

# Westchester County Department of Planning

## FAIR AND AFFORDABLE (FAH) SITE FACTOR ASSESSMENT

This document is designed to assist in determining whether the proposed parcel may be suitable for a FAH project. The determination of suitability will be conducted with information that is currently available.

### PARCEL INFORMATION

<b>Date received:</b>	<b>Site visit date:</b>	
<b>Date review completed:</b>		
<b>Staff:</b>	<b>Staff:</b>	
<b>Parcel Street Address, Municipality</b>		
<b>Parcel Section-Block-Lot</b>	<b>20-digit PINSBL (if available)</b>	
<b>Name of Owner</b>	<b>Telephone</b>	
<b>Name of Contact (if different than owner)</b>	<b>Telephone</b>	
<b>Mailing Address</b>		
<b>City/PO</b>	<b>State</b>	<b>Zip Code</b>
<b>Email</b>		
<b>Other:</b>		

### A. PHYSICAL CHARACTERISTICS

Physical setting of parcel, both developed and undeveloped areas.

1. Present land use:     Vacant     Industrial     Commercial     Residential (suburban)     Rural (non-farm)  
                                   Forest     Agriculture     Other (include RPS CODE) \_\_\_\_\_

**SOURCE: County Land Use Data**

2. Total parcel area: \_\_\_\_\_ in  acres  square feet.

Area of physical features:

- |   |       |                                |                                      |
|---|-------|--------------------------------|--------------------------------------|
| Meadow or Brushland (non-agricultural)                      | _____ | <input type="checkbox"/> acres | <input type="checkbox"/> square feet |
| Forested  | _____ | <input type="checkbox"/> acres | <input type="checkbox"/> square feet |
| Agricultural (includes orchards, cropland, pasture, etc.)   | _____ | <input type="checkbox"/> acres | <input type="checkbox"/> square feet |
| Wetland (freshwater or tidal as per Articles 24, 25 of ECL) | _____ | <input type="checkbox"/> acres | <input type="checkbox"/> square feet |
| Water Surface Area  | _____ | <input type="checkbox"/> acres | <input type="checkbox"/> square feet |
| Hydric Soils  | _____ | <input type="checkbox"/> acres | <input type="checkbox"/> square feet |
| Roads, buildings and other paved surfaces                   | _____ | <input type="checkbox"/> acres | <input type="checkbox"/> square feet |

**SOURCE: County GIS Data**

3. Parcel Dimensions:  Irregular     Flag  
 Frontage: \_\_\_\_\_  
 Side: \_\_\_\_\_  
 Side: \_\_\_\_\_  
 Rear: \_\_\_\_\_

**SOURCE: County GIS Data or survey if provided**

4. Physical dimensions and scale of parcel (fill in dimensions as appropriate)
- a. If residential: Existing number and type of housing units:  
     One Family: \_\_\_\_\_ Two Family: \_\_\_\_\_ Multiple Family: \_\_\_\_\_
  - b. Existing number and type of non-residential buildings: \_\_\_\_\_

- c. Dimensions (in feet) of largest existing structure \_\_\_\_\_ height; \_\_\_\_\_ width; \_\_\_\_\_ length.
- d. Linear feet of street frontage? \_\_\_\_\_ ft.

SOURCE: County GIS data or survey, if provided

**B. ENVIRONMENTAL CHARACTERISTICS**

- 1. Are bedrock outcroppings visible on aerial photos of parcel?  Yes  No

SOURCE: County GIS data

- 2. Approximate percentage of parcel with slopes:  0-10% \_\_\_\_\_%  10-15% \_\_\_\_\_%  15% or greater \_\_\_\_\_%

SOURCE: County GIS data

- 3. Is the parcel located over a primary, principal, or sole source aquifer?  Yes  No

SOURCE: County GIS data

- 4. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)

Yes  No If yes, describe \_\_\_\_\_  
 \_\_\_\_\_

SOURCE: County GIS data

- 5. What watershed (s) is the parcel located in? \_\_\_\_\_

SOURCE: County GIS data

- 6. Name streams within or contiguous to parcel: \_\_\_\_\_

- a. Name of Stream and name of River to which it is tributary \_\_\_\_\_

- b. If in NYC watershed, are there streams within 250 feet of parcel?

SOURCE: County GIS data, or survey if provided

- 7. Lakes, ponds, wetland areas within or contiguous to parcel:

- a. Name \_\_\_\_\_

- b. Size (in acres) \_\_\_\_\_

- c. If in NYC watershed, are there waterbodies (might just be reservoir) within 500 feet?

SOURCE: County GIS data

- 8. Does a mature forest (over 100 years old) of 10 acres or more exist on the parcel?  Yes  No

SOURCE: County GIS data

- 9. Has the parcel ever been used for the disposal of solid or hazardous wastes?  Yes  No

- a. Is the parcel adjacent to a parcel that has been used for disposal of solid or hazardous wastes?  Yes  No

SOURCE: County GIS data, NYSDEC OR WCDOH

- 10. Is project or any portion of parcel located in a 1% Annual Chance Flood Hazard Area?  Yes  No

SOURCE: FEMA

- 11. Is the site located in or substantially contiguous to a Critical Environmental Area?  Yes  No

SOURCE: County GIS data

- 12. Is the parcel located within a NYS Division of Coastal Resources designated Coastal Area?

SOURCE: County GIS data or ??

**C. ZONING**

SOURCE: County GIS data, General Code and final confirmation of some items by municipality

- 1. What is the zoning classification (s) of the parcel? \_\_\_\_\_

- a. Zoning classification confirmed by municipality?  Yes  No

- b. Legal nonconforming use?  Yes  No

- c. Legal conforming lot?  Yes  No

- 2. Does parcel have an approved planning or zoning decision?  Yes  No

- a. If yes, indicate type of decision:

zoning amendment  zoning variance  special use permit  subdivision  site plan

new/revision of master plan  resource management plan  other \_\_\_\_\_

- b. Date of decision: \_\_\_\_\_

- c. Description of decision: \_\_\_\_\_

3. Maximum buildable area of the site if developed as permitted by the present zoning:
  - a. Total Parcel Area: \_\_\_\_\_
  - b. Reduction of wetlands: \_\_\_\_\_
  - b. Reduction of steep slopes: \_\_\_\_\_
  - c. Set back from wetlands: \_\_\_\_\_
  - d. Dimensional setbacks:
    - Front yard: \_\_\_\_\_
    - Side yard: \_\_\_\_\_
    - Side yard: \_\_\_\_\_
    - Rear yard: \_\_\_\_\_
  - e. Total Buildable Area: \_\_\_\_\_
4. If the parcel could be subdivided under current Zoning, how many lots could be proposed? \_\_\_\_\_
5. Does the municipality have floating zones?  Yes  No If yes, what is minimum size: \_\_\_\_\_
6. Is the parcel in close proximity to the Zoning District line?  Yes  No  
If yes, what is the adjacent Zoning District: \_\_\_\_\_
7. What is the maximum potential housing development of the parcel if developed as permitted by the adjacent Zoning District? \_\_\_\_\_
8. Is residential use consistent with the recommended uses in adopted local land use plans?  Yes  No
9. Is the site located in an agricultural district?  Yes  No
10. Is the parcel within 100 feet of a designated County Channel Line?  Yes  No

SOURCE: County GIS data

SOURCE: County GIS data

**D. TRANSPORTATION:**

1. Is the parcel connected to a sidewalk network?  Yes  No
2. Is the parcel within ½ mile of a train station?  Yes  No If yes, distance: \_\_\_\_\_
3. Is the parcel within ½ mile of a County bus line route?  Yes  No If yes, distance: \_\_\_\_\_
4. Is the parcel within ½ mile of a current bus stop?  Yes  No If yes, distance: \_\_\_\_\_
5. Road class: (check all that apply)
  - State highway
  - County road
  - arterial
  - collector
  - neighborhood
  - cul-de-sac

SOURCE: County GIS data

**E. WATER/WASTEWATER**

1. Wastewater: (check all that apply)
  - Public Sewer District. If checked, name: \_\_\_\_\_
  - Connected to private wastewater treatment plant If checked, name: \_\_\_\_\_
  - Sewered  On Septic
  - Parcel within ½ mile of private waste water treatment facility. If checked, name: \_\_\_\_\_
2. Water: (check all that apply)
  - In water district, if checked, name: \_\_\_\_\_
  - Served by public water supply  Served by well water
  - No onsite water

SOURCE: County GIS data

3. Stormwater facilities onsite?

SOURCE: County aerial data

### F. NEIGHBORHOOD CHARACTERISTICS

1. Adjacent land use

a. North:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other \_\_\_\_\_

Description: \_\_\_\_\_

b. East:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other \_\_\_\_\_

Description: \_\_\_\_\_

c. South:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other \_\_\_\_\_

Description: \_\_\_\_\_

d. West:  Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other \_\_\_\_\_

Description: \_\_\_\_\_

SOURCE: County GIS data

2. What are the predominant land uses and zoning classifications within a 1/4 mile radius of parcel?

\_\_\_\_\_

3. Is housing a compatible land use with adjoining/surrounding land uses within a 1/2 mile?  Yes  No

8. Is the parcel within 1/4 mile of a park or usable open space?  Yes  No If yes, name:

\_\_\_\_\_

9. Is the parcel substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places?  Yes  No

10. Is the parcel substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No

11. Is the parcel adjacent to a land use that routinely produce odors (more than one hour per day)?  Yes  No

12. Is parcel in close proximity to a land use that may produce operating noise exceeding the local ambient noise levels?  
 Yes  No

SOURCE: County GIS data