



## MEMORANDUM

TO: Village of Montebello Planning Board

FROM: Jonathan Lockman, AICP

SUBJECT: 62 Montebello Road, Two Lot Subdivision  
Nachmen Rotenberg  
S/B/L: 48.18-2-10.3

DATE: December 27, 2024

CC: Regina Rivera – Planning Board Secretary  
Martin Spence, P.E. – Village Engineer  
Alyse Terhune, Esq. – Planning Board Attorney  
Adam Gordon – Building Inspector  
Rachel Barese, P.E., CivilTec - for the applicant

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We have reviewed the following materials received by our office, for the preparation of this review:

- Historic Preservation and Parks Commission, Resolution No. 24-05, Certificate of Appropriateness, for 62 Montebello Road, dated December 4, 2024.
- Narrative, with responses to consultant comments, from Rachel Barese, PE, Civil Tec Engineering & Surveying, dated December 5, 2024.
- Subdivision Plan Set, 6 sheets, with sheets 2 through 6, stamped by Rachel Barese, P.E., Civil Tec, dated February 16, 2023, with latest revision date of December 5, 2024, as follows:
  - 1 of 6 Subdivision (unstamped by Stephen P. Dolson, P.L.S., CivilTec Engineering)
  - 2 of 6 Slope Zone Analysis
  - 3 of 6 Layout Plan
  - 4 of 6 Grading, Drainage, & Utilities Plan
  - 5 of 6 Landscaping and Erosion Control Plan
  - 6 of 6 Details

### **Project Summary**

This is an application for a two-lot subdivision of a 2.37-acre (103,221 sf) house lot at 62 Montebello Road, across from the intersection with Mayer Drive. The site is located in the R-35 zoning district with Historic and Scenic Roads Overlay. The proposed lots are Lot 1 with 52,884 square feet (51,226 net sf) and Lot 2 with 50,337 s.f. (49,283 net sf). Lot 1 has a preexisting one-family house on the property as well as a freestanding 2-story garage building. Lot 2 has an existing historic barn, and a new house with a two-car garage is proposed. New architectural plans submitted show the size of the proposed new house and barn on lot 2 as 9,889 square feet, with a conforming FAR of 0.20.

**Site Plan/Subdivision Comments:**

1. **Historic and Scenic Roads Overlay.** The project is located in the Historic and Scenic Roads Overlay. A Certificate of Appropriateness was issued by the HPPC on December 4, 2024. They found that the landscaping along the road frontage complies with §195-60D(10)(e)[2] of the Zoning Code.
2. **Grading, Drainage & Utilities.** The applicant has provided plans for grading, drainage, and utilities per §163-32. We defer to the Village Engineer's review of these submissions.
3. **EAF.** A Full EAF form has been submitted as requested.
4. **Stormwater.** We defer to the Village Engineer to review and provide comments on the proposed stormwater management features.
5. **Sediment and Erosion.** The applicant has provided a sediment and erosion plan. We defer to the Village engineer to review and provide comments.
6. **Tree Removal.** Per comment 6 of our previous memorandum dated November 19, 2024, the tree removals have been reconciled between the civil and architectural plan sets.
7. **Landscaping.** The applicant has provided landscaping plans in both the civil and architectural plan sets. Review of landscaping was completed in the Certificate of Appropriateness process conducted by the HPPC in early December. The existing stone wall will have a new gap, and the new driveway will enter the site east of the current gap in the wall. The existing gap will be filled in with old stone removed during creation of the new gap. The more easterly driveway location will provide a safer sight distance for cars heading eastbound on Montebello Road after coming around the sharp curve. This matter was discussed by the HPPC in its Certificate of Appropriateness review.
8. **Bulk requirements.** All our previous comments on the bulk requirements table have been resolved.

**SEQR/GML Comments**

9. **SEQR Unlisted Action.** We recommend that the proposed action be classified by the Planning Board as an unlisted action pursuant to SEQRA, if it has not done so already.
10. **EAF.** We note that a FEAF part 1 was submitted.
11. **FEAF Part II Form.** A proposed FEAF Part II form is included for the Planning Board's consideration.
12. **GML Referral.** The applicant will require GML 239 review because of its frontage on Montebello Road, a County Road.

Please let us know if you have any comments and questions regarding this review.

**Items Reviewed for our Previous Memorandum, dated November 19, 2024:**

- Letter with responses to consultant comments, from Rachel Barese, PE, Civil Tec Engineering & Surveying, to Village, dated November 13, 2024.
- Soils Information, by CivilTec, dated October 2024, unstamped.
- FEAF Part 1 form, with EAF Mapper Summary, signed by Rachel Barese PE, dated November 13, 2024.
- Subdivision Plan Set, 6 sheets, with sheets 2 through 6, stamped by Rachel Barese, P.E., Civil Tec, dated February 16, 2023, with latest revision date of November 13, 2024, as follows:
  - 1 of 6 Subdivision (unstamped by Stephen P. Dolson, P.L.S., CivilTec Engineering)
  - 2 of 6 Slope Zone Analysis
  - 3 of 6 Layout Plan
  - 4 of 6 Grading, Drainage, & Utilities Plan
  - 5 of 6 Landscaping and Erosion Control Plan
  - 6 of 6 Details
- Architectural Plan Set, 13 sheets, unstamped, by Silverlock Design Group, dated November 7, 2024, as follows:
  - Cover
  - A-1, Introduction, link to model
  - A-2, Perspective Rendering
  - A-3, Front Elevation
  - A-4, Site
  - A-5, Landscaping
  - A-6, Front & West Elevation
  - A-7, Rear & East Elevation
  - A-8, Basement Plan
  - A-9, Level 1 Plan
  - A-10, Level 1 Model
  - A-11, Level 2 Plan
  - A-12, Level 2 Model

**Items Reviewed for our Previous Memorandum, dated October 10, 2024:**

- Cover Letter, from Rachel Barese, PE, Civil Tec Engineering & Surveying, to Village, dated September 27, 2024.
- Subdivision Plan Set, 5 sheets, with sheets 2 through 5, stamped by Rachel Barese, P.E., Civil Tec, dated February 16, 2023, as follows:
  - 1 of 5 Subdivision (unstamped by Stephen P. Dolson, P.L.S., CivilTec Engineering)
  - 2 of 5 Layout Plan
  - 3 of 5 Grading, Drainage, & Utilities Plan
  - 4 of 5 Landscaping and Erosion Control Plan
  - 5 of 5 Details

**Items Reviewed for our Previous Memorandum, dated March 22, 2023:**

- Narrative by Civil Tec Engineering & Surveying, unsigned, dated February 16, 2023.
- Application Review Forms, signed by Nachmen Rotenberg, dated March 1, 2023.
- Drainage Calculations and Soils Information, by CivilTec, dated February 2023.
- IPaC Resource List including critical habitat information, from U.S. Fish & Wildlife Service, dated February 16, 2023.
- Short Environmental Assessment Form Part 1, with EAF Mapper Summary Report, signed by Rachel Barese, dated February 21, 2023
- Subdivision Plan Set, 5 sheets, with sheets 2 through 5 stamped by Rachel Barese, P.E., Civil Tec, dated February 16, 2023, as follows:
  - 1 of 5 Subdivision, stamped by Stephen P. Dolson, P.L.S., CivilTec Engineering
  - 2 of 5 Layout Plan
  - 3 of 5 Grading, Drainage, & Utilities Plan
  - 4 of 5 Erosion Control Plan
  - 5 of 5 Details

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

Project :

Date :

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

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

**Tips for completing Part 2:**

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

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

|   |                                    |                                      |   |
|---|------------------------------------|--------------------------------------|---|
| <b>2. Impact on Geological Features</b><br>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) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. Identify the specific land form(s) attached: _____   | E2g                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.<br>Specific feature: _____   | E3c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. Other impacts: _____   |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|  |                                    |                                      |   |
|--|------------------------------------|--------------------------------------|---|
| <b>3. Impacts on Surface Water</b><br>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) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i> |                                    |                                      |   |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may create a new water body.  | D2b, D1h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.   | D2b                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.  | D2a                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.   | E2h                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.  | D2a, D2h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.   | D2c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).   | D2d                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.   | D2e                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.   | E2h                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body.  | D2q, E2h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.   | D1a, D2d                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|                                  |  |                          |                          |
|----------------------------------|--|--------------------------|--------------------------|
| I. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

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

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

|                                  |  |                          |                          |
|----------------------------------|--|--------------------------|--------------------------|
| g. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

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

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



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

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

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

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

|  |   |   |   |
|--|---|---|---|
| d. Other impacts: _____<br>_____   |   | <input type="checkbox"/>  | <input type="checkbox"/>  |
| <p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>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.</p> | <p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |

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

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

**13. Impact on Transportation**

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

☐ NO

☐ YES

(See Part 1. D.2.j)

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

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

**14. Impact on Energy**

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

☐ NO

☐ YES

(See Part 1. D.2.k)

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

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

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

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

#### 16. Impact on Human Health

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

☐ NO

☐ YES

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

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

| <b>17. Consistency with Community Plans</b><br>The proposed action is not consistent with adopted land use plans.<br>(See Part 1. C.1, C.2. and C.3.)<br><i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i> |                                   |                               |                                    |
|--|-----------------------------------|-------------------------------|------------------------------------|
|  |                                   | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|  | Relevant Part I Question(s)       | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).  | C2, C3, D1a<br>E1a, E1b           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.   | C2                                | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action is inconsistent with local land use plans or zoning regulations.  | C2, C2, C3                        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans.  | C2, C2                            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.   | C3, D1c,<br>D1d, D1f,<br>D1d, E1b | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.   | C4, D2c, D2d<br>D2j               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)  | C2a                               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other: _____<br>_____   |                                   | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>18. Consistency with Community Character</b><br>The proposed project is inconsistent with the existing community character.<br>(See Part 1. C.2, C.3, D.2, E.3)<br><i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i> |                                |                               |                                    |
|--|--------------------------------|-------------------------------|------------------------------------|
|  |                                | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|  | Relevant Part I Question(s)    | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.   | E3e, E3f, E3g                  | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)   | C4                             | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.   | C2, C3, D1f<br>D1g, E1a        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.  | C2, E3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action is inconsistent with the predominant architectural scale and character.   | C2, C3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. Proposed action is inconsistent with the character of the existing natural landscape.   | C2, C3<br>E1a, E1b<br>E2g, E2h | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. Other impacts: _____<br>_____   |                                | <input type="checkbox"/>      | <input type="checkbox"/>           |