

**SEQRA NEGATIVE DECLARATION
RESOLUTION OF THE VILLAGE OF PORT CHESTER PLANNING COMMISSION**

APRIL 29, 2019

**New Broad Street & William Street
Section 142.38 Block 1 Lot 43
Case #2018-0180**

WHEREAS, the Village of Port Chester Planning Commission is in receipt of Site Plan and Special Exception applications (the “Application”) for New Broad Street & William Street submitted on behalf of Post Road Iron Works (the “Owner”) by Aldo Vitagliano (the “Applicant”) specifically known and designated as Section 142.38, Block 1, Lot 43 on the Town of Rye Tax Map (the “Site”); and

WHEREAS, the Site is located in the C5 Train Station Mixed Use zoning district; and

WHEREAS, the Application includes the redevelopment of an existing 1.44-acres Site, including the construction of a new 7-story, 180-unit housing development (the “Project”); and

WHEREAS, the Project is proposed to consist of 34 studios, 85 one-bedroom units, 61 two-bedroom units, 174 parking spaces reserved for residents, and 50 parking spaces on the first floor to be available to the public; and

WHEREAS, on October 29, 2018, the Planning Commission declared its Intent to Act as Lead Agency for the Proposed Action pursuant to Part 617 of the regulations implementing the State Environmental Quality Review Act (“SEQRA”), Article 8 of the Environmental Conservation Law; and

WHEREAS, the Notice of Intent to Act as Lead Agency was circulated to all Interested and Involved Agencies; and

WHEREAS, the Village did not receive responses from any of the Involved agencies objecting to the Planning Commission acting as Lead Agency within the 30-day response period; and

WHEREAS, the Proposed Action is designated as an “Unlisted Action” pursuant to SEQRA; and

WHEREAS, in furtherance of the Proposed Action, the Applicant has submitted a Full Environmental Assessment Form (“FEAF”) Part 1, together with supporting materials; and

WHEREAS, pursuant to and in accordance with SEQRA, the Village Department of Planning & Economic Development has prepared SEAF Parts 2 and 3 with respect to the Proposed Action for consideration by the Planning Commission; and

WHEREAS, the Planning Commission has reviewed and carefully considered the FEAF, the submissions made by the Applicant, public comments, and materials produced by Village Staff.

NOW, THEREFORE, be it

RESOLVED, that pursuant to SEQRA, the Planning Commission, as Lead Agency, has determined that the proposed Unlisted Action will not result in any significant adverse impact on the environment for the reasons enumerated in the attached Negative Declaration.

On a motion of Commissioner _____, Seconded by Commissioner _____, this resolution was approved by the following vote:

AYES: _____
NAYES: _____
ABSTAINED: _____
ABSENT: _____

Anthony Baxter, Chairman

Date