

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 attached Village of Larchmont Zoning Map.

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 - Changes to Site Disturbance Controls

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: 12/13/16

For Further Information:

Contact Person: Justin Datino

Address: 120 Larchmont Avenue, Larchmont, NY 10538

Telephone Number: (914) 834-6230 x2047

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 to Site Disturbance Controls

Note that this Part 3/Determination of Significance is limited to Proposed Local Laws G, J and K 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 regarding site disturbance controls, as summarized below.

Proposed Local Law G of 2016 - Retaining Walls

The purpose of the proposed local law is to establish regulations pertaining to the location and dimensions of retaining walls, as well as the land uses surrounding them. The installation of retaining walls has the potential to create detrimental impacts on visual aesthetics, drainage and stormwater runoff, erosion slumping, and other environmental issues. These regulations intend to minimize these impacts and others that are caused by the destabilization of a sloped area, as well as control the scale, mass and location of retaining walls. Overall, the regulations will permit the installation of retaining walls pursuant to reasonable controls that will protect property, the environment and the health, safety and welfare of the community.

Proposed Local Law K of 2016 - Mechanical Rock Excavation and Rock Blasting

The purpose of the proposed local law is to establish regulations concerning mechanical rock excavation and additional regulations concerning rock blasting in order to limit disturbances and impacts on aural aesthetics. The proposed regulations include, but are not limited to: a) requiring a permit from the Village in order to engage in mechanical rock excavation or rock blasting; b) establishing a limit on the number of consecutive calendar days, hours and days of the week during which mechanical rock excavation and rock blasting may be undertaken; c) prohibiting mechanical rock excavation and rock blasting operations in the vicinity of schools on “testing days” (as defined in the local law); d) prohibiting the operation of more than two machines and two hammers on one lot at the same time, as well as prohibiting on-site rock crushing; and e) requiring all mechanical rock excavation and rock blasting operations to comply with the same requirements set forth in soil moving operations under Section 381-42.A(2)(c).

Proposed Local Law J of 2016 - Grade Changes and Soil Movement

The purpose of the proposed local law is to establish regulations concerning the extent to which one-family residential lots may be regraded, and to establish controls over the amount of soil that may be imported or exported from a site and over the soil moving operations themselves.

Regrading of the land and moving of soil have the potential to create detrimental impacts on visual aesthetics, drainage, vegetation, and other environmental concerns, and can increase erosion. Also of concern is the type of material used as fill and whether such material is contaminated with pollutants, volatile substances and chemicals. These regulations will permit such regrading and soil moving with reasonable controls that will protect the health, safety and welfare of the community.

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 site disturbance controls within the community.

The proposed local law pertaining to retaining walls establishes height and locational requirements for such walls and includes design requirements relating to construction materials, inclusive of requiring exposed areas of walls to be faced in naturalistic or rusticated materials. In addition, grading in front of and behind walls must permit the flow of natural drainage and may not cause surface water to pond.

These regulations are intended, in part, to minimize detrimental impacts associated with the disturbance of vegetation on existing steep slopes and will help to avoid creating new slopes or grading that would be disharmonious with the neighborhood topography and character. Preservation of vegetation on steep slopes and limiting of the creation of new steep slopes will serve to reduce stormwater runoff and minimize associated erosion and soil loss. Visually lower retaining walls faced with materials that reflect the prevailing wall style of older homes in the Village will be more attractive and will be in keeping with the architectural character of the neighborhood.

The proposed local law pertaining to mechanical rock excavation and rock blasting provides for enhanced Village oversight of these operations, such as permit requirements, that did not previously exist. These regulations will serve to reduce noise and other construction-related impacts within the Village, and will reduce the extent of grade changes and removal of exposed rock, which are part of the visual environment in residential neighborhoods in Larchmont. The regulations will further limit disturbance to adjacent structures associated with rock excavation and blasting, and, by extension, safeguard the health, safety and welfare of the community.

The proposed local law pertaining to grade changes and soil movement is intended to: a) minimize the extent to which the existing overall topographical character of the one-family residential areas within the Village are changed; b) minimize the potential negative impacts of substantial grade changes on the community and visual aesthetics; c) minimize the net amount of soil imported or exported and control the quality of soil imported; d) discourage rock blasting and rock chipping; and e) minimize the removal of trees and established vegetation, destabilization of sloped areas, and the extent and rate of stormwater runoff and soil erosion.

These regulations will have the effect of preserving the existing topography in Larchmont, which is varied and integral to the existing character of residential neighborhoods. Moreover, they will reduce the extent of soil removal and exportation from properties, thereby reducing associated construction impacts. Proposed measures pertaining to soil moving operations, such as requiring sediment barriers, tree protection and the dampening of soil during dry conditions to prevent flying dust, among others, will further serve to limit construction impacts on adjacent properties and structures.

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

