

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, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
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		
<p>i. Coastal Resources.</p> <p><i>i.</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</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

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

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

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

If Yes,

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

C.4. Existing community services.

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

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.

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

g. Does the proposed action include new non-residential construction (including expansions)? 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: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

If Yes:

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

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

vi. If water supply will be from wells (public or private), 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: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will 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 Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of 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? Yes No

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

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

If Yes:

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

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe 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? Yes No
 If Yes:
 i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

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

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

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

- If yes, cite sources/documentation: _____

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

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

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

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

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

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

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

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ 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? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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>i.</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>i.</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>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on 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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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 _____ Date _____

Signature _____ Title _____

Section F Narrative, FEAF Part I for Adoption of LL No. ____ of 2024

A Local Law To Amend The Zoning Code Of The Town Of Washington To Provide For The Use Of The Natural Resources Inventory And The Establishment Of A New Hospitality Overlay District Providing For Inns And Adaptive Reuse Inns

Purpose of Section F Narrative

This section provides the project sponsor (the Town Board) the opportunity to supply additional information including project elements that may avoid or reduce environmental impacts. It is an attachment to the FEAF Part 1 and is provided to clarify the proposal, and offer information to be used in the evaluation of the FEAF Part 2 (identification of adverse impacts). This Section offers data, map analysis, and other information that will help the Town Board identify any adverse impacts which could be associated with adoption of the Local Law establishing the Hospitality Overlay.

A. Project Description: Adoption of a Local Law that updates the Town of Washington Zoning Law.

Project Site and Process: The project site includes the three areas within the boundaries of the Town of Washington, Dutchess County, NY (see attached Map to FEAF Part I) where the HOS overlay district is proposed to be established. The portion of this Local Law that addresses use of Washington’s Natural Resource Inventory (NRI) applies to the entire Town, as described below. The Town Board has worked to develop new zoning language to implement their updated Comprehensive Plan, adopted in 2023. That update was based on a year-long hospitality study established to evaluate and make recommendations to address hospitality uses in the town.

After adoption of the Comprehensive Plan, the Town embarked on a process to implement several of the Plan policies including that related to development and use of an NRI, and establishment of a hospitality overlay. With State funding, the Town worked with surrounding communities to map and describe the natural resources in Washington. The NRI was adopted by the Town in February 2024.

Simultaneously, the Town Board worked with their consulting planners to draft language for establishment of a hospitality overlay to allow for small scale inns at certain locations, as outlined in the adopted Comprehensive Plan. This draft local law was introduced in the Fall of 2023 and circulated for review and public comment.

Since the Fall of 2023, the Town Board has been working to update the draft HOS local law to incorporate changes resulting from those comments received during the adoption process. With assistance from James Stoudt of McCullough, Goldberger & Staudt, LLP (the attorney who was also involved in reviewing the original Hospitality Report), the draft HOS local law was amended and reintroduced to the Town Board in March 2024.

In summary, the process steps related to this action have included to date:

- Development and adoption of the Town's Natural Resource Inventory
- Development and Introduction of the HOS local law
- Referral of the HOS local law to the Town's Planning Board, CAC, and to County Planning
- Noticing and conducting a public hearing
- Receipt of comments
- Update of HOS local law to address comments, also including a section to enhance use of the NRI during the planning process as per the Comprehensive Plan
- Update of this Part I of the FEAF to reflect the updated HOS local law
- Recirculation of the HOS local law to required agencies
- Renotification and convening of a second public hearing

Adoption of these amendments to the Town's zoning law is deemed a Type I action pursuant to 6 NYCRR Part 617 because more the 25 acres of land are subject to this action. The Town Board has determined that this action does not need a coordinated review since the Town Board is the only agency with the authority to adopt or amend a zoning law for the Town.

Consistency with Comprehensive Plan: In 2022-2023, the Town conducted a comprehensive analysis of hospitality uses in the Town. This Hospitality Study (Hospitality Evaluation Report dated June 30, 2022) was based upon significant public input derived from workshops (online and in person), meetings, and a town-wide survey, and had significant GIS mapping and analysis of environmental resources and features in Town. Among other recommended strategies, the report established that that a hospitality overlay district was the mechanism desired to allow for appropriately scaled hospitality uses in appropriate locations. As per one of the Hospitality Evaluation Report strategies, the entire Report and all its maps and recommendations were incorporated into the Town's Comprehensive Plan (2023 Town of Washington Comprehensive Plan Update, Adopted April 20, 2023). The Comprehensive Plan (2023) was adopted pursuant to New York State Town Law 272-a and is a written document that describes the conditions and resources of the Town, and outlines the goals, principles, polices, strategies and actions for the immediate and long-range protection, enhancement, growth, and development of the Town. The Town developed and adopted that Plan to guide future growth and development in the community specifically related to hospitality uses in a manner that meets community goals and expectations.

The adopted Plan recommends establishment of a hospitality overlay district to allow for small scale hospitality uses (Inns) to both focus this use in appropriate locations (which were outlined in the Plan), and to limit such uses elsewhere in Town. The adopted Plan also calls for establishment of the NRI before land use decisions are made. This proposed Local Law [REDACTED] of 2024, an action to establish a hospitality overlay district in the Town of Washington and to enhance use of the Town's NRI, is established to implement that most recent update to the Town of Washington Comprehensive Plan.

The 2023 Comprehensive Plan recognizes the unique environmental features of Washington and seeks to protect and enhance them. Environmental resources are recognized as critical to the quality of life for Town residents. Substantial input into the Hospitality Report confirmed the important role and value the environment has in Town. The intent of this action is to ensure that land use policies and procedures are consistent with the 2023 adopted Comprehensive Plan.

The 2023 Comprehensive Plan overall, and the hospitality addendum in particular specifically establishes many environmentally-oriented goals designed to protect groundwater, watersheds, streams, wetlands, woodlands, and wildlife habitats, to ensure that Washington is a sustainable and resilient community, and to ensure that hospitality uses are of a small scale and intensity in order to protect those natural resources and community character.

The depth and breadth of environmental topics addressed in the 2023 Plan illustrate the commitment Washington has made to protect, preserve, and enhance the environment. The primary purpose of this proposed local law is to implement these principles through land use regulations aimed specifically at regulating hospitality uses. In particular, the action involves creation of a hospitality overlay district to be located in three areas of the town. These three areas were chosen based upon significant public input for the 2022 Hospitality Evaluation Report and are locations suitable for small scale inns and their accessory uses because there is an opportunity to adaptively reuse existing structures (two of the three areas included in the HOS), and in an area adjacent to built areas in the Village and on State highways rather than green, undeveloped sites. In essence, the 2023 Comprehensive Plan is a smart growth plan in that it establishes Town goals to maintain agriculture, open space, the environment and focus growth towards its Village (Millbrook) as the town Center.

This action is not only consistent with the 2023 Comprehensive Plan, but with many of the Smart Growth principles established in New York State Statutes. In particular, this action will:

- promote mixed land uses in focus areas;
- promote development and redevelopment where infrastructure is adequate and sustainable (on State Highway rather than smaller Town or County roads and undeveloped areas of Town); and
- build on traits that make a distinctive and attractive community with a strong sense of place (as the Cottonwood and Day Top areas are existing buildings with strong connections to the community)

Section 312 (11) of the proposed Washington zoning establishes the requirement that Inns require a Special Use Permit and that factors for consideration include that the proposed development in the HOS District shall not adversely affect the natural environment or natural resources of the town, the design must be in keeping with or enhance the architectural character of the area, and the use must prove capacity to manage additional infrastructure demands.

Strategies from Plan Are Incorporated into Proposed Zoning

Highlights of this action that updates the Town's zoning are:

1. Incorporation of use of the NRI with applicants, Planning Board, and in SEQR evaluations
2. Establishment of the HOS in three locations, two of which incorporate existing, built areas of the Town, and one which is adjacent to the Village of Millbrook.
3. Continued allowance for all uses and all development standards currently existing in the underlying zoning district. This means that all environmental requirements and performance expectations outlined in the Town's zoning must be met along with new standards for small scale inns. The overlay adds Inns and Inn accessory uses as special permitted uses but doesn't detract from any of the underlying allowances or requirements.
4. Requirement for a special use permit for Inns and their accessory uses in the HOS. This includes a site plan review and approval and meeting all other zoning requirements for both principal uses and accessory uses.

5. Limits new inns to 20 rooms.
6. Limits new inn uses to a total of three (one per each location within the HOS).
7. Encourages adaptive reuse of existing buildings through a special use permit that allows up to 40 rooms if certain criteria and conditions are met.
8. Establishment of design standards to address site layout and landscaping, stormwater, facades, lighting, signage, and off-street parking in order to ensure that Inns in the HOS are compatible with the character of the Town of Washington. All other requirements and standards established in the zoning law would also remain in effect.

B. Environmental Setting:

A complete description of the environmental setting of the Town of Washington can be found in the Comprehensive Plan adopted in 2023. The environmental setting is fully described via updated maps in the Hospitality Study Addendum. The Plan contains a comprehensive profile and inventory of the demographic, cultural, economic, environmental, infrastructure, recreational and historical resources in the Town; and other supporting information compiled through public input.

The HOS overlay is added to other floating zones and overlays previously established in Washington (Floating Zones EP: Environmental Preservation, MH: Mobile Home, I: Industrial Office; and Overlay Zones APO: Agricultural Protection, AQ: Aquifer Protection). Note that all requirements established for these zoning districts and the base zoning (RM2, RH1, and RS5) are maintained and must be met for any Inn use in the HOS.

Current Density Allowed: The HOS overlay does not change the minimum lot sizes currently required for all uses. These are and will continue as follows:

- RS5 (5 acre minimum lot size)- for that portion of HOS located at Route 44 and Fowler Rd (The Cottonwood)
- RM2 (2 acre minimum lot size) – for that portion of HOS located along Route 82
- RH1 (1 acre minimum lot size) – located along Route 82 and the Village of Millbrook

Current Uses Allowed in Washington’s Zoning: The HOS overlay does not change the types of uses currently allowed. These are and will continue as follows:

Residential District	Principal Uses Permitted by Right	Accessory Uses Permitted by Right	Special Uses Which May Be Allowed by Special Permit and Subject to Site Plan Approval	Applicable Overlay or Floating Districts
RL-5 and RS-5	**Agriculture/Farm Dwelling, Single-Family Dwelling, Two-Family	Uses customarily incidental to any principal use permitted by right Composting manure and vegetative waste Garages, private *Home Occupation (Sec. *321. 3.a) Open storage of farm machinery or vehicle associated with agriculture Swimming Pools	Animal Hospital *Barn Conversion Bed and Breakfast *Camps, private Church *Educational Institution Forestry Golf Course *Home Occupation (Sec. **321. 4) Kennel Membership Club Nursing Home or Convalescent Home Off-Street Parking Parks, public and private *Pig Farm Playgrounds Public Utilities *Riding Academy Shooting Preserve *Signs *Soil Mining (RS-5 only and subject only to Special Use Permit) *Stables, public and private	APO Overlay AQ Overlay EP Floating MH Floating I Floating

Residential District	Principal Uses Permitted by Right	Accessory Uses Permitted by Right	Special Uses Which May Be Allowed by Special Permit and Subject to Site Plan Approval	Applicable Overlay or Floating Districts
RH-1	Dwelling, Single-family	Uses customarily incidental to any principal use permitted by right Garages, private *Home Occupation (Sec. ^321. 3.a) Swimming Pools	*Barn Conversion Bed and Breakfast Dwelling Two-Family *Home Occupation (Sec. ^^321. 4)	APO Overlay AQ Overlay EP Floating
RM-2	**Agriculture/Farm **Animal Husbandry Dwelling, Single-Family	Uses customarily incidental to any principal use permitted by right Garages, private *Home Occupation (Sec. ^321. 3.a) Swimming Pools	*Barn conversion Bed and Breakfast Church Dwelling, Two-Family *Educational Institutions Forestry Golf Course *Home Occupation (Sec. ^^321. 4) Membership Club Nursing Home or Convalescent Home Off-Street Parking Parks, public and Private Playgrounds *Shooting Preserve *Signs *Stables, private Wildlife Preserve	APO Overlay AQ Overlay MH Floating I Floating

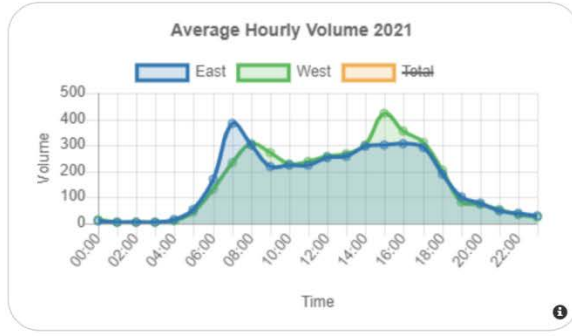
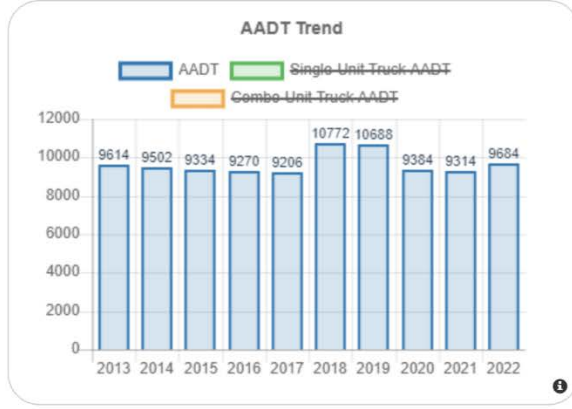
Current Traffic Conditions In Vicinity of HOS at Route 44/Fowler Road (Current Average Annual Daily Traffic 9,684 vehicles compared to 9,614 vehicles in 2013, or less than a 1% increase over 7 years)

820282 - US44 from START 44/82 OLAP to END 44/82 OLAP
 City: Washington County: Dutchess
 Route number: 44
 Functional class: 3R - Principal Arterial - Other (Rural)

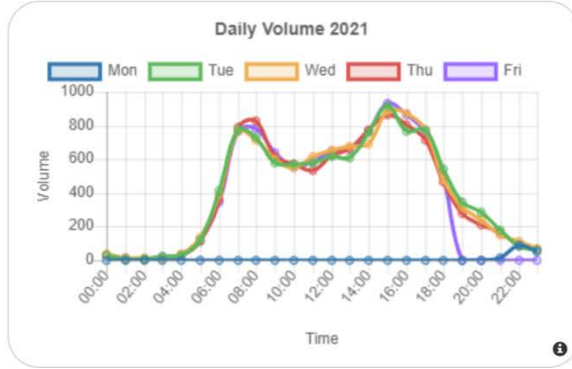
AADT
9,684
 E: 4,791
 W: 4,893

Site Data


Annual Statistics										
Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Statistics type	Estimated	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Actual	Estimated
AADT	9,614	9,502	9,334	9,270	9,206	10,772	10,688	9,384	9,314	9,684
Single-Unit Truck AADT	395	391	438	439	436	557	551	484	517	537
Combo-Unit Truck AADT	129	127	116	116	115	114	112	98	165	171
K-Factor	-	-	0.088	0.088	0.088	0.089	0.087	0.087	0.091	0.091
D-Factor	-	-	0.553	0.553	0.553	0.545	0.549	0.549	0.583	0.583
Speed 85th Percentile	-	-	53.7	53.7	53.7	54.5	54.5	54.5	53.7	53.7
DHV	-	-	821	816	810	959	930	816	848	881
DDHV	-	-	454	451	448	522	510	448	494	514
Truck AADT	524	518	554	555	551	671	663	582	682	708
Truck %	5%	5%	6%	6%	6%	6%	6%	6%	7%	7%



Count History					
Year	Month	Count type	Weekend Duration	Workweek Duration	Duration
2021	April	Class	0 hours	86 hours	92 hours
2018	November	Class	32 hours	48 hours	92 hours
2018	November	Class	0 hours	58 hours	58 hours
2015	August	Class	0 hours	51 hours	51 hours



Current Traffic Conditions along Route 82 from Route 343 to Start of 44/82: Current Average Annual Daily Traffic 5,757 vehicles compared to 6,080 in 2013, a decrease of about 2%)

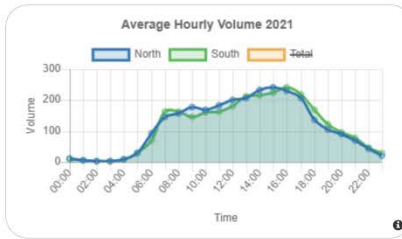
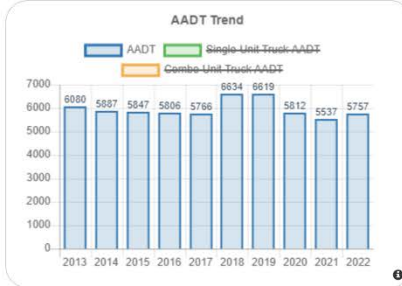
820283 - NY82 from NY 343 to START 44/82 OLAP
 City: Millbrook County: Dutchess
 Route number: 82
 Functional class: 3R - Principal Arterial - Other (Rural)

AADT
5,757
 E: 2,860
 W: 2,897

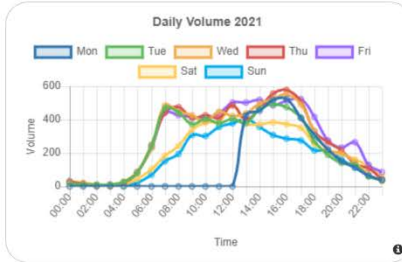
Site Data



Annual Statistics										
Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Statistics type	Estimated	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Actual	Estimated
AADT	6,080	5,887	5,847	5,806	5,766	6,634	6,619	5,812	5,537	5,757
Single-Unit Truck AADT	351	340	337	335	333	354	355	312	326	339
Combo-Unit Truck AADT	65	63	63	63	62	73	73	64	80	84
K-Factor	0.091	0.083	0.083	0.083	0.083	0.094	0.094	0.094	0.083	0.083
D-Factor	0.561	0.540	0.540	0.540	0.540	0.525	0.525	0.525	0.505	0.505
Speed 85th Percentile	52.9	52.9	52.9	52.9	52.9	55.4	55.4	55.4	57.6	57.6
DHV	553	489	485	482	479	624	622	546	460	478
DDHV	310	264	262	260	258	327	327	287	232	241
Truck AADT	416	403	400	398	395	427	428	376	406	423
Truck %	7%	7%	7%	7%	7%	6%	6%	6%	7%	7%



Count History					
Year	Month	Count type	Weekend Duration	Workweek Duration	Duration
2021	June	Class	48 hours	128 hours	194 hours
2018	April	Class	0 hours	69 hours	69 hours
2014	July	Volume	48 hours	105 hours	171 hours
2011	September	Class	48 hours	97 hours	163 hours



Vehicle Classification			
1. Motorcycles 2 axles, 2 or 3 wheels.		46	0.83%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.		4,160	75.20%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		980	17.72%
Passenger Vehicles		5,187	93.75%
4. Buses 2- or 3-axle, full length.		31	0.56%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		210	3.79%
6. Single-unit trucks 3-axle, single-unit trucks.		20	0.36%
7. Single-unit trucks 4 or more axle, single-unit trucks.		8	0.15%
Medium Weight Trucks		269	4.86%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		45	0.81%
9. Single-trailer trucks 5-axle, single-trailer trucks.		18	0.33%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		12	0.22%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0	0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0	0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		2	0.03%
Heavy Weight Trucks		77	1.39%

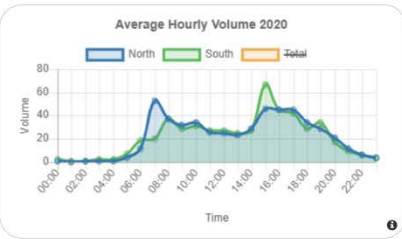
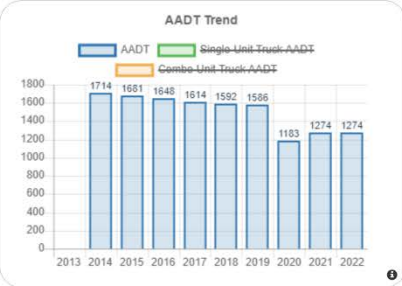
Current Traffic Conditions at Route 82 at CR 11 and Old Route 82, From CR97 County House Road to NY 343: (Current Average Annual Daily Traffic 1274 vehicles compared to 1714 vehicles in 2013, an almost 3% decrease in traffic)

828960 - CR111 OLD ROUTE 82 from CR 97 COUNTY HOUSE R to NY 343
 City: Washington County: Dutchess
 Functional class: 7R - Local (Rural)

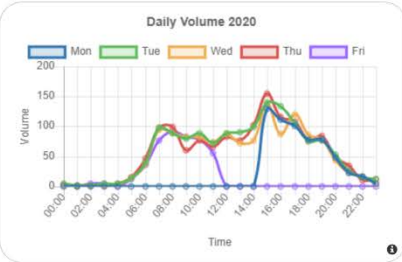
AADT
1,274
 N: 646
 S: 628

Site Data

Annual Statistics										
Data Item	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Statistics type	-	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Actual	Estimated	Estimated
AADT	-	1,714	1,681	1,648	1,614	1,592	1,586	1,183	1,274	1,274
Single-Unit Truck AADT	-	100	98	96	94	93	93	62	68	68
Combo-Unit Truck AADT	-	5	5	5	5	5	5	3	3	3
K-Factor	-	0.100	0.100	0.100	0.100	0.100	0.100	0.104	0.104	0.104
D-Factor	-	0.674	0.674	0.674	0.674	0.674	0.674	0.582	0.582	0.582
Speed 85th Percentile	-	32.1	32.1	32.1	32.1	32.1	32.1	31.6	31.6	31.6
DHV	-	171	168	165	161	159	159	123	132	132
DDHV	-	116	113	111	109	107	107	72	77	77
Truck AADT	-	105	103	101	99	98	98	65	71	71
Truck %	-	6%	6%	6%	6%	6%	6%	5%	6%	6%



Count History					
Year	Month	Count type	Weekend Duration	Workweek Duration	Duration
2020	September	Class	0 hours	92 hours	92 hours
2014	June	Class	0 hours	69 hours	72 hours



Vehicle Classification			
1. Motorcycles 2 axles, 2 or 3 wheels.		7	0.70%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.		761	74.16%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		197	19.19%
Passenger Vehicles		965	94.06%
4. Buses 2- or 3-axle, full length.		3	0.27%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		51	5.01%
6. Single-unit trucks 3-axle, single-unit trucks.		3	0.25%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0	0%
Medium Weight Trucks		57	5.53%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		4	0.37%
9. Single-trailer trucks 5-axle, single-trailer trucks.		0	0.02%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0	0%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0	0.02%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0	0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0	0%
Heavy Weight Trucks		4	0.41%

Other Environmental Conditions:

Environmental Characteristic as Shown in Comprehensive Plan or NRI Maps	Areas where HOS is proposed		
	Cottonwood area	Ramble Hill/Day Top area	Route 343 Along Village Boundary Area
Current land uses for those areas as determined by Town Assessor	Vacant	Commercial	Residential
Aquifer Protection/Drinking Water Designations	Zone 1 (permeable deposits directly overlying aquifer)	Zone 1 (permeable deposits directly overlying aquifer)	Zone 1 (permeable deposits directly overlying aquifer)
Identified Habitat Resource	Yes – important habitat and riparian buffer	No	No
Water Resources	No	No	No
Overlap of Environmental Features	Yes	No	No
Protected Land	No	No	No
Habitat Classification	Developed	Developed	Developed
Classified as Being in a Large Forest	No	No	No
Classified as Being in a Stream Habitat or Trout Habitat	Yes – Riparian Area and Stream is Important Area for Migratory Fish. The Migratory Fish and Trout Habitat designation covers the stream area in the vicinity but not the parcel included in the HOS	No	No
Classified as Being in a Wetland	No	No	No
Slopes	No	Partial 10-15%	Partial 10-15%
Hydrological Soil Groups	Class B (Moderately low runoff potential when thoroughly wet)	Class B (Moderately low runoff potential when thoroughly wet)	Class B (Moderately low runoff potential when thoroughly wet)
Surficial Geology	Thin Glacial Till Over Bedrock	Thick Glacial Till Over Bedrock	Thick Glacial Till Over Bedrock

C. Discussion of Potential Environmental Impacts:

The Town's goal in developing new zoning regulations is to implement their Comprehensive Plan and to have land use policies and standards that are consistent with the environmental resources in Washington. The proposed zoning has been developed to ensure higher levels of protection of those resources and to promote new development that is fully consistent with the environment and goals of Washington. Those resources are fully described in the Comprehensive Plan and further illustrated in the adopted NRI.

The proposed zoning update enhances land use policies to promote adaptive reuse of structures in specific areas deemed suitable for hospitality uses in the Town and to provide for small scale lodging opportunities in focused areas. The Town has a responsibility to take a hard look at the potential adverse environmental impacts which may be caused by the proposed action and determine whether the action itself - adoption of the update to the zoning law – will cause any significant adverse environmental impacts. Adoption of the amendment itself has no environmental impact: However, it is acknowledged that potential adverse impacts could arise when future developments projects in the HOS occur. The primary goal and purpose of this proposed updated zoning law (the proposed action) is to minimize the potential adverse environmental impacts of future hospitality development. It is also important to note that this zoning update does not negate any other zoning requirements associated with the base zoning district or of any other floating or overlay district in the Town. Further, the HOS does not negate careful analysis and review associated with special use permits and site plan review to be required when a hospitality use is proposed. Finally, the HOS does not negate a future SEQR review at the time of a specific proposal. The proposed HOS use would have to meet all zoning criteria, special use criteria, and site plan requirements.

Environmental Factors Considered

1. Impact on Land

Impacts on land resources involve construction on, or physical alteration of, the land surface. There could be new land uses in the future in the HOS areas that will alter the land surface. This Section F recognizes that the area in the vicinity of the Cottonwood is near the Wappinger Creek and that area has significant resources to be protected. Establishment of HOS at 82/Fowler Road will allow for reuse of those buildings. The two lots here are already developed and have been vacant for some time. The HOS is intended to focus small scale inn use in already developed areas or those areas near the village and not in green, undeveloped areas in other areas of the Town. It will promote use of existing buildings – thus limiting greenfield new construction. Any adaptive reuse of the Cottonwood would still need to meet all HOS and all other zoning requirements and undergo an SEQR analysis. Without the HOS, it is feasible that the Cottonwood, as well as structures at Day Top would be demolished, the land subdivided and construction of single or two-family homes as allowed in current zoning. Zoning would allow for 1 single family (9.4 acres) at Rt 82/Fowler Road; 17 single family or two-family houses (34 acres) at Day Top, and 5 single family or two-family houses at Rt 343/border of Village portion of the HOS. Residential development at Day Top and at the Rt 343/Border of Village areas included in the HOS could potentially be more intense land uses with multiple wells and water use, multiple septic systems, multiple curb cuts onto the major highway, and additional cars compared to small inn uses. While one house at the Cottonwood site may be less intensive of a use, demolition of the current buildings would increase demolition waste in landfills, could release harmful airborne particles, create loud noises,

impact water quality from runoff, and require inputs from heavy machinery and equipment. Further it is the policy of the Town as established in their Comprehensive Plan to promote adaptive reuse of structures.

2. Impact on Geological Features

Impacts on geological resources involves modification or destruction of, or inhibiting access to, any unique or unusual land forms on the site. There are no unique landforms or geologic features identified in the Town, nor are there any registered National Natural Landmarks in Washington.

3. Impact on Surface Water Features

Impacts on surface water involve wetlands, canals, rivers, and other surface water bodies (streams, ponds, and lakes). There are many New York State Department of Environmental Conservation regulated and Federal (National Wetland Inventory) wetlands in the Town. These are mapped and fully discussed in the Comprehensive Plan and recognized in zoning requirements. The Town recognizes the importance of these surface water bodies, desires to ensure high quality surface waters, and notes the significant role protection of water resources plays in the Town. This Section F recognizes that the Wappingers Creek has many important environmental features to be protected and that the Rt 82/Fowler Road portion of HOS is nearby and could have adverse environmental impacts. The site, however, is currently developed. There are no wetlands on the property. The updated zoning creating the HOS does not alter any of the required processes (Site Plan, Special Use, SEQR) or required existing environmental protections (DEC Wetland regulations, Federal Wetland Regulations, NYS DEC Stream Protections, etc.) to surface water protections.

4. Impact on Groundwater

Impacts on groundwater relate to new or additional use of ground water or uses that have the potential to introduce contaminants to ground water or an aquifer. The Town already has in place strict requirements for uses within the Village of Millbrook Watershed Protection Area. Creation of the HOS District does not negate or change those requirements – all Inns to be allowed in a HOS District will need to meet all such requirements related to Zone 1 in order to protect Village water supplies. The Towns Wetlands and Watercourses Section (Section 328) remains unchanged due to this amendment.

5. Impact on Flooding

Impact on flooding relates to actions that result in development on lands subject to flooding. The Town already has in place Flood Damage Prevention requirements for uses within regulatory floodplains. Creation of the HOS District does not negate or change those requirements – all Inns to be allowed in a HOS District will need to meet all such requirements in order to avoid impacts to floodplains. All required submissions needing identification of floodplains remain in effect in the HOS District and remain unchanged due to this amendment. None of the locations included in HOS are within a regulated floodplain.

6. Impact on Air

As per the SEQRA FEAF, air impacts include those related to state regulated air emission sources. Adoption of the proposed zoning law would not adversely impact air resources. The proposed zoning changes will not adversely impact any air resources. Demolition of existing buildings on the other hand, may affect air quality during demolition activities.

7. Impact on Plants and Animals

These impacts relate to loss of flora or fauna. In the future, new development on 'green sites' may disturb land and habitats and cause a loss of flora or fauna locally. The HOS District is oriented to three locations in Town, two of which have the opportunity to have existing structures adaptively reused for Inn uses. The HOS District was in large part developed specifically to allow limited hospitality uses in the Town in appropriate areas so as to protect the important natural resources and character found in many places in Washington. The Town has made a long-term commitment to protecting the plants and animals in Town via their Natural Resources Inventory and inclusion of use of the NRI in project reviews and land use decisions. All environmental protection standards and review processes remain unchanged and the Inn applicants in the HOS District will be required to undergo all reviews as part of site plan, special use, and SEQR procedures which will allow the Planning Board to pay special attention to reducing or eliminating impacts on plants and animals. This Section F recognizes that the Rt 82/Fowler Road portion of HOS is in an area noted as an important habitat for rare species. However, that site is already developed, and adaptive reuse would not adversely affect undeveloped areas.

8. Impact on Agricultural Resources

Impacts on agricultural resources relate to actions that impact prime agricultural soils, limit access to agricultural lands, result in the compaction of agricultural soils, irreversibly convert agricultural lands to non-agricultural uses, disrupt or prevent agricultural land management systems, causes increased development pressure on farmland, or is an action not consistent with an adopted municipal farmland protection plan. Although agricultural soils do exist within the three portions of the HOS, it would not adversely impact agricultural resources as no agriculture currently takes place. Creation of the HOS District will ensure that Hospitality uses will not occur in other important agricultural areas of the Town and the Town remains committed to ensuring that agriculture remains an important land use in Washington. The HOS district is designed to focus lodging uses in already developed areas and closer to the Village, as per policies established in the Comprehensive Plan.

9. Impact on Aesthetic Resources

Adverse impacts on aesthetic resources can occur when a proposed action is one that is obviously different from, or is in sharp contrast to, current land use patterns. Pursuant to the Full Environmental Assessment Form (FEAF) and the SEQR Manual/EAF Workbooks, aesthetic resources relate to officially designated federal, state or local scenic or aesthetic resources, officially designated scenic views, or impacts to publicly accessible vantage points viewed during routine travel or recreation/tourist-based activities. Section 312 (11) of the proposed Washington zoning establishes the requirement that Inns require a Special Use Permit and that factors for consideration include that the proposed development in the HOS District shall not adversely affect the natural environment or natural resources of the town, the design must be in keeping with or enhance the architectural character of the area, and the use must prove capacity to handle additional infrastructure demands.

10. Impact on Historic and Archaeological Resources

These are impacts that occur in, or adjacent to, a historic or archaeological resource. Structures, sites, or districts that are contiguous to or listed on the State or National Register of Historic Places, or as areas that are sensitive as an archaeological site by the NY SHPO Inventory are resources of concern. Historic resources remain a recognized feature in Washington and are important to the overall community character of Washington. They contribute to the area's character and quality of life and offer additional opportunities for cultural and recreational uses in the Town. Proposed updates to establish the HOS

District are specifically oriented to adaptive reuse of existing structures in a way that ensures that historic features of a site converted to an Inn are protected. This is accomplished through the Special Use Permit criteria and design standards. There are no other listed State or National Historic Resources in the proposed HOS. It is noted that the State Historic Preservation Office has an open consultation project for the Cottonwood Hotel Improvements and any guidance they offer would be part of the review and permitting process should the HOS be approved.

11. Impact on Open Space and Recreation

Adverse impacts on open space and recreation involve the loss of recreational opportunities or a reduction in open space resources that may be designated in any municipal open space plan.

Impairment of natural functions, loss of current or future recreational resources, or elimination of open spaces or recreational resources are the specific areas of concern related to this topic.

Open space and recreation are important parts of the 2023 Comprehensive Plan. As undeveloped land is converted to housing or commercial uses over time, there will be a loss of some open space in the Town. The proposed zoning update, however, is designed to ensure that hospitality uses are focused in three appropriate areas and not sprawled across the Town in agricultural areas or important open spaces.

12. Impact on Critical Environmental Areas

There are no locations in the Town of Washington designated as a Critical Environmental Area under SEQRA.

13. Impact on Transportation

Adverse impacts on transportation result when there are changes to existing transportation systems.

Decreased road capacity, large parking areas, degrading transit access, degrading pedestrian or bike accommodations, or altering the present pattern of movement of people or goods are all adverse changes of concern related to transportation. Current zoning without the proposed amendment would allow for all the uses and associated traffic as detailed above.

A traffic impact analysis as part of SEQR is called for when a project proposes to increase traffic volume by 100 cars per day. Due to the small scale inns allowed in the HOS, no inn would have 100 cars or more per day. Traffic Generation models researched shows an average weekly vehicle trips for a motel to be 9.6 trips per occupied room. In comparison, a single family unit generates 10 weekly trips per unit, and a nursing home (which is currently allowed in all the districts generate 2.7 vehicle trips per week per bed. Many of the other uses already allowed in the Town's zoning would generate many more cars than a small scale inn. For example, an educational institution, nursing home, membership club, or a playground could generate high levels of daily traffic.

Further, as per NYS DOT data, much of Route 44, 82 and Route 343 along the corridor where the HOS areas are, have shown decreased traffic compared to 7 years ago (see traffic data from DOT above). This data shows traffic counts, peak traffic times, and types of vehicles. To put this into context, an example of traffic generation could be for a 20-room inn, or an adaptive reuse inn with 40 rooms, each room having 1 vehicle associated with it, along with employees, may add 30 to 50 cars to the State Roads. The entire corridor is classified as NYS DOT as a Principal Arterial (Route 44) or a major collector (Route 82 and Old Route 82 to NY 343). The level of service on those roads that currently serve thousands of vehicles daily would not add a significant level of traffic.

The proposed amendment specifically requires the Planning Board to consider the impacts on vehicle traffic and emergency service access (Section 312 (9)). Further, issuance of any special use permit also requires proof that the site has the capacity for those lodging units with 'no adverse impacts to traffic and traffic circulation. This will ensure that projects moving forward have avoided or mitigated traffic impacts. the site plan and special use permit processes will also look at traffic impacts.

14. Impact on Energy

Adoption of the new zoning will not have any impact on energy. New uses would increase energy use within the Town. However, no new use would be permitted unless adequate energy sources were already available to support that use. The proposed amendments do not specifically address energy.

15. Impact on Noise and Odor Impact

Adoption of the zoning will not be expected to result in an increase in noise levels above local ambient noise levels. Future construction activities may result in temporary noise that exceeds local ambient noise levels. Further, issuance of any special use permit also requires proof that the site has the capacity for those lodging units with 'no adverse impacts related to noise. This will ensure that projects moving forward have avoided or mitigated noise impacts. The site plan approval processes will also look at noise impacts.

16. Impact on Human Health

Adverse impacts related to actions that influence human health are from exposure to new or existing sources of contamination. No adverse impact on public health are anticipated as a result of adopting the updated zoning law.

17. Consistency with Comprehensive Plan

As described throughout this narrative, the purpose of updating the zoning law is to ensure that the Town of Washington operates with a set of land use regulations that are in accordance with its adopted Comprehensive Plan. The zoning is designed to ensure that future land use in the Town will not be different from current land use patterns, that the environment in the Town is preserved or enhanced, and that there will not be a change in the density of development not supported by infrastructure and the environment. Adoption of the proposed, updated zoning law is an action that is called for and would be fully consistent with the Comprehensive Plan and that would implement the Town's desire to focus growth closer to the Village and to adaptively reuse existing buildings. Other than in Mabbettsville, the HOS would ensure that lodging facilities are not developed elsewhere in Town.

18. Impact on Growth and Character of Community or Neighborhood

This topic relates to actions that would be inconsistent with the existing community character. Adoption of the amendment is an action that would be fully consistent with existing community character because the main thrust behind the proposed zoning changes is to maintain or enhance community character as defined, described and articulated in the 2023 Comprehensive Plan.

Protection of aesthetic resources, historic resources, and overall community character is a significant topic addressed in the updated Plan and this implementing action. Community character is recognized by the Town as one of the primary resources they desire to protect. The proposed zoning amendment is very oriented to protecting the rural character of the entire Town. The Comprehensive Plan is not anti-growth but oriented to ensuring growth takes place in the right places and in the right manner. The







proposed zoning is fully oriented to ensuring that any new Inn land uses in the HOS District are done in a manner, and with site layout and building design consistent with the scale, intensity and traditional rural patterns seen in Washington and desired by the community.

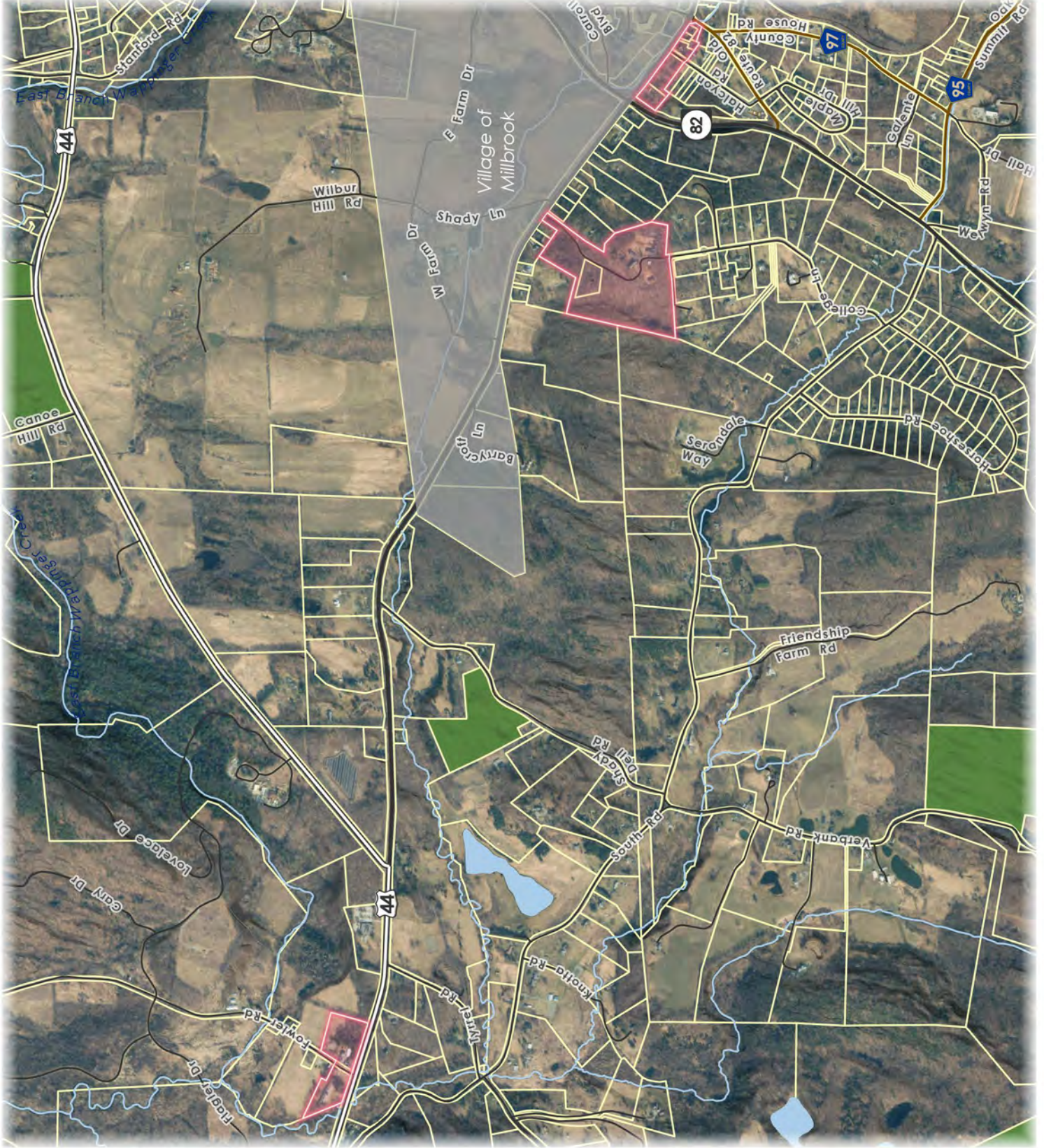
Adoption of the proposed zoning will enhance the ability of the Town to protect community character throughout the Town while promoting small scale lodging to promote appropriate growth that is desired by the community and consistent with Washington's character.

Town of Washington

Dutchess County, NY

Hospitality Overlay District

- Hospitality Overlay District (HOS) 
- Tax Parcels 
- Village of Millbrook 
- Conserved Land 
- Rivers and Streams 
- Surface Water 



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Upstate GIS

