



VILLAGE OF MAMARONECK TRANSIT-ORIENTED DEVELOPMENT (TOD) ZONING

VILLAGE OF MAMARONECK, NEW YORK

ENVIRONMENTAL ASSESSMENT FORM, PART 1

SEPTEMBER 2014

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Lead Agency

Village of Mamaroneck Board of Trustees
Village Hall
123 Mamaroneck Avenue
Mamaroneck, NY 10543
Contact: Richard Slingerland, Village Manager
(914)-777-7703

Prepared by

BFJ Planning
115 Fifth Avenue
New York, NY 10003
Contact: Susan Favate, AICP, Associate Principal
(212) 353-7458

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1.0 INTRODUCTION: LOCATION, DESCRIPTION AND PURPOSE OF PROPOSED ACTION

1.1 Introduction

Pursuant to the New York State Environmental Quality Review Act (SEQR), the proposed action discussed in this Full Environmental Assessment Form (EAF) is the adoption of revisions to the Village of Mamaroneck Zoning Code (VC §342). The Village of Mamaroneck Board of Trustees (BOT) are proposing to implement the recommendations of the 2013 Transit-Oriented Development (TOD) Zoning Study by establishing a TOD Overlay District in the Washingtonville neighborhood, to capitalize on the development and redevelopment potential resulting from its proximity to the Mamaroneck Train Station and Central Business District. The revisions involve creation of new zoning text and changes to the existing zoning map, to establish the overlay district, and targeted changes to existing zoning provisions, as consistent with the 2013 study.

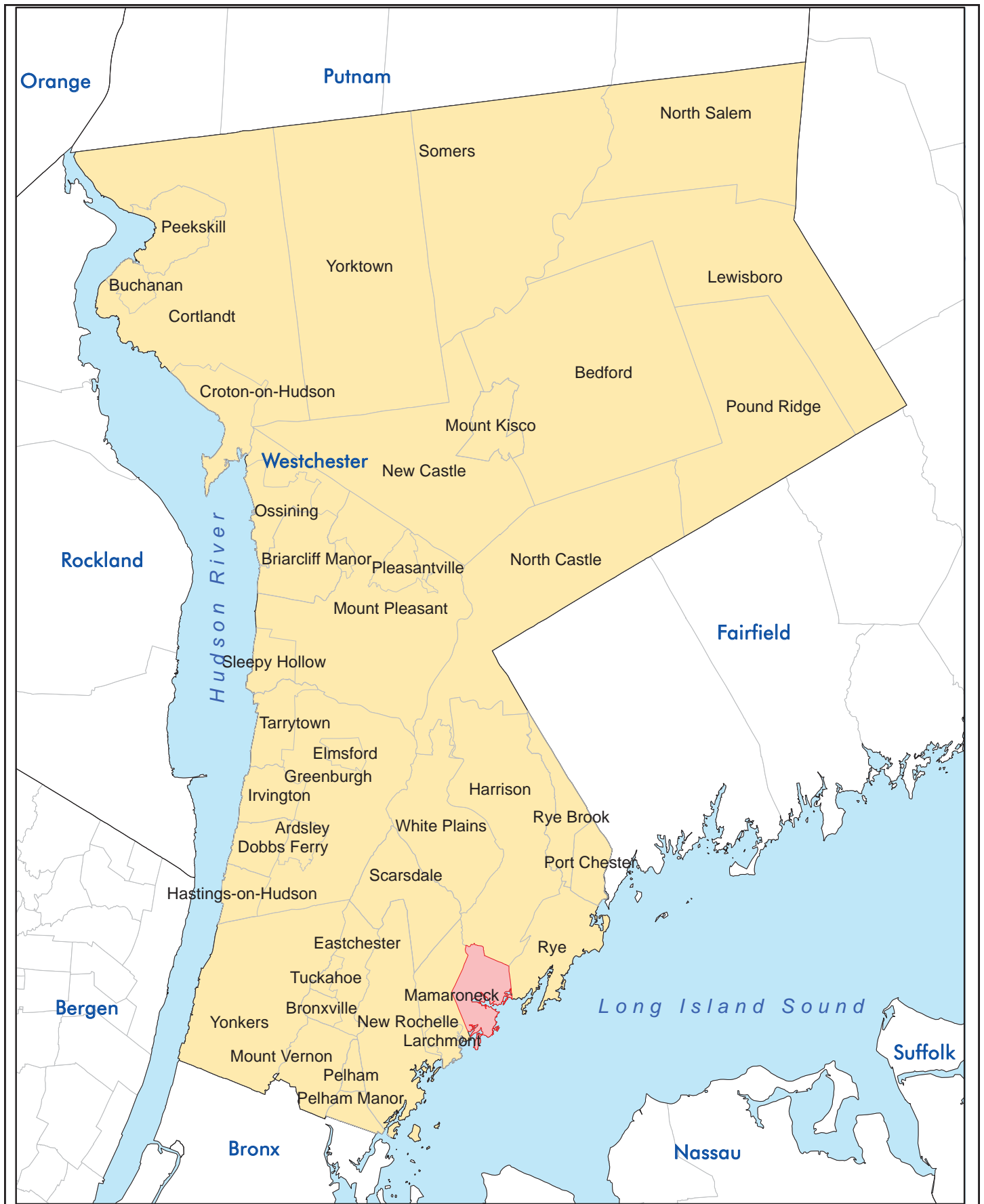
1.2 Project Location

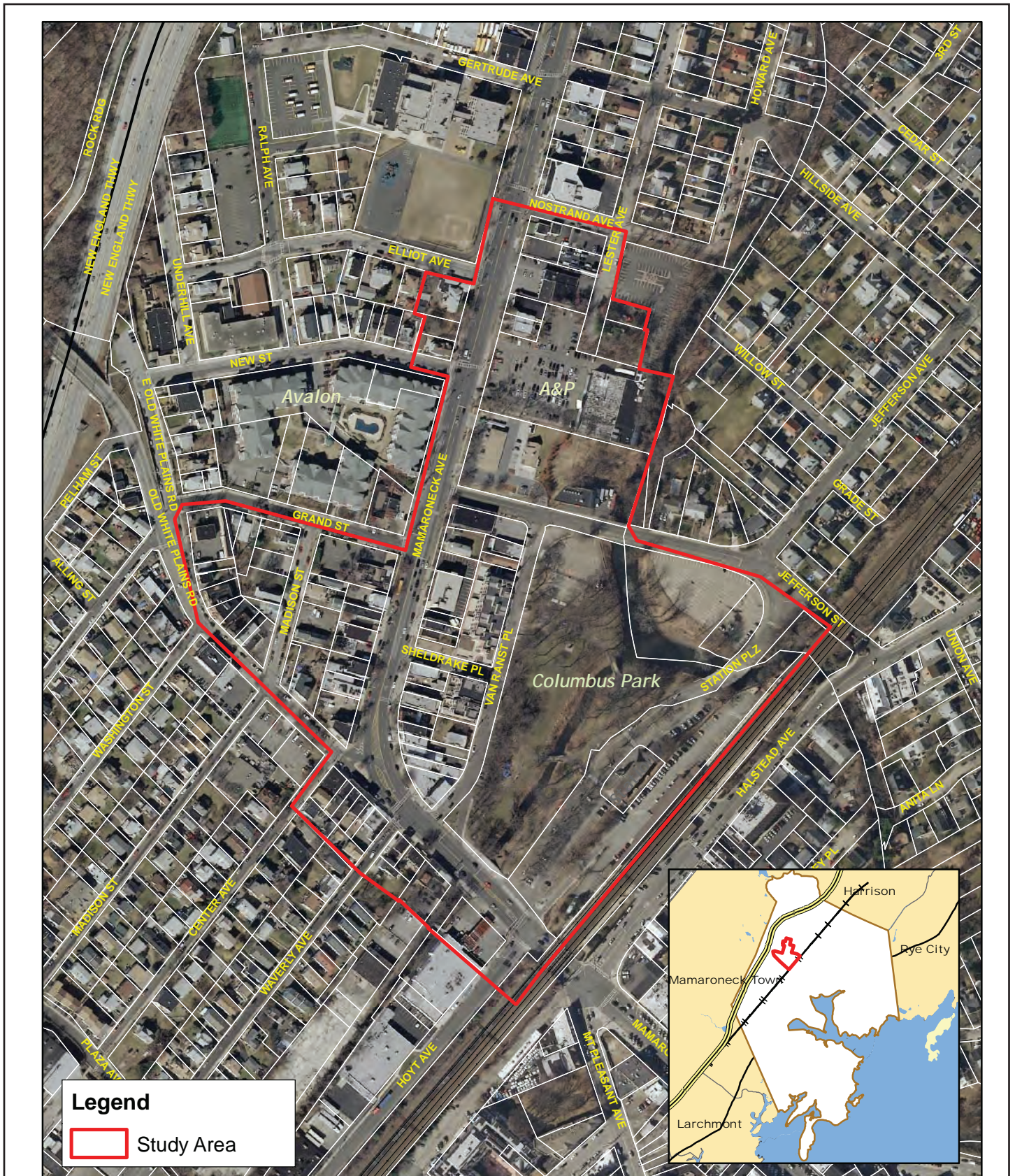
The Village of Mamaroneck is located on Long Island Sound in Westchester County, approximately 23 miles north of New York City. The Village is bordered by the Town/Village of Harrison to the north, the unincorporated area of the Town of Mamaroneck to the south and west and Long Island Sound and the City of Rye to the east (see Figure 1).

The TOD zoning study area covers approximately 80 parcels on about 35 acres in the north-central portion of the Village of Mamaroneck (see Figure 2). Generally, the area is bounded on the north by I-95 (New England Thruway), the Metro-North railroad tracks on the south, the Sheldrake River and I-95 on the west and Mamaroneck River on the east.

The study area was delineated to capture a generalized half-mile radius around the Mamaroneck Train Station, as consistent with the standard definition of a transit-oriented development, centered along Mamaroneck Avenue and the Washingtonville neighborhood. The study area is focused on the portion of this half-mile radius north of the railroad tracks, as that area shows the greatest potential – and need for – redevelopment that can capitalize on its key assets.

The study area also includes the train station and adjacent Columbus Park, as well as both sides of Mamaroneck Avenue (excluding the Avalon Willow development, which is fully built-out, and Mamaroneck Avenue School) to Nostrand Avenue. It includes the residential neighborhood centered on Madison Street and the properties fronting Van Ransst Place between Mamaroneck Avenue and Jefferson Avenue, which consist primarily of the Parkview Station development and vacant/underutilized sites on Columbus Park.





1.3 Project Description

Background

The 2013 TOD Zoning Study identified zoning as a major barrier to development or redevelopment in the study area. Not only do the present regulations – both in terms of uses and in area and bulk standards – inhibit the potential for TODs, but they also largely prevent development under the existing zoning. The discussion below summarizes the barriers for each of the primary zoning districts found in the study area: RM-3, C-1 and O-1. While other zones are present, they were generally not a focus of the analysis or recommendations for the study.

RM-3

The RM-3 district represents Mamaroneck's highest-density residential zone, and is only found in the TOD study area and in one other location within the industrial area (the Sheldrake Estates site on Waverly Avenue). As with all of the Village's multifamily districts, the RM-3 zone allows as permitted principal uses professional offices or studios (ground floor only), housing for three or more families and any use permitted in single-family districts. However, the RM-3 district does not allow retail or commercial uses, although a number of these uses do exist as nonconforming uses, either as the primary use or as part of a mix of uses in the same building. Most of these commercial or mixed uses are found along Mamaroneck Avenue and Old White Plains Road, but are also present within the largely residential areas along Madison Street and Van Ranst Place.

In addition to issues of use, most properties in the RM-3 zone are nonconforming with respect to area and bulk standards. The RM-3 minimum lot size is 20,000 square feet, a standard that is met by only one study area parcel – the currently unoccupied Three Jalapenos site. Other standards for required yards, building coverage and parking are more consistent with lower-density development than for the Village's highest-density zone within a half-mile of a train station. The required front and side yard and maximum building coverage provisions do not reflect existing conditions, nor are they appropriate for TOD. The parking requirements of 1 space per dwelling unit, plus 1 space per bedroom, necessitate at least 2 parking spaces per multifamily unit, a standard that is extremely difficult to meet given the area's small lot sizes.

Excessive area and parking requirements for the RM-3 district mean that buildings typically do not meet the floor area ratio (FAR) standard, which, at 1.2, is appropriately among the highest in the Village (second only to the C-2 district in the downtown core, at 2.0). In fact, the inability to reach the maximum potential FAR in the RM-3 district makes development of any new multifamily uses challenging. The Parkview Station complex on Van Ranst Place, the most significant new residential development in the area in the past decade, was developed under the C-1 zoning also in place for that property.

Nonconformity in the RM-3 zone is a major issue, as it contributes to the poor condition of certain properties in the area, particularly those along Madison Street. Property owners may be deterred in making much-needed building improvements by the prospect of seeking a variance from the Zoning Board of Appeals, or – more significantly – the difficulty in obtaining bank financing given the property’s nonconformity.

Adjusting the area and parking requirements of the RM-3 zone to better reflect the existing context would allow the current zoning requirements to function as desired. In addition, such adjustments could substantially reduce both the number and degree of nonconformity, making it easier for property owners to upgrade buildings and improve street conditions and quality-of-life for residents.

C 1

The C-1 zone is designated along most of Mamaroneck Avenue in the study area (except for the western side between Old White Plains Road and Grand Street, which is zoned RM-3). However, the area on the eastern side of Mamaroneck Avenue between Van Ranst Place and Jefferson Avenue is zoned jointly for C-1, RM-3 and O-1.

C-1 is Mamaroneck’s general commercial zone and allows most business or commercial uses, plus infill housing via a special permit from the Planning Board. Within the study area, this zone encompasses a range of uses, including commercial/retail, office, multifamily, institutional and mixed use. Area and bulk standards are generally consistent with supporting commercial uses, but the Village Code gives the Planning Board flexibility in those requirements to promote infill housing.

The C-1 district is ideal for much of the TOD study area, as it allows residential uses, with a special permit, as well as commercial or retail uses. There are two main issues with the C-1 zone. The first involves the outdated and confusing presence of the jointly zoned area bounded by Van Ranst Place, Jefferson Avenue and Mamaroneck Avenue, which should be eliminated. The second issue is that C-1 promotes the type of traditional suburban, commercial strip development typically found on Boston Post Road (Route 1) and upper Mamaroneck Avenue, rather than the higher-density, pedestrian-oriented development that is more suitable for areas near a train station. Rezoning the C-1 district to C-2 in the TOD study area would not be appropriate, given the Village’s desire to maintain the viability of its downtown core and therefore to concentrate C-2 in the Central Business District, as well as the need to preserve lower-density residential neighborhoods near the study area. For this reason, the use of a TOD overlay zone for the C-1 district in the study area was suggested by the 2013 study. An overlay zone can be more useful than a rezoning, as it allows a targeted approach to promoting the desired and appropriate development for a small area, without generating potential negative impacts at a larger scale. Overlay zones can also allow for the use of zoning incentives directed toward a specific geographic area or neighborhood.

O-1

The O-1 zone exists in only three locations in Mamaroneck, one of which is the dual-zoned area bounded by Van Ranst Place, Jefferson Avenue and Mamaroneck Avenue. The O-1 zone allows most offices, laboratories, hospitals and nursing homes, as well as any use permitted by other zones in the multi-zone arrangement. In the O-1 zone within the TOD study area, the primary land uses are multifamily or mixed use, as most development has used either the C-1 or RM-3 zones designated for the same area. Only one large-scale office use is present in the study area.

The primary issues with the O-1 zone, aside from its confusing status in a dual zone, are the extremely large requirements for minimum lot size, lot depth and yards. The minimum lot size in the O-1 district is 3 acres, with a corresponding frontage requirement of 300 feet. No parcels in the study area meet this requirement, which is more appropriate for a larger-scale corporate use, as is found farther north along Mamaroneck Avenue. The substantial setback requirements – 50 feet for the front, rear and side yards – are also consistent with a more intensive office use than is generally possible or desired in the study area.

Proposed Zoning Code Revisions

The 2013 TOD Zoning Study proposed a number of zoning revisions to remove the identified development barriers to the greatest extent practicable, representing a targeted approach with no changes to any allowed uses, height or density, as follows:

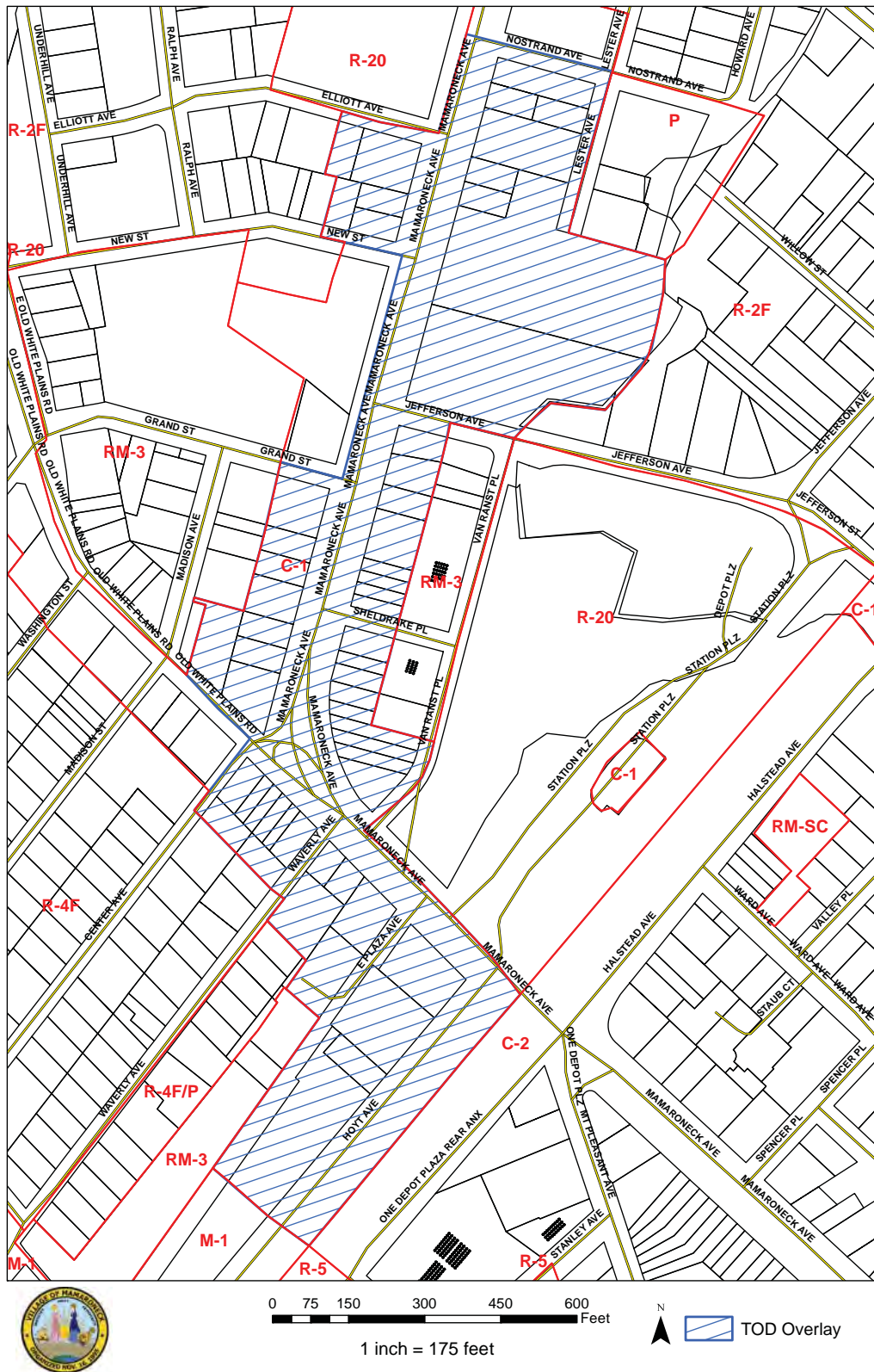
- Adjust existing zoning boundaries to eliminate multi-districts and reduce nonconformities with respect to land use;
- Revise area and bulk regulations in the RM-3 zone to better reflect current conditions, lessen the number and degree of nonconforming properties and allow for appropriately scaled development and redevelopment; and
- Create a TOD overlay zone to promote development along Mamaroneck Avenue to capitalize on proximity to the train station and Central Business District.

Specifically, the proposed zoning revisions involve:

- ***Proposed Map Changes*** (see Figure 3)
 - Eliminate O-1 zoning in the area bounded by Mamaroneck Avenue, Van Ranst Place and Jefferson Street.
 - Map C-1 along both sides of Mamaroneck Avenue, as well as a portion of an R-2F zone on Lester Avenue, the M-1 zoned Bilotta parcel and M-1 parcels along Hoyt Avenue.¹
 - Map RM-3 along the western side of Van Ranst Place.
 - Map the TOD Overlay District on parcels along Mamaroneck Avenue, Old White Plains Road and Hoyt Avenue with underlying C-1 zoning.

¹ Hoyt Avenue is outside the TOD study area, but rezoning these parcels is consistent with the intent of the TOD Zoning Study, and was also recommended in the Village's Comprehensive Plan.

Transit Oriented Development: Proposed Zoning Initiatives



- **Proposed Revisions to RM-3 Zoning Regulations** (see Table 1, below)
 - Minimum lot area: 7,500 square feet, 800 square feet per units
 - Open space requirement: 150 square feet per unit
 - Minimum lot depth: 100 feet
 - Maximum building coverage: 50%
 - Minimum required yards:
 - Front: 5 feet
 - Lesser side: 8 feet
 - Both sides combined: 20 feet
 - Rear: 25 feet
 - Parking: 1 space per unit, plus one-quarter space per bedroom

- **Creation of TOD Overlay Zone** (see Table 1, below)
 - Establish an overlay zone on C-1-zoned properties in the study area (see Figure 3)
 - Establish provisions for area and bulk, generally intended to be consistent with the adjacent RM-3 district while promoting mixed-use, pedestrian-oriented development, as follows:
 - No special permit requirement for residential use
 - No restriction on site size
 - FAR is 0.6, but the Planning Board may increase FAR to a maximum of 1.5, as follows:
 - 0.2 as per existing below-market-rate housing provisions
 - 0.3 for mixed-use development that includes a full-service grocery store up to 25,000 square feet
 - 0.4 if both of the following requirements are met:
 - **Payment into a Neighborhood Stabilization Fund:** 10% of the market value, as determined by the Town of Mamaroneck Assessor, of the additional gross floor area allowable by the 0.4 FAR bonus. The fund would be managed by the Village Manager or his designee, to be used by the Village for public improvements, and/or property owners in the Washingtonville neighborhood for rehabilitation of existing buildings or structures.
 - **Provision of green building elements and/or green infrastructure** to the Planning Board's satisfaction, as reviewed by the Building Inspector and/or Village Engineer.
 - Where ground-floor retail, restaurants, personal services, entertainment, cultural or other similar activities are provided that, in the opinion of the Planning Board will encourage an active street environment for pedestrians, the Planning Board may except up to 3,000 square feet of

gross floor area, of such use, or one-third of the ground-floor area, whichever is greater, from the calculation of FAR.

- Maximum building coverage: 50%
- Minimum required yards:
 - Front: 5 feet
 - Both sides combined: 20 feet
 - Lesser side: 8 feet
 - Rear: 25%
- Open space requirement: 150 square feet per unit. As is currently allowed in the RM-3 district, rooftop and atrium open spaces that are open to all the residents of the building may account for up to 10% of the open space requirement.
- Parking as required by current regulations, except for multifamily residential uses, which are 1 space per dwelling unit, plus one-quarter space per bedroom. For mixed-use buildings with shared parking, the requirement may be reduced to 1 space per dwelling unit, plus one-quarter space per dwelling unit in excess of 1 bedroom.

Table 1: Proposed Area and Bulk Provisions for the RM-3 and TOD Overlay Districts

	Existing RM-3 District	Proposed RM-3 Changes	Proposed TOD Overlay District
Minimum Lot Area	20,000 square feet	7,500 square feet	None
Minimum Land Area Per Unit	1,000 square feet	800 square feet	None
Open Space Area Per Unit	200 square feet	150 square feet	150 square feet
Minimum Lot Depth	150 feet	100 feet	None
Maximum Building Coverage	35%	50%	50%
FAR	1.2	1.2 (No change)	0.6 ²
Minimum Required Yards	Front: 50 feet Lesser side: 25 feet Both sides combined: 50 feet Rear: 30 feet	Front: 5 feet Lesser side: 8 feet Both sides combined: 20 feet Rear: 25 feet	Front: 5 feet Both sides combined: 20 feet Lesser Side: 8 feet Rear: 25 feet
Parking Requirements	1 space per unit, plus ½ space per bedroom	1 space per unit, plus ¼ space per bedroom	As currently required, except that multifamily uses require 1 space per unit, plus ¼ space per bedroom. ³

² May be increased up to 1.5 through bonus incentives for affordable housing, provision of a full-service grocery store, payment into a Neighborhood Stabilization Fund and provision of green infrastructure/green building elements. If ground-level retail, restaurants, personal services, entertainment, cultural or similar activities are provided that, will encourage an active street environment for pedestrians, up to 3,000 square feet of such use, or one-third of the ground floor area, whichever is greater, may be exempted from the FAR calculation.

³ For mixed-use buildings where shared parking is provided, parking may be reduced to 1 space per unit, plus ¼ space per bedroom in excess of 1 bedroom.

- ***Other Clarifying Text Changes***

- Elimination of Van Ranst Place from definition of “Village Center” in Section 342-50, as this street will no longer be mapped as C-1
- Reduction in open space requirement in the Village Center (defined as the C-1 zone on Mamaroneck Avenue and Old White Plains Road) from 200 feet to 150 feet, to be consistent with the TOD Overlay District.

1.4 Project Impacts

The 2013 TOD Zoning Study carefully analyzed potential impacts of the proposed zoning changes. The overall effect of the proposed changes would be twofold: first, to make it less problematic for existing property owners to upgrade and renovate existing buildings on their properties by reducing the number and scale of nonconformities, so that fewer variances are likely to be required for development applications, and that bank financing is easier to obtain. Secondly, sites within the study area will become more attractive for investment, given this effect on nonconformities and the fact that a smaller number of properties would need to be consolidated to achieve the lot size necessary for new multifamily buildings. Figure 4 shows the effect on property nonconformities with the proposed zoning changes. As illustrated, there are 36 parcels in the study area that appear to be nonconforming due to existing area and bulk requirements. Most of these properties are located on the block bounded by Madison Street, Grand Street, Mamaroneck Avenue and Old White Plains Road. With the proposed zoning changes, 11 of these parcels (30%) would become conforming.

These effects can be anticipated to result in a number of positive impacts for stakeholders within the study area. For residential and commercial tenants, the added flexibility afforded to property owners in development or redevelopment increase the likelihood of upgrades to existing buildings, which can reduce blight conditions and improve quality-of-life for these tenants. The potential for new development in the area, meanwhile, can be expected to increase foot traffic – a benefit to merchants – and generally to promote a safer environment due to more ground-level activity and “eyes on the street.”

For property owners, the reduction in nonconformity provides more flexibility in seeking upgrades and renovations to current buildings, while the TOD Overlay District gives access to a new Neighborhood Stabilization Fund, which allows for both public improvements and rehabilitation of existing properties. These benefits are likely to generate higher property values and increase the area’s attractiveness to prospective tenants and investors.

For fiscal impacts, the proposed zoning changes offer the potential for net tax revenue increases relative to other costs. The development envisioned by the proposed zoning revisions is for building types and locations that are normally more suited to couples and individuals without children than families. In terms of real estate tax revenues and incremental Village costs, such developments typically produce a net positive in tax revenue relative to municipal costs.

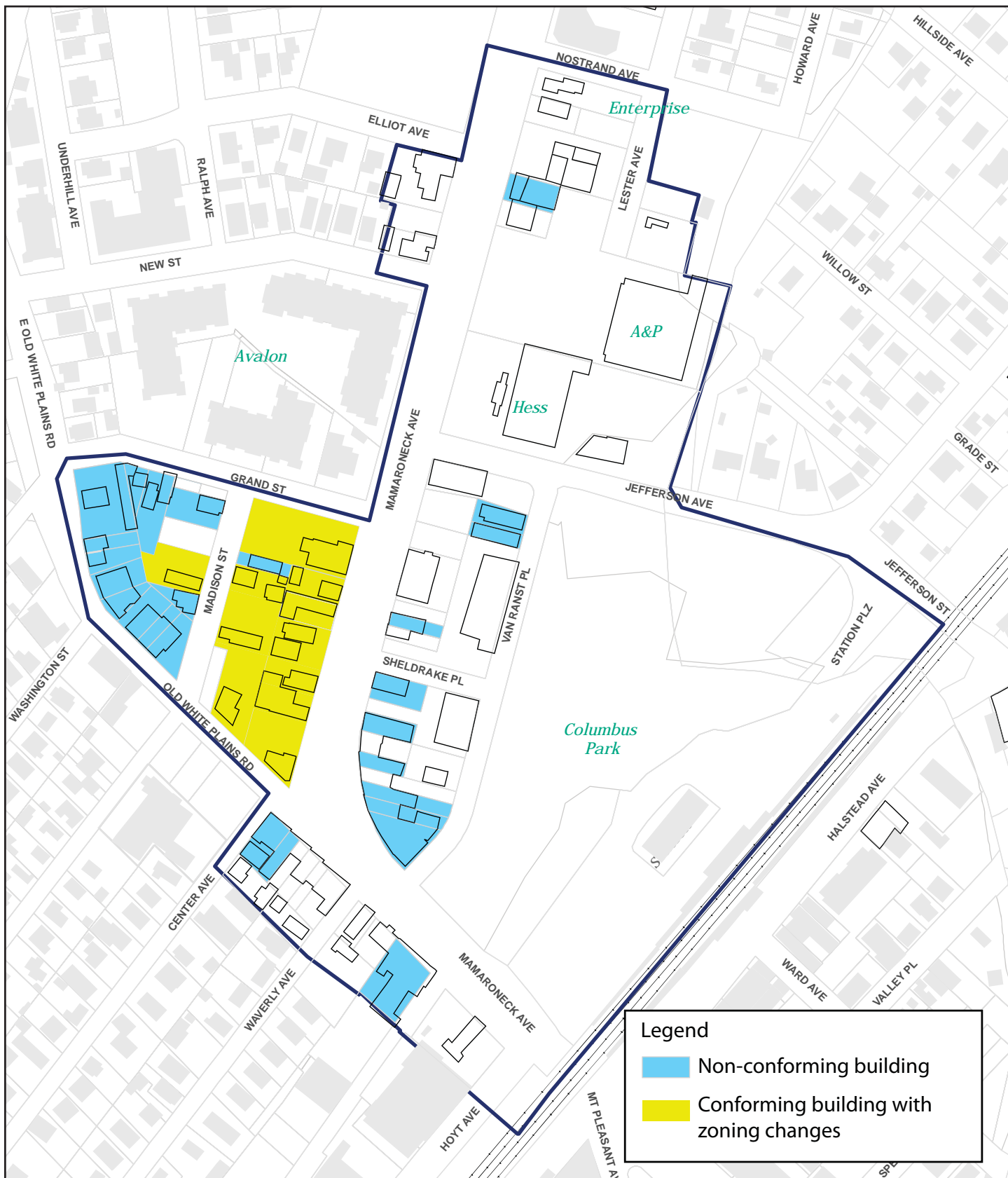


FIGURE 4: CONFORMING PARCELS
WITH PROPOSED ZONING CHANGES

Anticipated Development

Based on the growth rate and the economic climate in Mamaroneck and Westchester County, development in the TOD study area would not happen right away. However, the following properties were identified in the 2013 study as “soft sites,” or those where near-term redevelopment can reasonably be expected to occur because of existing vacancies or potential for parcel consolidation (see Figure 5 for a map):

- *Consolidation of three midblock parcels at 39 Madison Street* (one-family residence, Vittorio Emmanuele Civic Club and parking lot)
- *690 Mamaroneck Avenue* (former Three Jalapenos restaurant, recently sold)
- *46 Madison Street*
- *Consolidation of three properties at 705 Mamaroneck Avenue* (vacant parcel), *650 Van Ranst Place* (G.I. Civic Association) and *656 Van Ranst Place* (one-story office building)
- *572 Van Ranst Place* (vacant/underdeveloped property)
- *810 Mamaroneck Avenue*

Based on a standard build-out analysis, the maximum potential development that could occur under the proposed zoning changes would be about 107 units over the six soft site areas (Table 7). It is assumed that any new residential development created within the study area will be composed of a mix of efficiency (studio), one-bedroom and two-bedroom units. This analysis assumes the following allocation percentage of units for new development in the study area.

Studio:	10%	2-Bedroom:	30%
1-Bedroom:	50%	3-Bedroom:	10%

Table 2, below shows the total number of potential residential units in the soft site areas by unit type. Using population multipliers⁴ by unit type, maximum anticipated population increases are calculated for the soft sites.⁵ However, several factors limit this build-out:

- Existing owners may not wish to sell/redevelop their properties immediately
- Configurations of existing buildings may not be conducive to redevelopment unless parcels are consolidated
- Some parcels may have development impediments including multiple owners or family inheritances and financing difficulties
- Assumes sites achieve their maximum FAR – this is only possible if each development provides affordable housing and certain incentive factors to receive a maximum bonus.

⁴ Rutgers University, Center for Urban Policy Research. Residential Demographic Multipliers: Estimates of the Occupants of New Housing, June 2006.

⁵ This analysis is based on land area and floor area ratio (FAR) and does not take into account other factors which may further limit development, such as required land area per unit and open space area per unit. The unit count generated can be considered conservative; actual unit counts are likely to be lower.

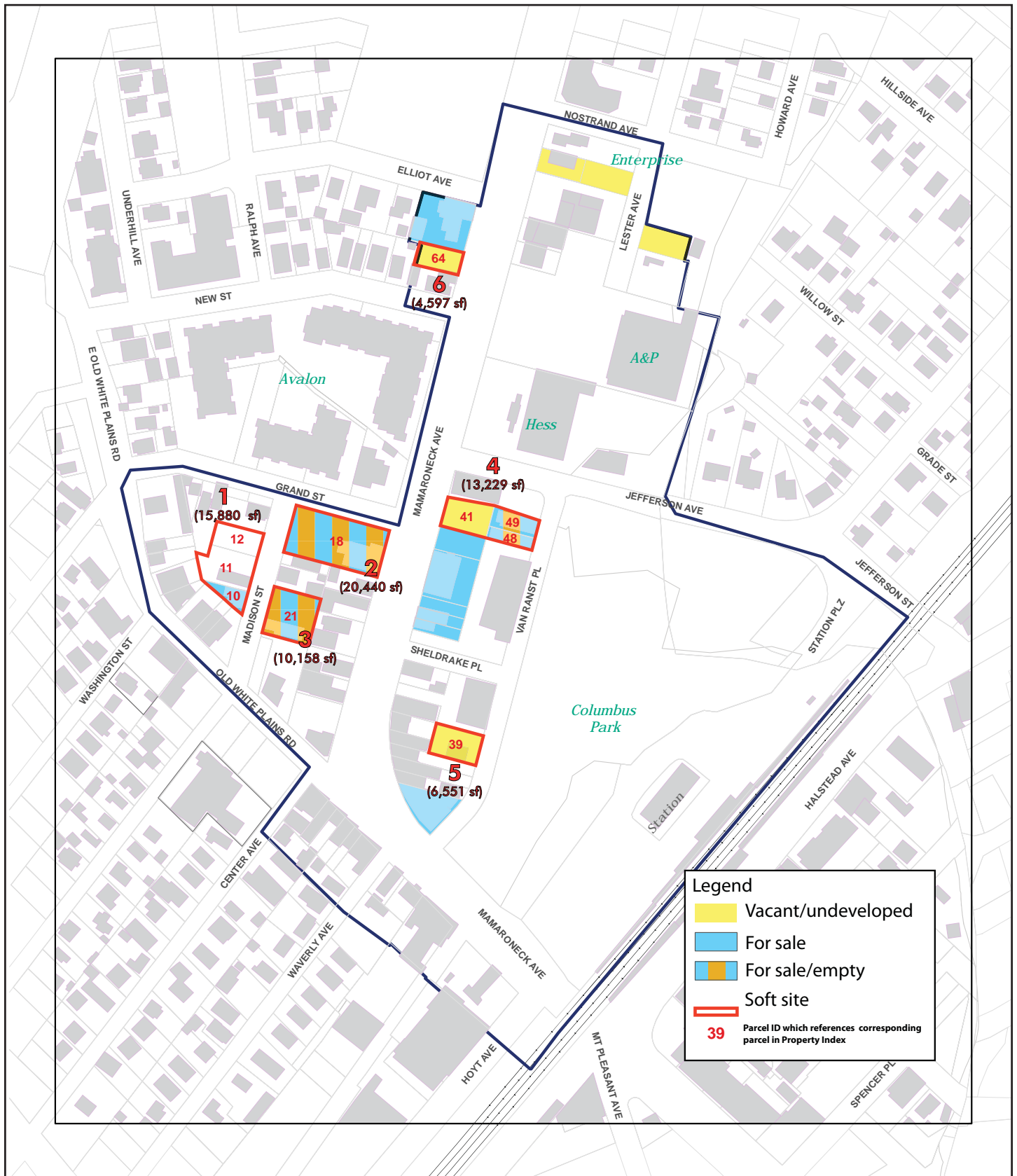


Table 2: Potential Maximum Residential Development of Soft Sites in TOD Area

Soft Site Area	Parcels	Land Area (acres)	Land Area (sf)	FAR*	Total Buildable Floor Space	Avg. Unit Size	Total Unit Yield	Unit Type				Population Increase			
								Studio (10%)	1 BR (50%)	2 BR (30%)	3 BR (10%)	Studio (1.1x)	1 BR (1.67x)	2 BR (2.31x)	3 BR (3.81x)
1	3	0.36	15,880	1.2	19,056	800	24	2.4	12.0	7.2	2.4	2.64	20.04	16.63	9.14
2	1	0.47	20,440	1.2	24,528	800	31	3.1	15.5	9.3	3.1	3.41	25.89	21.48	11.81
3	1	0.23	10,158	1.2	12,190	800	15	1.5	7.5	4.5	1.5	1.65	12.53	10.40	5.72
4	3	0.30	13,229	1.2	15,875	800	20	2.0	10.0	6.0	2.0	2.2	16.7	13.86	7.62
5	1	0.15	6,551	1.2	7,861	800	10	1.0	5.0	3.0	1.0	1.1	8.35	6.93	3.81
6	1	0.11	4,597	1.2	5,516	800	9	0.7	3.5	2.1	0.7	0.77	5.85	4.85	2.67
Total	10	1.62	70,855	-	85,026	-	107	11	54	32	11	12	89	74	41

* Build-out based on a 1.2 FAR achievable for the RM-3 and 1.5 FAR achievable for the TOD Overlay District. Does not reflect potential 3,000 sf FAR exemption for ground-floor retail, restaurant, personal service, etc.

General experience with build-out projects of soft sites indicates that it can take 15 to 20 years or more to bring all units into the market. Thus, it is anticipated that only about 25% of these 107 units would be built in the next five years, a build-out of approximately 27 units, or 24-30 units. To test this projection, the New York Metropolitan Transportation Council (NYMTC) growth estimates were obtained, showing growth of 416 households through 2035 in the Village's four census tracts. This translates into about 90 units in the next five years. Therefore, total growth of 24-30 units, or about 23% to 28% of the anticipated units, appears reasonable. Clearly, economic conditions and financial markets will affect the exact pace of development.

School-Age Children

Most of the units will most likely be one- and two-bedroom apartments, with some studios and three-bedrooms, and, because of this mix and the proximity to transit, would be more likely to attract singles, couples and empty nesters, all of whom typically have relatively few school age children. In June 2006, the Rutgers University Center for Urban Policy Research published "Residential Demographic Multipliers – Estimates of the Occupants of New Housing," a study that addresses the potential number of public school-age children for different types of residential units. Table 8 shows overall school children generation data for multifamily units by housing tenure and value. According to the report, which includes New York State-specific residential demographic multipliers, the generation rate for apartments in the TOD study area would be 0.12, using the anticipated mix of units as derived in Table 2 above. This means that it takes nearly 10 apartment units to generate one public school child. Thus, the approximately 24-30 units expected in the next five years would generate about 3-5 public school children in total.

Table 3: Rutgers University's Multipliers for School Children

	Multi-family Near Transit	Low Income Multi-family (Rent)	Low Income Multi-family (Own)
1-Bedroom	0.05	0.14	0.06
2-Bedroom	0.12	0.62	0.18
3-Bedroom	0.56	1.27	0.54

Detailed school children data from two development projects in Tuckahoe, NY (Crestwood Loft at the Crestwood train station and the Glenwood project on Main Street, a 10-minute walk from the Tuckahoe train station) were presented to that planning board in the past year. Those studies indicated that a public school children ratio of about 0.10 was expected per unit. Recent data from *completed* development in Garden City, NY, show that apartments there generated 0.098 school children per unit. In Mamaroneck, data from completed multifamily buildings in and near the study area (Parkview Station, Sweetwater and Avalon), shown in Table 4, confirm the low generation rate.

Table 4: School Children in Recent Mamaroneck Multifamily Developments

Name	Address	Units	School Children	School Children/Unit
Parkview Station	Van Ranst/ Sheldrake/Columbus Park	50	0	0
Sweetwater	Stanley Ave/Bishop Ave	90	1	0.01
Avalon	Mamaroneck Ave/New St/Grand St	225	8	0.04

New development will be a mix of affordable and market-rate housing, and the number of schoolchildren will largely depend on the size of units provided. For example, the Washington Housing Alliance buildings have a higher ratio of schoolchildren (0.48)⁶ than the developments shown above, mostly due to the fact that they have a mix of larger apartments⁷. WHA is also a nonprofit entity which serves a wide-ranging population including families with young children. The WHA's schoolchildren ratio is consistent with the Rutgers University's public school children multiplier for low income, multifamily rentals shown in Table 3 (which is higher than the multiplier for multifamily buildings near transit).⁸ This category is appropriate because the WHA buildings are all affordable, and not all of their buildings are considered transit-oriented.

In evaluating the potential impacts on the school district, the 2013 TOD zoning study team looked at the current capacity of Mamaroneck Avenue School, the pre-K through 5th grade elementary school serving the study area. According to the New York State Education Department, for 2011-2012 (the most recent school year for which data are available), the school had a total enrollment of 651 students, representing an approximately 7.5% decrease from the prior year and roughly flat from the 2008-2009 year.

⁶ The WHA apartments have 19 schoolchildren in 40 units.

⁷ Breakdown of WHA's 40 units: 4 - studios (10%), 13 - 1BR (32.5%), 16 - 2BR (40%), 7 - 3BR (17.5%).

⁸ Rutgers University, Center for Urban Policy Research. "Residential Demographic Multipliers: Estimates of the Occupants of New Housing," June 2006.

Table 5: Mamaroneck Avenue School Enrollment, 2008-2012

	2008-09	2009-10	2010-11	2011-12
Pre-K	85	90	99	0
Kindergarten	118	89	112	122
Grade 1	94	122	85	108
Grade 2	92	91	122	88
Grade 3	79	93	95	126
Grade 4	97	78	98	100
Grade 5	81	92	80	97
Ungraded	<u>2</u>	<u>12</u>	<u>13</u>	<u>10</u>
Total K-5	648	667	704	651

Source: NYS Education Department, School Report Cards

As shown in Table 5, annual enrollment numbers at Mamaroneck Avenue School tend to fluctuate significantly on a grade-by-grade basis. To better understand how enrollment numbers directly affect the school's overall capacity and functionality, it may be more useful to look at how the numbers impact the school's ability to meet class size guidelines set by the Mamaroneck Union Free School District Board of Education. In November 2012, the board presented a report on elementary school class size guidelines, with the intent to better understand the range of issues related to class size and to gain support for its efforts to meet class size goals. The board's report indicated that, for each of the past six school years, Mamaroneck Avenue School's classes have been below the size guidelines, and in most years, have been among the smallest among all elementary schools in the district (see Table 6).

Table 6: Mamaroneck Avenue School: Class Size Guidelines vs. Actual Sizes

		Kindergarten	First	Second	Third	Fourth	Fifth
2007-08	<i>Guideline</i>	22	22	23	23	25	25
	<i>Actual</i>	15.5	16.2	20	17.8	18.5	17.0
2008-09	<i>Guideline</i>	22	22	23	23	25	25
	<i>Actual</i>	16.6	18.4	18.2	19.5	23.8	16.3
2009-10	<i>Guideline</i>	22	22	25	25	27	27
	<i>Actual</i>	17.4	20.3	18.2	18.6	19.3	23.0
2010-11	<i>Guideline</i>	22	22	25	25	27	27
	<i>Actual</i>	17.2	21.0	20.7	19.2	24.3	19.5
2011-12	<i>Guideline</i>	22	22	25	25	27	27
	<i>Actual</i>	18.5	19.8	21.0	20.8	24.5	24.0
2012-13	<i>Guideline</i>	22	22	25	25	27	27
	<i>Actual</i>	18.4	18.2	19.6	21.0	24.2	22.3

Source: Mamaroneck Union Free School District, 2012

It is also worth noting that not all classrooms are used for instruction; for example, for the 2012-2013 school year, two of Mamaroneck Avenue School's 63 total classrooms were not being used for instruction. Therefore, it can be assumed that the school has some available capacity to accommodate future enrollment growth. Given an average class size for all grades of 24.7 (based on the Board of Education class size guidelines), these two available classrooms could accommodate a total of about 49 additional students.

In terms of future planning, the school board's 2012 report projects K-12 districtwide enrollment to increase at a very low rate in the near term, peaking at 5,112 students in 2018 (a 1.2% increase from 5,050 in 2010, but significantly less than the nearly 11% growth experienced from 2000 to 2010). After this peak level, the board projects enrollment to begin decreasing; projections have not been made past 2020.

In the United States as a whole, birth rates have continued to decline due to changing preferences among young families – reflecting at least in part the national recession – leading to a record low American birthrate in 2011. This trend has been especially marked among the Hispanic population, which was hit particularly hard by the weak economy. According to a recent report by the Pew Research Center, Latinos experienced larger percentage declines in household wealth than white, black or Asian households from 2005 to 2009, and their rates of poverty and unemployment also grew more sharply after the recession started. In 2010, birthrates among Hispanics reached their lowest level in 20 years⁹. These trends are significant for Mamaroneck Avenue School, as 45% of its students are of Hispanic or Latino ethnicity.

Given the School Board's projections of moderating districtwide enrollment growth in the short-term followed by declines after 2018, national and regional decreases in birth rates and the apparent excess capacity at Mamaroneck Avenue School, it can be assumed that the addition of 3-5 public school children in the next five years would not create any significant adverse impact on the school's ability to adequately serve its community.

Economic Impact

The current Mamaroneck Village Budget lists village tax rates in 2013 as follows:

Village:	\$317/1,000 of assessed value
Library:	\$35/1,000 of assessed value
County:	\$290/1,000 of assessed value
School:	\$811/1,000 of assessed value

As can be seen from the above, the school tax rate is the largest portion of taxes (approximately 56% of the total tax burden). In 2011, the Town of Mamaroneck tax assessor estimated that a prototypical rental apartment building with a mix of 1- and 2-bedroom units (consistent with the current real estate market) might generate approximately \$4,200 in school tax revenue¹⁰. With school taxes representing 56% of the total, this would mean the overall taxes paid by a residential unit would be \$7,500. If there were 20 units, the building taxes could be \$150,000.

⁹ Saulny, Susan. "Hispanic Pregnancies Fall in U.S. as Woman Choose Smaller Families." *New York Times*, December 31, 2012.

¹⁰ *Draft Generic Environmental Impact Statement (DGEIS) for Proposed B and SB Zoning Text and Map Amendments*. Prepared by BFJ Planning on behalf of the Town of Mamaroneck, October 2012. Note: As the tax rates change, the estimated school district tax revenue may fluctuate.

Given these factors, new transit-oriented development in the study area can be expected to be a tax benefit for both the school district and the Village. With an annual cost to the school district of approximately \$20,000 per student¹¹, it would take approximately 5 units to pay for 1 student assuming a tax income of \$4,200 per unit. Since projected development is expected to generate one school child per 10 apartments, additional development would be a tax generator for the school district. Assuming that 25 units are projected to be built, this would generate approximately \$105,000 in school district tax revenue (\$4,200 x 25). The cost to educate one student is \$20,000; therefore with the 2.5 students generated, which add an annual cost of \$50,000, there is a net gain in school district tax revenue of approximately \$55,000 per year.

In addition to the school district, new development in the study area would be anticipated to be a tax benefit to Mamaroneck. Discussions with Village staff indicate that roughly two-thirds of tax revenue is raised from the residential tax base. This represents approximately \$16 million out of \$24 million raised by real estate taxes in Mamaroneck, according to the latest Village budget. With an estimated 2013 village population of 19,237, this represents about \$832 per capita in income to pay for Village services. The per capita number covers the cost of all municipal services: police, fire, public works, etc. Based on consultation with the Chief of Police, police calls from the large multifamily complexes in and near the study area – Avalon, Parkview Station and Sweetwater – are not considered above normal. From May 2011 to June 2012, Avalon generated 70 calls, Parkview Station 14 and Sweetwater 3. Most calls were for minor issues like noise complaints.

Traffic and Parking

Presumably, some of the people who lived in the TOD study area either would commute by train to work or would work nearby. Studies have shown that households living in new housing near transit are approximately 58% less likely to use cars to commute to work than those living in new housing far from rail¹². Auto ownership is a third lower in an apartment/condominium setting and 25% lower in a rowhouse/townhouse setting, compared with single-family homes¹³. According to the Institute of Traffic Engineers, 25 residential units would generate about 13 trips in the AM peak hour and about 15 trips in the PM peak hour.¹⁴ The Annual Average Daily Traffic (AADT) along Mamaroneck Avenue is approximately 20,000 vehicles.¹⁵ Therefore, an additional 25 units would generate trips amounting to less than 1% of the daily traffic along the road. No changes in roadway level of service are anticipated.

¹¹ *Ibid.*

¹² Eliminating Barriers to Transit-Oriented Development. NJDOT and FHWA. Chatman, Daniel Ph.D., Stephanie DiPetrillo. March, 2010.

¹³ *Ibid.*

¹⁴ Institute of Traffic Engineers (ITE) trip generation for apartments (land use 220), with 50% of units owned. 50% rented.

¹⁵ MPSI, 2006

In terms of parking, a recent (July 2012) study conducted by BFJ Planning for the Hudson Park multifamily development on the Hudson River in Yonkers, NY, near the train station, projected parking demand of 0.70 spaces per unit for studios, 0.93 spaces per unit for one-bedroom units and 1.31 spaces per unit for two-bedroom units. It is worth noting that the proposed parking ratios for the RM-3 district and TOD Overlay Zone are far more conservative, at 1 space for a studio, 1.25 spaces for a one-bedroom and 1.5 spaces for a two-bedroom. The bedroom mix assumptions of the development analysis discussed above assume that of the total projected 107 units, 11 would be studios, 54 would be one-bedrooms and 32 would be two-bedrooms. With that mix, the projected development could be expected to generate a total on-site parking demand for approximately 100 spaces ($0.70 \times 11 + 0.93 \times 54 + 1.31 \times 32$).

2.0 FULL ENVIRONMENTAL ASSESSMENT FORM

Parts 1 and 2 of this Full Environmental Assessment Form (EAF) evaluate the potential for environmental impacts to be created by the approval of the amendments to the Village Zoning Code by the Village of Mamaroneck Board of Trustees. This legislative action is generic in nature, not site-specific, and does not directly result in physical changes to the environment.

The form that follows is published by the New York State Department of Environmental Conservation, and portions are designed for site-specific actions rather than area-wide or generic proposals. As a result, consistent with the form's directions, these non-relevant sections (contained in Sections E and E on pages 3-13 of the form) are not completed.

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map): See Figure 1		
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 Council, 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 Council, 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.		
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
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none">• 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> 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?) <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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

The following Sections D and E are intended for site-specific, not generic, actions; consistent with the above directions, these sections are left blank. Please proceed to Section F.

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 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: _____

<p>f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, show numbers of units proposed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%; text-align: center;"><u>One Family</u></th> <th style="width: 20%; text-align: center;"><u>Two Family</u></th> <th style="width: 20%; text-align: center;"><u>Three Family</u></th> <th style="width: 25%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>At completion</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>						<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase	_____	_____	_____	_____	At completion	_____	_____	_____	_____	of all phases	_____	_____	_____	_____
	<u>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	_____	_____	_____	_____																				
<p>g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Total number of structures _____</p> <p>ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length</p> <p>iii. Approximate extent of building space to be heated or cooled: _____ square feet</p>																								
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Purpose of the impoundment: _____</p> <p>ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</p> <p>iii. If other than water, identify the type of impounded/contained liquids and their source. _____</p> <p>iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres</p> <p>v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length</p> <p>vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____</p>																								
<p>D.2. Project Operations</p>																								
<p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)</p> <p>If Yes:</p> <p>i. What is the purpose of the excavation or dredging? _____</p> <p>ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</p> <ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ <p>iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____</p> <p>iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe. _____</p> <p>v. What is the total area to be dredged or excavated? _____ acres</p> <p>vi. What is the maximum area to be worked at any one time? _____ acres</p> <p>vii. What would be the maximum depth of excavation or dredging? _____ feet</p> <p>viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ix. Summarize site reclamation goals and plan: _____</p> <p>_____</p> <p>_____</p>																								
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____</p> <p>_____</p> <p>_____</p>																								

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 proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will 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), 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No • Will line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>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):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>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)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ _____ • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>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) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ 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 Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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<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 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 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:</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:</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 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. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	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: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Yes – Spills Incidents database</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database</p> <p><input type="checkbox"/> Neither database</p> </div> <div style="width: 50%;"> <p>Provide DEC ID number(s): _____</p> <p>Provide DEC ID number(s): _____</p> </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site </div>	
f. Approximate proportion of proposed action site with slopes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site </div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. <div style="margin-top: 10px;"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i. </div> <div style="margin-top: 5px;"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <div style="margin-top: 5px;"> <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ </div> </div>	

<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:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">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>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>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 style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">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 style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">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 style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">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, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

See attached narrative.

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 _____ Title _____