

Part 1 ENVIRONMENTAL ASSESSMENT FORM (EAF)

1 CROTON POINT



Prepared For Submission To:
Village of Croton-on-Hudson Village Board

Applicant:
WBP Development, LLC

Prepared By:



July 11, 2024
Revised July 16, 2024

**1 CROTON POINT
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PARTICIPATING CONSULTANTS

Environmental Planning – SEQRA

KSCJ Consulting
500 Main Street, Armonk, NY 10504
(914) 273-2323
Contact: Jan K. Johannessen, RLA, AICP

Civil Engineering and Surveying

Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place, Carmel, NY 10512
(845) 225-9690
Contact: Richard D. Williams Jr., P.E.

Architecture

Arketekcher
6 Americo Circle, Ossining, NY 10562
(914) 762-3936
Contact: Michael Bevivino, AIA, NCARB

PROJECT DESCRIPTION

WBP Development, LLC has been selected by the Village of Croton-on-Hudson as the purchaser and developer of Village Parking Lot A (Tax Lots 3 and 5) and is in contract to purchase Tax Lot 4 from Croton Point Realty, Inc. Collectively, the subject property is proposed to be developed with a 5-story, 100 unit, affordable multifamily building with amenity space and on-site parking; units are proposed to be in condominium ownership.

Subject Property

The subject property or “the site” consists of several tax parcels totaling 1.7578 acres of land and located on Croton Point Avenue within the Village of Croton-on-Hudson, Westchester County, NY. The signalized intersection of Croton Point Avenue and Veterans Plaza is located immediately south of the site and the remainder of the site is bounded by NYS Route 9 to the east, Metro North Railroad to the west, and additional Metropolitan Transportation Authority (MTA) uses to the north. The Route 9 and Croton Point Avenue signalized intersection is located southeast of the subject property and the site is in proximity to the Croton-Harmon train station and the MTA train depot. While the subject property is bordered by transportation, parking, commercial and light industrial uses, the site is a short distance to a variety of retail, restaurant, shopping centers, supermarket, physical training, and other active uses. A pedestrian and bicycle path exists on the west side of Route 9 and extends from Croton Point Avenue over the Croton River to Ossining. Further, the site is in proximity to Croton Point Park and other recreational areas. Perhaps the most intriguing feature is the site’s proximity to the Hudson River, located due west, the views of which will be enjoyed by future homeowners.

There are several easements that encumber the site that benefit either the MTA or the Village of Croton-on-Hudson which are well described within the Village’s Request for Proposal (RFP) and are depicted on the surveys and site development plans submitted in conjunction with this Environmental Assessment Form (EAF).

Previous Planning Efforts and RFP

Following a thorough evaluation under the State Environmental Quality Review Act (SEQRA), which included the preparation of a Full EAF, buildout analysis, traffic impact study, visual analysis, evaluation of school children generated, LWRP Consistency Review, and County Planning referral, the Village Board of Trustees adopted Local Law No. 14 of 2022 which allows the site to be redeveloped with multifamily housing or multifamily housing over ground floor commercial uses at a maximum Floor Area Ratio (FAR) of 1.2 and a maximum height of up to 5-stories. Following the adoption of the zoning amendment, the Village Board prepared and released an RFP which was issued on July 24, 2023 to solicit proposals from the development community for purchase and development of the subject property. In response to the Village’s RFP, WBP Development, LLC submitted its proposal to purchase and develop the site, consistent with the underlying zoning and RFP, which was ultimately accepted by the Village Board via Resolution No. 86-2024, dated April 24, 2024.

Zoning

The subject property is zoned Transit-Oriented Development in Light Industrial (LI) District which allows the proposed use subject to the issuance of a Special Use Permit from the Village Board of Trustees and Site Plan Approval from the Planning Board, in addition to other necessary permits, approvals and referrals by other involved agencies. The proposed redevelopment complies with the development requirements presented in Local Law 14 of 2022 for TOD projects and additional design parameters as outlined in the Village Board’s RFP. The project is consistent with the underlying zoning regulations, the RFP and the Village’s Comprehensive Plan.

BULK ZONING REQUIREMENTS PER LOCAL LAW NO. 14 OF 2022	
Min. Lot Area	10,000 s.f.
Front Yard Setback	As determined by Village Board during review of Special Use Permit
Rear Yard Setback	
One Side Yard	
Both Side Yards	
Off-Street Parking per Unit	1 space per unit
Floor Area Ratio	1.20
Building Height (stories)	5 Stories
Bedrooms	Studio, 1- and 2-bedroom units only

DEVELOPMENT REGULATIONS PROVIDED WITHIN RFP

Development Requirements for the Site as Adopted by Village of Croton-on-Hudson	
Permitted Land Uses	The Site retains its designation as a LI district that allows for transit-oriented multifamily residential or mixed-use (multifamily residential above ground floor commercial) buildings by special permit issued by the Village Board of Trustees (refer to Section 230-18.C(9) of the Village Code).
Access and Circulation	The Site is accessible by an existing curb cut at the signalized intersection of Croton Point Avenue and Veterans Plaza, which must be retained in a manner such that the entrance and exit is controlled by the existing traffic light.
Maximum Floor Area Ratio	Total built area may not exceed a FAR of 1.20. Other than the FAR requirement, there are no other restrictions on the maximum footprint of buildings or tenanted space.
Maximum Height	Buildings may not exceed 5 stories in height.
Affordable Housing	A minimum of 20 percent of the residential units proposed must be reserved as affordable housing. The Village is looking for a mix of income requirements for the affordable units; an example of a breakdown could be 40% of units at 30% AMI, 40% of units at 60% AMI and 20% of units at 80% AMI. Other requirements of Section 230-48 of the Village Code must also be met.
Bedrooms	Studio, 1- and 2-bedroom units only.
Off-Street Parking (Residential)	1 off-street parking space per residential unit. The Board of Trustees shall have the discretion to require additional parking for residential units.
Off-Street Parking (Commercial)	1 off-street parking space per 400 square feet of commercial floor area.
Setbacks	Setbacks for transit-oriented mixed-use or multi-family residential use shall be determined by the Board of Trustees as part of the Special Permit review based upon the best layout for the Site.
Design Guidelines	Any new development must adhere to building, sidewalk, signage, landscaping, and lighting guidelines as provided within the Zoning Code.
Amenities	Public benefits and amenities should be part of any new development, including outdoor greenspace and an attached or separate indoor facility for community and recreational use by all Croton residents.
Sustainability	Use of sustainable energy sources (EV charging stations, solar panels, etc.). The Village has adopted the NYStretch Energy Code-2020.
Noise Attenuation	Use of noise-attenuating construction materials to address rail noise from the nearby MNR station.
Other	Use of a project labor agreement with the Building & Construction Trades Council of Westchester and Putnam Counties.
Sources: Village Zoning Code; Village Board of Trustees; Lot A RFP Task Force recommendations	

As stated previously, the development includes the construction of a compliant 5-story building with cellar level for parking below grade. It offers 100 units consisting of 46 one-bedroom and 54 two-bedroom units; the proposed FAR is 1.10, where 1.20 is the maximum allowed. The design includes 100 parking spaces, as required, provided via a combination of surface and below-building parking. Amenities within the building include a community room, fitness center, coworking lounge, bike storage room, and a rooftop deck that provides scenic views overlooking Croton Point Bay and the Hudson River. The exterior façade combines brick and metal panels for cladding. Sustainable building design features include full electrification, solar readiness, high efficiency HVAC equipment (cold climate air source heat pumps) and appliances (Energy Star Multifamily New Construction Program), Level 2 EV charging stations (1 per 20 parking spaces) and low-flow water fixtures.

Utilities (Water, Sewer and Stormwater)

Domestic water, in addition to water for fire protection, is proposed to be served by the Village’s municipal water system. As currently designed, the proposed action includes the installation of two (2) water service connections to the existing water main located in Croton Point Avenue, one for domestic water and the second for fire flow. The applicant is in the process of evaluating whether an extension of the existing 10-inch water main on Wayne Street will be necessary to meet project water demands.

The applicant has evaluated water demand using both NYSDEC Design Flow standards, which are known to be conservative, as well as flow rates from the American Water Works Associated (AWWA), which are generally more realistic. While the NYSDEC standards are used for design, they are considered theoretical maximums; the values are conservative and do not reflect actual water usage. For instance, the total water flow in gallons per day assumes all on-site uses are in full operation, at the same time and are at full occupancy, all day, every day. Further, the applicant intends to install low flow fixtures within the building to reduce water demand. Water demand calculations from both sources are presented in the below tables.

ESTIMATED WATER DEMAND BASED ON NYSDEC DESIGN FLOW STANDARDS			
Proposed Use	No. of Units	Hydraulic Loading Rate	Maximum Design Flow (gpd)
One Bedroom Unit	46	110 gpd/bedroom	5,060
Two Bedroom Unit	54	110 gpd/bedroom	11,880
		Total	16,940

Source: Insite Engineering

ESTIMATED WATER DEMAND BASED ON AWWA				
Proposed Use	Occupancy Rate	Total Anticipated Residents	Water Use Per Resident	Water Use (gpd)
46-One Bedroom Unit	1.86 people/unit	86	43.5	3,741
54-Two Bedroom Unit	1.88 people/unit	102	43.5	4,437
Total Anticipated Water Generated (gpd)				8,178

Source: Insite Engineering

Sanitary sewer demand is estimated based on the water usage of the site and, as identified above, is estimated to be 16,940 gpd, a conservative estimate. As illustrated on the site development plans, the applicant proposes to install an on-site wastewater pump station and valve pit that will connect to the building’s gravity sewer system; the on-site pump station will connect to the existing force main in Croton Point Avenue that is owned by Westchester County.

The site is almost entirely developed with impervious cover (surface parking and buildings) and stormwater runoff, in the existing condition, flows in one of two directions. Approximately half of the site flows to the south to an existing on-site drain inlet that connects to the New York State Department of Transportation (NYSDOT) drainage system along NYS Route 9. The remaining portion of the site flows to

the north toward property owned by the MTA. The project is considered a redevelopment project under the New York State Department of Environmental Conservation's (NYSDEC) stormwater regulations and based on the proposed overall reduction in impervious surfaces, will result in a net decrease in flows leaving the site; therefore, attenuation of stormwater on-site is not required. Water quality treatment is proposed in the form of hydrodynamic separators which will treat stormwater before discharging off-site.

Traffic

Reference is made to a Traffic Study prepared by AKRF, Inc., dated July 6, 2022, which was prepared during the SEQRA evaluation associated with TOD/LI Zoning Amendments, considered at the same time as the Harmon/South Riverside Gateway (HSGR) Overlay. The traffic study assessed the potential traffic and transportation impacts related to the theoretical maximum buildout projected under both zoning amendments. The theoretical maximum buildout for the zoning study area projected in the traffic report totals 470 residential units, 21,831 s.f. of ground floor commercial, and 725 off-street parking spaces. The proposed action includes 100 residential units, 100 off-street parking spaces and no ground floor commercial space. Assuming the theoretical buildout of the zoning study area by 2042, the traffic report concludes that the following intersections could experience traffic impacts. However, the report concludes that impacts can be mitigated via traffic signal timing adjustments, pavement/lane restriping, and narrowing of roadway medians, as applicable based on location. The extent of signal timing adjustment will be more thoroughly evaluated during the review process.

- Croton Point Avenue and Veterans Plaza
- Croton Point Avenue and Route 9/9A Southbound ramps
- South Riverside Avenue and Benedict Boulevard

Utilizing the Institute of Transportation Engineers (ITE) Trip Generation manual for a "High-Rise Condominium/Townhouse" development (Land Use 232), the proposed 100-unit development would be expected to generate 34 total vehicle trips (entering and exiting) in the AM peak hour, 38 total trips in the PM peak hour and 35 total trips in the Saturday peak hour. Vehicle trips are anticipated to be reduced given the project's proximity to public transportation, including bus and railroad, as well as existing pedestrian connectivity.

Permits, Approvals, Referrals and Funding

The below table identifies the permits, approvals, and referrals that will be required for ultimate construction of the proposed action as well as anticipated funding sources.

REQUIRED PERMITS, APPROVALS, REFERRALS AND FUNDING SOURCES	
Permits and Approvals	
Croton-on-Hudson Village Board of Trustees	Special Use Permit
Croton-on-Hudson Planning Board	Site Plan
Croton-on-Hudson Building Department	Building Permit
Croton-on-Hudson Department of Public Works (DPW)	Driveway, Water and Sewer
Westchester County Department of Health (WCDH)	Water and Sewer
Westchester County Department of Environmental Facilities (WCDEF)	Sanitary Sewer Connection
New York State Department of Environmental Conservation (NYSDEC)	SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001)
New York State Department of Transportation (NYSDOT)	Potential Signal Timing Adjustments
Metropolitan Transportation Authority (MTA)	Stormwater Conveyance
Mandatory Referrals for Review and Recommendation	
Croton-on-Hudson Waterfront Advisory Committee	LWRP Consistency Review
Croton-on-Hudson Advisory Board on Visual Environment	Visual/Aesthetics Review
Westchester County Planning Board	GML 239-m Referral
Funding Sources	
NYSHCR’s Affordable Homeownership Opportunity Program (AHOP)	
Westchester County’s New Home Land Acquisition Fund (NHLA)	

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PART 1 ENVIRONMENTAL ASSESSMENT FORM (EAF)

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): (Tax Lots 3 & 5)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

*The owner of Tax Lot 3 is Croton Point Realty, Inc.

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		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">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 <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input 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?

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? 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): _____

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? 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: _____
- 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? 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?
 61,420 Square feet or _____ acres (impervious surface)
 76,569 Square feet or _____ acres (parcel size) * Proposed net reduction of +/-0.23 acre of impervious coverage
 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? 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: * Air emissions would primarily occur during the construction phase from construction equipment
 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
 *Question relates to open-air operation, post-construction
 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: *The below information is being provided for informational purposes
 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? 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.

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

Section 160-4G of the Village Noise ordinance allows construction related noise between 8am-8pm (M-Sa. and 10am-6pm Su.)

<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>If Yes: *Not Applicable - Proposed Use is Residential</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>If Yes: *Not Applicable - Proposed Use is Residential</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 *Per on-site soil borings; see Geotech Report

b. Are there bedrock outcroppings on the project site? 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
 *Per on-site soil borings; see Geotech Report

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site *Per on-site soil borings; see Geotech Report
 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)? *Hudson River is +/-870 feet from project site and is separated by roads, buildings and parking 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: *Response is auto-generated by EAF Mapper; the site is nearly entirely covered with surface parking and/or buildings</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: <u>Response is auto-generated by EAF Mapper - NYSDEC</u></p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>*Response is auto-generated by EAF Mapper; the site is almost entirely covered with surface parking and/or buildings</p>	
<p>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</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>	
<p>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</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>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</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>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</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. 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? 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

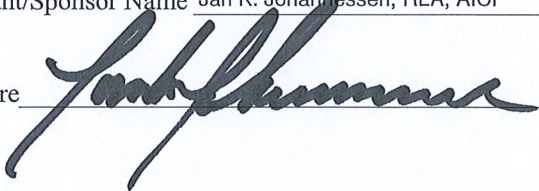
Attach any additional information which may be needed to clarify your project.

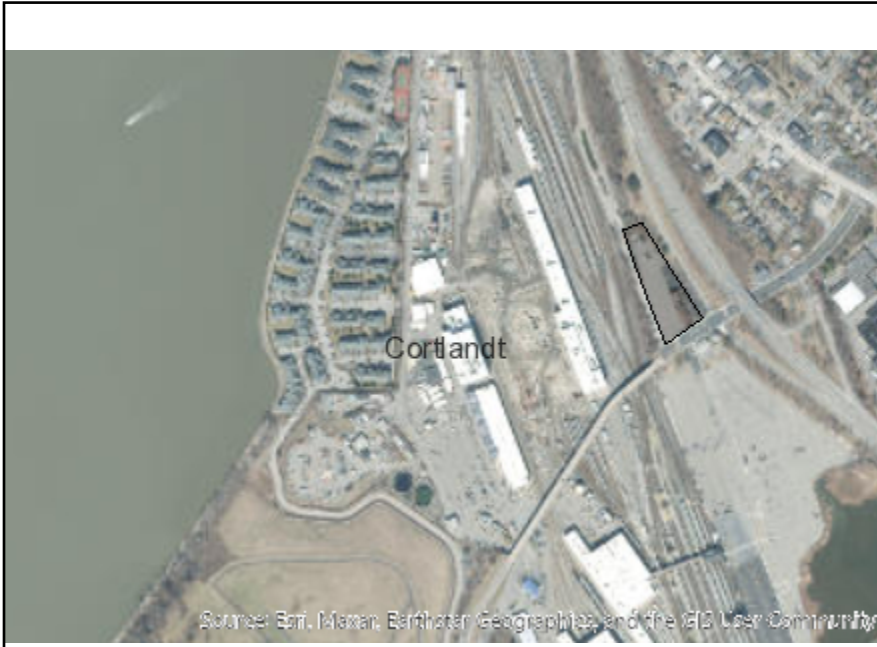
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Jan K. Johannessen, RLA, AICP Date July 11, 2024; Rev. July 17, 2024

Signature  Title Principal, KSCJ Consulting



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]	Yes
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.ii [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]	360010, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	Yes

E.2.n.i [Natural Communities - Name]	Brackish Subtidal Aquatic Bed
E.2.n.i [Natural Communities - Acres]	596.57
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Shortnose Sturgeon, Northern Harrier, Bald Eagle, Atlantic Sturgeon
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]	Yes
E.3.i. [Designated River Corridor]	No

1 CROTON POINT

COASTAL ASSESSMENT FORM (CAF)

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) _____
- b) Financial assistance (e.g. grant, loan, subsidy) _____
- c) Permit, approval, license, certification _____
- d) Agency undertaking action _____

2. Describe nature and extent of action: _____

3. Location of actions: _____

(street or site description)

4. Size of site: _____

5. Present land use: _____

6. Present zoning classification: _____

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):

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

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: _____

b) Size (in acres): _____

*Hudson River is +/-870 feet and the Croton River is +/- 1,960 feet from project site and both are separated by roads, buildings and parking

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: _____

b) Mailing address: _____

c) Telephone number: (area code) (_____) _____

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:

***Section skipped as directed above**

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: _____

a) Significant fish or wildlife habitats? _____

b) Scenic resources of local or statewide significance? _____

c) Natural protective features in an erosion hazard area? _____

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

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

4. Project	<u>YES</u>	<u>NO</u>	<u>N/A</u>
a) If project is to be located adjacent to shore:			
1. Will water-related recreation be provided?	_____	_____	_____
2. Will public access to the foreshore be provided?	_____	_____	_____
3. Does the project require a waterfront site?	_____	_____	_____
4. Does it supplant a recreational or maritime use?	_____	_____	_____
5. Do essential public services and facilities presently exist at or near the site?	_____	_____	_____
6. Is it located in a flood prone area?	_____	_____	_____
7. Is it located in an area of high erosion?	_____	_____	_____
b) If the project site is publicly owned: * A portion of the site is owned by the Village and is in contract for sale to the applicant			
1. Will the project protect, maintain and/or increase the level and industrial facilities into coastal facilities?	_____	_____	_____
2. If located in the foreshore, will access to those and adjacent lands be provided?	_____	_____	_____
3. Will it involve the siting and construction of major energy facilities?	_____	_____	_____
4. Will it involve the discharge of effluent from major steam electric generating and industrial facilities into coastal facilities?	_____	_____	_____
c) Is the project site presently used by the community neighborhood as an open space or recreation area?	_____	_____	_____
d) Does the present site offer or include scenic views or vistas known to be important to the community?	_____	_____	_____
e) Is the project site presently used for commercial fishing or fish processing?	_____	_____	_____
f) Will the surface area of any waterways or wetland area be increased or decreased by the proposals?	_____	_____	_____
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?	_____	_____	_____
h) Will the project involve any waste discharges into coastal waters?	_____	_____	_____
i) Does the project involve surface or subsurface liquid waste disposal? *Connect to the existing municipal sewer system	_____	_____	_____
j) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	_____	_____	_____
k) Does the project involve shipment or storage of petroleum products?	_____	_____	_____

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?	_____	_____	_____
m) Does the project involve or change existing ice management practices?	_____	_____	_____
n) Will the project affect any area designated as a tidal or freshwater wetland?	_____	_____	_____
o) Will the project alter drainage flow, patterns or surface water runoff on or from the site?	_____	_____	_____
p) Will best management practices be utilized to control storm water runoff into coastal waters?	_____	_____	_____
q) Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	_____	_____	_____
r) Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates?	_____	_____	_____

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”

=====

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

Preparer’s Name: _____

Title: _____

Agency: _____

Telephone No.: (____) _____ E-mail: _____

Date: _____