

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		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, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the Yes No only approval(s) which must be granted to enable the proposed action to proceed?

- **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 Yes No where the proposed action would be located?

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action Yes No would be located?

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

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, Yes No or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.

Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit?

Yes No

c. Is a zoning change requested as part of the proposed action?

Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site? _____

c. Which fire protection and emergency medical services serve the project site? _____

d. What parks serve the project site? _____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

Yes No

If Yes, show numbers of units proposed.

One Family

Two Family

Three Family

Multiple Family (four or more)

Initial Phase

At completion

Initial Phase

Yes No

At completion

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

Yes No

into any existing wetland, waterbody, shoreline, beach or adjacent area?

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> 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)? _____	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ 	
<ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify:	
<ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ 	
<ul style="list-style-type: none"> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ 	
<ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No 	
ii. In addition to emissions as calculated in the application, the project will generate:	
<ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend	
<input type="checkbox"/> Randomly between hours of _____ to _____.	
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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No	
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Hours of operation. Answer all items which apply.	
i. During Construction:	
<ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	
ii. During Operations:	
<ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
n. Will the proposed action have outdoor lighting?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	_____
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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: _____

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? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? 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: <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If yes, provide DEC ID number(s): _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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?		<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? 		<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • Explain: _____ _____ _____ 		
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project site? _____ feet		
b. Are there bedrock outcroppings on the project site? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %		
d. What is the average depth to the water table on the project site? Average: _____ feet		
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site		
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site		
g. Are there any unique geologic features on the project site? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____		
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? _____ <input type="checkbox"/> Yes <input type="checkbox"/> 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? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • 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? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____		
i. Is the project site in a designated Floodway? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No		
j. Is the project site in the 100-year Floodplain? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No		
k. Is the project site in the 500-year Floodplain? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No		
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? _____ <input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Species and listing (endangered or threatened):	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Species and listing:	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide county plus district name/number:	
b. Are agricultural lands consisting of highly productive soils present?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature Sarah K. Yaelal Title _____

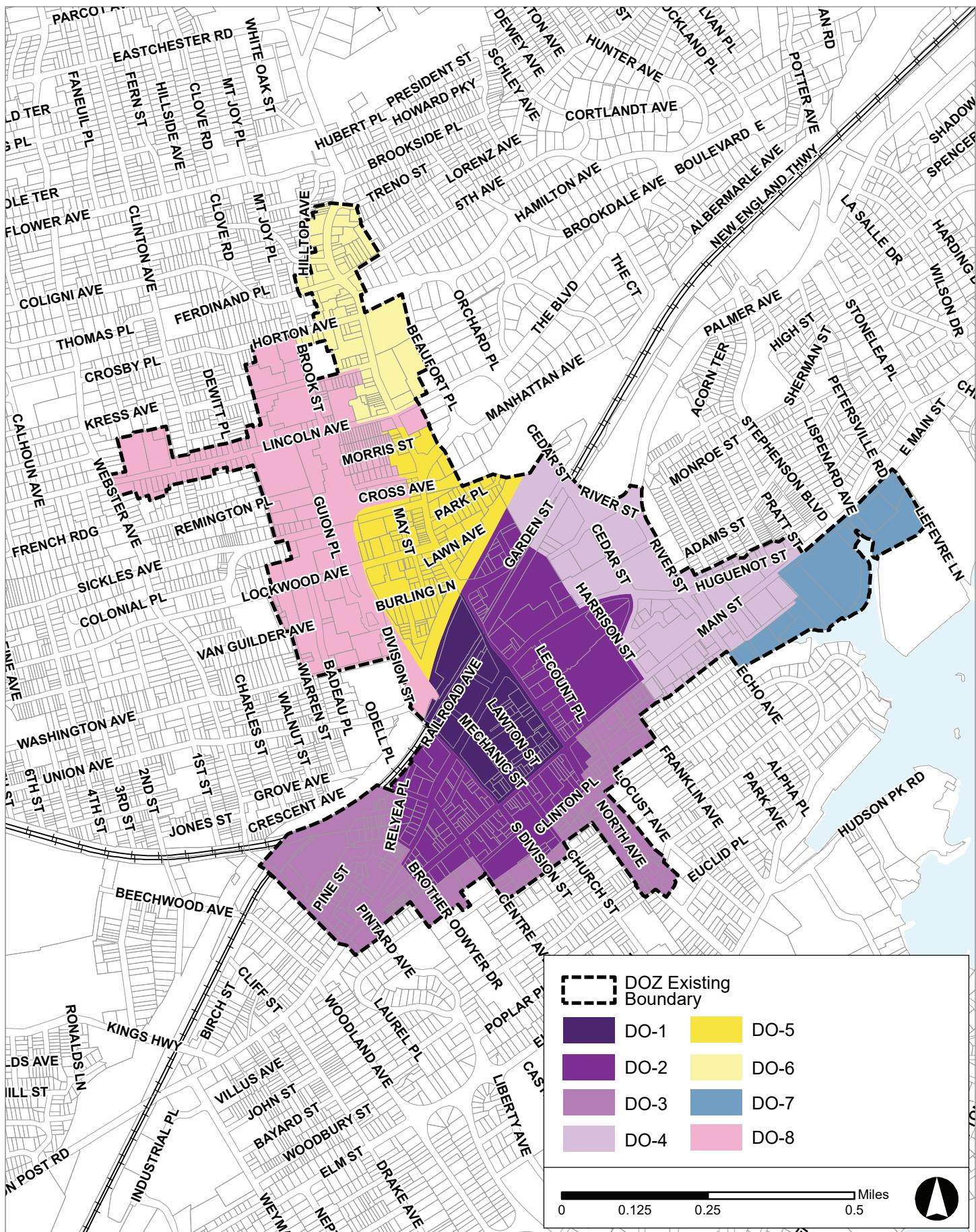
FULL ENVIRONMENTAL ASSESSMENT FORM PART 1
PROJECT DESCRIPTION
DOWNTOWN OVERLAY ZONE TEXT AND MAP AMENDMENTS AND THEORETICAL DEVELOPMENT
SCENARIO AMENDMENTS
SUPPLEMENTAL DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

City of New Rochelle, New York

In 2015, the City of New Rochelle (“City”) adopted the Downtown Overlay Zone (“DOZ” or “DO Zones”) and corresponding Zoning Map amendments to support the long-term resiliency of the City through the redevelopment of its downtown. The DOZ was established as a flexible, form-based overlay district that permits a wide mix of uses, guided by design parameters and standards intended to respond to evolving economic and market conditions while advancing the City’s planning and economic development objectives.

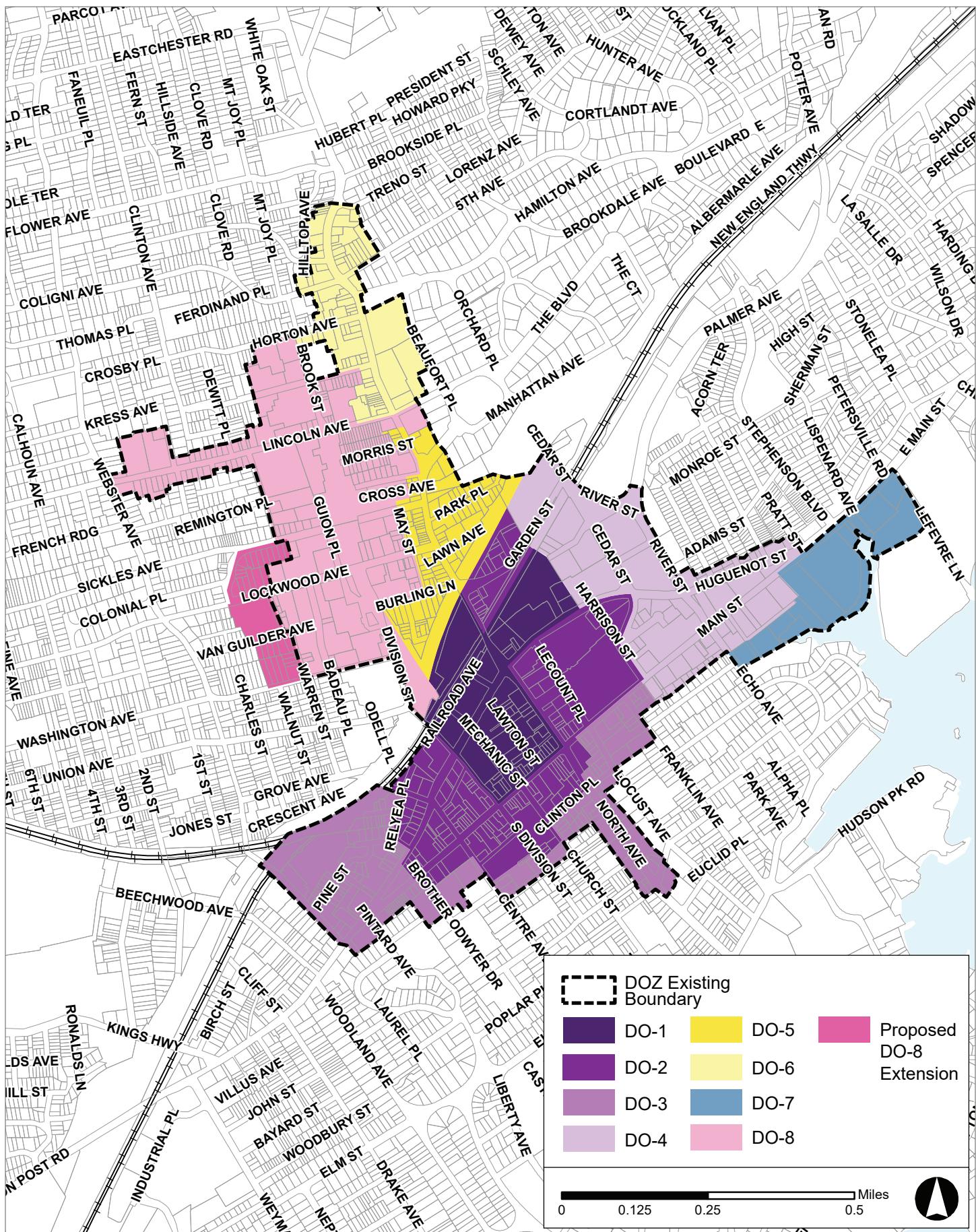
As part of the 2015 legislative action, the City prepared a Generic Environmental Impact Statement (GEIS) to evaluate potential environmental impacts associated with adoption of the DOZ. The DOZ applied to approximately 279 acres of the downtown, and because no site-specific projects were identified at that time, a Theoretical Development Scenario (TDS) was developed to represent a projected maximum potential buildup (magnitude and mix of uses) over an approximately 10-year period. This reasonable worst-case development scenario recognized that actual buildup would ultimately be determined by market conditions, property owner objectives, and other economic factors.

Since adoption of the DOZ in 2015, the City has received a wide variety of site-specific development applications and has periodically refined the 2015 TDS to address changing market demands, including adjustments made between 2016 and 2019, the 2021 DOZ amendments updating the TDS for DO Zones 1 through 6 and creating the 30-acre Waterfront District (DO-7) with an accompanying Supplemental Generic Environmental Impact Statement (SGEIS), and the 2024 amendments establishing the 79-acre Lincoln Neighborhood District (DO-8), also supported by an SGEIS (see Figure 1: Existing Downtown Overlay Boundaries). As the City reaches the end of the original 10-year buildup horizon evaluated in the 2015 GEIS, as updated in 2021 and 2024, it is appropriate to reexamine and update the DOZ. Accordingly, the proposed action includes refinements to the zoning text and map and an updated TDS for the DOZ to establish a revised buildup program and associated environmental analysis for the next decade (see Figure 2: Proposed Downtown Overlay Boundaries). The proposed DOZ zoning text and map amendments and the revised TDS (the “Proposed Action”) will be subject to a SGEIS, which will provide additional detail and analysis of potential impacts and required mitigation measures.



Source: City of New Rochelle, Westchester County GIS, BFJ Planning.

Figure 1: Existing Downtown Overlay Zone (DOZ) Boundaries



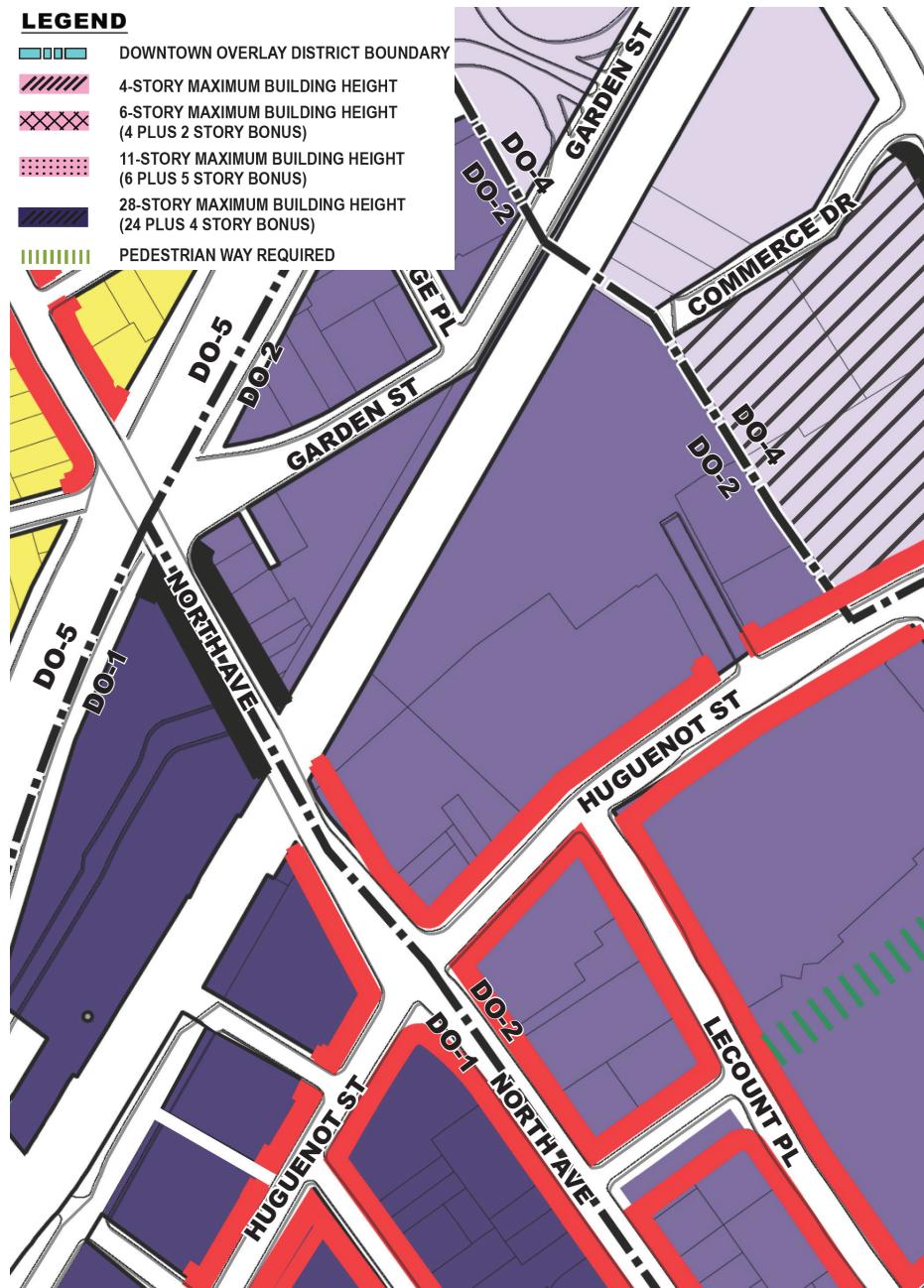
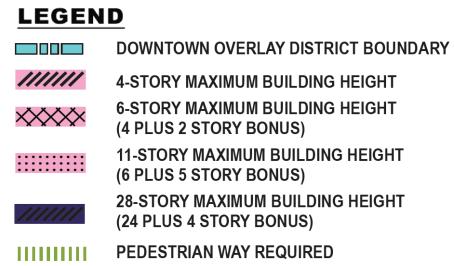
Source: City of New Rochelle, Westchester County GIS, BFJ Planning.

Figure 2: Proposed Downtown Overlay Zone (DOZ) Boundaries

The following presents an overview of the proposed DOZ zoning text and map amendments and the revised TDS:

DOZ Zoning Text and Map Amendments:

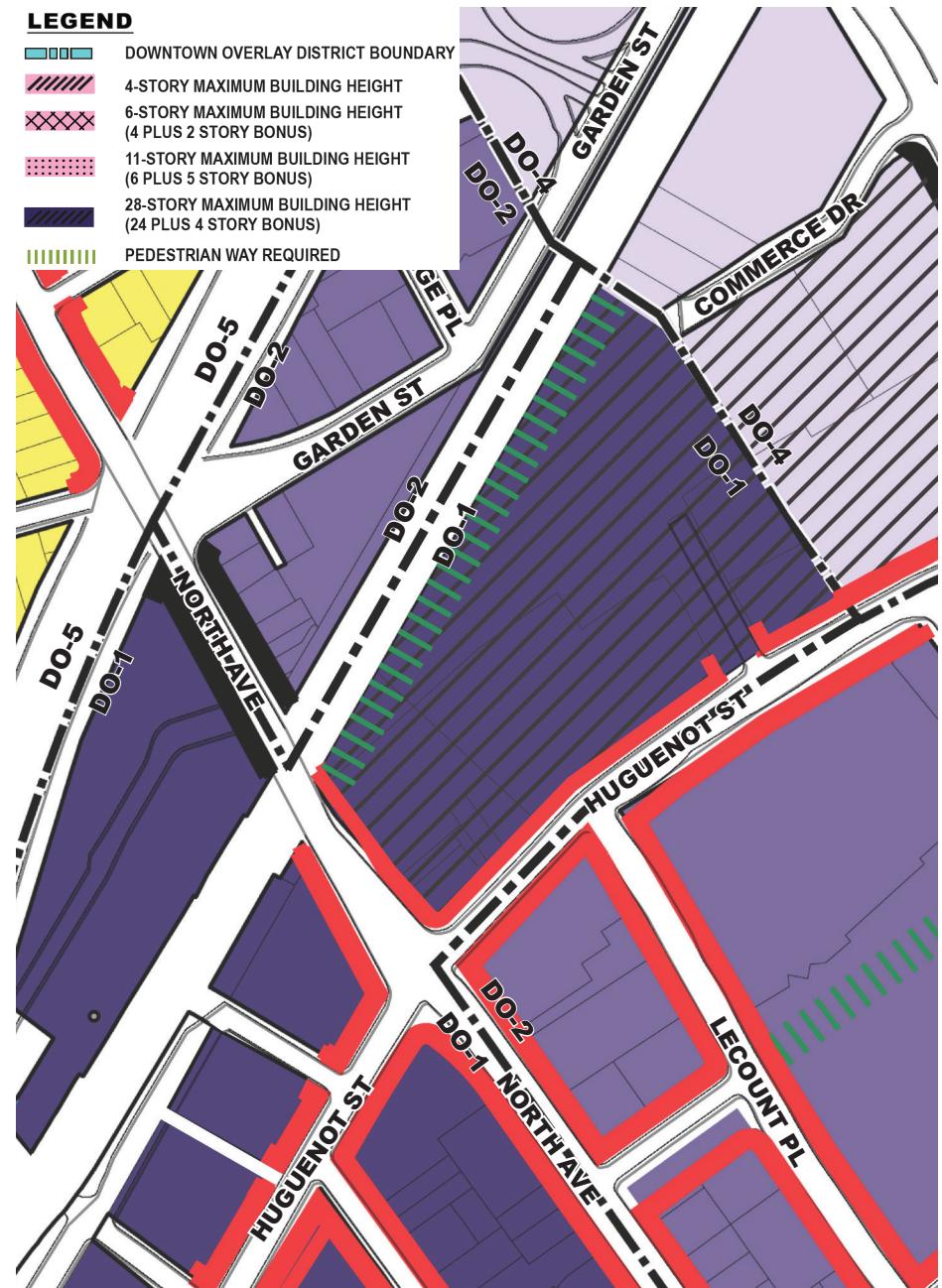
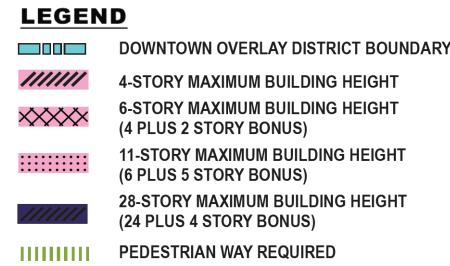
1. **DO-2 Map and Text Changes:** Extend the DO-1 boundary across North Avenue along the transit line connection (see Figure 3: Proposed Zoning Map Detail). This extension reduces the overall size of the DO-2 district in order to encourage development designed to support the expansion and redevelopment of the Transit Center and enhance New Rochelle's market presence in Transit forward retail and entertainment leadership. The DO-1 extension in this area shall still be limited to a maximum height of 28 stories, consistent with the current DO-2 district, and will have additional requirements of prospective developers to avail themselves of the DO-1 TDS availability. The area will stretch from the Transit Center adjacent North Avenue bridge, easterly between the rail right-of-way and Huguenot Street. Its eastern boundary shall end at approximately Bally Place. Lot Size requirements for Development Standard 3 are proposed to be increased to 60,000 square feet and form-based designs will require parking to be provided for retail stores directly adjacent to and level with those stores. There will be a new mapped and required public civic space connection to the North Avenue Bridge and Transit Center connection as well as a significant commitment to larger format retail spaces. As part of the Site Plan review process in the modified DO-2, applicant's will be required to include analysis by a retail design firm stating that the design of the retail space and parking configuration is conducive to retail tenanting.
2. **Waterfront Fee:** Remove waterfront fee for DO-1-6 and DO-8 from Zoning Code §331-27.1. The waterfront fee is already located in City Code Chapter 133 Fees.
3. **Sustainable Development Standards:** Amend Zoning Code §331-175.11J Sustainable Development Standards as follows:
 - a. Zoning Code §331- 175.11J (1) shall read "(1) All Sites shall further the goals of the City of New Rochelle GreeNR plan and its updates and shall comply with Sustainable Development Standards."
 - b. Zoning Code §331-175.11J(4) LEED-ND EQUIVALENCY Shall be added.
 - i. It will explicitly require project-level LEED-ND v4 Silver equivalency: "The minimum required sustainable development requirements shall be achieved through demonstrating equivalency of a LEED-ND v4 Silver (50-59 points) of the U.S. Green Building Council's rating system."
4. **Add Definition:** Amend Zoning Code §331-175.04 to add a new definition for Contiguous Public Frontage, as follows: "A continuous, uninterrupted length of Public Frontage that directly abuts a civic space, plaza, or pedestrian way, providing at-grade physical and visual access between the public realm and the civic space. Non-emergency/temporary vehicular access shall be discouraged, and ground-floor uses shall complement adjacency to civic space."



EXISTING

Source: City of New Rochelle, Westchester County GIS, BFJ Planning.

CITY OF NEW ROCHELLE



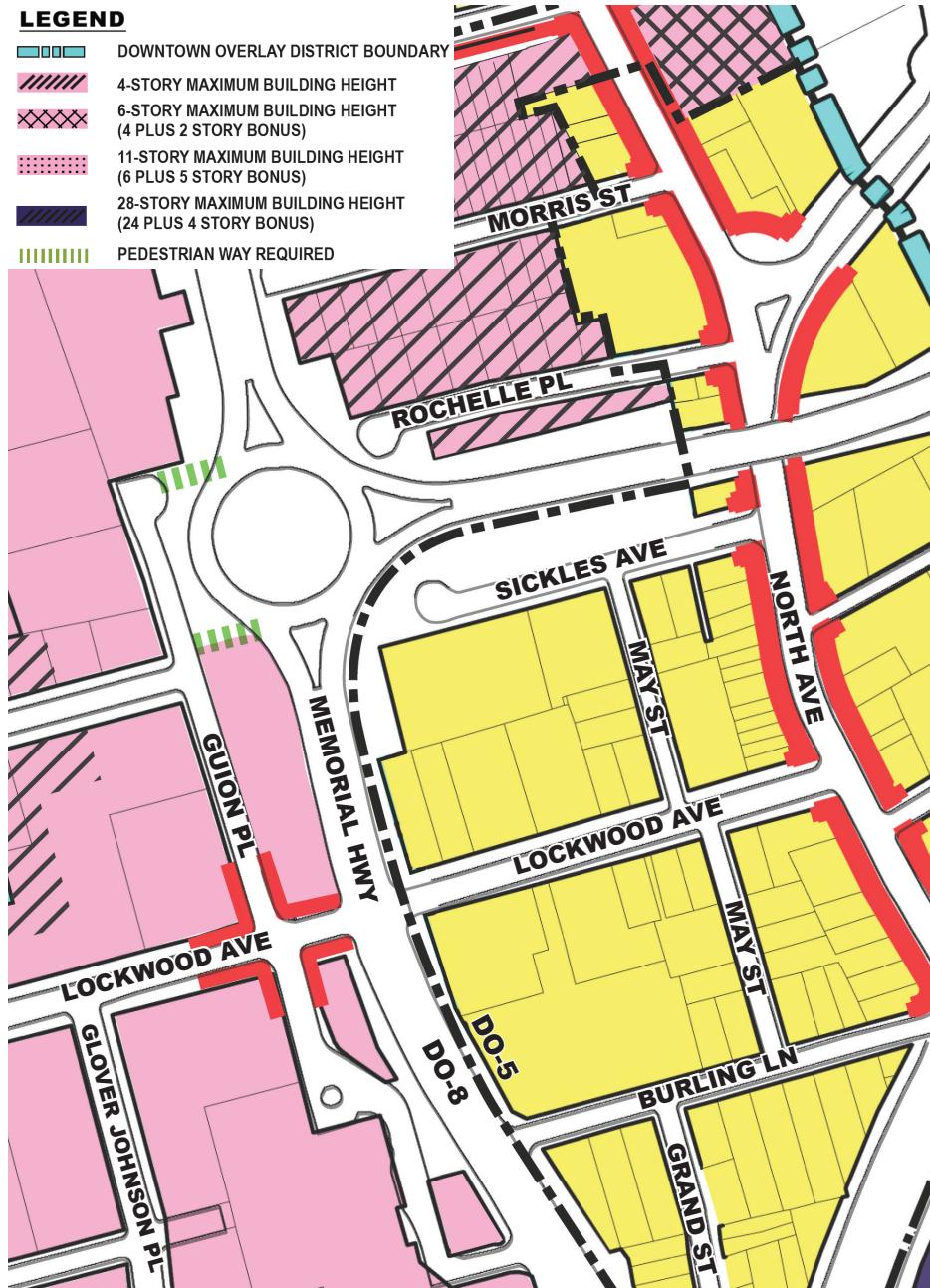
PROPOSED

Figure 3: Existing and Proposed Downtown Overlay Zone (DOZ) Boundaries

2026 DOZ Update EAF

LEGEND

- DOWNTOWN OVERLAY DISTRICT BOUNDARY
- 4-STORY MAXIMUM BUILDING HEIGHT
- 6-STORY MAXIMUM BUILDING HEIGHT (4 PLUS 2 STORY BONUS)
- 11-STORY MAXIMUM BUILDING HEIGHT (6 PLUS 5 STORY BONUS)
- 28-STORY MAXIMUM BUILDING HEIGHT (24 PLUS 4 STORY BONUS)
- PEDESTRIAN WAY REQUIRED

**EXISTING**

Source: City of New Rochelle, Westchester County GIS, BFJ Planning.

CITY OF NEW ROCHELLE

LEGEND

- DOWNTOWN OVERLAY DISTRICT BOUNDARY
- 4-STORY MAXIMUM BUILDING HEIGHT
- 6-STORY MAXIMUM BUILDING HEIGHT (4 PLUS 2 STORY BONUS)
- 11-STORY MAXIMUM BUILDING HEIGHT (6 PLUS 5 STORY BONUS)
- 28-STORY MAXIMUM BUILDING HEIGHT (24 PLUS 4 STORY BONUS)
- PEDESTRIAN WAY REQUIRED

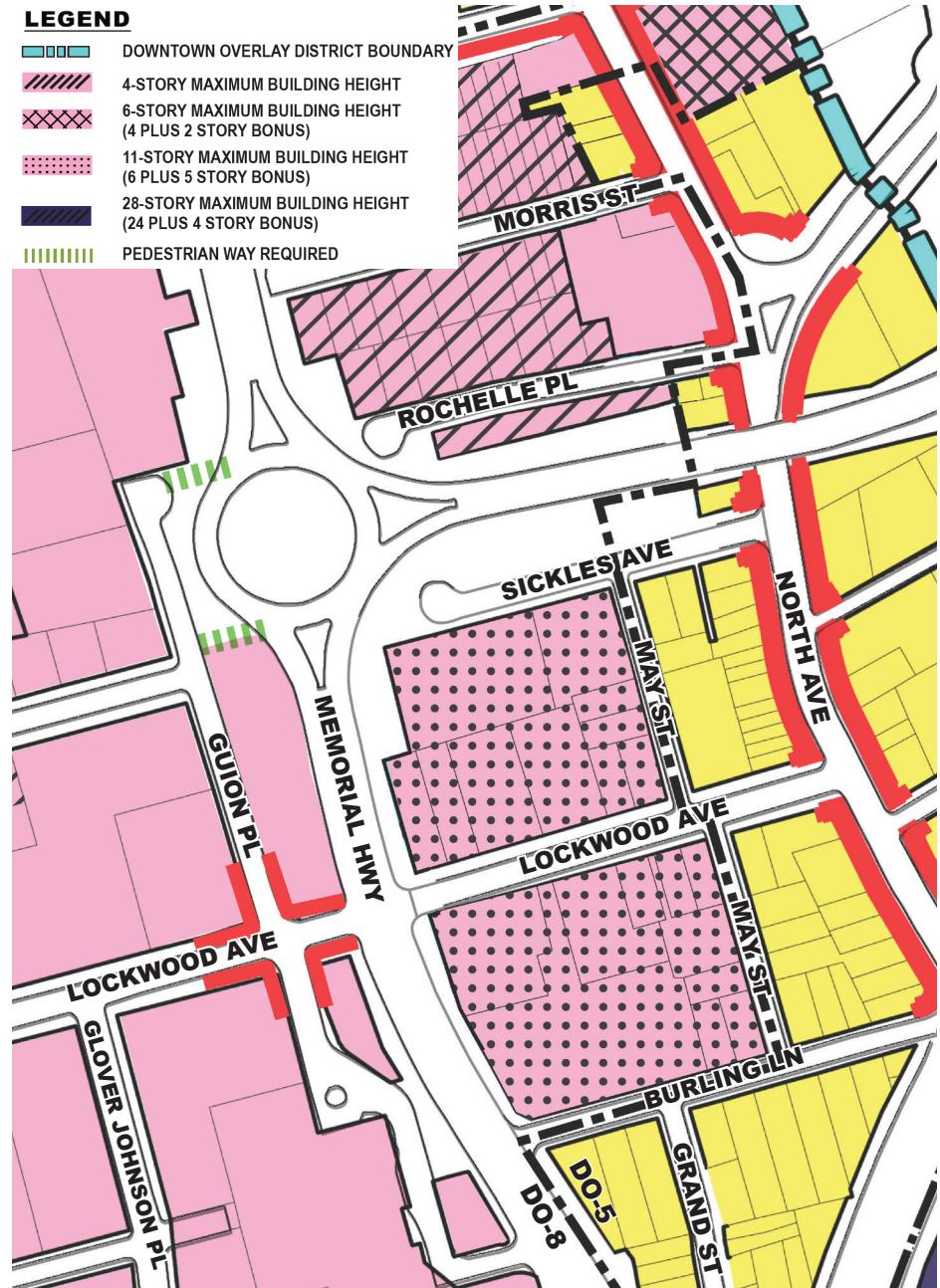
**PROPOSED**

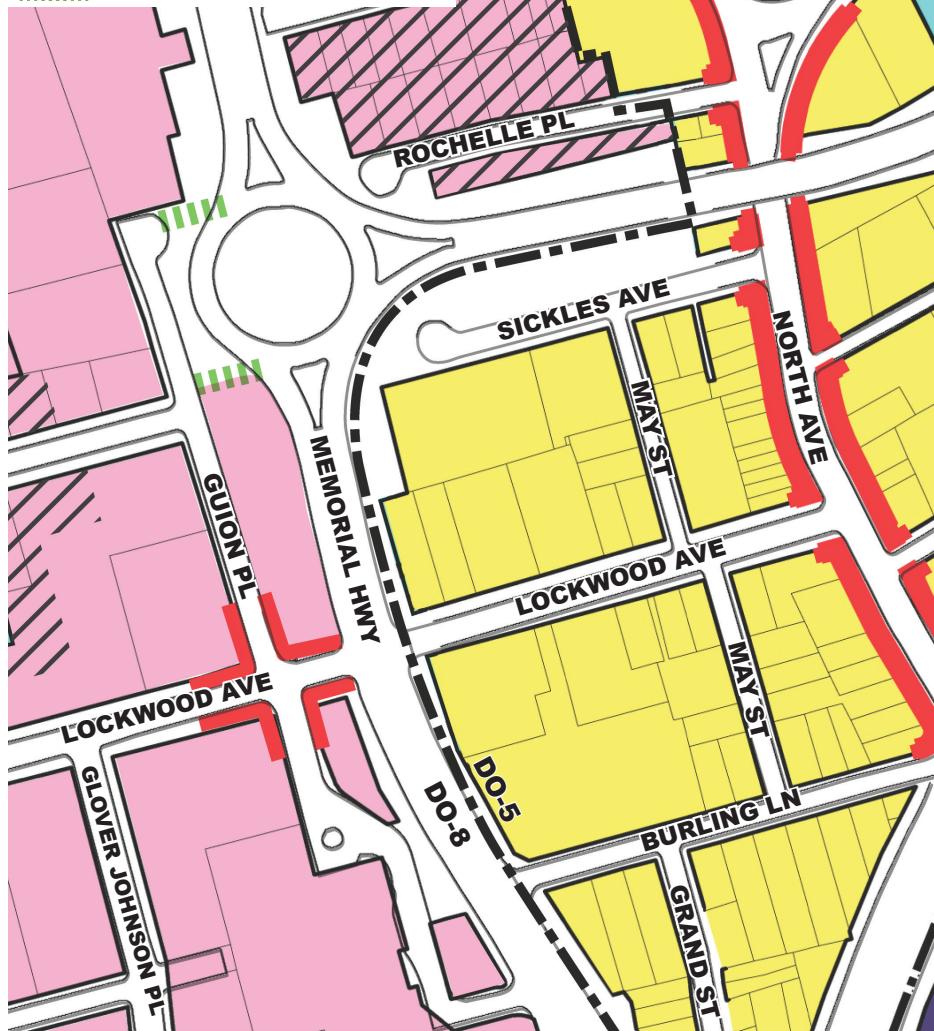
Figure 4: Existing and Proposed Downtown Overlay Zone (DOZ) Boundaries

2026 DOZ Update EAF

5. **Permitted Civic Space Types:** Amend Zoning Code §331-175.10E. PERMITTED CIVIC SPACE TYPES to add: "(2) All Civic Spaces shall provide Contiguous Public Frontage."
6. **DO-5 to DO-8 Remapping:** Remap a portion of the DO-5 district bounded by Memorial Highway to the west, Sickles Avenue to the north, May Street to the east, and Burling Lane to the south to DO-8 (see Figure 4: Existing and Proposed Downtown Overlay Zone Boundaries). This area will have a new cross hatch with a note that says: 11-STORY MAXIMUM BUILDING HEIGHT (6 PLUS 5 STORY BONUS).
 - a. Within this area, Development Standard 2 will be changed to 5 stories as-of-right with up to an additional 4 stories under the Community Benefits Bonus (CBB) (maximum height 105 feet).
 - b. Within this area, Development Standard 3 will be allowed up to 6 stories as-of-right with up to an additional 5 stories under the CBB (maximum height 120').
 - c. The CBB Fee shall be increased to \$50/sf ft of bonus-able space for both Development Standards 2 and 3.
7. **DO-5 to DO-8 Remapping:** Remap a portion of the DO-5 district to the DO-8 district bounded by Morris Street to the north, North Avenue to the east, and Rochelle Place to the south (see Figure 4: Existing and Proposed Downtown Overlay Zone Boundaries).
8. **DO-8 Boundary Extension:** Extend the western boundary of the DO-8 district east along Washington Street to the mid-block between Webster Avenue and Warren Street and north to Sickles Place to Sickles Avenue (see Figure 5: Existing and Proposed Downtown Overlay Zone Boundaries). Proposed Zoning Map Detail). The four-story maximum height area hatch will extend along the Washington Street frontage and along the edge of the extended DO-8 boundary to mitigate impacts to lower density development along western edge of the expanded district. The hatches from the area previously representing the western boundary of the district will be removed.
9. **Large Retail Occupancy Standard:** Replace Zoning Code §331-175.11E(5)(e) with: "Large Retail Occupancy Standard: Where a site requires either Frequent Entryways or Storefronts and where a single retail occupancy is provided for 20,000 SF or greater the architectural design for the ground floor street level shall provide frequent entryways no further than 150 feet from the end of the building at the Street Wall and the edge of each entryway shall be no greater than 150 feet from a consecutive entryway as measured along the Build-To-Line."
10. **Other DOZ Changes:** Other minor updates to the DOZ code are proposed to support missing middle housing and to better support a focused retail core. Active storefront requirements may be removed in non-core areas in favor of allowing ground floor residential townhome formats.
11. **Parking:** Adjustments to the parking credit for valet parking are proposed to decrease the incentive for providing valet parking in buildings.

LEGEND

- DOWNTOWN OVERLAY DISTRICT BOUNDARY
- 4-STORY MAXIMUM BUILDING HEIGHT
- 6-STORY MAXIMUM BUILDING HEIGHT (4 PLUS 2 STORY BONUS)
- 11-STORY MAXIMUM BUILDING HEIGHT (6 PLUS 5 STORY BONUS)
- 28-STORY MAXIMUM BUILDING HEIGHT (24 PLUS 4 STORY BONUS)
- PEDESTRIAN WAY REQUIRED

**EXISTING**

Source: City of New Rochelle, Westchester County GIS, BFJ Planning.

CITY OF NEW ROCHELLE

LEGEND

- DOWNTOWN OVERLAY DISTRICT BOUNDARY
- 4-STORY MAXIMUM BUILDING HEIGHT
- 6-STORY MAXIMUM BUILDING HEIGHT (4 PLUS 2 STORY BONUS)
- 11-STORY MAXIMUM BUILDING HEIGHT (6 PLUS 5 STORY BONUS)
- 28-STORY MAXIMUM BUILDING HEIGHT (24 PLUS 4 STORY BONUS)
- PEDESTRIAN WAY REQUIRED

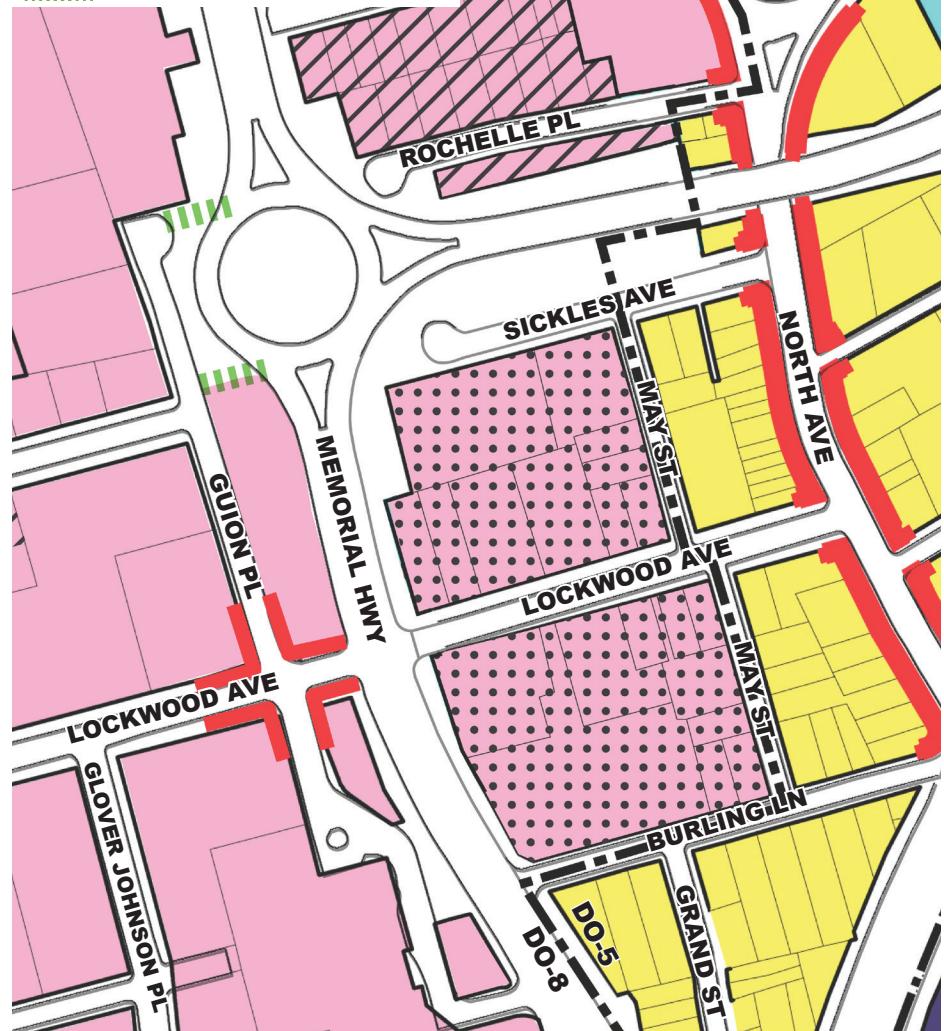
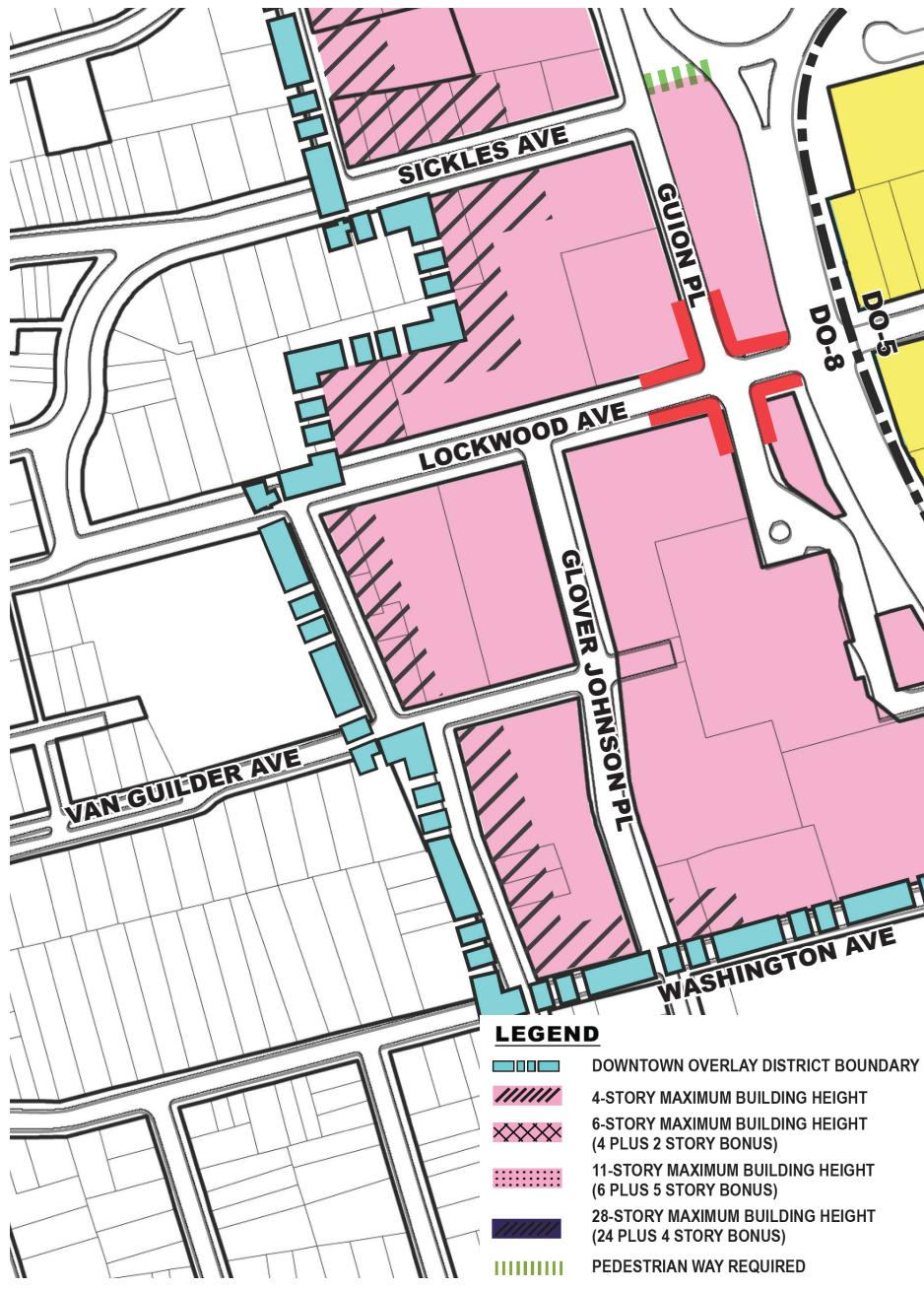
**PROPOSED**

Figure 4: Existing and Proposed Downtown Overlay Zone (DOZ) Boundaries

2026 DOZ Update EAF



Source: City of New Rochelle, Westchester County GIS, BFJ Planning.

CITY OF NEW ROCHELLE

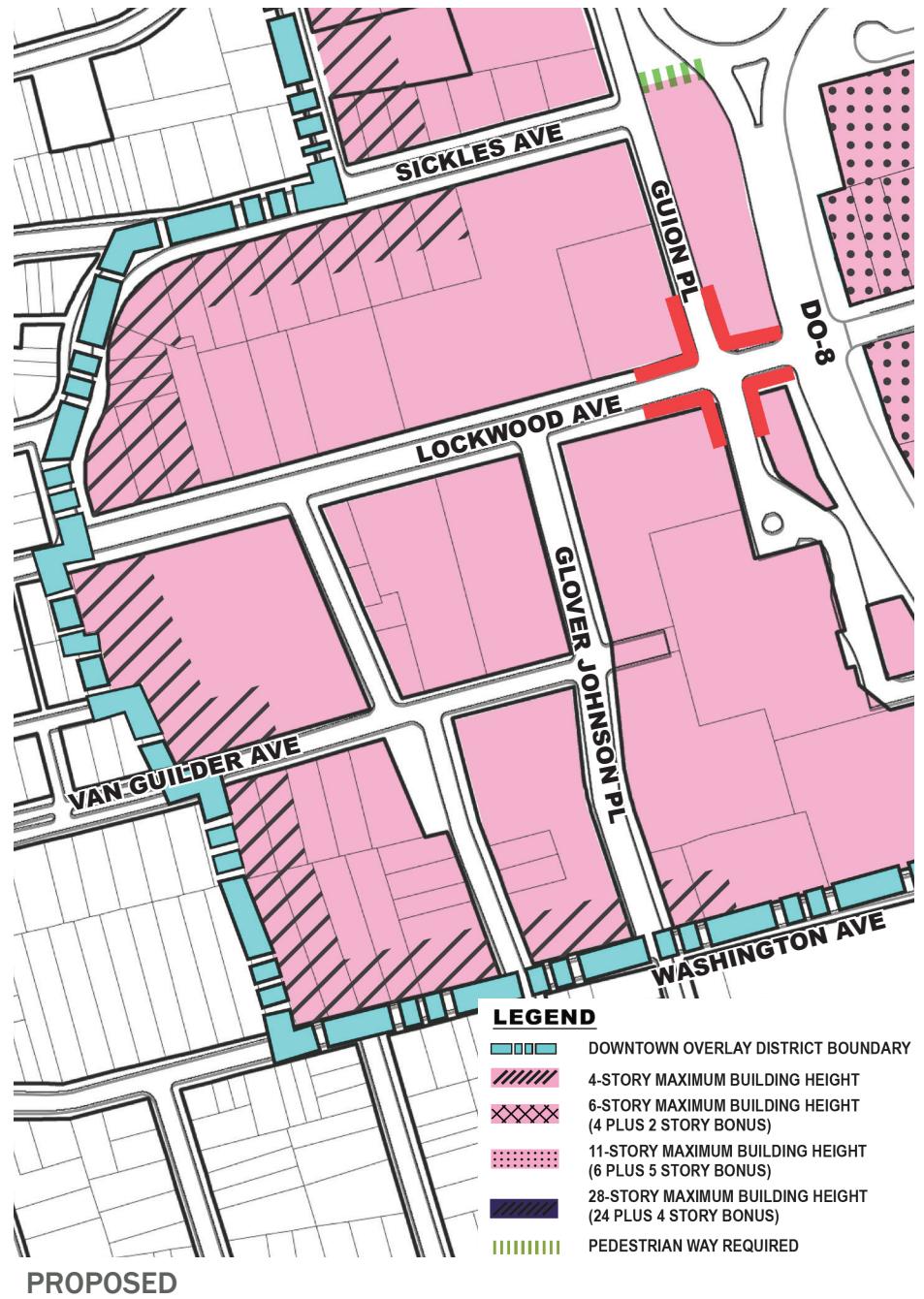


Figure 5: Existing and Proposed Downtown Overlay Zone (DOZ) Boundaries

2026 DOZ Update EAF

Proposed Amendments to the Adopted Theoretical Development Scenario

The proposed update to the DOZ TDS reflects the City's experience implementing the 2015 framework and the outcomes documented to date. Since adoption of the DOZ, New Rochelle has facilitated construction of more than 4,500 new housing units, with approximately 6,500 additional units in the pipeline, resulting in a substantial increase in the City's multifamily inventory while helping to moderate rent growth relative to the broader region and attracting significant private investment to the downtown.

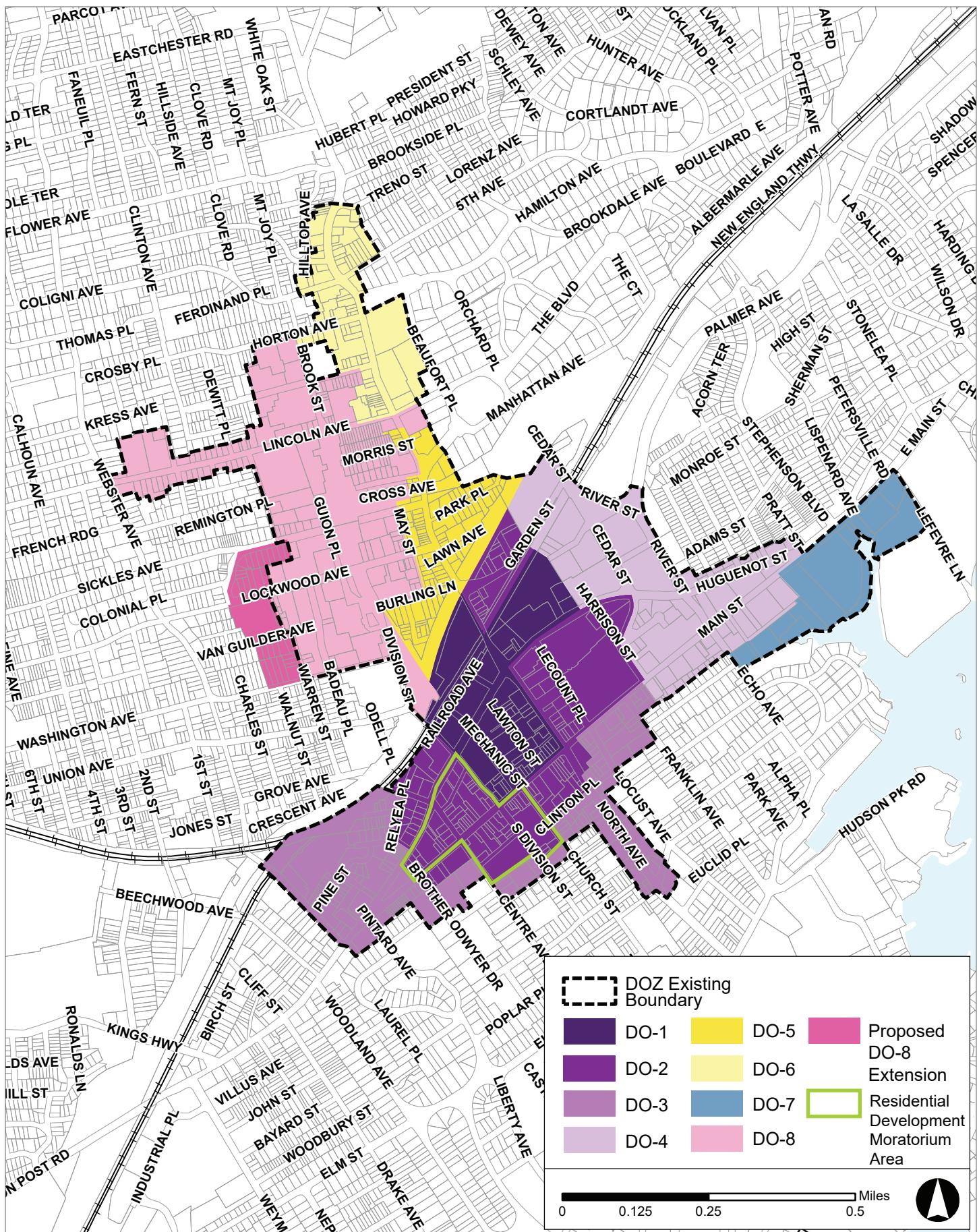
These results, together with associated community benefits such as infrastructure improvements, affordable housing, and enhanced public amenities funded in part through development activity and fair share mitigation funds, demonstrate that the DOZ's residential program is functioning as intended and remains strongly aligned with regional housing needs. At the same time, market conditions for non-residential uses—particularly office and certain types of retail—have shifted materially due to long-term changes in work patterns, consumer behavior, existing stock, and real estate demand. Accordingly, the City is proposing to rebalance the DOZ program by increasing the residential development potential (+2,800 units) and reducing the theoretical buildout for other uses, to better reflect current and reasonably foreseeable market conditions, maintain the economic feasibility of development within the DOZ, and continue advancing the City's land use, housing, and economic development objectives.

Table 1: Proposed 2026 Theoretical Development Scenario

Overlay District	Retail (SF)	Restaurant (SF)	Office Non-medical (SF)	Medical Office (SF)	Hotel (rooms)	Residential Units (DU)	Residential Condominium Units (DU)	Student Housing/Supportive Housing	Adult Care (SF)	Independent Units (DU)	Institutional (SF)
DO-1	75,000 (-25,000)	40,000 (-14,000)	100,000 (-200,000)	55,000	300	3,130 ¹ (+1,500)	300	-	-	-	35,000 (-15,000)
DO-2	100,000 (-100,000)	22,000 (-10,400)	100,000	65,000 (-217,500)	-	6,464 ^{1,2} (200)		-	-	-	40,000 (-20,000)
DO-3	30,000 (-9,000)	5,400	25,000 (-25,000)	-	-	776 (+200)		100 (-100)	100,000	200	40,000 (-65,000)
DO-4	150,000 (+50,000)	21,400	50,000 (-50,000)	26,000	-	772 (+400)		-	-	-	-
DO-5	21,500	5,400	50,000 (-50,000)	50,000 (-55,000)	100	332 (+100)		200 (-100)	100,000 (-72,000)	-	60,000 (-80,000)
DO-6	25,000 (+3,500)	5,400	31,000	21,000	-	326 (+200)		-	50,000 (-28,000)	-	35,000
DO-7	60,000	40,000 (-20,000)	25,000	25,000	200	700	100	-	-	-	23,000
DO-8	16,000	27,000 (+12,000)	-	30,000	-	847 (+300)	100	200	20,000	-	30,000
TOTAL	477,500	166,600	381,000	272,000	600	13,347	500	500	270,000	200	263,000
Proposed Change	(-80,500)	(-29,400)	(-325,000)	(-272,500)	(0)	(+2,800)	(0)	(-200)	(-100,000)	(0)	(-180,000)

Notes:

1. The City intends to reserve for a period of time, 800 Units in DO-1 and 700 Units in DO-2 for the future development of City-owned properties (see 2021 RAP Addendum).
2. Moratorium on Residential Development: No new residential units are allowed in DO-2 within the area bounded by Division Street to the east, Huguenot Street to the north, Main Street to the west and south, and Centre Street to the west – see Figure 6: DO-2 Residential Development Moratorium Area.



Source: City of New Rochelle, Westchester County GIS, BFJ Planning.

Figure 6: DO-2 Residential Development Moratorium Area