

RESOLUTION

COMPREHENSIVE PLAN AND RELATED ZONING AMENDMENTS  
ADOPTION OF SCOPING DOCUMENT FOR DRAFT GENERIC  
ENVIRONMENTAL IMPACT STATEMENT

On motion of TRUSTEE KENNER, seconded by TRUSTEE MARINO, the following resolution of the Board of Trustees of the Village of Port Chester, New York was adopted as follows:

WHEREAS, the Board of Trustees adopted a Positive Declaration directing that a Draft Generic Environmental Impact Statement (DGEIS) be prepared with regard to the Village's comprehensive plan and related zoning amendments; and

WHEREAS, the Board approved a Draft Scoping Document in the form accompanying the Positive Declaration and scheduled a public scoping session on April 16, 2012 at 7:00 p.m. on notice to the public and interested agencies; and

WHEREAS, the record has since been closed for comment. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby adopts the annexed Scoping Document dated May 7, 2012 for which the Draft Generic Environmental Impact Statement (DGEIS) will be prepared for the Comprehensive Plan and related zoning amendments.

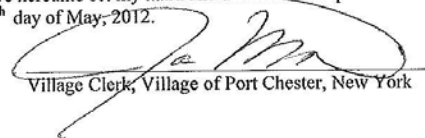
ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla  
NOES: None  
ABSENT: Trustee Branca  
DATE: May 7, 2012

STATE OF NEW YORK) ss:  
COUNTY OF WESTCHESTER)

I, JOAN MANCUSO, Village Clerk of the Village of Port Chester, New York, do hereby certify that I have compared the foregoing copy with the original copy on file in the Village of Port Chester.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Port Chester, New York this 9<sup>th</sup> day of May, 2012.

  
Village Clerk, Village of Port Chester, New York



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**FINAL SCOPING DOCUMENT**  
**VILLAGE OF PORT CHESTER BOARD OF TRUSTEES – LEAD AGENCY**  
**TYPE I ACTION**  
**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)**  
**2012 COMPREHENSIVE PLAN and ZONING CODE AND MAP AMENDMENTS**

May 7, 2012

**A. PURPOSE OF DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

A Draft Generic Environmental Impact Statement (DGEIS) is to be prepared by the Village of Port Chester Board of Trustees regarding the Proposed Action: the proposed Comprehensive Plan and Zoning Code and Map Amendments. The Comprehensive Plan provides a succinct statement of the planning strategies and actions that are proposed for implementation throughout the next five to ten 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.

The purpose of the GEIS is to assess the potential Village-wide environmental impacts of the Comprehensive Plan and Zoning Code and Map Amendments, hereinafter referred to as the Proposed

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**Village of Port Chester 2012 Comprehensive Plan and Zoning Code Amendments  
Scoping Outline for the DGEIS**

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Action. The GEIS is intended to be a comprehensive assessment of impacts which may result from a Proposed Action where specific building programs are not yet defined. The GEIS will be developed pursuant to the requirements of SEQR [617.9(b)] and this Scoping Document. The Draft Generic Environmental Impact Statement [DGEIS] will include the areas of analysis outlined below. Where information can be obtained from previous planning, technical or environmental studies performed for the Village, this information will be used.

**B. COVER SHEET**

The DGEIS will be preceded by a Cover Sheet that will include the following

- The report as a Draft GEIS
  - Title of the Proposed Action
  - Lead Agency (Board of Trustees)
  - Contact information (Village Clerk)
  - Name, address and telephone number of the preparer
  - Date of the completion acceptance of the DGEIS by the Village Board
  - Date of the SEQR public hearing
  - Date by which written comments will be accepted by the Lead Agency
  - Web site wherein the Draft Generic Environmental Impact Statement and Final Generic Environmental Impact Statement will be posted
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**Village of Port Chester 2012 Comprehensive Plan and Zoning Code Amendments  
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Following the cover sheet, a list [name, address and telephone numbers] of all consultants and sub-consultants involved in the project and a list of all Interested and Involved Agencies will be provided.

**C. TABLE OF CONTENTS**

The DGEIS is to be written to specifically follow the format and content sequence of this Scoping Document. This Scoping Document will serve as the DGEIS *Table of Contents* which will indicate the chapters of the DGEIS and page numbers, as well as a list of exhibits, tables and appendices, if any.

**D. EXECUTIVE SUMMARY**

The Executive Summary will include a concise summary of all chapters in the DGEIS.

**E. DGEIS CHAPTERS**

**CHAPTER 1 DESCRIPTION OF THE PROPOSED ACTION**

The Proposed Action is adoption of the 2012 Comprehensive Plan and Zoning Code and Map Amendments. This chapter will provide a detailed description of the changes proposed in the 2012 Comprehensive Plan, including all proposed Zoning Code and Map Amendments. It will identify the purpose and need for the Proposed Action and will include an evaluation of the Village's planning objectives.

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**CHAPTER 2 ENVIRONMENTAL SETTING, POTENTIAL ENVIRONMENTAL  
IMPACTS AND MITIGATION**

For this chapter, each section will include three separate sub-sections: 1) discussion of the existing Village-wide environmental conditions, 2) assessment of potential impacts associated with implementation of the Proposed Action and 3) proposed mitigation measures, if necessary.

*2.1 LAND USE, ZONING AND PUBLIC POLICY*

This section will describe the existing land use, zoning and public policy for the Village of Port Chester and evaluate any potential impacts associated with the Proposed Action. This evaluation will also include an assessment of the Village's local planning objectives and consistency with local plans including the *Local Waterfront Revitalization Plan*, as well as regional plans such as *Westchester 2025*.

*2.2 HISTORICAL AND CULTURAL RESOURCES*

This section will evaluate the components of the Proposed Action that serve to protect or enhance the existing cultural and historic resources within the Village.

*2.3 NATURAL RESOURCES*

This section will document the generic existing conditions as well as describe how recommendations of the Proposed Action will have any potential impacts upon natural resources within the Village. Analysis will include the following natural resource categories: land attributes, water resources, wildlife and habitat.

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#### *2.4 TRANSPORTATION*

This section will evaluate the Proposed Action for any potential effects on the local road network, and mass transit, specifically regarding the proposed zoning district changes.

#### *2.5 INFRASTRUCTURE*

This section will focus on the Village's water supply and wastewater infrastructure. The assessment will provide an overview of existing conditions within the Village and an analysis of the infrastructure with and without the Proposed Action.

#### *2.6 MUNICIPAL SERVICES*

This section will discuss the community services available to Village residents and provide a qualitative assessment of potential impacts that may result from the Proposed Action.

#### *2.7 ECONOMIC DEVELOPMENT*

This section will examine the potential impact of economic development strategies set forth in the Comprehensive Plan.

### **CHAPTER 3 ANALYSIS OF ALTERNATIVES**

This chapter will identify and evaluate the No Action alternative, that is, the future without the Proposed Action via build out under existing zoning. This chapter may also discuss additional potential alternatives for key development areas in the Village.

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**CHAPTER 4 GROWTH-INDUCING IMPACTS**

This chapter will describe any potential that the Proposed Action may have for triggering further development in the Village.

**CHAPTER 5 ADVERSE IMPACTS THAT CANNOT BE AVOIDED**

This chapter will describe any potential adverse impacts that cannot be avoided as a result of the Proposed Action.

**CHAPTER 6 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

This chapter will identify and evaluate the extent to which the Proposed Action may cause a loss of environmental resources, both in the immediate future and in the long term, addressing generic components.

**CHAPTER 7 APPENDICES**

The Appendices will include the following, as necessary:

- SEQR documentation (Positive Declaration, DGEIS Scope, Notices, Village Board Resolutions)
  - General project correspondence
  - References
  - Full size maps and other supporting material.
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