

BOARD OF TRUSTEES: VILLAGE OF BUCHANAN
COUNTY OF WESTCHESTER: STATE OF NEW YORK

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In the Matter of the Application of

BUCHANAN DEV AMS LLC

PETITION

For: (i) an amendment to Zoning Map of the Village of Buchanan to rezone that portion of the unimproved property located on Albany Post Road (and also known and designated on the tax map of the Town of Cortlandt as Section 43.16, Block 3, Lots 16 and 16A and Section 43.20, Block 2, Lot 2) located in the M-1 Light Industrial District to the C-2 General Commercial District and C-1/C-2 Overlay Zoning District; and (ii) amendments to the Zoning Code of the Village of Buchanan generally affecting the C-1/C-2 Overlay Zoning District.

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BUCHANAN DEV AMS LLC (“Petitioner”), by and through its attorneys, DelBello Donnellan, Weingarten Wise & Wiederkehr, LLP, hereby petitions the Board of Trustees of the Village of Buchanan (the “Board of Trustees”) pursuant to Section 211-53 of the Zoning Code of the Village of Buchanan (the “Zoning Code”) and New York Village Law Sections 7-706 and 7-708 , as follows:

PETITIONER

1. Petitioner is a New York limited liability company, duly organized and existing under the laws of the State of New York, having a principal place of business at c/o AMS Acquisitions LLC, 1 Bridge Plaza North, Suite 840, Fort Lee, New Jersey. Petitioner is a related company of AMS Acquisitions (“AMS”), a real estate investment firm that focuses on the acquisition and development of retail, residential and office properties. Founded in 2012, AMS has built a portfolio of more than 1 million square feet, with an aggregate transaction volume in excess of \$1 billion.

2. Petitioner is the contract vendee of the unimproved property located on Albany Post Road in the Village of Buchanan, New York (the “Village”), which is also known and designated on the tax assessment map of the Town of Cortlandt as Section 43.16, Block 3, Lots 16 and 16A and Section 43.20, Block 2, Lot 2 (the “Property”). Attached as **Exhibit “A”** is a map depicting the Property and a corresponding metes and bounds description.

3. The Property is owned by Gusti Realty, LLC (“Owner”). This Petition is made with the knowledge and consent of the Owner.

THE PROPERTY

4. The Property consists of approximately 5.96 acres and is located on the east side of Albany Post Road at the southeast corner of its intersection with Craft Lane. It is currently undeveloped and has the benefit of frontage on each of those public roadways. The Property is bisected by the zoning district boundary between the C-2 General Commercial District of the Village (the “C-2 District”) and the M-1 Light Industrial District of the Village (the M-1 District”).

5. The portion of the Property located in the C-2 District (the “C-2 Property”) consists of approximately 2.14 acres and is also located within the C-1/C-2 Overlay Zoning District of the Village (the “Overlay District”). The C-2 Property generally fronts on Albany Post Road. The remainder of the Property (approximately 3.82 acres), generally to the rear and east of the C-2 Property is located within the M-1 District (the “M-1 Property”). The district boundary is generally shown on **Exhibit “B”** attached hereto.

6. Land to the east of the Property along its eastern (rear) border is located predominantly in the M-1 District. On both the east and west sides of Albany Post Road, and for some distance both north and south of the Property, the land is generally located in the C-2 District and the Overlay District.

THE PROPOSED PROJECT

7. Petitioner proposes to develop the Property as a multi-family apartment development comprised of residential one- and two-bedroom dwellings generally in accordance with the Concept Plan attached hereto as **Exhibit “C”** (the “Project”).

8. The Project, which has been sited to avoid disturbance to the steep slopes at the northeast corner of the Property and the wetlands on the south side of the Property to the extent practicable, is contemplated to include 148 units of multi-family housing in a single, 5-story building. The unit mix is currently proposed to consist of 56 one-bedroom units and 92 two-bedroom units, 14 of which will include dens. The Project includes 225 parking spaces, 162 of which will be provided in a parking structure beneath the building, and 63 of which are proposed as surface parking. The residential building which has been designed to be aesthetically appealing has been thoughtfully proposed as “C-shaped” allowing for the provision of a large, private courtyard area consisting of approximately 5,000 square feet. The courtyard area which includes an outdoor pool will provide outdoor recreational space and other amenities for the residents of the building. Other Project amenities include a fitness room and resident lounge. A rendering of the proposed Project (view from the south to the north) is attached hereto as **Exhibit “D.”**

9. The Project will include a number of green building technologies, including bicycle racks, energy efficient appliances and lighting, water efficient plumbing fixtures and electric vehicle charging stations.

10. As shown on the Concept Plan, access to the Project is proposed via Craft Lane.

THE CURRENT ZONING

a. “Underlying” Zoning

11. In the M-1 District, the broad spectrum of high intensity “uses permitted by right” include, but are not limited to, gasoline stations, auto repair establishments, and gas stations with retail convenience stores. Special permit uses include intense industrial uses such as lumberyards, building supply uses, commercial warehouses, and self-storage facilities, among others.

12. In the C-2 District, uses permitted by right include single family residential homes, as well as residential development “in back of or over a commercial establishment.” Retail uses are also permitted as-of-right, as well as certain office uses. Multifamily apartment dwellings and townhomes are permitted by special permit in the C-2 District on parcels of land not less than 40,000 square feet.

b. The Overlay District

13. As previously stated, the portion of the Property located within the C-2 District is also located within the Overlay District, which permits all uses permitted in the underlying zoning district(s), as well as multi-family apartment dwellings.

14. The Zoning Code sets forth the purpose of the Overlay District as follows:

...to implement recommendations of the Village’s Comprehensive Plan by encouraging business and residential development of a character desired by the Village, amending the tables of use and bulk regulations to obtain such character, beautifying the existing commercial corridor, and improving its pedestrian access. Zoning Code §211-24.1A

15. The Overlay District designation allows for increased lot coverage of up to 75%, and a reduction in the required front yard to 20 feet, however, all other bulk and dimension regulations remain the same as in the underlying district.

THE PROPOSED ZONING AMENDMENTS

16. Although “multifamily apartment dwellings” as proposed by Petitioner are permitted in the Overlay District (and therefore on C-2 Property), they are not permitted in the M-1 District. Therefore, the Project is not permitted on the Property. Further, the Project does not comply with all of the existing bulk and dimensional regulations or the minimum parking requirements of the C-2 District or the Overlay District.

17. Accordingly, Petitioner seeks amendments to the Zoning Code and the Zoning Map of the Village to: (a) reclassify and redesignate that portion Property in the M-1 District from M-1 District to C-2 District and Overlay District, thereby designating the entire Property C-2 District and Overlay District; (b) add an additional column, Column 3A, entitled “Uses by Special Permit of the Board of Trustees” in the Table of Use Regulations affecting the Overlay District, allowing for multifamily apartment dwellings of greater density on land greater than five (5) acres to accommodate development of the Project; (c) add a parking requirement in the Table of Use Regulations for multifamily apartment dwellings on parcels of land greater than 5 acres in the Overlay District; and (d) modify the C-1/C-2 District regulations contained in Section 211-24.1 of the Zoning Code to make the Board of Trustees the approving agency for special permits and site development plans for uses listed in the “Schedule of Use Regulations, §211-10, Column 3A, Uses by Special Permit of the Board of Trustees.” Attached hereto as **Exhibit “E”** is a copy of the proposed amendments to the Zoning Code including an amended Table of Use Regulations which has been modified to show the proposed amendments to the Overlay District.

DISCUSSION OF THE PROPOSED AMENDMENTS

a. Conformance With the Comprehensive Master Plan

18. The proposed amendment to the Zoning Code would allow for increased flexibility to develop multi-family projects consistent with the desired character of the Albany Post Road/9A corridor and the Village’s “Comprehensive Master Plan” adopted in March, 2005 (the “Comprehensive Plan”) on sites greater than 5 acres in the Overlay District, while increasing opportunities for the tax revenue and community-building benefits of larger scale mixed-use development than currently permitted.

19. Petitioner respectfully submits that the Project and the proposed amendments are consistent with and will advance numerous long-term planning goals and objectives of the Village as contained in the Comprehensive Plan, and as identified and briefly discussed in the context of the amendments proposed by Petitioner as follows:¹

| Comprehensive Plan Criteria | Benefits of Proposed Zoning Amendments |
|---|--|
| Community Character IIB-1 <i>Appearance of the Route 9A corridor.</i> People traveling through the Village may likely form an impression of the Village based on the appearance of the Route 9A corridor. ° Route 9A Streetscape – Improvements to the Route 9A “streetscape” could help improve the appearance and function of this corridor. | The Project will result in physical and aesthetic improvements to the Route 9A corridor through the incorporation of streetscape improvements and landscape and building architectural design. |
| IB-2 <i>Tax base/ tax burden.</i> The need for an appropriately balanced tax base (i.e., between residential, commercial, industrial and utility land uses) is certainly an important planning consideration for any community. | The Project will increase revenue via real property taxes generated by the residential development, on a site currently assessed as vacant land. Indeed, allowing for the development of the Project maximizes the potential tax benefits of the site’s development. |
| IIB-9 <i>Amend Requirements of the C-2 District.</i> The Village should review the requirements of the C-2 District (e.g., the list of permitted uses, the dimensional requirements, parking requirements) and recommend | The instant Petition addresses and advances this planning goal explicitly. |

¹ The text in the left column is taken directly from the Comprehensive Plan, and the number and letter sequence has been preserved here.

| | |
|--|---|
| modifications to it that it deems appropriate to further the goals of the plan. | |
| IIC-4 Promote a range of rental and home ownership opportunities in varied housing types and prices for Village residents.... | The Project will add needed housing stock to the Village along its signature public highway. |
| IID-2 Commercial Recommendations <i>Planning Recommendations:</i> <i>#1: Reduce impediments to appropriate development created by zoning.</i> The list of permitted uses in the C-2 and M-1 Districts is unnecessarily restrictive and specific. This has the effect of prohibiting and discouraging many desirable uses and encouraging less desirable uses. | The instant Petition addresses and advances this planning goal explicitly by amending the zoning referenced in this section. |
| IIIF-2 <i>Planning Objectives:</i> <i>#1: Protect scenic resources and sensitive environmental features (such as water bodies, wetlands, flood plains, steep slopes and stream corridors) to the maximum degree possible</i> | The proposed Project has specifically been designed to limit disturbance to steep slopes on the Property and to preserve natural features including wetland buffer areas on the southern portion of the Property to the maximum extent practicable. |

20. While not exhaustive, the foregoing chart demonstrates that the goals of the Comprehensive Plan are amply advanced by the amendments proposed by Petitioner.

21. Indeed, given the specific recommendations in the Comprehensive Plan with respect to the C-2 District and M-1 District, this Petition presents a rare opportunity to directly achieve specific planning goals of the community.

b. Promotion of Orderly Development

22. In addition to its advancement of, and consistency with, the Comprehensive Plan, the Project would be appropriately situated within a zoning context providing for orderly development of the Village.

23. As noted, the Albany Post Road/9A corridor in which the Property is located, on both the east and west sides of Albany Post Road, and for some distance north and south of the Property, is designated C-2 District and Overlay District; rezoning the entirety of the Property to C-2 District and Overlay District advances the Village's interest in orderly development.

24. Moreover, the residential concept intended to be developed by Petitioner is an appropriate transitional use between the R-7.5 Residential District and the R-10 Residential District located to the west of the C-2 District and Overlay District on the west side of Albany Post Road and the M-1 District to the east of the Property which would continue as the primary zoning designation, producing no discernible change in expected development patterns or potential of that area.

25. If the Board of Trustees grants this Petition and adopts the proposed amendments, the Project will also require site plan and special permit approvals from the Board of Trustees of the Village in accordance with Articles VII and X of the Zoning Code, as amended.

COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

26. Under the requirements of the State Environmental Quality Review Act (“SEQRA”) the actions directly and indirectly proposed by this Petition are classified locally as “Type 1”. Accordingly, Petitioner will comply with the requirements of SEQRA as regards a Type 1 action. A completed full environmental assessment form is attached hereto as **Exhibit “F.”** Petitioner respectfully submits that the actions directly and indirectly proposed by this Petition are not reasonably expected to result in any significant adverse environmental impacts.

WHEREFORE, Petitioner respectfully requests that the Board of Trustees grant this Petition and amend the Zoning Code and the Zoning Map as set forth herein.

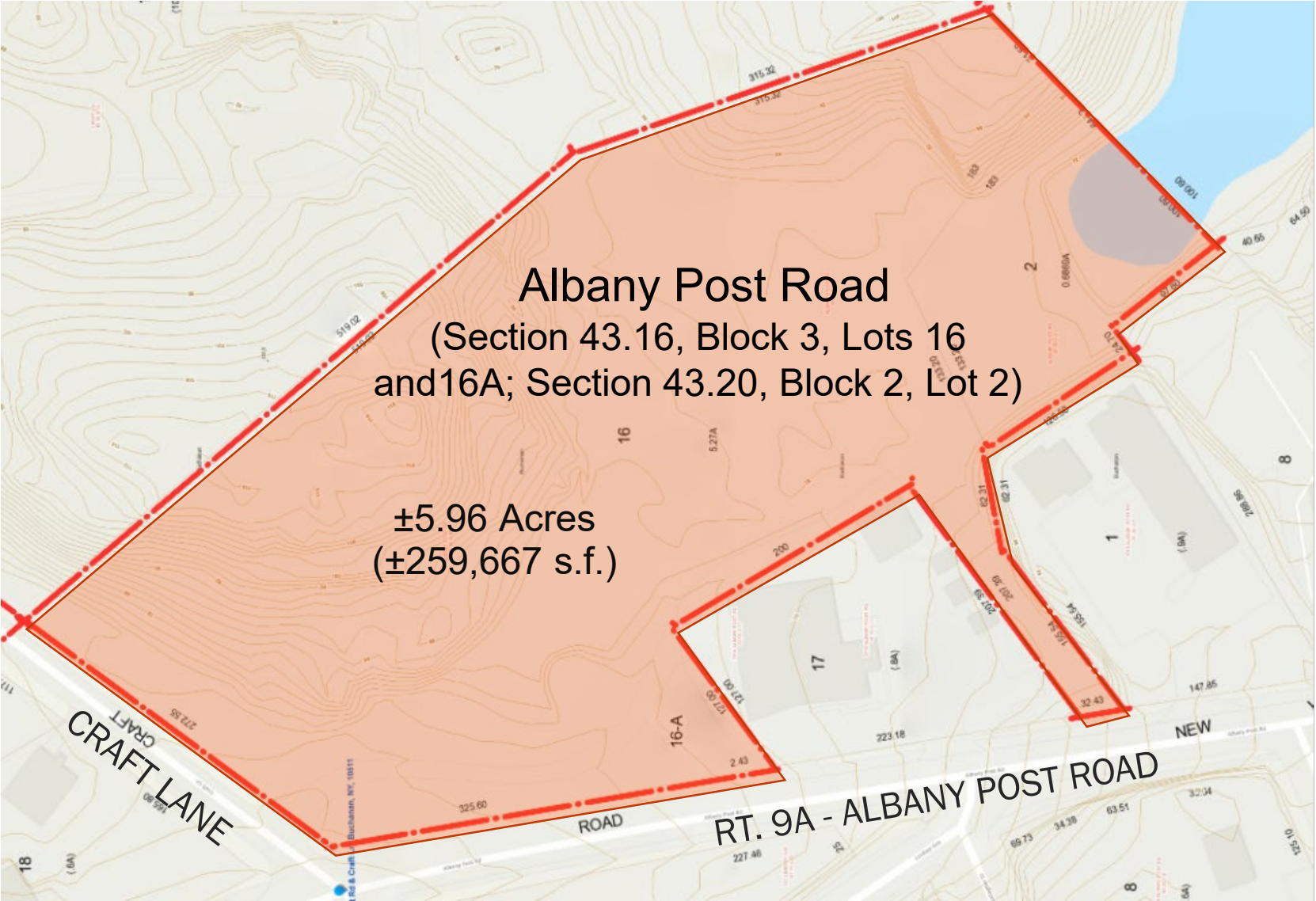
Dated: February 16, 2023
White Plains, New York

Respectfully submitted,

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**
Attorneys for Petitioner
One North Lexington Avenue, 11th floor
White Plains, New York 10601

Exhibit "A"
Property Map and Metes and Bounds Description

The Property



Old Republic National Title Insurance Company

Title No.: MTANY-171367

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

ALL that certain piece, plot or parcel of land situate lying and being in the Village of Buchanan, Town of Cortland, County of Westchester, State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Craft Lane with the easterly side of New York and Albany Post Road;

RUNNING THENCE along the southerly side of Craft Lane, north 36 degrees 16 minutes 10 seconds east 272.55 feet to lands now or formerly Consolidated Edison Company of New York, Inc.;

THENCE along said lands, the following courses and distances:

South 40 degrees 55 minutes 50 seconds east 519.02 feet;

South 20 degrees 13 minutes 53 seconds east 315.32 feet;

South 45 degrees 24 minutes 10 seconds west 71.59 feet; and

South 46 degrees 36 minutes 10 seconds west 64.72 feet to lands now or formerly New York Central Railroad;

THENCE along said lands, south 43 degrees 24 minutes 30 seconds west 100.60 feet to lands now or formerly Rohrig;

THENCE along said lands, north 38 degrees 55 minutes 30 seconds west 97.60 feet and south 51 degrees 13 minutes 50 seconds west 24.70 feet to lands now or formerly of Agrest;

THENCE along said lands, the following courses and distances:

North 34 degrees 24 minutes 30 seconds west 126.50 feet;

South 81 degrees 00 minutes 20 seconds west 62.31 feet; and

South 53 degrees 07 minutes 40 seconds west 155.54 feet to a point on the easterly side of New York and Albany Post Road;

THENCE along the easterly side of New York and Albany Post Road, north 10 degrees 07 minutes 10 seconds west 32.43 feet and north 10 degrees 19 minutes 30 seconds west 0.89 feet to lands formerly Slater, now or formerly Cole;

THENCE along said lands, the following courses and distances:

North 53 degrees 01 minutes 40 seconds east 207.39 feet;

North 31 degrees 24 minutes 20 seconds west 200.00 feet; and

South 52 degrees 56 minutes 40 seconds west 127.00 feet to a point on the easterly side of New York and Albany Post Road;

THENCE along the easterly side of New York and Albany Post Road, north 10 degrees 19 minutes 30 seconds west 2.43 feet and north 10 degrees 26 minutes 00 seconds west 325.60 feet to the point or place of BEGINNING.

Issued by:

Madison Title Agency, LLC

1125 Ocean Avenue, Lakewood, NJ 08701

Telephone: 732-905-9400 Fax: 732-905-9420

NOTE: Being Section 43.16, Block(s) 3, Lot(s) 16, 16-A, Tax Map of the Town of Cortlandt, County of Westchester.

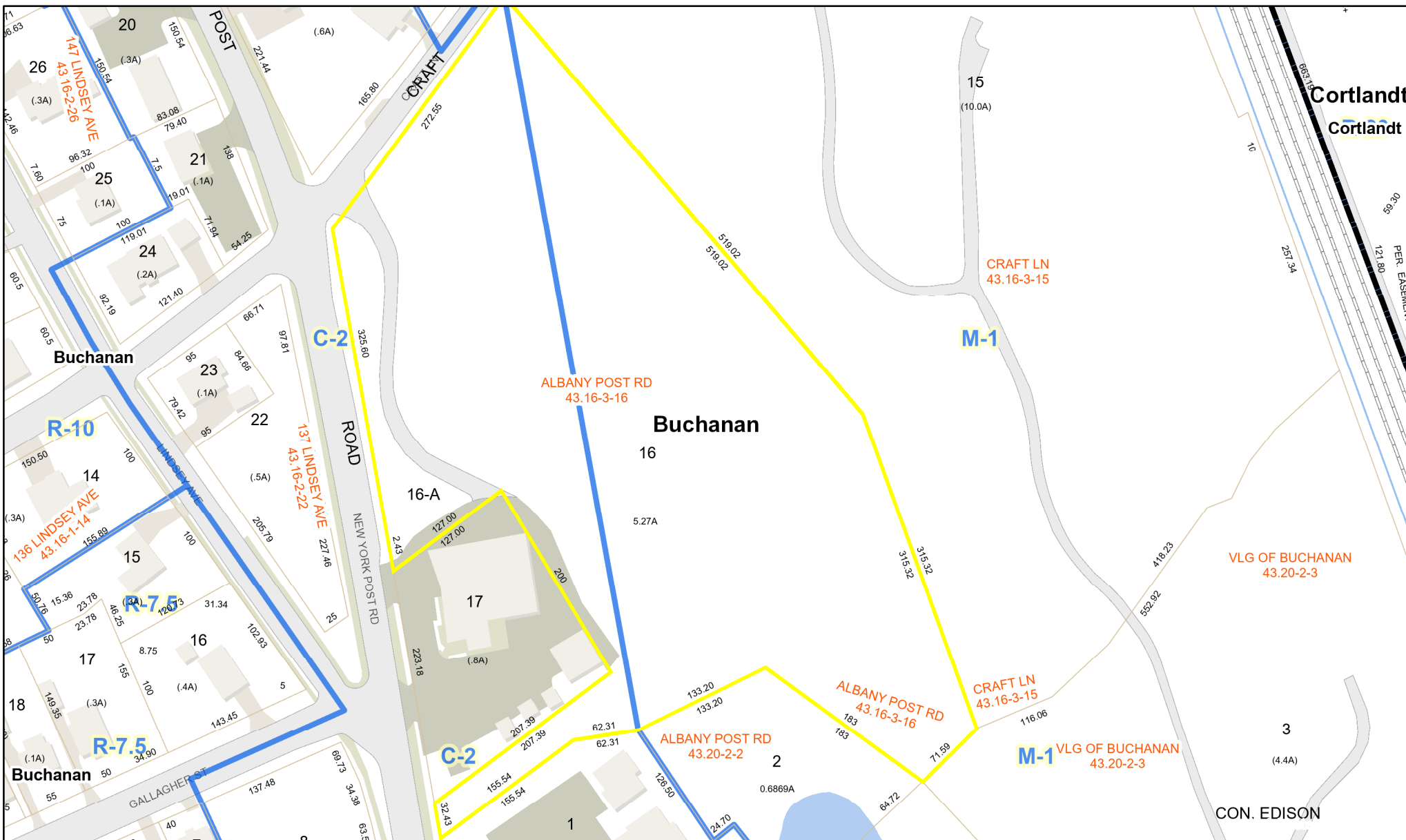
NOTE: Being Section 43.20, Block(s) 2, Lot(s) 2, Tax Map of the Town of Cortlandt, County of Westchester.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

Exhibit "B"
District Boundary

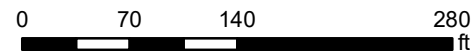
ALBANY POST RD. ID: 43.16-3-16 (Buchanan)



November 3, 2022

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:1,500



Westchester County GIS

GIS COOPERATIVE AND OPEN SOURCE GIS TECHNOLOGY
<http://giswww.westchestergov.com>
 Michaelian Office Building
 148 Martine Avenue Rm 214
 White Plains, New York 10601

Exhibit “C”
Concept Plan

Concept Plan

Roof Plan



Building A Footprint: 62,640 GSF
Stories: 5
158,800 GSF Residential
5,000 GSF Amenities
62,640 Parking/Common
Units: 148

Total Floor Area: 221,440 GSF
1 BR: 56
2 BR: 78
2 BR+: 14
Total: 148

Concept Plan

Ground Floor Plan



Residential Parking
Garage: 162
Surface: 63
Total: 225

225 Residential Parking Spaces
148 Units
Parking Ratio: 1.52

**Exhibit “D”
Rendering**



Exhibit “E”
Amended Table of Use Regulations

Exhibit “E”

1. 211 Attachment 1 of the Zoning Code (shown in abbreviated form below) is hereby amended as follows: (underlined text is added):

211 Attachment 1
Village of Buchanan

Schedule of Use Regulations, §211-10

[Amended 6-17-1991 by L.L. No. 3-1991; 12-5-1994 by L.L. No. 3-1994; 7-8-2002 by L.L. No. 2-2002; 12-15-2003 by L.L. No. 1-2003; 7-16-2007 by L.L. No. 3-2011; 7-5-2016 by L.L. No. 1-2016; 10-2-2018 by L.L. No. 4-2018; 5-17-2021 by L.L. No. 3-2021]

| 1 | 2 | 3 | 3A | 4 | 5 | 6 | 7 |
|--------------------------|---|--|--|--------------------------|---|----------------------------|----------------------------|
| Districts | Uses Permitted by Right | Uses by Special Permit of the Planning Board or Board of Appeals | Uses by Special Permit of the Board of Trustees | Permitted Accessory Uses | Minimum Off-Street Parking Spaces | Minimum Off-Street Loading | Additional Use Regulations |
| C-1/C-2 Overlay District | One- and two-bedroom multifamily apartment dwellings on parcels of land not less than 20,000 square feet, in back of or over a commercial establishment, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 8 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. No more than 50% of the total floor area may be utilized for residential purposes. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units | <p>A. One- and two-bedroom multifamily apartment dwellings or two-family dwellings on parcels of land not less than 20,000 square feet, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 12 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.</p> <p>B. Multifamily one- and two-bedroom townhouse dwellings or two-family dwellings on parcels of land not less than 20,000 square feet, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 6 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.</p> | <p><u>A. One- and two-bedroom multifamily apartment dwellings on parcels of land not less than 5 acres, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 28 units per 40,000 square feet (prorated), and that building height does not exceed 65 feet and 5 stories, subject to compliance with §211-24.1. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwelling units not exceeding 20% of the totally may be three-bedroom units.</u></p> | A. Same as C-2 | A. Same as C-2, <u>except for multifamily apartment dwellings on parcels of land not less than 5 acres: 1.5 parking spaces per dwelling unit.</u> | A. Same as C-2 | A. Same as C-2 |

2. Section 211-24.1 of the Zoning Code, entitled “C-1/C-2 Overlay District” is hereby amended by inserting a new subsection “(F)” as follows:

F. Notwithstanding anything to the contrary contained herein, in the C-1/C-2 Overlay District, the Board of Trustees shall be the approving agency for special permits and site development plans for uses listed in the “Schedule of Use Regulations, §211-10, Column 3A, Uses by Special Permit of the Board of Trustees”, in which case the same requirements and procedures set forth in this chapter for the Planning Board shall be applicable to the Board of Trustees. Any application to the Board of Trustees made pursuant to this section shall be referred to the Planning Board for its recommendation to the Board of Trustees prior to the public hearing. If the Planning Board fails to report within a period of 45 days from the date of receipt of such referral, the Board of Trustees may act without such report. If the Planning Board recommends against the proposed special permit and/or site development plan, the Board of Trustees shall not act contrary to such recommendation, except by the adoption of a resolution fully setting forth the reasons for such contrary action.

Exhibit “F”
Environmental Assessment Form

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: | | |
| Project Location (describe, and attach a general location map): | | |
| Brief Description of Proposed Action (include purpose or need): | | |
| Name of Applicant/Sponsor: | | Telephone: |
| | | E-Mail: |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Project Contact (if not same as sponsor; give name and title/role): | | Telephone: |
| | | E-Mail: |
| Address: | | |
| 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, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| <p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> | | |

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?

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? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

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)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)

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

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

i. If No, anticipated period of construction: _____ 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 | _____ | _____ | _____ | _____ |

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

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

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

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:

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: _____

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: _____ 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: _____
- Does the existing public water supply have capacity to serve the proposal? **TBD** Yes No
- Is the project site in the existing district? **Portion** 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: _____
- Source(s) of supply for the 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: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? **TBD** Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

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:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. 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)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? **TBD** 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:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

 iii. 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:
 i. 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
 ii. 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 _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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: _____

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? N/A Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

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.

| | |
|---|--|
| <p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ | <p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ |
|---|--|

| | |
|--|--|
| <p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p> | |
| <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p> | |
| <p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p> | |
| <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p> | |
| <p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p> | |
| <p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p> | |
| <p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right;"><u>N/A</u></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p> | |
| <p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> | |
| <p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right;"><u>N/A</u></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ | |

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): _____
 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 | | | |
| • Forested | | | |
| • 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) | | | |
| • 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:

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:

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? _____ feet

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

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site **Balance of Site's soils have no drainage rating**
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % 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 _____ Classification _____
- Wetlands: Name _____ 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: _____ _____ _____ | |
| n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____ | |
| 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____ | |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____ | |
| b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____ | |

| |
|--|
| <p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p> |
| <p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p> |
| <p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p> |
| <p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> |

F. Additional Information

Attach any additional information which may be needed to clarify your project.

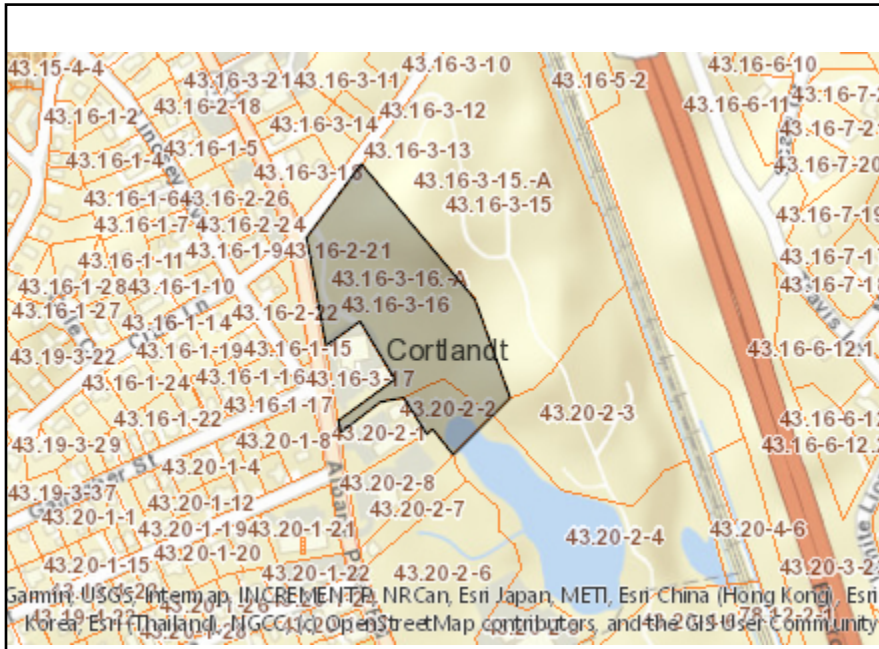
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature Michael Mitnick Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



| | |
|--|---|
| B.i.i [Coastal or Waterfront Area] | Yes |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | 360026 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | Yes |
| E.2.h.ii [Surface Water Features] | Yes |
| E.2.h.iii [Surface Water Features] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.iv [Surface Water Features - Lake/Pond Name] | 864-552 |
| E.2.h.iv [Surface Water Features - Lake/Pond Classification] | B |
| E.2.h.iv [Surface Water Features - Wetlands Name] | Federal Waters |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |

| | |
|--|--|
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | No |
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | Yes |
| E.3.d [Critical Environmental Area - Name] | Hudson River |
| E.3.d.ii [Critical Environmental Area - Reason] | Exceptional or unique character |
| E.3.d.iii [Critical Environmental Area – Date and Agency] | Agency:Westchester County, Date:1-31-90 |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | No |
| E.3.i. [Designated River Corridor] | No |