Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Multi-Family Residence/Office (MR-O) Zoning Amendment		
Project Location (describe, and attach a general location map): The location is the MR-O zoning district, which straddles Warburton Avenue from just south of Washington Street in the north to Nodine Street in the south.		
Brief Description of Proposed Action (include purpose or need): The proposed zoning amendment adds a floor area ratio (FAR) zoning requirement to the MR-O district, which links the development potential of a property to its physical size. This zoning tool represents an equitable method to ensure appropriately scaled development while simultaneously preserving the character of the Village and viewsheds through flexible yard and height regulations.		
Name of Applicant/Sponsor: Village of Hastings-On-Hudson	Telephone:914-478-3400 E-Mail:	
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): Mary Beth Murphy, Village Manager	Telephone:914-478-3400 E-Mail:Villagemanager@hastingsgov.org	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Various	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Village Board - Zoning Text Amendment	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Bard - Referral	
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Planning Board - 239m Referral	
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? ☐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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
MR-O

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services

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

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

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

d. What parks serve the project site?
Riverview Park, Draper Park, Fulton Park

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)? Multi-Family Residential, Office, Commercial

b. a. Total acreage of the site of the proposed action? ~ 6.0 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion:_____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

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

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

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

If Yes:

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

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

If Yes:

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

_____

_____

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

If Yes:

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

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

_____

_____

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

_____

_____

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

If Yes:

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

_____ 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 the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

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

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within 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 the 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 the 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 the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	~ 5.5 acres	No Change	No Change
• 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: Yards	~ 0.5 acres	No Change	No Change

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:

Farragut Middle School, Hastings High School

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): 360015, 360015A, V00728, 360022, 360170, 546031

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? 0 - 6' feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 5%

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

RhE	50%
UvC	50%
	%

d. What is the average depth to the water table on the project site? Average: 20 feet

e. Drainage status of project site soils:

☑ Well Drained:	75% of site
☑ Moderately Well Drained:	25% of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	30 % of site
☑ 10-15%:	55 % of site
☑ 15% or greater:	15 % 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

If Yes:

i. Species and listing (endangered or threatened): _____

Atlantic Sturgeon, Shortnose Sturgeon

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

If Yes:

i. Species and listing: _____

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: Hudson River, County & State Park Lands

ii. Basis for designation: Exceptional or unique character

iii. Designating agency and date: Agency:Westchester County, Date:1-31-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Draper, John W., House, Cropsey, Jasper F., House and Studio, Old Croton Aqueduct

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: Hudson River

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Area of Statewide Significance

iii. Distance between project and resource: <1 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.

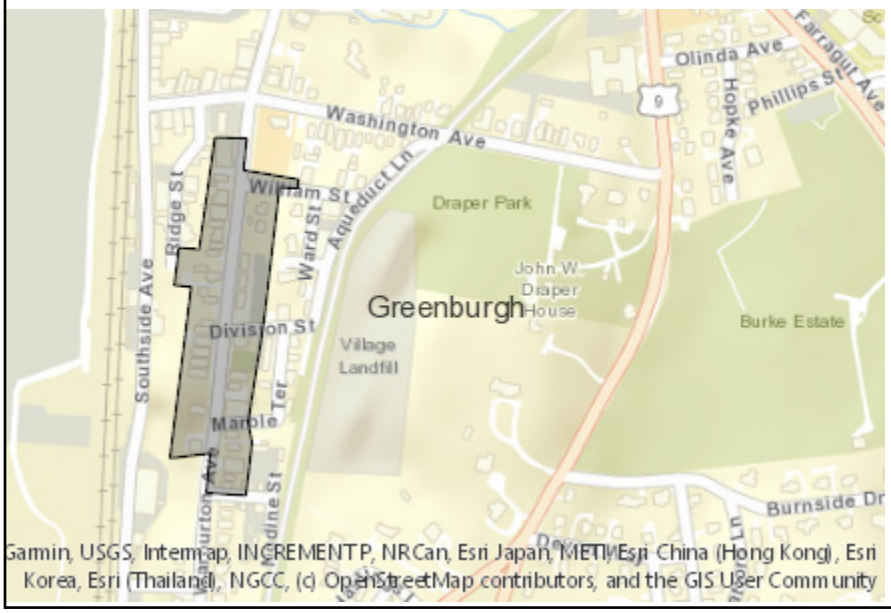
Applicant/Sponsor Name Villahe of Hastings-On-Hudson Date June 2021

Signature Title

PRINT FORM

EAF Mapper Summary Report

Monday, June 28, 2021 9:59 AM



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

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360015, 360015A, V00728, 360022, 360170, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River, County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Draper, John W., House, Cropsey, Jasper F., House and Studio, Old Croton Aqueduct
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form Supplement

The proposed amendments to the Multi-Family Residence/Office (MR-O) zoning district derived from a recommendation in the Comprehensive Plan process which recognized that the district is a predominantly a low to medium density residential area with limited commercial uses, where the existing zoning does not accurately align with the physical characteristics of the majority of the properties. The intent is also to make the zoning more closely align with existing development to reduce the extent of non-conformities, and to better relate development potential to lot size.

To ensure equitable development opportunities for all property in the MR-O district, the proposed amendments adjust the existing zoning parameters to precisely relate to each parcels physical size. The primary zoning tool selected to achieve this goal is Floor Area Ratio (FAR).

1. Zoning and Land Use:

   The MR-O district covers approximately 6.5 acres and consists of 42 parcels (38 privately owned) containing 158 dwelling units. The district is located on both sides of Warburton Avenue from just south of Washington Avenue below Straub's Auto Repair to just north of Nodine Street (Figure 1). The district is uniformly designated, with the exception of small vest-pocket park located between Division Street and Marble Terrace which is zoned PR (Figure 2).

   Land use within the district predominantly consists of two, three and multi-family dwellings, with a few first-floor commercial uses, and several single-family residences (Figure 3).

   The primary issues that impede the appropriate development within the MR-O district include:

   - The existing 8' side yard setback prohibits the construction of realistically feasible buildings on lots from 25' to 35' in width.

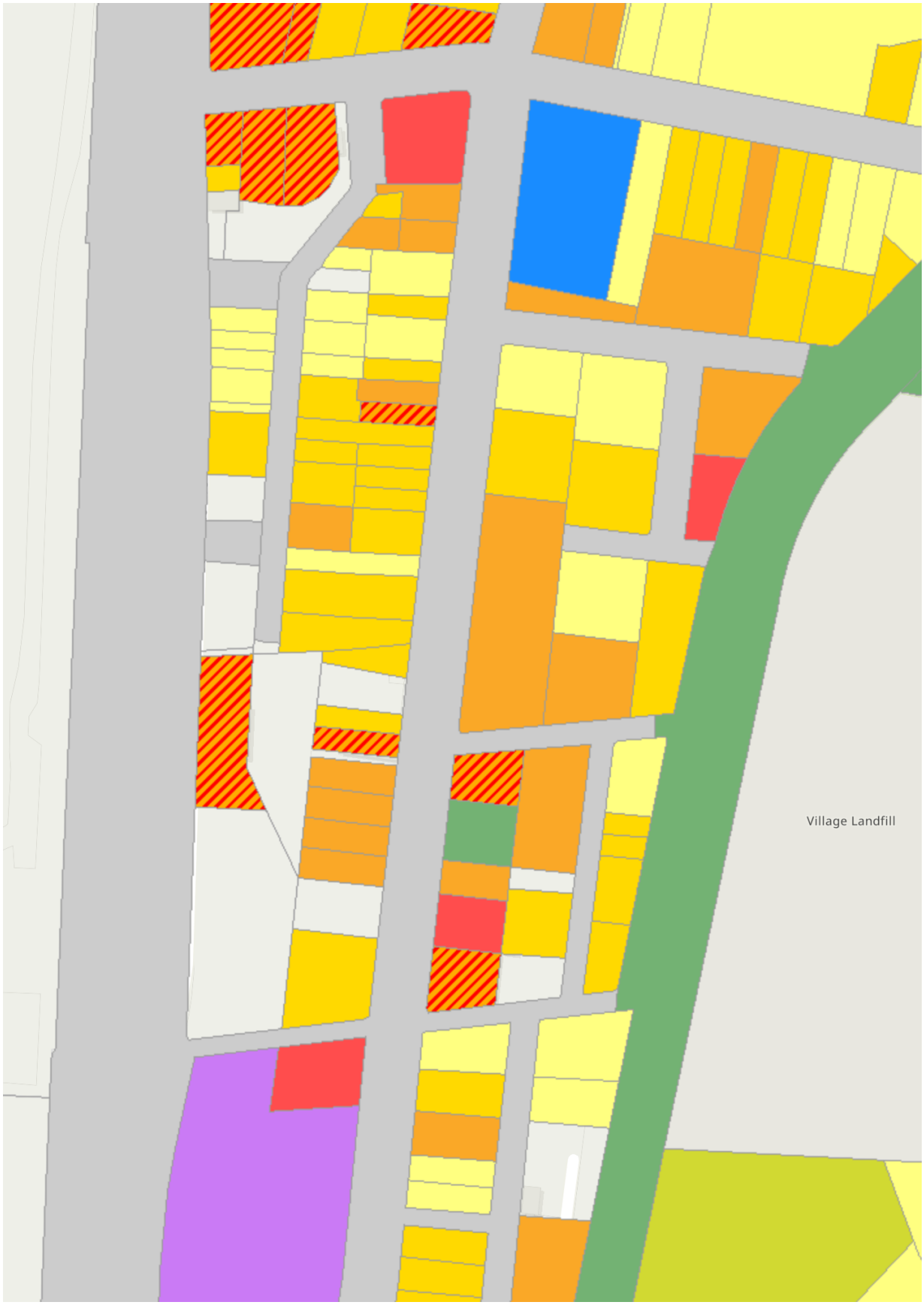
   - 18 of the 42 lots do not comply with the minimum lot size requirement of 3,500 square feet (43%).

   - The majority of the lots do not comply with the applicable front and side yard setbacks.

Figure 1
MR-O Project Area

Figure 2
Existing Zoning

Figure 3
Existing Land Use



- The rear year setback of 15’ for lots up to 5,000 square feet with two residential units is substandard for residential use.

- Due to the differing rear yard requirements, a 3-unit residential building on a 6,500 square foot lot can only achieve a floor area approximately equal to that of a 2 unit building on a 5,000 square foot lot.

- Pegging the number of residential units to lot area in 1,500 square foot increments rules out smaller units that may be desirable in the Village.

- Understanding that the provision of affordable housing is a goal in the Village, capping residential development at 3 units per building, with 8 units maximum with a special permit, is contrary to the Village’s goals.

- Understanding that larger floor plates are desirable for commercial uses, the 30’ rear yard setback is not optimal.

- Two sets of bulk regulations, one for lots up to 5,000 square feet and the other for lots over 5,000 square feet does not support the stated intent of the district and leads to inequities in the maximum permitted floor area.

- Figure 4 Illustrates the various zoning non-conformities of the parcels in the district.

The proposed amendments to the MR-O district include:

a) The implementation of a district wide maximum FAR of 1.37 for all development.

b) Maintaining the 10’ minimum front-yard setback.

c) Modification of the side yard requirements and introduce a sliding scale as follows:
   - Lots 25’-29’ in width: 3’one side, 6’ total
   - Lots 30’-39’ in width: 3’ one side, 9’ total
   - Lots 40’-49’ in width: 3’one side, 12 total
   - Lots 50’-59’ in width: 3’one side, 16’ total
   - Lots 60’-69’ in width: 3’ one side, 20’total
   - Lots 70’-79’ in width: 3’ one side, 24’ total

- Lots 80' and above: 3' one side, 30' total.

d) Limit commercial use to ground floor and allow for a minimum rear yard of 15' for that portion of the building.

e) For all residential uses, require a minimum rear yard of 20'.

f) Abandon "Buildings and Structures" definition and use "Building Coverage" and "Development Coverage" definitions. Limit building coverage to 55% and development coverage to 70%.

g) Maximum height: 3 stories and 35' in height for all uses.

h) Eliminate the provision linking the number of residential units to lot size. Utilize the FAR to determine the unit count and size with a minimum unit size of 500 sf, eliminating special permit requirements.

i) Change minimum lot size from 3,500 sf to 2,500 sf.

j) Change off-street parking requirements for this MR-O District to 0.8 spaces/unit, and eliminate off-street parking requirements for lots less than 40' in width.

The proposed zoning amendments will allow for appropriately scaled development to occur, without the need for excessive variances. The scope, scale and intensity of development permissible under the modified zoning will be entirely consistent with the character of the surrounding neighborhood, because the modifications were derived from the existing conditions of the area.

It is anticipated that the mix of land uses would remain unchanged as a result of the proposed amendments, with the area continuing to support predominantly multi-family buildings with some supportive commercial uses in ground floor spaces.

2. Transportation and Parking

A fundamental principal underling the MR-O district is the nexus of the area with public transit opportunities and proximity to the downtown. Transit oriented areas require fewer parking spaces because of the proximity to transit, and because

evidence has documented that a major factor attracting individuals to these areas is the recognition that multiple private passenger vehicles are not necessary.

Often, transit-oriented zoning entirely eliminates the need to provide parking. While the MR-O district is indeed geographically transit oriented, it is recognized that particularly for larger developments with multiple dwelling units, some parking will be necessary.

Currently, the off-street parking requirements of §295-36 apply in the MR-O district. For multi-family use, the requirement is:

- 1 ¼ space per studio unit
- 1 ½ space per one-bedroom unit
- 1 ¾ space per two-bedroom unit
- 2 spaces per two or more-bedroom unit

These parking ratios have rarely been achieved in the MR-O district. The proposed amendment would require 0.8 spaces for a residential use on a parcel in excess to 40' in width. No residential parking would be required on a parcel less than 40' in width. This reflects the very limited development potential of these smaller lots.

Warburton Avenue is an arterial roadway which serves north-south traffic volumes and bypass traffic from Broadway (NYS Route 9). It supports one northbound and one southbound travel lane, with on-street parking on both sides of the roadway. Planning studies have determined that the roadway operates acceptably, with no major impediments to traffic flows within the MR-O district area. Given the transit-oriented nature of the area, traffic generated by new development would be proportionally reduced, but in any event, would not result in significant adverse impacts. This is particularly so because the redevelopment that would occur would be of a small scale, and introduced incrementally over time.

3. Community Services

The MR-O district is essentially fully built-out. Redevelopment opportunities may result from the proposed zoning amendments, however new development would replace existing development, so it is anticipated that there would not be a significant increase (if any) on the demand for community services, such as police, fire, or EMS.

4. Fiscal Impacts

Zoning that fails to align with the physical characteristics of properties, inhibits the investment in real property. Property owners are often reluctant to improve their buildings for fear of triggering zoning compliance issues, or affecting preexisting nonconforming conditions. When improvements are undertaken, they often occur without first obtaining the necessary permits, raising public safety concerns.

The proposed amendments will allow for properly sized and contextual redevelopment and improvements to be undertaken – that would comply with the new MR-O zoning provisions. This will in turn result in increases in the assessed value of property and a corresponding increase in revenues for all taxing jurisdictions. It is anticipated that the proposed amendments will result in net positive fiscal benefits.

5. Aesthetic and Viewshed Impacts

The proximity of the MR-O district to the view corridor along the Hudson River is a sensitive concern. Preserving views of the River and Palisades is an important goal of the Village. The entire MR-O district is also within the View Preservation District.

Currently, the MR-O district permits a maximum building height of a multi-family building to be 40 feet and no more than 3 stories.

The proposed amendments would reduce the overall building height from 40 feet to 35 feet, while maintaining the 3-story limit.

The modified dimensional provisions have been designed to ensure reasonable compliance with the zoning regulations, rather than the approvals dependent upon haphazard Zoning Board decisions. Relying upon an enforceable set of realistic regulations will allow for better compliance, which in turn will protect views.

The proposed zoning amendments were carefully crafted to specifically relate to the physical characteristics of the surrounding neighborhood, and existing building stock. As a result, redevelopment under the proposed zoning will more appropriately relate to surrounding properties, thus maintaining the unique visual, aesthetic and architectural character of the area.

No significant adverse impacts associated with views and aesthetics are anticipated.

6. Site Development Impacts

   The MR-O district is currently essentially fully built-out. In fact, as documented on Figure 4 the area is actually over-built.

   Redevelopment under the proposed zoning would involve replacing existing buildings and associated improvements with new development. No significant undeveloped areas would become newly eligible to support development. All redevelopment would be required to comply with all applicable codes, regulations and statutes. As a result, it can be concluded that the proposed zoning amendments would not result in any significant new site development impacts.

7. Growth Inducement:

   The proposed zoning amendments would allow for redevelopment to occur within the MR-O district. As documented in Figure 5, the area currently supports 158 dwelling units. If every property in the district were redeveloped, the potential for 92 additional dwelling units exists.

   It would be highly unlikely that all of the properties in the district would be redeveloped, and certainly not all simultaneously. However, it is fair to conclude that some level of additional development would take place.

Figure 4
Zoning Compliance

MR-O ZONING DISTRICT LOT ANALYSIS

RED = LOT DOES NOT COMPLY WITH ALLOWED UNIT COUNT UNDER CURRENT ZONING

	Parcel ID	Address (Warburton)	Width	Land	Building	Units	Average Unit Size	FAR	
1	4.70-52-27	467	39.5	3049	5760	5	1152	1.89	
2	4.70-52-26	463	39.5	2614	5760	5	1152	2.20	
3	4.70-52-25	461	50	4792	2522	2	1261	0.53	2-Family
4	4.70-53-12	460	32.9	4792	4144	4	1036	0.86	
5	4.70-52-24	457	25	2178	2988	3	996	1.37	3-Family
6	4.70-52-23	453	50	4356	1485	1	1485	0.34	1-Family
7	4.70-52-22	451	25	2178	3564	4	891	1.64	
8	4.70-54-4	450	75	7405	2512	1	2512	0.34	1-Family
9	4.70-52-21	449	25	2178	4879	7	697	2.24	
10	4.70-52-20	447	25	2178	2500	2	1250	1.15	
11	4.70-54-5.1	446	100	10019	2080	2	1040	0.21	2-Family
12	4.70-52-19	445	25	3920	2703	3	901	0.69	3-Family
13	4.70-52-18	443	25	2178	1316	1	1316	0.60	1-Family
14	4.70-52-17	441	25	2178	1703	2	851.5	0.78	2-Family
15	4.70-52-16	439	25	2178	2820	3	940	1.29	3-Family
16	4.70-52-15	437	50	3920	3018	3	1006	0.77	3-Family
17	4.70-52-14	433	25	3920	3840	2	1920	0.98	CONDO
18	4.70-52-13	431	50	7405	2348	3	783	0.32	3-Family
19	4.70-52-12	427	30.7	4792	1404	2	702	0.29	2-Family
20	4.70-52-11	425	34.8	1742	2861	3	954	1.64	3-Family
21	4.70-54-8	422	282	27443	9800	16	613	0.36	
22	4.70-52-9	419	25	2614	2772	4	693	1.06	
23	4.70-52-8	417	25	4792	4575	5	915	0.95	
24	4.70-56-5	416	50	6534	4845	8	606	0.74	
25	4.70-52-6	415	34.8	3049	5684	8	711	1.86	
26	4.70-52-5	411	34.7	3049	4960	8	620	1.63	
27	4.70-52-4	407	35.3	3485	4804	8	601	1.38	
28	4.70-56-7	406	40	5227	5264	8	658	1.01	
29	4.70-52-3	405	35.3	3485	5308	8	664	1.52	
30	4.70-56-8	402	60	4792	1920	1	1920	0.40	
31	4.70-56-9	400	78.6	6098	7085	4	1248	1.16	CONDO
32	4.70-52-1	395	93	9148	5248	4	1312	0.57	
33	4.100-94-10	390	44.28	10890	1554	1	1554	0.14	1-Family
34	4.100-94-11	388	50	4792	2799	3	933	0.58	3-Family
35	4.100-93-13	385	80	7841	8724	4	2181	1.11	
36	4.100-94-12	384	50	5227	8184	10	818	1.57	
37	4.70-52-10	0	42.2	6098	0	0	0	0.00	LAND
38	4.70-52-2	0	60	6098	0	0	0	0.00	LAND
				198,634	**143,733**	**158**	**910**		

Figure 5
Build-Out Potential

MR-O ZONING DISTRICT

LOT & UNIT ANALYSIS

							CURRENT		NON-COMPLIANT ALTERATIONS ONLY	NEW CONSTRUCTION	
	Parcel ID	Address (Warburton)	Width (feet)	Land (sf)	Building Area (sf)	Existing Units	Units Currently Permitted	Total Existing Non-Compliant Units	Non-Compliant Units Under Proposed Regulations	Proposed Units Allowed	DELTA Current
											1000 = DUF
1	4.70-52-27	467	39.5	3049	5760	5	1	(4)	(1)	4	(1)
2	4.70-52-26	463	39.5	2614	5760	5	1	(4)	(2)	3	(2)
3	4.70-52-25	461	50	4792	2522	2	1	(1)	0	6	4
4	4.70-53-12	460	32.9	4792	4144	4	1	(3)	0	6	2
5	4.70-52-24	457	25	2178	2988	3	1	(2)	(1)	2	(1)
6	4.70-52-23	453	50	4356	1485	1	1	0	0	5	4
7	4.70-52-22	451	25	2178	3564	4	1	(3)	(2)	2	(2)
8	4.70-54-4	450	75	7405	2512	1	3	0	0	10	9
9	4.70-52-21	449	25	2178	4879	7	1	(6)	(5)	2	(5)
10	4.70-52-20	447	25	2178	2500	2	1	(1)	0	2	0
11	4.70-54-5.1	446	100	10019	2080	2	5	0	0	13	11
12	4.70-52-19	445	25	3920	2703	3	1	(2)	0	5	2
13	4.70-52-18	443	25	2178	1316	1	0	(1)	0	2	1
14	4.70-52-17	441	25	2178	1703	2	1	(1)	0	2	0
15	4.70-52-16	439	25	2178	2820	3	1	(2)	(1)	2	(1)
16	4.70-52-15	437	50	3920	3018	3	1	(2)	0	5	2
17	4.70-52-14	433	25	3920	3840	2	1	(1)	0	5	3
18	4.70-52-13	431	50	7405	2348	3	3	0	0	10	7
19	4.70-52-12	427	30.7	4792	1404	2	1	(1)	0	6	4
20	4.70-52-11	425	34.8	1742	2861	3	1	(2)	(1)	2	(1)
21	4.70-54-8	422	282	27443	9800	16	16	0	0	37	21
22	4.70-52-9	419	25	2614	2772	4	1	(3)	(1)	3	(1)
23	4.70-52-8	417	25	4792	4575	5	1	(4)	0	6	1
24	4.70-56-5	416	50	6534	4845	8	3	(5)	0	8	0
25	4.70-52-6	415	34.8	3049	5684	8	1	(7)	(4)	4	(4)
26	4.70-52-5	411	34.7	3049	4960	8	1	(7)	(4)	4	(4)
27	4.70-52-4	407	35.3	3485	4804	8	1	(7)	(4)	4	(4)
28	4.70-56-7	406	40	5227	5264	8	1	(7)	(1)	7	(1)
29	4.70-52-3	405	35.3	3485	5308	8	1	(7)	(4)	4	(4)
30	4.70-56-8	402	60	4792	1920	1	1	0	0	6	5
31	4.70-56-9	400	78.6	6098	7085	4	2	(2)	0	8	4
32	4.70-52-1	395	93	9148	5248	4	4	0	0	12	8
33	4.100-94-10	390	44.28	10890	1554	1	1	0	0	14	13
34	4.100-94-11	388	50	4792	2799	3	1	(2)	0	6	3
35	4.100-93-13	385	80	7841	8724	4	3	(1)	0	10	6
36	4.100-94-12	384	50	5227	8184	10	2	(8)	(3)	7	(3)
37	4.70-52-10	0	42.2	6098	0	0	1	0	0	8	8
38	4.70-52-2	0	60	6098	0	0	2	0	0	8	8
				198,634	**143,733**	**158**	**70**	**(96)**	**(34)**	**250**	**92**