Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 1 Laveta Place Seawall Rehabilitation and Stair Access		
Project Location (describe and attach a general location map): 1 Laveta Place, Nyack, Rockland County, NY 10960; Tax Parcel 66.22-2-10; Hudson River waterfront.		
Brief Description of Proposed Action (include purpose or need): Rehabilitate deteriorated shoreline retaining structures and construct safe stair access from the residence to the shoreline. Work includes removal of existing soil, riprap and debris; precast retaining walls; a steel soldier-pile bulkhead; concrete stairs, landings and terraces; grading and fill; riprap toe protection; erosion controls; and site restoration. The related pier, gangway and floating dock shown in the broader design set are provided for context only and are not included in the Planning Board approval requested by this application. Purpose: long-term shoreline and slope stability, property protection, flood and erosion resilience, and safe shoreline access. See Section F.		
Name of Applicant/Sponsor: Indigo River Architecture and Engineering, D.P.C.	Telephone: 914-361-5248 E-Mail: dena@indigoriver.com	
Address: P.O. Box 731		
City/PO: Nyack	State: NY	Zip Code: 10960
Project Contact (if not same as sponsor; give name and title/role): Dena Prastos, AIA - President / Authorized Agent	Telephone: 914-361-5248 E-Mail: dena@indigoriver.com	
Address: P.O. Box 731		
City/PO: Nyack	State: NY	Zip Code: 10960
Property Owner (if not same as sponsor): Andreas Roy	Telephone: 415-774-6075 E-Mail: cynthiaweisberg@gmail.com	
Address: 1 Laveta Place		
City/PO: Nyack	State: NY	Zip Code: 10960

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐ Yes ☑ No		
b. City, Town or Village Planning Board or Commission ☑ Yes ☐ No	Village of Nyack Planning Board - Site Plan Approval and SEQR for seawall rehabilitation and stair access	July 2026
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☑ No		
d. Other local agencies ☑ Yes ☐ No	Village of Nyack Building Department - Building Permit and floodplain review for seawall rehabilitation and stair	June 2026
e. County agencies ☑ Yes ☐ No	Rockland County Planning - GML 239-m	August 2026 (projected)
f. Regional agencies ☐ Yes ☑ No		
g. State agencies ☑ Yes ☐ No	NYSDEC Permit 3-3924-00520/00001 (issued 3/7/2025; minor changes approved 5/29/2026); NYSDOS F-2024-0435; NYSOGS I-6680. See Section F.	2024-2026
h. Federal agencies ☑ Yes ☐ No	USACE NAN-2024-00694, issued 2/11/2025; current federal authorization status to be confirmed before construction. See Section F.	2/11/2025

i. Coastal Resources.

i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☑ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☑ No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☑ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No

If Yes, identify the plan(s):

Village of Nyack Local Waterfront Revitalization Program and Harbor Management Plan; New York State Coastal Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☑ Yes ☐ No

If Yes , identify the elements of the plan that are relevant to the action:

Village of Nyack Climate Vulnerability Assessment and Adaptation Plan: sea-level rise, storm surge, extreme precipitation, flooding and resilient waterfront infrastructure.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

SFR-1 (Single-Family Residential)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes, what is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Nyack Union Free School District

b. What police or other public protection forces serve the project site?

Town of Orangetown Police Department

c. Which fire protection and emergency medical services serve the project site?

Nyack Fire Department and Nyack Community Ambulance Corps

d. What parks serve the project site?

Village of Nyack Memorial Park; Nyack Beach State Park; Hook Mountain State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Existing single-family residential property with seawall rehabilitation and private stair access. Related overwater elements are not part of this application.

b. a. Total acreage of the site of the proposed action? 0.406 acres
b. Total acreage to be physically disturbed? 0.045 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.406 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum_____Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: 6 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 13 (approx.) height; Varies width; and 80 (approx.) length

iii. Approximate extent of building space to be heated or cooled: 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i. What is the purpose of the excavation or dredging? Retaining-wall replacement; stair and terrace foundations; grading and fill. No dredging.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): Quantity not yet available; no dredged sediment.
- Over what duration of time? TBD cubic yards; contractor to quantify before construction.

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Existing fill/soil, gravel, rock fragments, riprap and debris. Reuse suitable material; dispose of excess off site.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? 0.045 acres

vi. What is the maximum area to be worked at any one time? 0.02 acres

vii. What would be the maximum depth of excavation or dredging? 10 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

Regrade and stabilize disturbed areas; install clean structural fill as required; restore lawn/vegetation; maintain erosion controls until final stabilization.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

Hudson River tidal shoreline and adjoining river bottom at 1 Laveta Place.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

Reconstruct approximately 80 linear feet of shoreline-retaining structures generally along the existing alignment; install concrete stairs, landings and terraces and localized riprap toe protection. Approx. 1,979 sf of shoreline/upland disturbance is anticipated. No dredging or overwater structure is included in this action.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑ Yes ☐ No

If Yes, describe: Localized disturbance from soldier-pile installation and placement of riprap toe protection; temporary turbidity may occur. No dredging is proposed.

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

Use turbidity controls; work from land or at low tide where practicable; follow work windows; prevent spills; stabilize and restore disturbed areas.

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☑ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☑ No

If Yes:

i. Total anticipated liquid waste generation per day:_____gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or_____acres (impervious surface)

_____ Square feet or_____acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Temporary construction sources: excavator, delivery trucks and pile-driving equipment for the shoreline retaining system.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

None anticipated.

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)

None.

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- _____Tons/year (short tons) of carbon monoxide (CO)
- _____Tons/year (short tons) of oxides of nitrogen (NOx)
- _____Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____Tons/year (short tons) of volatile organic compounds (VOC)
- _____Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☑ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☑ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

iii. Parking spaces: Existing_____Proposed_____Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐Yes ☑No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:
- Monday - Friday: 8:00 AM - 6:00 PM
- Saturday: Limited, as permitted
- Sunday: None
- Holidays: None

ii. During Operations:
- Monday - Friday: No fixed hours
- Saturday: No fixed hours
- Sunday: No fixed hours
- Holidays: No fixed hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑Yes ☐No
If yes:
i. Provide details including sources, time of day and duration:
Temporary daytime noise from excavation, trucks and pile installation for the shoreline retaining system during the limited construction period.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☑No
Describe:

n. Will the proposed action have outdoor lighting? ☐Yes ☑No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No
Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s)_____ per unit time_____(e.g., month, year)
iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☑No
If Yes:
i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐Yes ☑No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

_____

- Operation:

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

_____

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ☑No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ☐No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑Urban ☐Industrial ☐Commercial ☑Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☑Aquatic ☐Other (specify):

ii. If mix of uses, generally describe:

Existing single-family residential parcel in an urban/suburban neighborhood, directly adjoining the Hudson River.

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	0.12	0.14	+0.02
• Industrial or manufacturing			
• Commercial			
• Residential	0.18	0.22	+0.04
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.09	0.03	-0.06
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)	0.02	0.02	0.00
• Other, Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☑ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If Yes, provide DEC ID number(s): C344067

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

Former Tidewater Terminal Site C344067 is within 2,000 ft. Cleanup is complete; the off-site parcel has an environmental easement. No known spill or remedial site is identified at 1 Laveta Place.

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If Yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 17.5 feet

b. Are there bedrock outcroppings on the project site? ☑Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? Approx. 5 %

c. Predominant soil type(s) present on project site:

Fine sand and silt with gravel/rock fragments	70 %
Silt and clay with rock fragments	30 %
	%

d. What is the average depth to the water table on the project site? Average: N/A feet

e. Drainage status of project site soils:

☑ Well Drained:	70 % of site
☑ Moderately Well Drained:	30 % of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	65 % of site
☑ 10-15%:	5 % of site
☑ 15% or greater:	30 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Hudson River Classification Tidal estuary; regulated navigable water
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑Yes ☐No

If Yes, name of impaired water body/bodies and basis for listing as impaired: Hudson River - impaired for PCBs and related fish-consumption impacts.

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☑Yes ☐No

k. Is the project site in the 500-year Floodplain? ☑Yes ☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Atlantic sturgeon	Striped bass	Waterfowl
Shortnose sturgeon	American eel	Songbirds
Bald eagle	Blue crab	Small mammals

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

Atlantic sturgeon (federal/NYS endangered); shortnose sturgeon (federal/NYS endangered); bald eagle (mapped sensitive species/habitat).

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑ Yes ☐ No

If Yes, give a brief description of how the proposed action may affect that use: _____

Shoreline construction may temporarily restrict a small nearshore work area; no long-term reduction in recreational fishing access or habitat is anticipated.

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☑No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☑Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☑No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☑Yes ☐No

If Yes:

i. Identify resource: Nyack Beach State Park and Hook Mountain State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Publicly accessible state parks and designated Hudson River scenic landscape.

iii. Distance between project and resource: Approx. 1.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☑No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐Yes ☑No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐Yes ☑No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐Yes ☑No

i. new noise sources or expansions/modification of existing noise sources;
- noise from operational sources
- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☐Yes	☑No
Solid Waste Management Facility	☐Yes	☑No
Hazardous Waste Management Facility	☐Yes	☑No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☑No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☑No
Waste Transporter	☐Yes	☑No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☑ Yes ☐ No

b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☑ Yes ☐ No

c. Is the proposed action in an area potentially affected by sea level rise? ☑ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought? ☐ Yes ☑ No

ii. temperature extremes (hot or cold)? ☐ Yes ☑ No

iii. extreme storms, including high winds? ☐ Yes ☑ No

iv. landslides? ☐ Yes ☑ No

v. coastal erosion? ☐ Yes ☑ No

vi. stormwater flooding? ☐ Yes ☑ No

vii. other climate or weather hazards? ☐ Yes ☑ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Indigo River Architecture and Engineering, D.P.C. Date July 30, 2026

Signature  Title Applicant / Authorized Agent

Full Environmental Assessment Form, Part 1

Section F: Additional Information | 1 Laveta Place Seawall Rehabilitation and Stair Access

Project address	1 Laveta Place, Nyack, Rockland County, New York 10960
Tax parcel	Section 66.22, Block 2, Lot 10
Applicant / sponsor	Indigo River Architecture and Engineering, D.P.C., authorized agent
Property owner	Andreas Roy
Planning Board action	Seawall rehabilitation and stair access only

F.1 Action Under Planning Board Review

The Village of Nyack Planning Board approval requested through this application is limited to rehabilitation of the existing shoreline soil-retention system and construction of safe stair access. The action includes controlled removal of deteriorated wall components, soil, riprap and debris; precast retaining-wall elements; a steel soldier-pile shoreline retaining system; cast-in-place concrete stairs, landings and terraces; grading and structural fill; riprap toe protection; erosion and sediment controls; and restoration.

The fixed pier, gangway and floating dock shown in the broader construction-document set and prior agency permit record are provided for context and coordination only. They are not included in the site plan approval requested through this application.

The purpose of the action is to restore long-term shoreline and slope stability, protect the existing residence and upland property, improve resilience to flooding and erosion, and provide safe access to the shoreline. No new dwelling unit, habitable space or enclosed building is proposed.

F.2 Construction and Disturbance

The current construction documents identify approximately 1,979 square feet, or 0.045 acre, of physical disturbance for the shoreline stabilization and stair-access work. No dredging is proposed. The related overwater structures are excluded from the disturbance description for the action under Planning Board review.

- Excavation is limited to retaining-wall construction, stairs, landings, terraces, grading and placement of structural fill.
- Existing fill, debris and unsuitable material will be legally disposed of off site. Suitable material may be reused where it meets project requirements.
- The final excavation and export volume will be confirmed through contractor quantity takeoffs before construction.
- Work will proceed from the lower shoreline upward in a controlled sequence, with temporary stabilization and safe excavation practices suited to the steep site.

F.3 Avoidance, Minimization and Best Management Practices

- Install and maintain silt fence, stabilized access and other erosion controls before earth disturbance.
- Perform shoreline work from land and at low tide where practicable.
- Use localized turbidity controls as needed and suspend work if observable turbidity extends beyond the controlled work area.
- Comply with applicable permit conditions and seasonal work restrictions for protected aquatic species.
- Maintain spill-prevention equipment and a spill kit on site; prevent debris and construction materials from entering the Hudson River.
- Stabilize disturbed soils and restore lawn and landscaped areas following construction.

F.4 Existing Conditions and Geotechnical Information

A February 2024 inspection documented substantial deterioration in the stone and cast-in-place concrete retaining elements, including fill loss, masonry voids, cracking, spalling, previous repairs and localized section loss. The steep slope between retaining-wall alignments limits safe access and inspection.

Two borings were advanced in August 2025. Bedrock was encountered at approximately 20 feet in B-1 and approximately 15 feet in B-2, for an average of approximately 17.5 feet at the boring locations. B-1 terminated at 25 feet and B-2 at approximately 17.5 feet. The records describe fine sand, silt and gravel with rock fragments in the upper strata, transitioning to red silt and clay with rock fragments over red siltstone. A laboratory grain-size analysis of a B-1 sample reported approximately 8.2 percent gravel, 58.8 percent sand and 33.0 percent fines, consisting of approximately 24.1 percent silt and 8.9 percent clay.

Natural layered rock is exposed locally along the shoreline. The Full EAF therefore identifies bedrock outcropping on a limited portion of the site, estimated at approximately 5 percent. A stable sitewide groundwater elevation was not established by the boring records. B-1 recorded no groundwater; B-2 notes trapped water but does not establish a groundwater depth. Localized tidal, perched or trapped water may be encountered during excavation.

F.5 Water, Habitat and Species

The action adjoins the tidal Hudson River, a regulated navigable waterbody. Localized shoreline and bottom disturbance may occur from installation of the soldier-pile retaining system and riprap toe protection. Prior permit materials and EAF screening identified potential habitat or occurrence for Atlantic sturgeon, shortnose sturgeon and bald eagle. Available mapping did not identify submerged aquatic vegetation or a mapped wetland within the immediate work footprint. Construction will comply with applicable agency conditions and aquatic-species work restrictions.

Potential water-quality effects are limited primarily to short-duration turbidity during shoreline work. The action does not create a wastewater discharge, new stormwater outfall, water withdrawal or operational source of pollutants.

F.6 Floodplain and Future Climate Risk

Portions of the action are within a FEMA-mapped Special Flood Hazard Area. The project datum chart identifies Zone AE with a base flood elevation of 7 feet NAVD88. As shoreline infrastructure, the retaining system and access stairs are inherently exposed to projected 100-year and 500-year flooding and sea-level rise. The action is intended to stabilize the slope and shoreline and will not create habitable or enclosed flood-sensitive space. The design is not expected to increase flood vulnerability on adjacent properties.

F.7 Archaeological, Historic and Contamination Screening

EAF Mapper screening identifies the project vicinity as archaeologically sensitive, but the available project materials do not identify a listed historic or archaeological resource at the property. If previously unknown cultural material is encountered, work will stop in the immediate area and the appropriate agencies will be consulted.

The project property is not identified in the available materials as an active remediation or spill site. EAF screening identifies the former Tidewater Terminal site, DEC Site C344067, within approximately 2,000 feet. Cleanup at that separate property is reported as complete and subject to an environmental easement. The proposed work does not alter controls at the off-site remediation property.

F.8 Related Agency Review and Current Status

- NYSDEC Permit 3-3924-00520/00001 was issued March 7, 2025. DEC approved minor design changes by email on May 29, 2026, with all existing permit conditions remaining applicable.
- NYSDOS issued Coastal Consistency Concurrence F-2024-0435 on November 18, 2024.
- NYSOGS issued determination I-6680 on September 19, 2024, finding that an OGS permit was not required.
- USACE issued Permit NAN-2024-00694 on February 11, 2025. The attached letter states that the Nationwide Permit 13 verification for the seawall work was valid through March 14, 2026. The applicant should confirm current federal authorization before beginning seawall construction. This status item does not change the local Planning Board scope or the environmental description of the action.