

**Village of Mamaroneck**

123 Mamaroneck Ave., Mamaroneck, NY 10543  
ph: (914) 777-7700

## **Zoning Board of Appeals Agenda**

### **VILLAGE OF MAMARONECK ZONING BOARD OF APPEALS AGENDA**

**July 31, 2019 AT 8:00 PM -**

**NOTICE OF FIRE EXITS AND REQUEST TO TURN OFF ELECTRONIC DEVICES**

**\*SPECIAL MEETING NOTICE \* SPECIAL MEETING NOTICE \* SPECIAL MEETING NOTICE\***

### **NOTICE OF SCOPING SESSION AND PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Village of Mamaroneck, New York, as lead agency will hold a Public Scoping Session and Public Hearing on Wednesday, July 31, 2019 at 8:00 p.m., at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, to receive comments on the Draft Scope submitted by East Coast North Properties, LLC on the following Proposed Type I Action for which a Positive Declaration of significance has been adopted :

**Application #15A 2018, East Coast North Properties, LLC, 416 Waverly Avenue** (Section 8, Block 111, Lot 29-42) for variances to expand the existing 40,620 sq. ft. Self-Storage Facility and add an additional 56,328 sq. ft.

A copy of the Draft Scope is on file with the Village of Mamaroneck Village Clerk and is available to any interested parties for review. Please direct all questions and written comments on the Draft Scope to the contact person:

Betty-Ann Sherer, Land Use Coordinator, Village of Mamaroneck, 169 Mt. Pleasant Avenue Mamaroneck, NY 10543 (914)825-8758

And on the Village Website: <https://www.village.mamaroneck.ny.us/zoning-board-appeals>

## **A. PUBLIC HEARING ON DRAFT SCOPE**

1. **Application #15A 2018, East Coast North Properties, LLC, 416 Waverly Avenue** (Section 8, Block 111, Lot 29-42) for variances to expand the existing 40,620 sq. ft. Self-Storage Facility and add an additional 56,328 sq. ft. The proposed expansion is in violation of: Article VI, §342-38 of the Village code where the allowed building coverage is 22,078 sq. ft. and the Applicant proposes 25,834 sq. ft.; Article VI, §342-38 where the percent of lot coverage allowed is 50% and the Applicant proposes 59%; Article VI, §342-38 where the maximum FAR allowed is 1.0 and the Applicant proposes 2.43; Article VI, §342-38 where the maximum gross floor area allowed is 44,156 sq. ft. and the Applicant proposes 107,087 sq. ft.; Article VI, §342-38 where the maximum number of stories allowed is 3 and the Applicant proposes 4; Article VI, §342-38 where the Front/Fenimore Rd. setback required is 10 ft. and the

Applicant proposes 7.8 ft.; Article VIII, §342-56 where the number of required off-street parking spaces is 137 and the Applicant proposes 25; and Article VIII, §342-57 where the number of required off street loading spaces is 8 and the Applicant proposes 4. (M-1 District)

**B. ADJOURN MEETING**

ANY HANDICAPPED PERSON NEEDING SPECIAL ASSISTANCE IN ORDER TO ATTEND THE MEETING SHOULD CALL THE VILLAGE MANAGER'S OFFICE AT 914-777-7703. All Board of Trustee Regular, ZBA, Planning Board, and HCZM Meetings are Broadcast Live on LMC-TV: Verizon FIOS Channels 34, 35 & 36; Cablevision Channels: 75, 76 & 77; and Streamed on the Web: [www.lmc-tv.org](http://www.lmc-tv.org)

**The ENB SEQRA Notice Publication Form - Please check all that apply**

**Deadline:** Notices must be received by **6 p.m. Wednesday** to appear in the following Wednesday's ENB

- |  |  |
|--|--|
| <input type="checkbox"/> Negative Declaration - Type I                     | <input type="checkbox"/> Draft EIS           |
| <input type="checkbox"/> Conditioned Negative Declaration                  | <input type="checkbox"/> with Public Hearing |
| <input checked="" type="checkbox"/> Positive Declaration                   | <input type="checkbox"/> Generic             |
| <input checked="" type="checkbox"/> Draft Scope                            | <input type="checkbox"/> Supplemental        |
| <input checked="" type="checkbox"/> with Public Scoping Session (optional) | <input type="checkbox"/> Final EIS           |
| <input type="checkbox"/> Final Scope                                       | <input type="checkbox"/> Generic             |
|  | <input type="checkbox"/> Supplemental        |

DEC Region # 3 County: Westchester Lead Agency: Village of Mamaroneck Zoning Board of Appeals

Project Title: East Coast North Properties 416 Waverly Avenue Mamaroneck Self Storage expansion

Brief Project Description: The action involves . . .

The Zoning Board of Appeals of the Village of Mamaroneck, as lead agency, adopted a Positive Declaration of Significance on June 6, 2019 relating to the proposed 56,328 sq.ft expansion of the existing 40,620 sq.ft. self-storage facility proposed by East Coast North Properties, LLC (the "Applicant" or "Project Sponsor"), located at 416 Waverly Avenue/516 Fenimore Road in the Village of Mamaroneck. The Applicant is seeking area variances to expand the existing 40,620 sq. ft. Self-Storage Facility and add an additional 56,328 sq. ft. 1- where the allowed building coverage is 22,078 sq. ft. and the Applicant proposes 25,834 sq. ft.; 2- where the percent of lot coverage allowed is 50% and the Applicant proposes 59%; 3- where the maximum FAR allowed is 1.0 and the Applicant proposes 2.43; 4- where the maximum gross floor area allowed is 44,156 sq. ft. and the Applicant proposes 107,087 sq. ft.; 5- where the maximum number of stories allowed is 3 and the Applicant proposes 4; 6 where the Front/Fenimore Rd. setback required is 10 ft. and the Applicant proposes 7.8 ft.; 56 where the number of required off-street parking spaces is 137 and the Applicant proposes 25; and where the number of required is 8 and the Applicant proposes 4

Project Location (include street address/municipality): 416 Waverly Avenue Mamaroneck NY 10543

Contact Person: Betty-Ann Sherer, Land Use Coordinator

Address: 169 Mount Pleasant Avenue City: Mamaroneck State: NY Zip: 10543  
914-825-8758 BSherer@VoMNY.org  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

For Conditioned Negative Declaration / Draft Scope / Draft EIS: Public Comment Period ends: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

For Public Hearing or Scoping Session: Date: 07 / 31 / 2019 Time: 8 : 00 am/pm

Location: Court Room / Meeting room Municipal Building 169 Mt. Pleasant Avenue Mamaroneck NY 10543

A hard copy of the Draft Scope/Final Scope/DEIS/FEIS is available at the following locations:

Village building department 169 Mt Pleasant Avenue Mamaroneck NY 10543

The online version of the Draft Scope/Final Scope/DEIS/FEIS is available at the following publicly

accessible web site: [https://www.village.mamaroneck.ny.us/sites/mamaroneckny/files/pages/06\\_19\\_2019\\_draft\\_scope](https://www.village.mamaroneck.ny.us/sites/mamaroneckny/files/pages/06_19_2019_draft_scope)

For Conditioned Negative Declaration: In summary, conditions include:

## **List of Interested and Involved Agencies**

07 11 2019 rev

**Re: 416 Waverly Avenue Mamaroneck Self Storage Variances**

**Village of Mamaroneck Mayor & Board of Trustees**

**123 Mamaroneck Avenue  
Mamaroneck, New York 10543**

**Village of Mamaroneck Village Manager**

**Attn: Jerry Barberio  
123 Mamaroneck Avenue  
Mamaroneck NY 10543**

**Village of Mamaroneck Attorney**

**Attn: Robert Spolzino  
123 Mamaroneck Avenue  
Mamaroneck NY 10543**

**Village of Mamaroneck Clerk-Treasurer**

**Attn: Clerk-Treasurer, Agostino Fusco  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543**

**Village of Mamaroneck Building Department**

**Attn: Dan Gray, Building Inspector  
169 Mt. Pleasant Avenue  
Mamaroneck, New York 10543**

**Village of Mamaroneck Harbor and Coastal Zone Management Commission**

**Attn: Tony Gelber, Chair  
169 Mt. Pleasant Avenue  
Mamaroneck, New York 10543**

**Village of Mamaroneck Department of Public Works**

**Attn: Tony Iacovelli, General Foreman  
313 Fayette Avenue, PO Box 369  
Mamaroneck, New York 10543**

**Village of Mamaroneck Fire Department**

**Attn: Peter Primrose, Chief  
146 Palmer Avenue  
Mamaroneck, New York 10543**

**Village of Mamaroneck Board of Traffic Commissioners**

**Attn: Abigail Roberts, Chair  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543**

**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 I 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 I is accurate and complete.

**A. Project and Sponsor Information.**

<b>Name of Action or Project:</b> Murphy Brother's Storage Facility Addition		
<b>Project Location (describe, and attach a general location map):</b> 416 Waverly Place, Mamaroneck, New York		
<b>Brief Description of Proposed Action (include purpose or need):</b> Expansion of the existing Murphy Brother's self-storage facility and associated parking, driveway and stormwater improvements.		
<b>Name of Applicant/Sponsor:</b> East Coast North Properties, LLC		<b>Telephone:</b> 914-777-5777
		<b>E-Mail:</b> Chris@murphybrothers.com
<b>Address:</b> 416 Waverly Avenue		
<b>City/PO:</b> Mamaroneck	<b>State:</b> New York	<b>Zip Code:</b> 10543
<b>Project Contact (if not same as sponsor; give name and title/role):</b> Hudson Engineering & Consulting, Michael Stein, P.E		<b>Telephone:</b> 914-909-0420
		<b>E-Mail:</b> Michael@hudsonec.com
<b>Address:</b> 45 Knollwood Road - suite 201		
<b>City/PO:</b> Elmsford	<b>State:</b> New York	<b>Zip Code:</b>
<b>Property Owner (if not same as sponsor):</b>		<b>Telephone:</b>
		<b>E-Mail:</b>
<b>Address:</b>		
<b>City/PO:</b>	<b>State:</b>	<b>Zip Code:</b>

## 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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site Plan Approval	5/10/2018
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ZBA -Area variances for Height, FAR, Parking, Loading, Coverage (bldg & lot), Fenimore Rd Setback	6/20/2018
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	HCZMC - LWRP Consistency Determination DPW- Curb Cut, Bldg Dpt- Building/Flood Permit	HCZMC- April 2019 BP/Floodplain/ DPW- TBD
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

<b>C.1. Planning and zoning actions.</b>	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>M-1 Manufacturing District</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? <u>Mamaroneck UFSD</u>	
b. What police or other public protection forces serve the project site? <u>Village of Mamaroneck Police Department</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Village of Mamaroneck Fire Department &amp; Mamaroneck EMS</u>	
d. What parks serve the project site? <u>Stanley Ave. Park &amp; Station Park</u>	

**D. Project Details**

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Commercial</u>	
b. a. Total acreage of the site of the proposed action?	<u>1.01</u> acres
b. Total acreage to be physically disturbed?	<u>0.73</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>1.01</u> acres
c. Is the proposed action an expansion of an existing project or use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)? % <u>68.93%</u> Units: <u>321 (storage space)</u>	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: <u>12</u> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures <u>One addition</u> ii. Dimensions (in feet) of largest proposed structure: <u>45.0'</u> height; <u>72.0'</u> width; and <u>240.0'</u> length iii. Approximate extent of building space to be heated or cooled: <u>56,328</u> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> (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. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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: \_\_\_\_\_

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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: \_\_\_\_\_ <300 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: Westchester Joint Water Works
- 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: \_\_\_\_\_

N/A

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

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ <300 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): \_\_\_\_\_  
Sanitary wastewater

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

- Name of wastewater treatment plant to be used: Mamaroneck Wastewater Treatment Facility
- Name of district: Mamaroneck
- 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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>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): _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p>	
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>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)? _____</p> <p style="margin-left: 40px;">• If to surface waters, identify receiving water bodies or wetlands: _____</p> <p style="margin-left: 40px;">• Will stormwater runoff flow to adjacent properties? _____</p>	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	
<p>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? _____</p> <p>If Yes:</p> <p>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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

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): \_\_\_\_\_

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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): \_\_\_\_\_

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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: \_\_\_\_\_

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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: \_\_\_\_\_ 8:00 am to 6:00 pm
- Saturday: \_\_\_\_\_ 8:00 am to 6:00 pm
- Sunday: \_\_\_\_\_ None
- Holidays: \_\_\_\_\_ None

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 7:00 am to 7:00 pm
- Saturday: \_\_\_\_\_ 7:00 am to 7:00 pm
- Sunday: \_\_\_\_\_ 7:00 am to 7:00 pm
- Holidays: \_\_\_\_\_ 7:00 am to 7:00 pm

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:  
General Construction Activities, 8:00 am to 6:00 pm Monday-Saturday During construction, No Blasting required.

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:  
Refer to Lighting Plan

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: 500 tons per 52 Weeks (unit of time)
- Operation: 25 lbs. tons per Week (unit of time)

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

- Construction: Wood, Steel, and concrete will be recycled/reused if possible.
- Operation: paper, cardboard, and plastics will be recycled per Village of Mamaroneck and Westchester county policies

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

- Construction: 30 Yard Container to be removed and replaced by outside carting company when full.
- Operation: Dumpster to be provided by outside carting company

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:

Current uses at the project site include a self-storage facility, a construction company office, and several contractor uses. The site is located within the Village's Manufacturing Zone and is surrounded by industrial uses, such as auto repair businesses, warehouses, and an ice manufacturing facility.

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	0.950	0.933	-0.017
• 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: Lawn & Landscaping	0.064	.081	+0.017

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): 0304697, 0304698  
☐ Yes - Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 None  
 \_\_\_\_\_  
 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): 360025, C360108A, 360045, 360027  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
 Items 0304697 and 0304698 on the spill incident database for the site have been closed. Items 360025, C360108A, 360045 and 360027 on the NYSDEC Environmental Site Remediation database remain open.

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ >6.5 feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Urban Land	100 %
_____	_____ %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____ >6.5 feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input checked="" type="checkbox"/> Poorly Drained 100 % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: 100 % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Name of aquifer: Principal Aquifer	



<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>Small Mammals _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> 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.

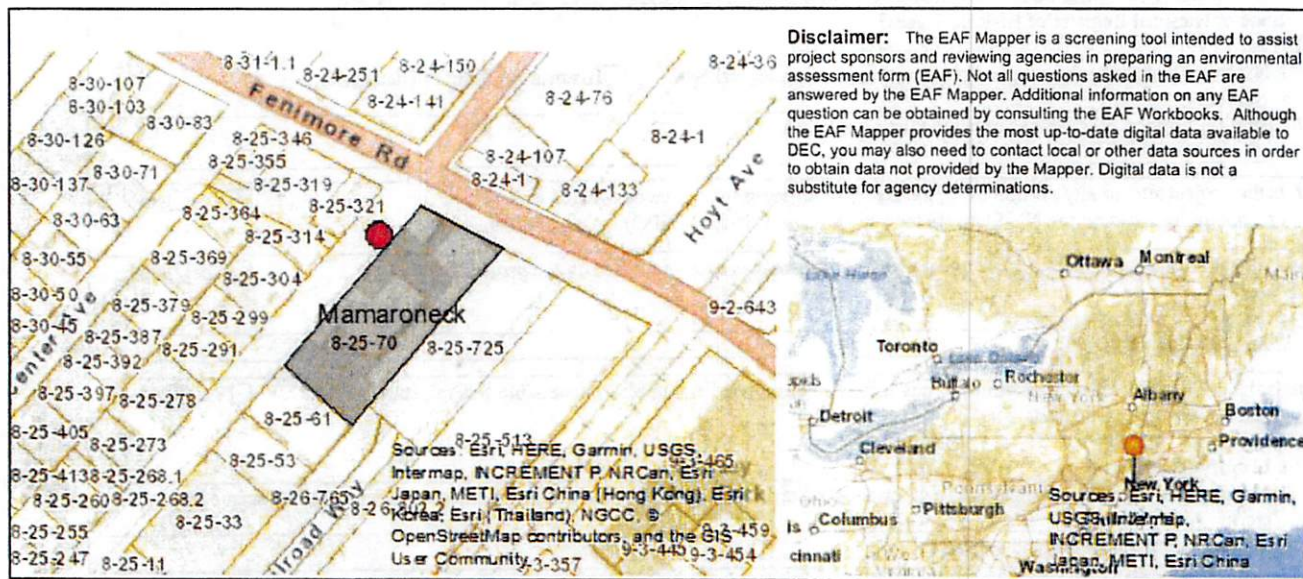
Applicant/Sponsor Name Hudson Engineering & Consulting-Michael Stein Date March 7, 2019

Signature  Title President

**PRINT FORM**

# EAF Mapper Summary Report

Thursday, March 07, 2019 4:59 PM



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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]	360025, 360045, C360108A, 360027
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
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.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
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 or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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

Agency Use Only [If applicable]  
 Project : 416 Waverly Ave.; Mamaroneck Self Storage  
 Date : June 6, 2019

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

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

**Tips for completing Part 2:**

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

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

<b>2. Impact on Geological Features</b> 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) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <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. 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> 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) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>



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

#### 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.

☐ NO

☒ YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>Possibility of contaminants in groundwater as property is adjacent to and possibly over an unconfirmed aquifer.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

☐ NO

☒ YES

(See Part 1. E.2)

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>



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

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may 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. 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. 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> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	<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. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>



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

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

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

<b>13. Impact on Transportation</b> The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: It abuts an active railway and there could be some impact on rail traffic and integrity of the railway.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>14. Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: Building is 96,000 square feet, which is very close to 100,000 and will involve heating and/or cooling when completed.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>15. Impact on Noise, Odor, and Light</b> The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" 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 checked="" type="checkbox"/>
f. Other impacts: _____ _____		<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" 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 checked="" type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Other impacts: <u>Surrounding sites are within 200 feet and are subject to remediation.</u> _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

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



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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

PLEASE SEE THE ATTACHED ADDENDUM DESCRIBING THE IMPACT OF THE PROJECT.

**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 including failure to complete a Phase 1 environmental assessment to indicate whether the site has contaminants or solid or hazardous waste, the fact that a positive declaration for a similar proposal was issued on the same site, and a general concern for public safety and health,

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village of Mamaroneck, Zoning Board of Appeals ("ZBA") 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 617.7(d)).

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

Name of Action: 416 Waverly Ave. / East Coast North Properties, LLC

Name of Lead Agency: Village of Mamaroneck, Zoning Board of Appeals

Name of Responsible Officer in Lead Agency: Robin Kramer

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Betty-Ann Sherer, Land Use Coordinator

Address: 169 Mt. Pleasant Ave., Mamaroneck, NY 10543

Telephone Number: 914-825-8758

E-mail: bsherer@vomny.org

**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**

**Village of Mamaroneck Zoning Board of Appeals  
Lead Agency  
EAF Part 3 – Reasons Supporting Determination of Significance**

The following impacts are found to be potentially significant and support a Positive Declaration of Significance. The numbering below follows areas of the environment evaluated in EAF Part 2.

**Impact on Land:**

(a) and (h) The site has a high-water table that is within 3 feet of construction activity and as such there is the potential for a moderate to large impact on the land/water table from potential releases on unknown contaminants.

d) The project will likely involve the excavation of more than 1,000 tons of natural material in order to import structural fill.

e) Given that construction delays are common, it is reasonable to expect that construction will last more than one year. Accordingly, it is likely that there will be a need to maintain mitigation measures over an extended period and resulting in the potential for long-term construction impacts.

**Impacts on Surface Water:**

i) The project may have a significant impact on water quality of water bodies within or downstream of the site of the proposed action as the area has not been thoroughly tested for contaminants or solid or hazardous waste.

i) The project may have a significant impact on water quality of water bodies within or downstream of the site of the proposed action as the area has not been thoroughly tested for contaminants or solid or hazardous waste.

**Impacts on Groundwater:**

h) There is a possibility of contamination of groundwater where the property is adjacent to an unconfined aquifer as the area has not been thoroughly tested for contaminants or solid or hazardous waste.

**Impact on Flooding:**

b) The proposed project will result in construction in the 100-year floodplain with potential impacts to other properties nearby and downstream from the project.

c) The proposed project will result in construction in the 500-year floodplain with potential impacts to other properties nearby and downstream from the project.

g) The proposed project may result in development within a flood hazard area and in an area with known flooding.

**Impact on Transportation:**

f) The proposed project abuts an active freight rail spur. There is potential for a moderate to large impact on rail traffic and adverse impacts on the integrity of the railway.

**Impact on Energy:**

e) The total square footage of all of the buildings on the site exceeds 100,000 square feet and will therefore the project taken as a whole will involve significant heating and/or cooling when completed as it will be climate controlled at all times.

**Impact on Noise, Odor and Light:**

e) The proposed project will result in lighting that will create a sky-glow brighter than the existing area conditions.

**Impact on Human Health:**

c) The proposed project is near a state superfund sites at which it is deemed that vapor intrusion may be a concern for off-site buildings.

e) The proposed project may significantly affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health as the area is near state superfund sites.

h) The proposed project may result in a significant unearthing of solid or hazardous waste as the area has not yet been adequately tested for solid or hazardous waste.

l) The proposed project may result in the release of contaminated leachate as the area has not yet been adequately tested for contaminants.

m) The surrounding sites near the project are within 200 feet and are subject to remediation.

**Consistency with Community Plans:**

a) The proposed action's land use components are different from, or in sharp contrast to, current surrounding land use patterns as the project is significantly larger than other buildings in the area.

c) The proposed action is inconsistent with local land use plans and zoning regulations as it requires significant variances.

h) The proposed project is significantly larger than is permitted in the area.

**Consistency with Community Character:**

e) The proposed action is inconsistent with the predominant architectural scale and character as the proposed project will be significantly larger than the surrounding buildings.

g) The proposed project may significantly alter the character and aesthetics of the neighborhood.

Overall, the Zoning Board of Appeals is concerned with the potential for significant adverse environmental impacts regarding the following:

- 1) Possibility of contaminants on property that have not been adequately evaluated nor has the prospect of leaching from the property or nearby properties.
- 2) Impact on flooding because the proposed project is within a flood zone.
- 3) Inconsistent with character of the neighborhood because the proposed building is significant in size and will be built at the street line.
- 4) Excessive traffic during construction.
- 5) Possibility for significant contamination and leaching as the proposed project is close to state superfund sites.
  - a. Water table is high and there is only 2-3 ft. between project and water table.
  - b. Possibility of release of contaminants during removal of materials and contaminants from the site.
- 6) Impact on freight spur.
- 7) Previously issued a positive declaration for a similar proposal on the same site.
- 8) For the reasons stated above, there is a general concern for public safety and health.

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JUN 19 2019

BUILDING DEPT.

## **DRAFT SCOPING OUTLINE**

East Coast North Properties, LLC- Expansion of Existing Self-Storage Facility

June 19, 2019

This document identifies the issues to be addressed in a Draft Environmental Impact Statement ("DEIS") for the proposed self-storage facility expansion. Accordingly, this Scoping Document addresses the items identified in paragraphs (e)(1) through (7) of Section 617.8 of the State Environmental Quality Review Act ("SEQRA") regulations.

### **DESCRIPTION OF THE PROPOSED ACTION**

The Proposed Action is the expansion of an existing 40,620 square foot self-storage facility with a 56,328 square foot addition in the Village of Mamaroneck, New York. The addition will include 321 additional storage units required to meet local customer demand and incorporate 700 square feet of storage-associated retail space<sup>1</sup> along the Waverly Avenue frontage in the existing self-storage building.

The site of the Proposed Action consists of one tax parcel totaling approximately 1.01 acres, identified on the Village of Mamaroneck Tax Maps as #8-111-29-42, with street addresses of 416 Waverly Avenue and 560 Fenimore Road (the "Site").

Existing uses on the Site include numerous contractor and construction uses and the existing self-storage facility. There are 5 buildings currently located on the Site:

- 3-story Barn located near the rear of the property line;
- 2-story stucco building at the corner of Fenimore Road and Waverly Avenue;
- 2-story concrete block structure currently used as the Murphy Brothers Construction ("MBC") office that is located in the center of the site;
- 2-story building over covered parking located near the rear of the property line, along with an open storage area; and
- 4-story existing self-storage building located along Waverly Avenue.

In addition to the 5 buildings, open storage areas for construction vehicles and equipment are located on Site. The Proposed Action involves the construction of a new self-storage building that will be an addition to the existing self-storage building, the removal of the open storage areas and the demolition of:

- 3-story Barn located near the rear of the property line;
- 2-story concrete block structure currently used as the Murphy Brothers Construction ("MBC") office that is located in the center of the site; and
- 2-story building over covered parking located near the rear of the property line.

The existing self-storage building will remain and the 2-story stucco building at the corner of Fenimore Road and Waverly Avenue will be utilized exclusively by MBC as their office operations. After construction, only the self-storage and MBC uses will remain active at the Premises.

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<sup>1</sup> The proposed retail store will sell packing and moving materials for the self-storage customers.

## **GENERAL GUIDELINES:**

The analyses of the project shall be performed for the expected first year of full occupancy and operation and, if necessary, for an earlier time frame if significant adverse impacts would be expected to occur at such earlier time.

The DEIS shall cover all items in this Scoping Document. Each impact area shall be analyzed in a separate subsection that includes a discussion of existing conditions, future conditions without the Proposed Action, future conditions with the Proposed Action, and mitigation measures designed to minimize the identified and potential adverse environmental impacts. There shall be a separate chapter to analyze alternatives that would achieve the basic objectives of the Proposed Action, as well as the No Action Alternative.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the Site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies, as appropriate.

Information should be presented in a manner which can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

Discussions of mitigation measures should include an explanation of how those measures would be implemented, any potential environmental impacts of such implementation, the costs and the time frame associated with such implementation, and the entity that would be responsible for implementing and paying for the mitigation. The discussion should indicate any proposed improvements that have been incorporated into the Proposed Action.

The document and any appendices or technical reports should be written in the third person (i.e., the terms "we" and "our" should not be used). The Applicant's conclusions and opinions, if given, should be identified as those of "the Applicant."

All methods used by the Applicant to arrive at conclusions should be stated. Any assumptions incorporated into assessments of impact should be clearly identified.

## **ENVIRONMENTAL IMPACT STATEMENT CONTENT**

Introductory Material - Cover Sheet that includes:

- A. Title (i.e., Draft Environmental Impact Statement).
- B. Identification of the Proposed Action, including name and Location.
- C. Identification of the Village Zoning Board of Appeals of the Village of Mamaroneck as the Lead Agency for the project.
- D. The following contact information:  
Agostino A. Fusco, Village Clerk- Treasurer  
123 Mamaroneck Avenue, Mamaroneck, NY 10543  
[afusco@vomny.org](mailto:afusco@vomny.org)  
(914) 777-7722
- E. Date submitted and any revision dates.
- F. Date of acceptance of the DEIS.
- G. Deadline by which comments on the DEIS are due.

- H. Name and address of Sponsor of Proposed Action, and the name, address and email address for a contact person representing the Sponsor.
- I. The name and address of the primary preparer(s) of the DEIS and a list of consultants involved with the Project for the Applicant.
- J. List of Consultant involved with the Project for the Village.
- K. Table of Contents.
- L. List of Exhibits.
- M. List of Tables.
- N. List of Appendices.

#### **I. Executive Summary**

The summary should provide the reader with a clear and cogent understanding of the information found elsewhere in the main body of the DEIS and should be organized as follows:

- A. Brief but complete description of the Proposed Action, including Site history and background leading to the proposed development and anticipated build year.
- B. Reasons for Modifying Project/Proposed Action.
- C. Listing of required approvals and permits.
- D. List of Involved and Interested Agencies (including neighboring municipalities).
- E. Brief Description of Anticipated Impacts and Proposed Mitigation Measures.
- F. Brief Description of Alternatives to the Proposed Action.
- G. Table comparing impacts of the Proposed Action with the various alternatives.

#### **II. Description of Proposed Action**

- A. Project Location (including appropriate descriptive graphics).
- B. Project Sponsor (including experience and objectives).
- C. Description of Site's existing character.
- D. Inventory of existing structures on the Site, including identification of buildings to be removed.
- E. Description of land uses on the Site and surrounding land use, in narrative and graphic form.
- F. Project description, including building location, square footage, arrangement, dimensions, height, general character, architecture, retail areas, rental areas, ownership and maintenance, access, off-street parking and traffic circulation, site infrastructure, internal traffic circulation, internal pedestrian circulation, streetscape enhancements and associated site improvements, lighting, description of views from and to Site, connection to surrounding areas.
- G. General description of utilities and stormwater management.
- H. Construction scheduling, including any phasing and description of project construction, including site preparation (demolition, erosion and sedimentation controls and earthwork).
- I. Purpose, need and benefits of the Proposed Action.

#### **III. Required Permits and Approvals, Involved and Interested Agencies**

- A. Listing of all Village, County, State and federal permits and approvals that may be required to implement the project.
- B. Listing of all Involved Agencies.



- C. Listing of all Interested Agencies (including neighboring municipalities).

#### **IV. Existing Environmental Conditions, Anticipated Impacts and Proposed Mitigation**

For the specific issues identified in this Scope, the DEIS should provide a topic-by-topic analysis of existing environmental conditions, future conditions without the project, potential impacts of the project, and potential measures to mitigate adverse environmental impacts. Where applicable, a description of the conditions associated with current and prior uses on the Site should also be included. Where relevant, cumulative impacts should be discussed, including both on-Site and off-Site impacts. The identification of potential mitigation measures in this Scope is illustrative only and not intended to be all-inclusive or specifically required. Where mitigation is identified, the DEIS should discuss any adverse impacts associated with and approvals required for any such measures and identify the entity responsible for implementing any such improvements and the funding therefor.

##### **A. Land Use, Zoning and Community Plans**

###### **1. Existing Conditions**

- a. Include maps and narrative describing generalized land use patterns and neighborhood character in the Village of Mamaroneck and more specifically for a primary land use study area within a quarter mile of the project Site.
- b. Describe existing uses on the Site.
- c. Identify any existing uses of neighboring properties.
- d. Describe existing industrial uses within a quarter mile of the project Site.
- e. Describe development trends and land use approval activity in the area.
- f. Describe the existing M-1 industrial zoning and applicable dimensional requirements.
  - i. Describe existing on-site nonconformities with M-1 zoning district dimensional requirements.
  - ii. Describe existing dimensional nonconformities on nearby properties within the M-1 zoning district.
- g. Discuss consistency with Land Use Plans and Policies; including:
  - i. Village of Mamaroneck existing Comprehensive Plans; and
  - ii. Patterns for Westchester.

###### **2. Anticipated Impacts**

- a. Identify the relationship of the proposed development to overall land use patterns within the study area, and to adjacent properties, including impacts on neighborhood character (e.g., from visual perspective), and discuss the proposed project's compliance or non-compliance with local land use regulations and its relationship to local, County and regional Plans.

###### **3. Proposed Mitigation Measures (as applicable)**

## **B. Natural Resources**

### **1. Surface Water**

#### **a. Existing Conditions**

- i. Identify surface water on the Site (if any).
- ii. Identify portions of the project site within or which drain to the Sheldrake River Basin.

#### **b. Anticipated Impacts**

- i. Review impacts of construction on any surface water located onsite, and any impacts to the Sheldrake River.

#### **c. Proposed Mitigation Measures (as applicable)**

### **2. Aquifers**

#### **a. Existing Conditions**

- i. Identify portions of the project site where construction will occur in a location where the depth to the water table is less than 3 feet.
- ii. Identify portions of the Project Site that are located over an aquifer.

#### **b. Anticipated Impacts**

- i. Review impacts of construction where depth to water table is less than 3 feet.
- ii. Review impacts of excavation activities to groundwater, specifically the impact of removal of more than 1,000 tons of natural material.
- iii. Review impacts of excavation activities on any aquifers located below the Site.

#### **c. Proposed Mitigation Measures (as applicable)**

### **3. Physical Environmental Conditions & Public Health**

#### **a. Existing Conditions**

- i. Describe topography, soil and groundwater conditions and contamination (if any) on Site.
- ii. Describe adjacent and surrounding contaminated sites and their proximity to the proposed action (ex- Brownfields, Superfund Sites).
- iii. Conduct Phase I Environmental Assessment.

#### **b. Anticipated Impacts**

- i. Describe and quantify required earthwork and excavation.
- ii. Describe construction methods.
- iii. Describe any hazardous materials to be used.
- iv. Describe any potential impacts to existing contamination.

#### **c. Proposed Mitigation Measures (as applicable)**

- i. Describe Excavation Management Plan purpose and include Excavation Management Plan.
- ii. Describe NYS DEC-required remediation procedure and policies.
- iii. Implement any recommended actions from the Phase I and Phase II Environmental Assessments.

### **C. Flooding and Flood Zone Impacts**

- 1. Existing Conditions
  - a. Identify portions of the Site within the 100 year and 500-year floodplains.
  - b. Identify existing flood volume storage and stormwater management on the Site.
  - c. Including a description of local drainage patterns and their relationship to the Site. Stormwater flow peak rates of runoff would be provided for 1-, 2-, 10-, 25-, 50- and 100-year storm events as required by Village and NYSDEC Phase II regulations.
- 2. Anticipated Impacts
  - a. Identify the amount of disturbance within the floodplains.
  - b. Identify relevant portions of FEMA's Flood Control Regulations and Standards and the Village of Mamaroneck Floodplain Development Code applicable to the proposed addition.
  - c. Describe compliance with relevant FEMA and Village Floodplain Development Standards.
  - d. Identify location and quantity of excavation and review impacts of excavation to floodplain.
  - e. Identify flood volume storage after the project is constructed.
  - f. Describe proposed stormwater management system and implementation of Best Management Practices based on NYSDEC Phase II regulation, including methods to maintain and enhance water quality standards and peak runoff rates.
- 3. Proposed Mitigation Measures (as applicable)

### **D. Historic Resources**

- 1. Existing Conditions
  - a. Summarize NYSHO confirmation regarding the historical, archeological and cultural significance of any existing buildings on Site.
  - b. Conduct and describe results of Stage 1A literature review and archaeology sensitivity assessment. Include any sites in the area that are listed or eligible for listing on the State or National Register of historic Places.
- 2. Anticipated Impacts
  - a. Discuss potential impacts on nearby historic or archaeological resources, including the following locations listed in the Village of Mamaroneck Comprehensive Plan and the Local Waterfront Revitalization Program as

Village Landmarks within approximately one-half mile (true distance) from the Site:

- i. The “Skinny House”;
- ii. 100 Mamaroneck Ave;
- iii. The American Legion Hall;
- iv. Hook and Ladder Company No. 1 Firehouse;
- v. The Lichtenstein Building;
- vi. The Bedelle Cottage;
- vii. The Bedelle Homestead;
- viii. The Town of Rye Dock Property;
- ix. The Town of Mamaroneck Cemetery;
- x. The Mamaroneck United Methodist Church;
- xi. The Old Mill Located on Taylors Lane;
- xii. Mamaroneck Railroad Stationhouse;
- xiii. Delancey House (Fenimore Cooper House);
- xiv. Site of Polycarpus Nelson House;
- xv. St. Thomas Episcopal Church Complex;
- xvi. Mamaroneck Free Library and Emelin Theatre;
- xvii. Mamaroneck Railroad Stationhouse;
- xviii. Disbrow Cemetery;
- xix. Site of Polycarpus Nelson House;
- xx. John Flandreau Cottage Church Rectory and Banta House;
- xxi. DeLancey Cemetery;
- xxii. Site of Battle of Heathcote Hill;
- xxiii. Site of Heathcote Manor House;
- xxiv. Site of Depot School;
- xxv. Site of First Kindergarten;
- xxvi. Columbus Park Monument;
- xxvii. Mamaroneck Village Hall; and
- xxviii. Strait Gate Church (Rev. Martin Luther King Center).

b. Discuss potential impacts on historic or archaeological resources on the National Register of Historic Places including:

- i. The Mamaroneck United Methodist Church;
- ii. St. Thomas Episcopal Church Complex;
- iii. The Albert E. & Emily Wilson House (617 Brook Street); and
- iv. Walter’s Hot Dog Stand.

### 3. Proposed Mitigation Measures (as applicable)

## E. Visual Resources

### 1. Existing Conditions

- a. Document the visual and architectural character of the Site and the immediately surrounding area through photographs, cross sections and narrative.

## 2. Anticipated Impacts

- a. Describe architectural scale and character of proposed self-storage expansion and how it integrates with scale and character of buildings to remain on the Site as well as buildings on adjacent properties.
- b. Identify views to and from the Project Site from surrounding roads, properties, and designated visual resources. Specific views to the Proposed Action should include the following locations within approximately one-half mile (true distance) from the Site:
  - i. First Methodist Church;
  - ii. Disbrow Cemetery;
  - iii. Site of Flandreau House;
  - iv. Site of Battle of Heathcote Hill;
  - v. Site of Heathcote Manor House;
  - vi. Site of Depot School;
  - vii. Town Cemetery;
  - viii. Site of First Kindergarten;
  - ix. Columbus Park Monument;
  - x. Harbor Island Park;
  - xi. Mamaroneck Village Hall;
  - xii. Strait Gate Church;
  - xiii. St. Vito's Church; and
  - xiv. Highview Street Historic District.
- c. Describe impacts on the overall aesthetic quality and character of the surrounding area.
- d. Describe the relationship of the proposed self-storage addition to the surrounding community, including the project height, general character, bulk and scale in relation to the surrounding area.
- e. Utilize photographs, cross sections and elevations of the proposed development and/or photo simulations as appropriate to describe the resulting visual impact (i.e., before and after conditions), including a comparison of views of the existing buildings to views of the proposed project and images of typical proposed project buildings. This assessment should include consideration of rooftop facilities, such as solar panels, etc.

## 3. Proposed Mitigation Measures (as applicable)

### F. Utilities

#### 1. Water Supply

- a. Existing Conditions
  - i. Include a description of existing water lines within study area and water system capacities.
  - ii. Include usage under prior and existing contractor uses.
  - iii. Include flow tests.
- b. Anticipated Impacts

- i. Describe proposed water mains, including pipe-sizing, location, and routing.
    - ii. Identify proposed connection points to the existing systems.
    - iii. Identify potential impacts of construction on infrastructure, including during peak usage periods.
    - iv. Compare projected water use with prior and existing contractor uses to demand during anticipated peak usage periods.
    - v. Discuss sufficiency of water resources for domestic and commercial use, as well as firefighting purposes.
  - c. Proposed Mitigation Measures (as applicable)
    - i. Use of water saving devices and other water conservation techniques.
    - ii. Evaluate storage and system looping
- 2. Sanitary Sewage
  - a. Existing Conditions
    - i. Include a description of existing sanitary sewer lines servicing the development, including capacity and pipe location.
    - ii. Include estimated sewage flows under existing uses.
    - iii. Discussion of capacities of Mamaroneck Wastewater Treatment Facility.
  - b. Anticipated Impacts
    - i. Analysis of Proposed Action's sewage generation and compare with sewage generated by existing uses.
    - ii. Description of proposed sewage system.
    - iii. Identify proposed connection points to existing systems.
    - iv. Discuss sufficiency of treatment capacity.
    - v. Discuss any effects on sanitary sewer line capacity.
  - c. Proposed Mitigation Measures (as applicable)
    - i. Provide details of improvements and projections for proposed future demand in the area in addition to the project.
- 3. Electricity and Energy usage
  - a. Existing Conditions
    - i. Include a description of existing electricity and energy demand required to power, heat and cool all existing uses on the Site.
  - b. Anticipated Impacts
    - i. Describe proposed electricity and energy demand.
    - ii. Describe proposed electricity generation for the Community Solar Project.
    - iii. Describe proposed electricity and energy saving devices.
  - c. Proposed Mitigation Measures (as applicable)

4. Solid Waste
  - a. Existing Conditions
    - i. Describe current garbage collection and recycling disposal services.
  - b. Anticipated Impacts
    - i. Explain responsibilities for garbage collection and recycling following redevelopment.
  - c. Proposed Mitigation Measures (as applicable)

#### **G. Rail Transportation**

1. Existing Conditions
  - a. Inventory existing CSX rail conditions in the site vicinity, including access, width and traffic controls.
  - b. Describe the study area.
2. Anticipated Impacts
  - a. Estimate issues with rail transportation resulting from construction of the project.
3. Proposed Mitigation Measures (as applicable)

#### **H. Building Demolition and Construction**

1. Anticipated Impacts
  - a. Provide construction phasing plan
  - b. Describe building demolition activities.
  - c. Describe construction activities including the need, if any, for blasting.
  - d. Identify short-term impacts related to issues such as parking (including construction-related parking and the temporary displacement of on-Site parking), vehicular and truck traffic, rail transportation, air quality, noise, vermin on-site and migration off-site during construction, etc.
  - e. Discuss any impacts to sensitive receptors.
  - f. Describe site security measures.
  - g. Identify any impacts from excavation.
2. Proposed Mitigation (as applicable)
  - a. Describe construction management plans and best management practices to be employed.
  - b. Describe mitigation measures to be employed during demolition, including site clearance protocol.
  - c. Describe measures to minimize construction-related impacts to air quality, such as fugitive dust control, controls on diesel emissions, prohibition of idling trucks.
  - d. Describe measures to reduce noise during construction.
  - e. Provide excavation plan.



**V. Alternatives**

- A. No Action Alternative.
- B. Other uses permitted under existing zoning.
- C. Redevelopment of the property as a parking lot.
- D. Alternative site plan redevelopment proposals, including:
  - 1. Smaller square-footage of proposed addition; and
  - 2. Proposed addition with one less floor.

**VI. Significant Adverse Impacts that Cannot be Avoided**

- A. Long-Term
- B. Short-Term

**VII. Sources and Bibliography**

**VIII. Technical Appendix**

- A. SEQRA Documentation
- B. Correspondence
- C. Engineering and Environmental Reports