

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------|
| Name of Action or Project: Adoption of Local Law No. 1 of 2023, Chapter 134 Zoning Amendments | | |
| Project Location (describe, and attach a general location map): Village of Cold Spring, Putnam County (see attached map) | | |
| Brief Description of Proposed Action (include purpose or need): The Village Board of Trustees has proposed adoption of comprehensive amendments to the 1967 Village of Cold Spring Zoning Law, designed to implement policies established in the adopted Village of Cold Spring Comprehensive Plan. The proposed amendments were developed through a public engagement process that began in 2006 with appointment of a Special Board charged with preparation of a Comprehensive Plan. Following adoption of the Comprehensive Plan in 2012, two other groups, the Code Update Committee and the Ad Hoc Working Group on Zoning Updates prepared the proposed amendments. The Zoning amendments were prepared, in part, through grants from Hudson River Valley Greenway and the New York State Energy Research and Development Authority. See the Part 3 EAF narrative for a further description of the scope of the proposed amendments to the 1967 Zoning Law. | | |
| Name of Applicant/Sponsor: Village of Cold Spring Board of Trustees | Telephone: 845-265-3611 | |
| | E-Mail: vcsclerk@coldspringny.gov | |
| Address: 85 Main Street | | |
| City/PO: Cold Spring | State: NY | Zip Code: 10516 |
| Project Contact (if not same as sponsor; give name and title/role): Mayor Kathleen E. Foley | Telephone: 845-265-3611 | |
| | E-Mail: mayor@coldspringny.gov | |
| Address: 85 Main Street | | |
| City/PO: Cold Spring | State: NY | Zip Code: 10516 |
| Property Owner (if not same as sponsor): | Telephone: 845-265-3611 | |
| | E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------|
| a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees | Village Board of Trustees | April 12, 2023 |
| b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Village Planning Board advisory review and comment | April 12, 2023 |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Putnam County Planning, GML 239 advisory review and comment | April 12, 2023 |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No Cold Spring has adopted a Local Waterfront Revitalization Strategy ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No | | |

C. Planning and Zoning

C.1. Planning and zoning actions

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):
 Hudson River Valley Greenway, Hudson River Valley National Heritage Area, Village of Cold Spring National Register Historic District, Architectural and Historic District of the Village of Cold Spring, Bear Mountain-Beacon Hwy Route 9D Scenic Byway, Hudson Highlands Scenic Area of Statewide Significance, New York State Coastal Management Coastal Area and Village of Cold Spring Local Waterfront Revitalization Strategy

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Districts include Residential (including R-O, R-N, R-L), Multifamily, Planned Mixed Use, Business 1, Business 2, Business 3, Business 4, Parks & Recreation, Civic, Educational Religious & Cultural, Transportation and a Scenic Viewshed Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? Comprehensive amendment of the Chapter by the Village Board

C.4. Existing community services

a. In what school district is the project site located? Haldane Central School District

b. What police or other public protection forces serve the project site?
Village Police Department, Putnam County Sheriff's Department, NY State Police,

c. Which fire protection and emergency medical services serve the project site?
Cold Spring Fire Company No. 1, Philipstown Volunteer Ambulance Corps Inc. and private ambulance services

d. What parks serve the project site?
Mayor's Park, Dockside Park, Hudson Highlands State Park, Foundry Dock Park, West Point Foundry Preserve, Constitution Marsh Audubon Center and Sanctuary, Little Stony Point, Tiny Tots Park, and St. Mary's Lawn

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

| | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____ | _____ | _____ | _____ |
| At completion | _____ | _____ | _____ | _____ |
| of all phases | _____ | _____ | _____ | _____ |

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ | <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and coverytypes on the project site.

| Land use or Coverytype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|------------------------------------------------------------------------------------------|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces | | | |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | | |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | | | |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: _____ _____ | | | |

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____ | |
| n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres | |
| o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____ | |
| p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____ | |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____ | |
| E.3. <u>Designated Public Resources On or Near Project Site</u> | |
| a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____ | |
| b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____ | |
| c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____ | |
| d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____ | |

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------|
| a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees | Village Board of Trustees | April 12, 2023 |
| b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Village Planning Board advisory review and comment | April 12, 2023 |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Putnam County Planning, GML 239 advisory review and comment | April 12, 2023 |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No Cold Spring has adopted a Local Waterfront Revitalization Strategy ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No | | |

C. Planning and Zoning

C.1. Planning and zoning actions

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):
 Hudson River Valley Greenway, Hudson River Valley National Heritage Area, Village of Cold Spring National Register Historic District, Architectural and Historic District of the Village of Cold Spring, Bear Mountain-Beacon Hwy Route 9D Scenic Byway, Hudson Highlands Scenic Area of Statewide Significance, New York State Coastal Management Coastal Area and Village of Cold Spring Local Waterfront Revitalization Strategy

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes: | |
| <i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District | |
| <i>ii.</i> Name: _____ | |
| <i>iii.</i> Brief description of attributes on which listing is based: _____ | |
| f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site? | |
| If Yes: | |
| <i>i.</i> Describe possible resource(s): _____ | |
| <i>ii.</i> Basis for identification: _____ | |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes: | |
| <i>i.</i> Identify resource: _____ | |
| <i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ | |
| <i>iii.</i> Distance between project and resource: _____ miles. | |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes: | |
| <i>i.</i> Identify the name of the river and its designation: _____ | |
| <i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666? | |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | |

F. Additional Information

Attach any additional information which may be needed to clarify your project.

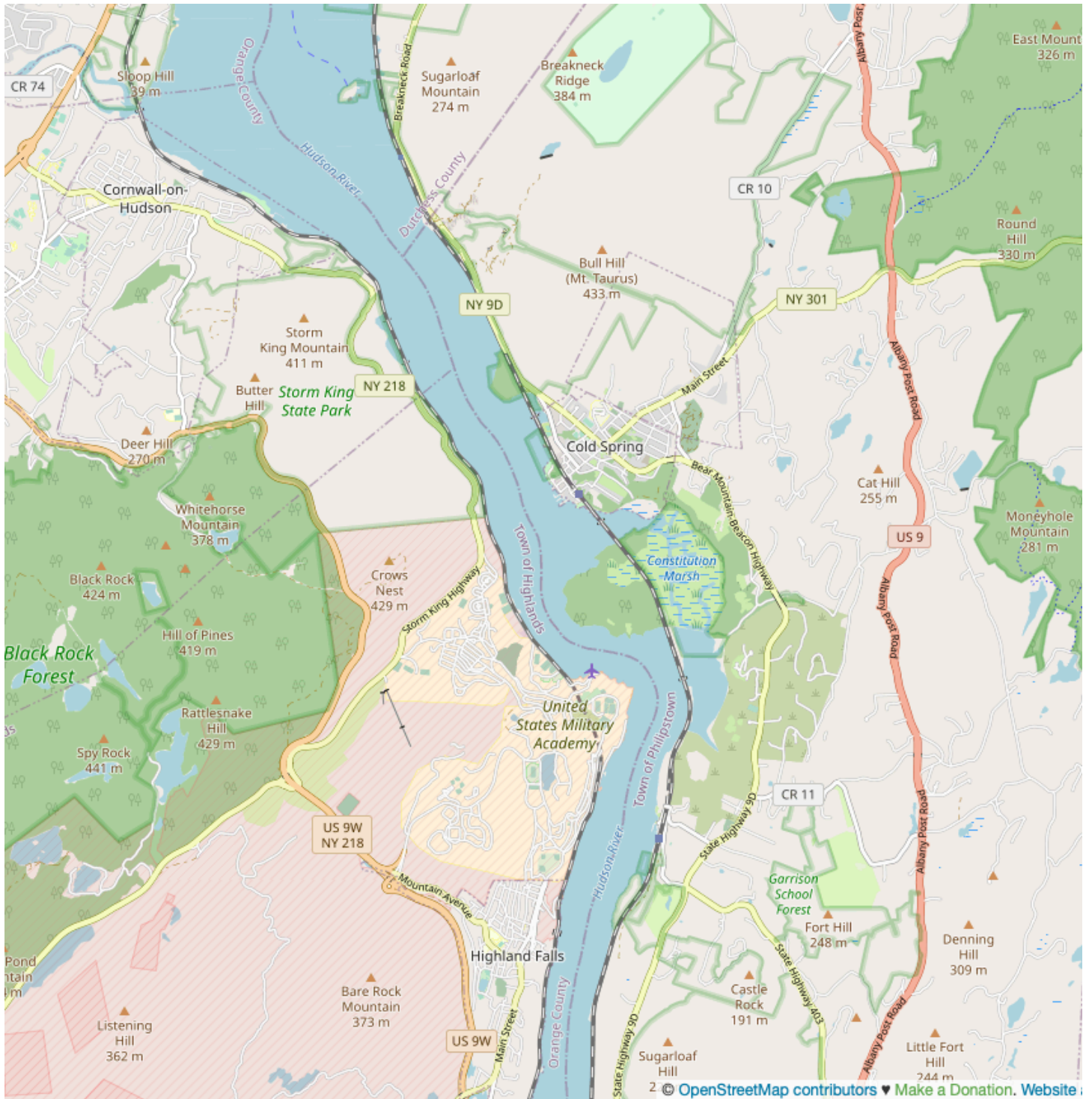
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Village of Cold Spring Board of Trustees Date April 20, 2023

Signature Kathleen E. Foley Title Mayor



Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

| |
|-------------------------------------------|
| Agency Use Only [If applicable] |
| Project : Cold Spring Chapt. 134 Adoption |
| Date : April 20, 2023 |

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, **complete the Coastal Assessment Form** before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------|-------------------------------------------|
| 1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet. | E2d | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may involve construction on slopes of 15% or greater. | E2f | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. | E2a | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. | D2a | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases. | D1e | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). | D2e, D2q | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area. | B1i | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|------------------------------------|
| a. Identify the specific land form(s) attached: _____ _____ | E2g | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____ | E3c | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may create a new water body. | D2b, D1h | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water. | D2b | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body. | D2a | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. | E2h | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. | D2a, D2h | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water. | D2c | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s). | D2d | <input type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies. | D2e | <input type="checkbox"/> | <input type="checkbox"/> |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. | E2h | <input type="checkbox"/> | <input type="checkbox"/> |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body. | D2q, E2h | <input type="checkbox"/> | <input type="checkbox"/> |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities. | D1a, D2d | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|----------------------------------|--|--------------------------|--------------------------|
| I. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells. | D2c | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____ | D2c | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services. | D1a, D2c | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may include or require wastewater discharged to groundwater. | D2d, E2l | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated. | D2c, E1f, E1g, E1h | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. | D2p, E2l | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources. | E2h, D2q, E2l, D2c | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may result in development in a designated floodway. | E2i | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in development within a 100 year floodplain. | E2j | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may result in development within a 500 year floodplain. | E2k | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may result in, or require, modification of existing drainage patterns. | D2b, D2e | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may change flood water flows that contribute to flooding. | D2b, E2i, E2j, E2k | <input type="checkbox"/> | <input type="checkbox"/> |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade? | E1e | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|----------------------------------|--|--------------------------|--------------------------|
| g. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------------------------------|
| 6. <u>Impacts on Air</u> The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i> | | | |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: | | | |
| i. More than 1000 tons/year of carbon dioxide (CO ₂) | D2g | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) | D2g | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) | D2g | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) | D2g | <input type="checkbox"/> | <input type="checkbox"/> |
| v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions | D2g | <input type="checkbox"/> | <input type="checkbox"/> |
| vi. 43 tons/year or more of methane | D2h | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants. | D2g | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour. | D2f, D2g | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above. | D2g | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour. | D2s | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------------------------------|
| 7. <u>Impact on Plants and Animals</u> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i> | | | |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2o | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. | E2o | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2p | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. | E2p | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------|--------------------------|
| e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect. | E3c | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____ | E2n | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. | E2m | <input type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ | E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. | D2q | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Other impacts: _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|-------------------------------------------|
| 8. <u>Impact on Agricultural Resources</u> | | | |
| The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) | | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES |
| <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i> | | | |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. | E2c, E3b | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). | E1a, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. | E3b | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. | E1b, E3a | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system. | E1 a, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland. | C2c, C3, D2c, D2d | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan. | C2c | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Other impacts: _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------|------------------------------------------------------|
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource. | E3h | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views. | E3h, C2b | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round | E3h | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities | E3h E2q, E1c | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | E3h | <input type="checkbox"/> | <input type="checkbox"/> |
| f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile | D1a, E1a, D1f, D1g | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------|------------------------------------|
| a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. | E3e | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. | E3f | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____ | E3g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------|--------------------------|
| d. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |
| e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3: | | | |
| i. The proposed action may result in the destruction or alteration of all or part of the site or property. | E3e, E3g, E3f | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. The proposed action may result in the alteration of the property’s setting or integrity. | E3e, E3f, E3g, E1a, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. | E3e, E3f, E3g, E3h, C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------------------------------|---------------------------------------------------------------------|
| 11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i> | | | | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur | |
| a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat. | D2e, E1b E2h, E2m, E2o, E2n, E2p | <input type="checkbox"/> | <input type="checkbox"/> | |
| b. The proposed action may result in the loss of a current or future recreational resource. | C2a, E1c, C2c, E2q | <input type="checkbox"/> | <input type="checkbox"/> | |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources. | C2a, C2c E1c, E2q | <input type="checkbox"/> | <input type="checkbox"/> | |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource. | C2c, E1c | <input type="checkbox"/> | <input type="checkbox"/> | |
| e. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> | |

| | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|-------------------------------------------|---------------------------------------------------------------------|
| 12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i> | | | | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur | |
| a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA. | E3d | <input type="checkbox"/> | <input type="checkbox"/> | |
| b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA. | E3d | <input type="checkbox"/> | <input type="checkbox"/> | |
| c. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> | |

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|-------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|------------------------------------|
| a. Projected traffic increase may exceed capacity of existing road network. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action will degrade existing transit access. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may alter the present pattern of movement of people or goods. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action will require a new, or an upgrade to an existing, substation. | D2k | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. | D1f, D1q, D2k | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity. | D2k | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. | D1g | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other Impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may produce sound above noise levels established by local regulation. | D2m | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. | D2m, E1d | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may result in routine odors for more than one hour per day. | D2o | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---------------------------------------------------------------------------------------------------------|----------|--------------------------|--------------------------|
| d. The proposed action may result in light shining onto adjoining properties. | D2n | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | <input type="checkbox"/> | <input type="checkbox"/> |
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | <input type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | <input type="checkbox"/> | <input type="checkbox"/> |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | <input type="checkbox"/> | <input type="checkbox"/> |
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | E1f, E1g E1h | <input type="checkbox"/> | <input type="checkbox"/> |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | E1f, E1g | <input type="checkbox"/> | <input type="checkbox"/> |
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, E1f, D2r | <input type="checkbox"/> | <input type="checkbox"/> |
| m. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans. NO YES
 (See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------|------------------------------------|
| a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s). | C2, C3, D1a E1a, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%. | C2 | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action is inconsistent with local land use plans or zoning regulations. | C2, C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans. | C2, C2 | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure. | C3, D1c, D1d, D1f, D1d, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure. | C4, D2c, D2d D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action) | C2a | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Other: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character. NO YES
 (See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------|------------------------------------|
| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. | E3e, E3f, E3g | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) | C4 | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. | C2, C3, D1f D1g, E1a | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. | C2, E3 | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action is inconsistent with the predominant architectural scale and character. | C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Proposed action is inconsistent with the character of the existing natural landscape. | C2, C3 E1a, E1b E2g, E2h | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

Village of Cold Spring Chapter 134 Amendments SEQR Part 3 Environmental Assessment Form Continuation Sheet April 25, 2023

Introduction

The Village of Cold Spring Board of Trustees has been committed to a multi-year process to update the Village Code supported, in part, by grants from the New York State Energy Research and Development Authority and the Hudson River Valley Greenway. At the end of the process, the Village Code will consist of 47 chapters in total, of which 35 have been proposed for amendment or adopted and for other actions such as repeal, or for repeal and replacement. The Village Board scheduled public reviews and public hearings on the chapters proposed for amendment in several phases due to the enormity of the undertaking. Chapter 1 of the Village Code will be the last one to be updated, because it provides the organizational structure for the entire Village Code.

Under consideration in this Environmental Assessment Form (EAF) are amendments to Chapter 134, Zoning. For a complete understanding of the changes proposed to Chapter 134 (and related chapters 76, Noise and 104, Signs), readers are referred to the proposed amendment documents including guides to the changes, available from the Village Clerk or on the internet at <https://www.coldspringny.gov/mayor-board-trustees/pages/chapters-76-noise-104-signs-and-134-zoning>.

First, there is no construction activity or any other land disturbance activities that are proposed as part of the action to amend Chapter 134 of the Village Code. The proposed Zoning Law does not propose any fundamental rearrangement of the current land use system in the Village. Instead, it seeks to organize and consolidate existing patterns, while providing for additional growth compatible with the Village's historic character and its concerns for natural and cultural resource protection.

The action primarily consists of a variety of updated Zoning provisions designed to implement the recommendations of the Village's adopted 2012 Comprehensive Plan. The process used to create the 2012 Village Comprehensive Plan defined what is most important to the community. As a result, there are two sections of this EAF that are

relevant to how the existing Zoning would change if the proposed updated Zoning, dated April 12, 2023 was adopted.

The first is an examination of the potential environmental effects of the action on Historic and Archaeological Resources identified in question 10, the only impact category that was checked YES on the Part 2 EAF. The second is the potential for impacts relating to “Consistency with Community Plans” (question 17) and “Consistency with Community Character”(question 18). Since the purpose of the proposed Zoning Amendments is to update the current Zoning so it is consistent with the 2012 Comprehensive Plan, the answer to question 17 on the Part 2 EAF impact threshold was NO to: “The proposed action is not consistent with adopted land use plans.”

For “Consistency with Community Character” (question 18) all of the potential environmental effects of the action on community character are considered beneficial since the goal of the process is to ensure the current Zoning Law is updated to be more consistent with the character of Cold Spring, as explained more below. Therefore, no significant impacts on Cold Spring’s community character are expected. On the contrary, the Zoning Amendments proposed to Chapter 134 have been designed to be more consistent with Cold Spring’s community character than the existing 1967 Zoning Law. Here, the Comprehensive Plan states: “When zoning was introduced in 1967 it generally followed a suburban model for people with cars, which, despite subsequent amendments, is inconsistent with the past and would not permit most of the current village to be built.” Later in the Comprehensive Plan, there is a similar description of how the existing Zoning fails to maintain and enhance the community that Cold Spring residents want to preserve and protect as follows:

“The Village adopted a Zoning Law in 1967 that generally followed suburban models that, for the most part, ignored the existing pattern of development in the Village. The housing is overall a grand mixture of large and small, new and old, apartments, townhouses, ranch homes and second empires, reflecting the Village’s rich history of wealthy, poor and middle class living in close proximity. Some blocks present a row of historic buildings broken by newer construction, marking the site of a long-ago fire, an old tale of challenge and recovery. Villagers attach high importance to the small-town and historic character of Cold Spring, as seen in responses to the survey and repeatedly in public discussions...

Review and revise current zoning and land use regulations to recognize existing building forms and streetscapes and to make the regulations internally consistent, in keeping with the community's vision and goals included in this plan." (see pages 17 and 18 and Policy 1.1.1 in the Comprehensive Plan).

Consequently, the threshold found in impact category 18 to the question: "The proposed project is inconsistent with the existing community character" was checked NO. The directions for completion of the Part 2 EAF state: "If you answer 'Yes' to a numbered question, please complete all the questions that follow in that section; If you answer 'No' to a numbered question, move on to the next numbered question; Check appropriate column to indicate the anticipated size of the impact." Since no significant adverse impacts of the action have been identified through completion of the Part 2 EAF nor a review of the Criteria for Determining Significance in 6 NYCRR 617.7 of the SEQR regulations, this Part 3 EAF will discuss in a generalized manner the background and rationale for the proposed action including concepts for future activities, analyzing hypothetical scenarios, and providing background information for the choices advanced in the proposed action.

Potential Environmental Impacts Discussion

Chapter 134 amendments were prepared through a public engagement process that began with community outreach for preparation of the 2012 Comprehensive Plan. That engagement process also resulted in preparation and adoption of a Local Waterfront Revitalization Strategy (LWRS), that is in compliance with the New York State Coastal Management Program in anticipation of completion of the Village of Cold Spring Local Waterfront Revitalization Program (LWRP). The New York State Department of State's Coastal Management Program is responsible for approval of a LWRP following adoption of Chapter 134, so that the Comprehensive Plan and LWRS recommendations have been fully implemented.

In addition to updating the Zoning Law to be consistent with the adopted Comprehensive Plan, the amendments also respond to changes in State enabling laws, new planning and engineering standards, word clarifications, and consistency among Code chapters adopted over a wide range of years and decades. Chapter 134 itself has been the subject of 25 separate local law amendments since it was initially adopted in

1967. As a result, a comprehensive review of the document was needed to ensure clarity and consistency of all its provisions.

A discussion of the potential for any significant adverse environmental impacts resulting from adoption of Chapter 134 follows. On the Part 2 EAF, one of the 18 Impact Assessment questions was answered YES for number 10, "Impact on Historic and Archaeological Resources." This is because Cold Spring has numerous individual structures and sites listed on the National Register of Historic Places, the Village has a large "Cold Spring National Register Historic District," and the Village also has created the local "Architectural and Historic District of the Village of Cold Spring" that encompasses the entire National Register Historic District and many other locally important historic resources. In addition to National, State and locally significant historic resources, Cold Spring is also known to contain significant archaeological sites. None of the Part 2 thresholds under "10. Impact on Historic and Archaeological Resources" were checked as "Moderate to large impact may occur." This is because the action has been designed, in part, to protect the Village's significant cultural resources as discussed below.

This Part 3 EAF serves as an assessment of the potential for adverse environmental impacts on historic and archaeological resources and as documentation of the proposed Zoning Amendments and how they address future development within the Village so new development is consistent with what Village residents want, development in accordance with the Comprehensive Plan. No attempt has been made nor is it required to address actual impacts of any construction activity that may advance due to changes in the Zoning requirements. That can and will occur when applications for development approvals have been submitted to the Village. There are two impact categories on the Part 2 EAF relevant to the changes to Village rules that apply in questions 17 and 18 on the Part 2 EAF. Although both of these answers were checked NO as discussed above, this Part 3 EAF narrative discusses at length why no significant adverse impacts have been identified to date.

10. Impact on Historic and Archeological Resources

In the Part 2 EAF, under Section 10, Impact on Historic and Archaeological Resources, a "No, or small impact may occur" was identified as a result of the action because the

Village of Cold Spring contains Local, State, and Nationally significant historic districts, historic structures, historic sites, and archaeological sites. Some of these sites are located on land that will be potentially developable in the future. The largest is the former Marathon Battery Factory site, which consists of approximately 10.69 acres of land. The proposed Amendments to Chapter 134 include a new Zoning District designation of the site as the “Planned Mixed Use (PMU) District.

The purpose of the Planned Mixed Use Zoning District is to provide an opportunity for appropriately scaled and context-sensitive redevelopment of the Marathon site through authorization of a Planned Unit Development (PUD). The Marathon site is one of the last remaining potential large-scale development areas in the Village. The entire proposed PMU District site presents a special case for planned development due to its open and undeveloped character, and its close proximity to the Village center and Metro-North rail line. This results in an opportunity to provide for a creative layout of the site that includes a greater diversity of housing options and uses than would normally be permitted under the Village’s standard Zoning districts, each compatible with the Village’s character and consistent with the its historic development patterns.

Specifically related to historic and archaeological resources, the PMU district is intended to protect the historic character and surroundings of the local Village Historic District, the National Register Historic District, and other traditional Village neighborhoods, which contribute essential features to Cold Spring’s community character. The PMU District is intended to be well-integrated into the Village’s traditional character.

New development proposed on within the PMU District will be subject to a three-step process leading to approval. This includes a concept plan special use permit that requires the following features:

- A written narrative that describes how the PUD proposal serves the purposes and intent of the PMU District as outlined in the Cold Spring Comprehensive Plan and Zoning Law.
- An analysis of the site and lands within 500 feet of the site showing environmental features, sensitive areas, and limitations that would affect development of the site including off-site areas affected by the proposed development plan.

- An illustrative sketch plan of the site showing proposed buildings and other structures; pedestrian, bicycle, and vehicle circulation systems including any off-site sidewalks, streets, and intersections affected by the plan; vehicle parking areas including Electric Vehicle Supply Equipment; natural areas that will remain undeveloped or subject to development restrictions; recreational areas; conceptual landscaping and stormwater accommodations; and other required items proposed on the site.
- A project phasing plan as a means to provide transportation, water supply, wastewater, emergency, school and other accommodations sufficient time to meet the needs of proposed residential and non-residential uses and compatibility with existing demand.
- A standard fiscal impact analysis model, such as the one described in Rutgers University's Center for Urban Policy Research publication entitled The Fiscal Impact Handbook, will be used to describe the fiscal effects of the proposed concept plan.
- A solar feasibility study, which includes an analysis of potential locations for solar panels, such as rooftops and other locations throughout the site, identification of preliminary solar components, and basic electricity production estimates.
- A transportation impact analysis will be prepared using context-sensitive designs and solutions (CSS), as described in the National Cooperative Highway Research Program of the National Academies publication entitled A Guide to Best Practices for Achieving Context Sensitive Solutions. A transportation demand management (TDM) plan will also be prepared, consistent with the transportation impact analysis. The TDM plan will include the anticipated travel demand for the overall project and how the anticipated travel demand for the project will be met on-site or off-site including its off-site impacts on the Village.
- The review will include a plan for involvement by relevant stakeholders in the concept plan development as well as through ongoing feedback and plan development through the site plan review stage. The Planning Board will facilitate involvement and collaboration of others by seeking public feedback on the proposed concept plan early in the review process. The Village Board of Trustees and the Historic District Review Board will be responsible for identifying and

providing to the Planning Board any concerns they may have on the concept plan, to participate as needed in any public meetings scheduled by the Planning Board on the concept plan development, and to make known their views on the action with respect to their areas of expertise and jurisdiction.

- The PUD concept plan Special Use Permit will be classified as a SEQR Type I action, in accordance with 6 NYCRR 617.4(a)(2) and 617.14(e) and will be subject to SEQR requirements for such actions.
- Before the concept plan special use permit may be approved, the plan must be found to be consistent with the Village Comprehensive Plan, meet all the requirements of Chapter 134 and be designed at a scale and variety of building types and styles consistent with Cold Spring's village character.
- The concept plan will be based on traditional forms of development in terms of placement, design, and quality of materials, as described in the Village of Cold Spring Historic District Design Standards, so that they share a common identity and express their common heritage with the larger Village of Cold Spring Historic District. This standard will require Planning Board consideration of the proposed concept plans and recommendations made by the Architectural and Historic District Review Board (HDRB) in accordance with Chapter 64 of the Village Code, the Historic District Local Law, and this includes a written report of the HDRB findings.
- Finally, the proposed PUD development of the PMU District must be found by the Planning Board to be compatible with Cold Spring's character as determined by the proposed buildings and other improvements so that their arrangement, scale, bulk, form, character, and landscaping provide for a livable, harmonious, and diverse environment on the site, therefore consistent with the historic character of the Village.

Numerous other features of the PUD can be reviewed by examining Chapter 134, Section 12 for other conditions of the special use permit. Assuming a future development of the site is proposed and a concept plan special use permit is obtained from the Planning Board, the applicant will also be required to obtain Preliminary Site Plan approval, Final Site Plan approval, and a Certificate of Appropriateness from the HDRB.

Potential Impacts on Comprehensive Plan and Community Character

The proposed amendments to Chapter 134 include limited changes to permitted uses and the density of those uses. The primary purpose of these changes relate to the way new development is currently subject to the “suburban-style” zoning created by the 1967 Zoning Law and prior amendments. As stated in the Village Comprehensive Plan:

“When zoning was introduced in 1967 it generally followed a suburban model for people with cars, which, despite subsequent amendments, is inconsistent with the past and would not permit most of the current village to be built. It is the small town, historic character with a sense of safety and security that longtime residents and newcomers alike have come to cherish. At the same time, they understandably want modern conveniences, easy access by car, affordable living and low taxes. They look to the future with the Internet and new technologies of the information age. The world is changing at lightning speed and, although haltingly at times, Cold Spring wants to be part of it...The Village adopted a Zoning Law in 1967 that generally followed suburban models that, for the most part, ignored the existing pattern of development in the Village. The housing is overall a grand mixture of large and small, new and old, apartments, townhouses, ranch homes and second empires, reflecting the Village’s rich history of wealthy, poor and middle class living in close proximity. Some blocks present a row of historic buildings broken by newer construction, marking the site of a long-ago fire, an old tale of challenge and recovery.”

The proposed Chapter 134 amendments are designed to accomplish the following, among other features:

1. Proposed Chapter 134 eliminates the R-1 One-Family Residence District and replaces it with a new Residential (R) Zoning District. Some modifications to the proposed R District include changes where inappropriate Zoning designations exist. This includes several residential lots along Rock Street, portions of lots on The Boulevard, Chestnut Street, Kemble Avenue and Constitution Drive that are currently zoned for industrial uses (i.e. I-1 District) are proposed to be rezoned to

the R District, and a portion of the Metro-North Railroad properties Zoned for the R-1 District are proposed to be placed in a proposed Transportation (T) District. Uses such as the Haldane School properties and Dockside park that are zoned for the R-1 One-Family Residence District have been proposed to be rezoned as Parks & Recreation (PR) or Educational, Religious, & Cultural (ERC) districts respectively. Several residential lots found in the area of lower Main Street west of the railroad tracks that are currently Zoned for the B-1 General Business District are proposed for rezoning to the Residential (R) District. A few other lots that were largely developed before Zoning was adopted in 1967 are currently zoned for uses that do not exist on the properties. These have also been proposed to be Zoned for the uses that exist, allowing them to be legitimized, rather than requiring the owners to obtain variances for any development or redevelopment of their properties they may seek. No adverse environmental impacts are expected as a result of the proposed R District discussed herein and below in item 2.

2. The existing R-1 District encompasses the majority of the Village's lands. In this District, a one-family dwelling is permitted. Other permitted uses include places of worship, parks and playgrounds, schools, libraries and municipal buildings, customary home occupations and accessory uses. The proposed R District has been designed so the existing lots that were created over the decades before Zoning existed or were developed under the 1967 Zoning's suburban standards will be allowed to continue as they have existed for decades and this is expected to relieve the burden on landowners to obtain ZBA approval for improvements.

The proposed R District now includes an intent subsection so landowners, Village officials, and the real estate development community can better understand the Village's land use policies and how they seek to establish the design principles unique to each neighborhood so that the scale and character of each can be maintained and enhanced. In addition to establishing the intent of the R District, the new and expanded R District provisions also include statements that define the existing character of neighborhoods and how this is a character that the Village seeks to retain. General requirements have been added to clearly identify what is allowed and nonconforming lots and structures are now addressed to clearly identify specific requirements that may be waived when certain inconsistencies exist so variances will not automatically be required. Graphic standards have been added to illustrate what existing buildings, building modifications, building

placement on a lot, building form, parking locations, landscape standards, and streetscape standards such as sidewalks, tree lawns, street trees and street lighting should look like.

The R District is subdivided into three subdistricts with their own use and dimensional requirements as follows:

- a. **Older Neighborhoods (R-O) Subdistrict.** The R-O Subdistrict is a medium-density neighborhood consisting of a mix of residences including mostly small single-family and two-family dwellings constructed primarily in the 19th and early 20th centuries. The proposed Zoning Amendments continue to permit one-family dwellings and home occupations but expand the uses permitted to include two-family dwellings (which already exist in this area of the proposed R-O District) and accessory apartments following site plan approval. One-family dwelling conversions to two-family dwellings would continue to be permitted by special use permit, Bed & Breakfasts would no longer be permitted by special use permit as they are at present due to the small lot sizes characteristic of the R-O District and the need to avoid nuisances from traffic, noise and lighting that Bed & Breakfasts can exhibit. Home occupations within an accessory buildings and Home Professional Offices would also be permitted with Site Plan approval. Family day care homes is a new use that recognizes the need for options when a working family requires care for pre-school children in the neighborhood. Short term rentals would also be permitted provided they comply with Chapter 100 of the Village Code. The remainder of the uses currently permitted in the R-1 District would continue to be permitted under the R District.

- b. **Newer Neighborhoods (R-N) Subdistrict.** The R-N Subdistrict is a low to medium density neighborhood where a number of post-modern subdivisions were developed. Nearly all homes are one-family and there are a number of vacant lots remaining. The proposed Zoning Amendments continue to permit one-family dwellings and home occupations but expand the uses permitted to include two-family dwellings (which already exist in this area of the proposed R-N District) and accessory apartments following site plan approval. One-family dwelling conversions to two-family dwellings would continue to be permitted by special use permit, Bed & Breakfasts would no longer be permitted by special use permit, as they are at present, due to the small lot sizes characteristic of the

R-N District and the need to avoid nuisances from traffic, noise and lighting that Bed & Breakfasts can exhibit. Home occupations within an accessory building and Home Professional Offices would also be permitted with Site Plan approval. Family day care homes is a new use that recognizes the need for options when a working family needs care for pre-school children in the neighborhood. Short term rentals would also be permitted provided they comply with Chapter 100 of the Village Code. The remainder of the uses currently permitted in the R-1 District would continue to be permitted under the R-N District.

- c. Large Lots (R-L) Subdistrict. The R-L Subdistrict is composed of a variety of larger “estate” lots that were developed in the 19th and early 20th centuries. The setting of the homes found in this Subdistrict is a feature that provides Cold Spring with a link to its past and an important component of its community character. Most homes are one-family. The proposed Zoning Amendments continue to permit one-family dwellings and home occupations but expand the uses permitted to include two-family dwellings (which do exist but to a lesser extent in this area of the proposed R-L District) and accessory apartments following site plan approval. One-family dwelling conversions to two-family dwellings would continue to be permitted by special use permit, Bed & Breakfasts would be permitted by special use permit due to the larger lot sizes characteristic of the R-L District and the additional land areas occupied by homes in this area that reduces the potential for nuisances from traffic, noise and lighting due to the lower densities found there. Conversions of a one- or two-family dwelling to a multi-family dwelling with up to four dwelling units would be allowed, recognizing the larger home sizes in this proposed Subdistrict can potentially accommodate division into small apartments style dwellings provided a special use permit is granted by the Planning Board. Home occupations within an accessory building and Home Professional Offices would also be permitted with Site Plan approval. Family day care homes is a new use that recognizes the need for options when a working family is faced with care for pre-school children in the neighborhood. Short term rentals would be permitted provided they comply with Chapter 100 of the Village Code. The remainder of the uses currently permitted in the R-1 District would continue to be permitted in the R-L Subdistrict.

3. Calibrating the Village's Table of Dimensional Standards to what exists and correcting ambiguities identified in the Zoning Law will ensure development and redevelopment can continue by aligning the code requirements with what exists to reduce the number of nonconforming lots while simultaneously relieving the burden on landowners, who must obtain ZBA approval of variances for most improvements; even rebuilding historic structures in-kind that are destroyed by fire, for instance, often requires obtaining ZBA approval of variances due to the nonconformity of rebuilding an in-kind replacement using the Village's existing required Dimensional Requirements. No adverse environmental impacts are expected as a result of the proposed Table of Dimensional Standards.

4. As recommended in the 2012 Comprehensive Plan, the R District's proposed new dimensional standards have been supplemented with visually-oriented Form Based Code (FBC) graphics so the scale, context, and design traditions of the Village can be easily visualized and clearly communicated for all new development and redevelopment in the proposed R District. Form Based Codes are in wide use throughout the nation as an alternative to Euclidian (i.e. standard) Zoning. "A form-based code is a land development regulation that fosters predictable built results and a walkable public realm by using physical form—rather than separation of uses—as the primary basis and focus for the code and standards." (see formbasedcodes.org, a program of Smart Growth America).

According to the Codes Study (<http://www.placemakers.com/how-we-teach/codes-study/>) "As of June 2019, we've tracked 728 codes that meet criteria established by the Form-Based Codes Institute (FBCI), as well as an additional 17 form-based guidelines. 439 of these are adopted, with others in progress. Even though form-based codes are 38 years old, 91% have been adopted since 2001." Cold Spring has proposed a hybrid that includes: "form-based standards for new construction and reconstruction" as recommended in Policy 1.1.2 of the 2012 Comprehensive Plan. The Codes Study analyzed municipalities that have been or are taking steps to encourage livable places, defined as "mixed-use, economically vibrant, convivial, walkable, bikeable, and transit-friendly." This livability goal is now in jurisdictions covering over 45 million people worldwide, according to the Codes Study. Cold Spring's proposed R District has been proposed to be a hybrid with form-based standards accompanying the proposed new R District provisions.

In addition to the FBC graphic standards, a clear use table (i.e. Table 6A: Table of Uses Permitted by District) is included for easier and quicker reference. The Table summarizes uses permitted by District with defined symbols used to denote whether site plan approval and/or special use permit approval is required. Some uses may be permitted in one or more districts but in specific districts, site plan approval or approval of a special use permit may be required. The proposed Table can be consulted to easily obtain that information without reading through pages of text (as it is in the existing Zoning) to understand the obligations required of property owners. No adverse environmental impacts are expected as a result of the FBC standards included in the proposed Zoning Law.

5. The existing definitions section of the Zoning Law has been proposed for amendment to accomplish several purposes as follows: a) modify a number of definitions that were identified by Village officials as ambiguous over at least the past 10 years and these have been eliminated, improving the clarity of the Zoning provisions for applicants, the Planning Board, and the Zoning Board of Appeals; b) new definitions have been added for terms used in the existing Zoning Law or the proposed new Zoning Law provisions that have been designed to simplify the text, establish the precise meaning of a word that may be subject to differing interpretations, and transforming technical terms into understandable, usable terminology; c) illustrations are now included in the proposed Zoning as an aid in interpreting definitions; d) terms that are not used in the Zoning were eliminated; e) terms that may also be defined by federal, state or other government laws or rules were amended to be in agreement with such definitions; f) nationally accepted definitions were used if available; g) words were defined or the definitions were modified within the context of the legislative intent of the zoning districts and uses permitted in such districts; and h) for terms that are not defined but used in the proposed Zoning, a clause was added that such words will carry their customary meanings as defined in dictionaries in common use. No adverse environmental impacts are expected as a result of the proposed changes to the Zoning definitions.
6. The Zoning districts where existing parks, preserves, and recreational areas are found in the Village have been designated in the proposed Zoning as within a new Parks & Recreation (PR) District. These include but are not limited to West Point Foundry Preserve (currently zoned industrial), Foundry Dock Park (a National Historic Landmark zoned B-1 General Business), Mayor's Park (zoned industrial),

Ronald McConville/Tot Park (zoned R-1 one-family residential), and Dockside Park (zoned R-1 one-family residential). The purpose of the proposed PR District is to define areas in the Village which provide opportunities for the enjoyment of the environment including proximity to water, recreational opportunities, opportunities for relaxation, and the opportunity to enjoy the scenery. No residential uses would be permitted in the proposed PR District but a variety of compatible civic and general uses would be permitted with commercial uses incidental and compatible to public uses, such as a food concession for park users, permitted subject to site plan approval from the Planning Board. No adverse environmental impacts are expected as a result of the proposed PR District.

7. The Zoning Districts where existing educational, religious, and cultural uses are found have been included in a proposed Educational, Religious, & Cultural (ERC) District. Houses of worship, schools, Julia L. Butterfield Memorial Library, and other cultural, historic or religious institutions not operated for profit are included in this District to define areas of communal gathering for the purpose of learning, exchanging of ideas, and sharing cultural or religious experiences. No residential nor commercial uses would be permitted in the proposed ERC District and those civic and general uses that would be permitted are clearly identified on the Table of Uses to include those land uses that are noted above. No adverse environmental impacts are expected as a result of the proposed ERC District.
8. A new Scenic Viewshed Overlay (SV-O) District is proposed that will encompass the entire Village. Adopted Comprehensive Plan policies 3.2.5 and 7.2.7 specifically recommend creation of a scenic protection overlay district designed to protect the nationally and state significant resources found in the Village or within viewsheds both to and from the Village in places including the Village of Cold Spring National Register Historic District, the Architectural and Historic District, a National Historic Landmark, individual structures listed on the State and National registers of Historic Places, Scenic Areas of Statewide Significance identified by the New York State Coastal Management Program, State Parklands adjoining and surrounding the Village found within Hudson Highlands State Park Preserve, Storm King State Park, Constitution Island and other United States Military Academy lands on both the east and west banks of the Hudson near Cold Spring, and other scenic and historic sites along the Hudson River and adjoining lands that are a part of the Hudson River Valley National Heritage Area.

The proposed SC-O District establishes site development standards to be used by the Planning Board in their reviews of subdivisions, site plans, and special use permit applications to ensure any proposed changes that would occur with approvals of such applications “is not likely to impair the scenic beauty of the elements, parcels, and structures” identified in an inventory that accompanies the SC-O provisions. In addition to the Planning Board approvals, building permit applications for increasing the height or width of existing structures will also be subject to Planning Board review. The inventory identifies 13 separate scenic viewsheds that are important to the overall character of Cold Spring. The standards address building design and placement, lighting, streets and driveways, and utilities. No adverse environmental impacts are expected as a result of the proposed SC-O District.

9. The Office-Light Industry (I-1) District is proposed for elimination in the Chapter 134 Amendments as recommended in the adopted Comprehensive Plan. As stated in the Comprehensive Plan: “The Village has little land available for new development, a fact that has limited construction in the 1990s and 2000s. From being an industrial powerhouse in the 19th century, the Village has little manufacturing of any kind today, though several areas are zoned for industrial use, a legacy of the days when the West Point Foundry dominated our economy.” Both the existing and future land and water uses maps developed for the Village’s Local Waterfront Revitalization Strategy (as a counterpart to the Comprehensive Plan) do not identify any lands that are occupied by either existing nor potential future uses by industry. No adverse impacts on existing industrial uses are expected as a result.

Further, the existing I-1 District includes allowances for developing a variety of other uses including big box lumber/building materials stores, and large-scale office and research type buildings. Village policy 4.1 is clear: “Encourage businesses in the Village that provide local jobs, convenient services to residents, sustain property values, or provide more tax revenue than the cost of services for them, at a scale that respects the Village’s small town character and the primary needs of residents year-round.” Policy 4.1.6 goes further: “Within the Village set size limits to prohibit “big box” stores and limit stores from large chains. Ensure franchise/formula businesses are compatible with the character of the Village.” With the elimination

of the I-1 District, big box lumber/building materials stores, large-scale office, and research uses have been eliminated. This includes former uses identified as follows:

- Office buildings for editorial, business and professional offices, and research, design including incidental clinics, cafeterias and recreational facilities for the exclusive use of company employees.
- Manufacturing, assembling, which operation, in the opinion of the Planning Board, will not create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of air pollution, electromagnetic or other disturbance, glare, harmful discharge, storage or dispersal of liquid or solid wastes in a manner or amount as to adversely affect the surrounding area.
- Lumber and building materials and equipment sales and storage, provided that any lot containing outdoor storage shall be surrounded by a fence or wall with a height of not less than six (6) feet.
- One-story buildings for display and sale of agricultural and nursery products.

Cold Spring's past industrial legacy includes contamination from such industries. The former Marathon Battery Factory site has undergone more than 25 years of remediation and monitoring to ensure human health and the environment are not detrimentally affected from past industrial uses. The Cold Spring Boat Club is located on a site that was contaminated when coal was processed into coal gas used for lighting and other purposes. The site also generated coal tar as a waste by-product, which also affected numerous similar sites along the Hudson River. This site has now been remediated and in an August 14, 2019 ruling, the New York State Department of Environmental Conservation stated that the site: "no longer presents a significant threat to public health and/or the environment." The Marathon site is discussed at length below. No adverse environmental impacts are expected as a result of the elimination of the I-1 District.

10. The two primary review and approval processes of the Village Planning Board involve site plans and special use permits. The third primary function of the Planning Board is the review of proposed subdivisions, which are controlled by both the Zoning Law and the Subdivision of Land Law, Chapter 111. No changes are

proposed to Chapter 111. However, both site plan and special use permit provisions are found in two separate locations within the existing Zoning Law. In addition, New York State Village Law was substantially amended in the early 1990's to establish new and updated enabling laws that villages must comply with. The updated standards and procedures applying to site plan and special use permits, which were previously found in separate locations in the Zoning Law have now been placed into one section for ease of use. Both the site plan and special use permit submission requirements, standards for approval, and procedures have been updated to align with New York State Village Law. No adverse environmental impacts are expected as a result of the updating of the site plan and special use permit provisions.

11. The last remaining major section for the Zoning Law involves the former Marathon Battery Factory site. This approximately 10.7 acre area currently zoned I-1 is proposed to be rezoned to a Planned Mixed Use (PMU) Zoning District where development will be restricted to a Planned Unit Development in accordance with Section 7-703-a of New York State Village Law. The 2012 Comprehensive Plan had several specific policies that apply to the site as follows:

- Policy 7.2 states: "Ensure that development of the properties in the Marathon/ Campbell / West Point Foundry Preserve (MCWPF) area results in improvements that: are well integrated in the fabric of the community; protect the natural environment and the health of residents; promote the economic health of the Village through positive tax impact and economic activity."
- "Make appropriate access to and from the [Marathon and environs] area a prerequisite for any development there, ensuring that development does not create traffic problems that will unreasonably adversely affect current residents. [Plan Policy 7.2.2]
- "Consider rezoning the former Marathon site as mixed uses (such district to include residential, recreational, open space, work-live, small retail business and office uses) and require special use permits for any development on the Marathon site." [Plan Policy 7.2.9]
- "Ensure the environmental integrity and safety of the former Marathon site by making certain that a thorough study and remediation of contaminants at the site are performed before development begins." [Plan Policy 7.2.10]

- “For commercial development on the Marathon site, encourage businesses that would be tax positive and have low impact on the community in terms of traffic, noise, etc...” [Plan Policy 7.2.11]

Each of the above policies were reviewed to ensure that the proposed new rules for the PMU District were carried out in a manner where they are consistent with the Comprehensive Plan. The first step includes establishing a clear and well defined purpose and intent of the District so that future development enabled by the proposed new district is appropriately scaled for the Village and is sensitive to the Village’s community character. PUD’s in New York State are described in the New York State Legislative Commission on Rural Resources’ publication A Guide to Planned Unit Development as follows:

“Most planned unit development (PUD) local laws seek to achieve greater design flexibility and economies of scale in the development of particular land areas within the community. Above all, PUD provisions target specific goals and objectives included in the municipality’s comprehensive plan. Generally, PUD local laws anticipate projects that develop a tract of land as a unit (relatively large scale, but not always) in a unified manner. For example...a community faced with the prospect of uniform single-lot subdivisions, could instead encourage some on-site shopping and services for homeowners and a mix of housing types and styles

Since the closing of the Marathon Battery Factory, the site has been proposed for single family development but never developed with any additional or new uses. In addition, in the existing Zoning, the site could be developed with a subdivision of one-family homes as a permitted use on lots with a minimum area of 7,500 square feet. This means that a subdivision development of the land could conceptually yield up to 52 single family dwellings. If new Village streets were proposed, then the lot count would need to be reduced to accommodate street infrastructure including proper stormwater management considerations.

The allowance for a PUD within the proposed PMU District presents an opportunity to create an overall plan of development in keeping with the decades long development of the Village with a variety of neighborhoods and blocks using as its base, a mix of different residential uses, open space uses and limited commercial

uses in a pedestrian and bicycle friendly environment. The can be expected to be achieved through a a three-step process of approval by the Planning Board. The process begins with a requirement for a “concept plan” special use permit that meets the standards for the PUD, in addition to the Village’s special permit conditions. To be considered for approval of a concept plan special use permit, applicants would be required to provide the following:

- ▶ An application that describes how the proposal meets the intent and purposes of the PMU District, how the proposal complies with the standards and requirements for the concept plan special use permit including the land uses proposed, density, project phasing, and evidence of the applicants experience in developing similar projects.
- ▶ A site analysis showing environmental features, sensitive areas, and limitations that would affect development both on and within 500 feet of the site.
- ▶ An illustrative plan showing proposed buildings and other structures; pedestrian, bicycle, and vehicle circulation systems including off-site sidewalks, streets, and intersections affected by the plan; vehicle parking areas including Electric Vehicle Supply Equipment; natural areas that will remain undeveloped or subject to development restrictions; recreational areas; conceptual landscaping and stormwater accommodations; and other items required to obtain the special use permit.
- ▶ Square footage of building floor area, number of residential units, underground utilities including lighting, recreation areas, conservation areas, stormwater management areas, water and sewer accommodations, locations for solar energy systems including roof mounted and building-integrated systems, and other information necessary to demonstrate compliance with the PMU requirements.
- ▶ Conceptual plans for possible future uses, if any portion of the PMU District is not included in the concept plan special use permit application.
- ▶ Project phasing to provide transportation, water supply, wastewater, emergency, school and other accommodations sufficient time to meet the needs of proposed residential and non-residential uses and compatibility with existing demand.

- ▶ A fiscal impact analysis to describe the fiscal effects of the proposed concept plan on utilities, transportation, fire safety, and schools, as well as property tax revenues including the proposed ownership structure of the development and its impact on municipal revenues and costs.
- ▶ A solar feasibility study that includes potential locations for solar panels, identification of preliminary solar components, and basic electricity production estimates.
- ▶ Two transportation studies including a transportation impact analysis using context-sensitive designs and solutions (CSS), as described in the National Cooperative Highway Research Program of the National Academies publication entitled A Guide to Best Practices for Achieving Context Sensitive Solutions. In conjunction with this study, interdisciplinary collaboration is required so that technical professionals, local community interest groups, facility users, the general public, and other stakeholders who will live and work near or use the Village streets affected by the project are incorporated or addressed by the study. The second component of the transportation studies includes preparation of a transportation demand management (TDM) plan that includes the anticipated travel demand for the overall project and how the anticipated travel demand for the project will be met on-site or off-site.
- ▶ A public engagement plan must be prepared so that the Village Board of Trustees and the Historic District Review Board can provide to the Planning Board any concerns they may have about the concept plan, stakeholders must be included including neighbors, Haldane Central School District, emergency service providers like fire and police, water and sewer services, other agencies responsible for issuing approvals for the proposed development, and others identified through collaboration with the applicant.
- ▶ The PMU District requires use of up to date standards for all new development so that the energy needs of future residents of the PUD can be supplied without significantly increasing greenhouse gas emissions. An intent of the PMU District is to:

“Discourage the use and ownership of cars by future residents of the PUD and to provide abundant opportunities for walking, bicycling,

and direct connections to public transit, ensuring daily activities occur within walking distance of most dwellings, reducing greenhouse gas emissions, and encouraging healthy lifestyles through physical activities woven into the concept plan...The concept plan will incorporate an overall design that decreases per capita carbon emissions, reduces water use, ensures that energy consumption meets the New York State Climate Leadership and Community Protection Act of 2019, and minimizes impervious surfaces compared to a conventional development of the site, so that the Comprehensive Plan's goal to 'Protect the natural environment and conserve energy' can be realized."

- ▶ A SEQR review process will be required for each stage of the development review and approval processes.

The Planning Board review and approval of the concept plan special use permit is predicated on the applicant successfully demonstrating and making a written finding that the concept plan for development of the PUD satisfies 15 separate conditions on the use that were developed specifically from the Comprehensive Plan's recommendations for addressing consistency of development with the Village's character, protecting the small town, historic, neighborly and diverse character of the Village including improved walkability, protecting the natural environment and conserving energy, promoting green technology and use of alternative energy, protecting scenic views, enhancing economic vitality by encouraging businesses that serve residents, changing off-street parking requirements, and ensuring that community facilities and services meet Village needs and are efficient and affordable (see Comprehensive Plan pages 4 and 5).

The concept plan special use permit process follows the standard review and approval process for special permits such as notice to neighbors and public hearings. If the special use permit is issued, the next steps involve presentation of preliminary and then final plans for site plan approval by the Planning Board. These also will follow standard review and approval procedures including notice to neighbors and public hearings.

Uses and the density of permitted uses have been calibrated to match the Village's existing character. Residential development can consist of four dwelling unit types

including one-family, two-family, multi-family, and cottage dwelling units. Each of these dwelling types must be included in the concept plan application and each of the four dwelling types must comprise not less than 20% of all dwelling units on the site.

The density to be permitted in the proposed PMU District refers to the proposed R-O neighborhood subdistrict requirements established in the proposed Table of Dimensional Requirements that there be at least 4,000 square feet of land area per dwelling unit. The proposed Zoning Law, Section 134-6.F is clear that: "In their interpretation and application, the provisions of this Chapter shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, comfort and general welfare."

An overall assumption of any proposed development review and approval process is the assessment of potential environmental impacts. When an unavoidable adverse impact has been identified, it is incumbent upon the lead agency under SEQR to identify viable alternatives to the action. This may include reduced density for the overall development which may need to be adjusted to accommodate an unavoidable adverse impact when there exists good reason in the nature of the land, including but not limited to topography, location, shape, size, drainage, surface and ground water resources, and other physical features of the site as well as the character of the surrounding community. This could include the known presence of contamination on the site and the conditions the EPA and DEC have imposed to ensure protection of public health, safety and welfare. In addition, traffic, pedestrian, and bicycle safety concerns related to vehicle access to the Marathon area may be a limitation that narrows the options for a development that is proposed based upon the minimum requirements.

The build-out analysis described below has been based upon a worst case analysis that uses the minimum lot sizes for assessment purposes. Until traffic and transportation studies are conducted as part of the concept plan special use permit, it will not be possible to determine an exact dwelling unit count nor specific non-residential square footage.

PMU District Density

The residential density in the proposed PMU District is derived from the proposed R-O Subdistrict that required 4,000 square feet of lot area per dwelling unit. This is based upon an analysis of the Village's existing traditional neighborhoods from the Putnam County eParcel database as well as US Census Bureau housing characteristics. The mix of residential housing types found in Cold Spring today is shown in the following table, which represents the most recent reliable data available from the 2010 Census of Housing.

There were two existing residential neighborhoods that were selected to determine density levels existing in the older neighborhoods. The two blocks selected are bounded by Parsonage and Parrott streets and by Main and Bank streets. Both blocks, when viewed together, comprise an area roughly equivalent to the Marathon site and both contain a mix of one-family, two-family and multi-family. The two blocks have an average of approximately 6,300 square feet of lot area per dwelling unit. However, no parks are located within either of these blocks. Since a goal of the PMU District is to ensure incorporation of a minimum of 30% parks and open space, the proposed 4,000 square feet of land area needed to be adjusted given that mandatory open space will be available so the PDU resembled traditional areas of the Village but with green spaces integrated into the fabric of the community. This is a feature that has not existed previously when subdivision development occurred across most of the Village.

In addition, a review of Census data shows that Cold Spring contains a mix of single-family, two-family and multi-family dwellings as shown in the Table below. In addition to the existing mix including the percentages of each dwelling type, Census data also showed that the Village's housing stock consists of 65% owners and 35% renters. About 35% of commuters in the Village take public transit to work, 35% drive, and 19% work at home. Since the Census data is from 2010, it can be expected that in 2023, greater numbers of residents are working from home, based on the trends that began with the COVID pandemic. The mix of dwelling types has been proposed for continuation in the PMU District, controlled by the 20% requirement discussed above. The build out study discussed below, confirms the overall site development is within the traditional character of the Village.

| Cold Spring - US Census of Housing - 2010 Unit Mix Percent | | |
|------------------------------------------------------------|-----------------|------------|
| Measure | Number of Units | % of Total |
| Total Dwelling Units | 967 | 100% |
| Single Family Detached Units | 504 | 52% |
| Single Family Attached Units | 71 | 7.3% |
| Two Family Units | 124 | 13% |
| Multi-Family Units | 268 | 27.7% |

The only new residential dwelling type proposed in the PMU District are cottage dwelling units as recommended in the Comprehensive Plan. All such units must be planned in cottage courts, with at least four and no more than eight cottages per court and no more than two cottage courts within the PUD. Cottages are limited to 1,200 square feet gross to address affordability.

Multifamily dwellings are limited to four dwelling units per building, multi-family buildings must be dispersed throughout the development, and no two multi-family dwellings may abut each other.

Build-Out Analysis

A build-out analysis was conducted to identify possible scenarios of development for the Marathon Site using three different scenarios. The scenarios for the Marathon acre site area have been developed under existing and proposed Zoning alternatives and include keeping the I-1 District as it is at present or rezoning it to PMU with a mix of uses. The three scenarios assume the entire 10.7 acre site is subject to development as a whole. Build-out analyses are not predictions of what will be developed under Zoning but are a tool used to compare between the development potential that is embedded within existing and/or proposed Zoning of a site or community as a whole using calculations of development based upon standards developed in the planning and engineering professions.

The analysis involves three steps. The first is that lands constrained for development are eliminated from consideration. This includes those lands that

must be set aside for roads and infrastructure such as stormwater management facilities. It also includes lands that are unsuitable due to natural or man-made factors like wetlands and related areas subject to regulatory restrictions, steep slopes, floodplains, protected species habitats, and in the case of the Marathon site, areas identified as potentially limiting due to the remaining contaminants known to remain on the site. The result is a “net usable land area.”

Second, the proposed Zoning regulations are applied to the net usable land area by assuming these lands are both suitable and available for development and could be instantly consumed for their “highest and best” use. In this way, a reasonable estimate of potential new residential and commercial development can be made.

The last step is to translate the estimate of potential new dwelling units and commercial square footage into important impact topics such as population growth, traffic generated, water consumption, and the cost of providing community services, such as education, for this added population. Each of these steps, including important assumptions used in the analysis and the types of information relied on in the analysis, are described below.

All assumptions are based upon standard environmental impact assessment rates associated with the land uses permitted under the three different scenarios. One includes a residential development under the existing I-1 District, the second is office or industrial development under the I-1, and the third assumes a mix of residential and non-residential uses derived from the PMU District’s uses and densities proposed in the Zoning Amendment action.

A variety of sources have been used to develop reasonable assumptions of potential impacts based upon known characteristics of the uses from government and other accepted data sources as discussed below. The following assumptions have been used in developing the build-out’s numeric results:

1. The I-1 scenario assumes the current Zoning District remains in place in the proposed Zoning Law update. Assumptions are that a maximum build-out of the site would be achieved based upon the existing I-1 Zoning requirements.
2. I-1 uses range from a single family dwelling on a 7,500 square foot lot, office uses, industrial/manufacturing uses and other uses permitted under the existing Zoning. No assumptions are made for additional permitted or

special permit uses. A maximum building coverage of 35% is assumed to be the limiting factor on existing permissible uses based upon the existing bulk regulations. In this case, the 10.7 acres is developed as a whole with one structure of approximately 152,000 square feet. The I-1 scenario assumes that any development of the site would result in a single land use consisting of industrial/manufacturing, office use, or a single family subdivision; each of these uses are permitted at present.

3. The PMU scenario assumes the maximum build-out of the current Marathon site as a PUD as proposed by Section 134-12.

The table presented on the following page shows the results of the build out analysis. It is important to review the assumptions used in identifying the potential impact categories that are relevant to a review of the existing development potential of the Marathon site versus what could be achieved under the proposed PMU District provisions.

| Marathon Site - Proposed PMU District Build-Out Analysis and Impacts | | | |
|-----------------------------------------------------------------------------|--------------------------------------------|--------------------------------|------------------------------|
| | Current I-1 Office/Industrial | Current I-1 Residential | Proposed PMU District |
| Gross Site Acreage | 10.7 acres | 10.7 acres | 10.7 acres |
| PMU Proposed 30% minimum open space | 0 acres | 0 acres | 3.2 acres |
| 7.5% for streets, etc. | 0 acres | ± 1 acre | ± 1 acre |
| Site constraints | ± 0.75 acres | ± 0.75 acres | ± 0.75 acres |
| Net Usable Site Acreage | ± 9.95 acres | ± 8.95 acres | ± 5.75 acres |
| Potential Dwellings | 0 | 52 | 63 |
| Potential Residents | 0 | 191 | 162 |
| Potential Non-Residential Density | 152,000 sq. ft. | 0 sq. ft. | 7,500 sq. ft. |
| Potential School Age Children | 0 | 55 | 27 |
| Potential New Vehicle Trips PM Peak Hour | 135 Trips (ind.) or 228 Trips (ofc.) | 51 Trips | 43 Trips |
| Potential Acres of Impervious Surfaces | 390,000 sq. ft. | 117,000 sq. ft. | 156,000 sq. ft. |
| Potential Water Demand | 18,300 (ofc.) 7,100 (ind.) | 26,125 gpd | 21,200 gpd |
| Potential Sewage Generated | 18,300 (ofc.) 7,100 (ind.) | 26,125 gpd | 21,200 gpd |

Assumptions used in the analysis:

1. The overall Marathon site proposed for Zoning in the PMU District is approximately 10.69 acres according to the Putnam County internet-based eParcel data and mapping.
2. Constraints on future development of the site include the following factors that allow a calculation of the net usable site acreage:
 - The acreage required to be set aside for open space within the PMU District is a minimum of thirty percent (30%) of the gross acreage; this area will be assigned

to permanently dedicated open space such as a park, playground, trails, and/or a village green. This has been subtracted from the gross acreage

- The percentage of gross developable acreage is decreased to accommodate infrastructure such as new streets and rights of way, sidewalks, stormwater management facilities, as well as irregular lot configurations. This assumption results in approximately 7.5 % of the site devoted to such features.
- Natural constraints found on the site include a 100 foot protected adjacent area to a New York State Freshwater Wetland located in the adjoining West Point Foundry Preserve that contains Freshwater Wetland WP-7 with the 100 foot adjacent protected area extending into the proposed PMU District. See also the Hudson Valley Natural resource Mapper that identifies this area as a wetland check zone needing further analysis. Areas of steep slopes are found on the site primarily in the area of the above noted Freshwater Wetlands adjacent area and along the rear of the lots that front on Constitution Drive and face to the Northeast. Both areas are assumed to occupy approximately 32,500 square feet (or approximately $\frac{3}{4}$ of an acre) of the proposed PMU District area.
- According to the New York State Environmental Remediation Databases Details for the Marathon site: "Remedial actions have successfully achieved soil cleanup objectives for residential use." Based upon that assessment, no deductions were made for areas that may need to be set aside in the future if contamination levels change.
- The current I-1 Zoning District permits residential development of one-family dwellings using the dimensional standards found in the existing Section 134-6.C(1) minimum lot area requirement of 7,500 square feet per dwelling.
- The Potential Office or Industrial/Manufacturing Density is assumed to be one large development of the site with an industrial or research facility use comparable with the former Marathon Battery Factory use, as permitted by the existing Sections 134-12.B(6) and B(7) or development of one large big box store as permitted by the existing Section 134-12.B(8). Use (8) is assumed to be a lumber and building materials and equipment sales and storage facility, such as a Home Depot, which typically occupies approximately 130,000 square feet or about three (3) acres of land with parking occupying an additional area roughly three times the store size. An area for stormwater management facilities would need to be set aside to address the area of impervious surfaces such as shown but many big-box stores will store and discharge stormwater via underground chambers and infiltration. It is assumed that this will be used as a conservative measure, rather than setting aside an assumed area for stormwater and water quality basins. If these were not in underground chambers, then parking areas may need to be downsized to accommodate detention and/or water quality ponds.

- Standards used in the above table were taken from the following sources:
 - ▶ Site constraints were from online mapping including the Hudson Valley Natural Resource Mapper.
 - ▶ Number of dwellings use the existing or proposed Dimensional Requirements found in the existing Zoning text for the relevant zoning districts and for the proposed PMU District from Table 6B: Table of Dimensional Requirements.
 - ▶ Total household size and total school-age children from Rutgers University Center for Urban Policy Research publication entitled Estimates of the Occupants of New Housing derived from US Census Bureau data. Single family were assumed to be 4 bedroom single-family units, two-family were assumed to be 3 bedroom single family attached units, multifamily were assumed to be two bedrooms per unit, and cottage dwellings (since this housing style is not present in the publication) were assumed to be one bedroom multi-family units.
 - ▶ Impervious surfaces were developed as a worst case scenario using the existing and proposed dimensional requirements for the Maximum Building % of Lot Coverage.
 - ▶ Water and sewer generation rates from New York State Department of Environmental Conservation Design Standards for Wastewater Treatment Works Intermediate Sized Sewerage Facilities.
 - ▶ Trips in the PM Peak Hour are all from Institute of Transportation Engineers Trip Generation Manual, 10th Edition as follows:
 - a. Industrial uses under the I-1 Zoning are calculated from Land Use 130 (Industrial Park) at 0.86 trips in the PM Peak Hour per 1,000 square feet of gross floor area.
 - b. Offices under the I-1 Zoning are calculated from the ITE's Land Use 710 (General Office Building) with an average rate of 1.15 trips per 1,000 square feet of gross floor area.
 - c. Single family detached housing (Land Use 210) used 0.99 trips per unit for the existing R-1 district. The overall PMU build-out uses Residential Planned Unit Development (Land Use 270) with an average of 0.69 trips per unit.

No significant adverse impacts have been identified as a result of the change from the I-1 District to the proposed PMU District.

Parking

The proposed Zoning Amendments redefine the minimum rates of parking that are required to be provided for new development and redevelopment. The existing parking that is available to existing uses in the Village are not affected. This strategy is an official Village Policy found in the Comprehensive Plan's Policy 4.1.5 to: "Reduce the amount of required off-street parking (consistent with recommendations of the American Planning Association and the National Parking Association)" and Policy 4.1.6 to: "Incorporate a shared parking factor for different hours and different uses and recognize that customers in a cluster of stores park once and walk, visiting more than one store. This can reduce the number of parking spaces required and can enable business to meet parking requirements." Both policies have been incorporated into Section 134-17M of the proposed Zoning Law. The proposed change is important to consider in light of the numerous other recommended policy actions relating to parking which total 20 separate official Village policies.

Implementing the reductions in off-street parking requirements should be viewed in the context of all other recommended actions for the Village Board to take to reduce parking congestion in the Village. The Village has already implemented some of the Comprehensive Plan's policies for parking but others should also be considered in other separate actions.

According to the Comprehensive Plan, there are about 2,500 on and off-street, non driveway parking spaces in the Village. This equates with nearly three (3) parking spaces for each household in Cold Spring (889 households). According to the American Planning Association: "A Business Case for Dropping Parking Minimums... new zoning reform policies help boost small businesses, promote housing development, and put people over parking." In addition, according to the National Parking Association: "Many cities and municipalities have parking minimums that don't right-size parking land use. The reduction or elimination of parking minimums will promote development, spur urban renewal and drive more affordable real estate projects that will drive livability in cities across the nation."

One of the leading planners who has advocated for reducing or eliminating parking minimums have been Donald Shoupe, FAICP. According to Mr. Shoupe: "Parking requirements do so much harm...they add costs to the building of housing, and they increase the usage of cars and greenhouse gas emissions. They seem to work against

almost everything that planners want.” In the Hudson Valley, the City of Hudson has eliminated parking minimums, Buffalo, NY did so several years ago, and more than 130 municipalities with less than 100,000 residents have reduced or eliminated parking minimums. In San Diego for instance, a group of academic researchers in 2021 found that in the first year after undertaking parking reforms, proposals for affordable housing units jumped fivefold.

The proposed changes to the Village’s parking requirements, while in place for many years, were likely taken from other jurisdictions rather than based upon a detailed study of the need for parking for each of the land uses permitted in the Village. This is the conclusion of a review of parking minimums conducted by the American Planning Association. In the American Planning Association’s Zoning Practice Issue 1.06 entitled “Practice Smart Parking”, it states: “Although off-street parking requirements are now more than 80 years old, no textbooks in urban planning or transportation planning explain them. The only articles on parking requirements published in leading journals of the planning profession are severely critical of them, and no one has stepped up in their defense...Current parking policies in America are aesthetically, economically, environmentally, and intellectually bankrupt.”

The proposed Zoning Law does not eliminate parking requirements but the change to the parking rules is applying both a maximum and a minimum requirement for each land use, including a minimum of 1 space per dwelling unit and a maximum of 1.2 spaces dwelling unit rather than the existing 2 parking spaces per dwelling unit. Other land uses have also incorporated both minimums and maximums, based upon guidance provided by the Massachusetts Smart Growth/Smart Energy Smart Parking Model Bylaw.

Some of the reasons why parking reforms have been spreading rapidly throughout the nation are as follows, courtesy of the Parking Reform Network:

- ▶ “Parking spaces are expensive. A cheap structured stall costs \$20,000 and in many cities \$40K-\$60K per stall is common. Underground parking can easily double the per-stall cost. As a general rule, \$10,000 in construction costs adds \$100/mo in needed rents. Conventional parking minimums can increase the rent or mortgage required for an apartment or house by \$200-\$500 per month.

- ▶ Car parking takes up lots of space! A parking space itself takes up about 180 square feet, but when ramps, driveways, and access paths are taken into account, it's closer to 300 square feet per stall. Many jurisdictions require more than one space per home, particularly for townhouses and single family homes. In new apartments, the space taken for parking cars takes away from the space that could be housing people. In suburban communities, surface lots prevent walkable design and lead to sprawl.
- ▶ Car parking encourages more car ownership and more driving. When people can cheaply and easily park their cars, they'll use them more often. When, because of parking lots, it's difficult to walk somewhere, then driving and parking might be the only choice. When most people drive, it's difficult to generate the density and demand for good transit service. Parking is never really free; the choice is between paying for it directly, through user fees, or indirectly through higher rents (for residential parking), lower wages (for commuter parking), and higher taxes (for on-street parking). Paying directly is more efficient and fairer, and help achieve strategic planning goals. Compared with cost-recovery pricing (motorists pay directly for the costs of building and operating parking facilities), unpriced parking typically increases vehicle trips by 10-30%, indicating that underpriced parking increases urban traffic congestion, crashes and pollution emissions by this amount.
- ▶ Car parking makes our communities less equitable. Parking requirements force car-free (and car-lite) households to pay for costly parking spaces they don't need, and since vehicle ownership tends to increase with income, this often forces lower-income households to subsidize the parking costs of their more affluent neighbors."

The changes to Village parking requirements can be expected to result in a number of benefits including:

- ▶ Reducing car dependency rather than increasing traffic congestion in the Village.
- ▶ Encouraging visitors to come to Cold Spring by public transit rather than driving, reducing vehicle miles traveled and greenhouse gas emissions.
- ▶ Reducing impervious surfaces in the Village and therefore reducing stormwater management requirements
- ▶ Reducing pollutants entering Village waterways leading to increased water quality.

- ▶ Increasing the potential for Village residents to maintain healthy lifestyles as more people exercise and walk or use bicycles for getting from point A to point B.
- ▶ Reducing the cost of housing, especially rental housing by eliminating a need for more parking than is necessary.
- ▶ Permitting greater flexibility in the review and approval processes of the Planning Board and Historic District Review Board, as they strive to permit new development and redevelopment consistent with the Village's Design Standards.
- ▶ Returning the Village to its traditional role as a place where living, work, play and life activities can all take place within walking distance.

No significant adverse environmental impacts are expected as a result of the modifying the parking requirements of the Village Zoning Law.