



MEMORANDUM

To: Mayor Armacost and Members of the Village Board of Trustees
From: Patrick Cleary, AICP, CEP, PP, LEED AP
Date: April 27, 2023
Re: Electric Owl Studios - Graham-Windham School Site -Initial SEQR Documentation Review

Electric Owl Studios has filed a petition to modify the Village's zoning to allow for the development of a "Multi-Media Production Studio" on a 17.47-acre portion of the 23.97-acre Graham-Windham School campus property. On February 7, 2023, the Board of Trustees declared its intent to serve as Lead Agency pursuant to the requirements of SEQR. No objections to this designation were received, and on March 21, 2023, the Board of Trustees confirmed its Lead Agency status.

As Lead Agency, the Board of Trustees now must now adopt a Determination of Significance based on the materials submitted by the application. The Board has two options; the adoption of a Negative Declaration which finds that the proposed action will not result in any significant adverse impacts; or a Positive Declaration which finds that the proposed action may result in one or more potentially significant adverse impacts, and as such requires the preparation of a full Environmental Impact Statement.

This memorandum has been prepared to assist the Board by reviewing and evaluating the materials submitted to-date by the applicant, to determine if they are technically adequate and to establish any gaps in the documentation submitted. Also, any additional technical consultants that will be necessary to support the review of the proposed action will also be identified.

I. SUMMARY OFF ADDITIONAL DOCUMENTATION REQUIRED

Based on the review of the materials submitted by the applicant, utilizing the standard SEQR impact assessment format established in Part 2 of the Environmental Assessment Form (summarized in more detail below in Section II of this memorandum), the following additional documentation is required:

1. **Village** - Review of proposed grading plan by Village Consulting Engineer to establish magnitude of grading impacts.
2. **Village** - Review of required excavation by Village Consulting Engineer to establish magnitude of exporting 38,483 cubic yards of material.

3. **Applicant** - Submission of Construction Management Plan and Construction Traffic Control Plan.
4. **Applicant** - Submission of Erosion and Sediment Control Plan. Once submitted, review by the Village Consulting Engineer to establish magnitude of stormwater impacts.
5. **Village** - Confirmation of projected water demand and sewage generation by Village Consulting Engineer.
6. **Applicant** - Submission of “Will Serve” letter from United Water New Rochelle.
7. **Applicant** - Clarification of inconsistency regarding water district expansion.
8. **Applicant** - Submission of Preliminary Stormwater Management Plan and Preliminary SWPPP. Once submitted, review by the Village Consulting Engineer to establish magnitude of stormwater impacts.
9. **Applicant** - On-site habitat investigation for Monarch Butterfly habitat. May require independent review by Wildlife Biologist retained by the Village.
10. **Applicant** - Submission of EAF Visual Addendum and Visual Impact Assessment, addressing in particular views from Broadway, 1 David’s Lane, the Lenoir Preserve, Riverpointe townhouses, and the Croton Aqueduct.
11. **Applicant** - Submit Historical Perspectives report to SHPO if not already submitted and NY Office of Parks, Recreation and Historic Preservation “OPRHP” to establish magnitude of impacts and obtain clearance from these agencies.
12. **Applicant** - Submission of Critical Environmental Area (CEA) impact assessment.
13. **Village** - Review of Traffic Study by independent Traffic Consultant retained by the Village.
14. **Applicant** - Submission of projected electric demand and “Will Serve” letter from Con Ed.
15. **Applicant** - Submission of Excavation Work Plan and Blasting Plan (if required).
16. **Applicant** - Submission of Site Lighting Photometric Plan.
17. **Applicant** - Submission of “Operational Plan” for studio operations.

To fully support the Lead Agency’s decision-making process, technical assistance will be required from the Village attorney and consulting planner and engineer, and special consulting services will be required from a traffic consultant, and possibly a wildlife biologist due to the potential for the presence of the Monarch Butterfly on the site.

II. ASSESSMENT OF POTENTIAL IMPACTS

- 1. Impact on Land** - Proposed action may involve construction on, or physical alteration of the land surface of the proposed site.

Impact	Documentation	Impact	Mitigation
The proposed action may involve construction on land where depth to water table is less than 3'	EAF - Water table is >6.5'.	No	N/A
The proposed action may involve construction on slopes of 15% or greater.	EAF - 74% of the site exhibits slopes in excess of 15%. Grading Plan - 16.3 acres of disturbance, 47,669 cy cut, 9,185 cy fill (38,483 cy net cut). 2,890 linear feet of retaining walls	Yes	Requires Steep Slope Permit per Chapter 249. Justification of proposed grading plan required from applicant. Engineering consultant review required.
The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	EAF - Depth to bedrock is >6.5'	No	N/A
The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	EAF - 38,483 cy of excavation and removal of material	Yes	Requires Excavation Work Plan, and Blasting Plan (if required). Must quantify number of truck trips required to remove material. Engineering consultant review required.
The proposed action may involve construction that continues for more than one year or in multiple phases.	EAF - Construction to occur in one phase, over 18 months	Yes	Requires Construction Management Plan, Traffic Control Plan (as part of Building Permit)
The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	EAF - 22 acres of disturbance proposed, including disturbances to steep slopes. High erosion potential.	Yes	Requires Steep Slope Permit per Chapter 249. Requires Soil Erosion & Sediment Control Plan (not submitted). Engineering consultant review required.
The proposed action is, or may be, located within a Coastal Erosion Hazard Area	EAF - Site is not within a Coastal Erosion Hazard Area	No	NA

- 2. Impact on Geologic Features** - The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves).

Impact	Documentation	Impact	Mitigation
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The proposed action may impact unique or unusual land forms	EAF - None on the site	No	N/A
The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.	EAF - None on the site	No	N/A

3. Impacts on Surface Water - The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes).

Impact	Documentation	Impact	Mitigation
The proposed action may create a new water body	EAF - None proposed	No	N/A
The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	EAF - None proposed	No	N/A
The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	EAF - None proposed	No	N/A
The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	EAF - None proposed	No	N/A
The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	EAF - None proposed	No	N/A
The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	EAF - None proposed	No	N/A
The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	EAF - None proposed	No	N/A
The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	EAF - 22 acres of disturbance proposed, including disturbances to steep slopes. High erosion potential.	Yes	Requires Steep Slope Permit per Chapter 249. Requires Soil Erosion & Sediment Control Plan (not submitted). Engineering consultant review required.
The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	EAF - None proposed	No	N/A
The proposed action may involve the application of	EAF - None proposed	No	N/A

pesticides or herbicides in or around any water body.			
The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	EAF - None proposed	No	N/A

4. Impact on Groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

Impact	Documentation	Impact	Mitigation
The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	EAF - Additional water demand of 900 gpd.	Yes	This number appears low. Engineering consultant review required.
Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.	EAF - Supply from United Water New Rochelle - West. Verify that water is not provided from City of Yonkers.	Yes	A "Will Serve" letter is required from the water company.
The proposed action may allow or result in residential uses in areas without water and sewer services.	EAF - None proposed	No	N/A
The proposed action may include or require wastewater discharged to groundwater.	EAF - 900 gpd	Yes	This number appears low. Engineering consultant review required.
The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	EAF - Indicates that the site is not within the water district, but that an expansion of the district is <u>not</u> required. This requires clarification. The EAF also indicates that existing water lines <u>do not</u> serve the project site, but water line extension are not required. This requires clarification.	Yes	The EAF is inconsistent regarding the need to expand the water district and the water lines. Engineering consultant review required.
The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	EAF - None proposed	No	N/A
The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	EAF - None proposed	No	N/A

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

Impact	Documentation	Impact	Mitigation
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The proposed action may result in development in a designated floodway.	EAF - None on site	No	N/A
The proposed action may result in development within a 100 year floodplain.	EAF - None on site	No	N/A
The proposed action may result in development within a 500 year floodplain.	EAF - None on site	No	N/A
The proposed action may result in, or require, modification of existing drainage patterns.	EAF and Site Plan - 16 acres of impervious surfaces proposed. No stormwater facilities currently exist on the site.	Yes	Stormwater Management Plan, SWPPP per Chapter 250 - Stormwater Management, Erosion and Water Pollution Control (not submitted). Engineering consultant review required.
The proposed action may change flood water flows that contribute to flooding.	EAF and Schematic Site Plan - 16 acres of impervious surfaces proposed. No stormwater facilities currently exist on the site.	Yes	Stormwater Management Plan, SWPPP per Chapter 250 - Stormwater Management, Erosion and Water Pollution Control (not submitted). Engineering consultant review required.
If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	EAF - None on site.	No	N/A

6. Impacts on Air

The proposed action may include a state regulated air emission source.

Impact	Documentation	Impact	Mitigation
Does proposed action requires federal or state air emission permits	EAF - Not required	No	N/A
The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	EAF - No	No	N/A
The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU=s per hour.	EAF - No	No	N/A

The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	EAF - No	No	N/A
The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	EAF - No	No	N/A

7. Impacts on Plants and Animals

The proposed action may result in a loss of flora or fauna.

Impact	Documentation	Impact	Mitigation
The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	EAF - Monarch Butterfly (candidate for listing)	Yes	On-site habitat investigation required. Wildlife Biologist review required.
The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	EAF - Monarch Butterfly (candidate for listing). Elimination of 16.42 acres of potential habitat proposed.	Yes	On-site habitat investigation required. Wildlife Biologist review required.
The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	EAF - None on site	No	N/A
The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	EAF - None on site	No	N/A
The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	EAF - None on site	No	N/A
The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.	EAF - None on site	No	N/A
The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the	EAF - Typical suburban species	No	N/A

predominant species that occupy or use the project site.			
The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.	EAF - No - Loss of 1 acre of forest and +.68 acres of landscaping/lawn	No	N/A
Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	EAF - None proposed	No	N/A

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources.

Impact	Documentation	Impact	Mitigation
The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	EAF - No	No	N/A
The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	EAF - No	No	N/A
The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	EAF - No	No	N/A
The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	EAF - No	No	N/A
The proposed action may disrupt or prevent installation of an agricultural land management system.	EAF - No	No	N/A
The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	EAF - No	No	N/A
The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	EAF - No	No	N/A

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.

Impact	Documentation	Impact	Mitigation
Proposed action may be visible from any officially designated	EAF - Yes - Bronx River Parkway, Palisades	Yes	EAF Visual Addendum required. Visual Impact

federal, state, or local scenic or aesthetic resource.	Interstate Parkway, Lenoir Preserve, Sprain Ridge Park		Assessment required. Viewpoints of concern are Broadway, the Riveredge and Riverpoint developments and the Lenoir Preserve.
The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	EAF - Yes - Bronx River Parkway, Palisades Interstate Parkway, Lenoir Preserve, Sprain Ridge Park	Yes	EAF Visual Addendum required. Visual Impact Assessment required. Viewpoints of concern are Broadway, the Riveredge and Riverpoint developments and the Lenoir Preserve.
The proposed action may be visible from publicly accessible vantage points; seasonally (e.g., screened by summer foliage, but visible during other seasons) or year-round	EAF, Schematic Site Plans, Renderings - Yes	Yes	EAF Visual Addendum required. Visual Impact Assessment required. Viewpoints of concern are Broadway, the Riveredge and Riverpoint developments and the Lenoir Preserve.
The situation or activity in which viewers are engaged while viewing the proposed action is; routine travel by residents, including travel to and from work; and/or recreational or tourism-based activities	EAF - Yes	Yes	EAF Visual Addendum required. Visual Impact Assessment required. Viewpoints of concern are Broadway, the Riveredge and Riverpoint developments and the Lenoir Preserve.
The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	EAF - Yes	Yes	EAF Visual Addendum required. Visual Impact Assessment required. Viewpoints of concern are Broadway, the Riveredge and Riverpoint developments and the Lenoir Preserve.
There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	EAF - Yes Lionsgate in Yonkers is 3.3 miles from the site	Yes	EAF Visual Addendum required. Visual Impact Assessment required.

10. Impact on Historic & Archaeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource.

Impact	Documentation	Impact	Mitigation
The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and	EAF - Yes, Old Croton Aqueduct	Yes	The Historic Perspectives report submitted in support of the application does not address the Aqueduct, and must be revised accordingly. Coordination with SHPO and the Old Croton

Historic Preservation to be eligible for listing on the State Register of Historic Places.			Aqueduct State Historic Park required.
The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	EAF - No	No	N/A
The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.	EAF - No	No	N/A

11. Impact on Open Space & Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

Impact	Documentation	Impact	Mitigation
The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	EAF - Yes. 22 acres of disturbance proposed, including disturbances to steep slopes existing drainage patterns and habitat	Yes	Engineering consultant and wildlife biologist reviews required.
The proposed action may result in the loss of a current or future recreational resource.	EAF - No. The site is not a recreational resource	No	N/A
The proposed action may eliminate open space or recreational resource in an area with few such resources.	EAF - Yes - Existing open space will be modified	Yes	EAF Visual Addendum required. Visual Impact Assessment required.
The proposed action may result in loss of an area now used informally by the community as an open space resource.	EAF - Yes - Existing open space will be modified	Yes	EAF Visual Addendum required. Visual Impact Assessment required.

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area.

Impact	Documentation	Impact	Mitigation
The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	EAF - Yes, Hudson River, County and state park Lands	Yes	CEA impact assessment required
The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	EAF - Yes, Hudson River, County and state park Lands	Yes	CEA impact assessment required

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

Impact	Documentation	Impact	Mitigation
Projected traffic increase may exceed capacity of existing road network.	EAF, Traffic Impact Study - No. 81 peak hour trips projected. 3 peak hour truck trips. Acceptable levels-of-service at study area intersections anticipated.	T.B.D.	Traffic study assumptions and site operational characteristics require verification. Review by Village Traffic consultant required.
The proposed action will degrade existing transit access.	EAF, Traffic impact Study - No	No	N/A
The proposed action will degrade existing pedestrian or bicycle accommodations.	EAF, Traffic impact Study - T.B.D.	T.B.D.	Pedestrian and bicycle impacts require further assessment. Review by Village Traffic consultant required.
The proposed action may alter the present pattern of movement of people or goods.	EAF, Traffic impact Study - T.B.D.	T.B.D.	Further assessment required. Review by Village Traffic consultant required.

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

Impact	Documentation	Impact	Mitigation
The proposed action will require a new, or an upgrade to an existing, substation.	EAF - Yes, however did not specify the estimated annual electric demand, as required. Notes proposal solar panels will reduce energy demand. Details not provided.	T.B.D.	Electric demand estimate required. Con Ed "Will Serve" letter required.
The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	EAF - Yes, commercial use service	T.B.D.	Electric demand estimate required. Con Ed "Will Serve" letter required.
The proposed action may utilize more than 2,500 MWhrs per year of electricity.	EAF - Yes, however did not specify the estimated annual electric demand, as required.	T.B.D.	Electric demand estimate required. Con Ed "Will Serve" letter required.
The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	EAF - yes, 300,000 square feet of building area proposed.	Yes	Electric demand estimate required. Con Ed "Will Serve" letter required.

15. Impact on Noise, Odor & Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

Impact	Documentation	Impact	Mitigation
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The proposed action may produce sound above noise levels established by local regulation.	EAF, Sound Study - No	No	Sound stages and mill buildings are acoustically insulated.
The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	EAF - Yes, site is within 1,500' of Little Leaf Pre-School at Andrus-On-Hudson, John Andrus memorial Home, Andrus-Yonkers Campus, Hudson Lab School, Graham Windham School	Yes	Construction activities, which may also involve blasting will result in short-term noise impacts. Requires Excavation Work Plan, and Blasting Plan (if required) and Construction Management Plan.
The proposed action may result in routine odors for more than one hour per day.	EAF - No	No	N/A
The proposed action may result in light shining onto adjoining properties.	EAF - No	T.B.D.	Requires Lighting Plan. EAF indicates interior lighting used during filming will not escape the confines of the buildings.
The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	EAF - No	T.B.D.	Requires Lighting Plan.

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

Impact	Documentation	Impact	Mitigation
The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	EAF - Yes, site is within 1,500' of Little Leaf Pre-School at Andrus-On-Hudson, John Andrus memorial Home, Andrus-Yonkers Campus, Hudson Lab School, Graham Windham School	Yes	Operational aspects of the use of the site may require restrictions or limitation. T.B.D. during site plan review.
The site of the proposed action is currently undergoing remediation.	EAF - No	No	N/A
There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	EAF - No	No	N/A
The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	EAF - No	No	N/A
The proposed action may affect institutional control measures that were put in place to ensure	EAF - No	No	N/A

that the site remains protective of the environment and human health.			
The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	EAF - No	No	N/A
The proposed action involves construction or modification of a solid waste management facility.	EAF - No	No	N/A
The proposed action may result in the unearthing of solid or hazardous waste.	EAF - No	No	N/A
The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	EAF - Yes, 0.39 tons per week, to be removed by private carters	Yes	To be addressed during site plan review.
The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	EAF - No	No	N/A
The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	EAF - No	No	N/A
The proposed action may result in the release of contaminated leachate from the project site.	EAF - No	No	N/A

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

Impact	Documentation	Impact	Mitigation
The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	EAF, Yes, the sound stage buildings and parking deck represent structures that are new and unique to the campus.	Yes	EAF Visual Addendum required. Visual Impact Assessment required. Building location, orientation, screening and landscaping to be addressed during site plan review. Architectural Review Board to review proposed architecture.
The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	EAF- No	No	N/A
The proposed action is inconsistent with local land use plans or zoning regulations.	Zoning Petition - Yes, new zoning is proposed	Yes	Village Board review of zoning petition required.

The proposed action is inconsistent with any County plans, or other regional land use plans.	Zoning Petition - No, although this use was generally never anticipated in any regional planning initiatives	No	N/A
The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	EAF	T.B.D.	As noted above, the adequacy of the infrastructure supporting the site must be evaluated. Engineering consultant review required.
The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	EAF	T.B.D.	As noted above, the adequacy of the infrastructure supporting the site must be evaluated. Engineering consultant review required.
The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	EAF	T.B.D.	Secondary impact analysis required (support services, demand for independent contractors, increased demand on local retail, service and restaurants, etc.)

18. **Consistency with Community Character**

The proposed action inconsistent with the existing community character.

Impact	Documentation	Impact	Mitigation
The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	EAF, Yes, Old Croton Aqueduct	Yes	The Historic Perspectives report submitted in support of the application does not address the Aqueduct, and must be revised accordingly. Coordination with SHPO and the Old Croton Aqueduct State Historic Park required.
The proposed action may create a demand for additional community services (e.g. schools, police and fire)	EAF, T.B.D.	T.B.D.	Unique operational aspects of the movie production facility need to be more fully documented. Mitigation measures may be necessary (must the Fire Department be present when pyrotechnics are used in filming? is additional police services required for security, etc?)

The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	EAF - No	No	N/A
The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	EAF - No	No	N/A
The proposed action is inconsistent with the predominant architectural scale and character.	EAF - Yes	Yes	Zoning petition filed to modify existing zoning. EAF Visual Addendum required. Visual Impact Assessment required. Building location, orientation, screening and landscaping to be addressed during site plan review. Architectural Review Board to review proposed architecture.
Proposed action is inconsistent with the character of the existing natural landscape	EAF	T.B.D.	EAF Visual Addendum required. Visual Impact Assessment required. Building location, orientation, screening and landscaping to be addressed during site plan review. Architectural Review Board to review proposed architecture.