

Project:

23 Route 59 Retail/Warehouse

Date:

September 3, 2021

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

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.

The proposed action is for the construction of a new warehouse consisting of three units located at 23 Route 59 in the CC (Corridor Commercial) zone. The subject property consists of 1 sf. The total square footage proposed for the warehouse is 6,090 SF; the total square footage for accessory office space is 2,030 sf which will be located on a mezzanine level within each unit. Warehousing is an allowed use in the CC zone. The proposed action will require 3 area variances from the ZBA which include front yard and side yard setbacks. Applicant has received approval from the ARB on 7/26/21. The property was previously fully developed and is considered a re-development site. The proposed site development reduces the impervious coverage. The Planning Board will review the potential for a landscaped bed in the N/E corner for a rain garden or similar BMP to address stormwater runoff. Applicant has prepared an Erosion Control Plan for the site. The site slopes up substantially from the proposed development to the residential area on the other side of Upper Depew Ave. There is a 40 feet wide lightly wooded area along the full width of the property as well as Upper Depew which buffers the area's residences. Parking layout was revised to accommodate large vans that will primarily use the proposed retail/warehouse use. Applicant will be required to revise the landscape plan to show the potential for planting one tree within the parking area per the code. The site plan shows the required 13 parking spaces available for the use of customers/employees. The 14th space shown on the plan will be occupied by a trash/recycling enclosure which is easily accessible for pickup. The enclosure is highly visible and Applicant will be required to use material that is aesthetically pleasing and consistent with the proposed building. Applicant has revised the architectural floor plans, and site plan to show the overhead doors to access loading docks as well as manway doors. Each unit has one overhead door and one manway door. Lighting and landscape plan have been provided. Lighting consists of 3 wall mounted downward lighting decorative fixtures over each store. Lighting dispersion shows that the lumens are less than 0.1 at the property line in compliance with the Code. Landscape plan has been provided indicating the planting of several dogwood trees on site and 26 boxwood shrubs along Route 59. Applicant is providing a continuous 5' sidewalk along the property's frontage on Rte. 59. The row of plantings will screen the headlights of parked vehicles from shining onto Route 59. Based upon the Applicant's site plan revisions, the Board's review of Rockland County Planning's GML, review of Part 2 and review by the Village Engineer, the Planning Board has determined that the proposed action will not result in any significant

- ☐ 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.

Village of Nyack Planning Board

September 13, 2021

Name of Lead Agency

Date

Pter Klose

Chair

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Robert Galvin

Pter Klose
 Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM