

E-5

SEQR
Lead Agency Declaration

MEMO TO: **ALL INVOLVED AGENCIES**

FROM: Town/Village of Harrison Council/Board of Trustees
1 Heineman Place
Harrison, NY 10528

PROJECT TITLE: **Adoption of Town/Village of Harrison
Comprehensive Plan Update**
Town/Village of Harrison
Westchester County, New York

MAILING DATE: September 21, 2012

This notification is for the purpose of designating a lead agency according to the requirements of Article 8 of New York State Environmental Conservation Law for the following proposed action:

Adoption of Town/Village of Harrison Comprehensive Plan Update

The Town/Village of Harrison Council/Board of Trustees is proposing to adopt an updated Comprehensive Plan, in order to update the existing 1988 and better reflect the current planning framework for Harrison. Many of the 1988 recommendations have been enacted, and some are in progress. The update process focused on three key topics:

- Resolving remaining planning issues since the 1988 Update;
- Identifying and resolving critical new issues; and
- Incorporating any new town projects into the plan.

This plan is a guide to Harrison's decision makers on major planning issues and their solutions (or options). Data and analyses were updated where necessary. Following the format as laid down by the 1988 update, this plan provides specific geographically based planning action guides for the downtown Central Business District, downtown Harrison, West Harrison (Silver Lake and Park Lane), southern Harrison, Purchase and the Platinum Mile. The bulk of this plan concerns these areas.

Contact Person: **Kerry Marrano, Harrison Mayor's Office**
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Harrison, NY 10528
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KMarrano@harrison-ny.gov

Involved Agencies:

Town/Village of Harrison Council/Board of Trustees (Proposed Lead Agency)

1 Heineman Place
Harrison, NY 10528
Ron Belmont, Supervisor/Mayor

Interested Agencies:

Town/Village of Harrison Planning Board

1 Heineman Place
Harrison, NY 10528
Contact: Thomas Heaslip, Chair

Town/Village of Harrison Zoning Board

1 Heineman Place
Harrison, NY 10528
Contact: Mark Fisher, Chair

Town/Village of Harrison Architectural Review Board

1 Heineman Place
Harrison, NY 10528
Contact: Edward Pon, Chair

Harrison Central School District

50 Union Avenue
Harrison, NY 10528

City of White Plains

255 Main Street
White Plains, NY 10601
Contact: Thomas Roach, Mayor

City of Rye

1051 Boston Post Road
Rye, NY 10580
Contact: Scott Pickup, City Manager

Town of Mamaroneck

740 West Boston Post Road
Mamaroneck, NY 10543
Contact: Nancy Seligson, Town Board Supervisor

Town of Rye

10 Pearl Street
Port Chester, NY 10573
Contact: Joe Carwin, Town Supervisor

Town of North Castle

15 Bedford Road
Armonk, NY 10504
Contact: Howard Arden, Town Supervisor

Village of Mamaroneck

123 Mamaroneck Avenue
Mamaroneck, NY 10543
Contact: Norman Rosenblum, Mayor

Village of Rye Brook

938 King Street
Rye Brook, NY 10573
Contact: Joan Feinstein, Mayor

Village of Scarsdale

1001 Post Road
Scarsdale, NY 10583
Contact: Miriam Levitt Flisser, Mayor

Westchester County Department of Planning

148 Martine Avenue
Room 432
White Plains, NY 10601
Contact: Edward Burroughs, Commissioner

Metro-North Railroad

347 Madison Avenue
New York, NY 10017-3709

New York State Department of Environmental Conservation

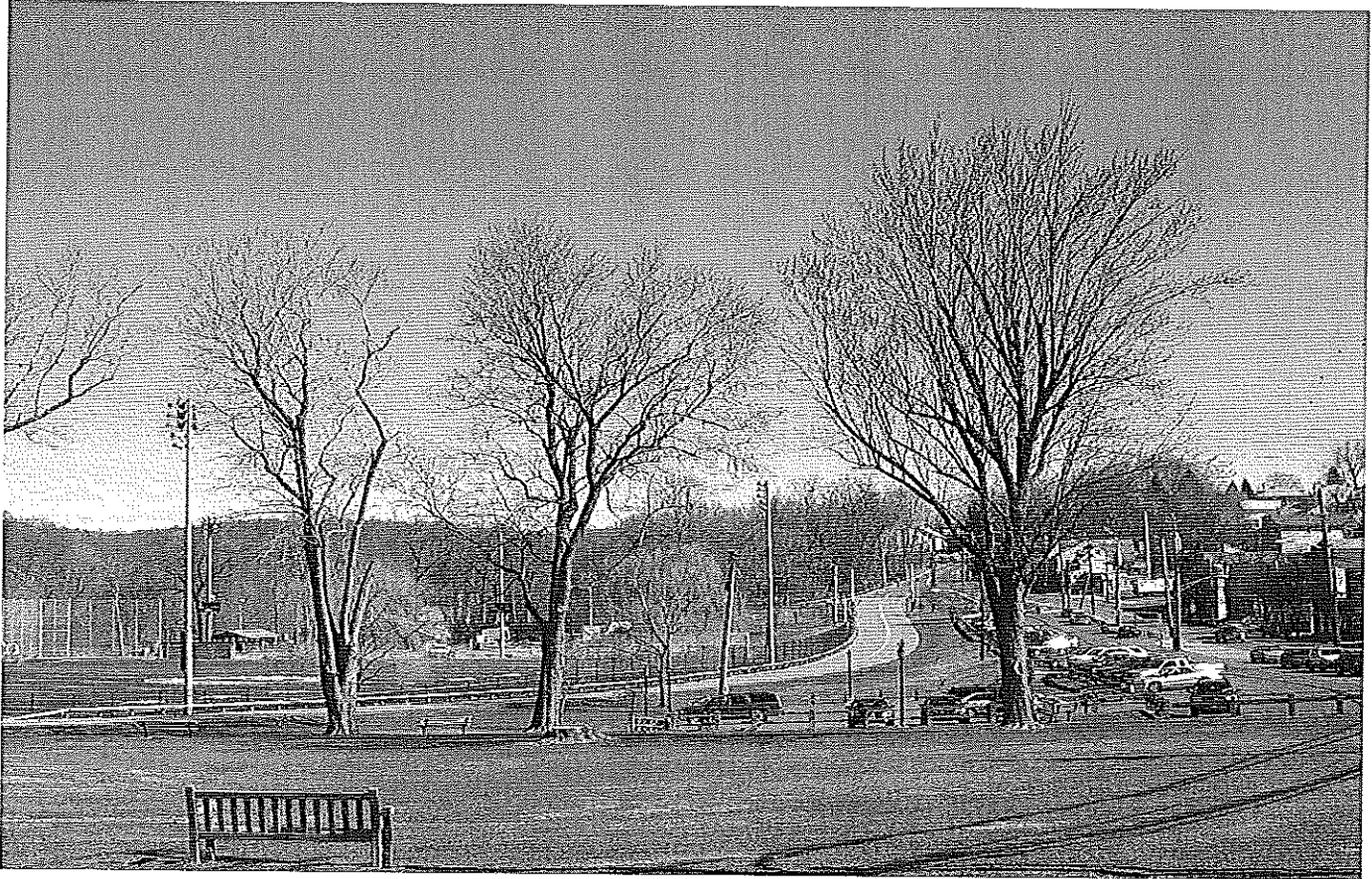
Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561-1696
Contact: Margaret Duke

New York State Office of Parks, Recreation and Historic Preservation

New York State Historic Preservation Office (SHPO)
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189
Contact: William Krattinger, Historic Preservation Specialist

New York State Department of Transportation

Region 8
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603
Contact: Melissa Slater, Assistant to the Regional Director



TOWN/VILLAGE OF HARRISON COMPREHENSIVE PLAN UPDATE
ENVIRONMENTAL ASSESSMENT FORM
PARTS 1 AND 2

SEPTEMBER 2012

Prepared for:
TOWN/VILLAGE OF HARRISON COUNCIL/BOARD OF TRUSTEES
1 Heineman Place, Harrison, NY 10528

Prepared by:
BFJ PLANNING
115 Fifth Avenue, New York, NY 10003

Town/Village of Harrison Comprehensive Plan Update
Environmental Assessment Form
Parts 1 and 2

Prepared for:

Town/Village of Harrison Council/Board of Trustees
1 Heineman Place
Harrison, NY 10528

Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003

September 2012

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1.0 INTRODUCTION AND DESCRIPTION OF PROPOSED ACTION

Pursuant to the New York State Environmental Quality Review Act (SEQR) this Environmental Assessment Form (EAF) evaluates the potential impacts that could result from the following action by the Town/Village of Harrison Council/Board of Trustees, Harrison, New York: Adoption of the Town/Village of Harrison Comprehensive Plan. The action consists solely of a legislative action and therefore will not result in any direct construction or development.

The Comprehensive Plan for the Town/Village of Harrison has been prepared to update the existing 1988 Plan, to better reflect the current planning framework for Harrison. Many of the 1988 recommendations have been enacted, and some are in progress. This update process, which began in late 2004, focuses on three key topics:

- Resolving remaining planning issues since the 1988 Update;
- Identifying and resolving critical new issues; and
- Incorporating any new town projects into the plan.

This plan is a guide to Harrison's decision makers on major planning issues and their solutions (or options). Data and analyses are updated where necessary. Following the format as laid down by the 1988 update, this plan provides specific geographically based planning action guides for the downtown Central Business District, downtown Harrison, West Harrison (Silver Lake and Park Lane), southern Harrison, Purchase and the Platinum Mile. The bulk of this plan concerns these areas.

The work of the Plan was divided into three phases. Phase 1 was the update of the initial chapters of the 1988 plan, with a focus on the planning framework. Phase 2 was the writing and review of the study area chapters, and the compilation of all chapters into a unified draft comprehensive plan document. This phase included three public consultations, which were held in late 2005, with community representatives from downtown and southern Harrison, West Harrison, and Purchase and the Platinum Mile. Much of this work was completed in 2006 and 2007, culminating in three additional public forums in the same Harrison neighborhoods, to gather input on the Plan's findings and recommendations.

Phase 2 was newly initiated in 2012, with a particular focus on addressing key issues in the downtown Central Business District and Platinum Mile areas. Phase 3 involved the final plan preparation, SEQR process, and public hearing process.

1.1 Project Location

The Town/Village of Harrison is a suburban community, located in east-central Westchester County, about 23 miles north of New York City. Harrison is spread over an area of more than 11,000 acres in a key location with regard to regional transportation routes (Figure 1). The combination of three interstate highways, the Hutchinson River Parkway, the Metro-North Railroad and the Westchester County Airport makes the community among the most accessible in Westchester County and contributes to the high value of its real estate.

Harrison is only a 35-40 minute commuter railroad ride to New York City's Grand Central Terminal, which makes it an attractive location for city workers. It also comprises part of the now well-established corporate office expanse in Westchester County, in addition to adjoining the high-end office sector of Fairfield County, Connecticut. These regional growth factors are much more dispersed and automobile-oriented than those involving an older suburban community linked to the central city by a commuter rail line.

2.0 PLAN CONCEPTS

2.1 Townwide Concepts

Residential Development

Harrison's residential zoning controls preserve qualities important to residents and promote sufficient housing choice to meet market demand for the most part. Certain modifications are needed to improve housing choice in a targeted way and to improve the end result of development controls.

Environment and Open Space

Harrison respects environmentally sensitive areas, reducing hazards to property and preserving the scenic qualities of the community. Going forward, the town will upgrade and expand open space and recreational facilities to enhance their function and appearance. The town will seek to preserve open space when large-scale residential development is proposed through the required open space set-aside, and through the use of cluster (open space) subdivision, where appropriate. Further, Harrison recognizes the significance of private recreation here, such as the golf courses. The town will ensure that the open landscape qualities so key to its beauty and serenity are preserved.

Transportation and Parking

Harrison will continue to promote, and, when found to be feasible and appropriate, to provide transportation improvements, and parking facilities to serve its population, and which are compatible with the town's character.

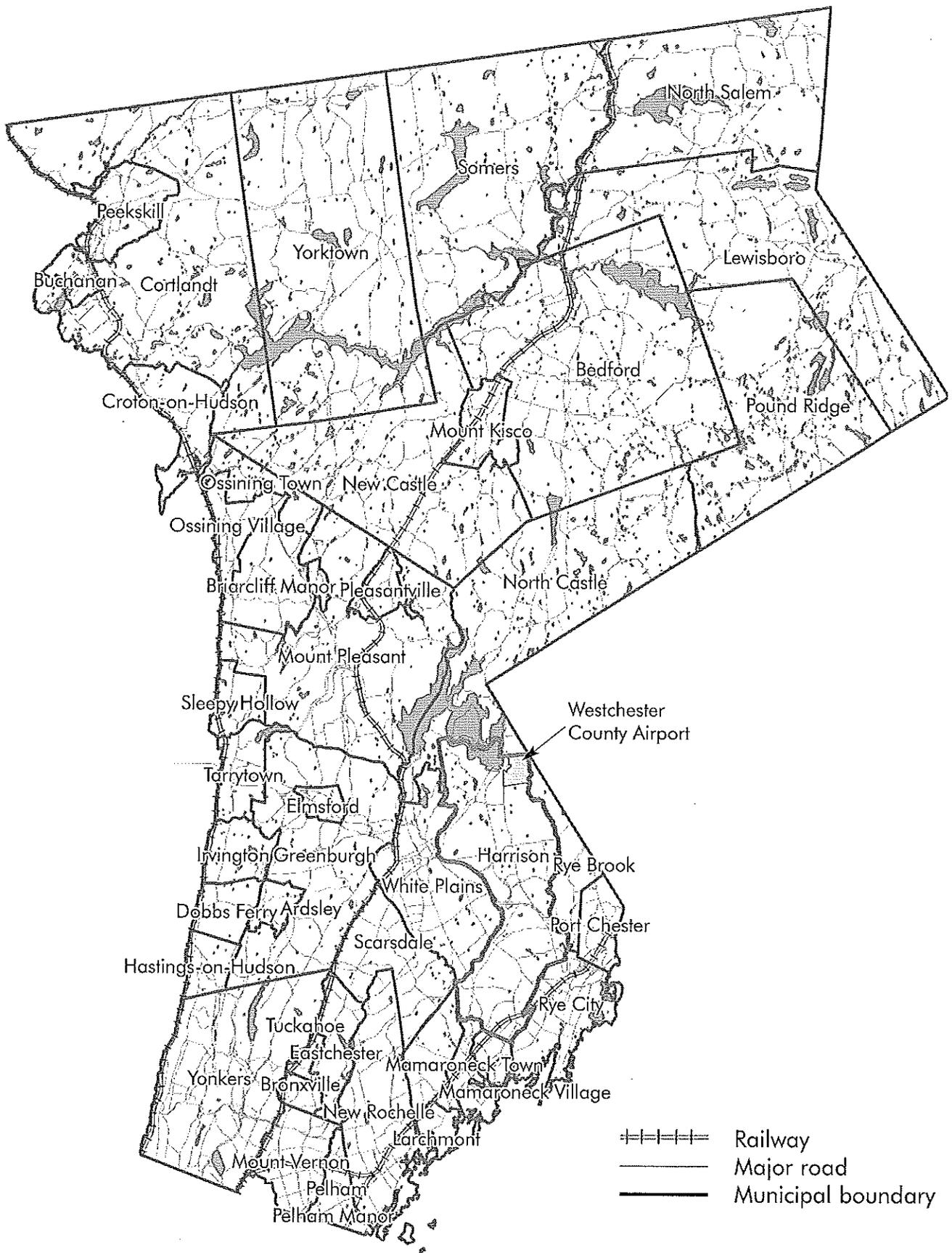


FIGURE 1: REGIONAL CONTEXT

2.2 Downtown Central Business District Concepts

- Harrison will continue to promote development of an attractive and appealing downtown CBD which has a distinctive character and which achieves a high standard of pedestrian and urban amenities.
- Harrison will encourage economic development and vitality in the downtown CBD.
- Harrison will create a comprehensive, orderly parking management system that balances the demand for long- and short-term parking in the downtown CBD.
- Harrison will provide community and recreational facilities and services which contribute to the overall improvement of the community, such as the renovation of the historic train station as a new court and town meeting facility.

2.3 Downtown Harrison Concepts

- Harrison recognizes the need to preserve and enhance the existing neighborhoods in downtown Harrison as the foundation of a strong community.
- Harrison will preserve the quiet, safe nature of neighborhood streets in downtown.

2.4 West Harrison Concepts

- Harrison will enhance the identity, appearance and vitality of West Harrison's commercial core for the benefit of residents and business owners alike.
- Harrison will encourage an accessible and pedestrian-friendly commercial core.
- Harrison will endeavor to maintain natural resources in a sustainable manner to provide maximum benefit to the environment and to residents.
- Harrison will improve the quality and range of community and recreational facilities in West Harrison.

2.5 Purchase and Platinum Mile Concepts

- Harrison will preserve the existing low-density, open and rural character of Purchase and ensure any future development respects this character.
- Harrison will endeavor to facilitate the correction of existing traffic conflicts and congested intersections, and minimize conflicts potentially generated by future developments.

- Harrison will encourage any development of former estates or on any undeveloped land to respect existing neighborhoods and add to the quality of life in the area.
- Harrison will continue to seek cooperation between the colleges and the Town/Village of Harrison, to protect the interests of residents.
- Harrison is committed to sustaining the important tax base created by corporate office development while promoting flexibility for other land uses, as appropriate, which may further enhance the tax base while generating few adverse impacts to surrounding areas.

3.0 SUMMARY OF PLAN RECOMMENDATIONS

The following is a summary of all recommendations made in this plan; Section 4 discusses those recommendations that should be the Town's first-priority actions.

TOWNWIDE RECOMMENDATIONS

Residential Controls

- Consider bulk reduction techniques such as, but not limited to, the creation of residential floor area ratio (FAR) provisions to limit oversized dwellings.
- Introduce a Landscaping Ordinance to the town's code which lays down minimum requirements for landscaping in any new development.
- Determine if the community wants the creation of different types of housing in selected areas such as:
 - Senior housing (age-restricted housing)
 - Townhouses
- Revise the regulations of the B-district (Two-family zone) to better control the size of newly constructed two-family residences (see discussion above). Alternatives include keeping new construction of traditional "up-down" two-family homes as permitted uses, but requiring a special exception permit to build a "side-by-side" residence. The permit could require that newly constructed "side-by-side" two-family homes must have at least 3,000 square feet of lot area per unit, or a total lot size of 6,000 square feet. Another approach could make the special exception permit subject to additional analysis on issues of parking, visual impacts and open space/density.
- Investigate the possibility of sunsetting the unbuilt portions of existing approvals/subdivision plats so that they must be re-approved in conformance with any code updates.

Environment and Open Space

- Review the code's residential cluster subdivision regulations.
- Set up a Recreation Committee, to make recommendations for recreation.

- Work with NYCDEP to improve the recreational opportunities in watershed lands adjacent to Kensico Reservoir.
- Consider the use of a conservation overlay district on the golf courses and examine various options such as the right of first refusal, or the acquisition of conservation easements.
- Study possible methods for improving water quality in all waterbodies in the town.
- Seek ways to use energy-efficient products and incorporate green building practices in new municipal projects, and consider updating the Town ordinance to encourage sustainable design practices.
- Examine methods of controlling the town's geese and deer populations.

Transportation and Parking

- Study the Anderson Hill Road intersection with Purchase Street with a view to implementing intersection improvements.
- Study methods for access management (curb cut consolidation and limits) on arterials and collectors.
- Evaluate the effectiveness of the 10-space waiver in the town's parking regulations.
- Consider reducing the requirement for retail store or service establishments to 1 space per 200 square feet of gross floor area, except in the downtown CBD and in Silver Lake.
- Consider reducing the requirement for offices to 1 space per 300 square feet of gross floor area, except that a proprietary executive headquarters office building shall have a requirement of 1 space per 350 square feet of gross floor area.

DOWNTOWN CENTRAL BUSINESS DISTRICT RECOMMENDATIONS

- **Public-Private Projects:** Pursue the Metro-North development project and development of its 3.3 acre site to create a second street wall of stores, a new park and new community facilities, using good downtown urban design principles.
- Undertake a phased paving and streetscaping initiative along Halstead and Harrison Avenues.
- Address the two problem intersections of Heineman Place/Bruce Avenue/Sunnyside Place and Halstead Avenue/Macy Road to improve safety and connectivity.
- Consider rezoning the industrial area on Oakland Avenue to a General Commercial (GC) zone, to allow and support existing businesses in this area.
- Undertake a Civic Center Study focusing on potential improvements to Ma Riis Park to improve pedestrian connections within the park and to other municipal uses, including the library, the municipal building, the Sollazzo Center and the former train station building.
- Encourage retail and allow a mix of uses: Promote a diverse base of retail establishments, while allowing offices, services and housing.
- **Unique Downtown Features:** Promote Halstead Avenue as the "main street" of the downtown CBD, and support and enhance unique features such as the historic train station and parks as part of the various redevelopment projects.
- **Pedestrian Environment:** Promote a comfortable, safe, interesting and visually attractive pedestrian environment.

- Design: Encourage good design for new commercial development, and major renovations through adopting design guidelines or form-based coding. Such guidelines would address streetscaping and sidewalk design, building facades, signage and awnings, landscaping and lighting.
- Accessibility: Encourage, promote and improve accessibility for persons with disabilities.
- Clean up and repair all existing municipal parking lots, and improve signage for these lots.
- Secure additional parking to improve access along Halstead Avenue, including the Metro-North TOD project, potentially leasing spaces at the Dunkin Donuts lot and other opportunities as they arise.
- Undertake a traffic study to address flow and signal timing issues.
- Ensure that, in future development or redevelopment in the CBD, any parking spaces lost as part of development will be replaced at no less than a 1-to-1 ratio.
- Allow off-site parking and shared parking subject to approval by the Planning Board. Shared parking calculations need to be provided as per Institute Transportation Engineers (ITE) or Urban Land Institute (ULI) guidelines.
- Evaluate a possible merchant permitting parking scheme for the CBD.
- Consider in-lieu parking fees subject to approval by the Planning Board. Any such fees should be allocated to the Parking Authority, to be used for transportation and parking improvements in the downtown area.
- Consider reducing the parking requirements for retail store or retail service establishment to 1 space per 400 square feet of gross floor area in the downtown CBD.
- Consider reducing the parking requirements for office uses in the downtown CBD to 1 per 330 square feet of floor area.
- Enforce parking bylaws to ensure that short-term parking stalls are utilized efficiently and effectively.
- Evaluate the Sollazzo Center and provide a quality recreational facility in the downtown.
- Support and participate in the library's plans for a renovation to its main branch, recognizing that funds will come from private sources.
- Facilitate the reuse of the former train station building for municipal court and board functions, as previously studied.

DOWNTOWN HARRISON RECOMMENDATIONS

- Continue to provide code enforcement of all residential properties and enhance if and when feasible.
- Consider the promotion of neighborhood enhancement programs and strategies such as preservation of mature trees, street tree plantings, neighborhood gardens, and sidewalk improvements.
- Examine the potential for traffic calming measures as a method of discouraging through traffic.

WEST HARRISON RECOMMENDATIONS

- Maintain a bright line on the extent of commercial uses so that there is no creep into residential areas.

- Encourage the redevelopment of Lake Street quarry to a compatible and viable use.
- Examine the creation of two gateways (arriving north from airport on Lake Street; arriving on Westchester Avenue) to demarcate and consolidate the identity of the core.
- Study the possibility of applying Downtown Design District guidelines/mandates to West Harrison.
- Ensure the enforcement system for parking in West Harrison is effective.
- Examine a parking permitting system for local residents and restrict non-resident use of parking spaces.
- Consider a reduction in the parking requirements for retail store or retail service establishment to 1 space per 400 square feet of gross floor area for any conforming retail use.
- Consider the introduction of traffic calming measures to discourage through traffic on local streets.
- Examine the possibility of working with the City of White Plains and the county to improve water quality and aesthetics of Silver Lake.
- Examine possible measures to reduce eutrophication in Silver Lake.
- Study methods of increasing public awareness and education in relation to the Critical Environmental Areas and the preservation of all remaining environmental features, particularly in regard to watershed protection.

PURCHASE AND PLATINUM MILE RECOMMENDATIONS

- Retain low densities of development and consider promoting cluster subdivision development in line with any revised subdivision text, where appropriate.
- Retain mature trees, stone walls, and other natural and built features which contribute to the character of the area.
- Create a new SB-MX (Mixed Use) zone for the "Platinum Center" area bounded by I-287, I-684 and the Hutchinson River Parkway, to allow for potential development of assisted-care and senior housing, as well as complementary retail uses and improved vehicular and pedestrian connections.
- Allow for an emergency-access linkage between Manhattanville Road and Westchester Avenue.
- Study key intersections to devise appropriate solutions.
- Retain existing roadway classification; correct bottlenecks where possible.
- Limit curb cuts along Anderson Hill Road, Lincoln Avenue, and Purchase Street.
- Require that driveways should be combined for adjacent commercial parcels.
- Require that access to new commercial development should be from existing office parks.
- Study methods of identifying desirable land or habitat on properties for eventual dedication as permanent open space if subdivided.
- Require a landscape buffer around all large tracts of undeveloped/underdeveloped land being subdivided.
- Consider appointing town employees as liaison officers for Manhattanville College and SUNY.
- Allow commercial campuses to have accessory uses, such as health clubs, child care food-related uses, and other ancillary uses.
- Study the effectiveness of existing off-street parking requirements in the SB districts.
 - a. Consider reducing the parking requirements for offices to 1 space per 300 square feet of floor area.

- b. For proprietary executive headquarters office buildings, maintain the requirement at 1 per 350 square feet of floor area but consider removing the alternative requirement of 0.9 spaces per each employee on site at any one time.
- c. Enable the Planning Board to waive a percentage of required parking spaces for specific uses with low parking demand.
- d. Distinguish between long-term and short-term parking spaces in large parking areas, differentiated by stall size and location (proximity to building).
- e. Consider requiring long-term and short-term parking spaces in large parking areas, differentiated by stall size and location (proximity to building).
- Study methods for reducing the negative effects of impervious surfaces on stormwater management in the SB district.

4.0 FIRST-PRIORITY ITEMS

- Start the process of redeveloping the Metro-North property in the downtown into a mixed use development.
- Create a new SB-MX (Mixed Use) zone for the Platinum Center area to broaden the potential uses in this area.
- Revise the regulations of the B zones to more carefully control the bulk of new two-family residences.
- Undertake a Civic Center Study focusing on potential improvements to Ma Riis Park to improve pedestrian connections within the park and to other municipal uses, including the library, the municipal building, the Sollazzo Center and the former train station building.
- Initiate a phase paving and streetscaping initiative along Halstead Avenue, beginning with gaining municipal ownership of the road.
- Complete short-term parking recommendations (enhancements to existing municipal lots, improved signage), and explore the potential to secure additional parking.
- Undertake a traffic study to address flow and signal timing issues in the CBD.
- Evaluate applying Downtown Design District guidelines for the downtown Central Business District and for Silver Lake.
- Rezone the non-conforming industrial area along Oakland Avenue in the downtown Central Business District to the General Commercial (GC) zone.
- Decide on an approach to preserving open space. Such approaches include:
 - Reviewing the town's cluster subdivision text
 - Considering the use of an Overlay/Special Purpose/Recreation District

- Consider a residential development bulk reduction technique to limit oversized dwellings.
- Set up a Recreation Committee, to make recommendations on recreation programs and facilities.
- Evaluate the zoning for the Special Business Districts to make parking standards more flexible and allow for accessory uses.

5.0 LONG-FORM ENVIRONMENTAL ASSESSMENT FORM

This EAF evaluates the potential for environmental impacts created by the adoption of the Comprehensive Plan update by the Town/Village of Harrison Council/Board of Trustees. This legislative action is generic in nature, not site-specific, and does not directly result in any physical changes to the environment.

The form that follows is published by the New York State Department of Environmental Conservation and is designed for site-specific actions rather than area-wide or generic proposals. As a result, some questions not relevant to this action are answered "not applicable" or "N/A."

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3:
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared**.*
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Adoption of the Town/Village of Harrison Comprehensive Plan Update

Name of Action

Council/Board of Trustees, Town/Village of Harrison

Name of Lead Agency

Ron Belmont

 Print or Type Name of Responsible Officer in Lead Agency

Supervisor/Mayor

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (If different from responsible officer)

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Adoption of the Town/Village of Harrison Comprehensive Plan Update

Location of Action (include Street Address, Municipality and County)

Town/Village of Harrison, Westchester County

Name of Applicant/Sponsor Town/Village of Harrison

Address 1 Heineman Place

City / PO Harrison State NY Zip Code 10528

Business Telephone 914-670-3009

Name of Owner (if different) _____

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

The Comprehensive Plan for the Town/Village of Harrison has been prepared to update the existing 1988 Plan, to better reflect the current planning framework for Harrison. Many of the 1988 recommendations have been enacted, and some are in progress. This update process, which began in late 2004, focuses on three key topics:

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For a more detailed description of the proposed action, please refer to the addition text which precedes this EAF.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Entire village, including residential, commercial and industrial.

2. Total acreage of project area: 17.4 square miles

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>N/A</u> acres	<u>N/A</u> acres
Forested	<u>N/A</u> acres	<u>N/A</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>N/A</u> acres	<u>N/A</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>N/A</u> acres	<u>N/A</u> acres
Water Surface Area	<u>N/A</u> acres	<u>N/A</u> acres
Unvegetated (Rock, earth or fill)	<u>N/A</u> acres	<u>N/A</u> acres
Roads, buildings and other paved surfaces	<u>N/A</u> acres	<u>N/A</u> acres
Other (Indicate type) <u>Harrison is mostly residential (suburban) with large-scale corporate office uses, parks and open spaces and concentrated retail areas.</u>	<u>N/A</u> acres	<u>N/A</u> acres

3. What is predominant soil type(s) on project site? N/A

- a. Soil drainage: Well drained N/A% of site Moderately well drained N/A% of site.
 Poorly drained N/A% of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

- a. What is depth to bedrock Varies (in feet)

5. Approximate percentage of proposed project site with slopes: N/A Areas of steep slopes (15% or greater) are found throughout Harrison, particularly in the northwestern portion.

- 0-10% _____% 10- 15% _____% 15% or greater _____%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No Several sites in Harrison are listed on the State and National Registers of Historic Places.

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? N/A (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

The NYSDEC Natural Heritage Program indicates the potential presence of an endangered plant. This is not a definitive statement about the presence or absence of all plants and animals, including rare or state-listed species, or all significant natural communities.

Identify each species:

Coast Violet (historically confirmed, last documented 1937).

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

Harrison contains a number of municipal open space and recreation facilities, as well as sites owned or maintained by Westchester County, and privately owned sites such as numerous country clubs.

14. Does the present site include scenic views known to be important to the community? Yes No

No views have been identified as Scenic Areas of Statewide Significance, but many vistas in Harrison contribute to its rural and open space character; some of these views may be private.

15. Streams within or contiguous to project area:

Beaver Brook, Blind Brook, Brentwood Brook and tributaries of the Mamaroneck River, among others.

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

Harrison contains numerous freshwater wetland areas. Lakes or Ponds include Rye Lake Kensico Reservoir, Silver Lake and Forest Lake, as well as small, unnamed water bodies.

b. Size (in acres):

N/A

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No N/A
- b. If YES, will improvements be necessary to allow connection? Yes No N/A
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
 Four CEAs are designated in Harrison: Westchester County Airport 60 + Ldn noise contour, Silver Lake Park, Maplemoor Golf Course and Saxon Woods County Park.
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description *See Note Below

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 17.4 square miles
- b. Project acreage to be developed: N/A acres initially; N/A acres ultimately.
- c. Project acreage to remain undeveloped: N/A acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing N/A; proposed N/A
- g. Maximum vehicular trips generated per hour: N/A (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Ultimately | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
- i. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; N/A length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? N/A tons/cubic yards.

3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

b. Will topsoil be stockpiled for reclamation? Yes No N/A

c. Will upper subsoil be stockpiled for reclamation? Yes No N/A

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.

*The proposed action is the adoption of a Comprehensive Plan update for the Town/Village. This action is generic in nature, not site-specific, and does not directly result in physical changes to the environment. Thus, the project-related impacts assumed by the EAF are generally not applicable or variable dependent on locations within Harrison.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No N/A

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No N/A

9. Number of jobs generated: during construction N/A; after project is complete

10. Number of jobs eliminated by this project N/A.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

Three major areas are defined within the 100-year floodplain: those areas adjacent to Blind Brook, Brentwood Brook and branches of the Mamaroneck River.

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? _____ tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name _____; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day N/A gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

The Comprehensive Plan update is funded under the Town/Village budget.

25. Approvals Required:

		Type	Submittal Date
Town Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Town/Village of Harrison</u> <u>Council/Trustees approval</u>	_____
Town Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Westchester County</u> <u>Department of Planning -</u> <u>Recommendation</u>	_____
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|---|--------------------------------------|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input checked="" type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

The Village contains a mix of single-family, multifamily, commercial and office zoning districts.

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Not known.

4. What is the proposed zoning of the site?

The Comprehensive Plan recommends several zoning changes; however, no zoning is currently proposed.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

This would be the subject of a separate analysis that studies the specific recommended zoning changes, if they are undertaken by the Council/Board of Trustees.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

This is an update to the Town/Village's 1988 Master Plan.

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

The Town/Village of Harrison is bordered by the City of White Plains, the City of Rye, the Town of Rye, the Town of North Castle, the Town of Mamaroneck, the Village of Scarsdale, the Village of Mamaroneck and the Village of Rye Brook. With the exception of White Plains, each of these municipalities contains a mixture of suburban, single-family residential areas, some higher-density apartment buildings and small-scale downtowns with a mixture of commercial and some office uses. White Plains represents a more urbanized setting, but the portion of that city that borders Harrison is comparable in character, with low- to mid-density residential uses and large-scale corporate office campuses.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name Ron Belmont Date _____

Signature _____

Title Supervisor/Mayor, Town/Village of Harrison

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

• Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?
 NO YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?
 NO YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
 NO YES

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
 NO YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

• Other impacts:

Yes

No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO

YES

Examples that would apply to column 2

• The permanent foreclosure of a future recreational opportunity.

Yes

No

• A major reduction of an open space important to the community.

Yes

No

• Other impacts:

Yes

No

The Comprehensive Plan update recommends certain renovations to existing parks and open space; these proposed changes would be anticipated to be beneficial in nature.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO

YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

• Proposed Action to locate within the CEA?

Yes

No

• Proposed Action will result in a reduction in the quantity of the resource?

Yes

No

• Proposed Action will result in a reduction in the quality of the resource?

Yes

No

• Proposed Action will impact the use, function or enjoyment of the resource?

Yes

No

• Other impacts:

Yes

No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

A proposed rezoning in the Platinum Mile from Special Business to Mixed Use could alter traffic patterns; however, the uses allowable by such a zoning would be less intensive in terms of traffic generation and would promote complementary uses with varying traffic patterns. Therefore, impacts from this proposal could be anticipated to be beneficial.

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • 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 major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

A proposed rezoning in the Platinum Mile from Special Business to Mixed Use could affect overall land use character in this area; however, the uses allowable by such a rezoning would be less intensive than currently allowed. In addition, the area of proposed rezoning is separated from any residential neighborhood by limited access roadways.

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

- NO YES UNKNOWN

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3