NYSHCR Design Guidelines
Site Suitability Worksheet

Preservation projects (existing occupied affordable housing proposing rehabilitation work): Not required. Applicant acknowledges that mitigative design elements, including but not limited to noise mitigation and individual climate control, may be required upon further environmental and design review. HCR may require a preservation project with proximate toxic conditions resolve tenant exposure to those conditions prior to funding.

All other projects: complete this Site Suitability Worksheet.
If the Environmental Unit has previously accepted a Site Suitability Worksheet, provide a copy of the Email communicating that acceptance along with a statement that the surrounding area or project design has not changed substantially since the original acceptance.

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Project Address(es):
Project Contact:
Date:

Provide the following submittals:

(a) List and plot on a map[1] any of the following uses (i-v). If there are no such uses (i-v), describe the data consulted and provide a statement that no such uses exist.[2]

i. Within 1,320 feet of the project site – all non-residential facilities listed on the "permits and registrations" tab of DEC's InfoLocator: https://gisservices.dec.ny.gov/gis/dil/

ii. Within 1,320 feet of the project site - any industrial, manufacturing, or commercial truck traffic generating facilities identified by local fire department authorities or on Google Maps (examples: chemical manufacturing, landfills, material stockpiles, municipal garages, bus depots, and other facilities that generate truck/diesel engine traffic).

iii. Within 1,320 feet of the project site - any area zoned for industrial/manufacturing use by the municipality. Also identify if the zoning of the project site was changed from industrial to the existing zoning that allows residential within the past five years. If a zoning change or variance is required for the project to proceed provide a demonstration that the surrounding district zoning is not

[1] The map should include the project site and the search radius(ii).

[2] If the project is composed of scattered sites, and so long as the search radius encompasses all sites, use the central-most point to determine the search radius. Otherwise, multiple search radii shall be used that encompass all sites. The search radius for single sites shall be measured from the center of the utilized portions of the property (not including portions to be subdivided). The accompanying maps should include the three search radii and the identified facilities in relation to the central point(s) of the project site(s).

incompatible with the project. If the site is located in a proposed municipal redevelopment area that has not yet had other investment built or under construction, provide a description of other approved and expected investments in the area.

iv. Within 600 feet of the site - any roads with more than 10 percent truck travel according to NYSDOT data: https://www.dot.ny.gov/tdv

v. Within 2,640 feet of the site - facilities of similar size or function as: power generating facilities; oil terminals; ports; rail yards; and, upstream dams (identified in (i) DEC's InfoLocator).

(b) For each non-residential use identified in (a), submit:

i. a brief description of the use, including any stored chemicals, air discharges (including from truck traffic), noise generation, time of day of operations, and potential for emergency evacuation, and;

ii. a narrative, explaining how the surrounding area is suitable for the development of affordable housing analyzing the potential for the listed surrounding uses (both existing and allowed by the zoning classifications) to adversely affect the health and well-being of occupants. This can reference and include municipal comprehensive plan compliance, a hazard mitigation or emergency evacuation plan for the project, and/or mitigation measures incorporated into the project design and site plan. The analysis should focus on the facility use, not the permit identified in (a)(i) (e.g. risks associated with a proximate trucking facility, not the associated storage tank). This is not the same as a Phase I Environmental Site Assessment (ESA). A statement based solely upon Phase I ESA migration potential will not meet this requirement.

(c) If the site is located within one quarter mile of a surface rail line not exclusively used for passenger travel[3] provide documentation demonstrating that the rail line poses little potential risk for prospective residents after considering the volume and speed of traffic on the line; types of cargo carried; physical features in the surrounding area that would mitigate any potential risk; and any project design features that would mitigate any potential risk.

[3] For lines that are primarily passenger lines with freight line access rights, confirm the frequency those lines are used by freight carriers.