

617.20  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Amendment to Irvington Code Sections 224-17(D) through (G) (Multifamily Housing)			
Project Location (describe, and attach a location map): All MF "Multifamily Residence District" properties (see Exhibit A to the Proposed Text Amendment).			
Brief Description of Proposed Action: See attached.			
Name of Applicant or Sponsor: DeNardo Capital Corporation		Telephone: (914) 582-9787 E-Mail: jdenardo@denardodevelopment.com	
Address: 116 Main Street			
City/PO: Irvington		State: NY	Zip Code: 10533
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<b>NO</b>	<b>YES</b>  X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		<b>NO</b>	<b>YES</b>
3.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			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<b>NO</b>	<b>YES</b>	<b>N/A</b>
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<b>NO</b>	<b>YES</b>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<b>NO</b>	<b>YES</b>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<b>NO</b>	<b>YES</b>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<b>NO</b>	<b>YES</b>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	<b>NO</b>	<b>YES</b>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	<b>NO</b>	<b>YES</b>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	<b>NO</b>	<b>YES</b>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<b>NO</b>	<b>YES</b>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<b>NO</b>	<b>YES</b>	
16. Is the project site located in the 100 year flood plain?	<b>NO</b>	<b>YES</b>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	<b>NO</b>	<b>YES</b>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
JMC Planning Engineering Landscape Architecture & Applicant/sponsor name: Land Surveying PLLC, Agent Date: <u>02/25/2015</u> Signature: <u>Fred B. Hecker, AICP</u>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**Short Environmental Assessment Form Attachment**  
**Project Description and Impacts Narrative**

**Project Description**

For a full narrative of the intent of the proposed action, please refer to the Petition of DeNardo Capital Corporation, dated February 26, 2015, submitted to the Village Board herewith (“Petition”).

In sum, the proposed zoning amendment to the MF “Multifamily Residence District” consists of three (3) parts:

1. Confirming that an “attached multifamily townhouse development” consisting of multiple buildings containing attached dwelling units held in separate fee ownership is a permitted use in the MF District;
2. Confirming that area requirements, including setbacks, buffers and building coverage, applies to the entire property containing an attached multifamily townhouse development (rather than to each individual lot in the development), and that the Village’s Resource Protection Ordinance is the mechanism utilized to regulate project density; and
3. Modifying the maximum permitted building coverage applicable to a multifamily townhouse development from 10% to 30%, and the minimum separation between buildings from 60 feet to 15 feet, in order to better reflect the existing pattern of multifamily development in the Village.

Exhibit A, annexed to the Petition (“Exhibit A”), illustrates the existing pattern of development on properties located within the Village’s MF District. Approximate takeoffs based on aerial photography for other developments in the MF District are as follows, all of which are above the maximum 10% coverage of the existing Code, with the great majority either close to, or even above, the recommended 30% coverage:

- Woodbrook Gardens            20.2%
- Irvington Gardens            32.5%
- Hamilton Gardens            38.0%
- Irvington Estates            39.4%
- Cedarlawn Apartments       22.6%
- Halfmoon North               26.7%
- Halfmoon South               28.6%

Exhibit A also illustrates that the distance between buildings on the various existing multifamily developments within the Village are less than 60 feet.

## **Impacts Narrative**

### a. Land Use

The proposed zoning amendment would bring the Village's MF District regulations into better conformance with the Village's existing pattern of multifamily development as demonstrated in Exhibit A. Thus, the proposed amendment would be consistent with the existing multifamily land use pattern in the Village, and its articulated planning goals. (See 2003 Village of Irvington Comprehensive Plan ("Comprehensive Plan"), at 27).

The text amendment would also facilitate the Village's vision for development to include "semi-detached units (townhouses), and multifamily units, or any mix thereof" at a density "as determined in accordance with the Village's Resource Protection Ordinance" on certain properties within the MF District. (See Comprehensive Plan, at 30).

The proposed zoning text amendment would also provide more opportunities for affordable housing, by clarifying that multifamily townhome developments are a permitted use, and increasing the potential number of units permitted in such developments still within the parameters of the Village's Resource Protection Ordinance. This is consistent with the Village's efforts to "encourage below-market-rate-housing." (See Comprehensive Plan, at 9).

### b. Traffic

As illustrated in Exhibit A, the MF District sites in the Village are already developed at essentially the 30% building coverage density of the proposed text amendment, so traffic impacts are already accounted for in the existing traffic patterns. The minimal increased coverage permitted would not produce any substantial increase in traffic trips. To the extent any future development/redevelopment at a specific site would increase traffic trips in the Village, additional traffic impacts assessments would be generated during the site plan approval process. At such time, any appropriate mitigation would be identified and determined.

### c. Aesthetic and Historic Resources

Because the MF District properties in the Village are already developed, aesthetic and historic resources impacts are already accounted for. The limited development potential permitted by the zoning text amendment would not substantially impact this pattern of development.

### d. Stormwater Management and Sediment and Erosion Control

Because the MF district properties in the Village are already developed, stormwater and sediment and erosion control impacts are already accounted for. The limited development potential permitted by the zoning text amendment would not substantially impact this pattern of development. Nonetheless, any future development/redevelopment would need to account for any additional stormwater and sediment and erosion control impacts on a site-specific basis during the site plan approval process.

e. Socioeconomic

Because the MF district properties in the Village are already developed, socioeconomic impacts such as property taxes, school children, and impacts on the police, EMS, and fire departments are already accounted for. Any additional units permitted under the proposed zoning text amendment would not add significantly to the existing demand on these resources. The added density would potentially facilitate various Village housing initiatives, such as increasing affordable housing options through requiring that a percentage of units in multifamily developments qualify as “fair and affordable housing units,” in an economically viable manner.

f. Natural Resources

Because the MF district properties in the Village are already developed, natural resources impacts are already accounted for. Any additional development permitted as a result of the zoning text amendment would not significantly impact existing natural resources in the Village. Nonetheless, any future development/redevelopment would need to account for any additional impacts on a site-specific basis during the site plan approval process.

g. Utilities

Because the MF district properties in the Village are already developed, utilities impacts are already accounted for. Any additional development permitted as a result of the zoning text amendment would not significantly impact existing demands on utilities in the Village. Nonetheless, any future development/redevelopment would need to account for any additional impacts on a site-specific basis during the site plan approval process.