

Project: Cong. Yetev Lev D'Satma

Date: July 25, 2024

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

By this Application, the Applicant seeks several variances in connection with the enlargement of its house of worship (HOW) located at 1 Roanoke Dr, which is in the Village's RB District. The Applicant reports that its membership is growing, and it is enlarging its 5,800 SF HOW by an additional 3,760 SF. In connection with the enlargement of its HOW, the Applicant will also need to obtain site plan approval. The variances sought are: (a) Front Yard reduction from 45' to 12.5'; (b) Minimum Side Yard reduction from 30' to 13.5'; (c) Both side yard reduction from 80' to 42.2'; (d) Maximum Height increase from 2 stories to 3 stories; (e) Maximum Height increase from 35' to 42'; and (f) Parking reduction from 73 spaces to 29 spaces. The request for a variance as to parking spaces is being withdrawn. The Village Planner reports that there is no need for the bulk area variances noted in (a), (b), and (c).

As to the remaining request for a variance ((e) height), no moderate or large potential environmental impacts were identified in connection with the review of this application. No adverse impacts, such as scenic, visual and/or community character will adversely be impacted, as a prominent HOW is consistent with the character of a residential neighborhood, such as where the site is located.

Therefore, based on the Board's review of the plans, application and supporting materials submitted to the Board by the applicant, the Environmental Assessment Form (Parts 1 & 2), technical review comments issued by the Board's consultants, the Board's familiarity with the site and surrounding areas, any relevant public comment, and after giving due consideration to the criteria for determining significance set forth in 6NYCRR§ 617.7 (c), the Board determined (a) the Project described herein will not result in any significant adverse impact to the environment, (b) will reasonably comply with the permissible objectives of applicable law and Zoning codes of the Village, and (c) there are no significant adverse environmental impacts and, therefore, this Negative Declaration is hereby issued.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Zoning Board of Appeals - Village of South Blooming Grove

July 25, 2024

Name of Lead Agency

Date

Chairman

Yohoshua Bittman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM