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chnarch@yahoo.com

Clark Neuringer Architect

MEMORANDUM

DATE: December 2, 2016

FROM: Clark Neuringer, R.A.; NCARB

TO: Marilyn Timpone Mohamed
FPC Assoc.

RE: 259 North Ridge Street, Rye Brook

Attached is a revised site plan application and revised EAF, both dated November 23, 2016, as per your request in your email of November 18th.

We would like to offer response to the three comments as contained in your email to us. Please note the following:

1 – Our proposed development of Lot 1 for Fair and Affordable Housing is predicated on crafting a feasible scheme with respect to the environment and basic development economics. As noted in your email, we have indeed reduced the number of buildings and unit density. We have also reduced – significantly – every other aspect of the proposed site development as compared to our original submission. The 37% reduction in number of units proposed – from 8 to 5 – is substantial and further reductions would not be economically feasible. We cannot craft a economically viable project involving the total site with less than 5 FAH units and two single family market rate units as shown on our submitted modified site plan.
Similarly, it would not be feasible for us to construct two smaller buildings for a number of reasons, including our determination that the overall site plan would not work and it would also be economically infeasible with only 5 units. As we mentioned during our November 18th presentation of the BOT, the proposed single building containing 5 FAH units is only approximately 6 feet longer than the existing house on the property. Although currently one story, that house is proposed to be renovated into a 2 ½ story house compatible with many single family houses in the area. We do not believe our proposed 5 unit building will in any way be out of character with the neighborhood. Our understanding of the FAH zoning code law passed by the village does not at all limit creation of such units to one and two family homes. The law specifically permits creation of multi-family dwellings. Our proposal of a 5 unit building complies with appropriate sections of the zoning code and no variances are required. Simply stated, we believe the FAH zoning code provision contemplates a building structure exactly of the type we have designed. We also believe that our design of the building creating the appearance of one large single family home is wholly appropriate with respect to overall surrounding homes. Our building design is not a series of individual attached townhomes.

2 – As we described during our November 18th presentation, our entire proposed site plan development will be situated lower than the existing street bed of North Ridge Street. We believe this fact alone will substantially reduce possible visual impact along North Ridge Street. The building structure will appear to be noticeably less than 2 ½ stories tall from the street and the parking area will essentially not be noticeable, being located lower than the street and visually shielded with significant planting buffers. As you've noted, our modified site plan certainly reduces significantly topographical impacts of the site and visual impacts to all neighbors adjacent to the rear of Lot 1, and there are no increased impacts to residential neighbors to the north of Lot 1. Our modified site plan delineates extensive use of fencing and landscaping to eliminate visual contact with the small parking area and effectively eliminating any spill light from autos entering or leaving the site. As mentioned, we believe there are no increased visual impacts to North Ridge Street and any that might have been of concern have been noticeably reduced. Conceivably, we can shift the location of the modified site plan location of the building and parking areas further east, away from North Ridge Street, thereby increasing the front yard distance. But that would only bring the proposed development deeper into the site, closer to steep slopes, requiring greater retaining wall construction and closer to residential neighbors adjacent to the rear of Lot 1. We believe the tradeoffs involved, especially with the proposed site development being notably lower than North Ridge Street firmly support our proposed plan development location as shown on our modified site plan.

With respect to the suggestion – again – of incorporating garages within the basements of the individual units, we have fully explored this prior suggestion and determined it is simply not feasible. We prepared drawings to illustrate our conclusion demonstrating that the unit widths would not permit viable garages. As to the suggestion of increasing the widths of the units, aside from the overall notable increased in costs that would be a result of a significant increase in overall square footage of the units, it would increase the length of the new structure by approximately 15 feet from what we have currently proposed. We are fairly sure such a proposal would not be well received. With respect to the suggestion of eliminating the interconnecting stair between the walk-out basements and the first residential floor, we would not propose creation of what we think would be sub-standard residential living units, forcing homeowners to walk from their lower level garage outdoors, from the rear of their unit, around the building, up a full level to get to their front door. We don't think this would be considered viable as part of a market rate development and we do not believe it should be considered as part of a middle income development. It is not appropriate residential design. As to the suggestion of the concept of tandem parking in a basement garage, that would eliminate all possible use of walk-out basement areas for storage or future recreation space. The units proposed have no usable attic space or basement space other than what we've shown. To contemplate a 2 bedroom residential unit without the possibility of any storage would not be acceptable to us or to the market.

3 – As we understand the suggestion relating to our proposed 13 car parking area, creating smaller parking lots in conjunction with suggested garages would have the inevitable impact of creating additional impermeable surface further east into the Lot 1 property than what we have reduced our scheme to. We do not believe that would be advisable or readily accepted.
If the smaller suggested parking areas were not accessed by a rear driveway and were accessed directly from North Ridge Street, there would be a severe reduction of critical sight line distances along North Ridge Street. The traffic consultant to the village was very concerned about a possible 20 foot reduction in site line distance.

Entering the site from any point other than what we show on our proposed site plan would increase that deficiency to potentially in excess of 100 feet. We do not believe that would be accepted.

There is reference to a suggestion to make the parking area similar to a small parking court for a single family lot. But our proposed building, although designed to look like a large single family home is a structure incorporating 5 individual residential units and within a single building. It would be inefficient use of the land to have one single building and multiple parking areas on either side, all accessed from a single driveway located at the northern edge of the property to maximize sight line distances, thereby increasing notably impervious surface areas.

We want to reiterate that all aspects and possible impacts of our modified site plan represent a significant reduction to what was contained within our original scheme. With respect to analysis and discussions of impacts, FPC Assoc. issued final memos to the Planning Board indicating many areas of acceptance and positive aspects of our original proposal. Our modified proposal is less in every respect. Impacts – if any - are noticeably reduced. As such, we believe the modified site plan is rational and highly responsive to comments made by the BOT. We have worked very hard to completely redo our proposed development design and produced the modified scheme in approximately 45 days, including all drawings and analysis. We completed our storm water design and had it submitted to the village consulting engineer. Comments between them and our site engineer have been ongoing and we fully expect resolution of all related storm water issues shortly. At that time, we will have a full and complete application in front of the BOT.

We are therefore looking forward to further discussion with the Board at the forthcoming December 18th BOTY meeting. We are also looking forward to discussions with the Planning Board regarding Steep Slopes and Wetland Buffer matters at the December 8th meeting.

Respectfully,

Clark Neuringer, R.A.; NCARB
for Lazz Development, LLC

cc: Chris Bradbury
Michael Nowack
Lou Larizza

Subject: RE: 259 north ridge street,

From: Marilyn Timpone Mohamed (MTMohamed@fpclark.com)

To: chnarch@yahoo.com;

Cc: cbradbury@ryebrook.org; loulazz@aol.com; MNowak@ryebrook.org;

Date: Friday, November 18, 2016 3:55 PM

Clark:

We are reviewing the items submitted so far to provide planning comments. As you must be aware, you already received traffic and site access comments from us regarding the revised site plan in our November 3, 2016 memorandum to the Trustees.

Regarding the revised site plan, we need a revised EAF, revised site plan application and revised supporting documents, analysis and information that is specific to the revised site plan to continue the review. However, before that happens, we have preliminary comments related to provision of a revised site plan that responds more directly to the comments from the Board members and the public:

1. Although the number of buildings and the unit density on the site is reduced in the revised site plan, the size of the single building on the site has been increased by adding the fifth unit. Comments regarding the original site plan indicated that the original buildings were considered to be too large and out of character with the neighborhood. We recommend considering a reduction in the number of units proposed or breaking up the units into two smaller buildings.

2. The site is located on the North Ridge Street Scenic Road, which raises concerns regarding the location of the 13-car parking area and the trash storage location in the front yard of the lot only 25 feet from the property line. While the new site plan reduces impacts to the topography of the site and visual impacts to neighbors adjacent to the rear of Lot 1, it increases impacts to the Scenic Road and neighbors to the west of the site.

We continue to recommend revising the building plans to include garages in the basements of the units. It may mean adding 1 to 2 feet of width to each of the units; though it seems to us that may not be necessary if the entry and stair hall on the basement level are redesigned or eliminated. As has been pointed out by the Planning Board, and at least one of the Trustees, this would allow a reduction in the amount of surface parking proposed. At the proposed 40-foot unit length, with an open basement plan, it would be possible to park two cars in tandem in the basement, if a resident desired. This would potentially eliminate the need for 10 surface parking spaces.

3. Following on Comment 2, we recommend reconsidering the location of any remaining surface parking by perhaps breaking it up into two smaller parking areas, perhaps located on either side of the building, which could be moved further north on the site. The parking spaces could be located directly adjacent to and perpendicular to an extended driveway servicing the garages at the rear of the building (s). That type of parking area of two, three or four cars is visually more like parking in a parking court on a single family lot than the 13-car lot proposed, and would locate the parking areas further away from the Scenic Road. And from a quick sketch and grading analysis, we believe it could be done without creating additional topography and visual impacts down-slope to the east.

Regards,

Marilyn Timpone-Mohamed, ASLA, AICP
Senior Associate/Planning/Environmental

FREDERICK P. CLARK ASSOCIATES
PLANNING TRANSPORTATION ENVIRONMENT DEVELOPMENT
350 Theodore Fremd Avenue
Rye, New York 10580

Voice 914 967-6540 Fax 914 967-6615
mtmohamed@fpclark.com

-----Original Message-----
From: clark neuringer [mailto:chnarch@yahoo.com]
Sent: Wednesday, November 16, 2016 11:36 AM
To: Marilyn Timpone Mohamed
Cc: cbradbury@ryebrook.org; lou larizza
Subject: 259 north ridge street,

Marilyn,
As we stated at our November 8th presentation to the Board of Trustees, we have completed all work relating to our amended site plan application. To date, we have not received any comments regarding additional submission requirements, if any. We are of course awaiting final comments from Dolph Rotfeld regarding our completed storm water design and we trust that all his comments will be forthcoming quickly and well in advance of the December 13th BOT meeting so that we have adequate time to respond, as may be required. Should FPC have any comments, we would appreciate them as soon as possible so that we may have adequate time to respond to them prior to the meeting. Thank you for your continued assistance in making this important residential development a successful reality.
Sincerely,
Clark Neuringer, R.A; NCARB
for Lazz Development LLC

Sent by an iArchitect

BUILDING DEPARTMENT
VILLAGE OF RYE BROOK
938 KING STREET RYE BROOK, NY 10573
(914) 939-0668 FAX (914) 939-5801
www.ryebrook.org

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FOR OFFICE USE ONLY:

BOT Approval Date: _____ PB Approval Date: _____

BOT Disapproval Date: _____ PB Disapproval Date: _____

Attach Resolution Hereto: BOT [ ] PB [ ] ZBA [ ] Chairman:

SITE PLAN FEE: _____ DATE PAID: _____

ENVIRONMENTAL FEE: _____ DATE PAID: _____

OTHER: _____

****

PRELIMINARY FOR LOT 1 OF NORTH RIDGE STREET SUBDIVISION

APPLICATION FOR SITE PLAN APPROVAL

Submission of this application does not assure placement on any Planning Board Agenda. The Applicant will be notified of such placement.

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This application references but is not limited to the following sections of the Code of the Village of Rye Brook; §250 ZONING, §209 SITE PLAN REVIEW, §235 TREES, §107 DEMOLITION OF BUILDINGS, §224 SWIMMING POOLS, §121 EXCAVATION & TOPSOIL REMOVAL, §118 EROSION & SEDIMENT CONTROL, §213 STEEP SLOPES PROTECTION, §219 SUBDIVISION OF LAND, §250-40 NOTIFICATION REQUIREMENTS. Applicants and their Design Professionals are strongly advised to review the above mentioned code sections online at, www.ryebrook.org prior to completing and/or submitting this application.

APPLICATION FEE SCHEDULE:

Residential Dwellings - $325, plus $200 per additional dwelling unit.
Non-Residential Buildings - $475 plus $30 per parking space.
Planned Unit Development - $575 per acre
PUD Amendment - $300
Site Plan Amendment - $575
Wetlands & Watercourse - $1,150
Consultant Review (Escrow) Fee: Minimum fee $250 - maximum fee $2,500, to be determined by the Village Engineer.

Application fees are non-refundable. The applicant's Escrow Account must have a positive balance at all times prior to any Consultant, Attorney, or Village review. Escrow Fees and Site Plan Fees must be paid on separate checks made payable to the Village of Rye Brook.

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LOT 1, FAH - REVISED NOVEMBER 23, 2016

1. Site Address: 259 North Ridge Street Parcel ID#: 135.35-1-11 Zone: R-15
2. Property Owner: Dan Greto
   Address: 209 Central Avenue Rye, NY 10580 E-Mail: _____
   Tel. #: 914-447-4444 Other: _____
3. Applicant: Lou Larizza
   Address: 8 Hilltop Avenue Port Chester, NY 10573 E-Mail: _____
   Tel. #: 914-879-7905 Other: _____
4. Design Professional: Ralph G. Mastromonaco, P.E., P.C.
   Address: 13 Dove Court Croton-on-Hudson, NY 10520 E-Mail: _____
   Tel. #: 914-271-4762 Other: _____
5. Designate to whom correspondence is to be sent: Applicant, Lou Larizza

Note: If applicant is a "Contract Vendee", please attach a copy of the contract summary with financial and confidential terms deleted.

6. Street which property abuts: North Ridge Street at West Ridge Drive

7. Does property connect directly into State or County highway? (X) NO ( ) YES: _____

8. Is site within 500 feet of Village Boundary? (X) NO ( ) YES If yes note all bordering municipalities: _____

9. Total area of site: 60,417 SF , 1.3 Acres Area of site activity: 30290 SF

10. Site coverage: 23% (Impervious coverage) %; Building coverage: 5 %

11. Existing building size: N/A New/additional building size: 3150 S.F.

12. Existing parking spaces: 0 New parking spaces: 13

13. Nature of proposed activity: To construct five (5) units of Fair and Affordable Housing

****

Please note that this application must include the notarized signature(s) of the legal owner(s) of the above-mentioned property, in the space provided below. Any application not bearing the legal property owner's notarized signature(s) shall be deemed null and void, and will be returned to the applicant.

****

STATE OF NEW YORK, COUNTY OF WESTCHESTER) as:

_____, being duly sworn, deposes and states that he/she is the applicant above named,
(print name of individual signing as the applicant)

and further states that (s)he is the legal owner of the property to which this application pertains, or that (s)he is the _____ for the legal owner and is duly authorized to make and file this application.
(indicate architect, contractor, agent, attorney, etc.)

That all statements contained herein are true to the best of his/her knowledge and belief, and that any work performed, or use conducted at the above captioned property will be in conformance with the details as set forth and contained in this application and in any accompanying approved plans and specifications, as well as in accordance with the New York State Uniform Fire Prevention & Building Code, the Code of the Village of Rye Brook and all other applicable laws, ordinances and regulations.

Sworn to before me this _____

day of _____, 20____

_____
Notary Public

_____
Signature of Property Owner

_____
Print Name of Property Owner

Sworn to before me this _____

day of _____, 20____

_____
Notary Public

_____
Signature of Applicant

_____
Print Name of Applicant

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 which 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 sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: North Ridge Street Subdivision		
Project Location (describe, and attach a general location map): 259 North Ridge Street, Rye Brook, NY 10573		
Brief Description of Proposed Action (include purpose or need): Project is to subdivide a 3.96 acre property in the R-15 zoning district and the Scenic Road Overlay District into three (3) lots. Lot #1 is proposed for five (5) units of Fair and Affordable Housing. Lot #2 contains an existing single family dwelling that is to be refurbished. Lot #3 is proposed for a new single family dwelling.		
Name of Applicant/Sponsor: Lou Larizza, Contract Vendee	Telephone: 914-879-7905 E-Mail:	
Address: 8 Hilltop Drive		
City/PO: Port Chester	State: New York	Zip Code: 10573
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Daniel J. Greto	Telephone: 914-967-5892 E-Mail:	
Address: 209 Central Avenue		
City/PO: Rye	State: New York	Zip Code: 10580

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	Zoning Map Amendment Subdivision Approval	September 25, 2015
b. City, Town or Village Planning Board or Commission	☑Yes ☐No	Review and recommendation to Village Board of Trustees	September 25, 2015
c. City Council, Town or Village Zoning Board of Appeals	☐Yes ☐No		
d. Other local agencies	☐Yes ☑No		
e. County agencies	☑Yes ☐No	WCDH Subdivision Plat Approval County Road Permit	
f. Regional agencies	☐Yes ☑No		
g. State agencies	☐Yes ☑No		
h. Federal agencies	☐Yes ☑No		
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) which must be granted to enable the proposed action to proceed? • **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	☐Yes ☑No
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?) If Yes, identify the plan(s): _____ _____ _____	☐Yes ☑No
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? If Yes, identify the plan(s): _____ _____	☐Yes ☑No

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?
R-15 zoning district and the Scenic Road Overlay District

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,
i. What is the proposed new zoning for the site? Lot #1 to be rezoned from the R-15 District to the Fair and Affordable Housing District (FAH)

C.4. Existing community services.

a. In what school district is the project site located? Blind Brook Schol District

b. What police or other public protection forces serve the project site?
Village of Rye Brook

c. Which fire protection and emergency medical services serve the project site?
Village of Rye Brook

d. What parks serve the project site?
Rich Manor Park, Pine Ridge Park, Crawford 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)? Residential

b. a. Total acreage of the site of the proposed action? 3.96 acres
b. Total acreage to be physically disturbed? 1.25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.96 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. 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)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum 1.1 Acres Maximum 1.4 Acres

e. Will 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	10			
At completion of all phases	10			

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

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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?

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

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

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

_____

_____

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? _____ acres

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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): _____

_____

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:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will 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:

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: 1,000 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: United Water Westchester
- 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), 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: 1,000 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):
Sanitary watewater

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

- Name of wastewater treatment plant to be used: Blind Brook Wastewater Treatment Plant
- Name of district: Blind Brook Sewer 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 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 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)

_____

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

_____

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

_____

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

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 semi-trailer truck trips/day: _____

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 demand for energy? ☐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 AM - 3 PM
- Saturday: 8 AM - 3 PM
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: Not Applicable
- Saturday: _____
- Sunday: _____
- Holidays: _____

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:

_____

_____

ii. Will 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 proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) 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 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:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.10	0.75	0.65
• Forested	2.59	1.70	0.89
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	1.17	1.17	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Residential landscaping	0.10	0.34	0.24

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

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? 0-6' feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 1 %

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

Urban Land-Charlton Complex	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 0-6' feet

e. Drainage status of project site soils:

☑ Well Drained:	40 % of site
☑ Moderately Well Drained:	30 % of site
☑ Poorly Drained	30 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	75 % of site
☑ 10-15%:	20 % of site
☑ 15% or greater:	5 % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Village regulated wetland Approximate Size 1.17 Acres
- 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:

_____

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: _____

_____ _____ _____

_____ _____ _____

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

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

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: _____

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 which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National 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 NY 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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ 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

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 Lou Larizza Date January 7, 2016, Revised November 23, 2016

Signature _____ Title _____

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