

Project : PAG Self Storage

Date : June 25, 2018

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.

1b. The majority of steep slopes are located within the center of the site, where there is an approximate 20 FT high mound. Under proposed conditions, the mound will be excavated in order to level the site. A retaining wall is also proposed about 25 FT away from the westerly residential properties. A SWPPP will be prepared, which will identify best management practices as well as erosion control measures to limit the impacts of construction in steep areas. Since a 25 FT buffer to the wall is proposed within the steep areas and as the steep areas are generally located within the center of the site and not near the two frontages, no major impacts are anticipated during construction.

1d. The site has an approximate 20 FT mound located in the center which will be partially excavated in order to level the site for construction. It is anticipated that more than 1,000 tons of natural material will be excavated and exported off site. A SWPPP will be prepared which will identify best management practices for temporary soil stock piles and stabilization. All soil will be exported off site in accordance with local and State requirements. As such, no major impacts are anticipated as a result of the net export of more than 1,000 tons of natural material.

1e. It is not anticipated for construction to last longer than one year and therefore no major impacts are anticipated as a result.

1f. A SWPPP will be prepared which will detail both temporary and permanent erosion and sediment control measures. Temporary measures include a stabilized construction entrance, silt fencing, temporary soil stockpiles, temporary seeding, diversion swales, storm drain inlet protection, and dust control among others. Permanent measures include the proposed building, asphalt pavement, retaining walls, and landscaping. These measures will limit the impacts of erosion.

3e. A drainage plan is proposed which meets local and NYSDEC requirements. This includes an underground detention basin and manufactured treatment devices to reduce peak flow rates and treat stormwater runoff. As a result of these measures and ongoing maintenance as outlined in the SWPPP, no major impacts of turbidity in a water body are anticipated.

3h. The proposed drainage plan proposes a direct connection to the NYSDOT conveyance system. Post construction stormwater measures, including overbank flood control, extreme flood control, and stream protection volume are met as a result of the proposed stormwater basins and manufactured treatment devices. As a result of these measures, and the direct connection to the conveyance system, soil erosion is not anticipated to be a major issue for receiving water bodies.

7d. The site has been investigated for the Rocky Summit Grassland natural community and no areas of the site meet the description of this habitat as no areas of the site are at a summit, ridge or rocky outcrop.

9c, 9d and 18e. 3D Renderings have been prepared to help visualize the proposed development and demonstrate how the structure will appear post construction. Additionally a balloon test had been conducted on June 11, 2018 flying balloons at proposed roof heights at locations proximate to the three building corners closest to Gurnee Avenue and Route 9W so that the Board could visualize how tall proposed buildings will be and the horizontal mass of the proposed building. Based on the visualizations and the balloon test, the Board is satisfied that an architecturally attractive building can be designed that would not result in significant adverse visual impacts or impacts to community character.

10b and 10e. There are no historic structures located on site. The project will require a work permit from NYS DOT. This permit will require review from SHPO, which may require a cultural resource investigation and will verify that archaeological resources are not negatively impacted without appropriate mitigation.

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 Village of Haverstraw Planning Board _____ 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: PAG Self Storage

Name of Lead Agency: Village of Haverstraw Planning Board

Name of Responsible Officer in Lead Agency: Joseph Natale

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:  Date: 6-25-18

Signature of Preparer (if different from Responsible Officer) _____ Date: 6-25-18

For Further Information:

Contact Person: Michelle Ventura - Planning Board Secretary

Address: 40 New Main Street, Haverstraw, NY 10927

Telephone Number: 845-429-0300

E-mail: buildingdepartment@vohny.com

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>

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