

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one, which **will not** have a significant impact on the environment; therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment; therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Repeal and enactment of Harmon/South Riverside Gateway Overlay District Zoning Amendments
Name of Action

Croton-on-Hudson Village Board
Name of Lead Agency

Abraham Zambrano
Print or Type Name of Responsible Officer in Lead Agency

Village Manager- Croton-on Hudson
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Repeal and enactment of Harmon/South Riverside Gateway Overlay District Zoning Amendments and expansion of overlay area		
Location of Action (include Street Address, Municipality and County) Portions of Croton Point Avenue and South Riverside currently in H/SRGD as well as expansion of existing Harmon/South Riverside Gateway District including commercial (C-2) lots on the east and west sides of South Riverside Avenue between Croton Point Avenue and a point 200 feet north of Oneida Avenue, Village of Croton-on-Hudson, County of Westchester.		
Name of Applicant/Sponsor Village Board of Trustees		Business Telephone (914) 271-4848
Address Municipal Building, 1 Van Wyck St.		
City/PO Croton-on-Hudson	State NY	Zip Code 10520
Name of Owner (if different) (N/A)		Business Telephone ()
Address		
City/PO	State	Zip Code
Description of Action Repeal and enactment of amendments to H/SRGD and related zoning law provisions and expansion of area included in the Harmon/South Riverside Gateway Overlay District (H/SRGD) portion of the Village Code. (See further description in EAF Part 3).		

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential Rural (non-farm)
 Forest Agriculture Other Office, retail, automotive related and service businesses

2. Total acreage of project area: ±11.7* acres *(original gateway overlay and expansion area combined).

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.0</u> acres	<u>0.0</u> acres
Forested	<u>0.0</u> acres	<u>0.0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0.0</u> acres	<u>0.0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0.0</u> acres	<u>0.0</u> acres
Water Surface Area	<u>0.0</u> acres	<u>0.0</u> acres
Unvegetated (Rock, earth or fill)	<u>0.0</u> acres	<u>0.0</u> acres
Roads, buildings and other paved surfaces*	<u>±11.7*</u> acres	<u>±11.7*</u> acres
Other (Indicate type) _____	<u>0.0</u> acres	<u>0.0</u> acres

*includes small areas of landscaping, lawns, street trees, planted islands, etc.

3. What is predominant soil type(s) on project site? UvB (Urban land -Riverhead complex)
 a. Soil drainage: Well drained 100 % of site Moderately well drained ___% of site Poorly drained ___% of site
 b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
 a. What is depth to bedrock? 5 feet+ (in feet)

5. Approximate percentage of proposed project site with slopes: 0-15% 95 % 15-25% 5 % 25% or greater ___%
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No*
 *None on H/SRGD site or substantially contiguous; but Van Cortlandt Manor, which is listed on the National Register of Historic Places and is a National Historic Landmark, is located in the vicinity of the H/SRGD with its entrance on South Riverside Avenue, approximately ±500 feet from Croton Point Avenue to the southeast.
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 6 feet+ (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations) Yes No
 Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No
 If yes, explain _____
14. Does the present site include scenic views known to be important to the community? Yes No*
 * It is noted that the Village is located in the Hudson Highlands scenic area of statewide significance and LWRP notes scenic views from South Riverside Drive. However, no significant vistas are apparent from the H/SRGD (See EAF Part 3 for site photos.)
15. Streams within or contiguous to project area: None (surface drainage) a. Name of Stream and name of River to which it is tributary: Hudson River to the west and Croton River to the east
16. Lakes, ponds, wetland areas within or contiguous to project area: none
 a. Name _____ b. Size (In acres) _____
17. Is the site served by existing public utilities? Yes No
 a) If Yes, does sufficient capacity exist to allow connection? Yes No
 b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No* *CEAs in the vicinity: Croton Point Park CEA, Hudson River CEA and County/State parkland CEA
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate) ***It is noted that the proposed action is a zoning amendment, not a construction project; therefore many responses are not applicable (N/A).**
- a. Total contiguous acreage owned or controlled by project sponsor ±11.7* acres*(original gateway overlay and expansion area).
- b. Project acreage to be developed: N/A acres initially; N/A acres ultimately.
- c. Project acreage to remain undeveloped N/A acres.
- d. Length of project, in miles: N/A (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed N/A %.
- f. Number of off-street parking spaces existing N/A; proposed N/A.
- g. Maximum vehicular trips generated per hour N/A (upon completion of project).
- h. If residential, Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | <u>N/A</u> | _____ |
| Ultimately | _____ | _____ | <u>N/A</u> | _____ |
- i. Dimensions (in feet) of largest proposed structure N/A height; N/A width; N/A length
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? N/A.
3. Will disturbed areas be reclaimed? Yes No N/A
 a. If yes, for what intended purpose is the site being reclaimed? _____

- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single-phase project: Anticipated period of construction N/A months, (including demolition).
7. If multi-phased:
- Total number of phases anticipated N/A (number).
 - Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
 - Approximate completion date of final phase _____ month _____ year.
 - Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No N/A
9. Number of jobs generated: during construction? N/A; after project is complete? N/A.
10. Number of jobs eliminated by this project? N/A.
11. Will project require relocation of any projects or facilities? Yes No N/A
If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No N/A
- If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 - Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No N/A Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain _____
15. Is project, or any portion of project, located in a 100-year flood plain? Yes No
16. Will the project generate solid waste? Yes No N/A
- If yes, what is the amount per month? _____ tons.
 - If yes, will an existing solid waste facility be used? Yes No
 - If yes, give name _____; location _____
 - Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? Yes No
 - If Yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
- If yes, what is the anticipated rate of disposal? _____ tons/month.
 - If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No N/A
19. Will project routinely produce odors (more than one hour per day)? Yes No N/A
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No N/A
21. Will project result in an increase in energy use? Yes No N/A
If yes, indicate type(s) _____.
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day N/A gallons/day.
24. Does project involve Local, State or Federal funding? Yes No If yes, explain: _____

Part 2 – PROJECT IMPACT AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form, the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- The Examples provided are to assist the reviewer by showing types of impacts and, wherever possible, the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impacts threshold equals or exceeds any examples provided, check column 2. If impact will occur, but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in Part 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?
 Yes No

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts: _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e. cliffs, dunes, geological formations, etc.) Yes No
- Specific land forms:

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will the proposed action affect any water body designated as protected?
 Yes No

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water?
 Yes No

Examples that would apply in column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity?
 Yes No

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff?
 Yes No

Examples that would apply to column 2

- Proposed Action would change flood water flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- Construction activity would excavate or compact the soil profile of agricultural land.
 - The proposed action would irreversibly convert more than 10 acres of agricultural land or if located in an Agricultural District, more than 2.5 acres of agricultural land.
 - The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g., cause a farm field to drain poorly due to increased runoff).
 - Other impacts:
-

IMPACTS ON AESTHETIC RESOURCES

11. Will proposed action affect aesthetic resources? Yes No
(if necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
Examples that would apply to column 2
- Proposed land uses, or project components obviously different from, or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
 - Proposed land use, or project components visible to users of aesthetic resources which will eliminate, or significantly reduce, their enjoyment of the aesthetic qualities of that resource.
 - Project components that will result in the elimination, or significant screening, of scenic views known to be more important to the area.
 - Other impacts: The visual impacts of development under the proposed zoning amendments are expected to be positive to improve visual character of the village

IMPACTS ON HISTORIC AND ARCHEOLOGICAL RESOURCES

12. Will proposed Action impact any site or structure of historic, prehistoric or paleontological importance? Yes No
Examples that would apply to column 2
- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
 - Any impact to an archeological site or fossil bed located within the project site.
 - Proposed Action will occur in an area designated as sensitive for archeological sites on the NYS Site Inventory.
 - Other impacts: Harmon Real Estate office (not a designated historic resource) is within proposed expansion area. Proximity to Van Cortlandt Manor to H/SRGD separated by shopping center development

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed action affect the quantity or quality of existing or future open spaces or recreational opportunities? Yes No
Examples that would apply to column 2
- The permanent foreclosure of a future recreational opportunity.
 - A major reduction of an open space important to the community.
 - Other impacts:
-

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)?
 Yes No
 List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts: _____

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems? Yes No

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: Potential increase in traffic and parking due to development with implementation of zoning amendments

IMPACT ON ENERGY

16. Will the Proposed Action affect the community sources of fuel or energy supply?
 Yes No

Examples that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)
- 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 major commercial or industrial use.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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