



**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Site plan approval for a proposal to construct a five story, 163 room hotel and a one story 6,400 sq. ft. restaurant at 109 Marbledale Road, Tuckahoe NY, Section 35, Block 1, Lot 1A. 208 on-site parking spaces and loading areas will serve both buildings. The property is presently vacant land which was formerly part of the Marbledale Quarry.

A Full Environmental Assessment Form (EAF) Part 1, dated 11/21/2014 was completed by the Applicant for the proposed action and was subsequently reviewed by the Village Planning Board and its planning consultants. The Planning Board has reviewed the criteria for determining significance and has determined that there are there is a potential impact to the environment that may result from this development.

The site is a brownfield site and has been approved into the Brownfield Cleanup Program (BCP) with the New York State Department of Environmental Conservation (DEC) on April 18, 2014. In order to achieve the tax credits available through the program, DEC and the N.Y.S. Department of Health (DOH) must sign off on the potential clean-up or capping of the site. If the remediation is done to DEC and DOH standards, there should be a beneficial environmental impact. The site plan approval may have an impact as a parking lot can provide a cap to the site. There are no other significant adverse impacts expected to result from the proposed action. Accordingly, this EAF is for a Conditioned Negative Declaration, in which the Planning Board's required condition is that all DEC and DOH standards are met.

According to the statewide inventory of archaeological resources, maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation, the project site is located within an area considered to be sensitive with regard to archaeological resources. However, this project is located upon a previously disturbed lot and vacant lot within an urban area. Therefore, no impacts to archaeological resources would result as a result of this action.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:

☐ Type I

☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part I

☒ Part 2

☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Planning Board \_\_\_\_\_ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☒ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

The site is a brownfield site and has been approved into the Brownfield Cleanup Program (BCP) with the New York State Department of Environmental Conservation (DEC) on April 18, 2014. In order to achieve the tax credits available through the program, DEC and DOH must sign off on the potential clean-up or capping of the site. If the remediation is done to DEC and DOH standards, there should be a beneficial environmental impact. The site plan approval may have an impact as a parking lot can provide a cap to the site. There are no other significant adverse impacts expected to result from the proposed action.

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Marriott SpringHill Suites Site Plan Approval

Name of Lead Agency: Tuckahoe Village Planning Board

Name of Responsible Officer in Lead Agency: Ann Marie Ciaramella

*Ann Marie Ciaramella 7/23/15*

Title of Responsible Officer: Chair, Tuckahoe Village Planning Board

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

*[Signature]*

Date: 7/22/15

**For Further Information:**

Contact Person: Bill Williams

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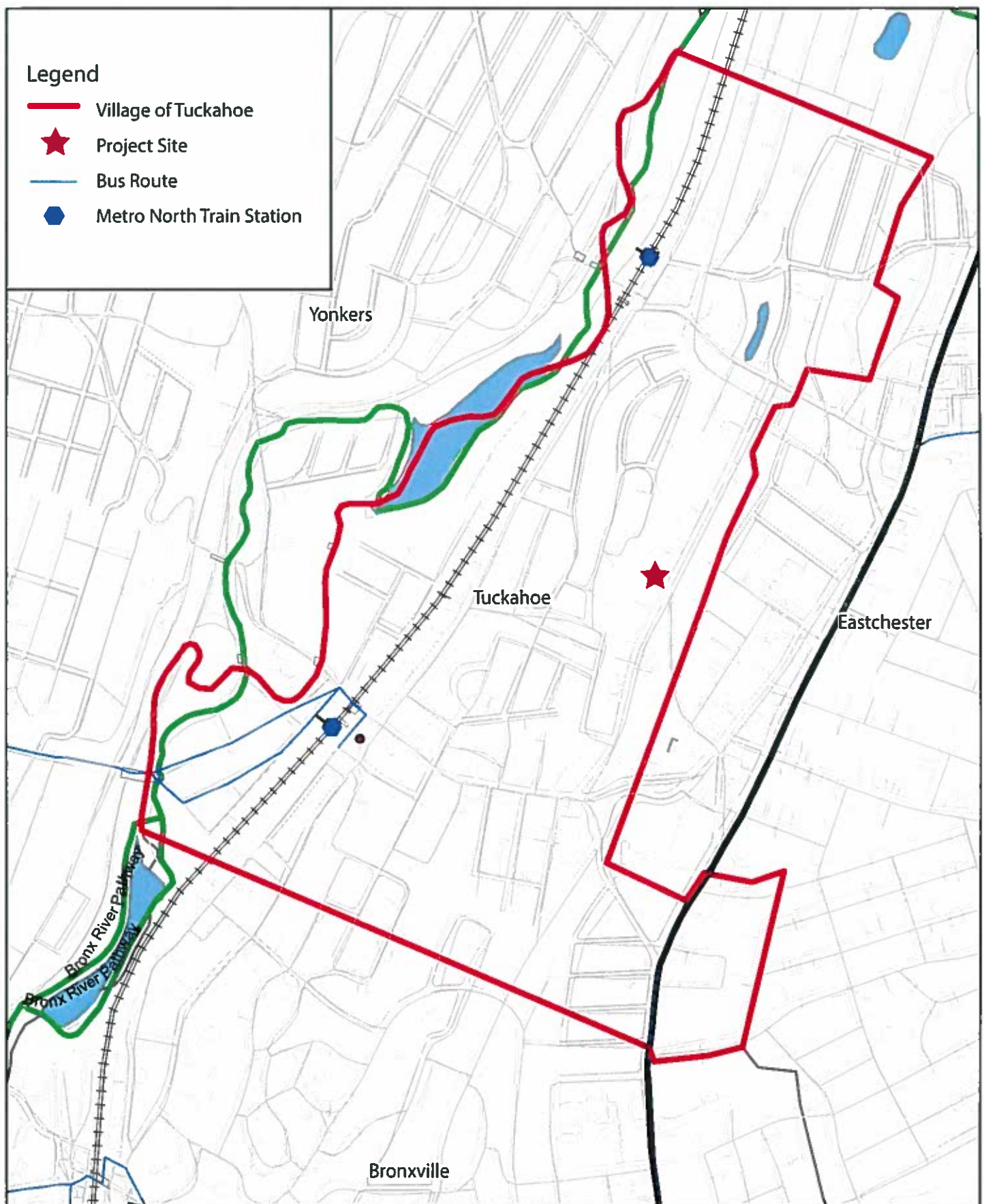
**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any) New York State Department of Environmental Conservation

Applicant (if any) New York State Department of Health

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



MARriot SPRINGHILL SUITES (109 MARBLEDAL ROAD)

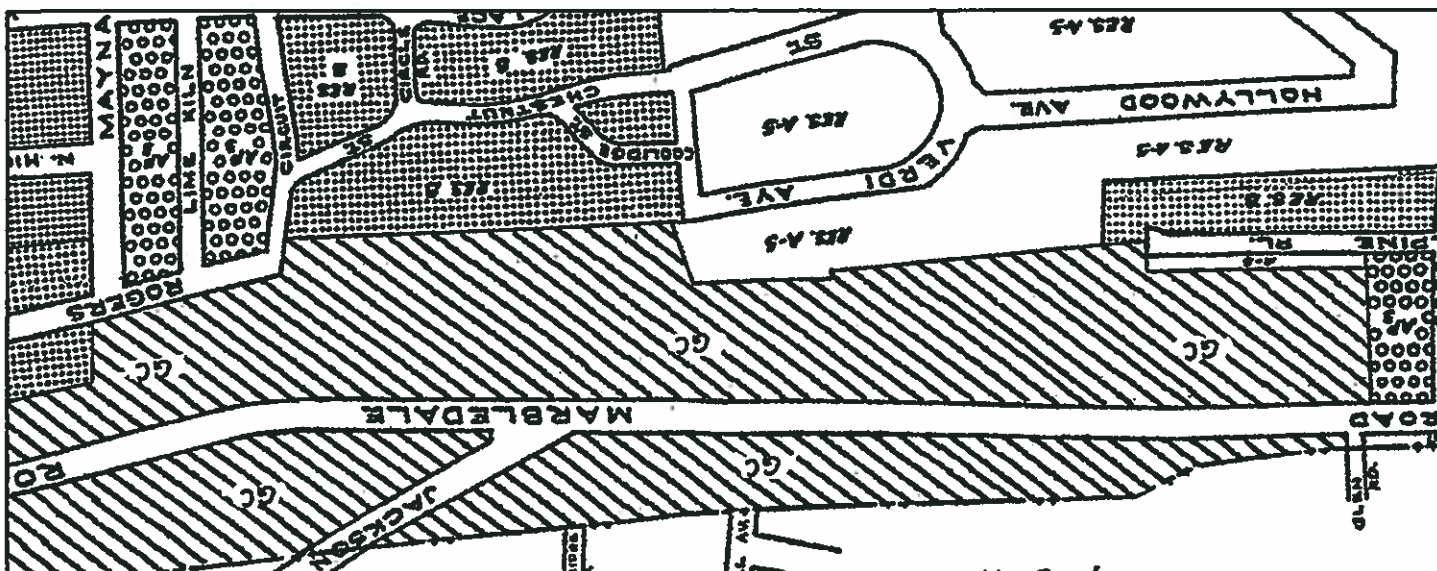
FIGURE 1: PROJECT SITE LOCATION

VILLAGE OF TUCKAHOE, NY

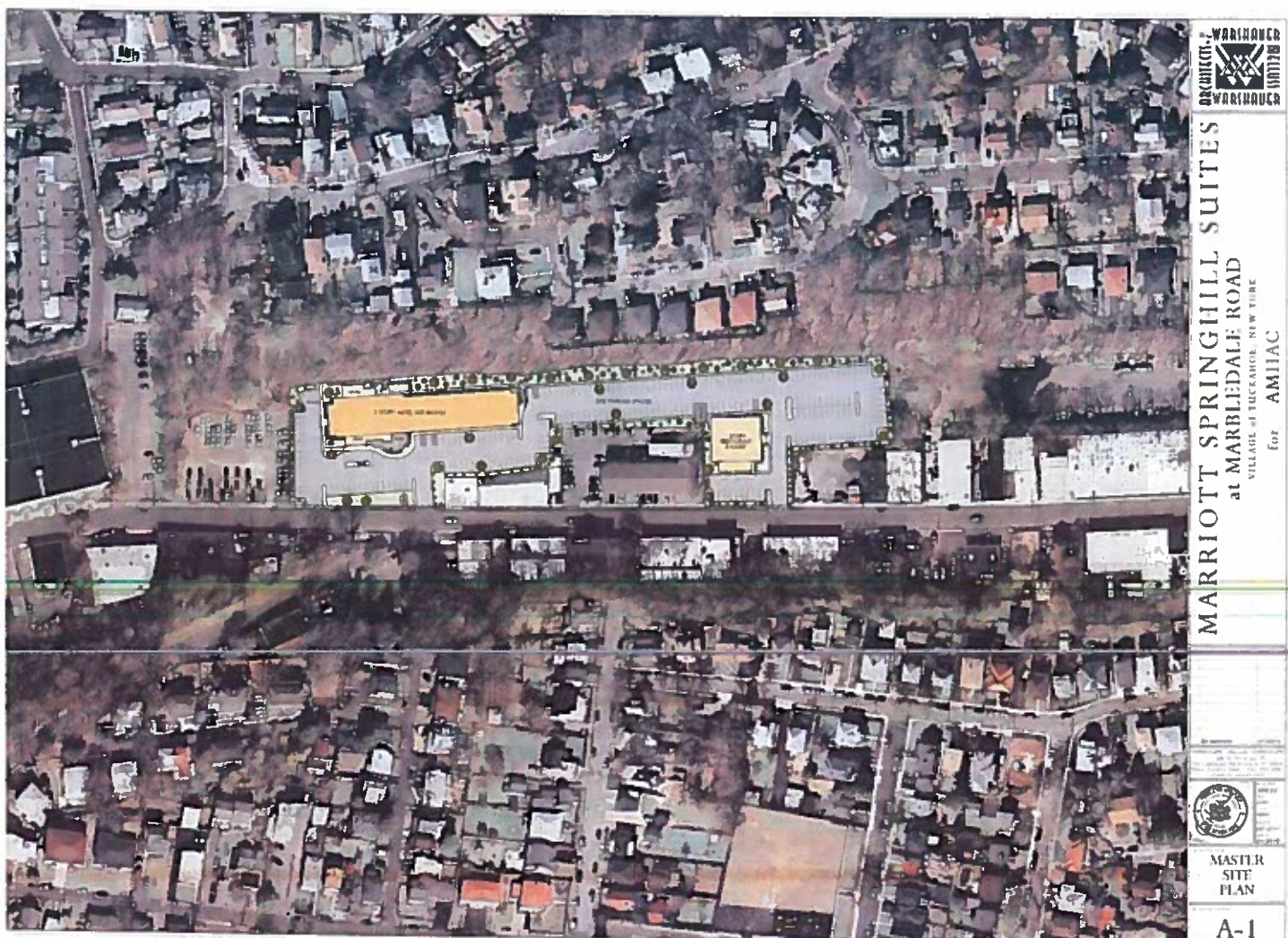
Source: Village of Tuckahoe, 2007; Westchester County Geographic Information Systems; Google Earth; BFJ Planning, 2014







Village of Tuckahoe Zoning Map



Marriott Springhill Suites Site Plan

MARRIOT SPRINGHILL SUITES (109 MARBLEDALE ROAD)

FIGURE 2: PROJECT SITE LOCATION

VILLAGE OF TUCKAHOE, NY

Source: Village of Tuckahoe, Washner Bellus Washner Architects

