



Village of Pleasantville Zoning Code Revisions

NEGATIVE DECLARATION
September 6, 2017

Prepared for
Village of Pleasantville, New York

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

Project Number _____

Date: _____

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 _____ as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:

SEQR Status: Type 1 **G**
 Unlisted **G**

Conditioned Negative Declaration: **G** Yes
 G No

Description of Action:

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

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

For Further Information:

Contact Person:

Address:

Telephone Number:

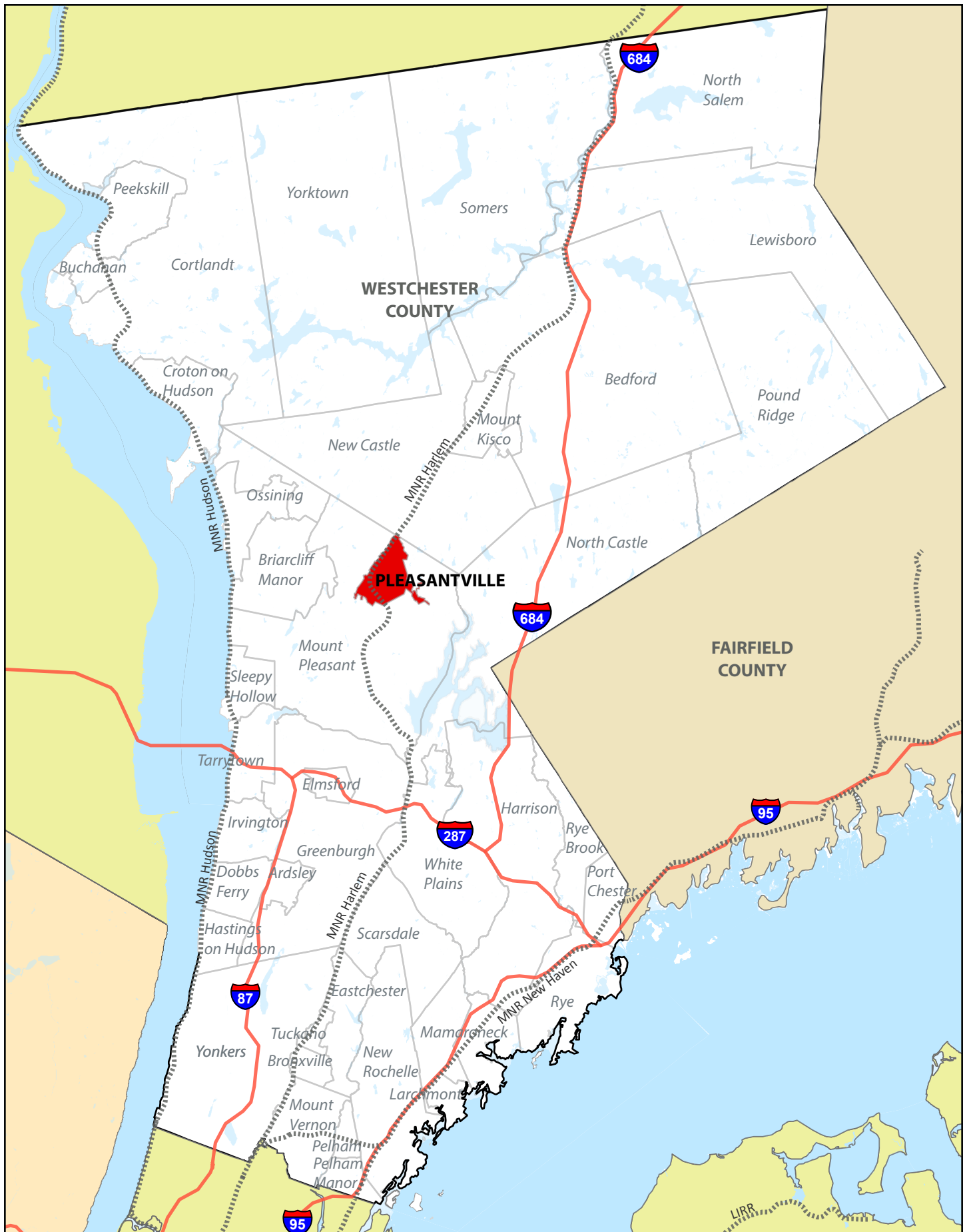
For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, Room 538, 50 Wolf Road, Albany NY, 12233-1750 (Type One Actions only)



Negative Declaration Attachment

The Pleasantville Village Board of Trustees reviewed all the questions in Part 2 of the Full Environmental Assessment Form. Questions 2-9, 11-12, and 14-18 showed no impact. Questions 1, 10 and 13 showed no or small impacts (including potentially beneficial impacts). In addition, the Village Board reviewed the criteria listed in Section 617.7 of the SEQRA law.

(1) To determine whether a proposed Type I or Unlisted action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared against the criteria in this subdivision. The following list is illustrative, not exhaustive. These criteria are considered indicators of significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;*

While the proposed zoning code revisions, if they result in new development or redevelopment, could generate additional traffic, such increase is not anticipated to be significant. Potential development is not anticipated to have an adverse impact on air quality, ground or surface water quality/quantity, noise levels, solid waste production or flooding and drainage.

- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;*

Any development resulting from the proposed zoning code revisions is not anticipated to have a significant adverse impact on these resources.

- (iii) the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617. 14(g) of this Part;*

There are no designated Critical Environmental Areas in the Village of Pleasantville. Therefore, this criterion is not applicable.

- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;*

The proposed zoning code revisions are consistent with the Village's adopted Master Plan, and are intended to promote a pattern of land use consistent with the existing Village context and supportable by existing infrastructure.

- (v) the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;*

Any development resulting from the proposed zoning code revisions is intended to be compatible with the Village's important historic, archeological, architectural or aesthetic resources and existing community and neighborhood character. No adverse impacts to these resources are anticipated from adoption of the proposed zoning code revisions.

- (vi) *a major change in the use of either the quantity or type of energy;*

The proposed action is adoption of zoning code revisions, not a construction or infrastructure project. Therefore this criterion is not applicable.

- (vii) *the creation of a hazard to human health;*

The proposed action is adoption of zoning code revisions, not a construction or infrastructure project. Therefore this criterion is not applicable.

- (viii) *a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;*

The proposed zoning code revisions does not propose major changes to land use or open space and recreational resources. Development resulting from the proposed revisions could result in buildings at greater height and residential density than currently permitted. However, overall land use density, as measured by floor area ratio (FAR), is unchanged from current zoning, and any changes in height or residential density are not anticipated to have a significant impact on the Village's capacity to support existing uses. Rather, the changes are intended to allow sites to achieve the FAR already contemplated under the current zoning.

- (ix) *the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;*

The proposed action is adoption of zoning code revisions, not a construction or infrastructure project. Therefore this criterion is not applicable.

- (x) *the creation of a material demand for other actions that would result in one of the above consequences;*

The proposed action is adoption of zoning code revisions, not a construction or infrastructure project. Therefore this criterion is not applicable.

- (xi) *changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or*

The Village Board has considered the various potential elements of the environment identified in Section 617.7(c), and does not envision any combined impacts resulting in a substantial adverse impact on the environment.

- xii) *two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.*

The Village Board is not aware of any other action, when undertaken with this one, which would result in a cumulative negative impact on the environment.

(2) For the purpose of determining whether an action may cause one of the consequences listed in paragraph (1) of this subdivision, the lead agency must consider reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions which are:

- (i) included in any long-range plan of which the action under consideration is a part;*
- (ii) likely to be undertaken as a result thereof; or*
- (iii) dependent thereon.*

The Village Board is not aware of any other future plans that when combined with this impact would have a negative impact on the environment.

Summary

The Village Board of Trustees finds that the proposed action to undertake zoning code revisions focused on the A-1 zoning district, with minor code revisions affecting the Village as a whole, will not have a significant negative environmental impact.