



Rockland PLUS

**CONSIDERING THE ENVIRONMENT DURING PLANNING: SEQRA ASSESSMENT**

Every development plan must be reviewed as part of the State Environmental Quality Review Act (SEQRA) process.

**As you plan your project consider how to minimize any environmental impact.**

Topic	Issues to consider in the development of your project (note not every item below will relate to your project plan.)	Will your planning address listed concerns?	Explain how your development plans will address this issue, and if need be mitigate/make changes that will reduce any negative impacts.
<b>Built Infrastructure: building density &amp; heights</b>  <b>5 Cs of Planning:</b> *Community Character *Compatibility *Conservation *Capacity *Consistency	<p><i>• Design concerns – Consider as you plan if any building you propose will be the right height and density for the area? (Will proposed buildings block the view for existing residents?). Remember the 5 Cs of Planning from the website and consider them as you plan.</i></p>		
<b>Historic Preservation</b>	<p><i>• Think of Community Character - plan to match existing landscaping and architectural features and retain the same feel and sense. What about preserve historic markers or structures?</i></p>		
<b>Population Density</b>	<p><i>Will an influx of people to your target area impact the neighboring people and uses? How can you minimize the impact of your plan?</i></p>		

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Affordable Housing	<ul style="list-style-type: none"> <li>• <i>If housing is part of your plan can it include affordability? Can you plan for a mix of types and costs (single family, condos, apartments)? Is housing paired with other uses (such as commercial)?</i></li> </ul>		
Transportation - Walkable Community	<ul style="list-style-type: none"> <li>• <i>How can you plan so you don't add more traffic to the local roads than they can handle?</i></li> <li>• <i>Can public transit be part of the plan?</i></li> <li>• <i>Focus on safety and walkability for all ages.</i></li> </ul>		
Water Usage: Groundwater	<ul style="list-style-type: none"> <li>• <i>Is there adequate water available for this use?</i></li> <li>• <i>Have you planned to manage/limit the water usage?</i></li> </ul>		
Runoff	<ul style="list-style-type: none"> <li>• <i>Have you considered permeable surfaces (rain gardens, limited asphalt, built swales<sup>1</sup> to collect water before it runs off)</i></li> </ul>		

<sup>1</sup> A **swale** is a low section of land built into a landscaped area that is designed to collect, slow and hold water. The goal is to stop water from 'sheeting' too quickly causing excessive runoff. The term can refer to a natural landscape feature or one that is created.

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Soil	<ul style="list-style-type: none"> <li>• <i>Have you looked at prior use of the site? Are there concerns about contamination that might limit plans for reuse of the site?</i></li> </ul>		
Plant Use & Animal Habitat	<ul style="list-style-type: none"> <li>• <i>Should the project include parkland? If so how much space should be included, and should it be recreational or open space?</i></li> <li>• <i>Can you protect existing open areas?</i></li> <li>• <i>Can you protect existing plants and animals (especially native or threatened)</i></li> </ul>		
Pollutants – Air, Light, Noise?	<ul style="list-style-type: none"> <li>• <i>How can you plan to reduce air quality impacts? Impacts from lighting to neighboring homes, or wildlife? Increase noise levels?</i></li> </ul>		
Energy Use	<ul style="list-style-type: none"> <li>• <i>Think of how you can minimize the overall demand for energy in the region?</i></li> <li>• <i>Can you generate renewable energy onsite?</i></li> </ul>		
Sewage treatment	<ul style="list-style-type: none"> <li>• <i>How will you deal with sewage that is generated? Is there capacity or a plan for the added waste or can it be treated onsite?</i></li> </ul>		
Other Items	<ul style="list-style-type: none"> <li>• <i>What else might be a community or neighborhood impact? Consider environmental, social or economic?</i></li> </ul>		