

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

(See INSERT A)

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:       Type 1                       Unlisted

Identify portions of EAF completed for this Project:  Part 1       Part 2       Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information  
(See Proposed Draft Legislation at <http://www.plannewcastle.us/rezoning>)

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
New Castle Town Board as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

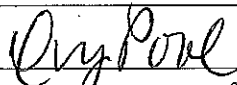
Name of Action: Chappaqua Hamlet - Form Based District

Name of Lead Agency: New Castle Town Board

Name of Responsible Officer in Lead Agency: Ivy A. Pool

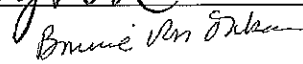
Title of Responsible Officer: Town Supervisor, Town of New Castle, Westchester County, NY

Signature of Responsible Officer in Lead Agency:



Date: 1/14/2020

Signature of Preparer (if different from Responsible Officer)



Date: 01-14-2020

**For Further Information:**

Contact Person: Sabrina Charney-Hull

Address: New Castle Town Hall, 200 South Greeley Ave, Chappaqua, NY 10514

Telephone Number: 914-238-4723

E-mail: [sabrina@mynewcastle.org](mailto:sabrina@mynewcastle.org)

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

## INSERT A

### **Project Description:**

The Proposed Action is an amendment to the Town of New Castle Zoning Code that proposes to change the zoning of the Chappaqua hamlet business and industrial districts to a new "Form-Based District" in order to make the zoning consistent with the goals of the Town's 2017 Comprehensive Plan. The Chappaqua hamlet area to be rezoned spans approximately 72 acres along Greeley Ave and King Street including the areas in this hamlet currently zoned B-R (Retail Business), B-RP (Retail Business and Parking), B-D (Designed Business), and I-P (Planned Industrial Zoning). The new zoning district is intended to provide flexibility for development with the intent to revitalize the hamlet and create a sustainable and successful mix of commercial and residential uses taking account of current and future real estate markets and trends.

### **Reasons Supporting this Determination:**

The Town of New Castle as Lead Agency has provided an EAF parts 1 and 2 for the proposed draft of the Form Based District, which has been developed over a period of approximately 8 months. The resulting draft legislation is an implementation task of "A Framework for the Future of New Castle", 2017 (the New Castle Comprehensive Plan). Prior to adopting the 2017 Comprehensive Plan, an extensive public engagement process was carried out in the Town of New Castle, including public opinions regarding the future of the Chappaqua Hamlet and the Town of New Castle which were used in drafting of the Comprehensive Plan.

The proposed Form Based Code is designed to encourage flexibility in development and is intended to revitalize the hamlet, therefore new development is expected to occur due to the adoption of the new Code. The level of development allowed under the new Form Based Code is anticipated to result in changes in land use and improvements to the aesthetic character and walkability of the hamlet. The potential significant impacts of the buildout are proposed to be analyzed in a Generic Environmental Impact Statement (GEIS).

Potentially significant impacts (both adverse and beneficial) due to future development resulting from implementation of the Form Based Code have been identified by the Town Board as Lead Agency and include, but are not limited to:

**Impact on Aesthetic Resources:** The buildout scenario may change the visibility and aesthetic appearance of redeveloped portions of the hamlet due to the building character and architectural design of new structures and spaces.

**Impact on Historic Resources:** New development adjacent to historic buildings and/or adaptive reuse of older structures will be a consideration in the potential buildout scenario. The Code will be sensitive to maintaining the historic character of the hamlet so that potential impacts may be considered beneficial, not adverse.

**Impact on Traffic:** The project may increase or change the traffic volumes in the hamlet, due to future new or additional commercial businesses and residences being introduced into the hamlet study area.

**Impact on Parking:** The buildout scenario may increase the need for additional parking spaces, shared parking and innovative solutions to satisfying parking requirements, as well as modified parking requirements in the hamlet, due to the location of new or additional commercial businesses and residences in the hamlet study area.

**Consistency with Community Plan and Community Character:** The draft Form Based Code is an implementation task of "A Framework for the Future of New Castle", 2017 (the Comprehensive Plan), therefore it is considered a positive impact. Although land use patterns and new architectural forms resulting from the buildout scenario may be different from the existing conditions, the resulting overall community character is intended to be a positive one, stimulating a mix of uses, economic growth, walkability and sustainability.

See Proposed Draft Legislation at <http://www.plannewcastle.us/rezoning>