

Project : WHISPERING PINES SR.

Date : 02/12/2018

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

4(c) the proposed rezoning and project will require the extension of public water and the collection of sewage from property currently used for agricultural and recreational purposes. The improvements required may result in a substantial environmental impact.

8(d) The property is in an agricultural district and will convert land that could be used for agricultural purposes into land used for senior living facilities. This may result in a substantial environmental impact.

13(a) The project will increase traffic on existing road networks. This may result in a substantial environmental impact.

17(a)(c)(e) and (f) The proposed zone change will allow for higher residential density for senior housing purposes in an area where there is single family housing, recreational and agricultural uses. This may result in a substantial environmental impact.

18(e) The predominant architectural scale and character is single family residential with a golf course and surrounding vacant agricultural lands this existing community character will be changed by rezoning for the higher density senior residential uses. This may have a substantial environmental impact.

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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
Preliminary Draft Environmental Impact Statement and appendices.

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

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

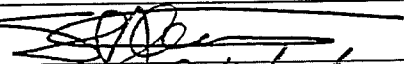
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration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

Name of Action: Senior Living District at Whispering Pines

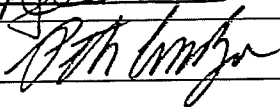
Name of Lead Agency: Town Board of Town of Rotterdam

Name of Responsible Officer in Lead Agency: Peter Comenzo

Title of Responsible Officer: Town Planner

Signature of Responsible Officer in Lead Agency: 

Date: 2/14/2018

Signature of Preparer (if different from Responsible Officer) 

Date: 2/13/18

For Further Information:

Contact Person: Peter Comenzo, Town Planner

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E-mail: publiccomment@rotterdamny.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>

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