

State Environmental Quality Review
Determination of Significance
POSITIVE DECLARATION
Notice of Intent to Prepare a
Draft Generic Environmental Impact Statement (DGEIS)
for the Proposed Creation of the Multi-Family Senior Citizen Floating Overlay
Zone

Date 7/31/2013

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 **City of Mount Vernon City Council**, as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

Name of Action: Creation of a Senior Citizen Housing Floating Overlay Zone

SEQR Status: Type 1

Scoping: No Yes

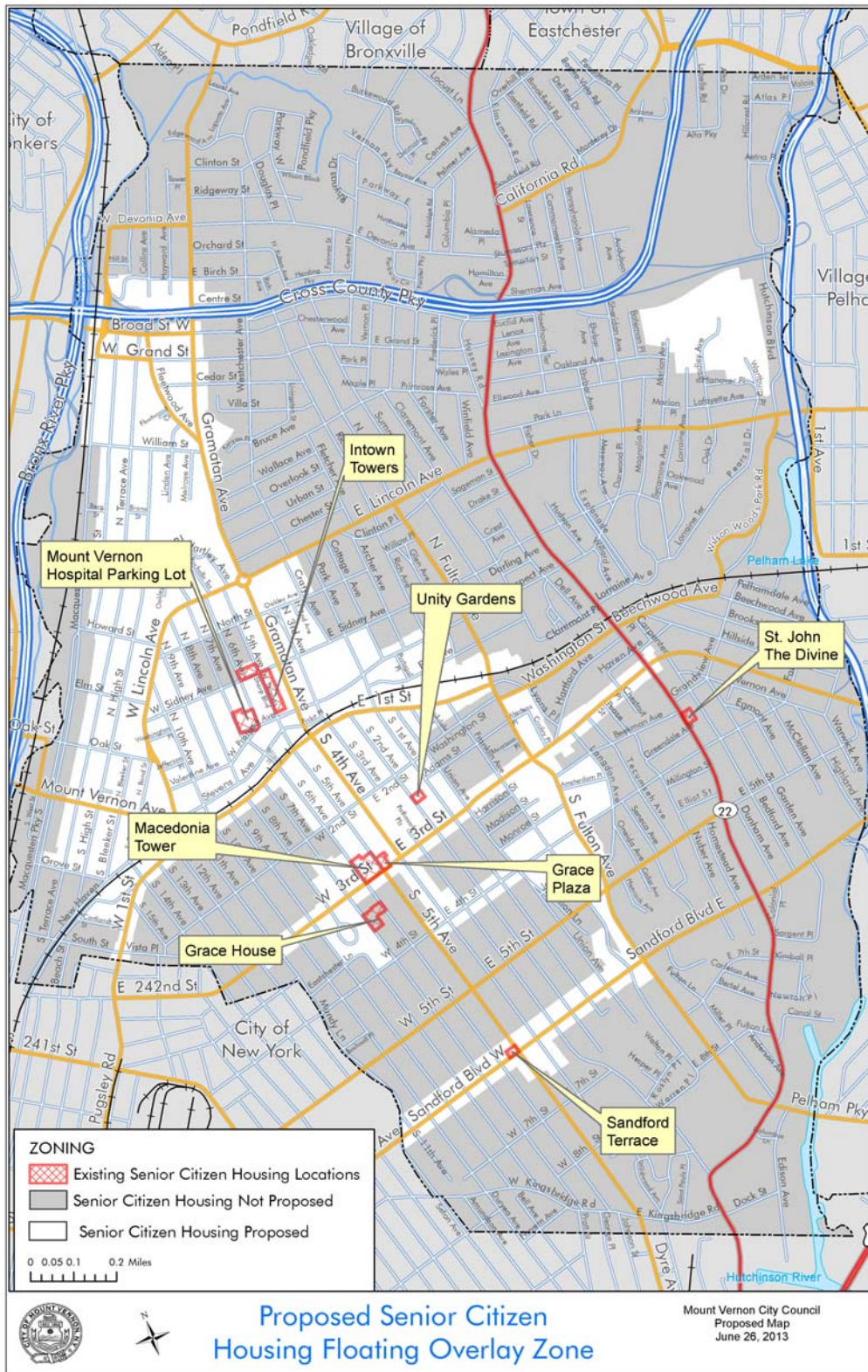
If yes, indicate how scoping will be conducted:

Formal Scoping will be conducted. A Draft Scoping Document has been prepared and is available on the City's website at www.cmvny.com. Copies are also available at the City Clerk's Office. Such Document will be forwarded to all Interest Agencies, through publication of a "Notice of Scoping" in the City's official newspaper (The Journal News). A scoping hearing has been scheduled for August 27, 2013 at 7:00pm at Mount Vernon City Hall, 1 Roosevelt Square, Mount Vernon, New York 10550. Written comments will also be accepted until 12:00pm on September 6, 2013.

Description of Action:

The proposed action consists of zoning amendments which affect the permitting and construction of senior citizen housing within the City of Mount Vernon. The zoning amendments are intended to provide greater clarity on regulatory aspects, as contrasted to a construction or development project on a specific site. No construction or change in land use is proposed or planned in association with the proposed action. The proposed action consists of the review, adoption and implementation of a Local Law amending Chapter 267, Zoning of the City Code of the City of Mount Vernon. The proposed action is a direct legislative action by the City Council of the City of Mount Vernon.

Location:



Reasons Supporting This Determination:

The aforementioned potential environmental affects are determined based on the following:

- The proposed creation of the Senior Citizen Housing Ordinance would directly affect land use surrounding any specific projects that may result from its adoption. Therefore, the potential for the proposed project to affect land use, zoning and public policy will be examined.
- The proposed project would result in new buildings that may cast shadows on the surrounding structures. Therefore, shadow assessments will be performed for the individual sites that seek this zoning designation. Also, shadows were a major consideration taken into account during the construction of this ordinance.
- After the adoption of the ordinance, an analysis of the project's potential effects on historic, architectural and cultural resources will be performed for any project seeking this designation.
- As a result of the adoption of this ordinance, new buildings may require physical deviations to what would be allowed under the adopted ordinance. Since these differences will be visible by pedestrians from street level, a preliminary assessment of urban design and visual resources will be undertaken.
- The proposed ordinance may create a burden on the existing sewer (stormwater and sanitary) infrastructure. Therefore, an analysis of potential effects on this infrastructure will be provided.
- Neighborhood character is determined by a number of factors, including: land use, zoning, public policy; historic, architectural and cultural resources; urban design and visual resources. As the ordinance seeks to establish the orderly development of change that could affect the character of the surrounding area, an assessment of neighborhood character will be provided.

For Further Information:

Contact Person: George Brown, City Clerk

Address: City of Mount Vernon
City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

Telephone Number: (914) 665-2352

A copy of this notice must be sent to:

- Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1750

Chief Executive Officer

- Mayor Ernest D. Davis
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10550

Interested Agencies:

1. New York State Department of Environmental Conservation
Commissioner
50 Wolf Road
Albany, NY 12233
2. New York State Department of Environmental Conservation Region # 3
21 South Putt Corners Road
New Plaza, NY 12561-1696
3. New York State Division of Housing and Community Renewal
Commissioner
Hampton Plaza
38-40 State Street
Albany, NY 12207
4. New York State Housing Trust Fund Corporation Environmental Analysis
Unit
Hampton Plaza
38-40 State Street
Albany, NY 12207
5. New York State Housing Finance Agency
Attn: Len Sebney
641 Lexington Avenue
New York, NY 10022
6. New York State Department of Transportation
SEQR Unit
Traffic Engineering & Safety Division
4 Burnett Boulevard
Poughkeepsie, NY 12603

7. Westchester County Department of Health
145 Huguenot Street, 8th Floor
New Rochelle, NY 10801
8. Westchester County Board of Legislators
148 Martine Avenue, Room 800
White Plains, New York 10601
9. Chairman, Westchester County Planning Board
148 Martine Avenue, Room 432
White Plains, New York 10601
10. Westchester County Planning Department
Attn: Lukas Herbert
148 Martine Avenue, Room 432
White Plains, NY 10601
11. City of Mount Vernon Zoning Board of Appeals
City Hall- 1 Roosevelt Square
Mount Vernon, NY 10550
12. City of Mount Vernon Urban Renewal Agency
City Hall- 1 Roosevelt Square
Mount Vernon, NY 10550
13. City of Mount Vernon Planning Board
City Hall- 1 Roosevelt Square
Mount Vernon, NY 10550
14. City of Mount Vernon Architectural Review Board
City Hall- 1 Roosevelt Square
Mount Vernon, NY 10550

The Following City of Mount Vernon Departments:

Board of Water Supply
Building Department
Department of Public Works
Fire Department
Law Department
Police Department

The Following Neighboring Municipalities:

1. Village of Pelham
Village Clerk
195 Sparks Avenue
Pelham, NY 10803
2. Village of Pelham Manor
Village Clerk
4 Penfield Place
Pelham Manor, NY 10803
3. Village of Bronxville
Village Clerk
200 Pondfield Road
Bronxville, NY 10708
4. Town of Pelham
Town Clerk
34 Fifth Avenue
Pelham, NY 10803
5. Town of Eastchester
Town Clerk
40 Mill Road
Eastchester, NY 10709
6. City of New Rochelle
City Clerk
515 North Avenue
New Rochelle, NY 10801
7. City of Yonkers
City Clerk
Attn: Lee Ellman
40 South Broadway
Yonkers, NY 10701
8. New York City
Department of City Planning
Bronx Borough Office
Attn: Dana Driskell
One Fordam Plaza, 5th Floor
Bronx, NY 10458-5891

Any person requesting a copy

- None to date

All Involved agencies

- Mount Vernon City Council
1 Roosevelt Square
Mount Vernon, NY 10550

Applicant (If any)

- None

This notice has also been forwarded for publication in the Environmental Notice Bulletin.