

SEQR EAF Workbook Workshop

Workshop Handouts

- EAF Workbook Links
- Other GIS and Spatial Data Links
- SEQRA Flowchart
- Updated Short Environmental Assessment Form
- Sample Project Information
- Useful Tools for Determining Significance in Part 3

Nan Stolzenburg

Don Meltz



Community Planning &
Environmental Associates

Nan Stolzenburg, AICP

152 Stolzenburg Road, Berne, New York 12023
518.872.9753 518.872.0679 (Fax)
www.planningbetterplaces.com

Don Meltz
Planning and GIS

don@donmeltz.com
P. O. Box 205 - 1583 Route 9
Columbiaville, NY 12050
Office/Voicemail: 518-945-8088
Home Office: 518-799-5412
Mobile Office: 518-929-4806
www.donmeltz.com

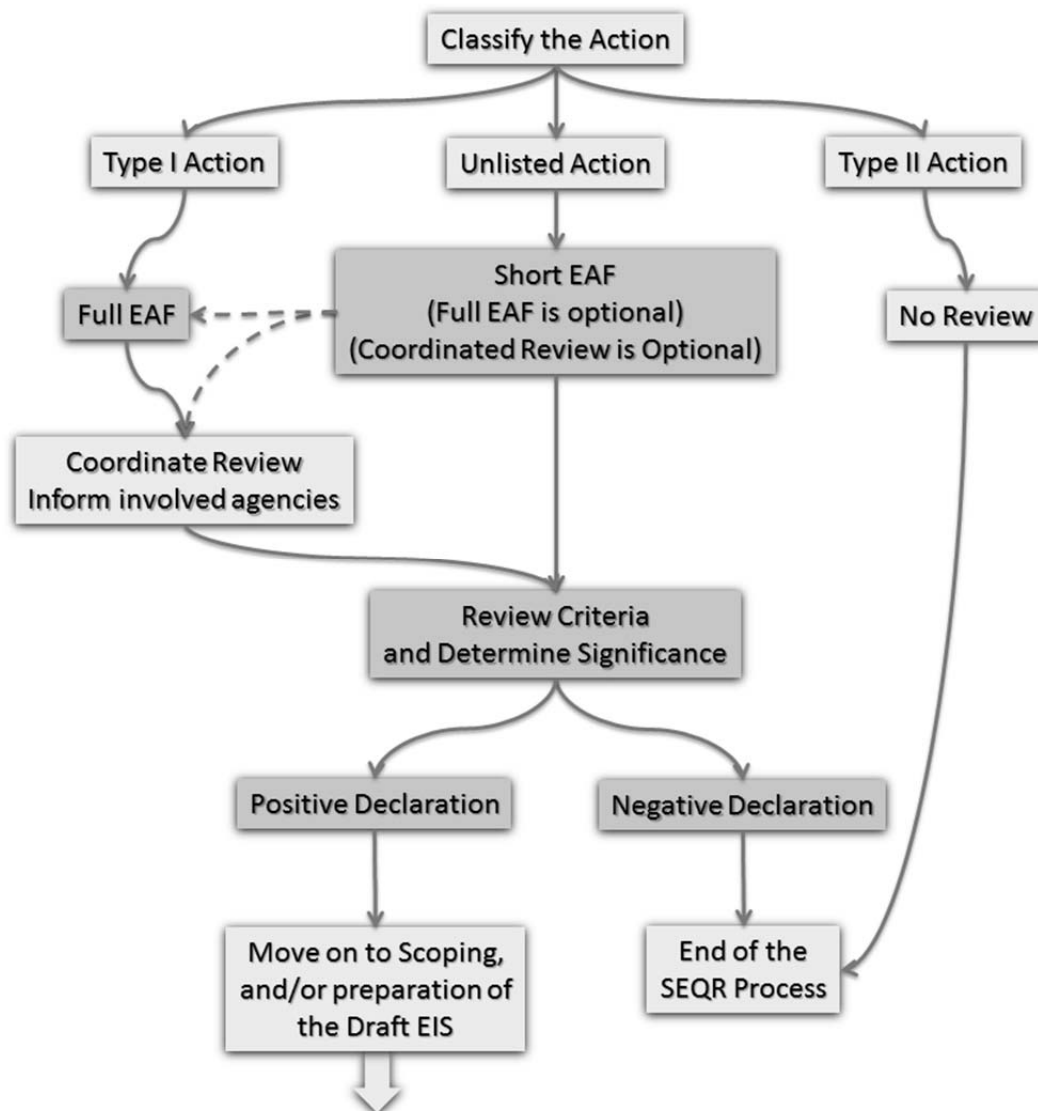
Links to the EAF Workbooks:

Short Form (SEAF): www.nysseaf.net

Full Form (FEAF): Not available yet...

Flowchart of the SEQR process

This workshop is oriented to use and completion of the environmental assessment forms.



GeoSpatial Website Links

These links lead to web-maps and websites that contain geospatial, or GIS data that can be useful for answering the questions on the new NYS environmental assessment forms. Some of the longer links have been “shortened” using the bitly.com URL shortening website. The full URL will appear in your browser when the link opens.

Some general purpose mapping sites:

Google Maps: <https://maps.google.com>

Bing Maps: <http://www.bing.com/maps>

MapQuest: <http://www.mapquest.com/>

Google Earth is a downloadable program that can be used to view downloadable data that some sites supply
Download the Google Earth program: <http://www.google.com/earth>

Federal Agency Sites

USGS Map Locator & Downloader: <http://on.doi.gov/X9Jewt>

EPA's NEPAassist mapping tool: <http://nepassisttool.epa.gov/nepassist/entry.aspx>

National Wetlands Inventory Wetlands Mapper: <http://www.fws.gov/wetlands/Data/Mapper.html>

FEMA Map Service Center: <http://1.usa.gov/13i9UQA>

FEMA Flood Map Viewer: <https://hazards.fema.gov/wps/portal/mapviewer>

NRCS Web Soil Survey: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

National Park Service, National Register of Historic Places: <http://www.nps.gov/nr/>

NRHP database: <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>

NRHP download spatial data: <http://nrhp.focus.nps.gov/natreg/docs/Download.html>

NYS Agency Sites

NY State Historic Preservation Office (SHPO) Online tools: <http://nysparks.com/shpo/online-tools>

SPHINX: <http://bit.ly/13i8iqc>

GIS for Archeology and National Register: <http://bit.ly/VlssFv>

NYS Department of Environmental Conservation web maps and sites

DEC Critical Environmental Area maps: <http://www.dec.ny.gov/permits/6184.html>

DEC Environmental Resource Mapper: <http://www.dec.ny.gov/animals/38801.html>

Adirondack Regional Geographic Information System: <http://aprgis.org/argis/>

DEC New York Nature Explorer: <http://www.dec.ny.gov/animals/57844.html>

DEC Stormwater Interactive Map: <http://www.dec.ny.gov/imsmaps/stormwater/viewer.htm>

DEC Environmental Navigator: <http://www.dec.ny.gov/imsmaps/navigator/>

Environmental Facilities Map: <http://www.dec.ny.gov/imsmaps/facilities/viewer.htm>

Mineral Resources Map: <http://www.dec.ny.gov/imsmaps/minerals/viewer.htm>

DEC Bird Conservation Area Sites: <http://www.dec.ny.gov/animals/25341.html>

DEC Water Well Information Search Wizard: <http://bit.ly/V1E3Aj>

Sample Project Review

Project Summary

The "Project" is new construction of a 72-unit affordable housing project for seniors 55 and over, with a special preference for military veterans. The Project will also include a supportive housing component consisting of a fifteen percent (15%) set-aside for the frail elderly, and those endanger of nursing home displacement.

The Project site is currently vacant, and is comprised of two separate, but contiguous tax lots zoned for residential development. The Village has recently established a Planned Development Area for that location that allows senior housing and multi-family complexes. The anticipated capital plan for the Project consists of the new construction of three (3) separate structures; one (1) 58,100 sq. ft. two-story garden style building, and two (2) single-story cottage style buildings, each consisting of 6,600 sq. ft., respectively. The garden style assemblage will encompass fifty six (56) residential units, while the two cottage style structures will total sixteen (16) residential units with each building consisting of eight (8) units individually. Residents will benefit from several amenities including, but not limited to, a computer lab, gardening space with raised beds, tenant storage areas, a landscaped patio, supportive services, and laundry facilities.

The 72 units of this project will be composed of sixty (60) one-bedroom units with twelve (12) two- bedroom units. One (1) two-bedroom unit will be set aside for a resident manager/superintendent. One hundred percent (100%) of the units will be targeted to seniors earning 60% or less of area median income.

All rents will include heat/hot water and the tenants will have access to a number of additional amenities including a community room, broadband internet, outdoor green space, Energy Star rated appliances and fixtures, and solar panels. The location of the Project is in close proximity to community services, such as the post office, places of worship, medical facilities, pharmacies, retail shopping, as well as a variety of restaurants and entertainment facilities. The project is also situated within 500 ft. of public transportation, and will also include 72 on-site parking spaces for residents.

The project will be supported with use of Low Income Housing Credits from NYS Homes and Community Renewal ("HCR"), the NYS Housing Trust Fund ("HTF") subsidies from HCR, and a permanent mortgage. Total development costs are estimated at \$16.8MM. The development team has committed to keep the project affordable for 50 years.

The cottages will be located at the front of the site facing Main Street and set back only so far as to align with adjacent residences. A retaining wall will maintain the build-to line. Each façade is configured as two 36 ft. wide cross gables to achieve massing at a small scale consistent with single family homes in the vicinity. A central entry drive separates the two cottages giving access to parking behind them. The parking is largely screened from the street by the cottages. The Main Building is configured in a "U" plan to break up its mass. It is designed with a deck/patio for each apartment creating the opportunity to articulate the massing with additional gable roofs 20 to 24 ft. in width. Roofs are 22 ½ above grade. For the main building, hip roofs terminate the north and south wings reducing the visual mass most visible from Main Street. Cupolas accent the roof ridges. Shutters and crossheads enhance the visual impact and apparent size of windows. Cross gables are treated with "cedar shake" pattern siding. The remaining siding will clapboard patterned. Wide board trim will be employed at all locations. The main building entry will have a balustrade entry porch and bracketed cross gable reminiscent of historic buildings nearby. These and other features combine to form a 19th century aesthetic.

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Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Main Street Senior Apartments			
Project Location (describe, and attach a location map): 130 Route XYZ, Main Street, Village, NY 12345 One block from Maple Drive Tax parcels: 72.17-6-1.1 and 72-17-6-10			
Brief Description of Proposed Action: Construction of 3 buildings, 1-two story building with 56 units and 2-one-story buildings with 8 units each for a total of 72 units. Buildings to be used for senior apts. There will be 72 parking spaces, along with landscaping, lighting, entrance sign, stormwater facilities, sewer and water connections, storage shed, sidewalks, retaining wall to build area out of floodplain. See Attached.			
Name of Applicant or Sponsor: XYZ Associates		Telephone: 518-123-4568	
		E-Mail: principal @xyz.com	
Address: 111 Ralston Ave.			
City/PO: City		State: NY	Zip Code: 32145
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: County Planning, DEC Stormwater, DOT Permit for curb cut and utilities, village water/sewer connections, Flood Permit from local administrator, funding from NYS HCR and NYS HTF			NO X YES
3.a. Total acreage of the site of the proposed action? 5.36 acres			
b. Total acreage to be physically disturbed? 5.36 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.47 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Project will be built to LEED Standards	NO	YES	
		X	
10. Will the proposed action connect to an existing public/private water supply? If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			X
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ A small stream flows to the rear of the property; hydric soils exist within most of the property			X
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain? The site floods easily, and was completely flooded during last flood up to 8 feet	NO	YES	
		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
		X	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>A stormwater discharge pond will be constructed to capture runoff, hold it and then slowly release it. Size is about 35' x 210'</u>	NO	YES X
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO X	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO X	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Joseph A. Developer</u> Date: <u>January 1, 2013</u> Signature: <u>Joseph Developer</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

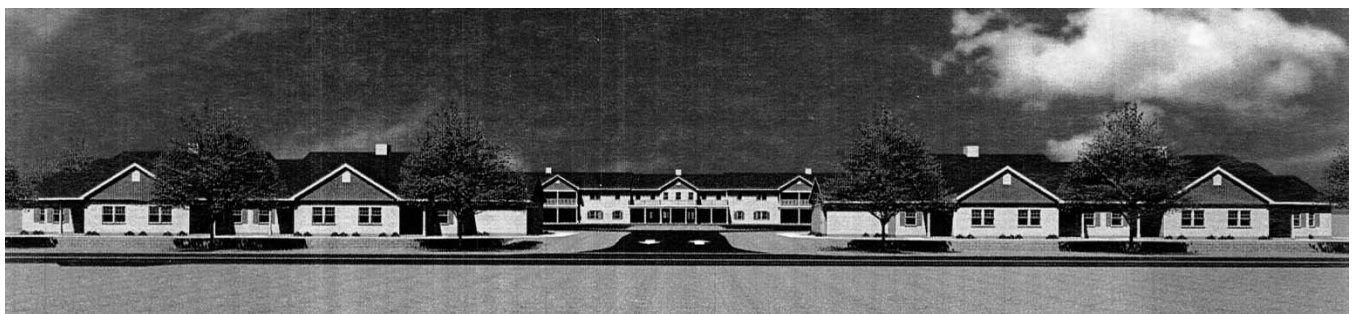
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

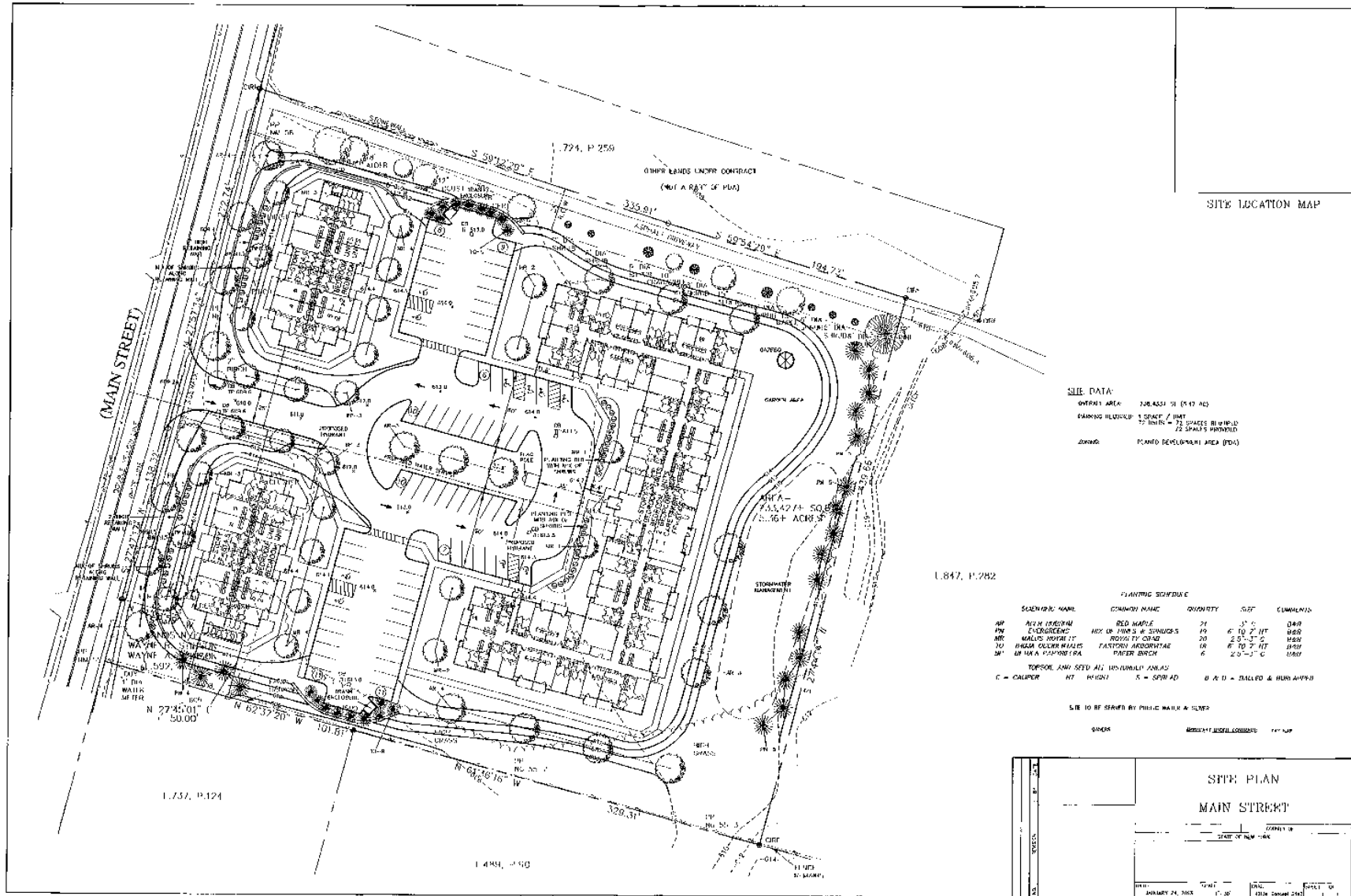
Location Map



Elevation Drawing Illustrating View of Sample Project from Street



Site Plan of Sample Project



Part 3 of the EAF requires lead agencies to determine if a proposed action has one or more adverse environmental impacts or not. Integral to this is to understand the magnitude, duration, importance and likelihood of an impact. A chart can be helpful in organizing information and determining significance. Chart 1, below is a tool to help you think about and record your decisions on magnitude, duration, importance and likelihood. Use the chart by circling one choice for each column for each question deemed moderate to large impact and then go on to Chart 2, below.

Chart 1	Significance			
	Duration	Likelihood	Magnitude	Importance
Question 1: Proposed activity could conflict with existing plans or zoning	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 2: Proposed activity may change use or intensity	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 3: Proposed activity may impact community character	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 4: Proposed activity could impact on critical environmental areas	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 5: Proposed activity could impact on traffic, transportation, or pedestrian opportunities.	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 6: Proposed activity could impact energy	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 7: Proposed activity could impact water or wastewater supplies or systems	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 8: Impact on historic, archaeological, architectural, or aesthetic resources	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 9: Impact on natural resources	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 10: Impact on erosion, flooding or drainage	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important
Question 11: Impact on human health	Short-term Medium-term Long-term	Probably will occur Possibly will occur Unlikely to occur	Severe/Large Moderate (localized)	Not important Fairly important Very important

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What is a significant impact?

Chart 2:

Significance Guidelines	Very Important			Fairly Important			Not Important		
	Probably will occur	Possibly will occur	Unlikely to occur (rare)	Probably will occur	Possibly will occur	Unlikely to occur (rare)	Probably will occur	Possibly will occur	Unlikely to occur (rare)
Long-term or Irreversible impacts									
Medium-term impacts	Significant			May be Significant		May be Not Significant		Not Significant	
Short-term impacts									

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What is likely to be a significant impact? (Dark Gray Shaded Areas of Chart):

- Short-term in duration, possibly or probably will occur, and very important
- Medium-term in duration, possibly, probably or unlikely to occur, and very important
- Irreversible or Long-term in duration, possibly or probably or unlikely to occur, and fairly or very important

What is not likely to be a significant impact? (White Areas of Chart):

- Short-term in duration, probably, possibly, or unlikely to occur, and not important.
- Medium-term in duration, possibly or unlikely to will occur, and not important
- Irreversible, Long-term in duration, unlikely to occur, and not important

What may be a significant impact? (Light and Medium Gray Shaded Areas of Chart):

This is where the scale and context of the impact are especially important to weigh and judge a potential impact. Depending on local conditions, some of these potential adverse impacts could be determined to be non-significant and others may be significant:

- Short-term in duration and unlikely to occur; short-term and probably or possibly will occur and fairly important
- Medium-term in duration, probably, possibly, or unlikely to occur and fairly important, or probably will occur but not important
- Long-term in duration, possibly or unlikely to occur and fairly important, and probably or possibly will occur and not important