
617.7 and 617.12

State Environmental Quality Review [SEQR]

Positive Declaration

Notice of Intent to Prepare a Draft Generic Environmental Impact Statement [DGEIS]

Determination of Significance

Date: April 2, 2012

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 [State Environmental Quality Review Act] of the Environmental Conservation Law.

The Board of Trustees of the Village of Port Chester, as Lead Agency, has determined that the Proposed Action described below may have a significant effect on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

Name of Action: Proposed Adoption of Village of Port Chester Comprehensive Plan and Map and Text Amendments to the Village of Port Chester Zoning Code.

SEQR Status: Type 1

Description of Action: The Board of Trustees has proposed adoption of a Comprehensive Plan for the Village of Port Chester and Map and Text Amendments to the Village's Zoning Code. To assist in preparing the Plan, the Board of Trustees appointed a Comprehensive Plan Advisory Committee [CPAC], comprised of Village residents including business owners, civic leaders and Village officials and others, representing diverse backgrounds and interests. The CPAC worked for more than four years to create a plan that addresses the attitude and reflects the choices of the majority of Village residents.

The CPAC sought out the preferences and priorities of residents through a Village wide survey, visioning sessions and Committee meetings, workshops and forums. The community values that emerged include:

- Reduce overall densities throughout the Village
 - Preserve existing character of the residential neighborhoods
 - Identify key areas for limited growth opportunities
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The Comprehensive Plan provides a succinct statement of the planning strategies and actions that are proposed for implementation throughout the next ten to fifteen years of development in the Village of Port Chester. The Comprehensive Plan includes a number of recommendations specific to land use and zoning, housing, economic development, natural and environmental resources, historic and cultural resources, transportation and municipal services. The specific strategies are proposed in response to the changing conditions and needs of the Village and the development trends affecting the community and surrounding region. The proposed Zoning Code and Map Amendments are intended to implement the recommendations in the Comprehensive Plan and represent a decrease in overall density in the Village, while focusing development in the downtown area, and along Route 1 and the waterfront. New zoning districts have been created and a variety of land uses have been added or removed from the list of allowable uses.

Location: Village of Port Chester, Westchester County, New York

Reasons Supporting this Determination:

Land Use and Zoning. The Proposed Action may result in zoning changes that would: 1) allow greater densities and different land uses from what current zoning permits in specific areas of the Village deemed appropriate for pedestrian and transit oriented mixed use development; and 2) reduce densities in the remainder of the Village to enhance residential character, natural resources, scenic beauty, open space and historic resources.

Socioeconomic Conditions. The Proposed Action may result in changes in the type and density of land uses in the Village. Mixed use neighborhoods in limited growth areas may enhance and diversify the tax base while creating a variety of land uses that are less susceptible to market and economic cycles. Additional areas have been added where office and other forms of non residential development may be accommodated.

Community Facilities and Services. The Proposed Action may result in a decreased need for some community facilities and services over what would occur under existing zoning. Mixed use neighborhoods in limited growth areas like the downtown facilitate efficient and predicable capital planning for streets, storm water management facilities, water and sewer utilities and other services.

Community Character. Changes in land use and the physical landscape could result from the introduction of addition buildings and greater development density in specific locations deemed appropriate for pedestrian and transit oriented mixed use growth. At the same time, the Village's predominantly residential character would be retained due to reductions in development density and other planning tools elsewhere.

Local Waterfront Revitalization Program [LWRP]. The Proposed Action has been designed to be consistent with the New York State Department of State Coastal Zone Management Program and the Village of Port Chester Waterfront Revitalization Program which, upon adoption, will be incorporated into the New York State Department of State's Coastal Management Program.

Infrastructure. The Proposed Action may increase the demand for water and/or sewer services, if such services are developed, or modified to serve any or all of the proposed limited growth areas.

Transportation. The Proposed Action may result in a decrease in the number of vehicular trips in the Village over what would occur under current zoning due to the overall reduction in residential densities in the Village from that which is possible under the current zoning code, and more reliance on mass transit options in the downtown.

For Further Information:

Contact Person:

Address:

Telephone:
