

Project : Date :

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Please see attached.

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
Please also see Village of Larchmont Zoning Map attached.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Larchmont _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

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

Name of Action: Village of Larchmont Zoning Amendments - Demolitions

Name of Lead Agency: Village of Larchmont, Westchester County, New York

Name of Responsible Officer in Lead Agency: Justin Datino

Title of Responsible Officer: Village Administrator/Clerk

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)



Date: 12/6/16

For Further Information:

Contact Person: Justin Datino

Address: 120 Larchmont Avenue, Larchmont, NY 10538

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E-mail: administrator@villageoflarchmont.com

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

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

Applicant (if any)

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

Full Environmental Assessment Form
Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance
Village of Larchmont Zoning Amendments Relating to Demolitions

Note that this Part 3/Determination of Significance is limited to Local Law M of 2016, as described more fully below.

Larchmont is a mature suburban village located on the shores of the Long Island Sound in Westchester County, New York. The Village benefits from direct rail access to midtown Manhattan, located less than 20 miles to the south. It also has a varied housing stock that includes a number of attractive neighborhoods with walkable, tree-lined streets.

Larchmont is seeking to address concerns regarding the cumulative effects of land development within the Village, which creates potential for impacts on the community character, natural environment, infrastructure, flooding, and aesthetics. In particular, the Village has experienced a recent increase in applications seeking to redevelop lots currently improved with single-family homes with significantly larger homes; it is anticipated that the Village will continue to receive such applications in the future.

The “proposed action” that is the subject of this Full Environmental Assessment Form would be comprised of the following amendments to the Village’s Zoning Law, as summarized below.

Proposed Local Law M of 2016 - Site Plan Regulations Relating to Demolition

The proposed local law will increase regulation of the demolition of improvements and condition of lots following demolitions. The local law requires the approval of demolition management and site restoration plans and that, in the event a site plan application for new improvements is pending, demolition cannot occur until all permits and approvals for the new improvements have been obtained.

REASONS SUPPORTING DETERMINATION

No negative impacts associated with the above-referenced proposed action were identified based on the responses to Part 2 of this FEAF. Rather, the anticipated impacts of the proposed action are improvements to existing conditions and procedures within the Village of Larchmont with regard to demolition activities within the community.

The proposed action would increase the regulation of the demolition of improvements and the condition of lots following demolition in the Village. The additional regulation includes requiring a site restoration plan, which must include a time frame for demolition and site restoration; a plan to protect trees and other vegetation during demolition; a post-demolition landscaping plan, inclusive of a prohibition against bare soil; and requirements to fill all exposed below grade areas with soil and lot grading to match adjacent grades, among others. The adoption of the proposed action would have the overall effect of protecting the natural and visual environment in the Village. The protection and intended retention of existing vegetation and mature trees would reduce impacts associated with stormwater runoff and, by extension, limit soil loss and non-point source water pollution. In short, the proposed action will protect soil and existing vegetation during and after demolition.

The proposed action would also reduce the likelihood of deleterious impacts on Larchmont's visual environment by avoiding unsightly sites, which may also be public nuisances, and would prevent such sites from remaining in a dilapidated and unkempt state. In the absence of such protections, properties could remain vacant and untended for long periods of time prior to the commencement of construction. The proposed action would further help to protect the safety and integrity of adjacent structures and properties, thereby safeguarding the health, safety and welfare of the community

The proposed action will not result in any specific land use changes. Any proposal for development that follows the adoption of the proposed action will still be subject to the applicable development review procedures of the Village of Larchmont, which may include site-specific environmental review.

Village of Larchmont Zoning Map

Source: Westchester County Geographic Information Systems Municipal Tax Parcel Viewer

Data: 2014

