

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 that 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 following sub-questions. If the answer to the initial question is “No,” proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 501 Broadway		
Project Location (describe and attach a general location map): 501 Broadway, Village of Buchanan, Westchester County, New York (SBL: 43.11-1-1 and 43.7-1-3). See attached Site Location map.		
Brief Description of Proposed Action (include purpose or need): See Attachment.		
Name of Applicant/Sponsor: Landi Associates LLC c/o Excelsior Housing Group, LLC	Telephone: 914.557.5875	
	E-Mail: patrick@excelsiorhousing.com	
Address: 12 Young Avenue		
City/PO:	State: New York	Zip Code: 10803
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	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, ☒ Yes ☐ No or Village Board of Trustees	Village Board of Trustees - Zoning Map Amendment; Site Plan Approval; Special Permit	
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Village Planning Board - Subdivision Approval; Steep Slopes Permit; Wetlands Permit	
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Westchester County Department of Health - Water/Sewer connection; Westchester County IDA Approval of financial assistance	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC - SPDES Permit (General Permit for Stormwater Discharges from Construction Activity); Article 24 Freshwater Wetlands Permit or Letter of No Jurisdiction	
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☒ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ 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) that 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):	
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):	

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☒ No

If yes, identify the elements of the plan that are relevant to the action:

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?

M-1 (Light Industrial) 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, What is the proposed new zoning for the site? C-1/C-2 Overlay Zoning District.

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?

Village of Buchanan Police Department

c. Which fire protection and emergency medical services serve the project site?

Buchanan Fire District provides fire protection and Cortlandt EMS provides emergency medical services to the project site.

d. What parks serve the project site?

Lents Cove Park; Blue Mountain Reservation County Park; Franklin Park; Riverfront Green Park; Buchanan Village Park; Charles Point Park

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)? Mixed: Residential, Recreation, Commercial

b. a. Total acreage of the site of the proposed action? 19.9± acres

b. Total acreage to be physically disturbed? 7.7± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.34± 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) Residential**

ii. Is a cluster/conservation layout proposed?

☐ Yes ☒ No

iii. Number of lots proposed? N/A

iv. Minimum and maximum proposed lot sizes? Minimum N/A Maximum N/A

*The requested zoning amendment would apply only to the Subject Property proposed for residential development. The associated public improvements at Lents Cove would occur on municipally owned land and, therefore, would not require a zoning amendment.

**The Proposed Action includes the acquisition of a portion of Village-owned property identified as Section 43.7, Block 1, Lot 3. Following acquisition, approximately 3.2± acres would be subdivided from the larger parcel to be incorporated into the project site for the proposed residential development

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No i. If No, anticipated period of construction: 24± 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. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;"><u>One Family</u></th> <th style="text-align: center;"><u>Two Family</u></th> <th style="text-align: center;"><u>Three Family</u></th> <th style="text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>At completion of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td style="text-align: center;">232</td> </tr> </tbody> </table>						<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	_____	_____	_____	232
	<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	_____	_____	_____	232															
g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes, - Total number of structures 1 _____ - Dimensions (in feet) of largest proposed structure: 15' _____ height; 45' _____ width; and 80' _____ length - Approximate extent of building space to be heated or cooled: 3,600± _____ 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, - Purpose of the impoundment: _____ - If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ - If other than water, identify the type of impounded/contained liquids and their source. _____ - Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres - Dimensions of the proposed dam or impounding structure: _____ height; _____ length - 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes: - What is the purpose of the excavation or dredging? _____ - 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? _____ - Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ - Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ - What is the total area to be dredged or excavated? _____ acres - What is the maximum area to be worked at any one time? _____ acres - What would be the maximum depth of excavation or dredging? _____ feet - Will the excavation require blasting? ☐ Yes ☐ No - 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): The proposed action would not alter or encroach into any wetland or waterbody. Portions of the Proposed Action would occur within the Village of Buchanan's 100-foot adjacent area of wetlands that adjoin an unnamed pond and intermittent stream at the eastern portions of the Subject Property.

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: 45,550± 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: Buchanan Village Water District
- 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: 45,550± 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): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: Buchanan Village Wastewater Treatment Plant

• Name of district: Buchanan Village

• 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: A 4' force main will be run to the top of the hill and along with an 8" gravity main to connect into the existing treatment plant.

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 4.5± acres (impervious surface)

_____ Square feet or 19.9± acres (parcel size)

ii. Describe types of new point sources. Buildings, roofs, roads, pavement areas, etc.

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)?

All stormwater runoff from on-site existing and proposed impervious surfaces will be treated with a combination of standard stormwater management practices (i.e. rain gardens, surface infiltration basins, etc.) and alternative stormwater management practices (hydrodynamic separators) per NYSDEC rules and regulations with overflows to established adjacent wetlands.

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: <u>TBD</u> ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Con Ed</u> 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>8:00 a.m. - 7:00 p.m.*</u> • Saturday: <u>8:00 a.m. - 7:00 p.m.*</u> • Sunday: <u>NA</u> • Holidays: <u>NA</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>8:00 a.m. - 7:00 p.m.*</u> • Saturday: <u>8:00 a.m. - 7:00 p.m.*</u> • Sunday: <u>NA</u> • Holidays: <u>NA</u>	ii. During Operations: • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u>
i. During Construction: • Monday - Friday: <u>8:00 a.m. - 7:00 p.m.*</u> • Saturday: <u>8:00 a.m. - 7:00 p.m.*</u> • Sunday: <u>NA</u> • Holidays: <u>NA</u>	ii. During Operations: • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u>		
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: <u>Ambient noise levels may be temporarily exceeded during construction activities, which would be undertaken in accordance with all applicable Village regulations. Noise levels would not exceed ambient levels upon completion of construction activities.</u> ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No Describe: <u>6.2± acres of wooded area will be cleared for the proposed residential development, public improvements parking areas, and internal driveways. 5.1± acres of existing trees will be preserved, and additional landscaping will be planted to Village standards and an approved landscape plan.</u>			
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: <u>It is expected that outdoor lighting fixtures would be installed throughout the project area for safety and security purposes. It is expected that all lighting fixtures would be downward facing and shielded to prevent off-site light spill.</u> ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>6.2± acres of wooded area will be cleared for the proposed residential development, public improvements, parking areas, and internal driveways. 5.1± acres of existing trees will be preserved, and additional landscaping will be planted to Village standards and an approved landscape plan.</u>			
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): <u>Routine landscaping maintenance.</u> _____ _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No			

*Construction activities would be performed in accordance with Chapter 67-10 of the Village of Buchanan Code.

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): Recreation; Open Space

ii. If mix of uses, generally describe:

The Subject Property is primarily wooded and undeveloped. Immediately adjoining land uses include forested/open space areas, recreational parkland associated with Lents Cove Park, and industrial/utility-related uses, with additional industrial uses and single-family residential uses located nearby.

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	1.1±	4.5±	+3.4±
• Industrial or manufacturing			
• Commercial			
• Residential			
• Forested	11.3±	5.1±	-6.2±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.4±	7.3±	+2.9±
• Agricultural (includes active orchards, field, greenhouse, etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.6±	1.6±	0
• Wetlands (freshwater or tidal)	1.4±	1.4±	0
• Non-vegetated (bare rock, earth, or fill)	0	0	0
• 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 that 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): 360026; 360042; 546031; V00160

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s): _____

1. Tenosolite Company/Sub Carlisle Corp. (Site 360026, classification C) is a NYS Superfund Program site. Remediation commenced in 1993 and included the removal of contaminated soils. Since remedial measures were implemented, groundwater contamination has been decreasing. In addition, public water is available to residents, and the site is fully fenced to prevent trespassers from entering.

2. NYS Power Authority / Con Edison - Indian Point (Site 360042 / 360028, classification A) is a Resource Conservation and Recovery Program site. Previously, the site operated as a nuclear power plant, which closed in 2021 and is currently undergoing decommissioning. There has been no indication of release of hazardous waste at this facility.
3. Hudson River PCB Sediments (Site 546031, classification 02) is a NYS Superfund Program site and included in the Federal National Priorities List (NPL) from PCB contamination in the Hudson River. Remedial actions are underway by the USEPA and State including deploying signs and installing various covers to reduce exposures to PCBs in floodplain soils until a permanent remedy is developed.
4. Blue Mountain Plaza Shopping Center (Site V00160, classification C) is a Voluntary Cleanup Program site. Remediation at the site is complete and residual contamination in the soil and groundwater are being managed by a site management plan.

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?	> 2.5± _____ feet
b. Are there bedrock outcroppings on the project site?	☒ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 3.89 _____ %	
c. Predominant soil type(s) present on project site:	
CrC—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	43.6±% Sh—Sun loam 15.1±%
CsD—Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	24.5±% W—Water 14.9±%
	Ub—Udorthents, smoothed 2.0±%
d. What is the average depth to the water table on the project site?	Average: >200± _____ Centimeters
e. Drainage status of project site soils:	Well Drained: 68.1 % of site Moderately Well Drained: 2.0± % of site Poorly Drained: 15.1± % of site Note: Water features have no drainage status.
f. Approximate proportion of proposed action site with slopes:	0-10%: 39.3 % of site 10-15%: 12.9 % of site 15% or greater: 47.8 % 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 <u>Unnamed stream</u> Classification <u>N/A</u>	
• Lakes or Ponds: Name <u>Unnamed pond</u> Classification <u>N/A</u>	
• Wetlands: Name <u>N/A</u> Approximate Size <u>1.4± acres</u>	
• Wetland No. (if regulated by DEC) <u>N/A</u>	
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: _____ <u>Black-capped Chickadee, Tufted Titmouse, Downy Woodpecker, Northern Flicker, Eastern Wood Peewee, Gray Catbird, Eastern Chipmunk, Eastern Gray Squirrel, Raccoon</u>	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • 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? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): Note: According to the NYSDEC EAF Mapper, non-site-specific records for three endangered or threatened species exist for the general vicinity of the Subject Property: Atlantic Sturgeon, Shortnose Sturgeon, and New England Bulrush. The two Sturgeon species occur within the Hudson River and the latter species is a plant that occurs in tidal and brackish wetlands/shorelines. Habitat to support the three species does not occur at or adjacent to the Subject Property.	
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? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If Yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
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? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. 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? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. 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? ☒ Yes ☐ No If Yes: i. CEA name: <u>Hudson River</u> ii. Basis for designation: <u>Exceptional or unique character</u> iii. Designating agency and date: <u>Date: 1-31-90, Agency: Westchester County</u>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSO of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. 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 New York State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. 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? ☒ Yes ☐ No

If Yes:

i. Identify resource: Hudson Highlands

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Scenic Area of Statewide Significance

iii. Distance between project and resource: 0.06± miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within 1/2-mile of, a disadvantaged community? ☒ Yes ☐ No

If No, could impacts (see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☐ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☒ No

- i. new noise sources or expansions/modification of existing noise sources;
 - noise from operational sources
 - noise from construction activities
- ii. emissions of air pollutants, including mobile emissions;
- iii. wastewater discharges;
- iv. generation of odors;
- v. light pollution;
- vi. new or modified radiation sources;
- vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts: _____

c. Do any of the state agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☒ Yes	☐ No
Solid Waste Management Facility	☐ Yes	☒ No
Hazardous Waste Management Facility	☐ Yes	☒ No
Air Pollution Control (Title V or Air State Facility)	☐ Yes	☒ No
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☒ No
Waste Transporter	☐ Yes	☒ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
- b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
- c. Is the proposed action in an area potentially affected by sea level rise? ☒ Yes ☐ No
- d. Will the proposed action increase the vulnerability of human or ecological communities to the following:
- i. drought? ☐ Yes ☒ No
- ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
- iii. extreme storms, including high winds? ☐ Yes ☒ No
- iv. landslides? ☐ Yes ☒ No
- v. coastal erosion? ☐ Yes ☒ No
- vi. stormwater flooding? ☐ Yes ☒ No
- vii. other climate or weather hazards? ☐ Yes ☒ No. If Yes, describe: _____

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 Landi Associates, LLC Date June 18, 2026

Signature  Title Planning Consultant/VHB Engineering

Gina Martini, AICP

PRINT FORM

501 Broadway
Village of Buchanan, Westchester County, New York
Part 1 – Environmental Assessment Form

Attachment

Page 1, Item A, Brief Description of the Proposed Action

The Proposed Action consists of: (1) an amendment to the Village of Buchanan Zoning Map to rezone the 7.34-acre property known as 501 Broadway, identified on the Village Tax Map as Section 43.11, Block 1, Lot 1, together with an approximately 3.2-acre portion of adjacent Village-owned property identified as Section 43.7, Block 1, Lot 3 (collectively, the "Subject Property"), from the M-1 Light Industrial District to the C-1/C-2 Overlay Zoning District; (2) the Project Applicant's acquisition of approximately 3.2 acres of the Village-owned portion of the Subject Property to facilitate unified site development; and (3) site plan approval for the development of a multifamily residential project and associated site improvements; and (4) the Village's authorization for the Applicant to undertake improvements to Lents Cove Park as described below.

The Subject Property is currently undeveloped and is located adjacent to Lents Cove Park and the former Indian Point property. The proposed project would include a four-story multifamily residential building, with five stories in areas containing basement levels, comprising 232 dwelling units, including approximately 23 studio units, 81 one-bedroom units, 116 two-bedroom units, and 12 three-bedroom units. The development would also provide approximately 8,000 square feet of leasing and resident amenity space, including a fitness center, club lounge, game room, roof deck, and pool, together with outdoor amenities such as a patio, fire pit, and dog park.

Parking would be provided in a five-level precast parking structure containing 348 spaces. The conceptual site plan includes two access points from Broadway to facilitate ingress, egress, and on-site circulation while minimizing the potential for traffic congestion. Existing natural features, including the on-site pond and wooded areas between Bleakley Avenue and the proposed building location, would be retained to the extent practicable to provide buffering and screening for nearby residential uses.

The Proposed Action also includes conceptual public improvements to Lents Cove Park, to be developed in coordination with the Village. These improvements may include expanded trail connections, entry enhancements, waterfront gathering spaces, seating areas, lighting and safety upgrades, parking and infrastructure improvements, and a dining destination intended to enhance public access and activate the waterfront.

Site Location

501 Broadway | Village of Buchanan, Westchester County, New York



- ▭ Subject Property*
- ▭ Village-Owned Property (To be Acquired by Applicant)*
- ▭ Proposed Public Improvements Area*

*Boundaries are approximate

Source: Westchester County GIS; Nemap 2026.