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MEMORANDUM

TO: HON. GEOFF FINN, SUPERVISOR
HON. MEMBERS, STONY POINT TOWN BOARD

FROM: MAX STACH, AICP

SUBJECT: SEQRA AND ADOPTION OF PW DISTRICT AMENDMENTS TO ALLOW WATERFRONT MIXED-USE DEVELOPMENTS

DATE: FEBRUARY 13, 2015

CC: BRIAN NUGENT, ESQ. - TOWN ATTORNEY
JOAN SKINNER, TOWN CLERK

* *

Please find attached a copy of the completed Long Form Environmental Assessment Form for the PW District Amendments to allow Waterfront Mixed-Use Developments.

This document will have to be reviewed before the public hearing on the amendments. Prior to opening the public hearing, we suggest that the Town Board adopt the Part 3 and issue a Negative Declaration of Environmental Significance. Then the Supervisor must sign the document and file it with the Town Clerk's office.

A coastal zone consistency review is necessary for this action. We are providing the amendments and a consistency form to the Planning Board, which has been serving as the CAC, and requesting that they make a decision on consistency at their February 26 meeting.

We believe that taking these steps will allow the Town Board to make a decision on the zoning as early as the first March Planning Board meeting.

In preparing this EAF and addressing the comments of Rockland County Planning, we felt that it was necessary to make several changes to the proposed local law. Most of these changes were minor in nature, but a few were substantive. These include:

1. Provision K has been modified as follows (underlined text added):

> *Consistent with sound waterfront planning for rising sea levels and increasing storm severity, the height requirement for buildings proposed as part of Waterfront Mixed-Use Developments shall be measured from the higher of existing grade or 2 feet above the Base Flood Elevation for the 1% storm as shown on the most up-to-date FEMA Flood Insurance Rate Map (FIRM) or Advisory Base Flood Elevations if they have been adopted by the Town as part of the Flood Damage Protection Chapter. Additionally, the Planning Board should work with the applicant to make the proposed development more adaptive to future increases in flood elevations including but not limited to such measures as incorporating infrastructure for the placement of deployable flood walls, dry floodproofing, wet floodproofing, installing utility infrastructure above flood elevations, and incorporating measures to allow for raising building first floor elevations in the future.*

This change was made based on the recommendations of the draft Stony Point Sea Level Rise and Coastal Vulnerability Report.

2. Parking standards were added for detached residences, day care, and outdoor recreation as suggested by Rockland County Planning. These are the same requirements as elsewhere in the Town.

3. The list of accessory uses was simplified as suggested by Rockland County Planning to avoid confusion. Notably, all uses were listed as accessory to waterfront mixed-use development instead of having retail kiosks and boatels listed as separate accessories to marinas. Additionally, local convenience commercial, local office business and day care were listed as both accessory uses and uses authorized as part of waterfront mixed-use development, and are now listed only once. This change is mostly organizational, but avoids an instance whereby a Marina could permit retail kiosks without a mixed-use development, which was not intended.

We will be available to discuss these matters at the February 24th Town Board meeting.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Waterfront Mixed-Use Zoning Amendment		
Project Location (describe, and attach a general location map): Along the Hudson River Waterfront in the Town of Stony Point		
Brief Description of Proposed Action (include purpose or need): The proposed amendments would allow a mixed use waterfront development comprised of Single-family attached, detached and multifamily residences, retail, restaurant, office, marina uses and public esplanade uses on riverfront properties of at least 10 acres. It is noted that a broad range of uses are already authorized within the waterfront area including marinas; public recreation; educational centers; municipal community centers; fuel and oil storage; membership clubs; fish, bait, tackle, small boat and sail board shops; membership clubs (including restaurants); bed and breakfasts (up to four rooms). Because of this, the primary effect of the legislation will be the authorization of residential units a 10 units/acre, and retail and office uses. Height will remain the same at 45 feet. Development coverage will increase from 50% to 75%. Floor Area Ratio will go from 0.40 to unlimited (3.0 based on coverage and height). Front yard/setback will be reduced from 50/50 feet to 10/0 feet (all land fronts on River which has mandatory 50 foot setback); side setback (one side/total) from 50/100 feet to 25/40 feet; side yard/rear yard from 25/30 feet to 10/50 feet; street frontage from 100 feet to 0 feet. The intent of the legislation is to encourage existing owners of struggling marina uses to be able to incorporate a residential, retail and public access element to draw economic development and tourism to the Town. The amendments are supported by the Town's Comprehensive Plan.		
Name of Applicant/Sponsor: Town of Stony Point	Telephone: 845-786-2716 E-Mail: supervisor@townofstonypoint.org	
Address: 74 East Main Street		
City/PO: Stony Point	State: NY	Zip Code: 10980
Project Contact (if not same as sponsor; give name and title/role): Geoff Finn, Supervisor	Telephone: Same E-Mail: Same	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Varies	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Stony Point Town Board - Zoning Amendment	October 28, 2014
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Bd - Waterfront Consistency Review	
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

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

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

If Yes, identify the plan(s):

Remediaton Sites:546031

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Planned Waterfront (PW) District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Stony Point Police Department

c. Which fire protection and emergency medical services serve the project site?
Wayne Hose Company #1 - Stony Point Volunteer Ambulance Corps

d. What parks serve the project site?
Stony Point Battlefield, Palisades Interstate Park, all Town Parks

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☐No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☐No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☐No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☐No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☐No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☐No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

_____

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n.. Will the proposed action have outdoor lighting? ☐ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☐ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database Provide DEC ID number(s): 546031

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-2, 864-546 Classification SB, SC / C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) HS-2

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Hudson River (Class SB), portion – Priority Organics – Fish Consumption

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100 year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Stony Point Battlefield, M/V COMMANDER

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Geoff Finn for the Town of Stony Point Date October 28, 2014

Signature _____ Title Supervisor

PRINT FORM

EAF Mapper Summary Report

Wednesday, October 22, 2014 5:42 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:546031
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	546031
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-2, 864-546
E.2.h.iv [Surface Water Features - Stream Classification]	SB, SC / C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):19.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	HS-2
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Hudson River (Class SB), portion – Priority Organics – Fish Consumption
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Stony Point Battlefield, M/V COMMANDER
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Agency Use Only [If applicable]

Project : PW Waterfront Mixed-Use Zoning

Date :

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

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.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☑ NO ☐ 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	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

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	☐	☐
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	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
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	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
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	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	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	☐	☐
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	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
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	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
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	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	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	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☑
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☑
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☑	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☑	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D,2,h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐

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	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
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	☐	☐
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	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
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	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☑ YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
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	 ☐ ☐	 ☑ ☑
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	 ☐ ☐	 ☑ ☑
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☑
g. Other impacts: _____ _____		☑	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☐ NO ☑ YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	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 or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☑
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	☐	☑
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	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Yes", 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	☑	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☑	☐
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	☑	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ 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 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	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

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.

☑ NO ☐ 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 a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
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	☐	☐
c. Other impacts: _____ _____		☐	☐

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 - g. 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	☐	☑
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☑
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☑	☐

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	□	□
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	□	□
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	□	□
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	□	□
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	☑	☐
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	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☑
f. Other impacts: _____ _____		☐	☐

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 cccur	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
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	☐	☐
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	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☑
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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, Elb	☑	☐
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	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES
(See Part 1. C.2, C.3, D.2, E.3)
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	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☑
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	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☑
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____ _____		☑	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project : PW Waterfront Mixed-Use Zoning

Date :

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.

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 Extended Part 3 EAF hereafter

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Stony Point Town Board 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:

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.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: Waterfront Mixed-Use Zoning Amendment

Name of Lead Agency: Stony Point Town Board

Name of Responsible Officer in Lead Agency: Geoff Finn

Title of Responsible Officer: Supervisor

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Max Stach

Address: 75 Montebello Road, Suffern, NY 10901

Telephone Number: 845-368-1472

E-mail: maxstach@turnermillergroup.com

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

PRINT FULL FORM

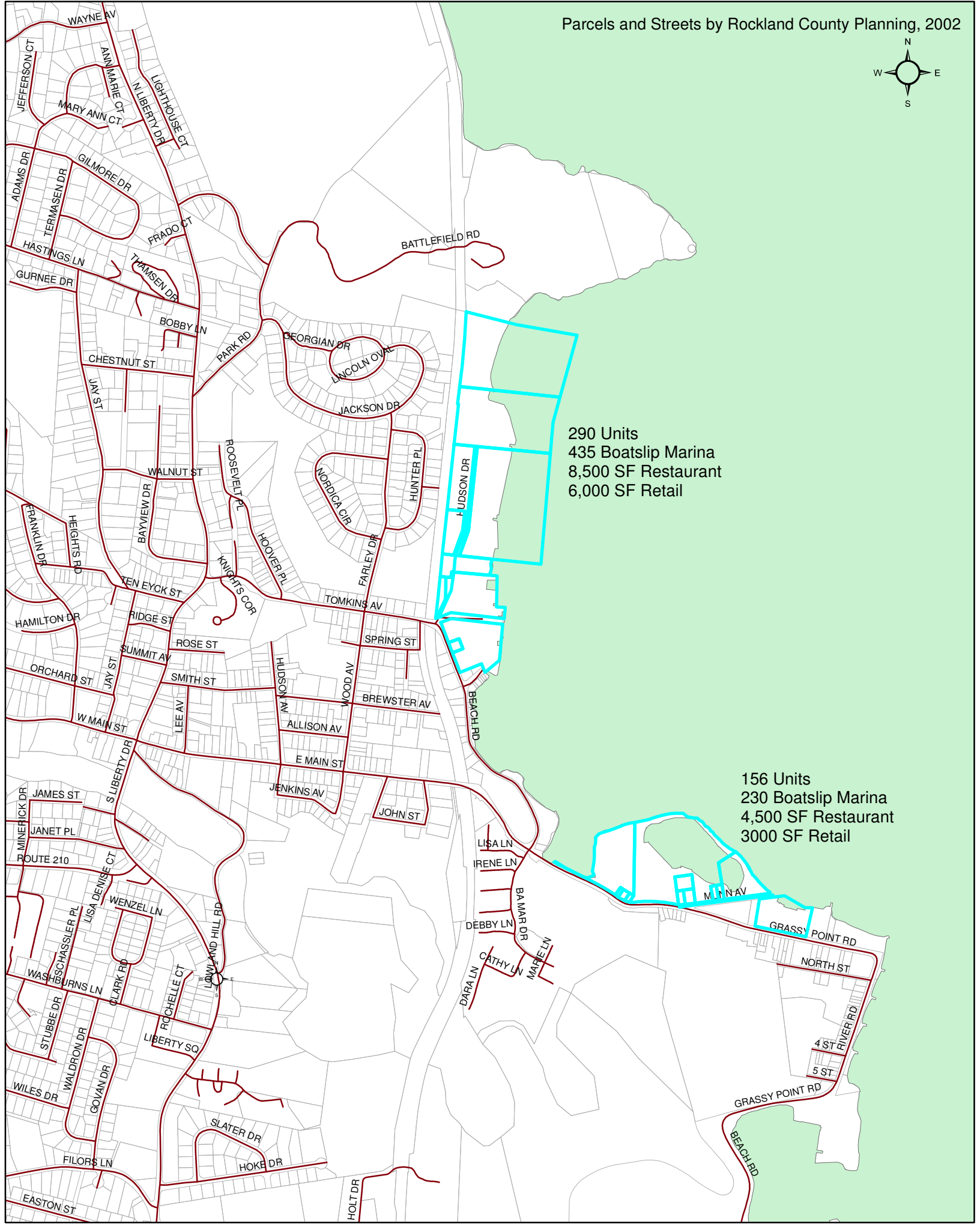
Introduction:

The proposed action is the adoption of zoning that will permit the construction of waterfront mixed-use developments as a conditional use of the Planning Board. These projects will be permitted on parcels of 5 acres or more and allow greater coverages than are currently permitted in the PW District. Uses authorized will include residential townhouses and multifamily structures, restaurants, a range of retail uses as well as traditional marina uses and boatels (boat storage buildings). The full draft zoning amendments are included as Appendix A-1.

The PW District is located in two sections along the Stony Point Hudson River Shoreline. The map included on the following page indicates the parcels in the PW District that would be eligible for waterfront mixed-use development based on their contiguous acreage with water access. Also indicated on the map is the maximum anticipated development that could likely occur under these provisions. It is unlikely that the maximum buildout would ever be achieved, especially over the next 20 or so years. However, in order to assess a reasonable worst case scenario, maximum buildout was considered.

The potential impacts identified by Stony Point Town Board are described and explored in further detail hereafter.

It is noted that along with these changes, sit-down restaurants will be added as a use permitted by right in the PW District. Impacts of this minor change are assumed to be within the range of impacts for the waterfront mixed-use provisions.


Parcels and Streets by Rockland County Planning, 2002
N
W
E
S
290 Units
435 Boatslip Marina
8,500 SF Restaurant
6,000 SF Retail
156 Units
230 Boatslip Marina
4,500 SF Restaurant
3000 SF Retail
WAYNE AV
JEFFERSON CT
ANNMARIE CT
N LIBERTY DR
LIGHTHOUSE CT
MARY ANN CT
ADAMS DR
TERMASEN DR
GILMORE DR
FRADO CT
HASTINGS LN
THAMSEN DR
GURNEE DR
BOBBY LN
PARK RD
BATTLEFIELD RD
GEORGIAN DR
LINCOLN OVAL
JACKSON DR
CHESTNUT ST
JAY ST
ROOSEVELT PL
NORDICA CIR
HUNTER PL
HUDSON DR
WALNUT ST
BAYVIEW DR
FRANKLIN DR
HEIGHTS RD
HOOVER PL
FARLEY DR
KNIGHTS COR
TEN EYCK ST
TOMKINS AV
HAMILTON DR
RIDGE ST
ROSE ST
SPRING ST
SUMMIT AV
ORCHARD ST
SMITH ST
HUDSON AV
WOOD AV
BREWSTER AV
BEACH RD
W MAIN ST
LEE AV
ALLISON AV
E MAIN ST
S LIBERTY DR
JENKINS AV
JOHN ST
MINERICK DR
JAMES ST
JANET PL
ROUTE 210
LISA DENISE CT
WENZEL LN
LISA LN
IRENE LN
BA MAR DR
DEBBY LN
CATHY LN
MARIE LN
DARA LN
MINN AV
GRASSY POINT RD
NORTH ST
4 ST
RIVER RD
5 ST
GRASSY POINT RD
BEACH RD
LOWLAND HILL RD
CLARK RD
ROCHELLE CT
WASHBURNS LN
STUBBE DR
WALDRON DR
GOVAN DR
WILES DR
LIBERTY SQ
SLATER DR
HOKE DR
FILORS LN
EASTON ST
HOLT DR
1,000
500
0
1,000
2,000
3,000
4,000
5,000
Feet

Item 5.b and c: The proposed action may result in construction within a 100 year and 500 year flood plain.

Magnitude: PW District contains significant lands that are within the FEMA 100-year and 500-year flood zone as should not be surprising with land abutting the tidally-influenced Hudson River. This flood zone occupies most of the first fifty feet or so of coastline throughout the PW District and floods to an elevation of 7. Advisory flood maps have been prepared by FEMA and have expanded this flood area to elevation 11, which places more than half of the PW District in the 100-year flood plain.

Importance: Construction within a flood zone is difficult, in that additional measures must be taken to insure that persons and property are protected during flood events. The easiest way to mitigate flood impacts is to avoid construction in flood zones altogether. However, coastal areas subject to flooding, are often valuable areas for economic development and recreation. In this instance, the Town is looking to develop coastal areas for both economic development and recreation. With incorporation of appropriate building methods and other adaptations, it is feasible to utilize lands within the 100-year floodplain safely.

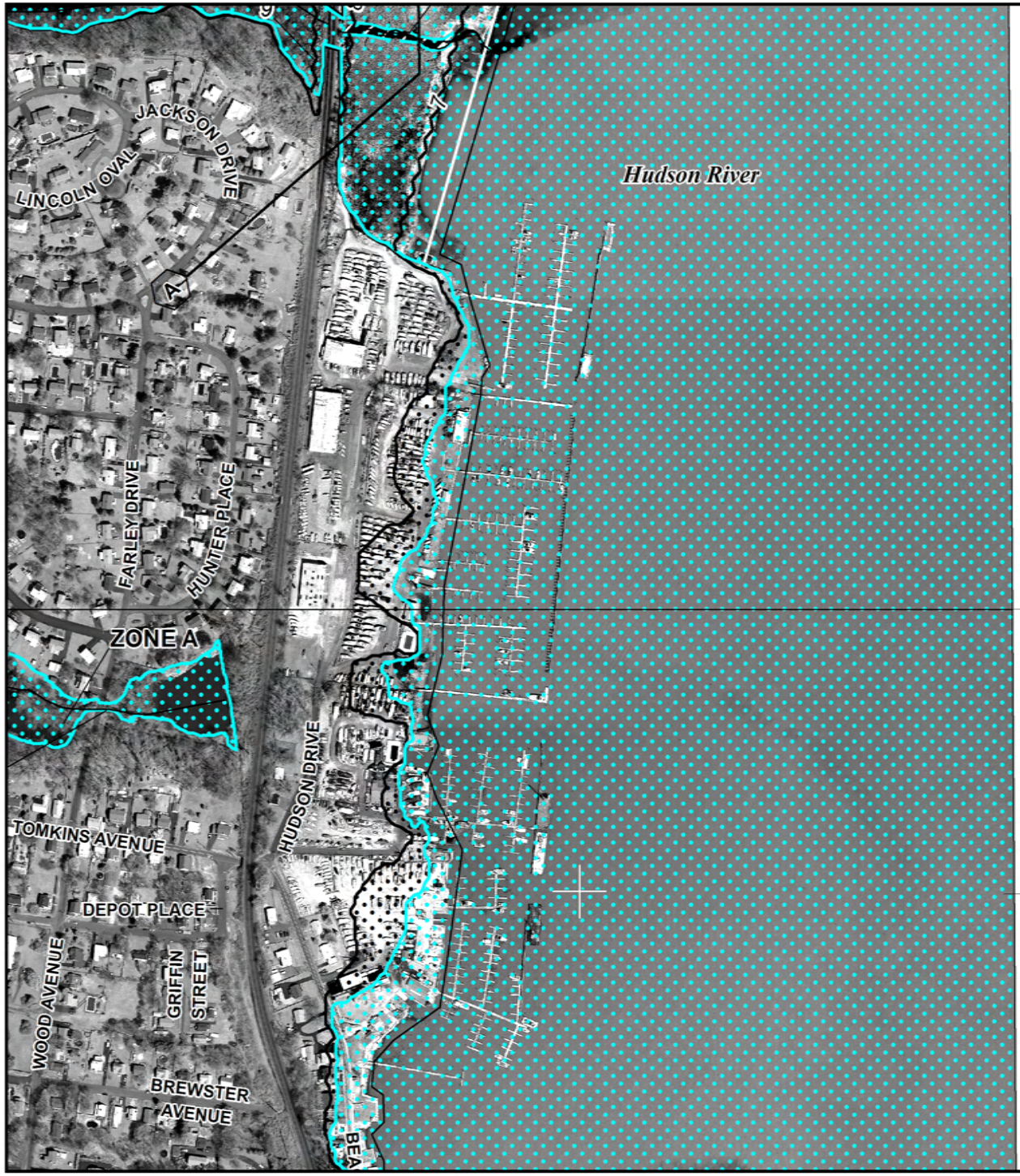
Consideration of Impacts: The Town of Stony Point recently completed a study and prepared a report on Coastal Vulnerability and Sea-Level Rise. This report addressed issues regarding mixed use development along the Stony Point waterfront as well as the exposure of lands to coastal flooding. With regards to the more northerly PW lands, the report concludes:

> *The current zoning proposal for mixed-use residential development at this location was discussed briefly at both meetings as was the Master Plan recommendation to promote economic development along this stretch of the waterfront. Height clearance at the Tomkins Avenue underpass is insufficient for emergency equipment - specifically firefighting equipment. The actual roadway at the Tomkins Avenue underpass is above existing flood elevations and is not particularly vulnerable to future SLR. South of the Tomkins Avenue underpass, Beach Road actually floods during current periods of tidal high water and this will be exacerbated by rising sea levels. Several solutions were discussed from raising Beach Road, which is difficult due to existing adjacent residences; building an overpass over the CSX rail line, which is likely cost prohibitive; and access through the Battlefield Park, which would likely still be exposed to storm surge. The Committee made it clear that economic development at the waterfront remained an*
> *important objective of the Town.*

With regard to the more southerly PW zoned lands, the report concludes:

> *The Grassy Point Area is actually fairly well resistant to sea level rise on an elevation basis. The central area occupied by the US Gypsum Plant is not at significant risk to sea level rise. Most of the other areas, with the exception of 3rd, 4th and 5th street could also withstand 2 feet or more of rise.*

In short, the report found that the southerly PW District is generally resistant to coastal vulnerability and sea level rise by reason that it is located on the north shore of Grassy Point and therefore generally not exposed to flooding from coastal storms.



MAP SCALE 1" = 500'

250 0 500 1000

FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0101G

FIRM

FLOOD INSURANCE RATE MAP

for ROCKLAND COUNTY, NEW YORK
(ALL JURISDICTIONS)

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER
HAVERSTRAW, TOWN OF	360681
STONY POINT, TOWN OF	360693

PANEL 101 OF 207
MAP SUFFIX: G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

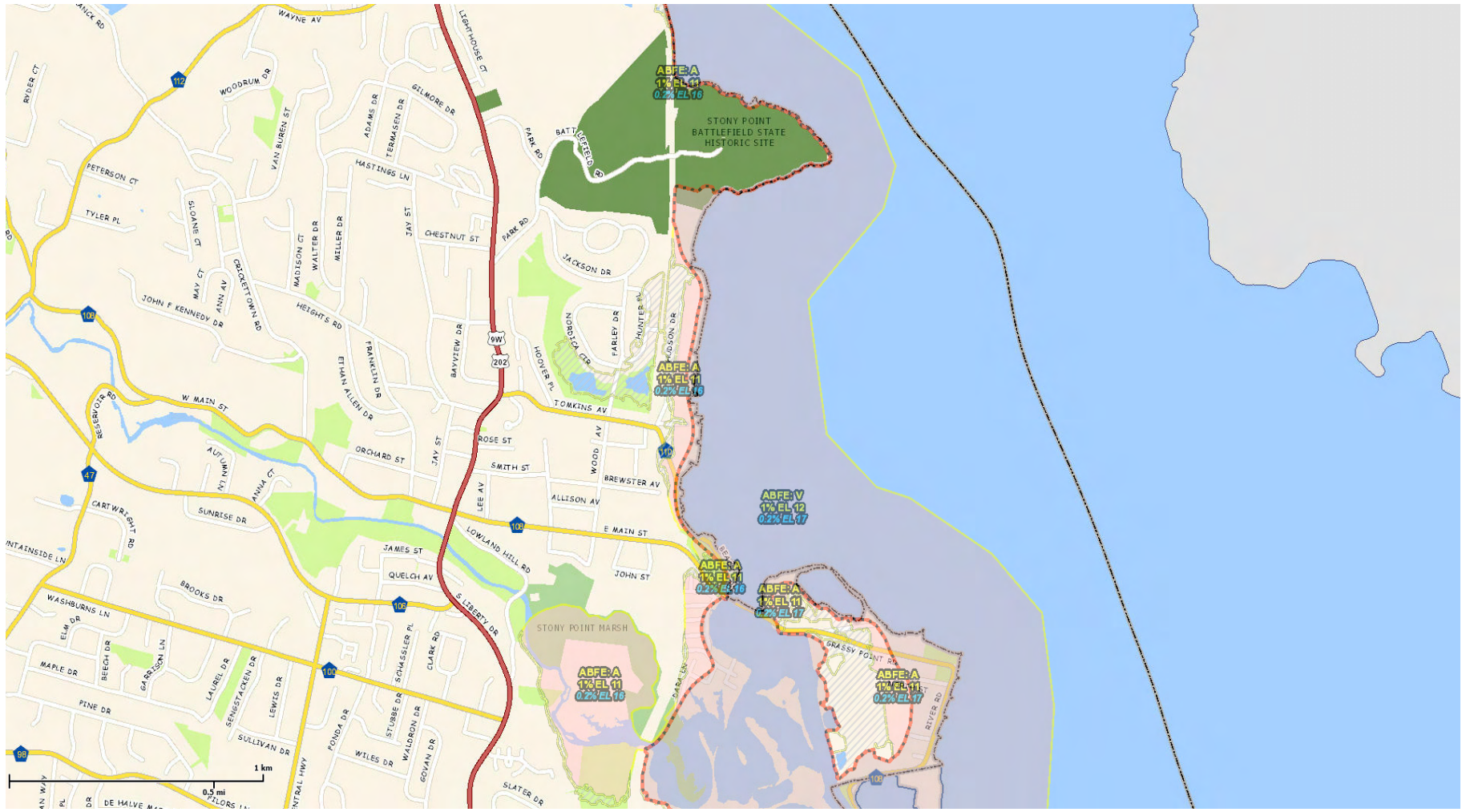
MAP NUMBER
36087C0101G

EFFECTIVE DATE
MARCH 3, 2014

Federal Emergency Management Agency

FEMA
Advisory Base Flood Elevations

Map Source: Rockland County Department of Planning - GIS



PDF Map Created: 02/13/2015 00:13

The report made a number of recommendations to help mitigate flooding, sea level rise, and severe storm impacts including:

> *1. Allowing flexibility in height regulations to allow any future waterfront development to measure height from the base flood elevation or current existing grade, whichever is higher. Require any residential waterfront development to provide a strategy for mitigating possible sea level rise increases including incorporating wet flood proofing strategies or adapting construction to facilitate easier post-construction height increase.*
>
> *2. Require any future large-scale Hudson River waterfront residential development to creatively address and mitigate access restrictions of the Tomkins Avenue underpass and Beach Road (possibly by locating emergency service equipment on-site).*

The proposed legislation includes provisions that adjusts the building height to be measured from the FEMA flood elevation instead of existing grade. This provision is intended to allow prospective builders to raise living areas outside of the 100-year floodplain.

The proposed zoning amendment also includes a requirement for emergency access to be maintained during FEMA 1% storm events.

Stony Point has also adopted a flood damage prevention local law that requires new construction to adhere to FEMA advisory base flood elevations instead of existing adopted flood elevations. This requires future housing to be constructed to withstand higher flood elevations anticipated for the future.

Item 9.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
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

Magnitude: The proposed zoning may result in the development of large residential structures throughout the PW District. The height permitted by the proposed zoning is consistent with the height of buildings under current zoning. Coverage and floor area have been increased under proposed zoning, however, allowing for a "bulkier" building to potentially be built taking up a greater extent of possible viewsheds. In the more southerly Grassy Point Area, this is not really an issue in that public (and private) vantage points are not afforded views of the River across the PW district due to the flatness of the area and the existing Marina developments. However, for the more northerly Beach Road area, the land rises to the west and existing homes throughout the area have views over the current marinas that occupy the PW District.

The following pictures show views of the existing PW District:

View from Grassy Point Road looking northeast across Riverfront Park toward the northerly PW District. One of many PANCO oil storage towers is at far left.

View from Beach Road looking south across Clark Park toward the Minisceongo Yacht Club. The Yacht Club would be eligible for redevelopment under the mixed-use waterfront provisions.

View looking north from Beach Road to Hudson Drive. The line of marinas from left foreground through background would be eligible for mixed-use waterfront development

Boat storage defines the character of the current district during off-season months. The proposed provisions would allow for boat storage "boatels" which would improve the appearance of clutter and reduce the need for barbed wire fencing.

View from neighborhood directly west of northerly PW District. The raised berm and elevated rail line is evident between the first and second buildings from the left.

View from Stony Point Battlefield Park looking south. A significant wetland buffers future development from direct impacts to the park, but any development within the PW District will be visible

Views from Jackson Drive just east of Lincoln Oval. This public view is the most significant of the PW District. Mixed-use waterfront development is possible in the areas of boat storage as indicated by the masts in the midground, and the blue boat wraps in the background. Maximum building heights would be 45 feet, which is likely consistent with a mid-height mast in the midground and the oil tank in the background.

Cross sections were prepared to determine the impact that large buildings may have on public vantage points as well as existing private residences. In the area directly to the west of Hudson Drive, there are several homes along Hunter Place that backup directly to the CSX right of way. When the rails are clear, these homes have views over the rail lines from second stories of their residences, and intermittent views through the existing marinas of the River are possible. Construction of new large residential/mixed-use structures could impact these private views. It is noted that construction of new Marina buildings under current zoning could equally impact these private views. Generally, the land does not rise quickly enough going west to afford significant public views. One must go all the way to Route 9W at 100 feet MSL before significant public river views are possible. At this location, elevation and distance, development under the revised zoning provisions would not significantly impact views.

One exception to this is the easternmost extent of Jackson Drive. This road rises more quickly, and overlooks much of the PW District. The proposed project will impact views from this public vantage point, which is generally only travelled by local residences since it is a residential street. Views of the River directly west from this street will be maintained as the PW District directly west contains and unbuildable wetland. South and west of this public vantage point views should be maintained over possible future buildings, but views of the near shore may be interrupted.

Importance: No adverse impacts from significant public viewsheds of the Hudson River were identified.

Consideration of Impacts: A significant public vantage point is the Stony Point Battlefield Park, which currently has extensive views of the PW District. The transition in views from working boat yards to mixed-use development is not envisioned to significantly impact the historic, recreational or aesthetic value of the Park.

Cross Section A:A’

Cross Section B:B’

Item 10.a: The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.

Magnitude: The Stony Point Battlefield Park is located directly north of the PW Zoning District and is listed on the National Register.

Importance: Stony Point Battlefield is a vital element of Stony Point, New York State and United States History.

Consideration of Impacts: While the Zoning District is substantially contiguous to the National Register site, development under proposed zoning will not impact the site, its interpretive value or enjoyment of it as a recreational resource.

Item 13a: Projected traffic increase may exceed capacity of existing road network.

b.The proposed action may result in the construction of paved parking area for 500 or more vehicles.

Magnitude: In addition to the current in water Marina usage of the site, the PW District could conceivably used for an additional 290 units of residential, 8,500 SF of restaurant and 6,000 SF of retail along Beach Road and Hudson Drive. An additional 156 units of residential, 4,500 SF of restaurant and 3,000 SF of retail is possible along the north side of Grassy Point Road.

Parking for approximately 800 vehicles will be required assuming an average of 2.5 bedrooms per unit.

Traffic volumes to be generated by the full development under the proposed zoning were estimated. It was assumed that the number of marina slips would remain the same as at present, and therefore no new traffic would be generated. It was assumed that the retail development would primarily be serving the residential development and the marinas, and thus no new external traffic would be generated.

The estimated generated traffic volumes for the residential and restaurant components are shown below

GENERATED TRAFFIC VOLUMES

Vehicles per Hour

	A.M. Peak Hour		P.M. Peak Hour	
North Area	Arrive	Depart	Arrive	Depart
Residential, LUC 230	21	100	98	47
Restaurant, LUC 931	3	3	43	21
South Area				
Residential, LUC 230	13	61	58	29
Restaurant, LUC 931	2	2	23	11

The estimated traffic generated by the Waterfront development was distributed to the road system based on a combination of existing traffic patterns and an assessment of likely origins and destinations of traffic during the highway peak hours. These distributions are shown, below.

DISTRIBUTION OF GENERATED TRAFFIC

	North Area	South Area
Route 9W - North	10%	10%
Route 9W - South	80%	75%
West Main Street/CR 108 - West	5%	5%
Beach Road - South	5%	10%

Importance: The proposed zoning amendments have the potential to generate significant new traffic to the waterfront. In order to determine whether existing roadways have sufficient capacity, a capacity analysis was prepared and is included as Appendix A-2 of this EAF Part 3. The conclusions of the analysis are included below.

With regard to parking, any site specific drainage impacts from introduction of impervious parking fields would need to be assessed at the time of a development application.

Consideration of Impacts:

Based on capacity analysis, the existing road system has sufficient capacity to accommodate the traffic generated by the full development potential of the proposed zoning, but further development beyond this level would be problematic. It is suggested that a full, more detailed and documented, traffic study be submitted as part of an application for any proposed sizable development within this zoning. It is noted that full buildout under the provisions of this zoning is unlikely within the next 20 years or so. Based on market trends observed elsewhere along the waterfront in the North Rockland School District, it is estimated that no more than 40-60% of eligible PW District lands will seek development under the proposed mixed-use provisions in the next 15 to 20 years.

Item 15.b: The proposed action may result in lighting creating sky-glow brighter than existing area conditions.

Magnitude: The proposed site is already the site of numerous marinas that employ floodlighting of storage areas and public access areas. It is likely that a more intensive development subject to Planning Review would result in the employment of more night-friendly lighting. It has been the policy of the Planning Board to require night-friendly lighting even in the absence of specific regulations.

Importance: It is not likely that sky glow will be increased.

Consideration of Impacts: Potential impacts are not likely.

Item 17.a: The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).

Magnitude: The existing site has always contrasted with the existing land use pattern. Directly to the west of the northerly PW District, suburban density residential neighborhoods are present, but divided by the CSX rail line. To the south, there are a few scattered single-family detached residences, although a number were damaged during Hurricane Sandy.

US Gypsum and Panco Petroleum abut the southerly PW District to the south and west. To the southeast, the Cedar Pond Brook Estuary separates a mobile home park. Further down Grassy Point Road beyond US Gypsum and Panco, there is a small residential enclave.

Importance: The existing land use area is varied and does not have an existing established character. Generally, development of "out-of-character" uses is not important given this variation.

Consideration of Impacts: In general, the proposed development will be more compatible with area residential enclaves than the working Marinas that currently occupy the PW District. Waterfront access and amenity retail will be provided to existing area residents.

Item 17 c. The proposed action is inconsistent with local land use plans or zoning regulations.

Magnitude: The proposed uses are not directly contemplated under the Town's adopted Local Waterfront Revitalization Plan. However, the LWRP specifically recommends that incentives including greater development coverage be given to provide for public waterfront access. The proposed zoning requires waterfront access be maintained throughout a project sites entire coastline, and increases the development coverage and FAR based on this, in addition to authorizing residential land use. While residential use was not envisioned as part of the PW District by the LWRP, neither is it discouraged or determined to be unsuitable.

Importance: Development in accordance with the LWRP is important. However it is noted that the LWRP is now more than 20 years old and in need of updating. Generally, the proposed zoning is neither supported or opposed by the LWRP.

Consideration of Impacts: The proposed zoning is not likely to keep the Town from achieving the goals of the LWRP. Nevertheless, the Town should consider seeking funding for the update of the Plan.

Item 18b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)

Magnitude: The proposed project will introduce a new population to the area. To determine the future resident population a per unit population of 2.75 was utilized, based on demographic multipliers prepared by Rutgers University in 2005. For this, four multipliers were averaged, specifically: multipliers for upper tercile 2 bedroom rental units with more than 5 units per structure; all values for 3 bedroom rental units with more than 5 units per structure (data was not available for upper tercile due to sample size limitations); upper tercile for-sale 2 bedroom units

with more than 5 units per structure; and upper tercile 3 bedroom units with more than 5 units per structure. Based on these multipliers, the 346 total units possible throughout the PW District would house 952 persons. The total population of Stony Point is 12,651. If every possible residential unit were constructed, it would result in a population increase of 7.5%.

To determine school children generation, a comparables analysis was provided of the Harbors residential development in the Village of Haverstraw. The Harbors project is in the same school district and is a mixed-use waterfront development that provides a mix of rental and owner-occupancy units. The 544 occupied Harbors units produced 35 school-aged children, two of which attended North Rockland Schools. Based on a similar distribution, if every possible unit is constructed, it would result in up to 23 school-aged children, two of which attend public schools. Perceptions on the quality of local elementary schools are likely better for projects within the Stony Point PW District than in the Village of Haverstraw. Therefore a much higher percentage should be considered. Like most school districts in the Hudson Valley, North Rockland has seen a decline in enrollment over the last ten year of more than 200 students. Local schools therefore have adequate capacity to incorporate 23 school-aged children across all grade levels if introduced gradually as project are proposed.

It is noted that during the recent Master Plan update process, an exploratory workshop was held regarding multifamily mixed-use developments along the waterfront. Emergency service providers and public works officials attended and provided information. Generally, the existing sewage infrastructure was indicated to be adequate to accommodate future growth in the PW district. This was recently verified by the Town Engineer.

Emergency access to the area is extremely challenging to the Hudson Drive during flood events due to the elevation of Beach Road and the low clearance of the Tompkins Avenue Railroad Bridge.

Importance: Population and schoolchild impacts are not likely to result in significant impacts from a generic standpoint. It is difficult to forecast such impacts as full buildout may never be achieved, or only achieved after an extended period of twenty or more years.

Emergency access limitations are critically important.

Consideration of Impacts: Because of the minimum lot area requirement for the proposed mixed-use projects it is likely that any future development will rise to the level of requiring a robust SEQR review either via a long form EAF or EIS. During these site specific SEQR reviews, any potential impacts on community services will be part of the consideration of those reviews.

The Zoning requires that emergency access be maintained during flooding events. Any site-specific application will need to incorporate a strategy for achieving this requirement.

9e. The proposed action is inconsistent with the predominant architectural scale and character.

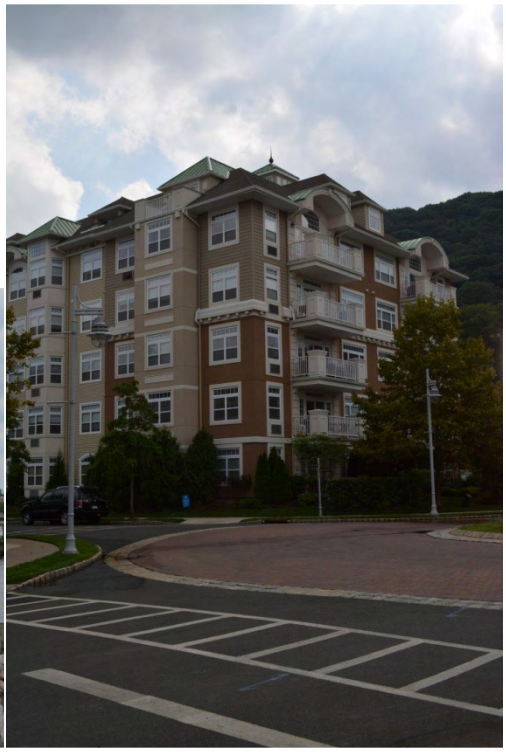
Magnitude: The proposed provisions will allow much larger structures to be constructed (75% coverage as opposed to 50% coverage) within the PW District.

Importance: As with community character, the architectural scale and character of the existing PW District is of working boat yards. In winter this can include almost 100% coverage of

properties with stored boats and equipment. The proposed zoning regulations will allow a more orderly residential development of these properties.

Consideration of Impacts: The Town of Stony Point already maintains an Architectural Review Board for review of any site plans and they will have review authority of the mixed use development. Additionally, the zoning was drafted based on a review of a number of area waterfront developments that have been generally well received by the public, most notably:

Harbors at Haverstraw:



Hudson Harbors Tarrytown:

Appendix A-1: Proposed Zoning Text

Section 1. Conditional Use

Add to Article XIII: Conditional Use Approval by Planning Board

§215-92.3. Waterfront Mixed-Use Development

The construction of mixed use development projects, is hereby authorized subject to the following conditions:

A. A mixed use development site shall be serviced by public water and sewer services

B. The following uses are authorized as part of a Mixed-Used Development:

(1) Multifamily Residence
(2) One-Family Attached Residence
(3) One-Family Detached Residence
(4) Local Convenience Commercial
(5) Sit-down Restaurants
(6) Local Office Business
(7) Day-care center subject to the requirements of 215-92
(8) Commercial Recreation including watersports recreation
(9) Retail kiosks not to exceed 500 feet per kiosk

C. A mixed use development shall demonstrate adequate vehicular access. Internal roads may be private but must be a minimum of 24 feet wide and built to Town Standards for materials and design. Emergency access to the site must be maintained during Federal Emergency Management Agency (FEMA) 1% (100-year) storms.

D. The waterfront mixed-use development must incorporate a marina meeting the requirements as detailed in the Town Code Section 215-89 and containing at least one boat slip per residential dwelling unit, although nothing shall be construed to limit the use or ownership of boat slips to residents of the site.

E. The total residential density of the site shall not exceed 10 units per acre subject to 215-16.

F. Local Convenience Commercial and Local Office Business developments, as defined in Section 215-5 herein, shall be permitted accessory uses and are intended to be small scale uses intended to serve the needs of the neighborhood. The floor area of any single business shall not exceed 8,000 square feet.

G. Overall parking requirements may be reduced by up to 50% upon demonstration, to the satisfaction of the Planning Board, that uses within the development shall have offset peak demand times and that total peak demand of the site will not exceed the total number of parking spaces provided.

H. A continuous area of adequate width to support public use and enjoyment shall be provided along the Hudson River frontage. Public or Private exhibition and performance spaces are permitted within this frontage, so long as they available to the general public (but not precluding charged admission) during normal daytime hours. Retail kiosks not exceeding 500 square feet are permitted uses within the frontage so long as they meet all applicable Town requirements regarding peddling and solicitation if

located on public property. The applicant shall provide the Town with public access easements or fee title to such frontage area. This area may be located within the area prescribed for Hudson River setbacks by 215-27 and shall not be deemed to be additive to those requirements. Nothing herein shall be construed to countermand the requirements to secure the interconnection of piers, slips, docks and other elements of a working marina with the shoreline and driveways, pathways and other access features are permitted, so long as they do not significantly interfere with public use.

I. Architectural review of all permanent non-marina structures is required.

J. At least 50 square feet of floor area per residential dwelling unit shall be provided for those nonresidential uses listed in 215-92.2B.

K. Consistent with sound waterfront planning for rising sea levels and increasing storm severity, the height requirement for buildings proposed as part of Waterfront Mixed-Use Developments shall be measured from the higher of existing grade or 2 feet above the Base Flood Elevation for the 1% storm as shown on the most up-to-date FEMA Flood Insurance Rate Map (FIRM) or Advisory Base Flood Elevations if they have been adopted by the Town as part of the Flood Damage Protection Chapter. Additionally, the Planning Board should work with the applicant to make the proposed development more adaptive to future increases in flood elevations including but not limited to incorporating measures such as infrastructure for the placement of deployable flood walls, dry floodproofing, wet floodproofing, installing utility infrastructure above flood elevations, and incorporating measures to allow for raising building first floor elevations in the future.

Section 2. Definitions.
Amend Section 215-5 of the Town Zoning code to include the following new definitions:

BOATEL - A completely enclosed structure for the vertical storage of boats.

MARINA- Any premises containing one or more piers, wharves, docks, mooring, bulkheads, buildings, slips, basins or land under water designed, used or intended to be used primarily for the docking or mooring of boats for compensation.

RESIDENCE, MULTIFAMILY - A building designed, used or occupied for residential purposes for three or more units

RESIDENCE, ONE-FAMILY ATTACHED - A one-family residence which is attached to one or more one-family residences by party walls or walls, but which occupies all space between foundation and Roof.

RESTAURANT, SIT-DOWN - A restaurant in which at least 75% of the value of food and drink sold is consumed on the premises;

Section 3. Use and Bulk Requirements.

Amend Section 215:A35, Table of Bulk Requirements Part II : Nonresidential Districts - PW District as follows:

Add to Column B: Uses Permitted By Right:

Sit Down Restaurants [Subject to Use Group D in Column B-1]

Add to Column C: Conditional Uses by Planning Board:

Waterfront Mixed-Use Development subject to 215-92.3 [Subject to Use Group N in Column C-1]

Add to Column E: Accessory Uses Permitted by Right:

2. Uses accessory to Waterfront Mixed Use Developments including the following:

a. Clubhouses;
b. Swimming Pools;
c. Tennis Courts;
d. Walking trails;
e. Esplanades and similar linear recreational areas;
f. Uses customarily accessory to Marinas including vertical boat storage (Boatels);
g. Retail kiosks. Retail kiosks shall not exceed 500 square feet;

Add to Column F: Minimum Off-Street Parking Spaces (at least 1 parking space for):
7. Multifamily Residences: 1 Bedroom
8. One-family attached residences: 0.4 dwellings
9. Sit-down Restaurants: 100 square feet of dining area
10. Local convenience commercial: 200 sf of floor area
11. Local office business: 300 sf of floor area
12. Boatel Vertical Dry Dock Boat Storage: 4 boat storage spaces
13. One-family detached residences: 0.5 dwellings
14. Commercial Recreation Uses: Not less than the highest design hour as determined by the Planning Board
15. Day care center: 250 square feet of gross floor area
Add to Table of Bulk Requirements Part II:
Use Group: N
Minimum Lot Area: 10 acres
Minimum Lot Width: 500 feet
Required Front Yard Depth/Front Setback: 10/0
Required Side Setback/Total Side Setback: 25/40
Required Rear Setback: 50 feet
Required Side and Rear Yard Depth: 10/50 feet
Required Street Frontage: 0 feet
Minimum Building Height: 45 feet
Development Coverage: 75%
Floor Area Ratio: None
Add new note E:
E. Consistent with Section 215-27 Hudson River setbacks shall be measured from the mean high-water line of the Hudson River.

Add new note F:

F. Development coverage of riverfront properties shall be calculated as a percentage of the dry lands above water exclusive of areas of public use or access such as public walkways, esplanades, trails , play areas, etc.

Add new note G:

G. Consistent with Section 215-31 no side yard or rear yard shall be required where such yard abuts the right-of-way of a railroad, limited access highway or utility transmission line at least 500 feet in width.

Add new note 9:

9. Front yard, front setback does not apply along Hudson River

Appendix A-2 Traffic Capacity Analysis

The Town of Stony Point is considering a revision to the zoning in the waterfront area in order to permit additional retail and commercial development. The area under consideration consists of two sections, one along Hudson Drive north of Tompkins Avenue, referred to in this document as the "North Area," and one along Grassy Point, referred to in this document as the "South Area." The proposed development levels are as follows.

	North Area	South Area
Dwelling Units	290 DU	156 DU
Marina Boatslips	435 Slips	230 Slips
Restaurant	8,500 SF	4,500 SF
Retail	6,000 SF	3,000 SF

The purpose of this analysis is to estimate the amount of traffic that would be generated at the above full development level, and to assess the ability of the existing road system to accommodate this additional traffic. The analysis is undertaken at a generic level, using only existing data and with only general assumptions as to development details or traffic distributions. As explained below, more detailed analyses will need to be provided in support of specific development proposals.

Traffic Data

Route 9W. Traffic volume data were obtained from the records of the New York State Department of Transportation. These counts were made during the period May 13-19, 2009, at a location 600 feet south of Chestnut Street, about 1,700 feet north of Main Street.

West Main Street. Traffic volume data were obtained from the records of the Rockland County Highway Department. These counts were made during the period August 14-16, 2007, at a location about 300 feet west of Route 9W.

East Main Street. Traffic volume data were obtained from the records of the Rockland County Highway Department. These counts were made during the period August 14-16, 2007, at a location about 500 feet east of Route 9W.

Tompkins Avenue. Traffic volume data were obtained from the records of the Rockland County Highway Department. These counts were made during the period August 8-10, 2007, at a location about 1,800 feet east of Route 9W.

Note: These counts are several years old, but were the latest available from these agencies.

Peak Hour Traffic

Using the traffic count data from the above sources, and a 30-minute turning movement count made at the intersection of Route 9W and Main Street on December 18, 2014, made for the purpose of identifying turning movement percentages, simulated turning movement counts for the Existing A.M. and P.M. weekday peak hours at the intersections of Route 9W with Main Street and Route 9W with Tompkins Avenue were developed. These turning movement volumes are shown on the attached Figures 1 and 2.

Note that these Existing traffic volumes have not been factored up (or down) to 2014 levels.

Generated Traffic

Traffic volumes to be generated by the full development under the proposed zoning were estimated using the trip generation factors developed by the Institute of Transportation Engineers ("Trip Generation Manual, 9th Edition," Institute of Transportation Engineers, 2012, Washington, D.C.). For the residential component of the development the trip generation rates for Condominium/Townhouse, Land Use Code (LUC) 230, were used. For the restaurant com0onent of the development the trip rates for Quality Restaurants, Land Use Code 931, were used.

For the purpose of this analysis it was assumed that the number of marina slips would remain the same as at present, and therefore no new traffic would be generated. Also. It was assumed that the retail development would primarily be serving the residential development and the marinas, and thus no new external traffic would be generated.

The estimated generated traffic volumes for the residential and restaurant components are shown in Table 1

Table 1
GENERATED TRAFFIC VOLUMES
Vehicles per Hour

	A.M. Peak Hour		P.M. Peak Hour	
North Area	Arrive	Depart	Arrive	Depart
Residential, LUC 230	21	100	98	47
Restaurant, LUC 931	3	3	43	21
South Area				
Residential, LUC 230	13	61	58	29
Restaurant, LUC 931	2	2	23	11

Trip Distribution

The estimated traffic generated by the Waterfront development was distributed to the road system based on a combination of existing traffic patterns and an assessment of likely origins and destinations of traffic during the highway peak hours. These distributions are shown, by percentages, in Table 2.

Table 2
DISTRIBUTION OF GENERATED TRAFFIC

	North Area	South Area
Route 9W - North	10%	10%
Route 9W - South	80%	75%
West Main Street/CR 108 - West	5%	5%
Beach Road - South	5%	10%

For this analysis, all of the traffic generated by the north area development, with the exception of traffic traveling to/from the south via Beach Road, was assumed to access Route 9W via Tompkins Avenue, while the traffic generated by the south area development, with the exception of traffic traveling to/from the south via Beach Road, was assumed to access Route 9W via East Main Street. Variations of this distribution are discussed below.

The resulting distributions of the generated traffic volumes are shown in Figures 3 and 4. The combined Build condition traffic volumes, the Existing traffic plus the generated traffic volumes, are shown in Figures 5 and 6.

Capacity Analysis

A preliminary assessment of the road system serving the area indicated that only the signalized intersection of Route 9W with East/West Main Street and the unsignalized intersection of Route 9W with Tompkins Avenue currently have capacity limitations and might be subject to operations problems under full build-out conditions. In order to test these conditions, capacity calculations were run on both intersections, using the methodology of the 2010 Highway Capacity Manual and the McTrans HCS computer software. The results of these analyses are summarized in Tables 3 and 4. Explanations of Level of Service are included in the Appendix to this report.

Table 3				
CAPACITY ANALYSIS – SIGNALIZED INTERSECTION				
INTERSECTION OF ROUTE 9W AND EAST/WEST MAIN STREET				
Approach	Movement	Volume/Capacity	Average Vehicle	Level of Service
		(v/c) Ratio	Delay - Seconds	
EXISTING CONDITION				
A.M. Peak Hour				
West Main Street	EB Left	0.457	26.7	C
	EB Thru/Right	0.633	22.8	C
East Main Street	WB Left	0.764	24.5	C
	WB Thru/Right	0.286	17.9	C
Route 9W	NB Left	0.587	25.1	C
	NB Thru/Right	0.582	12.9	B
	SB Left	0.437	27.6	C
	SB Thru/Right	0.831	16.5	B
Overall Intersection			17.6	C
P.M. Peak Hour				
West Main Street	EB Left	0.535	35.2	D
	EB Thru/Right	0.774	30.5	C
East Main Street	WB Left	0.781	35.4	D
	WB Thru/Right	0.257	22.9	C
Route 9W	NB Left	0.602	35.0	C
	NB Thru/Right	0.907	19.2	B
	SB Left	0.445	37.4	D
	SB Thru/Right	0.556	15.2	B
Overall Intersection			21.8	C
FULL BUILDOUT CONDITION				
A.M. Peak Hour				
West Main Street	EB Left	0.475	31.5	C
	EB Thru/Right	0.663	27.5	C
East Main Street	WB Left	0.799	34.2	C
	WB Thru/Right	.277	20.1	C
Route 9W	NB Left	0.631	30.4	C
	NB Thru/Right	0.573	13.9	B
	SB Left	0.451	32.4	C
	SB Thru/Right	0.872	18.7	B
Overall Intersection			20.8	C
Existing Condition				
P.M. Peak Hour				
West Main Street	EB Left	.652	49.2	D
	EB Thru/Right	.854	63.5	E
East Main Street	WB Left	.838	57.5	E
	WB Thru/Right	.270	31.3	C
Route 9W	NB Left	.698	49.7	D
	NB Thru/Right	.971	42.8	D
	SB Left	.832	67.8	E
	SB Thru/Right	.533	16.2	B
Overall Intersection			39.3	D

Table 4				
CAPACITY ANALYSIS – UNSIGNALIZED INTERSECTION				
INTERSECTION OF ROUTE 9W AND TOMPKINS AVENUE				
Approach	Movement	Volume/Capacity	Average Vehicle	Level of Service
		(v/c) Ratio	Delay - Seconds	
EXISTING CONDITION				
A.M. Peak Hour				
Tompkins Avenue	WB Left/Right	0.21	16.9	C
Route 9W	SB Left/Thru	0.01	7.9	A
P.M. Peak Hour				
Tompkins Avenue	WB Left/Right	0.43	25.2	D
Route 9W	SB Left/Thru	0.01	8.7	A
FULL BUILDOUT CONDITION				
A.M. Peak Hour				
Tompkins Avenue	WB Left/Right	0.51	24.8	C
Route 9W	SB Left/Thru	0.01	8.0	A
P.M. Peak Hour				
Tompkins Avenue	WB Left/Right	0.73	45.9	E
Route 9W	SB Left/Thru	0.03	8.8	A

The results of the capacity analyses, summarized in Tables 3 and 4, show that in the A.M. peak hour, under full buildout, conditions will remain at acceptable operating levels, with all lane groups projected to operate at level of service C or better. The concentration in this assessment, therefore, will concentrate on the weekday P.M. conditions.

In the weekday P.M. peak hour, the capacity analyses show that, under full buildout, the intersections of Route 9W with both Main Street and Tompkins Avenue are projected to operate close to their individual capacities. The signalized intersection of Route 9W with Main Street is projected to operate at an overall level of service D, compared to level of service C under existing conditions, but with several of the minor movements operating at level of service E. At the unsignalized intersection of Route 9W with Tompkins Avenue, the single-lane Tompkins Avenue approach is projected to operate at level of service E. (Overall operating level is not calculated for an unsignalized intersection.) However, the capacities of the individual lane groups are not exceeded (volume/capacity ratio < 1.0) at either intersection.

Discussion

The analyses contained in this document should be considered for what they are – a generic, overall estimate of future conditions based on existing data and forecast conditions. The use of the Highway Capacity Manual methodology for capacity analysis has, in this case, the effect of applying a detailed quantitative analysis based on some rather sweeping assumptions. Some factors to be considered include the following.

- The traffic data used are several years old. There has not been much development in this area in the last several years, and the recession has affected traffic volumes, but it is uncertain whether traffic volumes have gone up or down in this time period.
- The capacity calculations are based on optimum (idealized) signal timing set by the computer. These timings may be different from those set by NYSDOT.
- The capacity analysis for the P.M. peak hour at the intersection of Route 9W and Main Street shows three lane groups operating at level of service E. Revising the optimized signal time could reduce this to one lane group, but average vehicle delays to the major traffic movements (the north/south movements on Route 9W) and to the intersection as a whole would increase.
- The southbound left turn is projected at 20 vehicles per hour. Since the signal would operate at between 36 and 40 cycles per hour, the southbound left turn green phase would be actuated in no more than a half of the signal cycles. The capacity analysis methodology does not take this fully into account.
- Some left turn vehicles may be able to make the movement during the thru green phase, thus reducing the time required for the green arrow phase.
- If the delays to the left turn movement out of Tompkins Avenue become excessive, some of the traffic from the north area may divert to East Main Street to access Route 9W. If the delays to the left turn from East Main Street to southbound Route 9W become excessive, some of the traffic from the south area may divert to Grassy Point Road and Beach Road to access Route 9W at Railroad Avenue.
- Because the retail components of the waterfront developments were assumed to basically be serving the residential and marina components, these trips were considered to be internal, and were not added to the total generated traffic. Also, these internal trips could have been subtracted from the trip generation from the retail component; it is not considered that this would be of a significant impact.
- Possible physical mitigation measures are limited. If future traffic calls for it a traffic signal could be installed at the intersection of Route 9W and Tompkins Avenue. A signal warrant analysis would be required. A right turn lane from northbound Route 9W into East Main Street would be useful, but the presence of Lowland Hill Road may make this physically infeasible.

Because of these (and other) factors, the results of the capacity analyses should be considered to be of a general nature. They are useful for planning purposes, but more detailed analyses would be appropriate for design conditions.

Conclusion

On the basis of the above assessment, it is considered that the road system has sufficient capacity to accommodate the traffic generated by the full development level of the proposed zoning, but further development beyond this level would be problematic. It is suggested that a full, more detailed and documented, traffic study be submitted as part of an application for any proposed sizable development within this zoning.

APPENDIX

LEVEL OF SERVICE DEFINITIONS

Signalized Intersections

Level of service for a signalized intersection is defined in terms of the average control delay per vehicle during a peak 15 minute analysis period. Control delay is the total delay at a signal, and includes initial deceleration, queue move-up time, stopped and final acceleration delays. Six levels of service, from A to F, have been established as measures of vehicle delay. These levels and their related delay times are as follows:

Level of Service	Control Delay in Seconds per Vehicle
A	Less than or equal to 10.0
B	10.1 to 20.0
C	20.1 to 35.0
D	35.1 to 55.0
E	55.1 to 80.0
F	Greater than 80.0

The following definitions of the six levels of service are derived from the Highway Capacity Manual:

Level of Service A occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all.

Level of Service B generally occurs with good progression and/or short cycle lengths. More vehicles stop than for Level of Service A, causing longer average delay times.

Level of Service C indicates higher delays which may result from fair progression and/or longer queue lengths. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.

Level of Service D reflects the influence of congestion becoming more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high Volume to Capacity (V/C) ratios. Many vehicles stop, and the proportion of vehicles not stopping declines.

Level of Service E is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios.

Level of Service F is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection, but may also occur with poor progression and long cycle lengths.

Both the V/C ratio and the level of service procedures both are required to describe the operating conditions at a signalized intersection.

Unsignalized Intersections

For three-way ("T") or four-way unsignalized intersections where Stop control is provided only on the minor cross street, the through traffic on the major road, under typical operating conditions, has a continuous right of way and is not affected by the minor street traffic flows. For these unsignalized intersections, therefore, the analysis considers the level of operation of individual traffic movements turning into and out of the minor road rather than the operational characteristics of the intersection as a whole.

The levels of service for the affected movements within an unsignalized intersection are defined in terms of the average stopped delay per vehicle. These levels, and their associated delay times, are as follows.

Level of Service	Stopped Delay in Seconds per Vehicle
A	Less than or equal to 10 seconds
B	>10 to 15 seconds
C	>15 to 25 seconds
D	>25 to 35 seconds
E	>35 to 50 seconds
F	Greater than 50 seconds

If side street volumes and delays become excessive (generally Level of Service F as described above), drivers use shorter gaps between vehicles on the main road to enter the traffic stream. Safety and traffic flow conditions on the main road can be affected.