

**RESOLUTION OF THE
OF THE VILLAGE OF LARCHMONT
BOARD OF TRUSTEES**

Section 6 Block 6, Lot 409

**“CENTRO” LARCHMONT
108-114 CHATSWORTH AVENUE
SEQRA NEGATIVE DECLARATION**

WHEREAS, the Board of Trustees of the Village of Larchmont, located in Westchester County, New York, has received an application for Special Permit Approval, submitted by Elk Chatsworth, LP (herein after referred to as the “Applicant”); and

WHEREAS, the proposed project is located at 108-114 Chatsworth Avenue and is more specifically known and identified as Section 6, Block 6 Lot 409; and (herein after referred to as the “Site”); and

WHEREAS, the proposed action involves the redevelopment of an existing 11,070 square foot parcel fronting on Chatsworth Avenue that currently supports a vacant one-story commercial building, to accommodate a new 4-story with a partial 5th story mixed use building including 2,450 square feet of retail space on the ground floor and 14 apartments on the 2nd through 5th floors. The apartments would consist of 5 – 3-bedroom units, 8 – 2-bedroom units and 1 – 1-bedroom unit which would be designated as an Affordable Affirmatively Furthering Fair Housing (AFFH) unit. 25 off-street parking spaces are provided within the ground floor level of the building, accessed via an existing easement to Wendt Avenue. Various building amenities are proposed including a fitness area, enclosed bike storage, a rooftop terrace and live roof planting area. New stormwater management facilities and utility connections are also proposed along with associated site improvements (herein after known as the “Proposed Action”); and

WHEREAS, pursuant to 6 NYCRR Part 617.2 (al) the Proposed Action is classified as an Unlisted Action; and

WHEREAS, in accordance with the provisions of 6 NYCRR Part 617.6, the Village of Larchmont Board of Trustees is serving as Lead Agency for the SEQRA Review of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, pursuant to the requirements of 6 NYCRR Part 617.6 (b) (1) a Coordinated Review of this action will be conducted.

NOW THEREFORE BE IT RESOLVED, that pursuant 6NYCRR Part 617.6 (b) (1), the Village of Larchmont Board of Trustees hereby confirms its designation as Lead Agency for the SEQRA Review of this Unlisted Action.

BE IT FURTHER RESOLVED, that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Lead Agency has determined that the Proposed Action will not have a significant adverse effect on the environment for the reasons enumerated in the attached Negative Declaration Form.

BE IT FINALLY RESOLVED, that this SEQRA Negative Declaration resolution shall have an effective date of **XXX, 2020**.

On a motion of Trustee _____, Seconded by Trustee _____, this resolution was approved by the following vote:

Ayes:

Nayes:

Abstained:

Absent:

Lorraine Walsh
Mayor

Date

This Resolution Was Thereupon Duly Adopted

617.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____

Date **XXX, 2020**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Larchmont Village Board as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Centro Larchmont

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration: Yes
No

Description of Action:

The proposed action has been submitted pursuant to the recently adopted Public Amenity Mixed-Use Zoning. The proposed action involves the redevelopment of an existing 11,070 square foot parcel fronting on Chatsworth Avenue that currently supports a vacant one-story commercial building, to accommodate a new 4-story with a partial 5th story mixed use building including 2,450 square feet of retail space on the ground floor and 14 apartments on the 2nd through 5th floors. The apartments would consist of 5 – 3-bedroom units, 8 – 2-bedroom units and 1 – 1-bedroom unit which would be designated as an Affordable Affirmatively Furthering Fair Housing (AFFH) unit. 25 off-street parking spaces are provided within the ground floor level of the building, accessed via an existing easement to Wendt Avenue. Various building amenities are proposed including a fitness area, enclosed bike storage, a rooftop terrace and live roof planting area. New stormwater management facilities and utility connections are also proposed along with associated site improvements.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

108-114 Chatsworth Avenue, Village of Larchmont, Section 6 Block 6, Lot 409.

REASONS SUPPORTING THIS DETERMINATION:

(See 617.6(g) for requirements of this determination; see 617.6(h) for Conditioned Negative Declaration)

See Attached

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Justin Datino, Village Administrator
Address: Village Hall, 120 Larchmont Avenue, Larchmont NY 10538
Telephone Number: 914-834-6230

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

Commissioner, Dep't of Environmental Conservation, 625 Broadway, Albany, NY 12233-0001
NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561
Supervisor, Town of Mount Pleasant, One Town Hall Plaza, Valhalla, NY 10595
Applicant (if any)
Other Involved Agencies (if any)

REASONS SUPPORTING THIS DETERMINATION

The proposed action has been submitted pursuant to the recently adopted Public Amenity Mixed-Use Zoning. The proposed action involves the redevelopment of an existing 11,070 square foot parcel fronting on Chatsworth Avenue that currently supports a vacant one-story commercial building, to accommodate a new 4-story with a partial 5th story mixed use building including 2,450 square feet of retail space on the ground floor and 14 apartments on the 2nd through 5th floors. The apartments would consist of 5 – 3-bedroom units, 8 – 2-bedroom units and 1 – 1-bedroom unit which would be designated as an Affordable Affirmatively Furthering Fair Housing (AFFH) unit. 25 off-street parking spaces are provided within the ground floor level of the building, accessed via an existing easement to Wendt Avenue. Various building amenities are proposed including a fitness area, enclosed bike storage, a rooftop terrace and live roof planting area. New stormwater management facilities and utility connections are also proposed along with associated site improvements.

This determination of significance is based upon the full Environmental Assessment Form (EAF), supporting documentation, and upon the criteria contained in Section 617.7 of SEQRA.

PROJECT IMPACTS AND THEIR MAGNITUDE

A) LAND USE AND ZONING CONSIDERATIONS

The Proposed Action has been submitted pursuant to the recently adopted Public Amenity Mixed-Use Zoning (PAMUZ). The proposed use is permitted subject to the issuance of a Special Permit by the Village Board.

The Village Board finds that the Proposed Action is consistent with the Village’s “Comprehensive Plan” and overall planning goals. While the Village of Larchmont has no single document constituting the Village’s Comprehensive Plan, the array of land use plans and zoning regulations that serve as the “Comprehensive Plan” all reinforce the suitability of mixed-use development at the Site.

The currently underutilized Site is located within walking distance to the Larchmont Metro North train station, and as such is particularly suitable to accommodate an appropriately scaled, transit-oriented development designed in accordance with the PAMUZ. The Site currently contains a vacant and underutilized building which detracts from the character of the Village’s central business district. The Proposed Action will create an amenitized, vibrant, sustainable, pedestrian oriented development, that would support and enhance the character of the surrounding area and that would not strain municipal infrastructure or services.

Additionally, the Proposed Action complies with the Village’s Affordable Affirmatively Furthering Fair Housing Law (§381-45).

In addition to being fully consistent with the Comprehensive Plan and reinforcing the land use fabric of the Village's central business district and Village's tax base, the Proposed Action also provides public amenities that would benefit the Village as a whole.

The Proposed Action fully complies with the PAMUZ special permit criteria set forth in §381-51N, as follows:

1. *10,000 square foot minimum lot area; 40-foot minimum lot width; 0-foot front yard, 0-foot side yards, 0-foot rear yard, 100% principal building coverage, maximum number of stories: 4, principal building maximum height: 50 feet from existing grade along the Chatsworth Avenue frontage of the subject property; provided, however, the Village Board may allow a partial additional story as provided in Section 381-51.N. Within these maximums, coverage, height and story limitations will be set by the Village Board on a case-by-case basis as part of the Special Permit process.*

The project complies with the applicable dimensional regulations. The project includes a partial 5th floor.

2. *A Public Amenity Supplemented Mixed-Use Development shall be located within the RC - Retail Center zoning district.*

The site is located in the RC zoning district.

3. *The proposed Public Amenity Supplemented Mixed-Use Development shall be designed, occupied and utilized in a manner that results in a substantial enhancement to the Village's business district, as determined by the Village Board.*

For the past several years, the Village Board has been studying and implementing measures to reinvigorate the Village's struggling Palmer/Chatsworth Business District. The redevelopment of this long vacant parcel, in this key location, is an important element of the Board's efforts in this regard. The Village Board finds that design and configuration of the Proposed Action, which includes 2,450 square feet of ground floor retail space, will reestablish an active and vibrant continuous commercial building frontage and streetscape along Chatsworth Avenue.

4. *The site shall be located to the east side of Palmer Avenue and west of Vanderburgh Avenue, with frontage on Chatsworth Avenue.*

This locational requirement is complied with.

5. *The site shall be a minimum of 10,000 square feet in area.*

The site is 11,070 square feet in area. The minimum lot area requirement is complied with.

6. *A minimum of 50% of the first floor's gross floor area (exclusive of off- street parking) shall be occupied by retail, restaurant, theater, food establishment or group fitness class uses. A minimum of 70% of a Chatsworth Avenue building's street level frontage shall be occupied by the above stated non-residential uses. No first floor (street level) residential dwelling units are permitted to front on the Chatsworth Avenue street frontage, and if provided on the first floor of the building, must be located so as to not face the Chatsworth Avenue street frontage. The only residential component permitted to front on the Chatsworth Avenue street level street frontage is a lobby entrance.*

- The gross floor area of the ground floor is 4,700 square feet. The 2,540 square feet of retail space equals 52.1%, which complies with the minimum requirement.
 - The retail frontage amounts to 73.9% of the total building frontage, which complies with the minimum requirement.
 - No first-floor residential units are proposed.
 - The only residential element of the project on the Chatsworth Avenue frontage is a 23' wide lobby.
7. *To be eligible for the Special Permit, an applicant shall provide, in addition to other public enhancements, (and in addition to the off-street parking required for the building) a public amenity of municipal parking. The requirement to provide an enhancement to municipal parking and other public amenities can be satisfied by an in-kind contribution or fee in lieu to be set by the Village Board during the Special Permit process, commensurate with the zoning density benefits that are achieved.*

See paragraph 11 below regarding amenity for enhancement of municipal parking.

8. *If there is municipal parking adjacent to the applicant's property which does not have adequate pedestrian access to Chatsworth Avenue, one public amenity shall be an improved accessway of a width and design to be determined by the Village Board and Planning Board in the Special Permit/Site Plan process which shall include it being designed to meet, at a minimum, ADA requirements, provided through the applicant's property to Chatsworth Avenue, to be dedicated for public use. Appropriate easements or other property rights shall be granted and/or exchanged to facilitate this requirement.*

The Village Board finds that the proposed 8' wide public walkway along the east side of the building satisfies this requirement. Final walkway design will be determined by the Village Board as part of its architectural review of the project. The Applicant shall grant to the Village an easement to this walkway satisfactory to Village Counsel.

9. *The applicant may be required to provide to the Village other public amenities, such as infrastructure improvements, as the Village Board deems commensurate with the zoning density benefits that are achieved by the applicant.*

The Village Board, based upon its own knowledge and study of the Palmer/Chatsworth Business District area, and the details of this development, determines that the primary additional public amenity needed in the area is enhancement of public parking resources. The Board hereby accepts the Applicant's offer and requires the payment of \$375,000.00 to be used by the Village for enhancements to public parking resources. The Board finds, based upon its own review of the development, and the advice of its consultants, that a payment from the Applicant to the Village of \$375,000.00 for the enhancement of public parking resources, together with the other public amenities being provided, satisfies the public amenity requirements of paragraphs 9-12 hereof.

10. *If the Village Board determines that the public amenities being provided sufficiently exceed those the Village Board would otherwise deem adequate pursuant to subsections (6), (7), and (8) above, the Village Board are sufficient, it may, in its sole discretion, permit an additional partial story to be constructed. Provided, however, such partial story, if permitted, must be set back by at least 25% of the depth of the building from the Chatsworth Avenue façade of the story below it, and can be no more than 60% of the square footage of the story below it and it shall be no more than 13 feet in height. Among the considerations/determinations to be made by the Village Board shall be that such partial story, if permitted, will not result in a significant adverse visual impact.*

The Village Board finds that public amenity contribution described above warrants the approval of the additional partial 5th floor, which is setback by 35% of the depth of the building and is 59% of the floor area of the 4th floor, and is 13' in height. These dimensions comply with the applicable requirements.

11. *Off-street parking shall be provided in accordance with §381-64, except that the requirement for multi-family dwellings shall be 1.25 per unit.*

The Proposed Action is deficient in required off-street parking by between one (1) and three (3) spaces. The Building Inspector shall render his determination as to the actual number prior to completion of the Site Plan process. The Village Board finds that it is impractical to provide the required spaces on-site, and this deficiency is satisfactorily mitigated through a payment-in-lieu of parking in accordance with § 381-65 of the Village Code. This payment of \$25,000.00 per deficient space shall be in addition to any other payments described above.

12. *Awnings and canopies shall be of such height, width and design as may be determined by the Village Board in its sole discretion.*

Final awning and canopy design will be determined by the Village Board as part of its architectural review of the project.

13. *A Public Amenity Supplemented Mixed-Use Development shall, at a minimum, comply with the following design guidelines. For good cause shown, the Village Board may grant a waiver of these guidelines upon consultation with the Planning Board.*

- a. *To maintain a unified streetscape, a minimum of 85% of the building's street façade shall be located on or within three feet (3') of the front property line.*

89% of the building frontage is within 3' of the front property line. The Village Board finds that this condition is satisfactorily addressed.

- b. *Ground level non-residential spaces that face Chatsworth Avenue shall have clear glass on at least 60% of their facades between 3 and 8 feet above grade.*

66% of the building façade includes clear glass. The Village Board finds that this condition is satisfactorily addressed.

- c. *A continuous sidewalk shall be maintained along the building's Chatsworth Avenue frontage. No more than 5% of the sidewalk's length shall be crossed by features such as driveways, alleys or service bay openings.*

The sidewalk is uninterrupted across the site's frontage. The Village Board finds that, subject to any further requirements of the Site Plan process, this condition is satisfactorily addressed.

- d. *No overhead utility wires shall be permitted along the building's principal street frontage.*

Existing overhead utility lines will be relocated so that no overhead utility lines shall be present along the buildings' Chatsworth Avenue frontage. The Village Board finds that, subject to any further requirements of the Site Plan process, this condition is satisfactorily addressed.

- e. *Street trees, lighting and other streetscape features shall be provided along the street frontage consistent with the existing streetscape.*

The Village Board finds that the proposed maintenance of the existing street trees, street lights and streetscape features along Chatsworth Avenue, as well as the addition of two new bike racks, satisfactorily addresses this condition, subject to any further requirements of the Site Plan process.

- f. *The development shall include secure enclosed bicycle storage for residents and commercial tenant employees. Additionally, a public bike rack, accommodating a minimum of 5 bikes, shall be provided for visitors and customers, and located as required by the Village Board.*

A lower level enclosed bike storage room is proposed in the building and 2 new bike racks are proposed in front of the building on the Chatsworth Avenue sidewalk. The Village Board finds that this condition is satisfactorily addressed, subject to any further requirements of the Site Plan process.

- g. *A Public Amenity Supported Mixed-Use Building shall make a tangible effort to reduce its carbon footprint through employing green building measures such as those advocated by the US Green Building Council or the Green Building Institute. The building shall be built to LEED Certification standards and shall include measures such as*

- *Utilizing energy star, water sense, green seal or other similarly endorsed mechanical equipment and appliances.*
- *Utilizing sustainable building materials with a high percentage of recycled content.*
- *Utilizing construction materials with low levels of volatile organic compounds.*
- *Utilizing energy efficient windows and doors.*
- *Utilizing insulation with high R-values.*
- *Utilizing a green or low reflectivity roof.*
- *Providing electric vehicle charging stations.*

The Village Board finds that the Proposed Action shall document a minimum of 40 points to establish "LEED Certification." The Applicant shall identify the specific measures to achieve a minimum of 40 points. During the Site Plan process, the Planning Board, with the assistance of a Planning Board-engaged LEED monitor, shall evaluate the LEED elements being proposed, and may require that they be modified or added to in order to assure their substantive value and sufficiency in reducing carbon footprint. The Planning Board shall require that a LEED

monitor for the Village be engaged during the construction process to confirm that the approved measures and materials are used.

14. *The building shall be composed of high quality, durable building materials that reflect the character of the Village, and relate harmoniously to adjacent properties.*

Building materials shall be approved by the Village Board as part of its architectural review of the project.

15. *Such other design features the Village Board may require.*

Design features shall be approved by the Village Board as part of its architectural review of the project.

16. *The granting of the special permit will not result in development which will substantially overburden Village infrastructure (e.g. storm sewer, sanitary sewer, water supply systems) nor substantially exacerbate already overburdened infrastructure.*

Based upon the advice of Village consultants and proceedings of the Planning Board to date, as documented more fully below, the Village Board finds that, subject to further review of the Planning Board and requirements of their Site Plan process, the Proposed Action will not over burden Village infrastructure.

B) IMPACT ON LAND

The Site is an 11,070 square foot, fully developed parcel of land fronting on Chatsworth Avenue. The Site is covered by impervious surfaces consisting of the existing building, rear parking area and access driveway. No vegetation currently exists on the site with the exception of one small deciduous tree located along the rear property line, which would be removed to accommodate the new building. It can be concluded that no significant adverse impact to on-site vegetation will result from the proposed action. The Proposed Action includes an approximately 543 square foot “live roof” landscaping area around the perimeter of the roof deck. Plantings include New York Aster, Piglet Dwarf Fountain Grass and Skyrocket Fountain Grass.

The topography of the Site slopes slightly from a low point of elevation 48’ along Chatsworth Avenue to a high point of 53’ at the southwest corner of the site. Major grading is not necessary to accommodate the new development, but while portions of the existing basement can be reused, minor excavation for the new building foundation and balance of the basement is required. All excavation and soil movement will be undertaken in accordance with §381-42 “Changes of Grade and Soil Movement.”

The predominant soil type on the Site is “Urban Land” and no record of on-site spills, or hazardous waste contamination exists. As a result, the limited amount of excavation required can be accomplished utilizing normal construction practices. Soil erosion will be mitigated during construction through the implementation of a soil erosion plan documented in detail in the Stormwater Pollution Prevention Plan (SWPPP). No significant adverse impacts are anticipated.

C) IMPACT ON WATER

No surface water features are located on, or in the vicinity of the Site. Soil borings and deep test pits have revealed the presence of shallow groundwater in and around the Site. To mitigate groundwater impacts, open excavations for the building foundation will be dewatered using submersible pumps that will discharge into temporary dewatering bags which filter out silt prior to releasing groundwater at grade. After construction is complete, footing drains will collect any remaining groundwater which will be conveyed to the underground infiltration system.

The site is currently characterized as entirely covered by impervious surfaces. The Proposed Action is classified as a Redevelopment Project pursuant to Chapter 9 of the New York State Stormwater Management Design Manual. The Proposed Action will utilize a green roof area and an infiltration drywell system as Runoff Reduction Practices to treat stormwater. The green roof vegetation allows for evaporation and evapotranspiration processes to reduce the volume and discharge rate of runoff entering the conveyance system at the ground level. The underground infiltration system consists of Cultec Recharger infiltration chambers situated in a gravel bed. The stormwater management system exceeds the NYSDEC requirement for stormwater treatment, and will reduce peak flows leaving the site for all storm events.

The Village Board finds that the Proposed Action would not result in any significant adverse impacts to water resources.

D) IMPACT ON AIR QUALITY AND NOISE

The Proposed Action will not result in stationary source process emissions, fuel combustion, waste incineration, or reach a threshold requiring NY State Air Registration, Air Facility Permit or a Permit pursuant to the Federal Clean Air Act Title IV or V.

The Proposed Action will result in a temporary change in existing air quality as a result of the demolition of the existing building and the construction of the new building and associated site improvements; however, this activity is not expected to result in a significant negative impact. These temporary impacts to air quality will be carefully monitored by the Building Department and will be mitigated through the implementation of an approved building demolition and construction management plan that will be submitted with the Building Permit, as well as through a continual reliance on construction Best Management Practices and proper equipment repair and maintenance.

Long-term noise impacts are not anticipated as a result of the operation of the new mixed-use building. No significant sensitive noise receptors are located in close proximity to the building, which is situated within the Village's business district. New building HVAC equipment will be screened and sound attenuated, and all off-street parking is enclosed within a ground level garage. No other aspect of the Proposed Action results in any form of long-term noise generation.

Short-term noise impacts are limited to the demolition of the existing building and construction related activities. Construction activities are anticipated to generate noise levels of in the vicinity 85dBA measured at 50' from the noise source.

Short-term noise impacts shall be mitigated by maintaining construction equipment in good working order and providing mufflers. Construction hours will be limited to conform to Village ordinances.

The Village Board finds that no significant air quality or noise impacts will result from the Proposed Action.

E) IMPACT ON WILDLIFE

The Proposed Action would not result in any significant adverse impacts on threatened or endangered species. According to the NYSDEC Environmental Mapper, and New York State Natural Heritage Program, no threatened or endangered species have been identified on the Site. As the Site is currently fully developed, no existing natural habitats are present on the Site.

F) IMPACT ON AESTHETIC RESOURCES

The Proposed Action calls for demolishing an existing vacant and deteriorating one-story commercial building that exhibits little architectural merit, and replacing it with a new 4-story with a partial 5th story mixed-use building containing 14 apartments and ground floor retail use. The Applicant has worked cooperatively with the Board to achieve an architectural design that is compatible with and will enhance the environs of the Property. The Village Board will assure when it grants final architectural approval that the architecture will enhance the visual aesthetic of the neighborhood.

The Village Board finds that the Proposed Action represents a clear improvement to the aesthetic character of the Site and will appropriately reflect the character of the Village's business district. The new building will incorporate design elements that are emblematic of the Village of Larchmont and the area surrounding the Site, in a manner that is distinctive and visually appealing. While the building will be taller than the existing building, other even taller buildings are present in the vicinity of the Site and no significant views or viewsheds would be interrupted by the Proposed Action.

The Village Board finds that the Proposed Action would not result in any significant adverse impacts on aesthetic resources.

G) IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

The Proposed Action will not affect any site or structure of historic, prehistoric or paleontological importance at the Site, or anywhere else in the Village.

H) IMPACT ON OPEN SPACE AND RECREATION

It is projected that the new building will accommodate a resident population of 32 individuals.

The new residents resulting from the Proposed Action will not result in an appreciable increase in the demand for open space or recreational resources. The Site is located in close proximity to Turtle Park, Addison Park, DeMatte Park, Playhouse Plaza Park

and is not far from the Village's largest park, Flint Park. In addition to the presence of existing recreational facilities near the Site, the Proposed Action includes private amenities such as a fitness center and a roof top terrace to accommodate the recreational needs of building residents. No significant adverse impact to existing open space or recreational resources will result from the Proposed Action.

I) IMPACT ON CRITICAL ENVIRONMENTAL AREAS

No Critical Environmental Areas ("CEA") are located on, or in the vicinity of the Site.

J) IMPACT ON TRANSPORTATION

It is projected that the Proposed Action, which includes the 14 residential units as well as the 2,450 square feet of retail space, will generate 6 AM and 19 PM peak hour vehicle trips. While the trips associated with the retail use are included in these numbers, they would not be site generated, as parking for the retail use will occur in public parking spaces on-street, or in nearby municipal parking lots.

Traffic analyses reported that the intersections in the vicinity of the Site operate at Levels-of-Service A and B, indicating only minor delays. These Levels-of-Service are exceptionally good in downtown business districts where delays are common place.

The peak hour traffic volumes generated by the Proposed Action will not result in reductions in the Levels-of-Service of the surrounding intersections, and increased delays and wait times will be negligible.

Parking for the Proposed Action is provided in an enclosed parking garage accessed via an existing driveway over an easement connecting to Wendt Avenue. This driveway has historically been the only access to the Site, and would continue to provide for vehicular Site access. Due to the narrow width of the driveway, a traffic control and pedestrian warning system, consisting of signage and automated signals, is provided that will ensure the safe and adequate movement of vehicles along the driveway.

The Village Board finds that the Proposed Action will not result in any significant adverse traffic impacts.

K) IMPACT ON MUNICIPAL SERVICES

The Proposed Action will result in a proportional increased demand on municipal services.

The nature of the Proposed Action is such that large numbers of school-aged children are not anticipated to reside in the building. Yards, open areas or recreational amenities geared toward young children are not proposed. Based upon an analysis of nationally accepted school-children generation rates, as well as actual empirical data of similar projects in the region, it is projected that the Proposed Action will generate 2 school aged children. This number of school-aged children can easily be absorbed into the Mamaroneck Union Free School District, and would not place an unreasonable demand on school resources.

The Proposed Action would result in a proportional increase in the demand for police, EMS and fire services. The Proposed Action includes extensive site security measures. Fireproof construction, sprinklers and smoke and heat detectors would ensure superior fire protection. While proportional increases in municipal service demands would result, they would be off-set by the increased taxes generated by the Proposed Action.

The Village Board finds that the adoption of the Proposed Action will not result in any significant adverse municipal service impacts.

L) IMPACT ON INFRASTRUCTURE

The Proposed Action will result in increased demands on the Village's utility infrastructure.

The Project Site is fully served by municipal sewer and water infrastructure as well as electric, gas, telephone, cable and internet services.

With the improvements the Applicant will be making, the Village's consulting engineer has confirmed that the project will not have an adverse impact on water, sanitary sewer, or drainage infrastructure. The Proposed Action is projected to have a water demand of 6,463 gpd, and will generate 6,620 gpd of wastewater. It has been confirmed that by the Larchmont Water District that adequate capacity exists in the water supply system to accommodate the Proposed Action's demand. Likewise, adequate capacity exists within the New Rochelle Sewer District, and at the New Rochelle Treatment Plan to accommodate the Proposed Action.

Moreover, the redevelopment of the Site results in only an incremental increase in the Proposed Action's infrastructural demand above the prior use of the Site.

The Village Board finds that the Proposed Action will not result in any significant adverse infrastructural impacts.

M) IMPACT ON HUMAN HEALTH

There is no anticipated affect upon public health and safety, as there is no significant risk of releases of hazardous or solid wastes or similar substances associated with the Proposed Action.

ENVIRONMENTAL FINDING:

The Village Board with the assistance of its land use Boards, staff and professional legal, planning and engineering consultants, has conducted its own independent review and analysis of the potential environmental impacts associated with the Proposed Action, including parts 1 and 2 of the long Environmental Assessment Form (EAF).

The Village Board has also incorporated into its record the comments and correspondence received during the public hearing on the Special Permit.

The Village Board has completed a careful and thorough review of the identified areas on the Environmental Assessment Form. Based upon all of the information generated for the proposed action and its own careful and thorough independent review and public discussion of the potential environmental effects, the Village Board has determined that the potential small impacts outlined in Part 2 of the EAF, individually as well as cumulatively, will not be significantly adverse.

The Village Board, with the assistance of its professional staff and expert consultants, took a “hard look” at the record, and has determined that it has all of the technical information it requires to reach a determination concerning the potential impact of this Action on the environment in accordance with its duties as Lead Agency under SEQRA.

As a result of their review of this Record, the Village Board hereby determines that the adoption of the Proposed Action will not result in a significant adverse effect on the environment.