

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
NEGATIVE DECLARATION**

This negative declaration has been prepared in accordance with article 8 of the New York State Environmental Conservation Law. The Village of Irvington, as lead agency, has determined that the proposed action, described below, will not have a significant effect on the environment and, therefore, a Draft Environmental Impact Statement will not be prepared.

- Lead Agency: Village of Irvington Board of Trustees, 85 Main Street,
Irvington NY 10533
- Contact Person: Lawrence Schopfer, Village Administrator, 85 Main Street,
Irvington NY 10533
- Project Location: All Multifamily Residence District (MF) zoned property
- Date of Declaration: December 7, 2015
- SEQRA Classification: Type I
- Description of Action: Amendments to the Definitions section of the Zoning Code and the Multifamily Residence District (MF) regulations, Article VI of the Zoning Code, to permit attached one-family dwellings as a principal permitted use and to modify the coverage, building separation, and parking requirements, specifically:
1. To list as a permitted use "Attached one-family dwellings."
 2. To provide the same yard requirements for attached one-family dwellings as for three-or-more-family dwellings.
 3. To provide that the setback requirements for attached one-family dwelling developments apply to the development as a whole rather than to the individual buildings.
 4. To permit attached one-family dwelling developments to cover 18% of the area of the lot, except that a bonus of up to 2% may be allowed for the adaptive reuse of a building that the Architectural Review Board determines to be of local historical significance.
 5. To require 15 feet of separation between attached one-family dwellings.
 6. To require two parking spaces for each one-family dwelling.

Reasons Supporting
the Determination:

1. The zoning amendments will not have any impact on land. They do not involve construction, nor the physical alteration of, any land surface, nor do they permit the construction of more dwelling units than current zoning permits.
2. The zoning amendments will not have any impact on any geological features, because they do not involve any construction or demolition, nor do they permit the construction of more dwelling units than current zoning permits.
3. The zoning amendments will not have any impacts on surface water or ground water or flooding, because they do not involve any construction or otherwise affect surface water or ground water, nor do they permit the construction of more dwelling units than current zoning permits.
4. The zoning amendments will not have any impacts on air, plants, animals, or aesthetic resources because they do not involve any construction or demolition, nor do they permit the construction of more dwelling units than current zoning permits.
5. The zoning amendments will not have any negative impacts on aesthetic resources. They may have positive impacts in that they will permit more visually attractive buildings.
6. The zoning amendments will not have any negative impacts on archeological resources because they do not involve any construction or demolition, nor do they permit the construction of more dwelling units than current zoning permits.
7. The zoning amendments will not have any impact on open space and recreation, because they will not result in a loss of recreational opportunities or a reduction of a Village-designated open space resource.
8. Part of the Multifamily Residence (MF) District is adjacent to the Hudson River, but the zoning amendments would have no impact on the River, because they do not permit the construction of more dwelling units than current zoning permits.
9. The zoning amendments will not have any impact on transportation; they will not result in a change to existing transportation systems.

10. The zoning amendments will not cause an increase in the use of any form of energy because they do not permit the construction of more dwelling units than current zoning permits.

11. The zoning amendments will not result in an increase in noise, odors or outdoor lighting because they do not permit the construction of more dwelling units than current zoning permits.

12. The zoning amendments will not have any impact on human health because they do not involve exposure to new or existing sources of contaminants.

13. The zoning amendments are consistent with the Comprehensive Plan and community character. The MF District is described in the Comprehensive Plan as “high density,” and the amendments do not alter that. Density would not be changed by these amendments. The amendments permit significantly less coverage than that of the existing multifamily buildings in the Multifamily Residence (MF) Zoning District, and reflect the coverage of attached and clustered one-family dwellings in other zoning districts.

Conclusion:

The Board of Trustees has completed a careful and thorough review of the identified areas of environmental concern. Based on its extensive review, and governed by the rule of reasonableness, the Board of Trustees issues this Negative Declaration, concluding that the particular facts and circumstances of the proposed zoning amendments do not call for the preparation of a full environmental impact statement.