

Village of Croton-on-Hudson

COASTAL ASSESSMENT FORM

A. INSTRUCTIONS (Please print or type all answers)

1. *Applicants, or in the case of direct actions (city, town, village) agencies, shall complete this CAF for proposed actions which are subject to the consistency review law. This assessment is intended to supplement other information used by a (city, town, village) agency in making a determination of consistency.*
2. *Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the (city, town, village) clerk's office. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.*
3. *If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.*

B. DESCRIPTION OF SITE AND PROPOSED ACTION:

1. Type of (city, town, village) agency action (check appropriate response):

- a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) - NA -
- b) Financial assistance (e.g. grant, loan, subsidy) - NA -
- c) Permit, approval, license, certification X
- d) Agency undertaking action Board of Trustees, Planning Board

2. Describe nature and extent of action: Demolition of existing 118,275, s.f. building and construction of an
approximately 342,795 s.f., 280 unit residential building, containing a mix of
studio, 1-bedroom, 2-bedroom, and 3-bedroom units, with associated
parking and amenities.

3. Location of actions: 1 Half Moon Bay Drive
(street or site description)

4. Size of site: 5.6561 acres

5. Present land use: Tire Storage and Logistics Warehouse

6. Present zoning classification: LI - Light Industrial

7. List and describe any unique or unusual land forms within or contiguous to the project site (i.e. bluffs, dunes, swales, ground depressions, other geological formations):

None

8. Percent of site which contains slopes of 15% or greater: 0 %

9. List and describe streams, lakes, ponds or wetlands existing within or contiguous to the project area. Give name and size of each if available:

a) Name: Hudson River

b) Size (in acres): - NA -

10. If an application for the proposed action has been filed with the (city, town, village) agency, the following information shall be provided:

a) Name of applicant: 1 HMB Property Owner, LLC (c/o Monday Properties)

b) Mailing address: 595 Madison Avenue, Suite 1903, New York, NY 10022

c) Telephone number: (area code) (212) 490 - 7100

d) Application number, if any:

11. Will the action be directly undertaken, require funding or approval by a state or federal agency? NO ☒ YES

If yes, which state or federal agency?

12. If the proposed action is a law, or planning or zoning document, SKIP Section "C" and go to Section "E".

C. COASTAL ASSESSMENT:

YES NO N/A

1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified on the coastal area map:

 X

a) Significant fish or wildlife habitats?

 X

b) Scenic resources of local or statewide significance?

 X

c) Natural protective features in an erosion hazard area?

 X

If the answer to any question above is "yes", please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

YES NO N/A

2. Will the proposed action have a significant effect upon:

a) Commercial or recreational use of fish and wildlife resources?	<u> </u>	<u> X </u>	<u> </u>
b) Scenic quality of the coastal environment?	<u> </u>	<u> X </u>	<u> </u>
c) Development of future or existing water dependent uses?	<u> </u>	<u> X </u>	<u> </u>
d) Operation of the State's major ports?	<u> </u>	<u> </u>	<u> X </u>
e) Land or water uses within a small harbor area?	<u> </u>	<u> </u>	<u> X </u>
f) Stability of the shoreline?	<u> </u>	<u> </u>	<u> X </u>
g) Surface or groundwater quality?	<u> </u>	<u> X </u>	<u> </u>
h) Existing or potential public recreation opportunities?	<u> </u>	<u> X </u>	<u> </u>
i) Structures, sites or districts of historic, archeological or cultural significance to the (city, town, village), State or nation?	<u> </u>	<u> X </u>	<u> </u>

3. Will the proposed action involve or result in any of the following:

a) Physical alteration of land along the shoreline, land under water or coastal waters?	<u> </u>	<u> X </u>	<u> </u>
b) Physical alteration of two (2) acres or more of land located elsewhere in the coastal area?	<u> </u>	<u> X </u>	<u> </u>
c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the coastal area?	<u> </u>	<u> X </u>	<u> </u>
d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<u> </u>	<u> X </u>	<u> </u>
e) Mining, excavation, filling or dredging in coastal waters?	<u> </u>	<u> X </u>	<u> </u>
f) Reduction of existing or potential public access to or along the shore?	<u> </u>	<u> X </u>	<u> </u>
g) Sale or change in use of publicly-owned lands located on shoreline or under water?	<u> </u>	<u> X </u>	<u> </u>
h) Development within a designated flood or erosion hazard area?	<u> </u>	<u> X </u>	<u> </u>
i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?	<u> </u>	<u> X </u>	<u> </u>
j) Construction or reconstruction of erosion protective structures?	<u> </u>	<u> X </u>	<u> </u>
k) Diminished surface or groundwater quality?	<u> </u>	<u> X </u>	<u> </u>
l) Removal of ground cover from the site?	<u> </u>	<u> X </u>	<u> </u>

4. Project

YES NO N/A

The project is not located immediately adjacent to shore

a) If project is to be located adjacent to shore:

- | | | | |
|---|----------|----------|----------|
| 1. Will water-related recreation be provided? | _____ | _____ | <u>X</u> |
| 2. Will public access to the foreshore be provided? | _____ | _____ | <u>X</u> |
| 3. Does the project require a waterfront site? | _____ | _____ | <u>X</u> |
| 4. Does it supplant a recreational or maritime use? | _____ | _____ | <u>X</u> |
| 5. Do essential public services and facilities presently exist at or near the site? | <u>X</u> | _____ | _____ |
| 6. Is it located in a flood prone area? | _____ | <u>X</u> | _____ |
| 7. Is it located in an area of high erosion? | _____ | <u>X</u> | _____ |

b) If the project site is publicly owned:

The project site is not publicly owned

- | | | | |
|--|-------|-------|----------|
| 1. Will the project protect, maintain and/or increase the level and industrial facilities into coastal facilities? | _____ | _____ | <u>X</u> |
| 2. If located in the foreshore, will access to those and adjacent lands be provided? | _____ | _____ | <u>X</u> |
| 3. Will it involve the siting and construction of major energy facilities? | _____ | _____ | <u>X</u> |
| 4. Will it involve the discharge of effluent from major steam electric generating and industrial facilities into coastal facilities? | _____ | _____ | <u>X</u> |

c) Is the project site presently used by the community neighborhood as an open space or recreation area?

_____ X _____

d) Does the present site offer or include scenic views or vistas known to be important to the community?

_____ X _____

e) Is the project site presently used for commercial fishing or fish processing?

_____ X _____

f) Will the surface area of any waterways or wetland area be increased or decreased by the proposals?

_____ X _____

g) Does any mature forest (over 100 years old) or other locally important vegetation exist on this site which will be removed by the project?

_____ X _____

h) Will the project involve any waste discharges into coastal waters?

_____ X _____

i) Does the project involve surface or subsurface liquid waste disposal?

_____ X _____

j) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?

_____ X _____

k) Does the project involve shipment or storage of petroleum products?

_____ X _____

4. Project (continued)

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
l) Does the project involve discharge of toxic hazardous substances or other pollutants into coastal waters?	_____	<u>X</u>	_____
m) Does the project involve or change existing ice management practices?	_____	<u>X</u>	_____
n) Will the project affect any area designated as a tidal or freshwater wetland?	_____	<u>X</u>	_____
o) Will the project alter drainage flow, patterns or surface water runoff on or from the site?	_____	<u>X</u>	_____
p) Will best management practices be utilized to control storm water runoff into coastal waters?	<u>X</u>	_____	_____
q) Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	_____	<u>X</u>	_____
r) Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates?	_____	<u>X</u>	_____

D. REMARKS OR ADDITIONAL INFORMATION.

For questions answered “yes” in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions.

(Add any additional sheets necessary to complete this form)

E. SUBMISSION REQUIREMENTS.

The final version of this form shall be sent to the Department of State (*New York State Dept. of State, Coastal Management Program, 162 Washington Avenue, Albany, NY 12231*) if any question in Section C is answered “yes” and either of the following conditions is met.

- Section B.1 (a) or B.1 (b) is checked **OR**
- Section B.1 (c) and B.11 is answered “yes”

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If assistance or further information is needed to complete this form, please contact the Village Engineer at (914) 271-4783.

Preparer's Name: Peter J. Gregory, P.E.

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Date: July 11, 2024