Village of Hastings-on-Hudson
Senior Housing Zoning Text Amendment
Full Environmental Assessment Form
Westchester County, New York

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April 28, 2017

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FULL ENVIRONMENTAL ASSESSMENT FORM PART 1 FORM

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PROJECT DESCRIPTION

The Chazen Companies
April 28, 2017

1.0 PROJECT DESCRIPTION

1.1 Introduction

Pursuant to the New York State Environmental Quality Review Act (SEQRA) this Full Environmental Assessment Form (FEAF) evaluates the potential for impacts from the proposed adoption by the Village of Hastings-on-Hudson Board of Trustees of Local Law A of 2017, to amend Chapter 295 (Zoning) to allow more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility, which is a Type 1 action pursuant to 6 CRR-NY 617.4(b)(2). The Village of Hastings-on-Hudson, Board of Trustees is the designated Lead Agency undertaking the environmental assessment of the proposed action. The action consists solely of the adoption of Local Law A of 2017 to amend Chapter 295; therefore, no direct development effects will occur as a result of this action. Any development that occurs subsequent to the adoption of Local Law A of 2017 will be subject to a SEQRA review specific to that project.

1.2 Project Location

The Village of Hastings-on-Hudson is located on the eastern side of the Hudson River in the southwest part of the Town of Greenburgh, in Westchester County. The Village is bordered by the Village of Dobbs Ferry to the north, the City of Yonkers to the south, the Town of Greenburgh to the east and the Hudson River to the west (see Figures 1 and 2).

1.3 Proposed Action and Purpose

The Village of Hastings-on-Hudson proposes to adopt Local Law A of 2017, which amends Chapter 295 of the Village Code to update the Code and allow more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility. Chapter 295 was established to promote and protect the health, safety and general welfare of the community. Chapter 295 guides future development of the Village in accordance with the Comprehensive Plan through the regulation of the type, intensity, density and location of land and building use in relation to, but not limited to, such matters as height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of lots, courts and other open spaces, the density of population and the limits and use of buildings, structures and land for trade, industry, residence or other purpose and other factors.

While nursing homes, convalescent homes and homes for the aged were the standard of care and terminology used for many years, the senior housing development industry has changed and expanded in recent years to respond to communities' interest in providing senior housing options that allow seniors to age in place and provides access to nearby goods and services. In addition, regulations have changed and New York State now regulates or recognizes various different types of senior residential alternatives. The purpose of the proposed zoning text amendment is to allow for expanded living options to keep seniors, and other adults in need of care, integrated within the community to reduce the effects of isolation on these communities, and to match up with both current industry standards and regulations.

Presently, the zoning allows for nursing homes, convalescent homes, and homes for the aged with or without medical care in the R-20 (Residential 20,000 square feet) Zoning District by special permit. Nursing homes, convalescent homes, and homes for the aged without medical care are allowed in R-20, R-10

(Residential 10,000 square feet), R-7.5 (Residential 7,500 square feet), 2R (Two-Family Residence 7,500 – 10,000 square feet), MR-2.5 (Multi-Family Residence, 2,500 square feet per dwelling unit), MR-1.5 (Multi-Family Residence, 1,500 square feet per dwelling unit), MR-O (Multi-Family Residence/Office), MR-C (Multi-Family Residence/Commercial), LO (Limited Office), and CO (Central Office). The current Zoning Code does not define the term, "nursing homes without medical care," which results in confusion for zoning administration and potential senior housing developers. Nursing homes as defined by New York State regulations include skilled nursing; therefore, the term "nursing homes without medical care," is a misnomer. Senior assisted-living housing[1] and senior enriched/independent living housing[2] were added as definitions as part of the Code amendments to add the MUPPD and as a result are allowed only in the MUPDD (Multi-use Planned Development District). Similarly, senior citizen housing is allowed only in the MW-B (Marine-Waterfront District). Furthermore, Senior assisted-living housing as now defined is indicated for seniors only thereby excluding other adults that may need assisted-living residential housing facilities. Table 1 presents existing zoning as it pertains to senior housing in the Village.

Table 1: Existing Zoning

Description	Nursing home, homes for the aged, convalescent home including medical care	Nursing home, homes for the aged, convalescent home without medical care	Senior assisted-living housing[1]	Senior enriched/independent living housing[2]	Senior citizen housing
Zones Permitted:	R-20 by Special Permit	R-20 R-10, R-7.5, 2R, MR-2.5, MR-1.5, MR-O, MR-C, LO, CO by Special Permit	MUPDD	MUPDD	MW-B
Minimum Parcel Size	20 acres	5 acres	7 acres	7 acres	Not specified
Maximum Permitted Density	Not specified	5 patients/acres	6 Dwelling Unit (DU)/acres; 12 bed/acres	6 DU/acres; 12 bed/acres [6]	31 DU/2 acres dry land[7]

[1] Per the Zoning Resolution, senior assisted-living housing: A category of senior housing that provides senior citizen residents with home health care in addition to the services routinely provided by senior enriched/independent housing.

[2] Per the Zoning Resolution, senior enriched/independent living housing: A category of senior housing in which senior citizen residents are provided with services that may include meals, housekeeping, shopping, transportation, social activities, and some personal care assistance.

Bulk and Dimensional Requirements	Required Yards ≥ 40 feet[5]; Building and Structure Coverage ≤ 15%; Building and Paved Area Coverage ≤ 40%[3]	Required Yards ≥ 40 feet; Building and Structure Coverage ≤ 15%; Building and Paved Area Coverage ≤ 40%[4]	Required Setbacks 35 – 50 feet; Building Coverage ≤ 30%; Development Coverage ≤ 60%	Required Setbacks 35 – 50 feet; Building Coverage ≤ 30%; Development Coverage ≤ 60%	River Setback 60 – 100 feet; Building Coverage: ≤ 25%; Floor Area Ratio (FAR): ≤ 0.725; Open Space Required: ≥ 50%
Maximum Height Permitted	2.5 stories or 35 feet	2 stories – 3.5 stories, 35 – 40 feet	3 stories or 40 feet	3 stories or 40 feet	65 feet
Minimum Parking Required	1 space/ 2 beds, 1 space/ employee, 1 space/ nonemployee medical practitioner or technician regularly practicing in the facility	1 space/ 2 beds, 1 space/ employee, 1 space/ nonemployee medical practitioner or technician regularly practicing in the facility	Not specified - By approval	Not specified - By approval	2/3 space/ unit

[1] Senior assisted-living housing: A category of senior housing that provides senior citizen residents with home health care in addition to the services routinely provided by senior enriched/independent housing per the Zoning Resolution.
[2] Senior enriched/independent living housing: A category of senior housing in which senior citizen residents are provided with services that may include meals, housekeeping, shopping, transportation, social activities, and some personal care assistance per the Zoning Resolution.
[3] Must feature at least 1,500 feet of frontage on a state highway.
[4] Shall be located at least 75 feet from any street or lot line.
[5] No side or rear yard shall equal less than 1 1/2 times the height of the building wall nearest that lot line.
[6] The maximum number of dwelling units and bedrooms per acre may be increased by not more than 33 1/3% beyond the basic permitted density if the applicant agrees to dedicate land for open space or recreation purposes. Any such land dedicated shall not be included in lot area for purposes of calculating maximum building coverage and maximum development coverage.
[7] Such maximum residential density may be increased under the incentive density provisions set forth below in §295-84(I). The dry land area of the subject property shall not be deemed to include the area of any portion of the waterfront esplanade constructed or to be constructed over water.

In Hastings-on-Hudson, the senior population (≥ age 55) was estimated at 35% of the total Village population per the 2015 American Community Survey. That same year, the 45-54 age group was estimated at 15%. The Village recognized this trend in the 2011 Comprehensive Plan in Chapter 8, Strategy 1.6 that recommended that the Village examine 'new models' for senior residency, and consider zoning amendments designed to allow seniors to remain in the community[3]. Accordingly, the Board of Trustees seeks to amend the Zoning Code to provide greater flexibility in housing options for seniors and other adult populations needing care. In amending the zoning, the Board has considered how the proposed changes allowing different development types and densities may affect the small-scale character of the

[3] Village of Hastings-on-Hudson, 2011 Comprehensive Plan, Page 95.

Village, especially as they pertain to large tracts of land that are considered underdeveloped. By expanding the number of zones that allow the newer types of senior housing and housing for other adults in need of care, thereby increasing the number of neighborhoods that may provide senior housing options, the proposed zoning amendment implements Strategy 1.6.

In addition, senior housing, such as nursing homes and assisted-living facilities are licensed and certified by New York State. The proposed zoning text amendment would align the Village's zoning with the State Department of Health requirements for the assisted living program[4] and assisted living residences.[5]

1.4 Zoning Text Amendment

The Village of Hastings-on-Hudson proposes to amend Chapter 295 (Zoning) of the Village Code to allow more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility. The proposed zoning text amendment would affect parcels of greater than 2 acres in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. In these zones, depending on proposed minimum parcel sizes, the development of assisted-living housing, senior enriched/independent living housing and nursing homes would be permitted by special permit to be granted by the Planning Board. The proposed zoning text amendment would not result in any direct development at this time, and any future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, State Environmental Quality Review (SEQR) and any other required regulatory review. The proposed zoning text amendment would make the following changes to Chapter 295 (see Table 2 for a summary).

Article I. General Provisions, Section 295-5: Definitions:

- Insertion of new definition for "assisted-living housing," to state: A residential facility operated by an entity licensed by the State of New York to operate an assisted living residence or residence with an assisted living program component, which combines resident rooms, communal dining, medication supervision, personal care, physical therapy, routine protective oversight, personalized assistance and supportive services, and health care designed to meet the individual needs of persons who need help with the activities of daily living, including, but not limited to, bathing, dressing, grooming, eating, and ambulation for persons in appropriately designed facilities, including "memory-care" accommodations for persons with Alzheimer's

[4] New York State's Assisted Living Program (ALP) was instituted in 1987 and is defined in state law (18 NYCRR Part 494) as an entity which is established and operated for the purpose of providing long-term residential care, including room, board, housekeeping, personal care, supervision, and providing or arranging for case management, home health services, physical therapy, occupational therapy, speech therapy, medical supplies and equipment, adult day health care, and intermittent nursing care for five or more eligible adults unrelated to the operator. Other ALP support services include scheduling doctors' appointments, helping people to obtain their financial entitlements, and offering meaningful on-site and community activities. Residents who need continual nursing care or are chronically bed-fast or chair-fast are not eligible for an ALP.

[5] In New York State, an Assisted Living Residence (ALR) is defined in Section 4662 of the Public Health Law and in 10 NYCRR Part 1001 as an entity that provides or arranges for housing, 24-hour on-site monitoring, personal care (help with bathing, dressing, eating, grooming, and transferring), and/or home care services in a home-like setting to five or more adult residents. In addition, supportive services, socialization activities, meals, case management, and the development of an individualized service plan for each resident are also provided. Residents requiring continuing nursing or medical care are not eligible for an ALR.

disease and other forms of dementia, but who do not need the skilled medical care provided by a nursing home or convalescent care facility.

- The revised definition better aligns with New York State's Section 4662 of the Public Health Law and 10 NYCRR Part 1001 as it pertains to Assisted Living Residences. This definition includes non-senior adult populations in need of this type of housing.

- Removal of "senior assisted-living housing" definition.

- Revision to definition of "hospital," to state, "A building used for diagnosis, treatment and care of human ailments, licensed or approved by the New York State Department of Health", which removes nursing homes, sanitarium, convalescent home and home for the aged.

- Insertion of "nursing home" as a separate definition to include, "skilled nursing/residential health care facility licensed or approved by the New York State Department of Health."

Article IV. Off-Street Parking and Loading, Section 295-36: Schedule of Off-Street Parking Requirements:

- Revision to requirement for "hospital" to remove nursing homes, sanitarium, convalescent home and home for the aged.

- Insertion of "assisted-living housing" and "nursing home" uses with the following parking requirement: 1 space/2 beds, 1 space/employee during maximum shift, 1 space/nonemployee medical practitioner or technician regularly practicing in the facility during maximum shift.

- Insertion of "senior enriched/independent housing" use with the following parking requirement: one space/dwelling unit, and one space/employee during maximum shift.

Article IX. District Use and Area Regulations:

- Section 295-67: One-Family Residence (R-20) Districts:

  This section would be revised and renumbered to insert "nursing home", "assisted-living housing" and "senior enriched/independent housing" in place of the existing reference to nursing homes, sanitarium, convalescent home, and home for the aged with or without medical care[6]. A special permit would still be required, but it would be required from the Planning Board, not the Zoning Board of Appeals; see Article X below. Changes would affect minimum parcel size, maximum density, and maximum height, and add that more than one senior housing land use will be permitted per lot. Revisions to Section 295-67 are presented below.

  (3) Philanthropic and eleemosynary institutions; and hospitals; provided that:

[6] The current Zoning Code does not define the term, "nursing homes without medical care," which results in confusion for zoning administration and potential senior housing developers. Nursing homes as defined by New York State regulations include skilled nursing; therefore, the term "nursing homes without medical care," is a misnomer. As such, this term will be retired from use as part of the proposed zoning text amendment, which will implement assisted-living housing and senior enriched/independent housing to serve similar populations.

(a) They shall occupy a lot of not less than 20 acres that has not less than 1,500 feet of frontage on a state highway; and

(b) They shall comply with the requirements set forth in Subsection A(3)(b) through (e) above.

(4) Nursing homes by special permit authorized by the Planning Board; provided that:

(a) They shall occupy a lot of not less than five acres, and may be combined with assisted-living housing, senior enriched/independent living housing, and senior housing on the same lot; and

(b) They shall be located at least 75 feet from any street or lot line and contain accommodations for not more than 40 beds per acre.

(5) Assisted-living housing by special permit authorized by the Planning Board, provided that:

(a) They shall occupy a lot of not less than two acres, and may be combined with nursing homes, senior enriched/independent living housing, and senior housing on the same lot;

(b) They shall contain accommodations for not more than 40 beds per acre;

(c) Assisted-living housing facilities shall meet all other bulk and dimensional requirements of the district in which it is located. Notwithstanding the foregoing, the special use permit approving agency shall have the authority to modify the bulk and dimensional requirements of the district in the interests of sound planning and design and where health, safety and welfare is preserved or enhanced, as determined by the approving agency;

(d) Maximum height of an assisted-living housing facility shall be forty (40) feet;

(e) On-site landscaping and screening determined to be appropriate by the Planning Board shall be provided;

(f) Off-street parking shall be provided in accordance with Section 295-36 of this Chapter; and

(g) In the event of any inconsistencies between the standards contained in this Section 295-67(B)(5) and any other provisions of this Chapter, the provisions of this Section 295-67(B)(5) shall control and shall supersede such inconsistent provisions.

(6) Senior enriched/independent living housing by special permit authorized by the Planning Board:

(a) They shall occupy a lot of not less than five acres, and may be combined with assisted-living housing, nursing homes, and senior housing on the same lot;

(b) They shall contain accommodations for not more than 12 units per acre;

(c) Senior enriched/independent living housing facilities shall meet all other bulk and dimensional requirements of the district in which it is located. Notwithstanding the foregoing, the Planning Board shall have the authority to modify the bulk and dimensional requirements of the district in the interests of sound planning and design and where health, safety and welfare is preserved or enhanced, as determined by the approving agency;

(d) Maximum height of a senior enriched/independent living housing facility shall be forty (40) feet;

(e) On-site landscaping and screening determined to be appropriate by the Planning Board shall be provided;

(f) Off-street parking shall be provided in accordance with Section 295-36 of this Chapter; and

(g) In the event of any inconsistencies between the standards contained in this Section 295-67(B)(6) and any other provisions of this Chapter, the provisions of this Section 295-67(B)(6) shall control and shall supersede such inconsistent provisions.

(7)[7] Public utility substations, public utility transmission and distribution lines, public utility water towers and railroads and public utility rights-of-way and structures necessary to provide service within the Village, but not personal wire service facilities.

- Section 295-68: One-Family Residence (R-10) Districts:

This section would be revised to replace references to convalescent homes, homes for the aged and nursing homes providing general medical care with “nursing home.” “Assisted-living housing”, “Senior enriched/independent living housing” and associated accessory uses would be permitted by allowing this use in the R-20 District by special permit from the Planning Board. Revisions to Section 295-68(B) and (C) are as follows:

B. Principal uses requiring a special use permit. The following uses are permitted principal uses in an R-10 District but require a special use permit issued pursuant to Article X of this Chapter: any use in an R-20 District requiring a special use permit as set

[7] Renumbered only. No other change.

forth in § 295-67B above, except philanthropic and eleemosynary institutions, hospitals and nursing homes.

C. Accessory uses. The following uses are permitted accessory uses in an R-10 District but only in conjunction with a principal use that is permitted in an R-10 District: any accessory use permitted in an R-20 District as set forth in § 295-67C above, except uses accessory to philanthropic and eleemosynary institutions, hospitals and nursing homes.

- Section 295-69: One-Family Residence (R-7.5) Districts:

This section would be revised to indicate that assisted-living housing and senior enriched/independent living housing will not be permitted by special permit in this district. This distinction must be made as the zoning text refers to the R-10 District for principal uses requiring a special permit where these uses would be allowed. As a result of this revision these uses will not be allowed in the Two-Family Residence (2R) Zoning District. Revisions to Section 295-69(B), are as follows:

B. Principal uses requiring a special use permit. The following uses are permitted principal uses in an R-7.5 District but require a special use permit issued pursuant to Article X of this chapter: any use permitted in an R-10 District requiring a special use permit as set forth in § 295-68B above, except assisted-living housing and senior enriched/independent living housing.

- Section 295-71: Multifamily Residence (MR-2.5) Districts:

This section would be revised to add “assisted-living housing” and “senior enriched/independent living housing” as permitted principal uses requiring a special permit. Associated accessory uses would also be allowed. Revisions to Section 295-71(B), are as follows:

B. Principal uses requiring a special use permit. The following uses are permitted principal uses in an MR-2.5 District, but require a special use permit issued pursuant to Article X of this Chapter: any use permitted in a 2R District requiring a special use permit as set forth in § 295-70B above, and

(1) Assisted-living housing by special permit authorized by the Planning Board, provided that:

(a) They shall occupy a lot of not less than two acres, and may be combined with nursing homes, senior enriched/independent living housing, and senior housing on the same lot;

(b) They shall contain accommodations for not more than 40 beds per acre;

(c) Assisted-living housing facilities shall meet all other bulk and dimensional requirements of the district in which it is located. Notwithstanding the foregoing, the Planning Board shall have the authority to modify the bulk and dimensional requirements of the district in the interests of sound planning and

design and where health, safety and welfare is preserved or enhanced, as determined by the Planning Board;

(d) Maximum height of an assisted-living housing facility shall be forty (40) feet;

(e) On-site landscaping and screening determined to be appropriate by the Planning Board shall be provided;

(f) Off-street parking shall be provided in accordance with Section 295-36 of this Chapter; and

(g) In the event of any inconsistencies between the standards contained in this Section 295-71(B)(1) and any other provisions of this Chapter, the provisions of this Section 295-71(B)(1) shall control and shall supersede such inconsistent provisions.

(2) Senior enriched/independent living housing by special permit authorized by the Planning Board, provided that:

(a) They shall occupy a lot of not less than five acres, and may be combined with assisted-living housing, nursing homes, and senior housing on the same lot;

(b) They shall contain accommodations for not more than 12 units per acre;

(c) Senior enriched/independent living housing facilities shall meet all other bulk and dimensional requirements of the district in which it is located. Notwithstanding the foregoing, the Planning Board shall have the authority to - modify the bulk and dimensional requirements of the district in the interests of sound planning and design and where health, safety and welfare is preserved or enhanced, as determined by the Planning Board;

(d) Maximum height of a senior enriched/independent housing facility shall be forty (40) feet;

(e) On-site landscaping and screening determined to be appropriate by the Planning Board shall be provided;

(f) Off-street parking shall be provided in accordance with Section 295-36 of this Chapter; and

(g) In the event of any inconsistencies between the standards contained in this Section 295-71(B)(2) and any other provisions of this Chapter, the provisions of this Section 295-71(B)(2) shall control and shall supersede such inconsistent provisions.

- Section 295-72: Multifamily Residence (MR-1.5) District allows any principal use permitted by special permit in an MR-2.5 District. Therefore, as described above, “assisted-living housing” and “senior enriched/independent living housing” would be allowed by special permit from the

Planning Board in the MR-1.5 District. Similarly, the Multifamily Residence/Office (MR-O) District and the Multifamily Residence/Commercial (MR-C) District allow any principal use permitted by special permit in the MR-1.5 District thereby allowing "assisted-living housing" and "senior enriched/independent living housing" by special permit by the Planning Board.

Article X. Special Use Permits:

This section would be revised to add the Planning Board as an authorized entity to grant special permits.

- Section 295-86: Board of Appeals Authorization:

  This section would be replaced in its entirety with the following text:

  Section 295-86. Board of Appeals and Planning Board authorization.

  Subject to the provisions of this article and other provisions of this Chapter, and except as otherwise provided by this Chapter, the Board of Appeals and the Planning Board, where indicated in this Chapter, may issue a special use permit for any use requiring such a permit. All such uses are declared to possess characteristics of such unique and special forms that each application for a special use permit shall be considered as an individual case.

- Section 295-90: Action by Planning Board:

  This section will be replaced in its entirety to indicate that the Planning Board's issuance of an advisory report pertains to Zoning Board of Appeals special permits only, as follows:

  For Zoning Board of Appeals special permits, within 45 days after the referral of the application for a special use permit (unless extended with the consent of the applicant), the Planning Board shall transmit to the Board of Appeals an advisory report setting forth the Planning Board's recommendations with respect to the application.

- Section 295-91: Action of Board of Appeals; Disapproval by County Planning Board:

  This section would be replaced in its entirety with the following:

  Section 295-91. Action of Board of Appeals or Planning Board; disapproval by County Planning Board.

  A. The Zoning Board of Appeals or the Planning Board shall conduct a public hearing on the proposed application within 62 days after the application is received by the Building Inspector. The hearing shall be held upon the same notice as that required for a zoning variance.

  B. The Board of Appeals or the Planning Board shall decide upon the application within 62 days after the final hearing on the application. The time within which the Board of Appeals or the Planning Board must render its decision may be extended by mutual

consent of the applicant and the Board.

C. The Board of Appeals or the Planning Board shall issue the special use permit if it finds that all requirements of this Chapter have been met, in particular, without limitation, the requirements of Article IX with respect to principal uses requiring special use permits and § 295-87 above. The Board of Appeals or the Planning Board shall deny any application that, in the judgment of the Board, does not meet the requirements of this Chapter.

D. If the County Planning Board, in appearing before the Board of Appeals or the Planning Board at the public hearing, disapproves of the issuance of the special use permit or recommends changes or modifications thereof, then the permit shall not be issued without the adoption of a resolution by the Board of Appeals or the Planning Board setting forth specifics as to why it disagrees with the County Planning Board recommendation.

E. The decision of the Zoning Board of Appeals or the Planning Board on the special use permit application shall be filed in the office of the Village Clerk within five business days after the day the decision is rendered, and a copy of the decision shall be mailed to the applicant.

- Section 295-92: Permit Conditions:

  This section would be replaced in its entirety with the following:

  In issuing a special use permit, the Board of Appeals or Planning Board may impose any conditions that it deems necessary to accomplish the reasonable application of the standards set forth in § 295-87, and to assure conformity with all other requirements of the law, including this Chapter. Such conditions may include, without limitation, a requirement that the special use permit be periodically renewed or that it terminate at the end of a stated period.

- Section 295-97: Compliance with SEQRA:

  This section would be replaced in its entirety with the following:

  In considering any application for a special use permit, the Board of Appeals or Planning Board shall comply with the provisions of the State Environmental Quality Review Act and its implementing regulations.

Article XI. Administration:

- Section 295-103: Planning Board:

  Section 295-103(B)(4) would be replaced with the following to indicate the Planning Board's expanded ability to grant special permits.

  The Planning Board shall have the power to review and approve, approve with

conditions or disapprove applications for special permits in accordance with § 295-86, or for personal wireless service facilities in accordance with § 295-85 of this Chapter.

Table 2 provides a summary of the proposed zoning text amendment.

Table 2: Proposed Zoning

Description	Assisted-living housing [1]	Senior enriched/independent living housing[2]	Nursing homes
Zones Permitted:	R-10, R-20, MR-1.5, MR-2.5, MR-O, MR-C by Special Permit	R-10, R-20, MR-1.5, MR-2.5, MR-O, MR-C by Special Permit	R-20 by Special Permit
Minimum Parcel Size	2 acres	5 acres	5 acres
Maximum Permitted Density	40 beds/acre	12 units/acre	40 beds/acre
Bulk and Dimensional Requirements	Same as underlying zoning; however, modifications by special permit possible	Same as underlying zoning; however, modifications by special permit possible	Same as underlying zoning; however, modifications by special permit possible
Maximum Height Permitted	40 feet	40 feet	40 feet
Minimum Parking Required	1 space/ 2 beds, 1 space/ employee during maximum shift, 1 space/nonemployee medical practitioner or technician regularly practicing in the facility during maximum shift	1 space/dwelling unit, 1 space/employee during maximum shift	1 space/ 2 beds, 1 space/ employee during maximum shift, 1 space/nonemployee medical practitioner or technician regularly practicing in the facility during maximum shift

[1] Assisted-Living Housing: A residential facility operated by an entity licensed by the State of New York to operate an residence or residence with an assisted living program component, which combines resident rooms, communal dining, medication supervision, personal care, physical therapy, routine protective oversight, personalized assistance and supportive services, and health care designed to meet the individual needs of persons who need help with the activities of daily living, including, but not limited to, bathing, dressing, grooming, eating, and ambulation for persons in appropriately designed facilities, including "memory-care" accommodations for persons with Alzheimer's disease and other forms of dementia, but who do not need the skilled medical care provided by a nursing home or convalescent care facility.

[2] Senior enriched/independent living housing: A category of senior housing in which senior citizen residents are provided with services that may include meals, housekeeping, shopping, transportation, social activities, and some personal care assistance per the Zoning Resolution.

1.5 Analysis Methodology

The action consists solely of the adoption of Local Law A of 2017 to amend Chapter 295; therefore, no direct development effects will occur. The area directly affected by the amendments are those zoning districts affected by the proposed text amendments (see Figure 3).

A geographic information analysis (GIS) was conducted to determine potentially developable parcels that meet the minimum parcel size requirements as single parcels or by multiple adjoining parcels held in common ownership. As shown in Table 3, there are few vacant parcels that meet the minimum parcel size requirements of the proposed zoning. Furthermore, some of the potentially developable parcels are developed with uses that are unlikely to be redeveloped because of this zoning text amendment. Some of these parcels are developed with institutional uses that are currently active and whose discontinuation would be unlikely given their social and cultural contributions to the Village and surrounding area. In addition, apartments, cooperatives, common open space area owned by condominiums, and parcels with no access were not considered in the analysis. Finally, properties owned or occupied by school districts, and Village property, were excluded from the analysis. All of the parcels removed from the analysis are indicated with an asterisk in Table 3. The remaining parcels to be considered for future development under the proposed zoning text amendment include Map ID Numbers: 1, 3, 9, 13, 19, 21, 22, 23, and 25 as identified in Table 3 and Figure 4.

The analysis identifies the reasonable maximum-case development scenario (RMCDS) buildout for potentially developable parcels (Map ID Numbers: 1, 3, 9, 13, 19, 21, 22, 23, and 25 as identified in Table 3 and Figure 4) under existing zoning as compared to the RMCDS under the proposed zoning text amendment. The RMCDS developed for each scenario is a theoretical maximum based on zoning requirements for minimum lot area and maximum permitted density, and actual development is likely to result in reduced density scenarios than those presented in this analysis due to additional zoning requirements and other variables. For example, the RMCDS for single-family housing allowed as-of-right under R-20 used the following calculation:

Total Acreage x 43,560 = Total Square Feet
Total Square Feet ÷ 20,000 SF (minimum lot size is 20,000 SF) = Total Single-Family Homes

The RMCDS for Assisted-living housing allowed under the proposed amendment to R-20 used the following calculation:

Total Acreage x 40 (permitted maximum density would be 40 beds/acre) = Total Assisted-Living Beds

As demonstrated, the calculation does not consider any impact to the potential buildout from setback requirements, building and lot coverage requirements, required parking, etc. Therefore, the actual number of dwelling units and beds are likely to be greatly reduced from those presented in this analysis due to the factors cited above, as well as the more detailed site-specific analyses that occur during the site plan and special use permit processes. Additionally, not every property owner will choose to develop their property, and those that do will not always seek to construct the maximum allowed density. The densities used in this analysis are therefore based on the most conservative assumptions and, as a practical matter, greatly overstate potential impacts such as traffic generation and water/sewer demand.

A comparison of the incremental difference, or delta, between the RMCDS environmental effects, such as the water demand generated by development allowed under existing zoning as compared to the water demand generated by development allowed under the proposed zoning, forms the basis for determining the potential impact to environmental resources. The RMCDS for these parcels that utilizes existing zoning as it pertains to senior housing is also provided for context. Notwithstanding the foregoing, any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review, and would need to comply with SEQRA.

For eight of the parcels, the RMCDS under existing zoning is the development of single-family home development, and the RMCDS for the remaining ninth parcel is multi-family development. These RMCDS have been chosen because they represent the greatest potential impact on environmental resources. Under current zoning, the permitted senior housing uses, nursing homes with medical care are allowed with an unlimited number of beds/patients on two parcels (Map ID #1 and #3), and nursing homes without medical care, limited to five patients per acre, are allowed on Map ID #1, #3, and #9. Senior housing, as currently permitted in the affected zones, would not be allowed on the remaining potentially developable parcels (Map ID #13, #19, #21, #22, #23, and #25) due to their smaller parcel size.

For Map ID #1 and #3, the RMCDS under the proposed zoning is nursing home development due to its greater demands on environmental resources. The RMCDS for the remaining nine developable parcels is assisted-living housing as it follows nursing homes when considering the magnitude of potential impacts to environmental resources.

1.6 Summary

The proposed adoption by the Village of Hastings-on-Hudson Board of Trustees of Local Law A of 2017, to amend Chapter 295 (Zoning) to allow more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility is a Type I action under SEQR, and the Village as Lead Agency is required to do an environmental assessment to determine the potential for adverse impacts to Village resources by the proposed zoning text amendment.

The environmental assessment considered parcels located within the Village that consist of over 2 acres of land area and are located in the affected zoning districts (R-20, R-10, MR-2.5, MR-1.5, MR-O, and MR-C) for the potential development of senior housing pursuant to the zoning text amendment. Of the 25 parcels identified, nine (9) are carried through the entire analysis as these are more likely to be developed based on their present land use. The analysis considers the RMCDS of each parcel under existing zoning, and under existing zoning as it pertains to senior housing, and compares it to the RMCDS under proposed zoning to assess the potential incremental impact that may occur from senior housing development under proposed zoning, such as greater demand of water or greater traffic impacts. Table 4 presents a summary of potential effects on environmental resource areas that could result from the proposed text amendment. Table 5 presents a quantitative comparison of potential impacts on the potentially developable parcels under existing zoning and the proposed zoning, and identifies the incremental change for the purposes of identifying potentially adverse impacts. As explained in Section 1.5, the analysis is based on the calculated densities for the various RMCDS scenarios. However, these densities are grossly conservative for the reasons discussed in Section 1.5.

For eight of the parcels, the RMCDS under existing zoning is the development of single-family home development, and the RMCDS for the remaining ninth parcel is multi-family development. These RMCDS have been chosen because they represent the greatest potential impact on environmental resources. Under current zoning, the permitted senior housing uses, nursing homes with medical care are allowed with an unlimited number of beds/patients on two parcels (Map ID #1 and #3), and nursing homes without medical care, limited to five patients per acre, are allowed on Map ID #1, #3, and #9. Senior housing, as currently permitted in the affected zones, would not be allowed on the remaining potentially developable parcels (Map ID #13, #19, #21, #22, #23, and #25) due to their smaller parcel size.

For Map ID #1 and #3, the RMCDS under the proposed zoning is nursing home development due to its greater demands on environmental resources. The RMCDS for the remaining nine developable parcels is assisted-living housing as it follows nursing homes when considering the magnitude of potential impacts to environmental resources.

The findings of the analysis were as follows:

- No substantially new land uses are being introduced as part of the proposed zoning text amendment as the proposed uses are already permitted in some form in other zoning districts within the Village.
- The proposed zoning text amendment is supported by public policy and would implement Strategy 1.6 from Chapter 8 of the 2011 Comprehensive Plan that seeks to expand housing options for seniors.
- Demands on water and wastewater resources may increase under senior housing development as proposed when compared to single-family home development, but these demands are not anticipated to exceed the available water capacity available to the Village or exceed the capacity for wastewater treatment at the Yonkers Wastewater Treatment Plant. Subsequent SEQR reviews conducted for the required special permit and site plan reviews will provide the Village another opportunity to assess the potential for impacts to water and wastewater resources and potential impacts may be reduced or mitigated at this time.
- Traffic may increase under senior housing development as proposed when compared to single-family home development. Subsequent SEQR reviews conducted for the required special permit and site plan reviews will provide the Village another opportunity to assess the potential for impacts to the transportation network and potential impacts may be reduced or mitigated at this time.
- Demands on community services may increase under senior housing development as proposed when compared to single-family home development. Subsequent SEQR reviews conducted for the required special permit and site plan reviews will provide the Village another opportunity to assess the potential for impacts to community service resources and potential impacts may be reduced or mitigated at this time.
- Demands on water and wastewater resources, community services, and the transportation network will be reduced by senior housing development as proposed when compared to multi-family development.

As described above and in the following analysis, the environmental resource areas of potential concern are water and wastewater demand and generation, traffic, and community services. Other potential environmental resource impacts, such as those to surface and groundwater resources and/or endangered, threatened, and rare species would be affected by any development that may occur on the potentially developable parcels under existing or proposed zoning. It is important to note that any development pursued according to the proposed zoning would require special permit and site plan review that would necessitate a site-specific SEQR review, and the Village would be able to reduce or mitigate impacts at that time. Therefore, the proposed adoption by the Village of Hastings-on-Hudson Board of Trustees of Local Law A of 2017, to amend Chapter 295 (Zoning) to allow more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility would not result in significant adverse impacts to environmental resources.

Table 3: Potentially Developable Parcels and Affected Zoning Districts

Map ID	Owner	Acres	Square Feet	Land Use	Parcel ID	Zoning	Location	Large Tract
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	1,364,921.1	Community Services	4.140-150-2	R-20	85 OLD BROADWAY	Yes
2*	GRAHAM WINDHAM HOME	23.7	1,033,805.4	Community Services	4.130-139-1.1	R-20	1 S BROADWAY	Yes
3	JOHN E. ANDRUS MEMORIAL	21.6	940,896.0	Community Services	4.110-105-1	R-20	OLD BROADWAY	Yes
				Community Services	4.140-142-1	R-20	OLD BROADWAY	
	HELEN A. BENEDICT FOUNDATION			Community Services	4.140-142-2	R-20	OLD BROADWAY	
	JOHN E. ANDRUS MEMORIAL	3.2	139,392.0	Community Services	4.110-105-2	R-10	OLD BROADWAY	
				Community Services	4.110-105-3		OLD BROADWAY	
4*	CHILDRENS VILLAGE INCORPORATION	17.1	744,192.4	Community Services	4.81-76-5	R-20	CHAUNCEY LN	Yes
5*	SCHOOL DISTRICT NO 4	14.0	611,245.0	Community Services	4.81-76-15	R-20	CHAUNCEY LN	No
				Community Services	4.81-76-16	R-20	LEFURGY AVE	
6*	SCHOOL DISTRICT NO 4	8.0	348,179.0	Community Services	4.81-76-12	R-20	CHAUNCEY LN	No
7*	RIVER GLEN TENANTS	7.5	327,977.7	Apartments	4.30-20-35	MR-2.5	645 N BROADWAY	No
8*	HASTINGS LANDING CONDO	6.2	269,083.6	Residential		R-10	1-23 HASTINGS LANDINGS	No
9	LEHNER TRUST, CHRISTINE R	6.1	267,598.6	Vacant	4.80-69-1	R-10	BROADWAY	Yes
				Residential	4.80-69-2		271 S BROADWAY	
				Residential	4.80-69-3		381 BROADWAY	
10*	VILLAGE, OF HASTINGS-ON-HUDSON	5.1	220,245.4	Vacant	4.70-58-1	R-10	BROADWAY	No
11*	HASTINGS GARDENS OWNERS	5.0	217,741.7	Apartments	4.10-1-12	MR-2.5	737-751 BROADWAY	No
12*	HASTINGS HOUSE TENANTS	5.0	216,698.4	Apartments	4.10-1-13	MR-2.5	765 N BROADWAY	No
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	205,685.2	Community Services	4.130-139-2	R-20	BROADWAY	Yes

Map ID	Owner	Acres	Square Feet	Land Use	Parcel ID	Zoning	Location	Large Tract
14*	BLUE RIVER VALLEY LLC	4.5	197,006.1	Residential	4.10-1-5	MR-2.5	663-665 BROADWAY	Yes
15*	CONGREGACION MITA, INCORPORATED	4.4	190,467.9	Community Services	4.130-139-3	R-20	95 BROADWAY	Yes
16*	HASTINGS TERRACE CONDO	3.8	166,081.2	Apartments	4.40-44-2	MR-1.5	555-565 BROADWAY	No
17*	THE RIVER EDGE AT HASTING	3.7	162,000.9	Apartments	4.30-20-3	MR-1.5	19-61 MAPLE AVE	No
18*	NEWINGTON-CROPSEY FOUNDATION	3.3	143,764.8	Residential	4.70-51-8	MR-1.5	49 WASHINGTON AVE	Yes
19	O'HALLORAN, MICHAEL	2.7	117,612.0	Residential	4.110-98-3.1	R-10	255 S BROADWAY	Yes
	MCHALE, JUDITH				4.110-98-3.2			
20*	STANLEY AVE PROPERTY INCORPORATED	2.4	104,241.2	Vacant	4.81-76-4	R-20	OFF SAW MILL RIVER RD	Yes
21	SUSSER LIFE, ZENA	2.4	102,859.6	Residential	4.130-139-6	R-10	100 PINECREST DR	No
22	SAUNDERS, JOHN P	2.3	99,546.2	Residential	4.130-139-5	R-10	150 PINECREST DR	No
23	ARTIS SENIOR LIVING HOLDING	2.2	97,862.4	Vacant	4.160-167-4	R-10	WARBURTON AVE	No
				Vacant	4.160-167-7			
24*	445 BROADWAY HASTINGS	2.1	93,408.7	Apartments	4.80-60-2	MR-1.5	445 BROADWAY	No
25	ST MATTHEWS SCHOOL	2.0	87,191.1	Community Services	4.40-44-3	MR-1.5	VILLARD AVE	No
				Community Services	4.80-59-2		CHRISTIE TER	

*Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.

Table 4: Comparison of Existing and Proposed Zoning - Environmental Resource Areas

Environmental Resource Area	RMCDS Existing Zoning	RMCDS Proposed Zoning
Land Use	In the Village, the current zoning code allows nursing homes with and without medical care, senior assisted-living housing, senior enriched/independent living housing, and senior citizen housing. The potentially affected zoning districts allow nursing homes with and without medical care, but do not allow senior assisted-living housing, senior enriched/independent living housing, or senior citizen housing.	Proposed uses, nursing homes, assisted-living housing, and senior enriched/independent living housing, are similar to uses allowed under existing zoning. The introduction of assisted-living housing and senior enriched/independent living housing is not substantially different from the existing nursing without medical care presently allowed in R-20, R-10, MR-2.5, MR-1.5, MR-O, and MR-C Zones by special permit. In addition, these uses are permitted in another Village zoning district (MUPDD). Residential density may increase if parcels are developed with assisted-living housing as compared to single-family development, but would create less density than where multi-family development. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.
Zoning	Nursing homes with medical care: Permitted by special permit in R-20 Zones. Nursing homes without medical care: Permitted by special permit in R-20, R-10, R-7.5, 2R, MR-2.5, MR-1.5, MR-O, MR-C, LO, and CO Zones.	Nursing homes: Permitted by special permit in R-20 Zones. Assisted-living housing and senior enriched/independent living housing: Permitted by special permit in R-20, R-10, MR-2.5, MR-1.5, MR-O, and MR-C Zones. Currently, the potentially developable parcels could be developed with single- or multi-family development, or senior uses, including nursing homes with medical care and/or nursing homes without medical care. The proposed zoning text amendment expands on the allowable senior uses, but does not introduce any uses that are substantially different from those currently allowed. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.
Public Policy	The 2011 Comprehensive Plan specifically addresses senior uses in Chapter 4, Large Tracts, and Chapter 8, Quality of Life. The Plan suggests that appropriate zoning be developed for large tracts to allow tax-generating uses, including senior-only housing. In Chapter 8, Quality of Life, the Plan recommends in Objective 1 that to protect and enhance the quality of life in the Village the Village should ensure that the Village remains affordable to a wide variety of residents. To	The proposed zoning text amendment implements Strategy 1.6 from Chapter 8 of the 2011 Comprehensive Plan. The proposed zoning would not negatively impact the goals of other relevant public policy. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.

Environmental Resource Area	RMCDS Existing Zoning	RMCDS Proposed Zoning
	implement this objective, the Village identifies Strategy 1.6[8] in Chapter 8 that states, "Look at 'new models' for senior residency."	
Water and Wastewater	Single-family and multi-family residential are typically large generators of water demand and wastewater production. Comparably, nursing homes without medical care as developed under existing zoning result in reduced demand and production. Nursing homes with medical care would not have in-room kitchens, but do have more employees, and would likely be similar to nursing homes without medical care thereby also generating less demand and production than typical residential development. Current zoning complies with Village policy with regard to water demand and wastewater production.	The demand for water and wastewater generation increases for assisted-living housing developments as compared to water and wastewater demand for single-family housing developments. However, multi-family developments have greater water and wastewater demands than assisted-living housing developments. Current zoning does not define a maximum permitted density for nursing homes, but the proposed zoning limits nursing homes to 40 beds per acre, which will reduce the demands on water and wastewater generation. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.
Transportation	Single-family residential development is a large traffic contributor to the local traffic network. Multi-family residential development results in lesser impacts as do senior housing and nursing homes. Current zoning complies with Village policy associated with maintenance of the transportation network.	Traffic generation may increase due to increases in permitted density for assisted-living housing as compared to single-family development, but traffic generation may decrease on those MR-1.5 and MR-2.5 zoned parcels when assisted-living housing development is compared to multi-family development. Current zoning does not define a maximum permitted density for nursing homes, but the proposed zoning limits nursing homes to 40 beds per acre, which will result in less traffic. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.
Soils and Steep Slopes	The unique topography of Hastings-on-Hudson results from the valley and hills upon which it is developed that present steep slopes and rocky outcroppings. The Village recognizes steep slopes as environmentally sensitive areas and a valued natural resource that needs protection; therefore, the Village regulates steep slopes according to the Steep Slope Ordinance (Chapter 249) in the Village Code. Any development on potentially developable parcels even under existing zoning that are likely to contain bedrock at less than four feet would likely need rock removal. Depending on the type of rock and other conditions, rock removal may utilize mechanical ripping	Steep slopes regulations will still apply. Any development on potentially developable parcels that are likely to contain bedrock at less than four feet would likely need rock removal. Depending on the type of rock and other conditions, rock removal may utilize mechanical ripping or blasting. Blasting and ripping activities have the potential to cause temporary noise, vibration, and the generation of dust that may affect nearby properties. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.

[8] Village of Hastings-on-Hudson, 2011 Comprehensive Plan, Page 95.

Environmental Resource Area	RMCDS Existing Zoning	RMCDS Proposed Zoning
	or blasting. Blasting and ripping activities have the potential to cause temporary noise, vibration, and the generation of dust that may affect nearby properties.	
Water Resources	A significant portion of the Village is located within a one-half mile of the Hudson River Estuary. Protecting the water quality of the Hudson River, the Saw Mill River located along the eastern edge of the Village, and other water bodies, including streams and wetlands is a stated objective of the Village's 2011 Comprehensive Plan. Current zoning complies with Village policy associated with the protection of water resources.	Proposed zoning will comply with Village policy associated with the protection of water resources. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.
Vegetation and Wildlife	According to the New York State Department of Environmental Coordination (NYSDEC), a significant portion of the Village may contain or support habitat for endangered or threatened species. The Hudson River and County and State Park Lands located in Westchester County are designated Critical Environmental Areas (CEA). Current zoning complies with Village policy associated with the protection of natural resources, such as vegetation and wildlife.	Proposed zoning will comply with Village policy associated with the protection of natural resources, such as vegetation and wildlife. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.
Historic and Archaeological Resources	The Village has historic settlement patterns that date back to the Native Americans, including the Weckquaesgeek Native Americans, an Algonquian Tribe. The Village also contains National and State Register of Historic Places Listed resources, including the John W. Draper House, Jasper F. Cropsey House and Studio, and the Old Croton Aqueduct. Current zoning complies with Village policy associated with the protection of historic and archaeological resources.	Proposed zoning will comply with Village policy associated with the protection of historic and archaeological resources. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.
Scenic and Aesthetic Resources	The Village of Hastings-on-Hudson offers impressive views from many locations within the Village. The Village regulates development within the View Preservation Overlay District as stipulated in Chapter 295-82. In addition, the 2011 Comprehensive Plan indicates 18 significant views from view corridors within the Village. Current zoning complies with Village policy associated with the protection of scenic and aesthetic resources.	For all the significant views that may be effected by potential development of nearby potentially developable parcels, the proposed zoning text amendment allows either the same permitted maximum height as current zoning or an increase of five feet in height. View Preservation provisions of the Code will have to be complied with and the proposed zoning will comply with Village policy associated with the protection of scenic and aesthetic resources. Future development pursued according to the proposed zoning text amendment would

Environmental Resource Area	RMCDS Existing Zoning	RMCDS Proposed Zoning
		undergo special permit, site plan, SEQR and any other required regulatory review.
Hazardous Materials	The NYSDEC Environmental Remediation Database identifies five sites that may affect the potentially developable parcels. Current zoning complies with Village policy associated with protection from hazardous materials.	The potentially developable parcels are all within 2,000 feet of at least one site that is listed on the NYSDEC Environmental Remediation Database. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.
Community Services	The Village provides police, fire and emergency services, a library, and several parks and recreation resources. The Village is served by the Hastings-on-Hudson Union Free School District, which operates an elementary school, middle school and high school in the Village. Current zoning complies with Village policy associated with the provision of community services. The potentially developable parcels would be served by the Village's community services. As-of-right single- or multi-family housing under existing zoning would increase school children and may increase the demand on other services, including police, fire, and emergency services, the library, and parks and recreation resources. Senior housing developed under the existing zoning would not increase the number of school children, but may increase the demand on other services, including police, fire, and emergency services, the library, and parks and recreation resources.	Proposed zoning will comply with Village policy associated with the provision of community resources. The potentially developable parcels would be served by the Village's community services. Senior housing developed under the proposed zoning would not increase the number of school children, but may increase the demand on other services, including police, fire, and emergency services, the library, and parks and recreation resources. Future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review. This would apply for development under existing or proposed zoning.

Table 5: Potentially Developable Parcels - Comparison of Existing and Proposed Zoning - Quantitative Impacts

Map ID	Owner	Large Tract	Acres	Location	Potential Site Development Impacts	RMCDS under Existing Zoning	RMCDS under Existing Zoning for Senior Housing	RMCDS under Proposed Zoning	Incremental Change between RMCDS Existing Zoning and RMCDS Proposed Zoning
1	JULIA DYCKMAN ANDRUS MEMORIAL	Yes	31.3	85 OLD BROADWAY	*Density*	68 Single-family homes	Nursing home with unlimited maximum density	Nursing home (1,253 beds)	+ ≤ 980 People
					Maximum Height	35 Feet	35 Feet	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	30,028 GPD	> 261,829 GPD for nursing home with unlimited maximum density	264,829 GPD	+ ≤ 231,801 GPD
					Total Estimated Weekday Vehicle Trips	650 Trips	> 3,434 Trips for nursing home with unlimited maximum density	3,434 Trips	+ ≤ 2,785 Trips
3	JOHN E. ANDRUS MEMORIAL	Yes	21.6	OLD BROADWAY	*Density*	47 Single-family homes	Nursing home with unlimited maximum density	Nursing home (864 beds)	+ ≤ 676 People
					Maximum Height	35 Feet	35 Feet	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	20,700 GPD	> 180,490 GPD for nursing home with unlimited maximum density	180,490 GPD	+ ≤ 159,790 GPD
	HELEN A. BENEDICT FOUNDATION			OLD BROADWAY	*Total Estimated Weekday Vehicle Trips*	448 Trips	> 2,367 Trips for nursing home with unlimited maximum density	2,367 Trips	+ ≤ 1,919 Trips

Map ID	Owner	Large Tract	Acres	Location	Potential Site Development Impacts	RMCDS under Existing Zoning	RMCDS under Existing Zoning for Senior Housing	RMCDS under Proposed Zoning	Incremental Change between RMCDS Existing Zoning and RMCDS Proposed Zoning
	JOHN E. ANDRUS MEMORIAL		3.2	OLD BROADWAY	*Density*	14 Single-family homes	16 Patients in nursing home without medical care	128 Assisted-living housing beds	+ ≤ 72 People
					Maximum Height	35 Feet	35 Feet	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	6,133 GPD	2,280 GPD	16,634 GPD	+ ≤ 10,500 GPD
					Total Estimated Weekday Vehicle Trips	133 Trips	55 Trips	340 Trips	+ ≤ 208 Trips
9	LEHNER TRUST, CHRISTINE R	Yes	6.1	BROADWAY	*Density*	27 Single-family homes	31 Patients in nursing home without medical care	246 Assisted-living housing beds	+ ≤ 139 People
				271 S BROADWAY	*Maximum Height*	35 Feet	35 Feet	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	11,774 GPD	4,377 GPD	31,932 GPD	+ ≤ 20,158 GPD
				381 BROADWAY	*Total Estimated Weekday Vehicle Trips*	255 Trips	106 Trips	654 Trips	+ ≤ 399 Trips
13	JULIA DYKMAN ANDRUS MEMORIAL	Yes	4.7	BROADWAY	*Density*	10 Single-family homes	NA	189 Assisted-living housing beds	+ ≤ 148 People
					Maximum Height	35 Feet	NA	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	4,525 GPD	NA	24,544 GPD	+ ≤ 20,019 GPD
					Total Estimated Weekday Vehicle Trips	98 Trips	NA	502 Trips	+ ≤ 405 Trips

Map ID	Owner	Large Tract	Acres	Location	Potential Site Development Impacts	RMCDS under Existing Zoning	RMCDS under Existing Zoning for Senior Housing	RMCDS under Proposed Zoning	Incremental Change between RMCDS Existing Zoning and RMCDS Proposed Zoning
19	O'HALLORAN, MICHAEL	Yes	2.7	255 S BROADWAY	*Density*	12 Single-family homes	NA	108 Assisted-living housing beds	+ ≤ 61 People
	MCHALE, JUDITH				*Maximum Height*	35 Feet	NA	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	5,175 GPD	NA	14,035 GPD	+ ≤ 8,860 GPD
					Total Estimated Weekday Vehicle Trips	112 Trips	NA	287 Trips	+ ≤ 175 Trips
21	SUSSER LIFE, ZENA	No	2.4	100 PINECREST DR	*Density*	10 Single-family homes	NA	94 Assisted-living housing beds	+ ≤ 53 People
					Maximum Height	35 Feet	NA	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	4,526 GPD	NA	12,274 GPD	+ ≤ 7,748 GPD
					Total Estimated Weekday Vehicle Trips	98 Trips	NA	251 Trips	+ ≤ 153 Trips
22	SAUNDERS, JOHN P	No	2.3	150 PINECREST DR	*Density*	10 Single-family homes	NA	91 Assisted-living housing beds	+ ≤ 52 People
					Maximum Height	35 Feet	NA	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	4,380 GPD	NA	11,879 GPD	+ ≤ 7,499 GPD
					Total Estimated Weekday Vehicle Trips	95 Trips	NA	243 Trips	+ ≤ 148 Trips
23	ARTIS SENIOR LIVING HOLDING	No	2.2	WARBURTON AVE	*Density*	10 Single-family homes	NA	90 Assisted-living housing beds	+ ≤ 51 People

Map ID	Owner	Large Tract	Acres	Location	Potential Site Development Impacts	RMCDS under Existing Zoning	RMCDS under Existing Zoning for Senior Housing	RMCDS under Proposed Zoning	Incremental Change between RMCDS Existing Zoning and RMCDS Proposed Zoning
					Maximum Height	35 Feet	NA	40 Feet	+ ≤ 5 Feet
					Water/Wastewater Demand (GPD)	4,306 GPD	NA	11,678 GPD	+ ≤ 7,372 GPD
					Total Estimated Weekday Vehicle Trips	93 Trips	NA	239 Trips	+ ≤ 146 Trips
25	ST MATTHEWS SCHOOL	No	2.0	VILLARD AVE	*Density*	58 Multi-family units	NA	80 Assisted-living housing beds	- ≤ 94 People
				CHRISTIE TER	*Maximum Height*	40 Feet	NA	40 Feet	None
					Water/Wastewater Demand (GPD)	19,182 GPD	NA	10,404 GPD	- ≤ 8,778 GPD
					Total Estimated Weekday Vehicle Trips	387 Trips	NA	213 Trips	- ≤ 174 Trips

Note: the RMCDS developed for each scenario is a theoretical maximum based on zoning requirements for minimum lot area and maximum permitted density, and actual development is likely to result in reduced density scenarios than those presented in this analysis due to additional zoning requirements and other variables.
Single-family Homes are assumed to be occupied by four people, and multi-family homes are assumed to occupied by 3 people.
Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.
Gallons per Day (GPD).

1.7 Alternative 1

Alternative 1 to allow nursing homes on parcels with a minimum lot area of 2 acres is under consideration by the Board of Trustees. This alternative would have similar impacts to those possible under the RMCDS for assisted-living housing because the permitted maximum density would be the same at 40 beds per acre. Based on the maximum density, potential traffic impacts and demands on water, wastewater and community services may be slightly greater, but will not be significantly different from those potential impacts described for assisted-living housing.

2.0 ENVIRONMENTAL ASSESSMENT

2.1 Land Use, Zoning and Public Policy

2.1.1 Land Use

Existing Condition

The Village of Hastings-on-Hudson is generally characterized by low-density residential development intermixed with large institutions, parks and recreation uses, with mixed residential and commercial/office uses, multi-family uses and former manufacturing uses located in and around the Village center near Warburton Avenue and Main Street (see Figure 5).

The potentially developable parcels (see Table 3) within the affected zoning districts (R-10, R-20, MR-1.5,) total approximately 75.4 acres, and land uses generally conform with the existing zoning. Five of these parcels (Map ID #1, #3, #9, #13, and #19) are identified as underdeveloped large tracts in the 2011 Comprehensive Plan. Of the nine potentially developable sites five are located in the R-10 Zone, and two are located in the R-20 Zone, and one parcel is split between R-20 and R-10. These parcels are generally characterized by single-family homes, institutional uses, open space, parking area, and undeveloped land. The remaining site is zoned MR-1.5 and is home to St. Matthews School, which is closed. Approximately 79 percent (59.7 acres) of the potentially developable parcels are developed with community services, including the Andrus School (Map ID #1) and Andrus Home (Map ID #3) and the St. Matthews School (Map ID #25, now closed). The remaining developable parcels are developed with residential development (13.5 acres).

Future without Action

Under current zoning, the potentially developable parcels could be redeveloped as-of-right with single-family homes in the R-20 and R-10 Zoning Districts, and also as multi-family dwelling units in the MR-1.5 zoning district. Currently, there are no potentially developable parcels located within the MR-2.5, MR-O and MR-C Zoning Districts. As indicated in Table 6, a total of 208 single-family homes and 58 multi-family units could be developed as-of-right on the potentially developable parcels. Table 6 shows the RMCDS under existing zoning for each potentially developable parcel. Table 6 also provides the RMCDS for senior housing options under existing zoning for context. As discussed in Section 1.5, the RMCDS developed for each scenario is a theoretical maximum based on zoning requirements for minimum lot area and maximum permitted density, and actual development is likely to result in reduced density scenarios than those presented in this analysis due to additional zoning requirements and other variables.

Table 6: RMCDS Existing Zoning and Existing Senior Use Zoning – Maximum Permitted Density

Map ID	Owner	Acres	Existing RMCDS - Single-Family Homes Maximum Permitted Density	Existing RMCDS - Multi-Family Units Maximum Permitted Density	Existing Senior Uses - RMCDS - Nursing Beds with Medical Care Maximum Permitted Density	Existing Senior Uses - RMCDS - Nursing Beds without Medical Care Maximum Permitted Density	Zoning
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	68.2	NA	No Maximum*	156.7	R-20
3	JOHN E. ANDRUS MEMORIAL	21.6	47.0	NA	No Maximum*	108.0	R-20
	HELEN A. BENEDICT FOUNDATION						
	JOHN E. ANDRUS MEMORIAL	3.2	13.9	NA	NA	16.0	R-10
9	LEHNER TRUST, CHRISTINE R	6.1	26.8	NA	NA	30.7	R-10
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	10.3	NA	NA	NA	R-20
19	O'HALLORAN, MICHAEL	2.7	11.8	NA	NA	NA	R-10
	MCHALE, JUDITH						
21	SUSSER LIFE, ZENA	2.4	10.3	NA	NA	NA	R-10
22	SAUNDERS, JOHN P	2.3	10.0	NA	NA	NA	R-10
23	ARTIS SENIOR LIVING HOLDING	2.2	9.8	NA	NA	NA	R-10
25	ST MATTHEWS SCHOOL	2.0	NA	58.1	NA	NA	MR-1.5
Total			208	58	No Maximum*	311	

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.
*There is no permitted maximum density stipulated for nursing homes with medical care in the R-20 Zoning District.
Note: the RMCDS developed for each scenario is a theoretical maximum based on zoning requirements for minimum lot area and maximum permitted density, and actual development is likely to result in reduced density scenarios than those presented in this analysis due to additional zoning requirements and other variables.

Future with Action

Under the proposed zoning text amendment, the potentially developable parcels could be redeveloped as assisted-living housing, senior enriched/independent living housing, and nursing homes, or any combination of the three, including senior housing[9]. Each potentially developable parcel would be eligible by special permit from the Planning Board for development as assisted-living housing under the proposed zoning text amendment because each parcel meets the proposed minimum lot size requirements. Potentially developable parcels, Map ID #1, #3 and #9 would meet the minimum lot size for development as senior enriched/independent living housing, and potentially developable parcel, Map ID #1 and part of Map ID #3 would be meet the minimum lot size for development as nursing homes (see Table 7).

The proposed zoning text amendment would allow assisted-living housing on a minimum of two acres in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. These zones currently allow nursing homes without medical care on parcels of at least five acres. Similar to existing zoning, the proposed zoning would introduce residents to neighborhoods within these zones that are increasingly dependent on assistance that may include meals, housekeeping, shopping, transportation, social activities, personal care assistance, and home health care, but that do not require skilled nursing or medical care. The introduction of assisted-living housing facilities within single-family neighborhoods in the R-10 and R-20 Zones would not introduce a substantially new use as nursing homes with and without medical care are permitted in the R-20 Zone, and nursing homes without medical care are permitted in the R-10 Zone. The rooms may be single-occupancy or double-occupancy, and may or may not include kitchens (except in memory care facilities where kitchens are generally not provided in the rooms). However, the proposed zoning would introduce a maximum permitted density of 40 beds per acre on two-or-more acres versus the existing zoning's maximum permitted density of five patients per acre on five-or-more acres. Table 7 identifies the total number of assisted-living housing beds that would be permitted under the proposed zoning text for each potentially developable parcel that meets the proposed requirements. Assisted-living housing development would require special permit and site plan review accompanied by a more detailed SEQR analysis. Therefore, during subsequent review the proposed density and other associated effects of this type of development would be further analyzed to determine the potential for impacts.

As nursing homes with no medical care are currently allowed in R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C on parcels of at least five acres, the proposed zoning text amendment to allow senior enriched/independent living housing in these same zones on parcels of at least five acres would not introduce a substantive change in land use. However, the proposed zoning would introduce a maximum permitted density of 12 units per acre[10] on five-or-more acres versus the existing zoning's maximum permitted density of five patients per acre on five-or-more acres. Similar to nursing homes without medical care that are currently allowed in these zones, the residents would have access to services that may include meals, housekeeping, shopping, transportation, social activities, and possibly some personal care assistance. The units are generally characterized as typical one- and two-bedroom apartments. The residents of these facilities have less intensive medical needs and are considered more active. Table 7 identifies the total number of senior enriched/independent living housing units that would be permitted

[9] Per the Zoning Code, senior citizen housing is defined as, "Multiunit apartment buildings, condominiums, cooperatives, that are restricted to a person or persons who meet the minimum age requirement for "housing for older persons" contained in Section 3607 of the Federal Fair Housing Act, as amended, or are restricted to at least one person who is at least age 55, whichever is the higher age."

[10] For the purposes of calculating potential water and wastewater demands and employee generation each unit is conservatively assumed to contain two occupants although the average occupancy would likely be less than two people.

under the proposed zoning text for each potentially developable parcel that meets the proposed requirements. Senior enriched/independent living housing development would require special permit and site plan review accompanied by a more detailed SEQR analysis. Therefore, during subsequent review the proposed density and other associated effects of this type of development would be further analyzed to determine the potential for impacts.

For nursing homes, the proposed text amendment would introduce a maximum density of 40 beds per acre in the R-20 Zone on a minimum parcel size of five acres. Existing zoning allows them on parcels with a minimum of 20 acres only, but with no maximum permitted density. Similar to the existing zoning that allows nursing homes with medical care in the R-20 Zoning District, these facilities would provide skilled nursing and medical care. The rooms may be single-occupancy or double-occupancy, and do not include kitchens. Table 7 identifies the total number of nursing home beds that would be permitted under the proposed zoning text for each potentially developable parcel that meets the proposed requirements. Nursing home development would require special permit and site plan review accompanied by a more detailed SEQR analysis. Therefore, during subsequent review the proposed density and other associated effects of this type of development would be further analyzed to determine the potential for impacts.

Under Alternative 1, nursing homes would be allowed on parcels with a minimum lot area of 2 acres with a permitted maximum density of 40 beds per acre. As noted above, Existing zoning allows them on parcels with a minimum of 20 acres only, but with no maximum permitted density. The proposed amendment thus caps density in a way not presently allowed.

Summary

As described, the proposed zoning text amendment would allow assisted-living housing and senior enriched/independent living facilities in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C, and nursing homes within the R-20 Zoning District (refer to Table 2 in Section 1.4 for a summary of proposed zoning). Currently, the potentially developable parcels could be developed with an as-of-right RMCDS of single- or multi-family development, or senior uses, including nursing homes with medical care and/or nursing homes without medical care (refer to Table 1 in Section 1.3 for a summary of existing zoning). The proposed zoning text amendment expands on the allowable senior uses, but does not introduce any uses that are substantially different from those currently allowed. For assisted-living housing, the current zoning does not explicitly allow these uses in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. However, this use is not considered to be substantially different from the nursing homes without medical care use that is currently allowed in these zones, and the use is currently allowed in another zoning district (MUPDD) within the Village. Senior enriched/independent living facilities are also not explicitly allowed uses in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. However, this use is not considered to be substantially different from the nursing homes without medical care, which is presently allowed in these zones. Moreover, this use is not substantially different from the multi-family development allowed in the multi-family zones (MR-1.5, MR-2.5, MR-O, and MR-C), and this use is currently allowed in another zoning district (MUPDD) within the Village.

The total incremental increase in dwelling units and beds shown for each RMCDS is a gross exaggeration of potential impacts because the formula to calculate these totals merely calculates the permitted maximum density based on the total acreage for each potentially developable parcel. For example, the RMCDS for single-family housing allowed as-of-right under R-20 used the following calculation:

Total Acreage x 43,560 = Total Square Feet
Total Square Feet ÷ 20,000 SF (minimum lot size is 20,000 SF) = Total Single-Family Homes

The RMCDS for Assisted-living housing allowed under the proposed amendment to R-20 used the following calculation:

Total Acreage x 40 (permitted maximum density would be 40 beds/acre) = Total Assisted-Living Beds

As demonstrated, the calculation does not consider any impact to the potential buildout from setback requirements, building and lot coverage requirements, required parking, etc. Therefore, the actual number of dwelling units and beds are likely to be greatly reduced from those presented in this analysis due to the factors cited above, as well as the more detailed site-specific analyses that occur during the site-specific site plan and special use permit processes (e.g. SEQR, etc.). Additionally, not every property owner will choose to develop their property, and those that do will not always seek to construct the maximum allowed density. The densities used in this analysis are therefore based on the most conservative assumptions and, as a practical matter, greatly overstate potential impacts such as traffic generation and water/sewer demand. Therefore, senior housing development as proposed in the proposed zoning text amendment would not substantially change the land use character of the potentially developable parcels and no significant impacts will occur.

Table 7: RMCDS Proposed Zoning for Senior Uses – Maximum Permitted Density

Map ID	Owner	Acres	Proposed RMCDS - Nursing Home Beds - Maximum Permitted Density	Proposed RMCDS - Assisted-living Housing Beds - Maximum Permitted Density	Proposed RMCDS - Senior Enriched/Independent Living Housing Beds - Maximum Permitted Density	Zoning
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	1253.4	1253.4	376.0	R-20
3	JOHN E. ANDRUS MEMORIAL	21.6	864.0	864.0	259.2	R-20
	HELEN A. BENEDICT FOUNDATION					
	JOHN E. ANDRUS MEMORIAL	3.2	NA	128.0	38.4	R-10
9	LEHNER TRUST, CHRISTINE R	6.1	NA	245.7	73.7	R-10
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	NA	188.9	NA	R-20
19	O'HALLORAN, MICHAEL	2.7	NA	108.0	NA	R-10
	MCHALE, JUDITH					
21	SUSSER LIFE, ZENA	2.4	NA	94.5	NA	R-10
22	SAUNDERS, JOHN P	2.3	NA	91.4	NA	R-10
23	ARTIS SENIOR LIVING HOLDING	2.2	NA	89.9	NA	R-10
25	ST MATTHEWS SCHOOL	2.0	NA	80.1	NA	MR-1.5

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.
Note: The RMCDS developed for each scenario is a theoretical maximum based on zoning requirements for minimum lot area and maximum permitted density, and actual development is likely to result in reduced density scenarios than those presented in this analysis due to additional zoning requirements and other variables.

2.1.2 Zoning

Existing Condition and Future without Action

Currently, the zoning allows for nursing homes, convalescent homes, and homes for the aged with or without medical care in the R-20 Zoning District by special permit. Nursing homes offering medical care are allowed on minimum parcels of 20 acres, and those without medical care are allowed on a minimum of five acre parcels. Senior assisted-living housing and senior enriched/independent living housing are allowed in the MUPDD District on a minimum parcel size of seven acres. Senior citizen housing is allowed in the MW-B District with an unspecified minimum parcel size. Refer to Section 1.3 for Table 1, which presents a summary of the bulk and dimensional requirements, the permitted density, and the required parking for the senior housing categories currently allowed in the Village.

As shown in Table 1, the maximum permitted density in the R-20 Zoning District is not specified for nursing homes, convalescent homes, and homes for the aged that provide medical care, but where medical care is not provided a maximum of 5 patients per acre are permitted in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. For senior assisted-living and senior enriched/independent housing facilities allowed in the MUPDD Zoning District a maximum of 12 beds per acre (with 6 dwelling units/acre) is allowed. Senior citizen housing, as allowed in the MW-B Zoning District, may be developed with a maximum of 31 dwelling units per acre of dry land.[11]

The bulk and dimensional requirements for the nursing homes, convalescent homes and homes for the aged with or without medical care in all permitting districts require that developments provide yards of ≥ 40 feet, and a maximum building and structure coverage of 15%. Senior assisted-living housing and senior enriched/independent housing facility developments, allowed in the MUPDD Zoning District, must comply with setbacks ranging between 35 – 50 feet, but are allowed a lot coverage of 30%, with a total development coverage of 60%. In the MW-B Zoning District that permits senior citizen housing, required setbacks range from 60 – 100 feet, and the maximum building coverage may not exceed 25%. In addition, the MW-B restricts floor area ratio (FAR)[12] to a maximum of 0.725, and at least 50% of the parcel must be developed as open space.

The maximum height of nursing homes, convalescent homes and homes for the aged with medical care allowed in the R-20 Zoning District is 35 feet (or 2.5 stories), and for nursing homes, convalescent homes and homes for the aged without medical care allowed in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts the maximum height permitted ranges between 35 – 40 feet (2 – 3.5 stories). For senior assisted-living and senior enriched/independent housing facility developments allowed in the MUPDD Zoning District the maximum permitted height is 40 feet (or 3 stories). For senior citizen housing developments allowed in the MW-B Zoning District the maximum height is 65 feet.

For nursing homes, convalescent homes and homes for the aged with or without medical care in all permitting districts, the parking requirement is 1 space/ 2 beds, 1 space/ employee, and 1 space/nonemployee medical practitioner or technician regularly practicing in the facility. In the MUPDD Zoning District, senior assisted-living and senior enriched/independent housing facility developments are

[11] Per Zoning Section 295-84, the dry land area of the subject property shall not be deemed to include the area of any portion of the waterfront esplanade constructed or to be constructed over water.
[12] Per the Zoning Resolution, floor area ration is defined as the gross floor area of all buildings on a lot divided by the area of such lot, except as otherwise expressly provided in this chapter.

determined during site plan review with the Planning Board. For senior citizen housing developments allowed in the MW-B Zoning District, 2/3 space per unit must be provided.

Future with Action

The Village of Hastings-on-Hudson proposes to amend Chapter 295 of the Village Code to allow more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility. The proposed zoning text amendment would affect parcels of greater than 2 acres in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. In these zones, depending on proposed minimum parcel sizes, the development of assisted-living housing, senior enriched/independent living housing and nursing homes would be permitted by special permit from the Planning Board. Refer to Section 1.4 for a complete discussion of the proposed zoning changes.

Existing zoning allows senior assisted-living housing and senior enriched/independent housing in the MUPDD Zoning District. The proposed zoning would remove the current definition for senior assisted-living housing and replace it with assisted-living housing to clarify that this type of housing may be developed to serve non-senior adult populations in need of assisted-living housing as is common for these types of facilities. In addition, the revised definition would be rewritten to better align the Village's definition with New York State Department of Health requirements for assisted living program and assisted living residences. The proposed zoning to add assisted-living housing and senior enriched/independent housing to additional zoning districts in the Village would not introduce a substantially new use as these uses are already permitted in the MUPDD Zoning District. Moreover, assisted-living housing and senior enriched/independent housing are not substantially different from the nursing without medical care use that is presently permitted in R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts by special permit.

Currently, existing zoning allows nursing homes with medical care in the R-20 Zoning District on parcels of 20 acres or more, and nursing homes without medical care in R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts on five acres or more. The proposed zoning would also allow nursing homes, but on five acres or more. Therefore, no new use is being introduced; however, nursing homes as permitted in the proposed zoning would be capped at a maximum permitted density of 40 beds per acre. Current zoning does not limit the density allowed for nursing homes.

The proposed zoning text amendment would not result in any direct development at this time, and any future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review. No substantially new land uses would be introduced through the proposed zoning text amendment as assisted-living housing, senior enriched/independent housing, and nursing homes are currently permitted in other Village zoning districts, and similar uses (nursing homes with or without medical care) are permitted in the zoning districts affected by this action. As described further in Section 2.1.3 below, the proposed zoning would allow for increased density of senior uses in additional zoning districts, which will implement Strategy 1.6 from Chapter 8, Quality of Life, of the Comprehensive Plan. Therefore, the proposed zoning text amendment, which expands senior housing options to additional zoning districts, would be consistent with the Village's Zoning Law.

2.1.3 Public Policy

Hastings-on-Hudson 2011 Comprehensive Plan

The Village of Hastings-on-Hudson adopted a Comprehensive Plan (Plan) in 2011. Building on previous planning efforts and the guidance of the Comprehensive Plan Committee, the Plan was developed to assist the Village in developing strategies to protect important resources and assets while planning for and responding to potential impacts to the Village's community character. The Plan includes objectives and strategies to further three major goals, including:

- Foster economic development;
- Promote environmental sustainability; and
- Protect and enhance community character

The Plan specifically addresses senior uses in Chapter 4, Large Tracts, and Chapter 8, Quality of Life. In Chapter 4, the Village considers several large tracts of lands that are considered underdeveloped. Six of these large tracts are included in the potentially developable parcels identified in Figure 4 and Table 3. While much of the large tracts are comprised of the waterfront area there are many large tracts located along the major corridors, including Broadway and Route 9. For these areas, the Plan notes that development of these tracts under as-of-right residential zoning could compromise the Village's character and quality of life through the elimination of natural habitats and aesthetically pleasing landscape for predominantly single-family residences, and the potential for increasing municipal costs related to these uses. Many of the large tracts consist of environmentally sensitive land, including steep slopes, wetlands, stream corridors, old growth trees, ponds, and flood plains. The following objectives were identified as factors and goals for the large tracts:

- Protect and enhance gateways into the Village and the Downtown;
- Protect and enhance the environmental quality of the Village through preservation of environmentally sensitive areas;
- Preserve and improve the quality of existing parkland;
- Diversify the tax base;
- Provide residents and the development community with transparent, simplified procedures for project review and approval. Provide community members with adequate information on prospective developments and enhance opportunities for public participation in the decision-making process; and
- Preserve community character by protecting existing open space and public institutions.

To implement these objectives, the Plan established Strategy 4.1: Rezone some large tracts to enhance future tax ratables strategies to accomplish the established goals. The Plan suggests that appropriate zoning be developed for the Andrus Retirement Home, Andrus School and adjoining parcels to allow tax-generating uses, including senior-only housing, "that will protect community character while encouraging land uses that have a potential to generate greater tax revenues than costs to the Village."[13] Potential developments on large tracts pursuant to the proposed zoning text amendment may result in non-for-profit or for-profit developments that would contribute to the local tax base, but would not increase municipal costs associated with schoolchildren. Other potential municipal costs associated with

[13] Village of Hastings-on-Hudson, 2011 Comprehensive Plan, Page 49.

emergency services would be addressed in subsequent special permit, site plan and the associated SEQR review.

In Chapter 8, Quality of Life, the Plan recommends in Objective 1 that to protect and enhance the quality of life in the Village the Village should ensure that the Village remains affordable to a wide variety of residents. To implement this objective, the Village identifies Strategy 1.6[14] that states, "Look at 'new models' for senior residency." The strategy's purpose is to encourage the development of senior housing options that allow seniors to remain in the community. It is noted that senior housing solutions should maintain Village scale, encourage sustainable design, and only permit revenue positive developments. The Plan also recommends that the Village zone for small-scale nursing homes; elder centric cluster housing projects; and to attract medical arts business/development. The Strategy states that redevelopment of large tracts should consider permitting housing that specifically accommodates assisted-living for elders, integrated into a development that includes intergenerational housing and light industry/mixed uses.

The proposed text amendment implements Strategy 1.6 by allowing more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility. To accomplish an expansion of these uses within the Village, the proposed zoning text amendment would allow development on parcels of greater than 2 acres in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. In these zones, depending on proposed minimum parcel sizes, the development of assisted-living housing, senior enriched/independent living housing and nursing homes would be permitted by special permit from the Planning Board.

Currently, the potentially developable parcels could be developed as-of-right with a RMCDS of single- or multi-family development, and those parcels greater than five acres could be developed with senior uses, including nursing homes with medical care (Map ID #1 and #3) and/or nursing homes without medical care (Map ID #1, #3, and #9). The proposed zoning text amendment expands on the allowable senior uses, but does not introduce any uses that are substantially different from those currently allowed. Therefore, senior housing development as proposed in the proposed zoning text amendment would not substantially change the land use character of the potentially developable parcels and no significant impacts will occur. Furthermore, any development of these parcels, including the proposed density, would require review as part of the special permit, site plan and associated SEQR review. Moreover, under the proposed zoning text amendment, the developable parcels could be redeveloped as senior enriched/independent living housing, assisted-living housing, and nursing homes, or any combination of the three, including senior housing allowing for residential transition in place as needs change. The proposed zoning text amendment would not result in any direct development at this time, and any future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review during which potential effects on Village scale, the use of sustainable design, and the tax generating characteristics of a potential project may be analyzed.

The proposed zoning text amendment would increase senior housing options in the Village of Hastings-on-Hudson, which would allow seniors an increased opportunity to age in place within their community. The potential development of assisted-living housing, senior enriched/independent living housing and nursing homes may be tax-generating resources for the community, but at minimum these uses will not result in adverse changes to land use, and subsequent regulatory review provides additional opportunities

[14] Village of Hastings-on-Hudson, 2011 Comprehensive Plan, Page 95.

to assess any potential for negative impacts to the surrounding community. Therefore, the proposed text amendment is consistent with the Village's Comprehensive Plan.

Westchester County Hudson River Valley Greenway Compact Plan, 2004

Westchester County is one of 13 counties that make up the Hudson River Valley Greenway, which was established by the State by the Hudson River Valley Greenway Act of 1991. In June 2005, the Hudson River Valley Greenway approved the Westchester County Greenway Compact Plan, "The Greenprint for a Sustainable Future." The Greenway was created to facilitate the development of a voluntary regional strategy for preserving scenic, natural, historic, cultural and recreational resources while encouraging compatible economic development and maintaining the tradition of home rule for land use decision-making. In 2005, the Village of Hastings-on-Hudson adopted the Westchester County Greenway Compact Plan (Local Law No. 7-2005). The Plan includes criteria to assist in the preservation, enhancement and development of the world-renowned scenic, natural, historic, cultural and recreational resources of the Hudson River Valley.

The Village requires that consideration of the Greenway Compact Plan policies, principles and guides be used to supplement other established land use policies in the Village where discretionary decisions are made. The proposed zoning text amendment is compatible with the goals of the Greenway Compact Plan. Furthermore, any future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review during which consistency with the Greenway Compact Plan will be considered. Therefore, the proposed zoning text amendment is consistent with the Greenway Compact Plan.

Westchester 2025

Westchester 2025 is an Internet-based, interactive framework for a planning partnership between Westchester County and its 45 municipalities. The Plan is dedicated to sustainable development which balances economic and environmental concerns and serves the needs of a changing population in Westchester County. The policies set forth are intended to respond to emerging 21st Century issues including but not limited to: flooding, terrorism and infrastructure failure. The policies are centered on land use, land acquisition, capital projects, and other local government matters. The Plan does not develop specific recommendations for the Village, but the Plan's recommendation to address the housing demands of seniors is consistent with the objectives of this zoning text amendment.

2.2 Water and Wastewater

The Village's Department of Public Works is responsible for maintaining critical public infrastructure such as drinking water and wastewater, although drinking water is provided by a private water company, Suez Water. The Village's public water supply is part of a larger public water supply that serves Yonkers, among other Westchester County municipalities. Based on information provided in the Westchester Operations (Rate District 1) Report issued by SUEZ in May 2016, the quantity of water available in 2015 was more than adequate to meet the demands of the Rate District 1 customer base, which includes the Village. SUEZ purchases the water supply from the New York City Water System, and can pump additional water based upon demand, as needed.

Hastings-on-Hudson is located in the North Yonkers Sanitary Sewer District. Wastewater is treated at the City of Yonkers Wastewater Treatment Plant. The Yonkers Plant has on a rolling basis a monthly average capacity of 120 million gallons per day (MGD), with a flow capacity of 100 MGD, and a remaining capacity of 20 MGD. The Hastings sewer pumping station and forcemain is located opposite Cropsey Lane on the waterfront.

Future without Action

Under current zoning, the potentially developable parcels could be developed as an as-of-right RMCDS of single-family homes in the R-20 and R-10 Zoning Districts, or multi-family development in the MR-1.5 Zoning District, or as senior housing as currently permitted on Map ID #1, #3, and #9. As shown in Table 6, a total 208 single-family homes and 58 multi-family units could be developed as-of-right under current zoning on the potentially developable parcels.

Table 8 presents the water demand and wastewater generation calculations per land use.

Table 8: Water Usage and Wastewater Generation

Type of Use	Units	Gallons per Day (GPD)
Apartment	per bedroom	110
Single Family Residence	per bedroom	110
Assisted- Living Facility/Complex	per bed Add 15 gpd per employee. Add 15 gpd for Meals.	110
Nursing Home (hospital care)	per bed Add 15 gpd per employee. Add 15 gpd for Meals.	175
Senior Enriched/Independent Living Housing	per bed Add 15 gpd per employee. Add 10 gpd for in-room kitchen. Add 15 gpd for Meals.	110
Meals*	per seat	15
The NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, March 2014 provides wastewater generation information for certain types of uses, including apartment, single-family residence, assisted-living facility/complex, and nursing homes. The wastewater generation information provided here for senior enriched/independent living housing is derived from the assisted-living facility complex use, and the meals wastewater generation information is derived from school meal estimates that indicate 5 GPD per meal. Residents are assumed to eat three meals a day. Water usage is assumed to be equivalent to wastewater generation in this analysis.		

For the analysis, single-family residences were assumed to contain four bedrooms. Multi-family residential apartments were assumed to contain three bedrooms.

The proposed assisted-living housing was presumed not to have in-room kitchens, and meals were calculated per the number of beds. Assisted-living housing employees were calculated at 1 employee per three beds.

Senior enriched/independent living housing is calculated assuming a two-bedroom apartment, with meals calculated per beds. The analysis uses one employee per two beds, and assumes one kitchen per unit. For the existing analysis of nursing without medical care, these residences are assumed to be similar to senior enriched/independent living housing.

For the existing and proposed nursing home demand, 1.26 employees per bed were assumed, and meals were calculated per the number of beds. Nursing homes are presumed not to have in-room kitchens.

Table 9 presents the water and wastewater demands for the potentially developable parcels under the RMCDS for existing zoning and existing zoning as it pertains to senior housing.

Table 9: Water and Wastewater Demand - Existing Zoning

Map ID	Owner	Acres	Existing RMCDS - Single-Family Homes - Water/Wastewater in Gallons per Day (GPD)	Existing RMCDS - Multi-Family Units - Water/Wastewater (GPD)	Existing Senior Uses - RMCDS – Nursing Beds with Medical Care - Water/Wastewater (GPD)	Existing Senior Uses - RMCDS -Nursing Beds without Medical Care - Water/Wastewater (GPD)
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	30,028.3	NA	Unknown	22,325.7
3	JOHN E. ANDRUS MEMORIAL	21.6	20,699.7	NA	Unknown	15,390.0
	HELEN A. BENEDICT FOUNDATION					
	JOHN E. ANDRUS MEMORIAL	3.2	6,133.2	NA	NA	2,280.0
9	LEHNER TRUST, CHRISTINE R	6.1	11,774.3	NA	NA	4,377.0
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	4,525.1	NA	NA	NA
19	O'HALLORAN, MICHAEL	2.7	5,174.9	NA	NA	NA
	MCHALE, JUDITH					
21	SUSSER LIFE, ZENA	2.4	4,525.8	NA	NA	NA
22	SAUNDERS, JOHN P	2.3	4,380.0	NA	NA	NA
23	ARTIS SENIOR LIVING HOLDING	2.2	4,305.9	NA	NA	NA
25	ST MATTHEWS SCHOOL	2.0	NA	19,182.0	NA	NA

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.

Future with Action

Under the proposed zoning text amendment, the developable parcels could be developed as assisted-living housing, senior enriched/independent living housing, and nursing home development, or any combination of the three, including senior housing.

The proposed zoning text amendment would allow assisted-living housing on a minimum of two acres in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. These zones currently allow nursing homes without medical care on parcels of at least five acres. The proposed zoning would introduce a maximum permitted density of 40 beds per acre on two-or-more acres versus the existing zoning's maximum permitted density of five patients per acre on five-or-more acres. Table 10 identifies the water demand and wastewater generation associated with the development of assisted-living housing as permitted under the proposed zoning text for each potentially developable parcel that meets the proposed requirements.

The proposed zoning text amendment would allow senior enriched/independent living housing in R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C zones on parcels of at least five acres where currently nursing homes with no medical care are currently allowed on parcels of at least five acres. The proposed zoning would introduce a maximum permitted density of 12 units per acre (assumed to contain two patients[15]) on five-or-more acres versus the existing zoning's maximum permitted density of five patients per acre on five-or-more acres. Table 10 identifies the water demand and wastewater generation associated with the development of senior enriched/independent living housing as permitted under the proposed zoning text for each potentially developable parcel that meets the proposed requirements.

For nursing homes, the proposed text amendment would introduce a maximum density of 40 beds per acre in the R-20 Zone where presently there is none. However, nursing homes would be allowed on a minimum parcel size of five acres, whereas the existing zoning allows them on parcels with a minimum of 20 acres only. Table 10 identifies the water demand and wastewater generation associated with the development of nursing homes as permitted under the proposed zoning text for each potentially developable parcel that meets the proposed requirements.

[15] For the purposes of calculating potential water and wastewater demands and employee generation each unit is conservatively assumed to contain two occupants although the average occupancy would likely be less than two people.

Table 10: Water and Wastewater Demand - Proposed Zoning

Map ID	Owner	Acres	Proposed RMCDS -Nursing Home Beds - Water/Wastewater in Gallons per Day (GPD)	Proposed RMCDS - Assisted-living Beds - Water/Wastewater (GPD)	Proposed RMCDS - Senior Enriched/Independent Living Housing Beds - Water/Wastewater (GPD)
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	261829.2	162875.6	103403.1
3	JOHN E. ANDRUS MEMORIAL	21.6	180489.6	112276.8	71280.0
	HELEN A. BENEDICT FOUNDATION				
	JOHN E. ANDRUS MEMORIAL	3.2	NA	16633.6	10560.0
9	LEHNER TRUST, CHRISTINE R	6.1	NA	31932.5	20272.6
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	NA	24544.3	NA
19	O'HALLORAN, MICHAEL	2.7	NA	14034.6	NA
	MCHALE, JUDITH				
21	SUSSER LIFE, ZENA	2.4	NA	12274.2	NA
22	SAUNDERS, JOHN P	2.3	NA	11878.8	NA
23	ARTIS SENIOR LIVING HOLDING	2.2	NA	11677.9	NA
25	ST MATTHEWS SCHOOL	2.0	NA	10404.5	NA

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.

Summary

As described, the proposed zoning text amendment would allow assisted-living housing and senior enriched/independent living facilities in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C, and nursing homes within the R-20 Zoning District. Currently, the potentially developable parcels could be developed with as-of-right single- or multi-family development, or senior uses by special permit, including nursing homes with medical care and/or nursing homes without medical care.

As demonstrated in Tables 9 and 10, water demand and wastewater generation created by nursing homes under the proposed zoning may be increased from the demand and production associated with single-family home development. Multi-family residential is not permitted in the R-20 Zone so there is no comparison to be made between the projected demand of this land use and nursing homes in the proposed zoning, as nursing homes would only be allowed in the R-20 Zone. Nursing home water demand and wastewater generation under the proposed zoning versus nursing homes with medical care under existing zoning would likely be reduced given that the proposed amendments cap maximum permitted capacity at 40 beds per acre unlike the present case where there is no established permitted maximum density.

Assisted-living housing as compared to as-of-right single-family residential creates a greater water demand and produces more wastewater, which is likely due to the inclusion of dining facilities and employee use. Assisted-living housing under the proposed zoning may generate less water demand and wastewater than as-of-right multi-family residential development. Assisted-living housing water demand and wastewater generation under the proposed zoning versus nursing homes with medical care under existing zoning may be reduced given that the proposed amendments cap maximum permitted capacity at 40 beds per acre unlike the present case for nursing homes where there is no established permitted maximum density. Assisted-living housing may result in a greater demand than the nursing homes without medical care use in existing zoning due to greater permitted density.

Senior enriched/independent living housing under the proposed zoning may result in greater demand for water and generation of wastewater compared to single-family residences allowed as-of-right under existing zoning. Senior enriched/independent living housing may result in a greater demand and generation than the nursing homes without medical care use in existing zoning due to greater permitted density.

The incremental increase in water demand that may occur from senior housing development pursuant to the proposed zoning text amendment may result in an additional approximate demand of 473,747 GPD if all potentially developable parcels are developed. According to SUEZ, additional demands for water would be met, and no adverse impact to the public water supply is anticipated. Similarly, the WWTP has an available capacity of 20 MGD, and the potential for an incremental increase of up to 473,747 GPD is not anticipated to have adverse impacts on wastewater treatment resources.

The total incremental increase in water demand shown for each RMCDS is a gross exaggeration of potential impacts because the formula to calculate water demand is largely based on the number of dwelling units or beds, which are very conservative estimates based on zoning requirements for minimum lot area and maximum permitted density. Actual development and associated water demand are likely to be greatly reduced from those presented in this analysis due to additional zoning requirements and other variables, such as the unlikely scenario that every potentially developable parcel would be developed. Furthermore, any future application for a special permit and site plan approval for a development

pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time the potential effects of the proposed density may be further analyzed to determine the potential for impacts to the water and wastewater infrastructure.

2.3 Transportation

The Village, especially the downtown area, is pedestrian-friendly due its compact nature, and the existing sidewalks, stairs, bridges, and trails that connect different neighborhoods. Hastings-on-Hudson is a stop on Metro-North Railroad's Hudson Line that travels between New York City and Poughkeepsie. The Village is also served by the Westchester County Bee-Line Bus Service that operates three routes (#1, #5, and #6) within the Village.

Table 11 provides traffic generation information according to the Institute of Transportation Engineers (ITE) Trip Generation Report, 9th Edition, 2012. For each land use type, an ITE land use code has been selected that presents approximate estimates for the total trip generation likely to occur on a weekday. Table 11 indicates the ITE land use code used for each land use category and includes the average trip generation rate used for the calculation.

Table 11: Institute of Transportation Engineers - Land Use Codes

Land Use Type	ITE Land Use Code	Description	ITE Land Use Code Average Trip Generation Rate
Single-Family Detached Housing[1]	210 (Single-Family Detached Housing)	Total for typical weekday, with approximately 50% vehicles entering and 50% vehicles exiting	9.52/Dwelling unit
Multi-Family Residential[1]	220 (Apartment)	Total for typical weekday, with approximately 50% vehicles entering and 50% vehicles exiting	6.65/Dwelling unit
Senior Enriched/Independent Living Housing[2] and Nursing without Medical Care[2]	252 (Senior Adult Housing)	Total for typical weekday, with approximately 50% vehicles entering and 50% vehicles exiting	3.44/Occupied Dwelling unit
Assisted-Living Housing[2]	254 (Assisted-living)	Total for typical weekday, with approximately 50% vehicles entering and 50% vehicles exiting	2.66/Occupied Bed
Nursing Home and Nursing with Medical Care[3]	620 (Nursing Home)	Total for typical weekday, with approximately 50% vehicles entering and 50% vehicles exiting	2.74/Bed

[1] Peak hour of this traffic generator typically coincides with the peak hour of the adjacent street traffic.
[2] Peak hour of this traffic generator does not typically coincide with the peak hour of adjacent street traffic.
[3] The ITE Trip Generation Report, 9th Edition, 2012 does not specify whether this traffic generator coincides with the peak hour of adjacent street traffic.

Peak-hour trip generation was not calculated as the peak hour for traffic for the existing RMCDS (e.g. single-family residential development) is different than the peak-hour for traffic for the proposed senior uses. The existing RMCDS for senior uses (e.g. nursing with or without medical care) and the proposed RMCDS for senior uses utilize the same ITE codes, except for assisted-living housing, for which the average trip rate is less than that used for nursing homes or senior adult housing (attached).

Future without Action

Under current zoning, the potentially developable parcels could be redeveloped in an as-of-right RMCDS as single-family homes in the R-20 and R-10 Zoning Districts, or as multi-family in the MR-1.5 Zoning Districts, or for senior housing options as currently permitted (Map ID #1, #3, and #9 only). As shown in Table 6, a total 208 single-family homes and 58 multi-family units could be developed on the potentially developable parcels. Table 12 shows the estimated total maximum weekday vehicle trips under the existing zoning RMCDS for each potentially developable parcel. Table 12 also provides the estimated total maximum weekday vehicle trips for the RMCDS for senior housing options under existing zoning for context.

Future with Action

Under the proposed zoning text amendment, the developable parcels could be redeveloped as assisted-living housing, senior enriched/independent living housing, and nursing home development, or any combination of the three, including senior housing.

The proposed zoning text amendment would allow assisted-living housing on a minimum of two acres in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. These zones currently allow nursing homes without medical care on parcels of at least five acres. The proposed zoning would introduce a maximum permitted density of 40 beds per acre on two-or-more acres versus the existing zoning's maximum permitted density of five patients per acre on five-or-more acres. Table 13 identifies estimated total maximum weekday vehicle trips associated with the development of assisted-living housing as permitted under the proposed zoning text for each potentially developable parcel that meets the proposed requirements.

The proposed zoning text amendment to allow senior enriched/independent living housing in R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zones on parcels of at least five acres where currently nursing homes with no medical care are allowed on parcels of at least five acres. The proposed zoning would introduce a maximum permitted density of 12 units per acre (assumed to contain two patients) on five-or-more acres versus the existing zoning's maximum permitted density of five patients per acre on five-or-more acres. Table 13 identifies estimated total maximum weekday vehicle trips associated with the development of senior enriched/independent living housing as permitted under the proposed zoning text for each potentially developable parcel that meets the proposed requirements.

For nursing homes, the proposed text amendment would introduce a maximum density of 40 beds per acre in the R-20 Zone where presently there is none. However, nursing homes would be allowed on a minimum parcel size of five acres, whereas the existing zoning allows them on parcels with a minimum of 20 acres only. Table 13 identifies estimated total maximum weekday vehicle trips associated with the development of nursing homes as permitted under the proposed zoning text for each potentially developable parcel that meets the proposed requirements.

Summary

As shown in Tables 12 and 13, the existing RMCDS of as-of-right single-family residential development may result in less traffic than the proposed RMCDS of nursing homes, assisted-living housing, or senior enriched/independent living housing.

The existing RMCDS using as-of-right multi-family residential development may produce greater traffic than the proposed RMCDS of assisted-living housing. No comparison can be made between the RMCDS of multi-family residential and the proposed RMCDS of nursing home because parcels that are zoned for multi-family development would not permit nursing homes under the proposed zoning text amendment.

When considering the existing RMCDS for senior uses, no comparison is made in this analysis between nursing homes with medical care as permitted by the existing zoning and nursing homes permitted under the proposed zoning because there is no maximum density control for nursing homes with medical care in the existing zoning so that the average trip generation rate cannot be calculated. For nursing without medical care, which is assumed to be the same as senior enriched/independent living housing, the traffic may increase under the proposed RMCDS for assisted-living housing and senior enriched/independent living housing due in part to the increased density permitted under the proposed zoning text amendment.

The total maximum weekday vehicle trips shown for each RMCDS are a gross exaggeration of potential impacts because the formula to calculate these trips merely multiplies the relevant ITE code by the number of dwelling units or beds, which are very conservative estimates based on zoning requirements for minimum lot area and maximum permitted density. Actual development and associated effects on traffic are likely to be greatly reduced from those presented in this analysis due to additional zoning requirements and other variables, such as the unlikely scenario that every potentially developable parcel would be developed. Furthermore, any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time the potential effects of the proposed density may be further analyzed to determine the potential for impacts to the transportation network.

Table 12: Potentially Developable Parcels - Traffic under RMCDS Existing and Existing Senior Uses RMCDS

Map ID	Owner	Acres	ITE #210 - Existing RMCDS - Single-Family Home - Total Estimated Weekday Vehicle Trips	ITE #220 - Existing RMCDS - Multi-Family Units - Total Estimated Weekday Vehicle Trips	ITE #620 - Existing Senior - RMCDS – Nursing Beds with Medical Care - Total Estimated Weekday Vehicle Trips	ITE #252 - Existing Senior - RMCDS -Nursing Beds without Medical Care - Total Estimated Weekday Vehicle Trips
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	649.7	NA	Unknown	538.9
3	JOHN E. ANDRUS MEMORIAL	21.6	447.9	NA	Unknown	371.5
	HELEN A. BENEDICT FOUNDATION					
	JOHN E. ANDRUS MEMORIAL	3.2	132.7	NA	NA	55.0
9	LEHNER TRUST, CHRISTINE R	6.1	254.8	NA	NA	105.7
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	97.9	NA	NA	NA
19	O'HALLORAN, MICHAEL	2.7	112.0	NA	NA	NA
	MCHALE, JUDITH					
21	SUSSER LIFE, ZENA	2.4	97.9	NA	NA	NA
22	SAUNDERS, JOHN P	2.3	94.8	NA	NA	NA
23	ARTIS SENIOR LIVING HOLDING	2.2	93.2	NA	NA	NA
25	ST MATTHEWS SCHOOL	2.0	NA	386.5	NA	NA

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.
Institute of Traffic Engineers (ITE)

Table 13: Potentially Developable Parcels - Traffic under Proposed RMCDS

Map ID	Owner	Acres	ITE #620 - Proposed RMCDS - Nursing Home Beds - Total Estimated Weekday Vehicle Trips	ITE #254 Proposed RMCDS - Assisted-living Housing Beds - Total Estimated Weekday Vehicle Trips	ITE #252 Proposed RMCDS - Senior Enriched/Independent Living Housing Units - Total Estimated Weekday Vehicle Trips
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	3,434.2	3,334.0	1,293.5
3	JOHN E. ANDRUS MEMORIAL	21.6	2,367.4	2,298.2	891.6
	HELEN A. BENEDICT FOUNDATION				
	JOHN E. ANDRUS MEMORIAL	3.2	NA	340.5	132.1
9	LEHNER TRUST, CHRISTINE R	6.1	NA	653.6	253.6
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	NA	502.4	NA
19	O'HALLORAN, MICHAEL	2.7	NA	287.3	NA
	MCHALE, JUDITH				
21	SUSSER LIFE, ZENA	2.4	NA	251.2	NA
22	SAUNDERS, JOHN P	2.3	NA	243.2	NA
23	ARTIS SENIOR LIVING HOLDING	2.2	NA	239.0	NA
25	ST MATTHEWS SCHOOL	2.0	NA	213.0	NA

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.
Institute of Traffic Engineers (ITE)

2.4 Soils and Steep Slopes

As discussed in Section 2.1.1, Land Use, the potentially developable parcels are currently developed with buildings, pavement, lawn and landscaping. Table 14 and Figure 6 indicate the soil types that are anticipated to be present on the project site according to the United States Department of Agriculture's Web Soil Survey.[16] Six of the potentially developable parcels are anticipated to have soils types where bedrock is present at four feet or less.

The unique topography of Hastings-on-Hudson results from the valley and hills upon which it is developed that result in steep slopes and rocky outcroppings. The Village recognizes steep slopes as environmentally sensitive areas and a valued natural resource that needs protection; therefore, the Village regulates steep slopes according to the Steep Slope Ordinance (Chapter 249) in the Village Code. Chapter 249 defines steep slopes as any area 1,000 square feet in area with a slope of 15 percent or greater. Table 14 identifies those potentially developable parcels that contain steep slopes as defined by the Village.

Due to the topography and the high potential for encountering bedrock, development proposed for the parcels identified in Table 14 that are likely to contain bedrock at less than four feet would likely need rock removal. Depending on the type of rock and other conditions, rock removal may utilize mechanical ripping or blasting. Blasting and ripping activities have the potential to cause temporary noise, vibration, and the generation of dust that may affect nearby properties. Any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time the potential effects of rock removal may be further analyzed to determine the potential for impacts in accordance with local, State and Federal regulations. This would apply for development under existing or proposed zoning.

[16] https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

Table 14: Potentially Developable Parcels - Soils and Steep Slopes

Map ID	Owner	Soil Type	Description	Acres - Soil Type	Percent - Soil Type	Drainage	Hydric Character	Steep Slopes	Bedrock < 4 Feet
1	JULIA DYCKMAN ANDRUS MEMORIAL	CrC	Charlton-Chatfield complex, rolling, very rocky	18.90	60.3	Well drained	Not hydric	No	Yes
		UwB	Urban land-Woodbridge complex, 2 to 8 percent slopes	5.89	18.8	Moderately well drained	Unknown		
		RdB	Ridgebury loam, 3 to 8 percent slopes	2.95	9.4	Somewhat poorly drained	Partially hydric		
		CsD	Chatfield-Charlton complex, hilly, very rocky	2.39	7.6	Well drained	Not hydric		
		WdC	Woodbridge loam, 8 to 15 percent slopes	0.88	2.8	Moderately well drained	Not hydric		
		PnC	Paxton fine sandy loam, 8 to 15 percent slopes	0.16	0.5	Well drained	Not hydric		
		CuD	Chatfield-Hollis-Rock outcrop complex, hilly	0.12	0.4	Well drained	Unknown		
		PnB	Paxton fine sandy loam, 2 to 8 percent slopes	0.04	0.1	Well drained	Not hydric		
3	JOHN E. ANDRUS MEMORIAL; HELEN A. BENEDICT FOUNDATION; JOHN E. ANDRUS MEMORIAL	CrC	Charlton-Chatfield complex, rolling, very rocky	19.41	78.7	Well drained	Not hydric	Yes	Yes
		CsD	Chatfield-Charlton complex, hilly, very rocky	4.86	19.7	Well drained	Not hydric		
		ChE	Charlton loam, 25 to 35 percent slopes	0.40	1.6	Well drained	Not hydric		
9	LEHNER TRUST, CHRISTINE R	CrC	Charlton-Chatfield complex, rolling, very rocky	4.70	76.4	Well drained	Not hydric	No	Yes
		UpC	Urban land-Paxton complex, 8 to 15 percent slopes	1.45	23.6	Well drained	Unknown		
13	JULIA DYKMAN ANDRUS MEMORIAL	UhC	Urban land-Charlton complex, 8 to 15 percent slopes	1.98	42.0	Well drained	Unknown	No	Yes

Map ID	Owner	Soil Type	Description	Acres - Soil Type	Percent - Soil Type	Drainage	Hydric Character	Steep Slopes	Bedrock < 4 Feet
		UhD	Urban land-Charlton complex, 15 to 25 percent slopes	1.69	35.7	Well drained	Unknown		
		CrC	Charlton-Chatfield complex, rolling, very rocky	1.05	22.3	Well drained	Not hydric		
19	O'HALLORAN, MICHAEL; MCHALE, JUDITH	CrC	Charlton-Chatfield complex, rolling, very rocky	2.63	97.6	Well drained	Not hydric	No	Yes
		UpC	Urban land-Paxton complex, 8 to 15 percent slopes	0.06	2.4	Well drained	Unknown		
21	SUSSER LIFE ESTATE, ZENA	UhD	Urban land-Charlton complex, 15 to 25 percent slopes	2.19	92.6	Well drained	Unknown	Yes	No
		UvC	Urban land-Riverhead complex, 8 to 15 percent slopes	0.18	7.4	Well drained	Unknown		
22	SAUNDERS, JOHN P	UhD	Urban land-Charlton complex, 15 to 25 percent slopes	2.29	100.0	Well drained	Unknown	Yes	No
		ChE	Charlton loam, 25 to 35 percent slopes	0.00	0.0	Well drained	Not hydric		
23	ARTIS SENIOR LIVING HOLDING	CsD	Chatfield-Charlton complex, hilly, very rocky	1.44	64.2	Well drained	Not hydric	Yes	Yes
		UlC	Urban land-Charlton-Chatfield complex, rolling, very rocky	0.80	35.8	Well drained	Unknown		
25	ST MATTHEWS SCHOOL	UvB	Urban land-Riverhead complex, 2 to 8 percent slopes	1.46	73.2	Well drained	Unknown	No	No
		Uf	Urban land	0.54	26.8		Unknown		

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.

2.5 Water Resources

All the potentially developable parcels are located within a one-half mile of the Hudson River Estuary. The Hudson River is recognized by the NYSDEC as a Significant Natural Community for its commercial and recreational species like striped bass, bluefish, and blue crab; the bald eagles, herons, waterfowl, and other birds feeding from the River's bounty; and tidal marshes, mudflats, and other significant habitats that support a great diversity of life.[17] The River is a key contributor, ecologically and economically, to the Atlantic region. Protecting the water quality of the Hudson River, the Saw Mill River located along the eastern edge of the Village, and other water bodies, including streams and wetlands is a stated objective in the Village's 2011 Comprehensive Plan.

Few of the potentially developable parcels contain wetlands or other water resources, and no NYSDEC wetlands are mapped on any of the selected parcels (see Figure 7 and Table 15). Map ID #1 is mapped with a 0.098-acre freshwater forested/shrub wetland, which is further described as a palustrine scrub-shrub, broad-leaved deciduous, dike/impounded wetland (PSSIEh) under federal regulation according to the United States Fish and Wildlife Service's (USFWS) National Wetland Inventory (NWI) database. A NYSDEC-classified stream #859-5 (Class A) is also located within the northern portion of Map ID #1. The classification A is assigned to waters used as a source of drinking water. Map ID #1 is also located over or within 500 feet of a principal aquifer. Map ID #13, #21, and #22 are home to unregulated streams according to the NYSDEC Environmental Resource Mapper.

Any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time potential effects on water resources, including stormwater effects, may be further analyzed to determine the potential for impacts in accordance with local, State and Federal regulations. This would apply for development under existing or proposed zoning.

[17] http://www.dec.ny.gov/lands/4923.html

Table 15: Potentially Developable Parcels - Water Resources

Map ID	Owner	Acres	NYSDEC Wetland on site	USFWS NWI Wetland on site	NYSDEC Classified[1] Stream on site	Located within ½-mile of Hudson River Estuary[2]	Floodplains on site	Located over a Principal Aquifer	Parcel ID
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	None	Yes, PSS1Eh, Freshwater Forested/Shrub Wetland, 0.098 acre	DEC Stream 859-5, Classification: A	Yes	None	Yes	4.140-150-2
3	JOHN E. ANDRUS MEMORIAL	21.6	None	None	None	Yes	None	No	4.110-105-1
					None	Yes	None	No	4.140-142-1
	HELEN A. BENEDICT FOUNDATION				None	Yes	None	No	4.140-142-2
	JOHN E. ANDRUS MEMORIAL	3.2	None	None	None	Yes	None	No	4.110-105-2
									4.110-105-3
9	LEHNER TRUST, CHRISTINE R	6.1	None	None	None	Yes	None	No	4.80-69-1
									4.80-69-2
									4.80-69-3
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	None	None	Unregulated stream on site	Yes	None	No	4.130-139-2
19	O'HALLORAN, MICHAEL	2.7	None	None	None	Yes	None	No	4.110-98-3.1
	MCHALE, JUDITH				None	Yes	None	No	4.110-98-3.2
21	SUSSER LIFE, ZENA	2.4	None	None	Unregulated stream on site	Yes	None	No	4.130-139-6
22	SAUNDERS, JOHN P	2.3	None	None	Unregulated stream on site	Yes	None	No	4.130-139-5
23	ARTIS SENIOR LIVING HOLDING	2.2	None	None	None	Yes	None	No	4.160-167-4
									4.160-167-7

Map ID	Owner	Acres	NYSDEC Wetland on site	USFWS NWI Wetland on site	NYSDEC Classified[1] Stream on site	Located within ½-mile of Hudson River Estuary[2]	Floodplains on site	Located over a Principal Aquifer	Parcel ID
25	ST MATTHEWS SCHOOL	2.0	None	None	None	Yes	None	No	4.40-44-3
									4.80-59-2

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.

[1] Per the NYSDEC, all waters of the state are provided a class and standard designation based on existing or expected best usage of each water or waterway segment. The classification AA or A is assigned to waters used as a source of drinking water.

[2] The Hudson River Estuary is a Significant Natural Community. The NYSDEC defines Significant Natural Communities as locations of rare or high-quality wetlands, forests, grasslands, ponds, streams, and other types of habitats, ecosystems, and ecological areas.

2.6 Vegetation and Wildlife

According to the NYSDEC Environmental Resource Map and the Environmental Assessment Mapper, all of the potentially developable parcels may contain or support habitat for State or Federally identified endangered or threatened species (See Figure 8 and Table 16). A request was sent to the NYSDEC Natural Heritage Program to determine which endangered or threatened species may be present on each site, and no species were identified for the potentially developable sites. However, during site plan and special permit SEQR review additional coordination with NYSDEC would be required. According to the USFWS unofficial consultation Information for Planning and Consultation (IPaC) system, there are no federally recognized endangered or threatened species, or habitats that may support these species, anticipated for these locations.

The Hudson River and County and State Park Lands located in Westchester County were designated Critical Environmental Areas (CEA) by Westchester County on January 31, 1990 due to their exceptional and unique character. According to the NYSDEC, local agencies may designate specific geographic areas within their boundaries as CEAs. As a CEA, these resources undergo evaluation as part of SEQR. All of the potentially developable parcels are located near to the Hudson River CEA, and some are located near to the County and State Park Lands CEA (Table 16). However, none of the sites are located within or adjoining the CEAs.

Any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time potential effects on vegetation and wildlife and CEAs may be further analyzed to determine the potential for impacts in accordance with local, State and Federal regulations. This would apply for development under existing or proposed zoning.

Table 16: Potentially Developable Parcels - Vegetation and Wildlife

Map ID	Owner	Acres	Potential for NYSDEC Endangered or Threatened Species	Potential for USFWS Endangered or Threatened Species	Critical Environmental Area	Parcel ID
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	Yes	Yes	Hudson River, County and State Park Lands	4.140-150-2
3	JOHN E. ANDRUS MEMORIAL	21.6	Yes	Yes	Hudson River, County and State Park Lands	4.110-105-1
					Hudson River, County and State Park Lands	4.140-142-1
	HELEN A. BENEDICT FOUNDATION				Hudson River	4.140-142-2
	JOHN E. ANDRUS MEMORIAL	3.2			Hudson River, County and State Park Lands	4.110-105-2
						4.110-105-3
9	LEHNER TRUST, CHRISTINE R	6.1	Yes	Yes	Hudson River, County and State Park Lands	4.80-69-1
					Hudson River, County and State Park Lands	4.80-69-2
					Hudson River	4.80-69-3
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	Yes	Yes	Hudson River, County and State Park Lands	4.130-139-2
19	O'HALLORAN, MICHAEL	2.7	Yes	Yes	Hudson River, County and State Park Lands	4.110-98-3.1
	MCHALE, JUDITH				Hudson River, County and State Park Lands	4.110-98-3.2
21	SUSSER LIFE, ZENA	2.4	Yes	Yes	Hudson River, County and State Park Lands	4.130-139-6
22	SAUNDERS, JOHN P	2.3	Yes	Yes	Hudson River, County and State Park Lands	4.130-139-5
23	ARTIS SENIOR LIVING HOLDING	2.2	Yes	Yes	Hudson River, County and State Park Lands	4.160-167-4
						4.160-167-7
25	ST MATTHEWS SCHOOL	2.0	Yes	Yes	Hudson River	4.40-44-3
						4.80-59-2

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.

2.7 Historic and Archaeological Resources

The Village of Hastings-on-Hudson has historic settlement patterns that began with the Native Americans, including the Weckquaesgeek Native Americans, an Algonquian Tribe. In the 17th Century, the area was settled by the Dutch, English, and French Huguenots. The Village was incorporated in 1879, and stone quarrying was the earliest industry. Industrial use of the waterfront included Hastings Pavement, National Conduit and Cable Company, and a chemical plant that produced wood alcohol. The Anaconda Copper Company acquired property along the waterfront in the early-to-mid 20th Century, but closed in 1975.

According to the New York State Office of Parks, Recreation and Historic Preservation's (NYSOPRHP) Cultural Resource Information System (CRIS), potentially developable parcels, Map ID Numbers #3, #9, #,19, #21, #22, #23, and #25 are located within 500 feet of the Old Croton Aqueduct, and Map ID #23 is considered "substantially contiguous"[18] to the Old Croton Aqueduct (see Table 17 and Figure 9). In Westchester County, the aqueduct stretches twenty-six miles between the Old Croton Dam (now submerged in the New Croton Reservoir) and the Westchester County-New York City boundary line. The Aqueduct provided water to New York City between 1842 -1955, but by 1965 the Aqueduct was out of use. The Aqueduct is a National and State Register of Historic Places Listed resource (90NR02435[19]) due to its association with events that have made a significant contribution to the broad patterns of our history, including commerce, engineering, and health/medicine.

According to CRIS, potentially developable parcel, Map ID #9, is located within 500 feet, and is considered substantially contiguous to, the John W. Draper House. John W. Draper (1811 – 1882) was a well-known scientist, author, and philosopher who began living at his estate on South Broadway in the 1840s. The John W. Draper House is a National and State Register of Historic Places Listed resource (90NR02536[18]) since the early 1970s when it was recognized for its association with John W. Draper's contributions to science.

According to CRIS, potentially developable parcel, Map ID #25, is located within 500 feet of the Jasper F. Cropsey House and Studio. Jasper F. Cropsey is a celebrated Hudson River School painter who worked from his home and studio located at 49 Washington Avenue from 1885 – 1900. The House, known as "Ever Rest," was listed on the National and State Registers of Historic Places (90NR02535[18]) in the early 1970s when it was recognized for its association with and significant contribution to architecture and art.

None of the parcels are located within an area that is considered sensitive for archaeological resources.

Any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time potential effects on historic resources and archaeologically sensitive resources may be further analyzed to determine the potential for impacts in accordance with local, State and Federal regulations. This would apply for development under existing or proposed zoning.

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[18] The NYSDEC define substantially contiguous as, "intended to cover situations where a proposed activity is not directly adjacent to a sensitive resource, but is in close enough proximity that it could potentially have an impact." For the purposes of SEQR, when a proposed action is substantially contiguous to any historic building, structure, facility, site or district or prehistoric site it is considered a Type 1 Action. (http://www.dec.ny.gov/permits/43711.html).

[19] https://cris.parks.ny.gov/

Table 17: Potentially Developable Parcels - Historic and Archaeological Resources

Map ID	Owner	Acres	Archaeological Sensitivity	National and State Register of Historic Places Listed Resource on or near the site	Existing Land Use	Parcel ID	Zoning
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	No	None	Community Services	4.140-150-2	R-20
3	JOHN E. ANDRUS MEMORIAL	21.6	No	Old Croton Aqueduct	Community Services	4.110-105-1	R-20
					Community Services	4.140-142-1	R-20
	HELEN A. BENEDICT FOUNDATION				Community Services	4.140-142-2	R-20
	JOHN E. ANDRUS MEMORIAL	3.2			Community Services	4.110-105-2	R-10
					Community Services	4.110-105-3	
9	LEHNER TRUST, CHRISTINE R	6.1	No	Old Croton Aqueduct	Vacant	4.80-69-1	R-10
				Old Croton Aqueduct; John W. Draper House	Residential	4.80-69-2	
				John W. Draper House	Residential	4.80-69-3	
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	No	None	Community Services	4.130-139-2	R-20
19	O'HALLORAN, MICHAEL	2.7	No	Old Croton Aqueduct	Residential	4.110-98-3.1	R-10
	MCHALE, JUDITH		No			4.110-98-3.2	
21	SUSSER LIFE, ZENA	2.4	No	Old Croton Aqueduct	Residential	4.130-139-6	R-10
22	SAUNDERS, JOHN P	2.3	No	Old Croton Aqueduct	Residential	4.130-139-5	R-10
23	ARTIS SENIOR LIVING HOLDING	2.2	No	Old Croton Aqueduct	Vacant	4.160-167-4	R-10
					Vacant	4.160-167-7	
25	ST MATTHEWS SCHOOL	2.0	No	Old Croton Aqueduct	Community Services	4.40-44-3	MR-1.5
			No	Jasper F. Cropsey House and Studio, Old Croton Aqueduct	Community Services	4.80-59-2	

Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.

2.8 Scenic and Aesthetic Resources

The Village of Hastings-on-Hudson offers impressive views from many locations within the Village. "To protect and preserve the character of the community, to preserve and enhance property values and to promote improved visual relationships between the Village and the Hudson River and the Palisades," the Village regulates development within the View Preservation Overlay District (see Figure 10) as stipulated in Chapter 295-82.

In addition, the 2011 Comprehensive Plan indicates 18 significant views from view corridors located within the Village (see Figure 10 and Table 18).

Table 18: Potentially Developable Parcels - Significant Views

Significant Views:	Potentially Developable Parcels - Nearby
A. View from Fulton Park/ Hastings Library	None
B. View from the Warburton Avenue Bridge	None
C. View from the Steinschneider Municipal Parking Lot	None
D. View to the north, west and south from MacEachron Park;	None
E. View to the west and south from the southern point of Pioneer Boat Club	None
F. View to the north, west and south from the northwest area of the BP site	None
G. View down Southside Avenue	None
H. View down Washington Avenue	None
I. View from Veterans of Foreign Wars (VFW) Park	None
J. View from the Municipal building	None
K. View from Dock Street Bridge	None
L. View from Main Street, approaching Warburton Avenue from the east	None
M. View from Maple Avenue at Spring Street, and Southside	None
N. Southside Avenue south of Spring Street and in the vicinity of the train station.	None
O. View from Intersection of Broadway at Main Street and Farragut Avenue	None
P. View from Old Croton Aqueduct State Historic Park	Map ID #23 and #25
Q. View from Metro-North Station	None
R. View from Zinsser Parking lot.	None

As shown in Figure 10, views from the Old Croton Aqueduct, "P," may be effected by any future development on potentially developable sites, Map ID #23 and #25. For Map ID #25 that is zoned MR-1.5,

the as-of-right RMCDS under existing zoning would allow development of multi-family residential units that are permitted a maximum height of 40 feet, which is the same maximum height proposed for assisted-living housing in the proposed zoning text amendment. The as-of-right RMCDS under existing zoning for Map ID #23 would permit a maximum height of 35 feet or two-and-one-half stories. Under the proposed text amendment, assisted-living housing developments would be permitted a maximum height of 40 feet on these parcels. The Village's existing zoning would not permit senior housing on Map ID #23 or #25 because neither meets the minimum parcel size for nursing homes without medical care.

Any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time potential effects on significant views and the View Preservation Overlay District may be further analyzed to determine the potential for impacts in accordance with local, State and Federal regulations. This would apply for development under existing or proposed zoning.

2.9 Hazardous Materials

The potentially developable parcels are all within 2,000 feet of at least one site that is listed on the NYSDEC Environmental Remediation Database[20] (Table 19), and are described below.

1) Tappan Terminal – Eastern Portion
   Site Code: 360015
   Program: State Superfund Program
   Classification: 02[21]
   Address: Railroad Avenue
   Hastings-on-Hudson, NY
   Type: Dump Structure
   Estimated Size: 7.7 Acres
   Contaminants of Concern: Diethyl Ether (F003), Chlorobenzene (F002), Dyes
   Assessment: Public access is restricted. Potential exists for exposure to contaminated soils and vapors; therefore, the remedy proposes to excavate contaminated soil and dispose off-site, install a soil cover, and install an air sparging/soil vapor extraction (AS/SVE) system to address contaminated groundwater and vapors.

2) Tappan Terminal – Western Portion
   Site Code: 360015A
   Program: State Superfund Program
   Classification: 04[22]
   Address: Railroad Avenue
   Hastings-on-Hudson, NY
   Estimated Size: 8.08 Acres
   Contaminants of Concern: Diethyl Ether, Chorobenzene, Polycyclic aromatic hydrocarbons (PAHS)
   Assessment: Remediation at the site is complete as of 11/08/2016. Residual contamination in the soil and groundwater is being managed under a Site Management Plan.

3) Harbor at Hastings
   Site Code: 360022
   Program: State Superfund Program
   Classification: 02[21]
   Address: River Street
   Hastings-on-Hudson, NY
   Type: Structure
   Estimated Size: 28 Acres
   Contaminants of Concern: Heavy metals, Zinc, Lead, PCB Aroclor 1260, Base Neutrals, PCBS (B007), Copper, Polychlorinated biphenyls (PCB), Beryllium

[20] http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3
[21] Per NYSDEC, Classification 02: the disposal of hazardous waste has been confirmed and the presence of such hazardous waste or its components or breakdown products represents a significant threat to public health or the environment.
[22] Per NYSDEC, Classification 04 is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring.

Assessment: Public access is restricted. Contaminated soils and groundwater remain at the site. A Remedial Investigation Amendment was completed on 3/30/2012.

4) Hudson River PCB
Site Code: 546031
Program: State Superfund Program
Classification: 02[21]
Address: Hudson River: Hudson Falls – New York City
Contaminants of Concern: Lead, PCB Aroclor 1242, PCB Aroclor 1254, Cadmium, PCB Aroclor 1016, PCB
Assessment: Phase 1 dredging commenced in May 2009, and was completed in October 2009. Phase 2 of the remedial project started in 2011, and is anticipated to be completed in 2017. Dredging was completed in fall 2015; habitat reconstruction was completed in 2016. Facility decommissioning was performed in 2016.

5) CE – Hastings Gas Works
Site Code; V00728
Program: V00728
Classification: A[23]
Address: 8-12 Washington Avenue
Contaminants of Concern: Benzo(a)anthracene, Chrysene, Ethylbenzene, Naphthalene, O-xylene, Benzo(a)pyrene, Indeno(1,2,3-CD)pyrene, P-xylene, Benzo(b)fluoranthene, Biphenyl, Styrene, Toluene, Benzene, Mercury, Benzo[k]fluoranthene, Isopropylbenzene, Dibenz[a,h]anthracene, Lead, M-xylene
Assessment: Contaminated soils and groundwater remain. Soil vapor intrusion remains a concern.

Any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time potential effects from hazardous materials may be further analyzed to determine the potential for impacts in accordance with local, State and Federal regulations. This would apply for development under existing or proposed zoning.

[23] Per NYSDEC, Classification A is assigned to a non-registry site in any remedial program where work is underway and not yet complete (i. e., Brownfield Cleanup Program, Environmental Restoration Program, Voluntary Cleanup Program and RCRA Corrective Action Program sites).

Table 19: Potentially Developable Parcels - NYSDEC Environmental Remediation Sites

Map ID	Owner	Acres	Within 2,000 Feet of NYSDEC Environmental Remediation Site					Existing Land Use	Parcel ID
			Site Code No. 360015, Tappan Terminal – Eastern Portion	Site Code 360015A, Tappan Terminal – Western Portion	Site Code 360022, Harbor at Hastings	Site Code 546031, Hudson River PCB[1]	Site Code V00728, CE - Hastings Gas Works		
1	JULIA DYCKMAN ANDRUS MEMORIAL	31.3	No	No	No	Yes	No	Community Services	4.140-150-2
3	JOHN E. ANDRUS MEMORIAL	21.6	Yes	Yes	Yes	Yes	No	Community Services	4.110-105-1
			Yes	Yes	No	Yes	No	Community Services	4.140-142-1
	HELEN A. BENEDICT FOUNDATION		Yes	Yes	No	Yes	No	Community Services	4.140-142-2
	JOHN E. ANDRUS MEMORIAL	3.2	Yes	Yes	Yes	Yes	No	Community Services	4.110-105-2
			Yes	Yes	Yes	Yes	Yes	Community Services	4.110-105-3
9	LEHNER TRUST, CHRISTINE R	6.1	Yes	Yes	Yes	Yes	Yes	Vacant	4.80-69-1
			Yes	Yes	Yes	Yes	Yes	Residential	4.80-69-2
			Yes	Yes	Yes	Yes	Yes	Residential	4.80-69-3
13	JULIA DYKMAN ANDRUS MEMORIAL	4.7	Yes	Yes	No	Yes	No	Community Services	4.130-139-2
19	O'HALLORAN, MICHAEL	2.7	Yes	Yes	Yes	Yes	Yes	Residential	4.110-98-3.1
	MCHALE, JUDITH		Yes	Yes	Yes	Yes	Yes		4.110-98-3.2
21	SUSSER LIFE, ZENA	2.4	Yes	Yes	No	Yes	No	Residential	4.130-139-6
22	SAUNDERS, JOHN P	2.3	Yes	Yes	No	Yes	No	Residential	4.130-139-5
23	ARTIS SENIOR LIVING HOLDING	2.2	No	No	No	Yes	No	Vacant	4.160-167-4
			No	No	No	Yes	No	Vacant	4.160-167-7
25	ST MATTHEWS SCHOOL	2.0	No	No	Yes	Yes	Yes	Community Services	4.40-44-3

Map ID	Owner	Acres	Within 2,000 Feet of NYSDEC Environmental Remediation Site					Existing Land Use	Parcel ID
			Site Code No. 360015, Tappan Terminal – Eastern Portion	**Site Code 360015A, Tappan Terminal – Western Portion**	**Site Code 360022, Harbor at Hastings**	**Site Code 546031, Hudson River PCB[1]**	**Site Code V00728, CE - Hastings Gas Works**		
			No	No	Yes	Yes	Yes	Community Services	4.80-59-2

[1] Polychlorinated biphenyls.
Map ID Numbers: 2, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, and 24 are excluded from the analysis per Section 1.5.

2.10 Community Services

The potentially developable parcels would be served by existing community services, including police, fire, and emergency services, the library, and park and recreational facilities. The as-of-right RMCDS of single- or multi-family housing under existing zoning would increase school children and may increase the demand on other services, including police, fire, and emergency services, the library, and parks and recreation resources. Senior housing developed under the existing zoning would not increase the number of school children, but may increase the demand on other services, including police, fire, and emergency services, the library, and parks and recreation resources. However, senior housing with medical care permitted under existing zoning would not significantly increase demands on library or parks and recreation facilities. Similarly, the RMCDS of senior housing developed under the proposed zoning would not increase the number of school children, but may increase the demand on other services, including police, fire, and emergency services, the library, and parks and recreation resources. However, nursing homes and assisted-living housing under the proposed zoning would not create significant additional demand on the library or parks and recreational facilities.

Police, Fire, and Emergency Services

The Village is served by the Village's Police Department, which is located in the Municipal Building at 7 Maple Avenue. The Fire Department operates four companies and the ambulance corps:

- Protection Engine Company No. 1 at 573 Warburton Avenue
- Uniontown Hose Company No. 2 at 25 Rose Street
- Hook and Ladder Company No. 1 at 50 Main Street
- Riverview Manor Hose Company No. 3 at 83 Euclid Avenue
- Ambulance Corps at 47 Main Street

Fire protection is also provided for the Donald Park area under contract with the Town of Greenburgh.

Library Facilities

The Hastings Public Library is located within the Municipal Building complex at 7 Maple Avenue. The library is open daily, except on holidays and during the summer months when it closes on Sundays.

School Facilities

Hastings-on-Hudson Union Free School District (UFSD)
The Hastings-on-Hudson UFSD includes the Village and a portion of the Town of Greenburgh. The UFSD operates Hillside Elementary School, Farragut Middle School, and Hastings High School. Per information gathered from the Long-Range Plan for Strategic Management of Parks and Recreation Assets - Village of Hastings-on-Hudson, November 2016, the Hastings-on-Hudson UFSD reported for 2016 that 1,586 students were enrolled in K-12 grade classes. Of that total 513 are in high school, 374 in middle school and 699 are in elementary school. These figures include children living outside the Village who attend school in the UFSD.

Greenburgh-Graham Union Free School District (UFSD)

The Greenburgh-Graham UFSD operates the Graham School on the Graham Windham property located on South Broadway in the Village. The school serves over 300 at-risk and resident students from the New York City metropolitan area, and provides a year-round, K-12 educational program.

Park and Recreation Resources

The Village has many park and recreation resources that include Hillside Park, a 52.0-acre tract of woodland with an extensive network of hiking trails, Sugar Pond, Chemka Pool and public tennis courts; Hillside Woods, a 48.0-acre tract featuring woodland trails; and other resources, including some which are owned by the Hastings-on-Hudson UFSD. Table 20 presents the parks and recreational facilities located within the Village.

Summary

Any future application for a special permit and site plan approval for a development pursuant to the proposed zoning would be subject to its own site-specific review (e.g. SEQR, etc.) during which time potential effects on community services may be further analyzed to determine the potential for impacts in accordance with local, State and Federal regulations. This would apply for development under existing or proposed zoning.

Table 20: Village of Hastings-on-Hudson Parks and Recreational Facilities

Name of Park/Facility	Size in Acres	Type	Description & Features	Current Condition	Used By	Last Re-Investment
James V. Harmon Community Center	*	Building	Meeting and function rooms, storage facilities and Park dept. offices	Built in 2007 and still in excellent condition	Seniors, youth advocate pgm, scouts, farmer's mkt, town meetings, festive events, adult education, yoga, etc.	$5.0 million to build
Hillside Park	52.0	District Park	Includes the Chemka Pool and the public tennis courts; Sugar Pond (fishing and ice skating)	Trails and woods in good shape; Sugar Pond needs dredging; nature shed very old	Village residents of all ages; Hastings UFSD for nature education pgms	Sugar Pond dregded in 1980's
Chemka Pool	**	Facility	Spray pool, training pool, L-shaped main pool with lap lanes and free swimming; male and female changing rooms; office; makeshift concession area	Three pools modernized in 2003 in excellent shape but bathhouse lacks roof and changing facilities are out-dated	Variety of Village residents on permit basis; senior swim program; youth competitive swim team	Modernized in 2003 at a cost of $1.9 million
Public Tennis Courts	**	Facility	Four asphalt courts set within Hillside Park	One court not playable; three noticeably cracked	Variety of Village residents on permit basis; rec tennis lessons; Hastings MS teams	Built in 1966 and partially resurfaced (patched & painted only) in 2001
Hillside Woods	48.0	Vilage Park	Natural woodland with hiking trails	Trails and woods in deteriorating condition	Village residents of all ages	
Reynolds Field Entrance	0.2	Pocket Park	Woodland trail	Good condition		
Uniontown Field	7.9	Neighborhood w/ Play Field	Little League baseball field; asphalt basketball court; picnic area; play ground	Field does not conform to Little League HQ standards; parking only for 16 vehicles;playground under-equipped and equipment is old	Little League; neighborhood children	$5,000 to resurface basketball court 2015; >$100,000 for dugouts, fencing, food shack, batting cages in 2012 (incl. Little League contribution)
Zinsser Park	7.4	Neighborhood w/ Play Field	One softball and one baseball field; picnic area; play ground; community gardens (w/ 75 plots)	Fields in good condition; recent landscaping improvements; playground equipment aging	Little League; adult softball (through Irvington Rec league); rec football; rec U-6 soccer	New dugouts installed in 2015 for $18,000 (LL contributed add'l funds)
Riverview Park	1.8	Play Lot	Landscaped viewing areas over-looking Hudson River and Palisades	Excellent except that approx. 70% of park is steep (60 degree grade) inaccessible woodland	Primarily neighborhood residents of all ages	$70,000 landscaping makeover in 2016, watering system added
Fulton Park	1.6	Play Lot	Benches	Good condition	Village residents of all ages	
Draper Park	9.9	Neighborhood	Picnic areas	Good condition although several trees that are in need of removal or pruning	Scouts campouts; music performances; village residents of all ages for picnics, relaxing, etc.	
MacEachron Park	1.3	Play Lot	Picnic areas, playground equipment, views of Hudson River and Palisades	Poor condition, especially along waterfront	Village residents of all ages; weddings at Harvest	Created in 1999
Kinnally Cove	3.0	Play Lot	Picnic tables, benches & kayak launch, wooden boardwalk	Fair condition; Hudson River beach needs repair to permit kayak entry at low tide	Kayakers and kayak renters (third party operates concession)	Created in 2007
Senior Citizens Vest Pocket Park	0.1	Pocket Park	Benches, chess tables	Fair condition; benches beginning to rot	Primarily neighborhood residents of all ages	$5,000 in 2016 to replace benches, add landscaping
Wagner Park	0.1	Pocket Park	Benches	Good condition		Created in 1990's
Dan Rile Memorial Park	1.6	Neighborhood	Trailways	Good condition	Primarily neighborhood residents of all ages	Re-landscaped in 2012 via donation of time & money
Villard Park	0.2	Pocket Park	Benches	Good condition	Primarily neighborhood residents of all ages	Tree trimming in 2013
Quarry Park	5.1	Neighborhood	Undeveloped	Currently closed and in overgrown/unsafe condition	Village residents of all ages	Will be refurbished with a $1.3 million grant that was part of Waterfront Cleanup Consent Decree
Graham Park	14.0	??	Undeveloped	Undeveloped		
Cliff Street	0.1	Pocket Park	Grass	Not usable		
Broadway Triangle	0.4	Pocket Park	Grass	Not usable		
Former Getty Station	0.2	Pocket Park	Grass	Undeveloped		
Veteran's Memorial	0.3	Pocket Park	Grass	Undeveloped		
Pulver's Woods	2.9	Neighborhood	Trailways	Good condition	Primarily neighborhood residents of all ages	Re-landscaped in 2012 via donation of time & money
Lefurgy Park	1.8	Neighborhood	Undeveloped	Undeveloped		
New 9A Parcel	1.8	??	Undeveloped	Undeveloped	Undetermined	Will be developed in 2017; cost and use TBD
Waterfront North	6.3	Neighborhood	Undeveloped; northwest corner of former Atlantic Richfield property, plus esplanade along Hudson, plus 1.75 acres tbd once remaining land developed under consent decree	Undeveloped	Currently no public use	
Waterfront South	??	??	Cleaned but still privately owned and awaiting development	Undeveloped	Currently no public use	
Reynolds Field *(owned/controlled by school district)*	8.0	Neighborhood w/ Play Field	Multi-purpose athletic field used by HS football team; 400m 6-lane running track; four asphalt tennis courts; children's playground; asphalt basketball court; small grassy field area	Basketball court in good condition (resurfaced in 2XXX) and all other facilities/areas brand new in excellent condition	HS athletic teams; public on basketball court and playground; AYSO and rec lacrosse on upper field	Playing fields, track, tennis courts & playground all replaced new in 2016; Village invested $125,000 in playground (plus donations)
Burke Estate *(owned/controlled by school district)*	22.0	Neighborhood w/ Play Field	HS athletic fields including two baseball diamonds overlapping 3 (2 full-sized and 1 smaller) multi-purpose fields	Drainage improved and fields re-sodded in 2016-17	HS athletic teams; private youth soccer teams	Part of broader $8 million project to renovate Reynolds Field and other Hastings UFSD facilities

*building (not park) **tennis courts, pool are part of Hillside Park

Source: Long-Range Plan for Strategic Management of Parks and Recreation Assets - Village of Hastings-on-Hudson, November 2016.

3.0 CONCLUSION

As described above, the environmental resource areas of potential concern are water and wastewater demand and generation, traffic, and community services. Other potential environmental resource impacts, such as those to surface and groundwater resources and/or endangered, threatened, and rare species would be affected by any development that may occur on the potentially developable parcels even under existing zoning, so the proposed action will not result in any change or additional impact. It is important to note that any development pursued according to the proposed zoning would require special permit and site plan review that would necessitate a site-specific SEQR review, and the Village would be able to reduce or mitigate impacts at that time. Therefore, the proposed adoption by the Village of Hastings-on-Hudson Board of Trustees of Local Law A of 2017, to amend Chapter 295 (Zoning) to allow more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility would not result in significant adverse impacts to environmental resources.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) PART 1 FORM

The Chazen Companies
April 28, 2017

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 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Village of Hastings-on-Hudson Senior Housing Zoning Text Amendment		
Project Location (describe, and attach a general location map): Hastings-on-Hudson, Westchester County, NY. Parcels located within R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts, see Figure 3		
Brief Description of Proposed Action (include purpose or need): The Village of Hastings-on-Hudson proposes to adopt Local Law A of 2017 to amend Chapter 295 (Zoning) of the Village Code to allow more flexible housing options for seniors and other populations who may require personal care, skilled nursing, and other services in a residential facility. The proposed zoning text amendment would affect parcels of greater than 2 acres in the R-10, R-20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts. In these zones, depending on proposed minimum parcel sizes, the development of Assisted-Living Housing, Senior Enriched/Independent Living Housing and Nursing Homes would be permitted by special permit to be granted by the Planning Board. The proposed zoning text amendment would not result in any direct development at this time, and any future development pursued according to the proposed zoning text amendment would undergo special permit, site plan, SEQR and any other required regulatory review.		
Name of Applicant/Sponsor: Village of Hastings-on-Hudson	Telephone: 914-478-3400, ext. 617 E-Mail: villagemanager@hastingsgov.org	
Address: 7 Maple Avenue		
City/PO: Hastings-on-Hudson	State: NY	Zip Code: 10706
Project Contact (if not same as sponsor; give name and title/role): Francis A. Frobel	Telephone: 914-478-3400, ext. 617 E-Mail: villagemanager@hastingsgov.org	
Address: Same as above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Adoption of Local Law A of 2017 to amend Chapter 295	Spring/Summer 2017
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Advisory Referral to Planning Board	Spring/Summer 2017
c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No	Advisory Referral to Zoning Board of Appeals	Spring/Summer 2017
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	GML 239(m)(n) Referral	Spring/Summer 2017
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? [1] ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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

See Environmental Assessment Report

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):

Village of Hastings-on-Hudson Comprehensive Plan, 2011; Westchester County Hudson River Valley Greenway Compact Plan, 2004; Westchester 2025;

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):

[1] The Village of Hastings-on-Hudson is not part of an approved Local Waterfront Revitalization Program as the draft report was never finalized or adopted.

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?
R10, R20, MR-1.5, MR-2.5, MR-O, and MR-C Zoning Districts

b. Is the use permitted or allowed by a special or conditional use permit? See Environmental Assessment Report ☐ 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? See Environmental Assessment Report

C.4. Existing community services.

a. In what school district is the project site located? Hastings Union Free School District

b. What police or other public protection forces serve the project site?
Village of Hastings-on-Hudson Police Department

c. Which fire protection and emergency medical services serve the project site?
Village of Hastings-on-Hudson Fire Department

d. What parks serve the project site?
See Table 20 in Section 2.10 of the attached report for a description of parks serving the potentially developable parcels.

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 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 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

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

  _____

  _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

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

  _____

  _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☐No

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes☐No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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 ½ 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:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n.. Will the proposed action have outdoor lighting? ☐ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

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

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- 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.

☐ 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 Covertype	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:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

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

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

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

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

g. Are there any unique geologic features on the project site? ☐ Yes ☐ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☐ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐Yes ☐No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☐No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☐No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☐No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☐No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☐No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☐No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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? ☐ 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 fives 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.

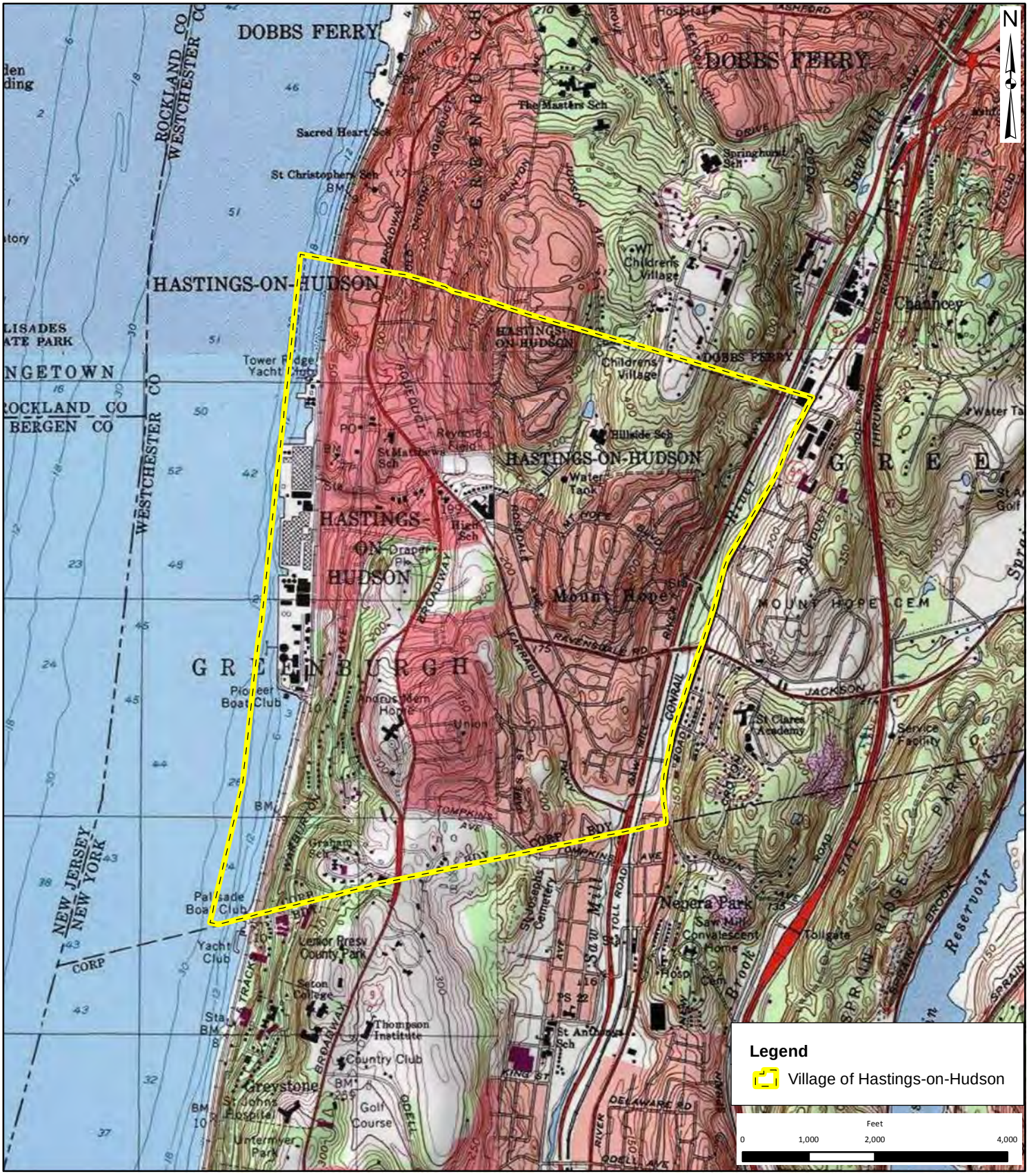
Applicant/Sponsor Name Village of Hastings-on-Hudson Date_____

Signature_____ Title Village Manager

Francis A. Frobel

PRINT FORM

FIGURES



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Senior Housing Zoning Text Amendment

USGS Location Map

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	03/30/2017
Scale:	1 in = 2,000 ft
Project:	81650.00
Figure:	1

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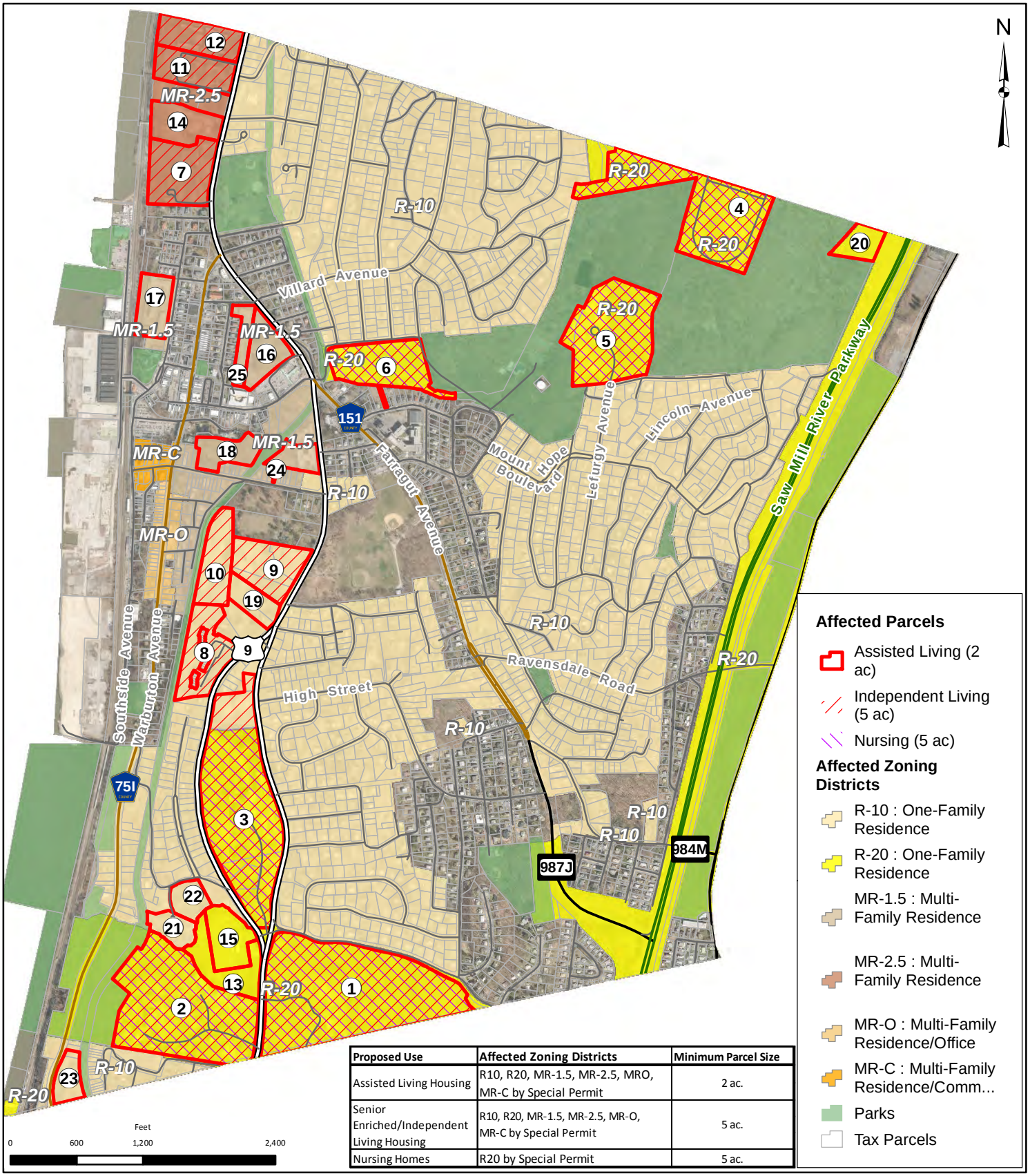
Senior Housing Zoning Text Amendment

Orthophoto Tax Map

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 1,200 ft
Project:	81650.00
Figure:	2



Proposed Use	Affected Zoning Districts	Minimum Parcel Size
Assisted Living Housing	R10, R20, MR-1.5, MR-2.5, MRO, MR-C by Special Permit	2 ac.
Senior Enriched/Independent Living Housing	R10, R20, MR-1.5, MR-2.5, MR-O, MR-C by Special Permit	5 ac.
Nursing Homes	R20 by Special Permit	5 ac.

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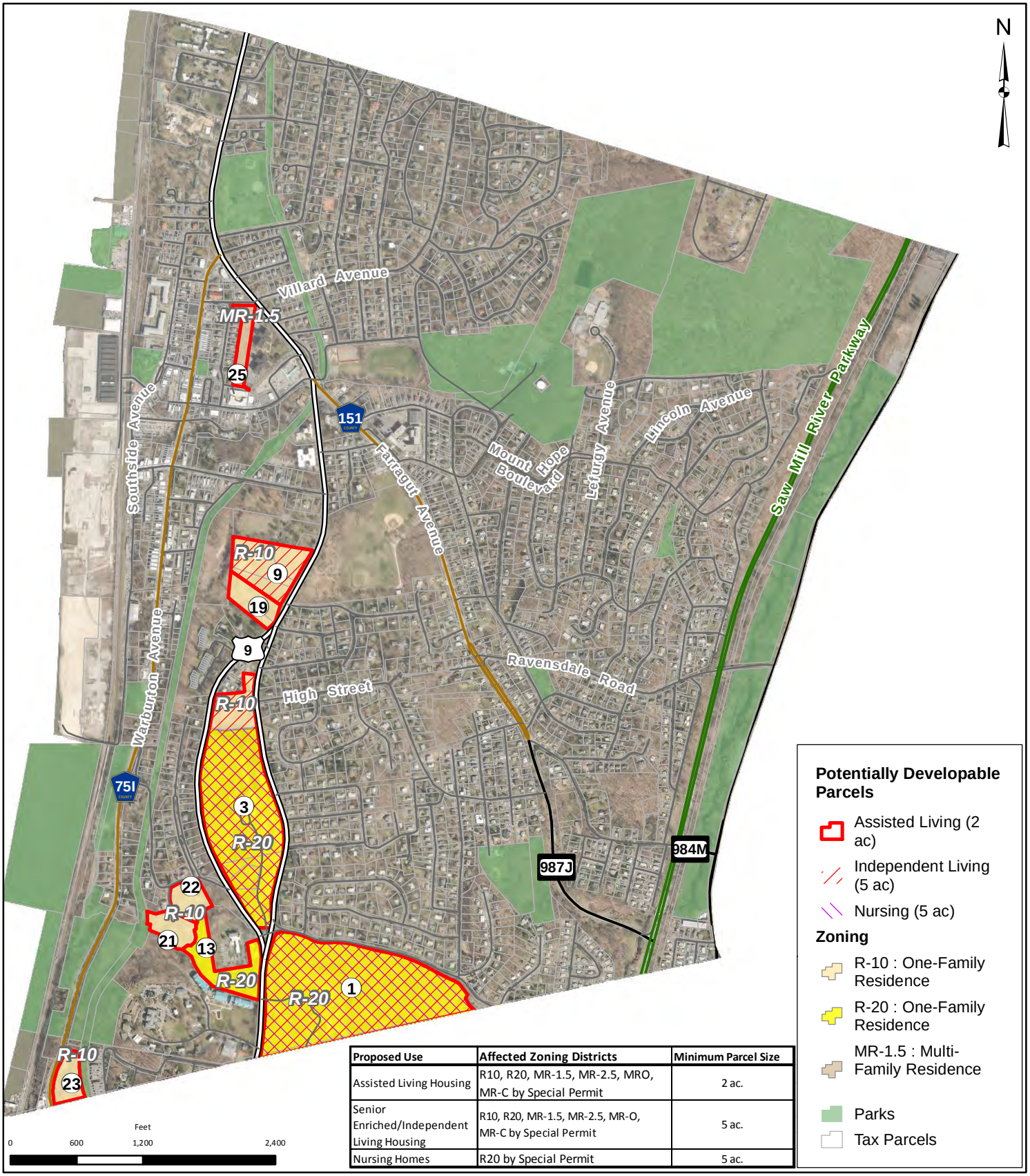
Senior Housing Zoning Text Amendment

Affected Parcels and Zoning Districts

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 1,200 ft
Project:	81650.00
Figure:	3



Proposed Use	Affected Zoning Districts	Minimum Parcel Size
Assisted Living Housing	R10, R20, MR-1.5, MR-2.5, MRO, MR-C by Special Permit	2 ac.
Senior Enriched/Independent Living Housing	R10, R20, MR-1.5, MR-2.5, MR-O, MR-C by Special Permit	5 ac.
Nursing Homes	R20 by Special Permit	5 ac.

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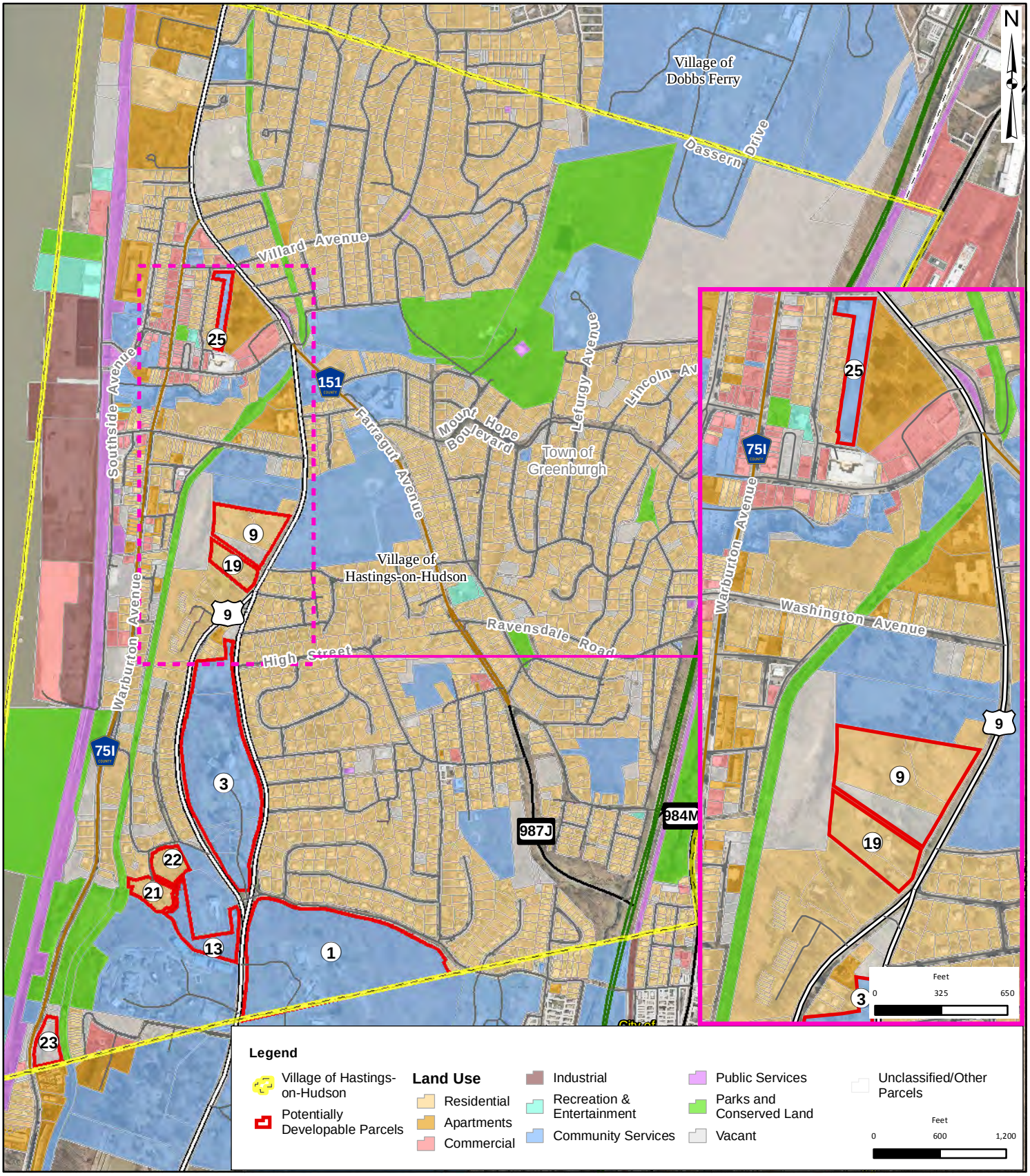
Potentially Developable Parcels

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 1,200 ft
Project:	81650.00
Figure:	4



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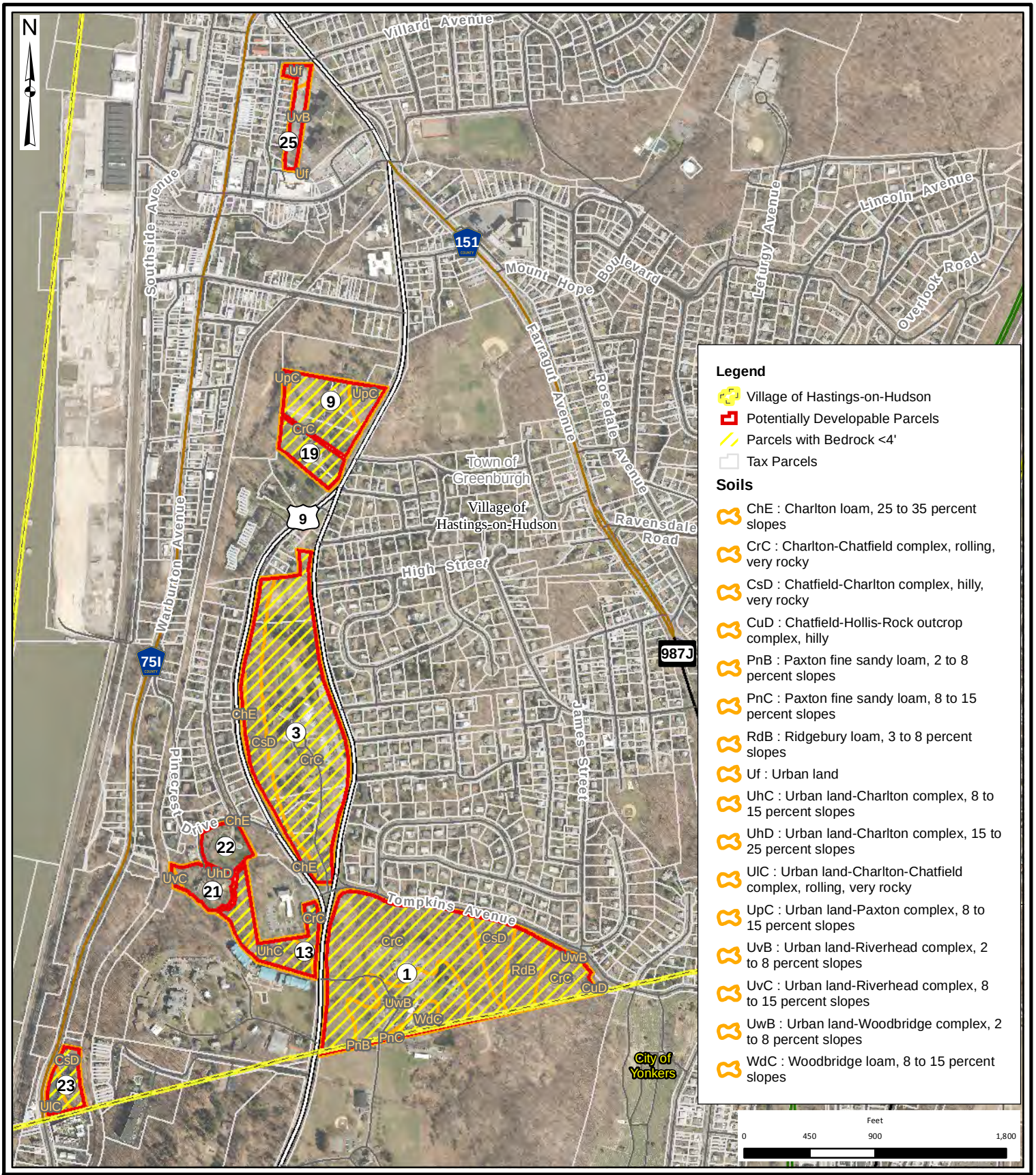
Senior Housing Zoning Text Amendment

Land Use Map

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 1,200 ft
Project:	81650.00
Figure:	5



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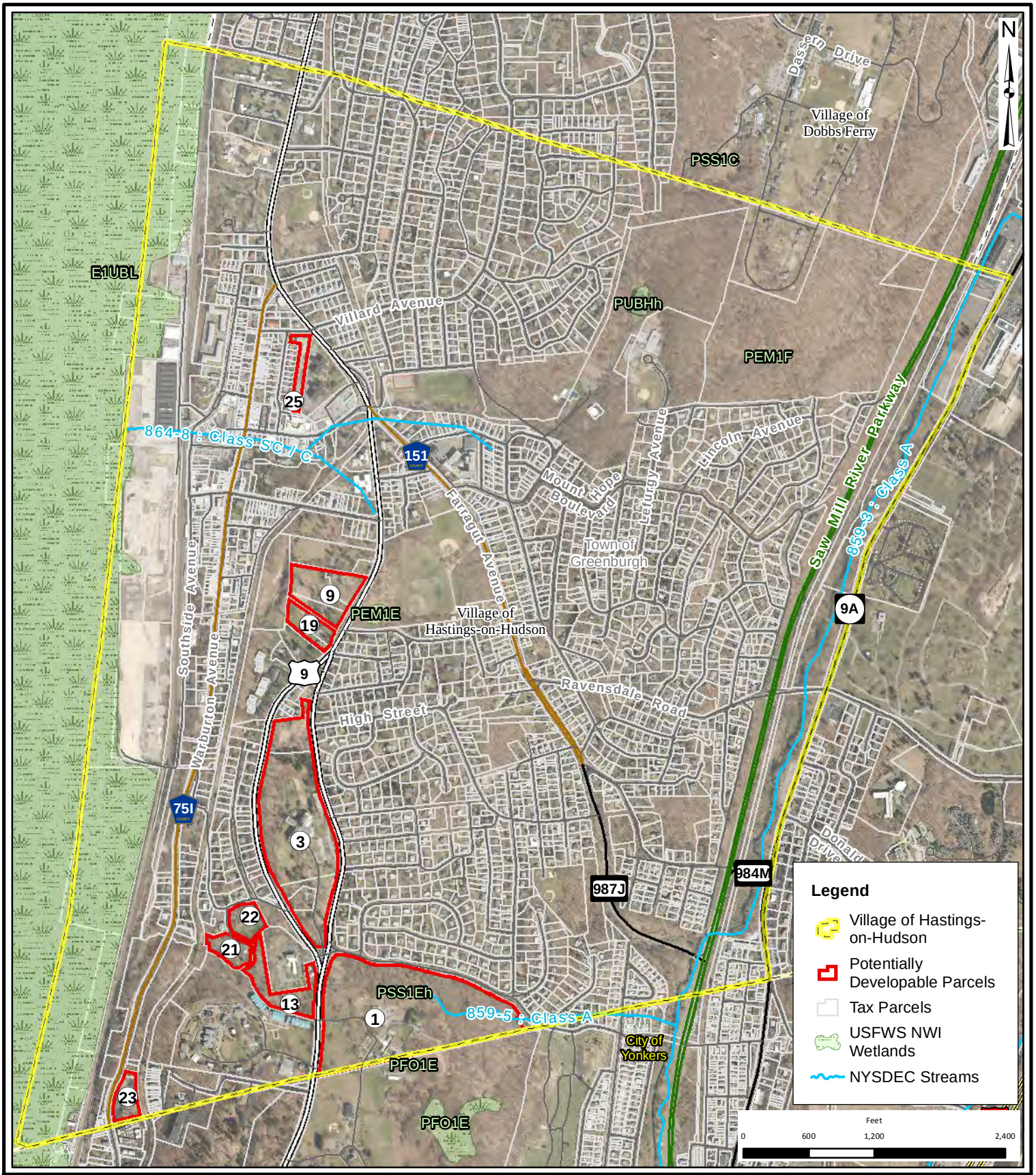
Senior Housing Zoning Text Amendment

Soils Map

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 900 ft
Project:	81650.00
Figure:	6



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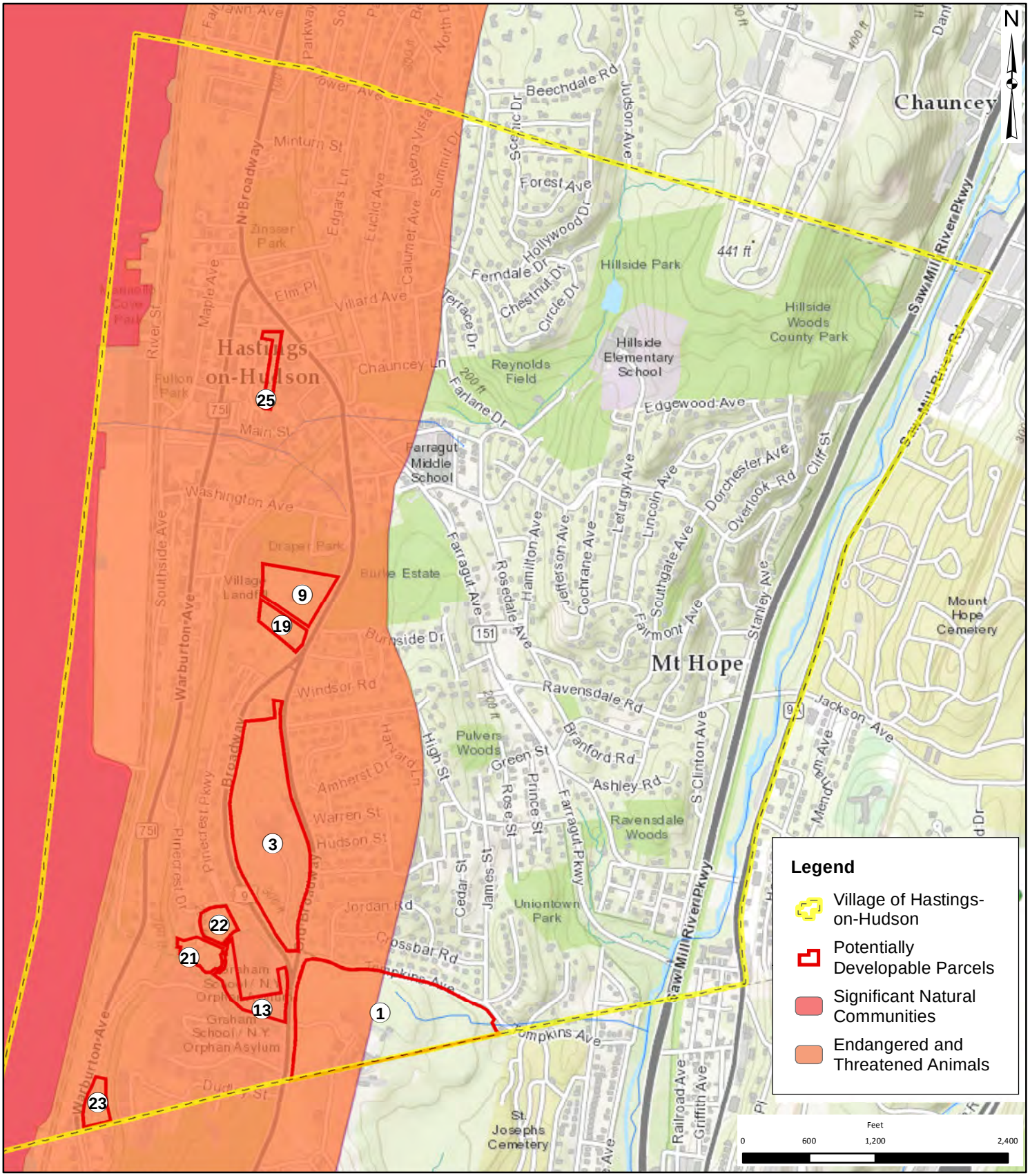
Senior Housing Zoning Text Amendment

Wetland and Streams Map

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 1,200 ft
Project:	81650.00
Figure:	7



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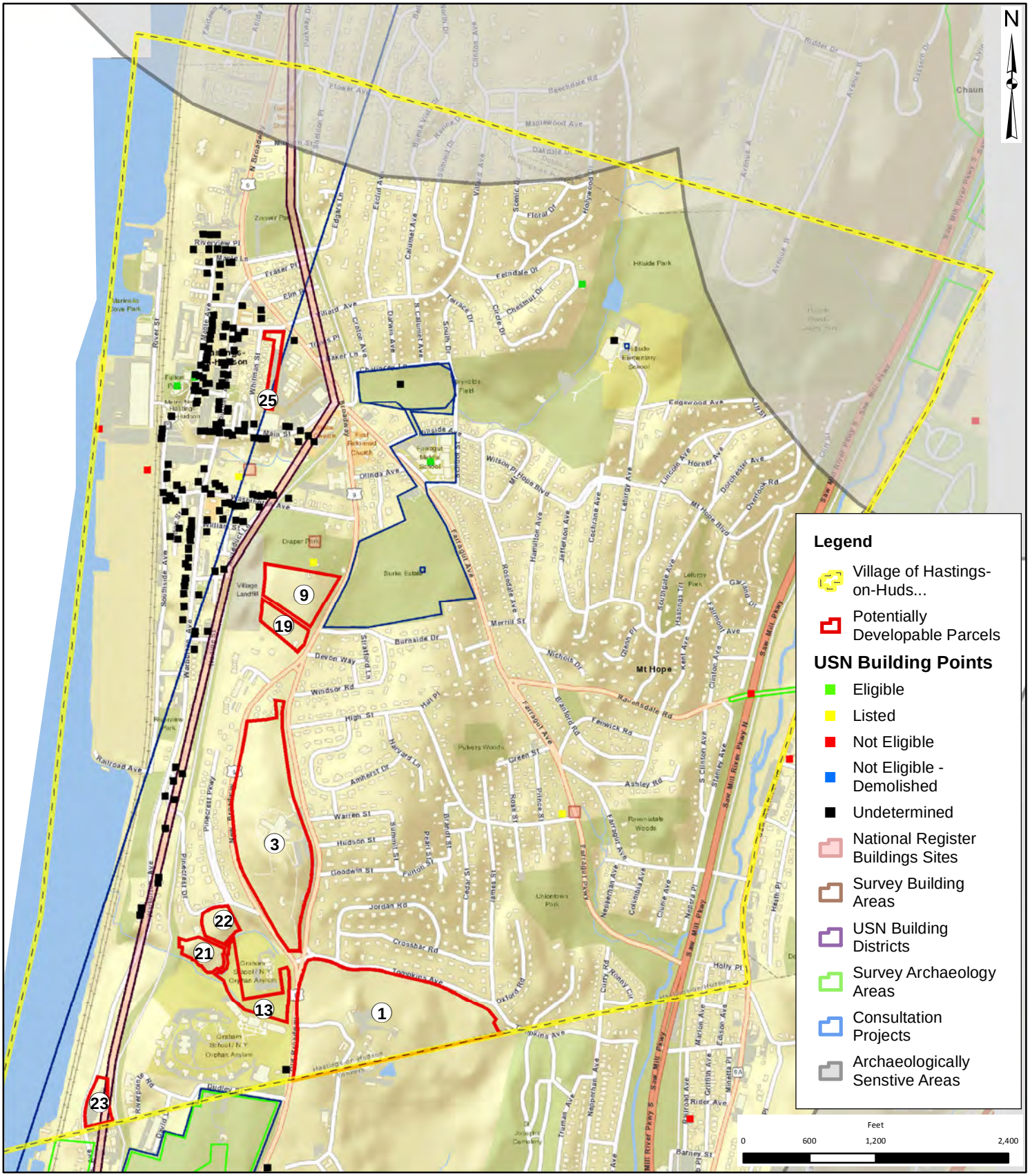
Senior Housing Zoning Text Amendment

NYSDEC Environmental Resource Map

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 1,200 ft
Project:	81650.00
Figure:	8



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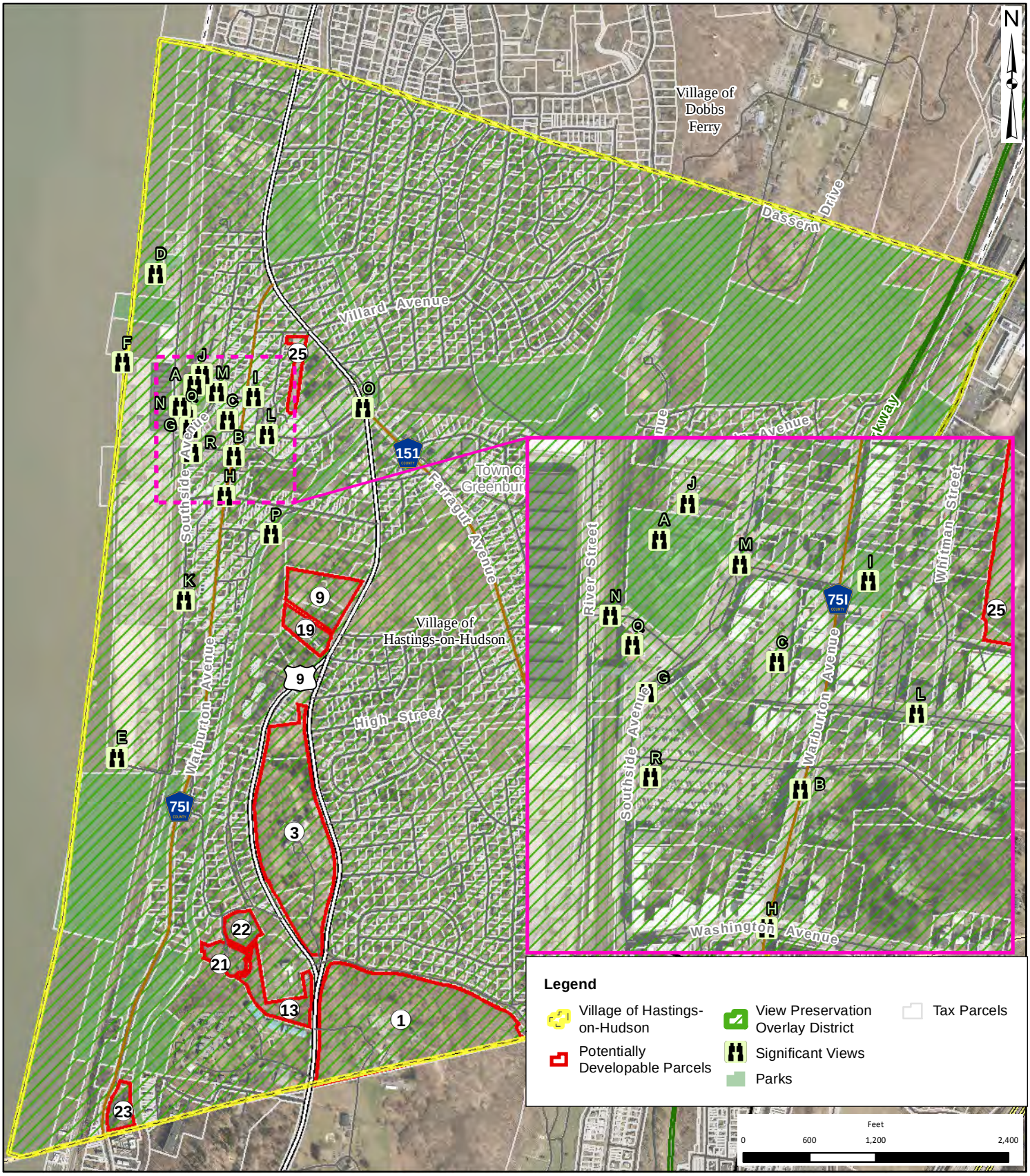
Senior Housing Zoning Text Amendment

NYSOPRHP Cultural Resource Information System (CRIS) Map

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 1,200 ft
Project:	81650.00
Figure:	9



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Senior Housing Zoning Text Amendment

Significant Views

Village of Hastings-on-Hudson - Westchester County, NY

Drawn:	RL-B
Date:	04/18/2017
Scale:	1 in = 1,200 ft
Project:	81650.00
Figure:	10

ATTACHMENT A

PROPOSED LOCAL LAW A OF 2017

A LOCAL LAW
TO AMEND CHAPTER 295, ZONING CODE OF THE VILLAGE OF HASTINGS-ON-HUDSON TO UPDATE AND REVISE PROVISIONS REGARDING NURSING HOMES, ASSISTED LIVING FACILITIES AND SENIOR HOUSING PROVISIONS

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:

SECTION 1: Section 295-5 Definitions of the Zoning Code is hereby amended by removing the existing definition for "SENIOR ASSISTED-LIVING HOUSING" and inserting the following new definition:

ASSISTED-LIVING HOUSING

A residential facility operated by an entity licensed by the State of New York to operate an assisted living residence or residence with an assisted living program component, which combines resident rooms, communal dining, medication supervision, personal care, physical therapy, routine protective oversight, personalized assistance and supportive services, and health care designed to meet the individual needs of persons who need help with the activities of daily living, including, but not limited to, bathing, dressing, grooming, eating, and ambulation for persons in appropriately designed facilities, including "memory-care" accommodations for persons with Alzheimer's disease and other forms of dementia, but who do not need the skilled medical care provided by a nursing home or convalescent care facility.

SECTION 2: Section 295-5 Definitions of the Zoning Code is hereby amended by removing the existing definition for "HOSPITAL" and inserting the following new definition:

HOSPITAL

A building used for diagnosis, treatment and care of human ailments, licensed or approved by the New York State Department of Health.

SECTION 3: Section 295-5 Definitions of the Zoning Code is hereby inserting a new definition:

NURSING HOME

Skilled nursing/residential health care facility licensed or approved by the New York State Department of Health.

SECTION 4: Section 295-36 of the Zoning Code is hereby amended by inserting new uses and parking requirements as follows:

Use	Minimum Off-Street Parking
Assisted-Living Housing Nursing Home	1 space/2 beds, 1 space/employee during maximum shift, space/nonemployee medical practitioner or technician regularly practicing in the facility practitioner during maximum shift
Senior Enriched/Independent Living Housing	1 space/dwelling unit, 1 space/employee during maximum shift

SECTION 5: Section 295-36 of the Zoning Code is hereby amended by removing the words, "nursing home, sanitarium, convalescent home, and home for the aged" from the "Hospital, nursing home, or philanthropic institutions providing overnight facilities" use column of the parking requirements.

SECTION 6: Section 295-67(B)(3) through (B)(7) of the Zoning Code is hereby amended by removing this section in its entirety and inserting text, including new defined terms as follows:

295-67(B)

(3) Philanthropic and eleemosynary institutions; and hospitals; provided that:

(a) They shall occupy a lot of not less than 20 acres that has not less than 1,500 feet of frontage on a state highway; and

(b) They shall comply with the requirements set forth in Subsection A(3)(b) through (e) above.

(4) Nursing homes; provided that:

(a) They shall occupy a lot of not less than five acres, and may be combined with assisted-living housing, senior enriched/independent living housing, and senior housing on the same lot; and

(b) They shall be located at least 75 feet from any street or lot line and contain accommodations for not more than 40 beds per acre.

(5) Assisted-living housing, provided that:

(a) They shall occupy a lot of not less than two acres, and may be combined with nursing homes, senior enriched/independent living housing, and senior housing on the same lot;

(b) They shall contain accommodations for not more than 40 beds per acre;

(c) Assisted-living housing facilities shall meet all other bulk and dimensional requirements of the district in which it is located. Notwithstanding the foregoing, the special use permit approving agency shall have the authority to modify the bulk and dimensional requirements of the district in the interests of sound planning and design and where health, safety and welfare is preserved or enhanced, as determined by the approving agency;

(d) Maximum height of an assisted-living housing facility shall be forty (40) feet;

(e) On-site landscaping and screening determined to be appropriate by the special use permit approving agency shall be provided;

(f) Off-street parking shall be provided in accordance with Section 295-36 of this chapter; and

(g) In the event of any inconsistencies between the standards contained in this Section 295-67(B)(5) and any other provisions of this chapter, the provisions of this Section 295-67(B)(5) shall control and shall supersede such inconsistent provisions.

(6) Senior Enriched/Independent Living Housing provided that:

(a) They shall occupy a lot of not less than five acres, and may be combined with assisted-living housing, nursing homes, and senior housing on the same lot;

(b) They shall contain accommodations for not more than 12 units per acre;

(c) Senior enriched/independent living housing facilities shall meet all other bulk and dimensional requirements of the district in which it is located. Notwithstanding the foregoing, the special use permit approving agency shall have the authority to modify the bulk and dimensional requirements of the district in the interests of sound planning and design and where health, safety and welfare is preserved or enhanced, as determined by the approving agency;

(d) Maximum height of a senior enriched/independent living housing facility shall be forty (40) feet;

(e) On-site landscaping and screening determined to be appropriate by the special use permit approving agency shall be provided;

(f) Off-street parking shall be provided in accordance with Section 295-36 of this chapter; and

(g) In the event of any inconsistencies between the standards contained in this Section 295-67(B)(6) and any other provisions of this chapter, the provisions of this Section 295-67(B)(6) shall control and shall supersede such inconsistent provisions.

(7) Public utility substations, public utility transmission and distribution lines, public utility water towers and railroads and public utility rights-of-way and structures necessary to provide service within the Village, but not personal wire service facilities.

SECTION 7: Section 295-68(B) and (C) of the Zoning Code is hereby amended by removing this section in its entirety and inserting text, as follows:

§295-68

B. Principal uses requiring a special use permit. The following uses are permitted principal uses in an R-10 District but require a special use permit issued pursuant to Article X of this chapter: any use in an R-20 District requiring a special use permit as set forth in § 295-67B above, except philanthropic and eleemosynary institutions, hospitals and nursing homes.

C. Accessory uses. The following uses are permitted accessory uses in an R-10 District but only in conjunction with a principal use that is permitted in an R-10 District: any accessory use permitted in an R-20 District as set forth in § 295-67C above, except uses accessory to philanthropic and eleemosynary institutions, hospitals and nursing homes.

SECTION 8: Section 295-69(B) of the Zoning Code is hereby amended by excluding new principal uses requiring a special permit, as follows:

295-69.B. Principal uses requiring a special use permit. The following uses are permitted principal uses in an R-7.5 District but require a special use permit issued pursuant to Article X of this chapter: any use permitted in an R-10 District requiring a special use permit as set forth in § 295-68B above, except assisted-living housing and senior enriched/independent living housing.

SECTION 9: Section 295-71(B) of the Zoning Code is hereby amended by adding new principal uses requiring a special permit, as follows:

295-71.B. Principal uses requiring a special use permit. The following uses are permitted principal uses in an MR-2.5 District but require a special use permit issued pursuant to Article X of this chapter: any use permitted in a 2R District requiring a special use permit as set forth in § 295-70B above, and

(1) Assisted-living housing, provided that:

(a) They shall occupy a lot of not less than two acres, and may be combined with nursing homes, senior enriched/independent living housing, and senior housing on the same lot;

(b) They shall contain accommodations for not more than 40 beds per acre;

(c) Assisted-living housing facilities shall meet all other bulk and dimensional requirements of the district in which it is located. Notwithstanding the foregoing, the special use permit approving agency shall have the authority to modify the bulk and dimensional requirements of the district in the interests of sound planning and design and where health, safety and welfare is preserved or enhanced, as determined by the approving agency;

(d) Maximum height of an assisted-living housing facility shall be forty (40) feet;

(e) On-site landscaping and screening determined to be appropriate by the special use permit approving agency shall be provided;

(f) Off-street parking shall be provided in accordance with Section 295-36 of this chapter; and

(g) In the event of any inconsistencies between the standards contained in this Section 295-71(B)(1) and any other provisions of this chapter, the provisions of this Section 295-71(B)(1) shall control and shall supersede such inconsistent provisions.

(2) Senior Enriched/Independent Living Housing, provided that:

(a) They shall occupy a lot of not less than five acres, and may be combined with assisted-living housing, nursing homes, and senior housing on the same lot;

(b) They shall contain accommodations for not more than 12 units per acre;

(c) Senior enriched/independent living housing facilities shall meet all other bulk and dimensional requirements of the district in which it is located. Notwithstanding the foregoing, the special use permit approving agency shall have the authority to modify the bulk and dimensional requirements of the district in the interests of sound planning and design and where health, safety and welfare is preserved or enhanced, as determined by the approving agency;

(d) Maximum height of a senior enriched/independent housing facility shall be forty (40) feet;

(e) On-site landscaping and screening determined to be appropriate by the special use permit approving agency shall be provided;

(f) Off-street parking shall be provided in accordance with Section 295-36 of this chapter; and

(g) In the event of any inconsistencies between the standards contained in this Section 295-71(B)(2) and any other provisions of this chapter, the provisions of this Section 295-71(B)(2) shall control and shall supersede such inconsistent provisions.

SECTION 10: Section 295-86 of the Zoning Code is hereby amended by removing this section in its entirety and inserting text, as follows:

§ 295-86. Board of Appeals and Planning Board authorization. Subject to the provisions of this article and other provisions of this chapter, and except as otherwise provided by this chapter, the Board of Appeals and the Planning Board, where indicated in this Chapter, may issue a special use permit for any use requiring such a permit. All such uses are declared to possess characteristics of such unique and special forms that each application for a special use permit shall be considered as an individual case.

SECTION 11: Section 295-90 of the Zoning Code is hereby amended by removing this section in its entirety and inserting text, as follows:

§295-90. For Zoning Board of Appeals special permits, within 45 days after the referral of the application for a special use permit (unless extended with the consent of the applicant), the Planning Board shall transmit to the Board of Appeals an advisory report setting forth the Planning Board's recommendations with respect to the application.

SECTION 12: Section 295-91 of the Zoning Code is hereby amended by removing this section in its entirety and inserting text, as follows:

§295-91. Action of Board of Appeals or Planning Board; disapproval by County Planning Board.

A. The Zoning Board of Appeals or the Planning Board shall conduct a public hearing on the proposed application within 62 days after the application is received by the Building Inspector. The hearing shall be held upon the same notice as that required for a zoning variance.

B. The Board of Appeals or the Planning Board shall decide upon the application within 62 days after the final hearing on the application. The time within which the Board of Appeals or the Planning Board must render its decision may be extended by mutual consent of the applicant and the Board.

C. The Board of Appeals or the Planning Board shall issue the special use permit if it finds that all requirements of this chapter have been met, in particular, without limitation, the requirements of Article IX with respect to principal uses requiring special use permits and § 295-87 above. The Board of Appeals or the Planning Board shall deny any application that, in the judgment of the Board, does not meet the requirements of this chapter.

D. If the County Planning Board, in appearing before the Board of Appeals or the Planning Board at the public hearing, disapproves of the issuance of the special use permit or recommends changes or modifications thereof, then the permit shall not be issued without the adoption of a resolution by the Board of Appeals or the Planning Board setting forth specifics as to why it disagrees with the County Planning Board recommendation.

E. The decision of the Zoning Board of Appeals or the Planning Board on the special use permit application shall be filed in the office of the Village Clerk within five business days after the day the decision is rendered, and a copy of the decision shall be mailed to the applicant.

SECTION 13: Section 295-92 of the Zoning Code is hereby amended by removing this section in its entirety and inserting text, as follows:

§295-92. In issuing a special use permit, the Board of Appeals or Planning Board may impose any conditions that it deems necessary to accomplish the reasonable application of the standards set forth in § 295-87, and to assure conformity with all other requirements of the law, including this chapter. Such conditions may include, without limitation, a requirement that the special use permit be periodically renewed or that it terminate at the end of a stated period.

SECTION 14: Section 295-97 of the Zoning Code is hereby amended by removing this section in its entirety and inserting text, as follows:

§295-97. In considering any application for a special use permit, the Board of Appeals or Planning Board shall comply with the provisions of the State Environmental Quality Review Act and its implementing regulations.

SECTION 15: Section 295-103(B)(4) of the Zoning Code is hereby amended by removing this section in its entirety and inserting text, as follows:

§295-103.B(4). The Planning Board shall have the power to review and approve, approve with conditions or disapprove applications for special permits in accordance with § 295-86, or for personal wireless service facilities in accordance with § 295-85 of this chapter.

SECTION 16: SEVERABILITY
The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of

any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.

SECTION 17: EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.