 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: _____

Northeastern Woodland mammals and amphibians _____

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): Site is within or near the State-Listed Least Bittern species.
There is likely no impact to the species from the project.

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: Hudson River
 ii. Basis for designation: Exceptional or Unique Character
 iii. Designating agency and date: Westchester County date: 1-31-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic 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? Yes No

If Yes:

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

ii. Name: _____

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

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 NY 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: _____

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

iii. Distance between project and resource: _____ 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 6NYCRR Part 666? Yes No

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.

Revised: November, 10, 2023
Revised: August 22, 2023
Revised: August 8, 2023
Revised: July 20, 2023
Revised: June 30, 2023
Revised: January 27, 2023
November 29, 2022

G. Verification

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

Applicant/Sponsor Name Ralph G. Mastromonaco, PE, PC Date _____

Signature  Title President

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

Project :

Date :

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)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

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) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding			
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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 development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	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 emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 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.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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>		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are 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>			
		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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>			
		<input type="checkbox"/> NO	<input type="checkbox"/> 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 or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Yes”, 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	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - g. If "No", go to Section 14.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
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.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

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 that 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.

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

See attached Narrative

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village of Buchanan Planning Board 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 which 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.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.

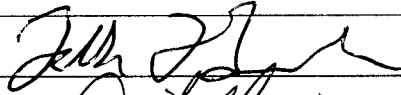
Name of Action: Village Square Residences and Commercial Development

Name of Lead Agency: Village of Buchanan Planning Board

Name of Responsible Officer in Lead Agency: Jeffery Faiella

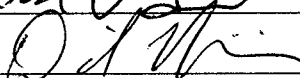
Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:



Date: 3-28-2024

Signature of Preparer (if different from Responsible Officer)



Date: 3-28-24

For Further Information:

Contact Person: Marcus Serrano

Address: 236 Tate Avenue Buchanan NY 10511

Telephone Number: 914-737-1033

E-mail: mserrano@villageofbuchanan.com

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>

PRINT FULL FORM

EAF PART 3 NARRATIVE**PROPOSED ACTION**

Carbone Brothers 3095 LLC (“Applicant”) is the owner of the unimproved property located at the corner of Lake Street and Albany Post Road in the Village of Buchanan, New York (the “Village”), also known and designated on the tax assessment map of the Town of Cortlandt (the “Town”) as Section 43.20, Block 2, Lot 6 (the “Subject Site”).

The Applicant proposes to develop the Subject Site with 51 multi-family residential units proposed in three separate buildings supported by 102 at-grade parking spaces, a 2,275± square foot commercial building supported by 10 at-grade parking spaces¹ and a 17,358± s.f. stormwater wetland system designed consistent with New York State Department of Environmental Conservation (“NYS DEC”) Stormwater Design Manual (the “Proposed Project”). The unit mix is proposed to consist of entirely two-bedroom units ranging in size from ±930 s.f. to ±1,100 s.f.. The Applicant also proposes to construct a sidewalk along the Project Site’s frontage on Albany Post Road, and, subject to New York State Department of Transportation (“NYSDOT”) approval, a crosswalk across Albany post Road at Rock Ledge Avenue and enhancing the existing crosswalk leading to Hendrick Hudson High School. The Proposed Action requires a number of different approvals from the Village of Buchanan Planning Board the (“Planning Board”), including subdivision approval, special permit and site plan approval for the residential portion and site plan approval for the commercial portion (together with Proposed Project the “Proposed Action”).

On 1/26/23, the Planning Board, pursuant to the NY State Environmental Quality Review Act (“SEQRA”), declared themselves Lead Agency for the environmental review of the Proposed Action. The Notice of Intent was circulated to the following known Interested and Involved Agencies:

Village of Buchanan Village Board

Village of Buchanan Zoning Board

Town of Cortlandt

Westchester County Department of Health

Westchester County Department of Planning

NYS DEC

NYS DOT

¹ It is noted that at the time of site plan approval the Applicant does not have a vendor for the commercial site so while the environmental review was conducted for the commercial piece, site plan approval will be forthcoming once a specific vendor has been identified.

On or about 7/20/23, the Applicant submitted an updated Expanded Environmental Assessment Form (“EEAF”) to the Lead Agency. The EEAF was prepared pursuant to SEQRA, to provide the Lead Agency, as well the public and other Interested and Involved Agencies, with information about the Proposed Action and to analyze the potential environmental impacts and the potential benefits of the Proposed Project.

At its 9/28/23 Regular Meeting, the Planning Board opened a public hearing on the Proposed Project, during which time members of the public commented on the Proposed Project. The Planning Board continued the public hearing at its 10/26/23 meeting and on 11/13/23 did subsequently close the public hearing, leaving open a 10-day written comment period.

Subsequent to the closure of the public hearing and the written comment period, on 11/28/23 and 12/5/23, the Applicant provided further information to the Lead Agency regarding certain aspects of the Proposed Action for which the public presented questions.

FINDING OF NO SIGNIFICANT ADVERSE IMPACT

Following a hard look, the Planning Board, acting as Lead Agency, concludes that the Proposed Action will not result in a significant adverse impact to the environment. In reaching this determination, the Lead Agency has considered the relevant areas of environmental concern and the criteria identified in 6 NYCRR §617.7, and has reviewed and considered, *inter alia*, the Proposed Project, the Full Environmental Assessment Form (“FEAF”) submitted by the Applicant, supporting studies submitted by the Applicant, review and analyses conducted by the Village Staff and the Village’s independent consultants, and public comment. The Lead Agency’s rationale with respect to particular areas of relevance for the elements of the Proposed Action follows.

REASONS SUPPORTING THE NEGATIVE DECLARATION

The analysis of potential environmental impacts presented below is based on responses that were identified as potentially resulting in a “small impact” or a “moderate to large impact” in Part 2 of the FEAF. In certain cases, a brief explanation was provided despite the Proposed Action having “no impact” on the particular impact category.

1. IMPACT ON LAND

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site.

RESPONSE: The Proposed Action is anticipated to disturb approximately three acres of land related to the construction of the Proposed Project and supporting infrastructure. The Proposed Project would include construction on slopes greater than 15 percent. Approximately 30 percent of the Project Site is comprised of Village-regulated Steep Slopes, concentrated towards the middle of the site associated with the residential buildings, the commercial pad and the supporting parking area as well as the in the northeast portion of the Site. The Applicant has designed the Proposed Project to minimize impacts to Village-regulated Steep Slopes to the maximum extent practicable. The proposed buildings are sited in the western portion of the Project Site, the areas of the Project Site with the most steeply sloping land in the north-eastern portion of the Site have been preserved. In addition, the Proposed Project would implement an Erosion Control Plan (“ECP”), the main components of which were reviewed by the Board, to avoid and minimize

potential adverse impacts to steep slopes. In addition, a storm water pollution prevention program (SWPPP) has been prepared, reviewed, updated and found to be adequate.

The Proposed Project would disturb approximately 0.41 acres of slopes of defined as Steep Slopes or approximately 8.4 percent of the Project Site. The Applicant has prepared an Analysis of Steep Slope Requirements which has been reviewed by the Village.

The Proposed Project would not result in a significant impact on land with steep slopes, or on land where bedrock is exposed, or generally within 5 feet of existing ground surface, due to the limited disturbance (given the constraints of the Project Site), the anticipated construction techniques to limit erosion (Erosion Sediment Control Plan), and slope stabilization plantings to protect slopes and limit erosion long-term.

Based on preliminary calculations, it is anticipated that construction of the Project would result in a net cut and removal of approximately 200 cubic yards of excess earthen material to be removed from the Site. Removal of cut material would be spread out over the course of construction, and removed soils would be disposed of in accordance with NYSDEC requirements. With these measures in place, construction of the Proposed Project would not have a significant adverse impact as a result of excavation of natural materials. As part of the Phase II Environmental Site Assessment (page 10), dated 3/13/19 it was noted that future site development should be conducted with an awareness for the potential presence of poor-quality subsurface soils, which may require special handling. Given that groundwater may exhibit petroleum odors, consideration should be given to the use of sub-slab-depressurization systems at any new on-site structures that have sensitive uses (e.g., residential occupancy). Given these considerations, the Planning Board will require the use of sub-slab-depressurization systems be incorporated as part of the overall building design.

Construction of the Proposed Project is anticipated to last approximately 24 months. Given the size of the Project Site, all construction activity (staging, storage, parking, etc.) would be contained to the Project Site, with the exception of the work within the NYSDOT right-of-way, including the sidewalk and crosswalk. The Applicant would coordinate with the Village of Buchanan Police Department, Fire Department, Highway Department, and Building Department regarding all aspects of construction. Deliveries to the Project Site, and removal of earthen material, would be spread out over the course of construction, limiting temporary traffic impacts to the surrounding area. With these mitigation measures in place, the duration of construction of the Proposed Project would not result in significant adverse impacts.

To address the removal of trees/vegetation and proposed physical disturbance of the ground, a comprehensive Stormwater Pollution Prevention Plan ("SWPPP") was prepared in accordance with State and local regulations and reviewed during the Site Plan and Special Permit review process. Temporary soil erosion and sediment control measures will be instituted and native plantings would be used to permanently restore disturbed areas.

2. IMPACT ON GEOLOGICAL FEATURES

Not applicable.

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).

RESPONSE: The Project Site is an unimproved, ±4.87-acre property with a mix of forested uplands and a wetland area adjacent to an existing pond

Construction of the Proposed Project would require the filling of approximately 17,000 s.f. of wetland area. In order to offset the impacts to the local wetlands, the Applicant is proposing the construction of a stormwater wetland designed to replicate the existing wetland function as well as restore existing functions that are currently absent from the system. Only native plants will be used, providing new vegetative diversity and wildlife habitat that is not currently available. It will also provide a wetland area adjacent to the existing pond on the neighboring property, enhancing the habitat value of that pond by adding diversity of structure and vegetation. The new wetland will offer a 1:1 replacement in area for the wetland being impacted, and significantly more functional benefit than the existing wetland. Long term maintenance and monitoring will be key to the success of the new wetland. The remaining onsite wetland will be restored with an invasive species management program, which will include the removal of nuisance vegetation such as *Phragmites*, porcelainberry, Japanese knotweed and wisteria.

Erosion and sediment control measures (e.g., silt fencing and hay bales) would be implemented during construction to prevent indirect impacts to wetlands and waterbodies. A comprehensive SWPPP has been prepared and reviewed by the Village. With these protections in place, the Proposed Project would not have a significant adverse impact on wetlands and surface waters, either during construction or operation of the Proposed Project.

4. IMPACT ON GROUNDWATER

Not applicable.

5. IMPACT ON FLOODING

Not applicable.

6. IMPACTS ON AIR

Not applicable.

7. IMPACT ON PLANTS AND ANIMALS

The proposed action may result in a loss of flora or fauna.

RESPONSE: To avoid or mitigate potential impacts to the maximum extent practicable, tree clearing activities would occur between November 1 and March 31 to avoid impacts to roosting Indiana bat and nesting Cooper's hawk and gold-winged warbler. If tree clearing occurs between April 1 and October 31, it would be required to be conducted in accordance with NYS DEC requirements. Silt fencing would be utilized to exclude reptiles and amphibians from the Project Site during construction.

With these mitigation measures in place, the Proposed Project would not have the potential to result in significant adverse impacts to threatened, endangered, candidate, or special concern species and would not adversely affect any significant natural communities.

The Proposed Project would result in the permanent loss of 2.15± acres of forested land within the Project Site. The forested upland community found within the Project Site is similar to the surrounding forested landscape, and the permanent loss of woodlands would not result in the loss of rare or critical ecological communities. All work would be performed in compliance with local laws pertaining to tree removal. A landscaping plan prioritizing diverse, native tree and shrub plantings has been prepared for the Proposed Project. In addition, landscaping associated with the Proposed Project would offset some of the effects associated with the proposed vegetation clearing. In addition, as outlined in the Wetland Functional Assessment and Mitigation report prepared by Tim Miller Associates, dated November 2022 an on-going invasive species management program will be established as part of on-going maintenance. Therefore, the Proposed Project would not result in significant adverse impacts on ecological communities and vegetation in the Project Site.

8. IMPACT ON AGRICULTURAL RESOURCES

Not applicable.

9. IMPACT ON AESTHETIC RESOURCES

Not applicable.

10. IMPACT ON HISTORIC AND ARCHEOLOGICAL RESOURCES

Not applicable.

11. IMPACT ON OPEN SPACE AND RECREATION

Not applicable.

12. IMPACT ON CRITICAL ENVIRONMENTAL AREAS

RESPONSE: According to the EAF Mapper, the Project Site is within the Hudson River CEA. At its closest point, the Hudson River is more than one mile from the Project Site. Given the distance and topography, development of the Proposed Project would not impact views of the Hudson River, nor the experience of those enjoying the resource, and thus would not impact the quantity or quality of the resource. In addition, a comprehensive SWPPP has been prepared in accordance with State and local regulations as part of the Site Plan and Special Permit review.

13. IMPACT ON TRANSPORTATION

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

RESPONSE: A Traffic Impact Study was prepared to assess the potential traffic and transportation impacts of the Proposed Project, and was reviewed by the Board and its professional traffic consultant. Potential impacts were analyzed using industry-standard data and methodology to calculate existing and future traffic operating conditions in the study area. Based on this analysis, the Proposed Project is not anticipated to result in a significant adverse impact to traffic on the adjacent roadway network. Specifically, the Level of Service at each study area intersection would remain the same in the future with the Proposed Project. In addition, the Proposed Project will

contribute to improving the pedestrian environment by providing sidewalks along the Project Site's frontage and adding a crosswalk across Albany Post Road. It is noted that the curb cut, sidewalk and crosswalk would require the permission of the NYSDOT.

The Applicant proposes to construct a sidewalk along the Project Site's frontage on Albany Post Road, and, subject to NYSDOT approval, a crosswalk across Albany Post Road at Rock Ledge Avenue. These community benefits would be an improvement from the existing condition, and align with the Village's 2005 Comprehensive Plan and C1/C2 Design Guidelines, which included recommendations to "improve pedestrian and bicycle access and safety within the Village," to provide "new sidewalks and repair/replacement of existing sidewalks," and to expand and connect sidewalks.

14. IMPACT ON ENERGY

Not applicable.

15. IMPACT ON NOISE, ODOR, AND LIGHT

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

RESPONSE: Operation of the Proposed Project would not create noise in excess of what's permitted by the Village Code. Construction would take place during the hours permitted under Village Code. During construction, there would be occasional noise generated from construction equipment and truck deliveries that is noticeable at levels above ambient conditions. However, this noise would be of limited durations during a given day and limited periods during the overall construction process. Therefore, the Proposed Project is not anticipated to result in a significant adverse impact with respect to noise.

The proposed lighting on the Project Site would include pole-mounted LED lighting fixtures within the surface parking lot. The fixtures would direct light towards the on-site driveways and parking areas. Additional pole-mounted lighting fixtures or bollards would be provided for the on-site pedestrian sidewalks, as needed, to provide sufficient lighting. There will be architectural accent lighting on the building, which has been reviewed during the Site Plan and Special Permit processes. The Applicant has proposed a decorative street lamp design for the area along the Site frontage associated with the proposed sidewalk. All lighting would conform to the Village's Design Guidelines (§211.24.1(D) of the Village's Zoning Code), as it would be designed to "provide safety and security" on the Project Site and would "prevent light pollution" through the use of LED lighting and directing lighting towards the ground.

Thus, while the Proposed Project would generate more light than the existing undeveloped condition, with these measures in place, the Proposed Project would not have a significant adverse impact related to lighting and sky-glow.

16. IMPACT ON HUMAN HEALTH

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

While the Proposed Project is within 1,500 feet of a school, the Project would not have an adverse impact on human health conditions at the school, or other nearby properties. As noted previously, the Phase II Environmental Site Assessment (page 10), dated 3/13/19 noted that future site development should be conducted with an awareness for the potential presence of poor-quality subsurface soils, which may require special handling. Given that groundwater may exhibit petroleum odors, consideration should be given to the use of sub-slab-depressurization systems at any new on-site structures that have sensitive uses (e.g., residential occupancy). Given these considerations, the Planning Board will require the use of sub-slab-depressurization systems be incorporated as part of the overall building design.

17. CONSISTENCY WITH COMMUNITY PLANS

The proposed action is not consistent with adopted land use plans.

The Board finds that the Proposed Action is compatible with adopted land use plans. Nonetheless, the Board desires to discuss the relevant sub-questions in this part below.

RESPONSE: As detailed in the EAF, the Proposed Project is conservatively estimated to have a population of approximately 119 residents, which is slightly more than 5 percent of the Village's 2020 population of 2,302. While the Proposed Project would cause the permanent population of the Village to grow by slightly more than 5 percent, it is anticipated that would be a beneficial impact for the Village, by helping to diversify the existing housing stock and generating additional property tax revenue and economic benefits to the Village. Upon stabilization, the Proposed Project is anticipated to generate approximately \$213,000 in property taxes annually, including approximately \$118,540 for the Hendrick Hudson Central School District and approximately \$64,000 for the Village.

An economic benefit study by the Applicant estimated that the Village of Buchanan could capture a percentage of new residents' consumer expenditure potential, which is equal to approximately \$136,000 annually. The residents' direct local spending would have ripple effects in the economy through increased business-to-business spending (indirect impacts) and increased household income (induced effects). Thus, the growth in the Village's population attributable to the Proposed Project would not be a significant adverse impact - rather, it would benefit the Village.

The Village of Buchanan Comprehensive Master Plan ("Comprehensive Plan") was adopted March 7, 2005. The Proposed Project, which requires a Special Permit from the Planning Board, is consistent with, and will advance, many of the goals set out in the Comprehensive Plan, as detailed in the Applicant's 8/10/23 EAF submission.

The Comprehensive Plan suggests that "improvements to the Route 9A 'streetscape' could help improve the appearance and function of this corridor. Such improvements could involve attractive lighting fixtures, planting of street trees, sidewalk improvement/expansion, [and] curbing improvements." The Proposed Project would result in both physical and aesthetic improvements to the Route 9A corridor through the development of streetscape improvements along the Project Site's Route 9A frontage. The improvements include constructing a sidewalk, constructing a pedestrian crossing, and planting trees and other vegetation.

The Proposed Project is also consistent with the Comprehensive Plan's objective that the Village "ensure that additional development occurs at a scale and in a manner that is appropriate to the area and that serves to preserve and enhance the character and diversity of Buchanan's

neighborhoods and commercial areas.” The Proposed Project would add necessary housing supply to the Village, diversify the types of housing available to Village residents, and would enhance the area around the Project Site, by improving the streetscape and pedestrian experience, and making beneficial use of an undeveloped parcel in the Village. The scale and manner of the Proposed Project is also consistent with the Village’s Design Guidelines.

Two primary objectives related to housing and neighborhood character were identified in the Comprehensive Plan: “Promote a range of rental and home ownership opportunities in varied housing types and prices for Village residents...;” and, “Preserve the quality, character and stability of the Village’s neighborhoods by preventing the intrusion of incompatible uses in residential areas and distributing land uses in such a manner that potential conflicts between uses are minimized.” The Proposed Project would help the Village achieve these objectives. The development of multi-family residential buildings comprised of 51 for-rent units would add additional housing stock to the Village and at the same time increase the diversity of the Village’s housing stock, providing additional rental opportunities within the Village.

For these reasons, the Planning Board finds that the Proposed Action is consistent with the Village’s adopted land use plans and would therefore not result in a significant adverse impact.

18. CONSISTENCY WITH COMMUNITY CHARACTER

The proposed project is inconsistent with the existing community character.

RESPONSE: The Project Site is located within the Hendrick Hudson Central School District (“District”). It is anticipated that between 4 to 5 new public school-age students could be generated from the Proposed Project. Applying the per pupil programmatic cost attributable to the property tax levy and PILOT payments of \$21,986 to the number of new students results in a conservative potential annual cost to the District of \$109,930 (for five students) per year. These potential costs would be wholly covered by the estimated \$118,540 in annual tax revenue that the District would receive from the Proposed Project, resulting in a slight annual surplus of tax revenue to the District. Additionally, since 2007, enrollment has generally declined, from a high of 2,715 students enrolled during the 2007-2008 school year, to a low of 2,209 students enrolled during the 2021-2022 school year. Given the declining enrollment in the District, it is not anticipated that the five new students would result in capacity issues at any District school. As such, the Proposed Project would not adversely impact the District.

The Project Site is served by the Village of Buchanan Police (the “Police Department”). The total number of calls the Police Department responded to from 2018 to 2022 ranged from 1,108 (2018) to 1,686 (2022). As was documented by the recent AMS application in the Village of Buchanan, comparable developments were surveyed and the increase in calls to service were determined to be negligible. The Proposed Project could be anticipated to result in approximately less than ten calls per year, which would be a negligible increase in calls to the Village’s Police Department. As such, the Proposed Project would not adversely impact police services.

During the review of the Proposed Action, the Applicant has met with the Buchanan Fire Department to review the design of the Proposed Project and to coordinate on-Site access by the Fire Department.

The design and construction of the Proposed Project would meet the most modern building and fire codes, including the use of automatic sprinklers and fire-separated staircases. The design of the Proposed Project will allow for sufficient fire truck maneuverability around the proposed multifamily building in accordance with not only the building code, but the specific needs of the Buchanan Fire Department.

While the Buchanan Fire Department does not have a ladder truck, several proximate departments do have ladder trucks. In the case of an emergency, the Fire Chief would determine whether mutual aid was required from other fire departments as well as what other resources would be required for a particular emergency.

Therefore, the Proposed Project would not adversely affect the provision of fire safety services.

The Village's Design Guidelines (§211.24.1(D) of the Village's Zoning Code) call for building designs that "celebrate the history and character of the Village through traditional architecture" and "ensure buildings are designed to complement the built and natural landscape." The architectural style of the proposed building reflects a transitional historic character, and all sides of the building have a continuous, consistent architectural treatment. The design and color of the building would incorporate stone veneer and façade colors that are non-reflecting, subtle, and earth-toned. Given the design elements incorporated into the proposed building, and its conformity with the Design Guidelines, the Proposed Project would be consistent with the desired scale and character in the Village.

The 2005 Comprehensive Plan recommends "protect[ing] scenic resources and sensitive environmental features (such as water bodies, wetlands, floodplains, steep slopes, and stream corridors) to the maximum degree possible." As noted in #3 above, construction of the Proposed Project would require the filling of approximately 17,000 s.f. of wetland area. In order to offset the impacts to the local wetlands, the Applicant is proposing the construction of a stormwater wetland designed to replicate the existing wetland function as well as restore existing functions that are currently absent from the system. The Proposed Project's area of disturbance would be approximately three acres, leaving approximately 1.78 acres (or 38 percent) of the Project Site undisturbed. Additionally, the Project Site is adjacent to the existing pond associated with the Con Edison-owned high-voltage electric transmission line corridor, which provides open space and habitat for wildlife surrounding the Project Site. Therefore, the Board finds that the Proposed Project would not result in a significant adverse impact as a result of its character as it relates to the existing natural landscape. *

ATTACHMENT A

APPLICANT'S SUBMISSIONS

Preliminary Application package received on or about 12/2/22 consisting of:

- Cover letter from Ralph G. Mastromonaco, dated 11/30/22
- Application form signed by Anthony Carbone, dated 11/21/22
- General Project Overview and Architectural Renderings
- Stormwater Pollution Prevention Plan, dated 11/21/22
- Wetland Functional Assessment, dated 11/2022 prepared by Tim Miller Associates, Inc
- Full Environmental Assessment Form (EAF) dated 11/29/23 signed by Ralph G. Mastromonaco
- Wetland Restoration/Enhancement Plan, last revised 10/28/22, prepared by Tim Miller Associates, Inc
- Site Plan Drawing Set including (all prepared by Ralph G. Mastromonaco, P.E. P.C. dated 11/23/22):
 - o Site Plan
 - o Utility Plan
 - o Erosion Control Plan
 - o Road Profiles/ Sections
 - o Details/Notes

Supplemental Submission Package provided to the Village on or about 7/20/23

- Transmittal letter from Ralph G. Mastromonaco, dated 7/17/23;
- Letter from Ralph G. Mastromonaco, dated 7/20/23 responding to Village of Buchanan consultants;
- Memo from Joseph Thompson Architect dated 7/20/23 responding to the Village's Design Guideline criteria
- Economic and Fiscal Analysis prepared by Carbone Brothers 3095 LLC dated 7/17/23;
- Traffic Impact Study prepared by Kimley-Horn Engineering, dated 5/2023
- Utility Easement graphic prepared by Ralph G. Mastromonaco dated 7/14/23

- Revised SWPPP dated 7/17/23
- Updated Full EAF dated 7/20/23
- Slope Map prepared by Ralph G. Mastromonaco, dated 7/14/23
- Response to Zoning Board comments
- Site Plan Drawing Set, prepared by Ralph G. Mastromonaco, including:
 - o Site Plan/Preliminary Plat, last revised 6/28/23
 - o Utility Plan, last revised 6/28/23
 - o Erosion Control Plan, last revised 6/28/23
 - o Existing Conditions, dated 6/12/23
 - o Road Profiles/Sections dated 11/23/22
 - o Details/Noted last revised 6/28/23

Supplemental Submission Package provided to the Village on or about 8/10/23

- Updated Project Overview, dated 8/10/23
- Special Permit Analysis prepared by Ralph G. Mastromonaco, dated 8/2/23
- Comprehensive Plan Analysis prepared by Joseph Thompson Architect, dated 8/3/23
- Updated Economic and Fiscal Analysis prepared by Carbone Brothers 3095 LLC dated 8/7/23;
- Steep Slopes Analysis prepared by Ralph G. Mastromonaco, dated 8/2/23
- Response memo to Planning & Development Advisors prepared by Ralph g. Mastromonaco dated 8/8/23
- Response memo to NYSDEC prepared by Ralph G. Mastromonaco, dated 8/7/23
- Response memo to Hahn Engineering prepared by Ralph g. Mastromonaco, dated 8/10/23

- Wetland Functional Analysis prepared by Tim Miller Associates dated 11/2022
- SWPPP prepared by Ralph G. Mastromonaco dated 11/21/22
- Slope Map prepared by Ralph G. Mastromonaco dated 8/2/23
- Landscaping Plan prepared by Joseph Thompson Architect, last revised 8/10/23
- Enlarged Landscaping Plan prepared by Joseph Thompson Architect, last revised 8/10/23
- Landscaping Details, prepared by Joseph Thompson Architect, last revised 8/10/23
- Monument Sign, prepared by Joseph Thompson Architect, last revised 8/10/23
- Site Lighting Plan prepared by Joseph Thompson Architect, last revised 8/10/23
- Site Lighting Details prepared by Joseph Thompson Architect, last revised 8/10/23
- Sketch Plan prepared by Ralph G. Mastromonaco dated 9/8/23
- Preliminary Plat prepared by Ralph G. Mastromonaco dated 8/10/23
- Site Plan/Preliminary Plat prepared by Ralph G. Mastromonaco dated 8/2/23
- Utility Plan prepared by Ralph G. Mastromonaco dated 8/2/23
- Erosion Control Plan prepared by Ralph G. Mastromonaco dated 8/7/23
- Existing Conditions prepared by Ralph G. Mastromonaco dated 6/12/23
- Road Profiles/Sections prepared by Ralph G. Mastromonaco dated 11/23/22
- Sewer Profile/Details prepared by Ralph G. Mastromonaco dated 8/2/23
- Details/Notes prepared by Ralph G. Mastromonaco dated 8/10/23

Supplemental Submission Package provided to the Village on or about 10/12/23

- Response to comments from Hahn Engineering prepared by Ralph G. Mastromonaco dated 10/12/23
- Site Plan/Preliminary Plat prepared by Ralph G. Mastromonaco dated 10/9/23
- Utility Plan prepared by Ralph G. Mastromonaco dated 10/9/23
- Erosion Control Plan prepared by Ralph G. Mastromonaco dated 9/22/23
- Existing Conditions prepared by Ralph G. Mastromonaco dated 6/12/23
- Road Profiles/Sections prepared by Ralph G. Mastromonaco dated 11/23/22
- Sewer Profile/Details prepared by Ralph G. Mastromonaco dated 8/2/23
- Details/Notes prepared by Ralph G. Mastromonaco dated 8/10/23
- Standard Details prepared by Ralph G. Mastromonaco dated 9/18/23
- Preliminary Plat prepared by Ralph G. Mastromonaco dated 10/9/23
- Garbage Truck Access Plan prepared by Ralph G. Mastromonaco dated 9/22/23
- Adjoining Property Section Plan prepared by Ralph G. Mastromonaco dated 10/10/23
- Title Sheet prepared by Joseph Thompson Architect date 10/11/23
- Full Site Landscaping Plan prepared by Joseph Thompson Architect date 10/11/23

The 10/12/23 submission was supplemented with the following:

- Preliminary Striping Plan/Utility Plan prepared by Ralph G. Mastromonaco dated 10/18/23
- Site Plan/Preliminary Plat prepared by Ralph G. Mastromonaco dated 10/26/23
- Letter response to NYSDOT prepared by Kimley Horn dated 10/25/23

- Phase 1 Environmental Assessment prepared by WCD Group dated 1/7/19 and Phase 2 Environmental Assessment prepared by WCD Group dated 3/13/19
- DOT Right of Way Exhibit
- Survey of Property prepared by Baxter Land Surveying, P.C dated 10/13/04

Supplemental Submission Package provided to the Village on or about 11/13/23

- Temporary Construction Office Plan prepared by Ralph G. Mastromonaco dated 11/10/23
- Light and Shade Study by Season and Time of Day prepared by Ralph G. Mastromonaco dated 11/3/23
- Specification Sheets Monogram™ Vinyl Siding
- Revised Full EAF dated 11/20/23
- Application to USACOE prepared by Tim Miller Associates dated 11/4/23
- Architectural Plan Set including:
 - o Title Sheet prepared by Joseph Thompson Architect, last revised 11/7/23
 - o Front Entrance Renderings (two) prepared by Joseph Thompson Architect, last revised 11/7/23
 - o Ground Floor Architectural Plan prepared by Joseph Thompson Architect, last revised 11/7/23
 - o First Floor Architectural Plan prepared by Joseph Thompson Architect, last revised 11/7/23
 - o Second Floor Architectural Plan prepared by Joseph Thompson Architect, last revised 11/7/23
 - o Third Floor Architectural Plan prepared by Joseph Thompson Architect, last revised 11/7/23
 - o Front Elevation prepared by Joseph Thompson Architect, last revised 11/7/23
 - o Left/Right Elevation prepared by Joseph Thompson Architect, last revised 11/7/23
 - o Back Elevation prepared by Joseph Thompson Architect, last revised 11/7/23

- Details prepared by Joseph Thompson Architect, last revised 11/7/23
- Full Site Landscaping Plan prepared by Joseph Thompson Architect, last revised 11/7/23

Supplemental Submission Package provided to the Village on or about 11/13/23

- Updated Stormwater Report and SWPPP dated 11/28/23 prepared by Ralph G. Mastromonaco
- Site Plan/Preliminary Plat prepared by Ralph G. Mastromonaco dated 11/28/23
- Utility Plan prepared by Ralph G. Mastromonaco dated 11/28/23
- Erosion Control Plan prepared by Ralph G. Mastromonaco dated 11/28/23
- Existing Conditions prepared by Ralph G. Mastromonaco dated 6/12/23
- Road Profiles/Sections prepared by Ralph G. Mastromonaco dated 11/28/23
- Sewer Profile/Details prepared by Ralph G. Mastromonaco dated 11/28/23
- Details/Notes prepared by Ralph G. Mastromonaco dated 11/28/23
- Standard Details prepared by Ralph G. Mastromonaco dated 9/18/23
- Preliminary Plat prepared by Ralph G. Mastromonaco dated 11/28/23

INTERESTED AND INVOLVED AGENCY CORRESPONDENCE

- Westchester County Department of Planning dated 2/3/23 and 9/25/23
- NYS DOT dated 1/31/23, 9/28/23, and 12/12/23
- NYS DEC dated 4/12/23

CONSULTANT/STAFF REVIEWS

- Review memos prepared by James J. Hahn Engineering, P.C. dated 1/13/23, 7/21/23, 8/18/23, 10/18/23 and 11/14/23
- Review memos from Colliers Engineering & Design dated 7/24/23, 8/23/23, 11/21/23
 - Review memos from Planning & Development Advisors dated 1/19/23, 2/6/23, 3/7/23, 7/26/23, 8/17/23 and 9/25/23
 - Review memos from Paul Jaehnig, dated 8/20/23 and 10/15/23

RESIDENT CORRESPONDENCE

- R.C. Church of St. Christopher and St. Patrick dated 9/26/223
- John Speechly dated 9/28/23
- Chris Connity, dated 9/28/23
- Eric Phoon, dated 9/18/23
- Gerard's Pizza & Pasta dated 9/27/23
- John Paul, dated 9/27/23
- Ali Bepiraj, dated 9/27/23
- Yong Wang, dated 9/27/23
- Brian Siahpoosha, dated 9/27/23
- Maria Sanango, dated 9/27/23
- Ralph Mazzacone, dated 9/14/23
- Cynthia Harris dated 11/8/23
- Paola and John Paul dated 11/24/23