

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.

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ 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:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

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>

Part 3 – Evaluation of the Magnitude and Importance of Project Impacts

Evergreen Townhouses Planned Unit Development, 1061 Dryden Road
State Environmental Quality Review
Full Environmental Assessment Form

Action: Evergreen Townhouses Planned Unit Development Approval
Location: 1061 Dryden Road, Tax Parcel No. 55.-1-16
Lead Agency: Town of Dryden Town Board

Description: The proposal involves designating a single 6.537 acre parcel, located in a Rural Residential Zoning District, as a Planned Unit Development (PUD). The purpose of the PUD overlay is to allow the applicant to construct thirty-six (36) 2-story townhomes on six foundations. Full site development will result in approximately two (2) acres of impervious surface.

The proposed action is Unlisted pursuant to 6 NYCRR 617 State Environmental Quality Review.

Part 2 of the Full Environmental Assessment Form (FEAF) was completed based on a review of Part 1 of the FEAF, a traffic study report and other information provided by the applicant, and a report from the Planning Board. The FEAF workbook provided guidance in determining the appropriate responses to questions 1-18 of Part 2. Threshold numbers cited are from this guidance document.

It was determined that a 'Yes' response was warranted for questions 1 (Impact on Land), 4 (Impact on Groundwater), 7 (Impact on Plants and Animals), 11 (Impact on Open Space and Recreation), 14 (Impact on Energy) and 15 (Impact on Noise, Odor, and Light).

After evaluating each of the sub-questions for each section, the conclusion reached is that the project will result in no significant adverse impacts and a Negative Declaration is warranted.

1. Impact on Land

The proposed action will result in approximately 2 acres of impervious surface. Evaluation of sub-questions 'b-g' resulted in 'small or no impact' responses. In Part 1 of the EAF, the depth to water table was indicated to be 1-3 feet which would have triggered a 'moderate to large' response to sub-question 'a'. However, CME Associates, in eight separate six feet deep excavation test pits, have encountered no groundwater, so based on this new data the answer to sub-question "a" is "small impact."

4. Impact on Groundwater

Part 1, Section D-2(c) asks if the proposed action will use or create a new demand for water. Because the answer is 'yes', the FEAF workbook indicates a 'yes' response is warranted for Part 2, question 4. However, no new wells are proposed, no wastewater is proposed to be

discharged to groundwater, no petroleum or chemical bulk storage is proposed and no commercial application of pesticides is proposed. Public water and sewer will be utilized for the project. Therefore, the conclusion is that there will be little or no impact on groundwater as a result of this action.

6. Impacts on Air

Thirty-six townhomes using natural gas, along with emissions during construction and from residents' vehicles, will have an impact on air. However, no thresholds from the DEC FEAF Workbook are met indicating the impact on the air would be moderate to large. The proposed action requires no federal or state emission permits. The Planning Board indicated that an average home consumes 90,000 cubic feet of natural gas for heating resulting in carbon dioxide generation from this project. The Planning Board also indicated that approximately 3.7 metric tons of methane will be generated in generating the natural gas for the townhouses. The project itself will not produce the natural gas from which methane emissions are expected. Even if those emissions are attributed to the project because it uses the natural gas, the 3.7 tons is well below the 21.5 tons/year (50% of the 43 tons/year threshold) that DEC's FEAF Workbook indicates leads to a presumption of a moderate to large impact.

7. Impact on Plants and Animals

Because the action includes a land disturbance, an impact on plants and animals must be considered. Each of the sub-questions elicited a 'no, or small impact' response.

11. Impact on Open Space and Recreation

The project will include physical improvements to a section of the proposed Varna-Freeville Rail-Trail. After the improvements are completed, the developer will deed the trail lands (approximately 1.2 acres) to the Town of Dryden. This will have positive impact on open space and recreational opportunities.

13. Impact on Transportation

Concern about left turns out of the project site has been raised. Based on the EAF workbook, the impacts on transportation are small, well below thresholds. A traffic study report, provided by the applicant indicates 19 vehicles exiting the site during the AM peak hour, 13 of them making left turns. Nine vehicles are projected to exit the site during the PM peak hour. Site distances for the left turn out of the project site are adequate, and the projected Levels of Service for Dryden Road/the proposed driveway, and for Dryden Road/Pineridge residences, are adequate.

14. Impact on Energy

The proposed action will cause an increase in energy use. However: a) no new or upgrade to an existing substation is required; b) no creation or extension of an energy transmission or supply system is required; c) the only non-residential building that may be heated/cooled is proposed to be 704 square feet; that number, combined with the approximately 64,800 square feet for the townhouses (36 x 1,800) results in a total square footage of 65,504, which is well below the 100,000 square foot threshold; d) the proposed action will utilize approximately 396 MW hours

per year (estimate based on Department of Energy guidance), well below the SEQR threshold of 2500 MW hours. The proposed townhomes shall be required to be constructed to meet or exceed the NYS Energy Code. Residential development in an already suburbanized area is referenced in the SEQR workbook as an example of an action having a small impact.

15. Impact on Noise, Odor, and Light

Typical of any construction project, during construction, there will be a temporary increase in noise and odors from the use of construction equipment, power tools, and delivery trucks. Customary noises associated with construction projects are exempt from the Town of Dryden Sound Performance Standards (Zoning Law, section 1307). No blasting has been proposed. Night compliant lighting is proposed. The impact is small.

18. Consistency with Community Character

The proposed action is consistent with the community character. An apartment complex and other multifamily unit is across the street from the proposed project, two multi-family housing units are adjacent to the project and a single-family/zero lot line complex is also adjacent to the site. The action is consistent with goals set forth in the Comprehensive Plan, which calls for channeling development towards areas where public infrastructure exists. The action is consistent with the Route 13/366 Corridor Plan which calls for nodal development.