

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

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

b. Is the use permitted or allowed by a special or conditional use permit? N/A Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site? _____

c. Which fire protection and emergency medical services serve the project site? _____

d. What parks serve the project site? _____

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

Yes No

If Yes, show numbers of units proposed.

One Family

Two Family

Three Family

Multiple Family (four or more)

Initial Phase

At completion

Initial Phase

Yes No

At completion

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

i. Total number of structures _____

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

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

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: _____

Ground water Surface water streams Other specify: _____

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

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

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

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

• Volume (specify tons or cubic yards): _____

• Over what duration of time? _____

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

iv. Will there be onsite dewatering or processing of excavated materials? Yes No

If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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

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

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

If Yes, describe: _____

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

If Yes:

• acres of aquatic vegetation proposed to be removed: _____

• expected acreage of aquatic vegetation remaining after project completion: _____

• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

• proposed method of plant removal: _____

• if chemical/herbicide treatment will be used, specify product(s): _____

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

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

If Yes:

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

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

If Yes:

• Name of district or service area: _____ Yes No

• 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: _____ Yes No

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

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• Proposed source(s) of supply for new district: _____

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

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

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

If Yes:

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

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

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

If Yes:

• Name of wastewater treatment plant to be used: _____ Yes No

• Name of district: _____ Yes No

• Does the existing wastewater treatment plant have capacity to serve the project? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)
_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Estimate methane generation in tons/year (metric): _____	
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____	
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ _____	
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend	
<input type="checkbox"/> Randomly between hours of _____ to _____.	
ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____	
iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____	
iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No	
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:	
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No	
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Hours of operation. Answer all items which apply.	
i. During Construction:	
<ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	
ii. During Operations:	
<ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	_____
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
n. Will the proposed action have outdoor lighting?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	_____
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Product(s) to be stored _____	_____
ii. Volume(s) _____ per unit time _____ (e.g., month, year)	_____
iii. Generally, describe the proposed storage facilities: _____	_____
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	_____
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	_____
• Construction: _____ tons per _____ (unit of time)	_____
• Operation : _____ tons per _____ (unit of time)	_____
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	_____
• Construction: _____	_____
• Operation: _____	_____
iii. Proposed disposal methods/facilities for solid waste generated on-site:	_____
• Construction: _____	_____
• Operation: _____	_____

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

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

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

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No • If yes, cite sources/documentation: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? 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: <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database	<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. If site has been subject of RCRA corrective activities, describe control measures: _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	

v. Is the project site subject to an institutional control limiting property uses?		<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? 		<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • Explain: _____ _____ _____ 		
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project site? _____ feet		
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		
c. Predominant soil type(s) present on project site: _____ % _____ _____ %		
d. What is the average depth to the water table on the project site? Average: _____ feet		
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site		
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____		
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____		
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No		
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No		
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No		
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Name of aquifer: _____		

m. Identify the predominant wildlife species that occupy or use the project site:	
n. Does the project site contain a designated significant natural community?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation):	
ii. Source(s) of description or evaluation:	
iii. Extent of community/habitat:	
• Currently: _____ acres	
• Following completion of project as proposed: _____ acres	
• Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Species and listing (endangered or threatened):	
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Species and listing:	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, give a brief description of how the proposed action may affect that use:	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide county plus district name/number:	
b. Are agricultural lands consisting of highly productive soils present?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If Yes: acreage(s) on project site? _____	
ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. CEA name: _____	
ii. Basis for designation: _____	
iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic 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?	<input type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:		
i. Describe possible resource(s): _____		
ii. Basis for identification: _____		
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:		
i. Identify resource: _____		
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____		
iii. Distance between project and resource: _____ miles.		
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:		
i. Identify the name of the river and its designation: _____		
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?		<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

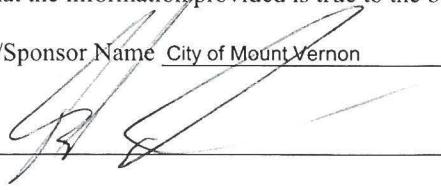
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name City of Mount Vernon

Date November 20, 2025

Signature 

City Council President
Title _____

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

Project :

Date :

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

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

NO YES

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

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

3. Impacts on Surface Water

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

NO YES

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

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

1. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

NO

YES

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

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.
(See Part 1. E.2)

NO

YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.

(See Part 1. D.2.f., D.2.h, D.2.g)

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (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"/>

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

If "Yes", answer questions a - j. If "No", move on to Section 8.

NO 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"/>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

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

NO

YES

	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, Elb	<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.	E1a, 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"/>

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input 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 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
e. 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"/>

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

If “Yes”, answer questions a - e. If “No”, go to Section 12.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<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"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If “Yes”, answer questions a - c. If “No”, go to Section 13.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

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

NO

YES

(See Part 1. D.2.j)

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

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

14. Impact on Energy

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

NO

YES

(See Part 1. D.2.k)

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

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

15. Impact on Noise, Odor, and Light

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

NO

YES

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

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

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

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

16. Impact on Human Health

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

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

NO YES

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

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

NO

YES

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

NO

YES

(See Part 1. C.2, C.3, D.2, E.3)

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

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
SEE ATTACHED EAF PART 3 SUPPLEMENT.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Mount Vernon City Council 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.

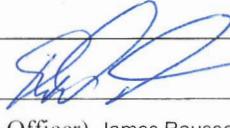
Name of Action: Envision Mount Vernon: City of Mount Vernon Comprehensive Plan Update

Name of Lead Agency: City of Mount Vernon City Council

Name of Responsible Officer in Lead Agency: Danielle Browne, Esq.

Title of Responsible Officer: President, City Council

Signature of Responsible Officer in Lead Agency:



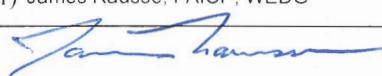
Danielle Browne

Date:

11/25/25

Signature of Preparer (if different from Responsible Officer) James Rausse, FAICP, WEDG

Date:



11/25/25

For Further Information:

Contact Person: James Rausse, FAICP, WEDG

Address: City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

Telephone Number: 914-840-4030

E-mail: jrausse@mountvernonny.gov

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

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

Applicant (if any)

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

State Environmental Quality Review Act
Full Environmental Assessment Form – Part 3 Supplement

Adoption of City of Mount Vernon Comprehensive Plan – “Envision Mount Vernon”

November 25, 2025

Introduction

The proposed action that is the subject of this Full Environmental Assessment Form (“EAF”) Part 3 Supplement (“EAF Supplement”) is the City of Mount Vernon (“City”) City Council’s (“City Council”) adoption of a new comprehensive plan titled “Envision Mount Vernon” (“Comprehensive Plan” or “Proposed Action”). This EAF Supplement has been prepared pursuant to the New York State Environmental Quality Review Act and its implementing regulations (6 N.Y.C.R.R. Part 617) (“SEQRA”). The purpose of this EAF Supplement is to provide the City Council’s reasoned elaboration for its determination of significance regarding the Comprehensive Plan. The City Council finds that the Proposed Action will not have a significant adverse impact on the environment, and therefore preparation of an Environmental Impact Statement (“EIS”) is not required.

Overview of the Comprehensive Plan

The Comprehensive Plan is a long-range planning and policy document that provides a vision and framework for future growth, investment, and quality of life in the City for the next 10+ years. It is a roadmap for the future. It contains an implementation plan that includes 36 goals and 391 objectives to address the needs, concerns, challenges, and aspirations of the City. The implementation plan identifies priorities, costs, and responsible parties for each of the identified goals and objectives.

The City last adopted a comprehensive plan in 1968. It is the oldest municipal comprehensive plan in Westchester County. Since that time, the City has changed dramatically, necessitating a new, updated comprehensive plan. In 2022, the City began the process of updating its current plan to account for how the City has evolved, and to provide a long-term vision that adequately balances growth and revitalization with preservation and equity.

Envision Mount Vernon was created through a partnership between the City’s consultant team (including Cleary Consulting, AKRF, Hudson Valley Pattern for Progress, BRS, Inc., and Creative Urban Alchemy, LLC), the volunteer, 37-member Comprehensive Plan Advisory Committee, and City Staff, including the Department of Planning and Community Development. The Comprehensive Plan also includes the Mount Vernon Downtown Vision Report (“Downtown Report”), which was adopted in January 2024, and served as Phase 1 of this process. The City recognizes the consulting services of Metropolitan Urban Design Workshop during that phase. The recommendations in Envision Mount Vernon for the City’s downtown area build off and are consistent with the Downtown Report.

The collaborative process involved a robust schedule of extensive public outreach and forums, such as community meetings, workshops, and surveys, to ensure that the Plan reflects the voices and priorities of City residents across all neighborhoods, ages, and backgrounds. The Westchester County Planning Board, in its comment letter to the City Council referenced below, commended the City for its strong community engagement process, and recommended that the City continue to provide opportunities for everyone in the City to participate in the rezoning process that would follow the adoption of the Comprehensive Plan.

Through the extensive public engagement process for the Comprehensive Plan, community members and stakeholders expressed their hopes for a wide-range of changes in the City, such as: safer streets, improved parking and walkability, responsible government, attainable housing (including for seniors), stronger local businesses and economic development, accessible open spaces, enhanced infrastructure, more parks (and upgrades to existing parks), preservation of community character and historic resources, increased recreational opportunities, especially for the City's youth population, better schools and educational programming, and a healthier environment for all. The implementation plan in the Comprehensive Plan includes recommendations for achieving these goals and more.

The Comprehensive Plan itself does not propose or authorize any new zoning amendments or land development. It provides a roadmap toward future zoning amendments and reconsideration of the City's Zoning Code and Zoning Map, as well as for land development in a responsible manner. When performing its obligations under SEQRA, the City Council, as Lead Agency, is not required to speculate about potential future zoning amendments, development projects, or any other actions not currently before the Council. All future site-specific development proposals, as well as zoning amendments proposed following the adoption of the Comprehensive Plan to implement its goals and objectives, would undergo detailed SEQRA, land use, and zoning reviews by the agencies having jurisdiction, such as the City Council and City Planning Board ("Planning Board"), in accordance with all legal requirements. For this Proposed Action, the City Council is required under SEQRA to take a hard look only at the potential significant adverse environmental impacts that may result from the adoption of the policy recommendations in the Comprehensive Plan.

Envision Mount Vernon contains six chapters: Introduction, Taking Stock, Building a Vision, Placemaking, Core Concepts, and Implementation. The Implementation chapter contains a matrix that presents each goal and the various associated objectives designed to implement the goal.

The chapter titled Core Concepts identifies various concepts through which the Comprehensive Plan's placemaking vision can be successfully accomplished:

- Mount Vernon's Role in the Region
- Celebrating and Preserving Mount Vernon's Historic Legacy
- Neighborhood Diversity and Inclusion
- Public Realm & Streetscapes
- Housing Access for All
- Green Space & Connections to the Natural Environment
- Healthy, Safe and Active Communities
- Resiliency & Sustainability

- Economic Development
- Reliable & Modern Infrastructure
- Effective Government Service

The Comprehensive Plan also includes and builds upon the Downtown Report, which was a preliminary step in the Comprehensive Plan update process, and focused on an approximately 50-block area in and around downtown Mount Vernon.

Description of the Proposed Action

The Proposed Action for purposes of SEQRA is the adoption of the Comprehensive Plan. Envision Mount Vernon aims to serve as a guide for future decision-making and prioritization of resources with respect to land use, zoning, and other policy decisions in the City.

The Proposed Action does *not* include the adoption of any new zoning regulations (or zoning map changes), or the authorization for any new specific development proposals or construction activities. Nor does the Comprehensive Plan commit the City to any such potential future actions. If such future actions are undertaken, they will be considered separately after the adoption of the Comprehensive Plan and will be reviewed for any associated environmental impacts, including fiscal, in accordance with SEQRA. This was an important consideration of the City Council when taking its hard look at each area of environmental concern and ultimately determining that there would be no potential for any significant adverse environmental impact as a result of the Proposed Action.

SEQRA Review Procedure

The City Council's adoption of the Comprehensive Plan is subject to compliance with the requirements of SEQRA.

The Proposed Action is classified as a Type 1 action under SEQRA pursuant to 6 N.Y.C.R.R. Part 617.4(b)(1).

On September 24, 2025, the City Council voted to declare itself as Lead Agency for the SEQRA review of this Type I action pursuant to 6 N.Y.C.R.R. Part 617.6(b)(1). The City Council is the only agency that has jurisdiction over the adoption of the Comprehensive Plan.

The City Council referred the Comprehensive Plan to the City of Mount Vernon Planning Board pursuant to General City Law (“GCL”) Section 28-a(6)(a), and to the Westchester County Planning Board pursuant to GCL Section 28-a(6)(b) and General Municipal Law Section 239-m. The City Planning Board issued its comments to the City Council in a Memo dated October 27, 2025, in which the Planning Board recommended the adoption of the Comprehensive Plan, together with certain suggestions for the Plan. The County Planning Board issued its comments to the City Council in a letter dated October 21, 2025, in which the County Planning Board applauded the City’s efforts to update the Comprehensive Plan, together with providing certain comments for the Council to consider as it finalizes the Plan and works toward its implementation.

The City Council, together with its consultants, prepared Parts 1, 2, and 3 of the Full EAF, as well as this EAF Supplement.

The purpose of this EAF Supplement is to provide the reasons in support of the City Council's determination of significance. In accordance with the procedure set forth in Part 3 of the EAF, this EAF Supplement serves as the City Council's reasoned elaboration why particular elements of the Proposed Action will not result in a significant adverse environmental impact.

It is acceptable under SEQRA to prepare a Full EAF and issue a Negative Declaration on a Type I action after the lead agency has made a thorough investigation of the action and provides a reasoned elaboration for its determination of significance. The City Council is complying with these SEQRA requirements for Envision Mount Vernon, including through this EAF Supplement. There is no requirement under SEQRA that an EIS must be prepared prior to the adoption of a comprehensive plan. The City Council finds an EIS is not warranted for the Comprehensive Plan for the reasons set forth in the EAF, including this EAF Supplement.

Reasons Supporting This Determination

The City Council, together with its professional consultants and City Planning staff, thoroughly reviewed and considered each category set forth in the EAF Part 2 to determine whether the Proposed Action may have a significant adverse impact on the environment. In completing its review of the categories in the EAF Part 2, the City Council also reviewed and considered the criteria for determining significance in the SEQRA regulations at 6 N.Y.C.R.R. Section 617.7(c).

As described in this EAF Supplement, in considering all potential environmental resources that could be affected by the Proposed Action, the City Council has determined that the adoption of the Comprehensive Plan itself would not cause any significant adverse environmental impacts because it consists solely of a legislative action that identifies areas for future study and implementation, and therefore, would not result in any direct zoning amendments or land development. All potential impacts associated with the future implementation of the Comprehensive Plan will be studied at the time such specific implementation measures are proposed. With respect to future costs of implementing the Comprehensive Plan, the matrix included in the Comprehensive Plan indicates the qualitative cost of each goal and objective; the quantitative cost would be considered at the time a measure is proposed.

The following is the City Council's reasoned elaboration for its responses to the categories and indicators in the EAF Part 2 and 6 N.Y.C.R.R. Section 617.7(c), respectively, as well as for its determination that the Proposed Action will not result in a significant adverse environmental impact.

1. Impact on Land, Aesthetic Resources, and Historic/Archeological Resources

The City Council carefully considered any potential impacts on land, aesthetic resources, and historic/archeological resources that could occur as a result of the adoption of Envision Mount Vernon.

With respect to potential impacts on land, the Proposed Action would not have a potential significant adverse impact because the Comprehensive Plan does not identify or authorize any new specific land development.

Additionally, the City Council's consideration of new zoning amendments that would implement the goals and objectives in the Comprehensive Plan regarding, among other things, land development in the City, would be subject to its own separate SEQRA review when such amendments are considered by the Council. There are no recommendations in Envision Mount Vernon to eliminate any single-family zoning districts. The County Planning Board expressed that it is "encouraged that the City is considering a comprehensive rewrite of the zoning code following the adoption of this Plan, as we have consistently recommended in the many use variance appeals that we have reviewed over the past decades." The County Planning Board went on to "urge the City to focus zoning policy toward managing the size and design of buildings rather than uses," such as through form-based zoning. The City Council appreciates the County Planning Board's comments and will factor them when considering amended zoning following the adoption of Envision Mount Vernon.

Regarding aesthetic resources, Envision Mount Vernon recommends the preservation and creation of aesthetic resources, while also balancing the need for responsible land development. These recommendations include, but are not limited to:

- Creation of neighborhood character design guidelines, which could benefit all neighborhoods
- Enhancing streetscape design and pedestrian safety through street trees and buffers
- Improving access to and preserving open space and green space resources

Envision Mount Vernon also contains several recommendations to achieve the City's objectives relating to historic and archeological resources, including but not limited to:

- Conducting a historic resource survey to identify significant buildings, districts, and historic sites
- Nominating eligible properties for listing on the state and national register of historic places
- Adoption of a historic preservation ordinance and seek grants to support historic preservation efforts
- Creation of historic districts or overlay zones and design guidelines to protect land and historic resources
- Facilitate reuse of historic buildings through flexible zoning provisions
- Promotion of inclusion, diversity, equity, and access to City land and historic areas through incentives

- Integration of historic preservation and cultural resource management using technology and economic development policies, such as use of artificial intelligence for predictive modeling of archaeological resources
- Implementation of energy-conscious practices to promote environmental and public health and responsible redevelopment and preservation of historic buildings

The City Council also acknowledged that preservation and enhancement of existing qualities of land, and aesthetic and historic resources, must also be flexible to allow for responsible land development. To implement these goals, Envision Mount Vernon makes several recommendations regarding any future amendments to the City Zoning Code:

- Maintaining existing zoning controls and preserving the integrity of the City's single-family districts while creating flexible zoning provisions
- Amend zoning code to allow creative industrial uses to spur economic development
- Continually evaluate the zoning requirements for usable open space in residential developments to ensure needs are being adequately met
- Removing exclusionary zoning practices
- Amend zoning code to reinforce existing neighborhood character
- Amend zoning code to allow for inclusionary zoning to facilitate affordability.

For these reasons, the Proposed Action would not result in any potential significant adverse impacts to the environment concerning land, aesthetic resources, or historic/archeological resources within the City.

2. Impact on Geological Features

The Proposed Action seeks to protect and preserve the areas of the City that contain geological features, which primarily exist in areas containing open space and recreational resources, as well as in green spaces.

The City is underlaid by the New England Physiographic Province, a regional geologic formation that led to the characteristic rolling topography throughout the northeast U.S., including the City. The same geologic formation also contributes to the City's elevation ranges, which created the natural drainage pathways and watercourse landscape within the City. (Figure 2-10). Commonly found soils in the City are consistent with those found generally in Westchester County, specifically Charlton-Chatfield and Paxton-Woodbridge soil types, which are both known for good drainage and suitability for urban development.

The City's topography also includes localized and moderate slopes, near the Bronx and Hutchinson River corridors, which presents localized challenges for erosion control and stormwater management. Specifically, there are three large slopes where elevation changes by approximately 90 feet in the western portion of the City: in the western portion of Downtown Mount Vernon, the western portion of Primrose Park, and the southern portion of Mount Vernon West.

Envision Mount Vernon recommends preservation and protection of these resources. It further seeks to ensure that any future development within the City is undertaken in a manner that decreases or eliminates any potential significant impacts to geological features.

For these reasons, adoption of the Proposed Action would not result in any potential significant adverse impacts to the City's geological features.

3. *Impacts on Surface Water, Groundwater, and Flooding*

Envision Mount Vernon contains recommendations that would lead to improvements to the City's surface water and groundwater resources, as well as to alleviate existing stormwater runoff and flooding in the City resulting from aging infrastructure and more frequent, intense storms in today's climate.

The City is located between two major watercourses: (1) the Bronx River, along the western border of the City; and (2) the Hutchinson River, along the City's eastern border.

Envision Mount Vernon provides recommendations to improve the quality of the City's natural environment, including by updating stormwater management policies and infrastructure, protecting surface water (such as streams and freshwater and tidal wetlands) and ground water resources, and reducing the potential for flooding throughout the City. Some of these recommendations include:

- Implementing a coordinated set of environmental and regulatory strategies focused on stewardship, zoning, stormwater control, and public engagement
- Formalizing a Riverfront Maintenance and Stewardship Program to revitalize the Hutchinson and Bronx Rivers, including through continued compliance with the 2023 Consent Decree (described below) and Brownfield Opportunity Area ("BOA") guidelines
- Establishing a Riverfront Zoning Overlay District
- Increasing enforcement and monitoring of discharges
- Preserving existing natural and greenspace landscapes and features and promoting strategies to create more environmentally beneficial resources and natural areas to highly developed or impervious parts of the City
- Developing a plan to remove and replace lead service lines throughout the City
- Creating an inventory of water, wastewater and stormwater assets and develop a management system for regular maintenance
- Fixing and modernizing dilapidated stormwater sewer mains to reduce illicit discharges and to handle increased volume

These recommendations will also achieve continued compliance with the requirements of the 2023 Consent Decree that Mount Vernon signed with the U.S. Department of Justice, U.S. Environmental Protection Agency, and the NYS Department of Environmental Conservation. The requirements include inspecting, repairing, and replacing broken sewer lines and eliminating illicit discharges in the City's sanitary and stormwater systems.

In addition, the Proposed Action addresses the prevalence of industrial sites in the flood-prone Canal Village neighborhood, and the potential for stormwater runoff containing hazardous waste from those properties. (Figure 5-2). The area's designation as a BOA will increase opportunities and access to state grant programs with the goal of inducing redevelopment of the neighborhood that is consistent with the BOA guidelines. Brush Park, also included in this designation, will also benefit from increased access to state park funding. This redevelopment effort will improve the Canal Village neighborhood, including improving the environmental health of the Hutchinson River by minimizing the potential for hazardous materials in stormwater runoff.

The goals, objectives, and recommendations in Envision Mount Vernon were designed to encourage development that protects and improves the quality of the City's surface waters and groundwater, as well as to ensure that existing flooding conditions are ameliorated rather than exacerbated.

For these reasons, the Proposed Action would not result in any potential significant adverse impacts to the City's surface waters, groundwater, or stormwater runoff and flooding.

4. *Impact on Open Space and Recreation, and Agricultural Resources*

The adoption of the Proposed Action seeks to enhance, protect, preserve, and add to the City's open space network, recreational resources, and access to the natural environment. These goals ensure that the adoption of the Proposed Action would not result in any potential significant adverse impact on open space or recreational resources in the City.

Envision Mount Vernon identifies and supports existing open space, recreation, and green space resources. It provides a framework of goals and objectives for protecting those resources and increasing public accessibility. It also promotes the addition of new open space, recreation, green space resources, as well as integrating nature into the built environment within the City. Any potential future zoning amendments enacted by the City are required to be in accordance with these goals.

The U.S. Geological Survey (USGS) National Land Cover Database (NLCD) designates nearly all land in the City as "developed," with little land designated as open space. (Figure 2-6). Most of the open space in the City consists of state-owned and county-owned parkway lands that run along the eastern, western, and northern borders of the City. (Figure 2-7). Therefore, the Proposed Action specifically creates a framework for future development that endeavors to protect and preserve existing resources, as well as to add more of these resources for the City and its residents.

The City's open space network includes approximately 260 acres of parks, playgrounds, and recreational areas. The City has identified that its residents, including those living in the denser City center, have limited access to these resources, indicating an area for improvement. Envision Mount Vernon identifies several key areas within the City and specific objectives to enhance, increase, and protect both existing and future open space, recreation, and green space resources. The areas identified and specific implementation strategies and objectives include, but are not limited, to:

- Hutchinson River Parkway
 - Create a Linear Hutchinson River Greenway with Public Amenities
 - Introduce Water-Dependent and Nature-Based Programming
 - Improve the Environmental Health of the Hutchinson River
 - Establish a Riverfront Zoning Overlay District
 - Address Stormwater Runoff and Pollution
- Bronx River Parkway Reservation
 - Increase connectivity between parks and green spaces
- Hunts Woods Park
 - Enhance accessibility and signage to Hunt's Woods Park
- Hartley Park
 - Enhance accessibility to this primary open space, green space, and recreational space resources
 - Activate community stewardship through programs and partnerships
 - Conduct repairs and improvements
- 4th Street Park, Brush Park, and Madison Playground
 - Enhance accessibility to these open space, green space, and recreation space resources
 - Conduct repairs and improvements

Envision Mount Vernon also sets forth the City's general objectives and strategies with respect to supporting and enhancing existing open space, recreation, and green space resources, including, but not limited, to:

- Increase open space, green space, and recreational space in neighborhoods where there are fewer of these resources
- Integrating greenery into the public realm
- Incorporating urban forestry initiatives as part of the Complete Streets Program
- Repurposing vacant and underutilized lots as green spaces
- Identifying parcels for temporary or permanent reuse
- Strengthening the City's Tree Ordinance and Advisory Board

The City's desire to protect open spaces extends to preserving whatever opportunities may exist in the City for agricultural uses given the urban built environment in the City. As an example, the Comprehensive Plan encourages landowners to obtain U.S. Department of Agriculture urban agriculture grants to assist the development of community gardens and greenhouses in the non-agricultural parts of the City.

For these reasons, the Proposed Action would not result in any potential significant adverse impacts to open space, recreation space, green space resources, and agricultural resources.

5. Impact on Critical Environmental Areas, and Plants and Animals

The City has two Critical Environmental Areas (“CEAs”) that were designated as such by Westchester County because of their exceptional and unique character: (1) the Bronx River CEA, which runs along the City’s western border; and (2) the Willson’s Woods CEA, located on the City’s eastern border in Willson Woods Park. Both CEAs provide ecological diversity and unique animal habitats and are also located within the 100-year and 500-year floodplains, and no change to these designations are proposed.

The New York State Department of Environmental Conservation defines a CEA as a geographically recognized area “designated by a local or state agency to recognize a specific geographical area with one or more of the following characteristics:

- A feature that is a benefit or threat to human health;
- An exceptional or unique natural setting;
- An exceptional or unique social, historic, archaeological, recreational, or educational value; or
- An inherent ecological, geological, or hydrological sensitivity to change that maybe adversely affected by any physical disturbance.”¹

Envision Mount Vernon seeks to bolster the City’s natural environment and resources and recognizes the ecological and environmental importance of CEAs. These benefits include but are also not limited to:

- Improved water quality
- Reduction in pollution
- Reduction in erosion
- Increased biodiversity

The recommendations in Envision Mount Vernon consider the City’s limited areas of freshwater and tidal wetlands, which are specifically marked for protection and preservation as important ecologically diverse natural habitat.

In addition to preservation of the CEAs, Envision Mount Vernon also provides recommendations and strategies to create more environmentally beneficial resources through environmental restoration of natural resources.

Improvements to groundwater and water quality are also relevant to CEAs because certain CEAs, such as freshwater wetlands, are interconnected with the City’s groundwater. As noted in the Full EAF Part 2, the Proposed Action would not result in any potential adverse impacts to groundwater, including a reduction in the quantity or quality of groundwater in the area. In addition, as discussed above, a number of Envision Mount Vernon goals seek to safeguard the City’s water quality in natural areas.

¹ NYSDEC Website: <https://dec.ny.gov/regulatory/permits-licenses/seqr/critical-environmental-areas>

Envision Mount Vernon also recommends strategies to improve existing green spaces, create new access to existing green spaces, and better integrate nature into the built environment, with the focus on expanding everyday access to nature and strengthening opportunities for connection. It further recommends integrating sustainability and protection of CEAs and other environmentally sensitive areas in future development plans.

With respect to plants and animals, the recommendations also include preservation and creation of environmental areas that serve as habitat for both flora and fauna. In addition, biophilic planning is recommended for future development to support biodiversity and to create greenspaces in the built environment.

For these reasons, the Proposed Action would not result in any potential significant adverse impacts to CEAs.

6. Impact on Transportation

The adoption of the Proposed Action seeks to enhance the existing transportation networks within the City. This includes improving vehicle and pedestrian safety, walkability, streetscape measures, and parking. Future project-specific reviews of development proposals will ensure that such proposals would not result in any potential significant adverse impacts on the City's transportation system.

Envision Mount Vernon identifies the composition of the City's transportation network, which includes highways, arterials, collectors, and local roads/streets that provide regional, area, and local connectivity for vehicles, pedestrians, and bicyclists. Streets cover approximately 618 acres or 22% of the City's land area. The City's transportation network, which includes major and local roadway infrastructure, as well as numerous bridges over railroad rights of way, provides vehicular, pedestrian, bicycle access, and interconnectivity throughout the City. (Figure 2-14).

The major roadways in the City include:

- Cross County Parkway
- Bronx River Parkway
- Hutchinson River Parkway
- New York State Route 22
- East/West Lincoln Avenue
- East/West 3rd Street
- East/West Sandford Boulevard
- Gramatan Avenue/South 4th Avenue

(Figure 2-13).

Envision Mount Vernon recommends strategies that focus on providing increased safe access for road users of all abilities and for all modes of transportation, including prioritizing underserved communities.

Envision Mount Vernon also identifies the City's existing infrastructure dedicated to vulnerable road users such as bicyclists and pedestrians, as well as public transportation. It recommends specific implementation strategies to improve safety, accessibility, and interconnectivity throughout the City:

- Although the City has limited bicycle infrastructure, Envision Mount Vernon has identified this area as an opportunity for growth. Strategies include increasing interconnectivity via bicycle lanes, trails, and intersection crossings. Particularly because several bicycle lanes from surrounding municipalities, such as the Bronx, terminate at the City's borders, there is opportunity to increase interconnectivity, not only within the City, but also with bordering municipalities.
- Pedestrian infrastructure in the City includes sidewalks, pedestrian signals, crosswalks, curb ramps, and pedestrian refuge islands. Although most roads in the City have existing pedestrian infrastructure, they are in varied condition, with some sections of sidewalks in need of repair.
- Public transportation and related infrastructure are identified as key resources for the City, its residents, and visitors. Public transportation in the City includes buses operated by Westchester County Bee-Line and the commuter rail operated by MTA Metro-North Railroad. According to the 2023 American Community Survey, approximately 29% of households in the City do not own a car compared with 14% of households in Westchester County, which indicates a significantly higher reliance on public transportation and related infrastructure by City residents. (Figure 2-16, Table 2-5 for comparison).

Consistent with a comprehensive analysis of transportation, Envision Mount Vernon also identified parking as another critical piece of transportation infrastructure. Parking in the City includes on-street parking, off-street parking, private parking lots, and garages. There are 2,275 municipal parking spaces across eleven municipal parking facilities. (Table 2-29).

Parking recommendations include creating shared parking provisions and reevaluating minimum parking requirements, where appropriate, specifically in areas of the City near public transit. The County Planning Board also expressed support for the City to reform its off-street parking requirements.

Regarding transportation safety, the City conducted a safety assessment using crash data along all roadways, obtained from the NYSDOT for the most recent three-year period of data available, September 2021 through August 2024. The data obtained quantified the total number of reported crashes, fatalities, and injuries during the three-year period, in addition to vehicular crashes with pedestrians and bicycles. During the three-year period, 1,428 crashes were reported in the City, resulting in 465 injuries including 22 serious injuries and no fatalities. (Table 2-32, Figure 2-17).

The City, after taking stock and analyzing its transportation network, developed Envision Mount Vernon with specific recommendations for improving streets, sidewalks, and other transportation

infrastructure to increase accessibility and safety across all modes of transportation throughout the City. To accomplish this, Envision Mount Vernon recommends:

- Audits to identify where improvements can be made, specifically to increase interconnectivity and transportation of people and goods on all roadways and by all means of transportation.
- Completing transportation infrastructure improvements, including sidewalk repairs and ADA-compliant upgrades in order to support the development of transit enhancements and mobility options to improve transportation access and safety while accounting for existing traffic and future development.
- Adding additional transportation infrastructure to account for multiple transportation modes, which will increase transportation efficiency and interconnectivity.
- Using traffic calming measures which will reduce parking demand and traffic impacts.

These recommendations, among other benefits, also seek to enhance the City's downtown transportation systems, and its connectivity to other parts of the City, as well as other community and environmental resources. The Proposed Action stresses the importance of the City's transportation network as a vital civic, commercial, and transportation hub.

Envision Mount Vernon also acknowledges the City's Paving It Forward initiative, which began in 2021. Through this initiative, the City has invested millions of dollars annually to repave roadways and sidewalks, and install ADA-compliant curb ramps in an equitable manner to serve residents throughout the City. The Paving It Forward initiative, as of April 2025, has repaved 30 miles of roadway, with another 12 miles scheduled to be repaved in future repaving seasons. (Figure 2-15).

Similarly, although the City does not currently have an official policy that comports with New York State's Complete Streets Act, Envision Mount Vernon recommends investment in Complete Streets to ensure that streets are walkable, bikeable, and designed for all who use them. This goal seeks to fuel economic growth by increasing foot traffic for local businesses, boosting employment, and strengthening a livable and equitable community.

Envision Mount Vernon is a framework for future development, and the adoption of the Proposed Action, in and of itself, would not result in any new development that would adversely impact the City's transportation network.

For these reasons, the Proposed Action would not result in any potential significant adverse impacts to transportation.

7. Impact on Energy

The adoption of the Proposed Action would provide an opportunity for the City to improve the creation, efficiency, and use of energy resources.

Envision Mount Vernon contains goals and recommendations that promote energy efficiency improvements, which aim to reduce energy consumption, expand use of renewable energy infrastructure, and encourage the implementation of energy-conscious practices.

These recommendations include, but are not limited to:

- Educating owners and occupants on effective use of historic buildings to reduce energy consumption
- Promoting the availability of energy audits of historic structures and facilities with the goal of retaining historic architectural features
- Improving the energy efficiency and performance of City-owned municipal buildings to:
 - Reduce overall energy consumption
 - Decrease reliance on fossil fuels
 - Advance Mount Vernon's climate action and sustainability goals with an emphasis on environmental justice
- Incorporating sustainable building materials into City construction projects
- Expanding the use of renewable energy sources across municipal buildings
- Encouraging the use of renewable energy systems, such as solar photovoltaics, solar thermal, and geothermal systems in non-municipal development
- Continuing to pursue Bronze certification in Climate Smart Communities Program

For these reasons, the Proposed Action would not result in any potential significant adverse impacts to the environment concerning energy consumption or resources.

8. *Impact on Human Health, Air, Noise, Odor, and Light*

The adoption of the Proposed Action seeks to improve human health and air quality, and reduce impacts from noise, odor, and light in the City.

The City Council found that the Comprehensive Plan recommendations were designed to be environmentally protective and to improve air quality and human health, while reducing any impacts from noise, odor, and light in the City.

Specifically, proposed recommendations include, but are not limited to, the following:

- Integrating greenery and urban forestry into the public realm
- Reducing overall energy consumption and decreasing reliance on fossil fuels
- Expanding the use of renewable energy sources across municipal buildings
- Continue pursuing Bronze certification in NYSERDA's Climate Smart Communities Program
- Continue participation in NYSERDA's Clean Energy Communities Program
- Future zoning amendments would implement healthy building certifications such as LEED, Passivhaus, WELL Building Standards, or Fitwell and other similar programs
- Facilitate environmental justice policies
- Improve access to a healthy environment regardless of race, income or neighborhood

- Address areas of climate vulnerability
- Ensure equitable access to emergency services and health care

These recommendations highlight Envision Mount Vernon's vision of incorporating sustainable practices and nature into the built environment to improve human health and air quality. Additional benefits include a reduction of impacts from noise, odor, light, and other sources of pollution in the City.

For these reasons, adoption of the Proposed Action would not result in any potential significant adverse impacts to the environment concerning noise, odor, and light, and seeks to improve human health and air quality.

9. Consistency with Community Plans and Community Character

Envision Mount Vernon recommends the preservation and enhancement of the current character of the different communities within the City. Envision Mount Vernon acknowledges that communities have changed since the City last adopted its Master Plan in 1968 and identifies the current character of the City.

The City Council analyzed existing conditions and the trajectory of the City's community character. Different areas and neighborhoods in the City derive their character from the existing development patterns and zoning, particularly in terms of residential versus commercial buildings, housing composition, and density/intensity of uses.

Much of the City, especially in the northern portion, is characterized by suburban development patterns with tree-lined streets and single-family homes. Residential uses – both multifamily and single-family – are the dominant land uses in the City. (Table 2-21). Single-family homes account for approximately 31% of all housing units in the City. The remaining housing units by approximate percentage are as follows: 2-unit buildings (10%); 3- to 19-unit buildings (24%), and buildings with 20 or more units (34%). As mentioned, there are no recommendations in the Comprehensive Plan to eliminate any single-family zoning districts.

Many of Envision Mount Vernon's recommendations relate to the preservation and enhancement of community character, particularly in the existing single-family neighborhoods while allowing for responsible development in appropriate areas to meet the City's needs for more housing, especially for seniors:

- Preservation of the integrity and historic character of the City
- Ensure that activities are dedicated to the preservation of the City's cultural heritage and promote diversity, equity, and access
- Prevention of disproportionate impacts from new development
- Creation of neighborhood character design guidelines, which could benefit all neighborhoods
- Increase opportunities for home ownership and new housing
- Improve housing affordability and the quality and safety of housing stock
- Incentivize new affordable housing

- Maximize public land, infrastructure, and assets for housing that meets public need
- Promotion of inclusion, diversity, equity, and access to City land and historic areas through incentives
- Reduce commercial and retail vacancies throughout the City

The intent of the neighborhood character design guidelines is to maintain and enhance existing community character. Furthermore, both existing and recommended new zoning controls would help preserve and enhance community character.

Moreover, the County Planning Board recognized numerous recommendations in Envision Mount Vernon that are consistent with the County Planning Board's (i) long-range planning policies set forth in Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning, and (ii) recommended strategies set forth in Patterns for Westchester: The Land and The People.

For these reasons, the Proposed Action is consistent with community plans and community character.

Permissible Segmentation of Existing Development Projects

As of this date, two development projects were approved by the City Council that were consistent with the recommendations in the Downtown Report: (i) proposal by Alexander Development Group to create a new Mount Vernon East TOD High Density District (TOD-1 District) in connection with a proposed mixed-use transit-oriented development located at 140, 146, and 152 East Prospect Avenue; and (ii) proposal by 20 S. 2nd Square CMV, LLC to create a new Downtown Transit Oriented Arts District (DTOAD) within the two square block area located between East 1st and East 2nd Streets and between South 1st and South 3rd Avenues, and to develop an approximately one-acre parcel of land comprised of four separate tax lots identified on the City Tax Map as Section 165.70, Block 3221, Lots 11, 13, 37 and 39. These projects already completed their own SEQRA reviews, and thus findings relative to permissive segmentation are not required.

There are currently three other proposed projects for which a rezoning petition has been submitted to the City Council and is pending as of this date: (i) proposal by Grace Baptist Church to amend the Zoning Code and Zoning Map to facilitate the development of a mixed use residential and commercial project located at 70 South Sixth Avenue, 47 Second Street West, and 60 South Sixth Avenue; (ii) proposal by Sammy Properties, Inc. to amend the Zoning Map by applying the RMF-SC Senior Citizen Housing Floating Overlay district to an approximately 0.43-acre property located at 505 Gramatan Avenue; and (iii) proposal by West First Professional Plaza LLC for certain zoning text amendments in connection with a proposed multi-family apartment building at 22 West First Street (collectively, "**Existing Projects**"). The City Council is in the process of conducting an environmental review under SEQRA for the Existing Projects.

Under these circumstances, the City Council finds, in consultation with its professional consultants and City Planning staff, that an environmental review of the Existing Projects segmented from the review of the Comprehensive Plan is warranted and permissible under 6 N.Y.C.R.R. Section 617.3(g)(1) for the following reasons:

1. The Comprehensive Plan is a City-wide legislative action only. It does not commit the City to any particular type of development or specific development plan.
2. The environmental review of the Existing Projects will address all areas of concern that SEQRA requires for those individual Projects in accordance with SEQRA. It is appropriate that the reviews be conducted in the context of the site-specific projects rather than more generally as part of the review for the Comprehensive Plan. It is more protective of the environment to study the actual plans for the Existing Projects as part of their individual project reviews rather than as part of a SEQRA review for a generic Comprehensive Plan that is a theoretical policy document.

For the same reasons, an environmental review of any future zoning text or map amendments that are adopted by the City Council to implement the policy recommendations in the Comprehensive Plan may be segmented from the environmental review of the Comprehensive Plan under 6 N.Y.C.R.R. Section 617.3(g)(1). It is acceptable and common practice for zoning amendments to be studied under SEQRA and adopted separately from and after the adoption of a comprehensive plan. The Comprehensive Plan does not commit the City Council to the adoption of any specific zoning amendments. The Council will address all areas of concern that SEQRA requires for all future zoning amendments at the time they are considered for adoption.

Accordingly, a segmented review of the Existing Projects and any future zoning amendments is permissible and warranted. For the reasons set forth above, the City Council hereby makes the requisite findings regarding permissive segmentation under 6 N.Y.C.R.R. Section 617.3(g)(1) (the Council's findings shall also be set forth in the resolution adopting a Negative Declaration for Envision Mount Vernon). Notwithstanding a segmented SEQRA review, the Existing Projects, and any future zoning amendments, shall be consistent with the recommendations set forth in the Comprehensive Plan.

Conclusion

After reviewing and assessing the Full EAF, including this EAF Supplement, considering the oral and written comments during the Public Hearings, and assessing the criteria for determining significance in the SEQRA regulations at 6 N.Y.C.R.R Section 617. 7(c), all with the assistance and guidance of its professional consultants and City Planning staff, the City Council finds that the adoption of the Comprehensive Plan will not have a significant adverse impact on the environment, and that preparation of an EIS is not required.

The adoption and implementation of the Comprehensive Plan will serve to protect the environment, and the public health, safety and welfare of the City's residents. The Proposed Action does not authorize the undertaking of any land development projects or commit the City to any amendments of the Zoning Code or Zoning Map. Any such future actions are subject to SEQRA and will be studied for their own associated potential environmental impacts. The utilization of green building measures will help foster sustainable development and preemptively mitigate any potential adverse impacts. The adoption and implementation of the Comprehensive Plan is an action that does not cause a physical change in the environment. The Comprehensive Plan is a City-wide legislative action that contains a series of policy recommendations with respect to certain goals and objectives identified through the Comprehensive Plan process.

The City Council has compared the Proposed Action with the criteria for determining significance in 6 N.Y.C.R.R. Section 617.7(c) and determines that no significant adverse impacts associated with the Proposed Action have been identified, specifically:

- The proposed action is not expected to have a significant effect on local air quality, ground or surface water quality or quantity, or traffic or noise levels.
- The proposed action will not cause a substantial increase in solid waste production, or a substantial increase in the potential for erosion, flooding, leaching, or drainage problems.
- The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna and is not expected to substantially interfere with the movement of any resident or migratory fish or wildlife species.
- No disturbance to or substantial adverse effect on any identified significant habitat areas, threatened or endangered species of animal or plant, the habitat of such species, or other natural resources has been identified.
- The proposed action will not result in the impairment or the environmental characteristics of a Critical Environmental Area.
- The proposed action is not in material conflict with the community's current plans or goals as officially approved or adopted. Envision Mount Vernon, which is the first update to the City's officially adopted Comprehensive Plan in over 50 years, has been carefully prepared to address the current needs, goals and expectations of the community.
- The proposed activity will not impair the character or quality of important historical, archaeological, or aesthetic resources or the existing community or neighborhood character. There is no anticipated significant adverse effect on local community services such as police and fire protection, or recreational and educational facilities.
- The proposed action will not result in a major change in the use of either the quantity or type of energy.
- The proposed action will not create a hazard to human health.
- The proposed activity will not result in a substantial change in the use, or intensity of use, of land devoted to agricultural, open space, or recreational use.
- The City Council has considered all reasonably related long- term, short- term, direct, indirect, and cumulative environmental effects associated with the proposed action including other simultaneous or subsequent actions.