

**TOWN OF WAPPINGER ZONING BOARD OF APPEALS**

State Environmental Quality Review Act

**CONDITIONED NEGATIVE DECLARATION**

Notice of Determination of Non-Significance

Received  
SEQRA  
DEC 15 2023  
Town of Wappinger  
Town Clerk  
*of anolox*

Date of Adoption: December 12, 2023

**Implementing Regulations:** This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

**Determination:** The Town of Wappinger Zoning Board of Appeals, as Lead Agency, has determined that the Proposed Action described below will not have a significant adverse effect on the environment provided that the conditions discussed in this Conditioned Negative Declaration are implemented.

**Name of Action:** Alpine Commons Workforce Housing

**SEQRA Status:** Unlisted Action

**Conditioned Negative Declaration:** YES

**Location:** The subject property is known as Tax Lot 6157-02-707773 on the Town of Wappinger Tax Assessment Maps and is located at 1404 Route 9 within the Shopping Center District (SC) zoning district (the "Subject Property" or "Site"). The Subject property is located on the east side of Route 9 in the Shopping Center Zoning District. Adjacent properties along Route 9 are commercial in nature. Vacant wetland property borders the property to the north and single-family residential properties in the R-20 zoning district border the site on the east and the south. The subject property is 86.818 acres, but the proposed residential development is proposed in a 17.26-acre area on the south side of Subject Property.

**Description of Action:** The Applicants seek to develop five (5) residential buildings and related amenities within the southern, undeveloped portion of the Alpine Commons site. The Applicants intend to convert Alpine Commons from a retail shopping center to Mixed Uses per Town Zoning Code §240-81.7. The net lot area devoted to the residential component of the Mixed Use is 16.06 net usable acres (17.26 gross acres – 1.2 acres of steep slopes).

The smallest of the 5 buildings will have 24 multifamily units and the largest will have 36 multifamily units. The Project will be accessed via a spur off an existing internal road within Alpine Commons. The residential buildings are envisioned as three-story walk-ups. The mix of apartment units contemplated is 48 one-bedroom units, 60 two-bedroom units, and 36 three-bedroom units, for a total of 144 units. The 5 proposed buildings will exceed the 35-foot height limitation in the SC Zoning

District and the applicants propose 3 story rather than 2.5 story buildings. The height limit varies from building to building with a range from 42'0" feet to 49'10" based on the way height is measured in the definition of Building Height in the Zoning Code.

The proposed action would include the extension of the United Wappinger Water District by the Town of Wappinger Town Board to provide municipal water to the site. The site is located within the United Wappinger Sewer District and as such has a right to connect to the municipal sewer system. Approval from the Dutchess County Department of Behavioral and Community Health is also required to extend the water district and to connect to the sewer system.

The site is accessed from a signalized intersection with Route 9 which is under the jurisdiction of the NYS Department of Transportation. No changes to the intersection are proposed as part of the application.

Construction of mixed uses in the Town of Wappinger requires special permit and site plan approval of the Planning Board, however, the applicant's project does not comply with the existing zoning and three variances are required from the Zoning Board of Appeals before any approvals could be granted by the Planning Board. The applicant has decided to apply for the variances prior to making a submission to the Planning Board.

The applicant is seeking funding for the project from New York State Homes and Community Renewal and has been awarded a grant from the Dutchess County Housing Trust Fund Housing Creation and Preservation Program.

#### **Reasons Supporting This Determination:**

Specifically, with respect to the Proposed Action:

- 1. The Proposed Action will not have a significant adverse environmental impact with respect to the construction on, or physical alteration of, the land surface of any properties provided that certain conditions are implemented.**

Approximately 7.5 acres of the site are proposed to be disturbed to construct 144 dwelling units spread across five multifamily buildings. The site contains approximately 1.2 acres of steep slopes. The Applicant has provided grading plans for the site which indicates substantial areas of excavation. Approximately 3.2 acres of the site will be excavated to a maximum depth of 13 feet. Approximately 12,000 cubic yards are proposed to be removed from the site. While the Applicant does not anticipate the need for blasting, should it be discovered that blasting is required, the Applicant has committed to complying with all applicable blasting regulations. Bedrock is exposed in approximately 1% of the site. Construction is proposed to take place over two years and erosion controls must be maintained during construction as required by applicable MS-4 requirements.

Construction is proposed on a wooded area of the site. No construction is proposed on existing underused parking areas. The applicant is proposing to clear trees on the site, construct buildings and additional hardscape that results in an additional 4.0 acres of impervious surface.

**Conditions for Mitigation:**

- A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and approved by the Planning Board as part of the site plan approval. All SWPPPs must include practices consistent with the New York Standards and Specifications for Erosion and Sediment Control.
- Reduction of new impervious surface should be investigated by developing existing disturbed areas rather than clearing wooded areas for new development.
- The SWPPP needs to address the integration of new stormwater facilities with the existing Stormwater practices on the Alpine Commons site. The efficacy of existing stormwater practices shall be verified as part of the SWPPP.
- Appropriate stormwater practices shall be implemented on the site to control post construction stormwater runoff and minimize erosion in accordance with the New York State Stormwater Management Design Manual.
- Erosion and sediment controls shall be installed and maintained during construction activities as required by the General Permit for Stormwater Discharges from Construction Activity.
- Excavation of steep slopes should be minimized.
- Proposed buildings should be integrated into the terrain to minimize the need for excavation.
- Cuts and fills should be balanced to minimize the amount of materials removed from the site.
- Stockpiles of fill must be controlled to prevent erosion.
- Any blasting required shall conform to the requirements of Chapter 80 (Blasting) of the Town of Wappinger Code.

**2. The Proposed Action will not have a significant adverse environmental impact with respect to any unique or unusual landforms.**

There are no unique or unusual landforms present in the area of the Proposed Action, and the area of the Proposed Action is not adjacent to any geological feature listed as a registered National Natural Landmark.

**3. The Proposed Action will not have a significant adverse environmental impact on any wetlands or other surface water bodies.**

The northern portion of the Subject Property contains regulated wetlands, flood zones, and a stream but no construction is proposed near those wetlands and water bodies. All development is proposed more than 100' away from the neighboring wetlands. The implementation of the SWPPP as noted above will limit stormwater runoff into the wetlands and water bodies.

**4. The Proposed Action will not have a significant adverse environmental impact with respect to new or additional use of ground water and will not have a significant adverse environmental impact with respect to the introduction of contaminants to ground water or an aquifer provided that certain conditions are implemented.**

The Proposed Action would create 144 multi-family units which are proposed to be, and are required by the Town Code to be, serviced by the Town of Wappinger Municipal Water Supply. The Application proposes the extension of the United Wappinger Water District (UWWD) to include the entire Subject Property. The water mains of the United Wappinger Water District are located in easements on the subject property so there is access to municipal water. Correspondence from the Town Engineer, CPL, dated 11/12/21, states that they have reviewed the flow calculations provided by the Applicant, and states that the existing Town of Wappinger Municipal Water System has sufficient excess capacity to accommodate the proposed 144 units at the collection of bedroom counts proposed.

The Proposed Action would create 144 multi-family units which are proposed to be, and are required by the Town Code to be, serviced by the United Wappinger Sewer District. The Subject Property is already in the United Wappinger Sewer District and the Applicant has submitted a sanitary sewer flow analysis dated 3/23/21 prepared by Benesch Engineering. The Dutchess County Department of Behavioral and Community Health found the calculations provided by the Applicant to be acceptable in their 8/2/21 letter.

**Conditions for Mitigation:**

- The Town of Wappinger Town Board must approve the extension of the United Wappinger Water District to the site to provide municipal water before any special permit can be granted. This condition shall protect the aquifer.

**5. The Proposed Action will not have a significant adverse environmental impact with respect to the development of lands subject to flooding.**

The Subject Property does contain a 100-year flood plain, however, the area where the construction is proposed is not near the 100-year flood plain. Additionally, the Proposed 144 units are not located in or adjacent to lands subject to flooding.

**6. The Proposed Action will not have a significant adverse environmental impact on any State regulated air emission source.**

There is no State-regulated air emission source associated with the Proposed Action. The Project does not require Federal or State air emission permits and will not emit one or more greenhouse gases at or above the following levels:

- a. More than 1,000 tons/year of carbon dioxide (CO<sub>2</sub>)
- b. More than 3.5 tons/year of nitrous oxide (N<sub>2</sub>O)
- c. More than 1,000 tons/year of carbon equivalent of perfluorocarbons (PFCs)
- d. More than 0.045 tons/year of sulfur hexafluoride (SF<sub>6</sub>)
- e. More than 1,000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions
- f. More than 43 tons/year or more of methane (CH<sub>4</sub>)

The Proposed Action will not generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants or reach 50% of any of these thresholds.

The Proposed Action will not require a state air registration or produce an emissions rate of total contaminants that exceed 5 lbs. per hour or include a heat source capable of producing more than 10 million BTUs per hour or reach 50% of any of these thresholds. Also, the Proposed Action will not result in the combustion or thermal treatment of more than one ton of refuse per hour.

**7. The Proposed Action will not have a significant adverse environmental impact with respect to the loss of flora or fauna provided that certain conditions are implemented.**

According to the New York State Department of Environmental Conservation Environmental Resource Mapper, the project site may provide habitat for Endangered or Threatened Species, specifically the Indiana Bat and the Northern Long Eared Bat but hibernaculum for these species is not present.

**Conditions for Mitigation:**

- Limiting removal of trees between November 1 to March 31 would mitigate potential negative effects to the Bat species.

8. **The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

The Site is not located within or adjacent to a Dutchess County Agricultural District and therefore will not have an adverse impact on agricultural resources.

9. **The Proposed Action will not have a significant adverse environmental impact on any scenic or aesthetic resources provided that certain conditions are implemented.**

The Proposed Action will not result in the obstruction, elimination, or significant screening of the scenic views. The Applicant has submitted a visual impact assessment prepared by Thriven Design dated 1/20/23 which includes 5 cross sections from Losee Road, Sucich Place, State Route 9, and 2 cross sections from Old Hopewell Road. The cross sections show that intervening vegetation and the topography of the area will screen visibility of the Proposed Action from publicly accessible vantage points seasonally. The proposed buildings, while screened, will be visible to adjacent residences in leaf off conditions. Tree clearing for construction will reduce the existing vegetation that acts as a screen.

**Conditions for Mitigation:**

- Evergreen screening should be installed on the edge of the cleared areas to maintain screening to adjacent residential properties.
- The exterior of the buildings should have muted natural colors to blend them in with the surroundings.

10. **The Proposed Action will not have a significant adverse environmental impact on any historic or archaeological resources.**

The Proposed Action is not anticipated to have a significant adverse environmental impact on historic or archaeological resources based on the letter from the New York Department of Parks, Recreation, and Historical Preservation dated November 18, 2020.

11. **The Proposed Action will not have a significant adverse environmental impact with respect to the loss of recreational opportunities or with respect to a reduction of an open space resource designated in any adopted municipal open space plan.**

The area of the Proposed Action is not designated as open space by the Town of Wappinger. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. The Proposed Action would create 144 dwelling units which would require corresponding lands appropriate for reservation for recreational purposes or a fee in lieu of those lands to be determined at the time of Site Plan review. A clubhouse and other recreational facilities are proposed for the site.

**12. The Proposed Action will not have a significant adverse environmental impact on a Critical Environmental Area (CEA).**

There are no Critical Environmental Areas in or adjacent to the area of the Proposed Action.

**13. The Proposed Action will not have a significant adverse environmental impact on existing transportation systems provided that certain conditions are implemented.**

Access to the Site is currently provided at a signalized, "T" shaped intersection with U.S. Route 9. At this intersection, the U.S. Route 9 southbound approach consists of four lanes in the form of a double left turn lane and two through lanes and the U.S. Route 9 northbound approach consists of four lanes in the form of a separate left turn lane (for U-turn movements), two through lanes and a separate right turn lane. The Alpine Commons driveway consists of three lanes in the form of double left turn lanes and a separate right turn lane. In the vicinity of the Site, U.S. Route 9 has a posted speed limit of 55 mph.

The Subject Property currently contains BJ's Wholesale Club and the Hudson Valley Office Furniture showroom. There is vacant retail space at the subject property that was previously occupied by a supermarket. An indoor recreational use was previously approved for the vacant space, but it has not been occupied.

Colliers Engineering and Design prepared a traffic study dated May 13, 2022. Traffic counts for the study were conducted in December of 2021, during which time, only BJ's was in operation. The intersection improvements for the site were designed for BJ's, a supermarket, a craft store, and other retail establishments. Traffic generated by the proposed 144 multifamily units is anticipated to be less than the existing roadways for the site. Also, the peak hours for the multifamily use are different from the retail uses.

Construction traffic may conflict with current traffic entering the site. Truck trips should be minimized to the greatest extent possible and should take place during off-peak hours.

The Proposed Action will not have a significant adverse impact on existing transportation systems and anticipated future commercial uses on the subject property should also be accommodated.

The Proposed Action will not have a significant adverse impact on public transportation systems. The applicant has petitioned the Dutchess County Department of Transportation to add or move a bus stop from Route 9 onto the Project Site. In their letter dated 8/7/23, the Dutchess County Department of Public Works Public Transit Division states that the Project Location is in proximity of their Route A which runs along State Route 9 and a flag stop for this route exists at the entrance to the Project Site on Route 9. The Dutchess County Department of Public Works Public Transit Division expresses interest in the same letter in

working with the Applicant to develop a more accessible dedicated bus stop at the Project Site.

**Conditions for Mitigation:**

- Truck trips for construction should be minimized to the greatest extent possible and should take place during off-peak hours.
- After construction is completed and the project site is at least 50% occupied, a new traffic study must be conducted to verify that signal timings are appropriate, and that acceptable Levels of Service (LOS) are maintained. The study shall be supplied to NYSDOT and the Town Planning Department. The study should be repeated one year after full occupancy of the residential units.
- The applicant shall coordinate with NYS DOT as required to maintain acceptable levels of service.

**14. The Proposed Action will not have a significant adverse environmental impact as a result of an increase in the use of any form of energy.**

It is anticipated that the existing energy infrastructure would continue to serve the Site and that enough surplus exists to meet potential demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

**15. The Proposed Action will not have a significant adverse environmental impact as a result of an increase in noise, odors or outdoor lighting provided that certain conditions are implemented.**

The project will create temporary noise impacts on nearby properties during construction. The construction of the Proposed Action will be subject to compliance with the Town's noise regulations. The impacts associated with noise during construction will be mitigated by limiting construction activities to the hours permitted by the Town Code. No blasting expected during construction of the project, but should any blasting become necessary, it must comply with Chapter 80 of the Town Code and other applicable State and Federal laws and regulations.

Noise from the occupancy of the site will be typical of a multifamily development. In addition, noise is generated by existing commercial uses on the subject property. Tree clearing for the project will reduce the vegetation available to act as a noise buffer.

The Proposed Action is not anticipated to generate any noxious odors and will be subject to the Town's lighting regulations which limit light intrusion onto neighboring properties.

**Conditions for Mitigation:**



- A multi layered vegetative buffer, including but not limited to native evergreen plantings and native deciduous understory plantings, shall be placed on the perimeter of the cleared area to the satisfaction of the Planning Board at Site Plan review to act as a visual screen and as a sound reducing buffer.

**16. The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

The Site does not include, or is not subject to components which could be considered impacts to public health such as site remediation, institution controls, solid waste facilities, etc.

**17. The Proposed Action will not have a significant adverse environmental impact as a result of being inconsistent with adopted land use plans provided that certain conditions are implemented.**

The Proposed Action would create 144 additional residential units in the Shopping Center District (SC). The density of the proposed action is a 300% increase over what is currently permitted under zoning for mixed uses. The density for the proposed project is significantly greater than the abutting residential district that is zoned for half acre lots.

The 2010 Town of Wappinger Comprehensive Plan recognizes that mixed use and work force housing developments should be constructed in existing centers where they can be most economically served by existing roads, utilities, and community facilities. The project site contains municipal water and sewer mains and the existing roads serving the site are sufficient. While the density requested is greater than that permitted by zoning, the infrastructure on the site should support the proposed density.

The 2010 Town of Wappinger Comprehensive Plan sets forth some design recommendations for the Route 9 Corridor which are relevant to the project and the site:

- Create a Boulevard Effect along Route 9, with street tree plantings, sidewalks, and roadway realignments with medians where possible.
- Encourage development design which hides parking from plain view along Route 9
- Require that parking areas be landscaped well.
- Encourage the remediation and reuse of existing brownfields and other disturbed areas.

The granting of an area variance would permit the proposed development, but it would be a substantial increase over the density legislatively established by the Town Board in the Town's Zoning Code.

**Conditions for Mitigation:**

- Reduction of new impervious surface should be investigated by developing existing disturbed areas rather than clearing wooded areas for new development.
- Street trees and sidewalks are required along the Route 9 frontage of the site.
- Parking areas shall have well landscaped areas to enhance visual appeal and stormwater absorption.
- Obtaining an area variance from the Zoning Board of Appeals would permit the development even though it is not consistent with the current Zoning Code.

**18. The Proposed Action will not have a significant adverse environmental impact as a result of being inconsistent with the existing community character.**

The Proposed Action is consistent with the character of the commercial development in the SC and HB zoning districts. The proposed action is not consistent with the neighboring residential homes in the adjacent R-20 District. The proposed action would alter the existing natural landscape. The proposed buildings are separated by existing vegetation and topography from the single-family residences to the east and south which lessens the disparity in community character.

The proposed action will create a demand for additional community services such as police, fire, ambulance, and schools because the requested density is 300% larger than what is currently permitted by zoning. Police, fire, ambulance services should be sufficient to service the proposed development.

The proposed residential development is not well integrated with the existing commercial uses on the site and lacks connectivity to Route 9 and other commercial uses in the area. The site owners should investigate the potential of creating neighborhood commercial uses as infill on the site such as laundromats, dry cleaners, coffee shops, and restaurants for use by the proposed residential development, this is viewed as a defect in the proposed project. Infill development would be in small storefronts closer to Route 9 as described in the Comprehensive Plan.

The Town's Planner Malcolm M. Simpson prepared a memo dated October 18, 2023, that provided estimates of school aged children that would be generated from the project. He concluded that approximately 52 school-aged children (ages 5-18) would result from the project, an average of 4 per grade. This number does not account for the number of children who would be home-schooled or attend private school. The estimates also do not account for the number of children that would have already been attending the school district prior to moving into the project.

The applicant provided an enrollment projection for the Wappingers Central School District ("WCSD") prepared by FACTS in December 2016. The enrollment projection showed that in 2011-12 the total enrollment in the WCSD was 11,964. The NYS Education Department reported that the total enrollment in the WCSD in 2021-22 was 10,176, which is higher than the FACTS projection of 10,006. Between 2011 and 2022, WCSD enrollment declined by 1,788 students. Future projections have enrollment around 10,000 students.

The addition of 52 students should not have an adverse impact on the WCSD.

**Conditions for Mitigation:**

- Investigate the potential of creating neighborhood commercial uses on the site such as laundromats, dry cleaners, coffee shops, and restaurants for use by the proposed residential development.
- A multi layered vegetative buffer, including but not limited to native evergreen plantings and native deciduous understory plantings, shall be placed on the perimeter of the cleared area to the satisfaction of the Planning Board at Site Plan review to act as a visual screen and as a sound reducing buffer.

**19. The Proposed Action will not have a significant adverse environmental impact on the supply of housing in the Town.**

The Proposed Action would allow the development of 144 residential units (48 one-bedroom, 120 two-bedroom, and 36 three-bedroom units) with a total of 276 bedrooms and would increase the supply of housing in the Town.

Based upon this information and the information in the Full Environmental Assessment Form, the Zoning Board of Appeals finds that the Proposed Action could have a significant adverse impact on the environment, but that impact will be avoided or substantially mitigated because of the conditions stated above which will be required by the lead agency. There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

This Conditioned Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

**Lead Agency:**

Town of Wappinger Zoning Board of Appeals  
Wappinger Town Hall  
20 Middlebush Road  
Wappingers Falls, New York 12590

Alpine Commons Workforce Housing  
SEQRA Conditioned Negative Declaration

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**For Further Information:**

Ms. Beatrice Ogunti, Zoning Board Secretary  
Wappinger Town Hall  
20 Middlebush Road  
Wappingers Falls, New York 12590  
(845) 297-6256

cc: Town of Wappinger Town Board  
Town of Wappinger Planning Board  
Dutchess County Department of Planning  
Dutchess County Department of Behavioral and Community Health  
New York State Department of Environmental Conservation

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]
Project: Alpine Commons Workforce Housing
Date: December 12, 2023

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. (See Part 1. D.2.f, D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>



e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>The proposed action will be visible from nearby residences.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

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

☐ NO☒ YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

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

☒ NO☐ YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

**15. Impact on Noise, Odor, and Light**

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

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

☐ NO☒ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

☐ NO☒ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Please see attached Conditioned Negative Declaration.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

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and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☒ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

See CND for conditions

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Alpine Commons Workforce Housing

Name of Lead Agency: Town of Wappinger Zoning Board of Appeals

Name of Responsible Officer in Lead Agency: Peter Galotti

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:

Date: December 12, 2023

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Bea Ogunti

Address: 20 Middlebush Road, Wappingers Falls, NY 12590

Telephone Number: (845) 297-6256

E-mail: bogunti@townofwappinger.ny.gov

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Please see attached Conditioned Negative Declaration.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

See table of contents in ZBA Decision

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☒ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

See CND for conditions

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Alpine Commons Workforce Housing

Name of Lead Agency: Town of Wappinger Zoning Board of Appeals

Name of Responsible Officer in Lead Agency: Peter Galotti

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:

Date: December 12, 2023

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Bea Ogunti

Address: 20 Middlebush Road, Wappingers Falls, NY 12590

Telephone Number: (845) 297-6256

E-mail: [bogunti@townofwappingerny.gov](mailto:bogunti@townofwappingerny.gov)

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)  
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

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