

# **Appendix D**

## Public Comment





June 15, 2021

Via Email: [csaracino@mtpleasantny.com](mailto:csaracino@mtpleasantny.com)

Town of Mount Pleasant Planning Board  
One Town Hall Plaza  
Valhalla, NY 10595

Re: Proposed Residential Subdivision at 715 Sleepy Hollow Road

Dear Members of the Planning Board:

I respectfully write to urge you to issue a positive declaration for the proposed residential subdivision at 715 Sleepy Hollow Road in Briarcliff Manor (proposed project) and to require preparation of an environmental impact statement (EIS).

As you are aware, the proposed project site lies within the Pocantico Lakes and Watershed Critical Environmental Area (CEA) in the larger Hudson River Watershed. Riverkeeper is a member-supported watchdog organization that protects and restores the Hudson River from source to sea and safeguards drinking water supplies through advocacy rooted in community partnerships, science and law. Accordingly, we have a commitment to review proposed development projects that have potential to adversely impact surface water resources in CEAs and elsewhere in the Hudson River Watershed.

For a residential subdivision in a designated CEA, the New York State Environmental Quality Review Act (SEQRA) requires the lead agency to consider the project's potential environmental impacts on the CEA during the determination of significance for Type I and Unlisted Actions. The 31-unit proposed project is an Unlisted Action under SEQRA with potentially significant adverse water quality impacts on Pocantico Lake and its surrounding watershed CEA.

The applicant's steep slope analysis illustrates that the project site is characterized by extensive steep slopes with nearly half the site (47.01%) having slopes equal to or greater than 15% and nearly one-fifth of the site (18.60%) having slopes greater than 35%. Steep slopes pose challenges not only during construction but also under post-development conditions. The removal of trees and other existing vegetation, in combination with the addition of impervious surfaces on access roads, rooftops of 31 residential units, their driveways and appurtenances, will compromise natural infiltration of stormwater and increase runoff. The increased volume and velocity of stormwater runoff from steep slopes also increases erosion, which can transport suspended sediment to Pocantico Lake and other surface water features on and off the project site.

A residential cluster development by itself is contrary to the exceptional or unique character for which the Pocantico Lakes and watershed CEA was designated; compounding the character impact with the removal of natural vegetation, polluted stormwater runoff, erosion gullies and sedimentation of watershed lakes and streams would further degrade the exceptional or unique CEA character. For these reasons, a positive declaration and an EIS review of the proposed project are warranted. Construction phasing, stormwater modeling calculations, sizing and positioning of proposed stormwater basins and sediment and erosion controls must be subject to informed public review and comment to determine whether impacts to surface water quality and other environmental features will be avoided or minimized and adequately mitigated pursuant to SEQRA requirements. As lead agency for the proposed project in the Pocantico Lakes and Watershed CEA, you have a responsibility to issue a positive declaration when making your determination of significance.

Thank you for your consideration of the important water quality issues in the Pocantico Lakes and Watershed CEA.

Sincerely,



William Wegner  
Staff Scientist

Riverkeeper  
20 Secor Road  
Ossining, NY 10562  
914-396-8326  
[wwegner@riverkeeper.org](mailto:wwegner@riverkeeper.org)



Maureen and John Petry  
748 Sleepy Hollow Road

July 27, 2021

Mr. Salvatore Penelle  
Building and Fire Inspector  
Mr. Joseph Bergante  
Building Inspector  
Town of Mount Pleasant Building Department  
One Town Hall Plaza  
Valhalla, NY 10595



Dear Mr. Pennelle and Mr. Bergante,

We are residents at 748 Sleepy Hollow Rd in Mount Pleasant. My husband and I and our architect Tim Lener worked with your department to complete a renovation of our home which has been in our family for over 60 years. We were able to move in after being granted our certificate of occupancy in 2020. You were very fair and helpful in assisting us and we followed all applicable laws and requirements to complete our renovation.

It has come a bit of a shock that an ~~illegal multi-family home~~ is being allowed to happen across the street from us at 715 Sleepy Hollow Rd in Mount Pleasant. The situation first caught our attention because of the number of cars entering and leaving the property. The traffic of personal vehicles and various delivery trucks made it obvious that more than one family is living on this property. In addition, ~~there are four mailboxes~~ marked 715 Sleepy Hollow Road with letters of the alphabet assigned (photo attached). Further, it has been confirmed by friends and neighbors in the community that both the main house on the property and the caretaker's house have been ~~subdivided in rental units~~ as they have met the people living there. A google search of [hotpads.com 715 Sleepy Hollow Road](https://hotpads.com/715b-sleepy-hollow-rd-briarcliff-manor-ny-10510-1yztbhm/b/pad) demonstrates that 715B is being advertised as a condo rental.

<https://hotpads.com/715b-sleepy-hollow-rd-briarcliff-manor-ny-10510-1yztbhm/b/pad>

It is my understanding that the owner is Zappico Real Estate Development.

Please consider this letter an official complaint and we are requesting that someone from the building department inspect this property and remedy this situation. This area is zoned R40 for single family residences not an illegal conversion of single family homes into multifamily residences. Thank you for your assistance.

Sincerely,

  
Maureen and John Petry

*Carolyn*

RECEIVED  
TOWN CLERK

JUL 12 2021

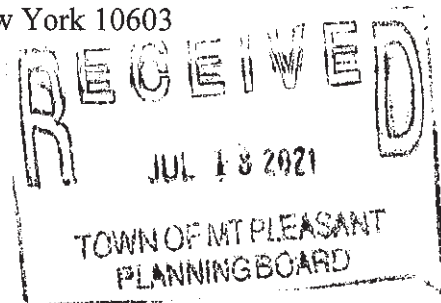
TOWN OF MT. PLEASANT  
TOWN CLERKS OFFICE  
TIME \_\_\_\_\_

**POCANTICO RIVER WATERSHED CONSERVANCY**

Office of the Chairman  
Elisabeth Haub School of Law  
Aloysia Hall 100, 78 North Broadway, White Plains, New York 10603  
1-914-422-4244

July 12, 2021

Hon. Michael McLaughlin, Chair  
Planning Board, Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, New York 10595



c/o Susan Marmol, Town Clerk, Mt. Pleasant

RE: Application of Zappico Real Estate Development, LLC, for 715 Sleepy Hollow Road,  
Briarcliff Manor, NY for a subdivision of 31 homes, in Mt. Pleasant

Dear Mr. McLaughlin,

The Pocantico River Watershed Conservancy, a not-for-profit nature conservation society, notes that the Planning Board has received the above-referenced substantial new application as of June 3, 2021. The Conservancy is concerned that a project of this size will have a significant impact on the ecological systems of the Pocantico River watershed. We request to be recognized as an interested party for purposes of your environmental impact assessment pursuant to the NY State Environmental Quality Review Act. Please share future public notices with us and include us in the scooping meeting that you will schedule in due course once your lead agency determination is made.

Thank you for your kind attention to this request. We wish you well in your deliberations.

Sincerely,

Nicholas A. Robinson  
Chairman  
Pocantico River Watershed Conservancy

**Charles J. Sanders**  
Attorney at Law  
29 Kings Grant Way  
Briarcliff Manor, New York 10510  
Phone: 914 366 6642 / Fax: 347 558 9658  
Email: cjs@csanderslaw.com

Licensed to Practice:  
New York  
California  
Washington, DC  
Supreme Court of the United States

August 30, 2021

Via Electronic Delivery and Express Mail  
Chairman Michael McLaughlin  
& Town Planning and Zoning Board Members  
Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595 United States (by email and post)

**Re: 715 Sleepy Hollow Road-- Proposed Residential Subdivision of 31 Housing Units**

Dear Chairman McLaughlin and Planning Board Members:

I am a private citizen residing in the Town of Mount Pleasant at the above address.  
My home is situated below the dam and spillway on the south end of Pocantico Lake.

I am writing today to fully endorse the legal positions and conclusions set forth in correspondences delivered recently to the Town of Mount Pleasant Planning and Zoning Board ("Planning Board") concerning the above noted matter by fellow town resident Ted Sabety. I also wish to respectfully augment his comments as follows:

**1. The Concept of "Significance" in Regard to Potential Adverse Environmental Impact**

In New York State, SEQRA §617.7 sets forth a considerable but non-exhaustive list of criteria for a lead agency to utilize in determining whether a full Environmental Impact Statement (EIS) and further environmental assessments are required by law to be conducted prior to the rendering of a decision regarding the admissibility of any proposed building project such as the one under consideration. That is especially true regarding projects that may have significant negative impact on habitats designated by the State of New York as Critical Environmental Areas (CEAs). The Pocantico Lake Watershed was designated as a CEA more than thirty years ago due to its "exceptional and unique character" as a wetland, which is today more evident than ever.

Under the law, to require an EIS for a proposed action, a lead agency must determine that the action may include the potential for at least one significant adverse environmental impact. To

determine that an EIS will *not* be required for an action, the lead agency must determine *either that there will be no adverse environmental impacts or that the identified adverse environmental impacts will not be significant.*

In determining “significance,” criteria to be considered include but are not limited to:

a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources; *the impairment of the environmental characteristics of a critical environmental area...*; the creation of a material conflict with a community's current plans or goals as officially approved or adopted; the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character; a major change in the use of either the quantity or type of energy; the creation of a hazard to human health; a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses; the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action; the creation of a material demand for other actions that would result in one of the above consequences; changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

I submit to the Planning Board that the building project under consideration can be said not only to include the *potential* for at least one significant adverse environmental impact listed above, but also to represent a *reasonable likelihood for the occurrence of nearly every single one of the adverse environmental impacts listed above whether individually or cumulatively,* and others that include the aesthetic impact not only the lake but on the appeal of the Town of Mount Pleasant as a whole.

## **2. Photographic Documentation and Site Visit**

In order to demonstrate to the Planning Board the validity of the conclusion stated immediately above as a matter that is obvious to any reasonable observer with the naked eye, I have undertaken to photographically record the life of the lake over a period of the past several months. I implore you to take the less than seven minutes necessary to watch the slide show that can be accessed at <https://www.youtube.com/watch?v=nzI2VF1xraw>, to visit the lake and see


for yourselves the gem of nature that this building project will imperil, and to act accordingly in its protection.

### **3. Presentation of Petitions**

Of equal importance to the Planning Board's deliberations on this matter, I wish to inform and give notice to the Planning Board members that hundreds of residents of Mount Pleasant and its surrounding areas have signed petitions urging that a full environmental review under SEQRA be undertaken prior to any decisions being made concerning this project. My neighbors and colleagues are in possession of such petitions (both physical and electronic), and are immediately ready, willing and able to deliver them to the Planning Board in whatever form the Planning Board determines it desires to receive them. ***Please inform me at your earliest convenience how such delivery should be effectuated, including whether the board wishes to receive paper copies or originals of the physical petitions, or whether electronic delivery will suffice.***

Thank you very much for your consideration of the points, information and questions presented herein, and for understanding how important the issue of Saving Pocantico Lake is to thousands of residents of the Town of Mount Pleasant, Briarcliff Manor, and all of Westchester County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Charles J. Sanders", written over a light gray rectangular background.

Charles J. Sanders



**Sabety+associates** PLLC

IP Lawyers for Technology,  
Electronic Media and Fashion

Ted Sabety, Esq.  
733 3rd Avenue  
16th Floor  
New York, NY 10017  
TEL: 212.481.8686  
FAX: 646.349.2782  
CELL: 917.414.4833  
EMAIL: [ted@sabety.net](mailto:ted@sabety.net)  
URL: [www.sabety.net](http://www.sabety.net)

August 28, 2021

To: Town Planning and Zoning  
Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595  
United States  
(by email and post)

**Re: 715 Sleepy Hollow Road 31 residential proposed subdivision, 715**

**Sleepy Hollow Road, Briarcliff Manor, NY 10510**

Dear Chairman Michael McLaughlin and Planning Board Members,

My name is Ted Sabety and I am a resident of Mt. Pleasant, New York. I live about 1 mile from Pocantico Lake. My residential address is in the tax record at town hall.

I am writing again because I have discovered that the Town of Mt. Pleasant duly adopted in 1987 a position that (i) development around Pocantico Lake would inevitably be environmentally destructive and (ii) the Town Supervisor request the NY DEC to purchase the site. This position gave rise to Pocantico Lake

County Park. This resolution on the record means a positive declaration and EIS must be made as a matter of law. In addition, admissions made by Zappico Real Estate Development, LLC that it will blast and grade in or around a Critical Environmental Area further supports a positive declaration and EAS finding. I review each of these points below:

A. Past Actions by the Town Board and Planning Board Require a Positive Declaration and EIS.

1. Resolution No. 426-87, adopted by the Town Board on December 8, 1987 states that “WHEREAS, the Town Board and the Planning Board have previously recognized that Pocantico Lake is an environmentally sensitive area.....” Further, it states that “... development around the reservoir site [i.e. Pocantico Lake] and on its watershed would inevitably produce contamination during the building process and thereafter.” Exhibit A to this letter.
2. Letter by Vincent M. Valenti, Supervisor to the NY DEC dated December 9, 1987, states that “Both the Town Board and the Planning Board of Mt. Pleasant have recognized that development around the reservoir site would inevitably produce contamination during the building process itself and thereafter, from toxins contained in pesticides, herbicides, petroleum by-products and other surface runoff.” Exhibit B to this letter.



The implications of these statements are clear. The State Environmental Quality Review 6 NYCRR Part 617(c) (as amended January 1, 2019, referred to herein as “SEQRA”), recites a list of “criteria” each of which individually are “indicators of significant adverse impacts on the environment” which is the basis for requiring a full EIS study before any permit is issued. Without any demonstration that no significant impact would occur, the Planning Board cannot issue a negative declaration. §617.7(a). One “criteria” in support of a positive declaration is “the creation of a material conflict with a community's current plans or goals as officially approved or adopted;” §617.7 (c )(1)(iv)

Given that the Town itself “officially adopted” the position that “development around the reservoir site would inevitably produce contamination during the building process itself and thereafter”, the inevitable and logical conclusion is that the development proposed by Zappico Real Estate Development, LLC along the steep slopes over the lake must at least “...include the potential for at least one significant adverse environmental impact.” §617.7(a). The Town Board already has determined that “contamination” of the lake is an “inevitable” result of “development around [Pocantico Lake].” This was after a study that included experts advising the Board. *See* Exhibit B.

“Contamination” is “at least one significant adverse environmental impact.” As a result, the Planning Board must issue a positive declaration and commence a thorough Environmental Impact Study of this proposed development in order to comply with SEQRA. §617.7(a).



B: Zappico's Submissions Admit That it Will Invade or Impact a CEA, which Further Reinforces a Positive Declaration and EIS Inquiry.

1. SEQRA at §617(c) recites another criteria that indicates that the project “may have a significant adverse impact on the environment...” That criteria is “the impairment of the environmental characteristics of a critical environmental area [CEA] ....” §617(c)(1)(iii). Zappico admits that there is a CEA on the property. 715 Sleepy Hollow Road Full EAF pg. 12. Reviewing the “Comprehensive Site Analysis 715 Sleepy Hollow Road, Briarcliff Manor, NY 10510” dated January 7 2021 (submitted May 21, 2021, referred to as the “CSA”) reveals several admissions relevant here. Page 22 of the CSA claims that “There are no geologic features on the site other than rock outcroppings towards the rear of the site, the cluster layout proposes homes up front along the road avoiding the rock.” Zappico’s submissions contradict this statement.<sup>1</sup> The CEA in question is along the slopes above the lake where the rock outcroppings are located. Exhibit C. Yet Zappico’s submissions admit to the extensive earth moving and blasting that will occur at these rock outcroppings at the top of the slope. Page 94 of the CSA states: “Disturbance of rock outcrops is by means of explosives....” Page 94 reveals that “Chipping and blasting are expected....” Page 95: “Topsoil will be stripped from the disturbed areas....” It is clear that

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<sup>1</sup> In fact, the admission by Zappico that there are “rock outcroppings” along the current driveway of the property contradicts Zappico’s statement that there is “No Ridge Line on Site.” See CSA Pg. 93.

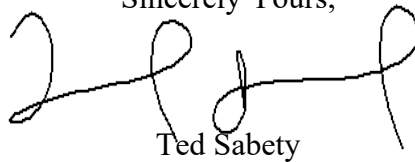
“explosives” applied to “rock outcroppings” in or bordering the CEA and further “stripping” “may include the potential for” “impairment of the environmental characteristics of a critical environmental area.” §617(a); §617(c)(1)(iii). This calls for a positive declaration and an EIS.

2. The “715 Cluster Plan – Signed” reveals even more of a problem. The rock outcroppings are located about 25-35 feet east of the current driveway on the property. See the photos at Exhibit D. The photographs of Exhibit D show that the eastern side of the rock outcroppings and current driveway are at the top of the steep slope leading down to the lake. Yet examination of the blueprint submitted as the “715 Cluster Plan” shows that the foundation of the houses themselves are located east of where the rock outcroppings are located at the top of the steep slopes. Applying the scale shown in the plan drawing along the indicated eastern edge of the existing driveway shows that the rock outcroppings are located between where the current driveway is indicated and the indicated location of the new house foundations. See Exhibit E.. These houses will have driveways, which supports the conclusion that the new roadway and house foundations will be on re-graded land (after blasting the rock outcroppings) with a retaining wall whose foot is on the steep slope leading to the lake.

It is worth noting that the CSA at Page 93 admits that there will be “regrading” and that “the cut and fill on site has been graded so that slopes are rounded and smooth and there are no sharp angles.” Page 94 admits that

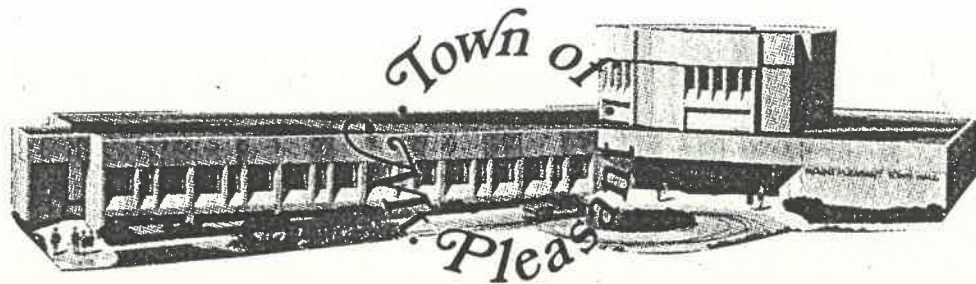
“Ground cover will not be disturbed more than 15 days prior to site grading.” This corroborates what the 715 Cluster Plan indicates: the Zappico proposal is to invade the steep slopes above the lake by blasting the rock outcroppings, stripping the topsoil and regrading and putting in retaining walls. This is the only way to pour a foundation located east of where the rock outcroppings are located, i.e. at the top of the steep slope leading to the lake. Excavating and grading the “rock outcroppings” in or bordering the CEA in order to pour foundations and build retaining walls for 7 houses is likely to, let alone “may include the potential for” “impairment of the environmental characteristics of a critical environmental area.” §617(a); §617(c)(1)(iii). This calls for a positive declaration and an EIS.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Ted Sabety', with a stylized, cursive script.

Ted Sabety

## **EXHIBIT A**



KATHRYN FRIES  
Town Clerk

Extract from the  
Minutes of the Meeting  
of the Town Board,  
Town of Mount Pleasant,  
Westchester County, N.Y.  
Held December 8, 1987

.....

RESOLUTION NO. 426-87

WHEREAS, the Town Board and the Planning Board have previously recognized that Pocantico Lake is an environmentally sensitive area that previously was used as, and remains, a potentially invaluable source of potable water that development around the reservoir site and on its watershed would inevitably produce contamination during the building process itself and thereafter,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the Supervisor to request New York State Department of Environmental Conservation for consideration of action facilitating public acquisition of the Pocantico Reservoir Site under the New York State Environmental Bond Act of 1986.

*Kathryn Fries*

KATHRYN FRIES  
TOWN CLERK  
TOWN OF MOUNT PLEASANT

## **EXHIBIT B**



December 9, 1987

VINCENT M. VALENTI  
Supervisor

Mr. Paul Keller  
Regional Director  
New York Department of  
Environmental Conservation  
21 South Putt Corners Road  
New Paltz, New York 12561

Dear Mr. Keller:

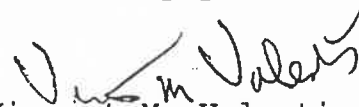
You have been previously advised by numerous residents of the Town of Mt. Pleasant of the urgency to take action to protect the Pocantico Reservoir (Lake) in Mt. Pleasant from destruction as a valuable source of drinking water. You will recall that those communications advised you that the Lake had previously served as a reservoir but that the New Rochelle Water Company, the owner of the 165 acre parcel abutting the Rockefeller State Park Reserve, discontinued operation of the reservoir in 1977 to serve its own economic self-interest. Today, Pocantico Reservoir is threatened by immediate and irreparable harm by extensive development planned on its watershed and in the New York State designated wetlands which surround it. We of the Town of Mt. Pleasant believe that the serious harm which development of the reservoir site threatens outweighs the personal interest of any developer. In that regard, the Town has been petitioned by its residents to take the lead in preventing irreversible damage to our environment.

As you are aware, The New York State Environmental Bond Act of 1986 (the "Bond") provides \$250 million for the acquisition of "environmentally sensitive land". In my opinion, the Pocantico Reservoir site falls squarely within the category and merits the immediate and full attention of your Department to protect the reservoir site. Both the Town Board and the Planning Board of Mt. Pleasant have recognized that development around the reservoir site would inevitably produce contamination during the building process itself and thereafter, from toxins contained in pesticides, herbicides, petroleum by-products and other surface runoff.

As demonstrated by an expert limnologist, the proximity of proposed developments to the reservoir itself only serves to heighten the threat of contamination to the reservoir. The Westchester County Environmental Management Council has similarly resolved earlier this year that the reservoir site must be preserved and protected as a significant water supply source.

Therefore, on behalf of the Town of Mt. Pleasant and in furtherance of expressed interests throughout Westchester County, I hereby request that the Department of Environmental Conservation take immediate action to facilitate the public acquisition of the Pocantico Reservoir site comprising 165 acres including the Lake with the proceeds of the Bond and such other financial resources as the Department may have available to it. We would be happy to work closely with you to bring to fruition this important project to preserve the reservoir as a source of drinking water for Westchester County residents and their children. We look forward to meeting with you shortly in furtherance of this endeavor.

Very truly yours,

  
Vincent M. Valenti  
Supervisor

VMV:bm

cc: Hon. Thomas Jorling, Commissioner  
Hon. Orin Lehman, Commissioner  
Sandra Galef, County Legislator  
Jonathan R. Frank, Esq.  
Westchester County Environmental Management Council  
Westchester County Planning Commission



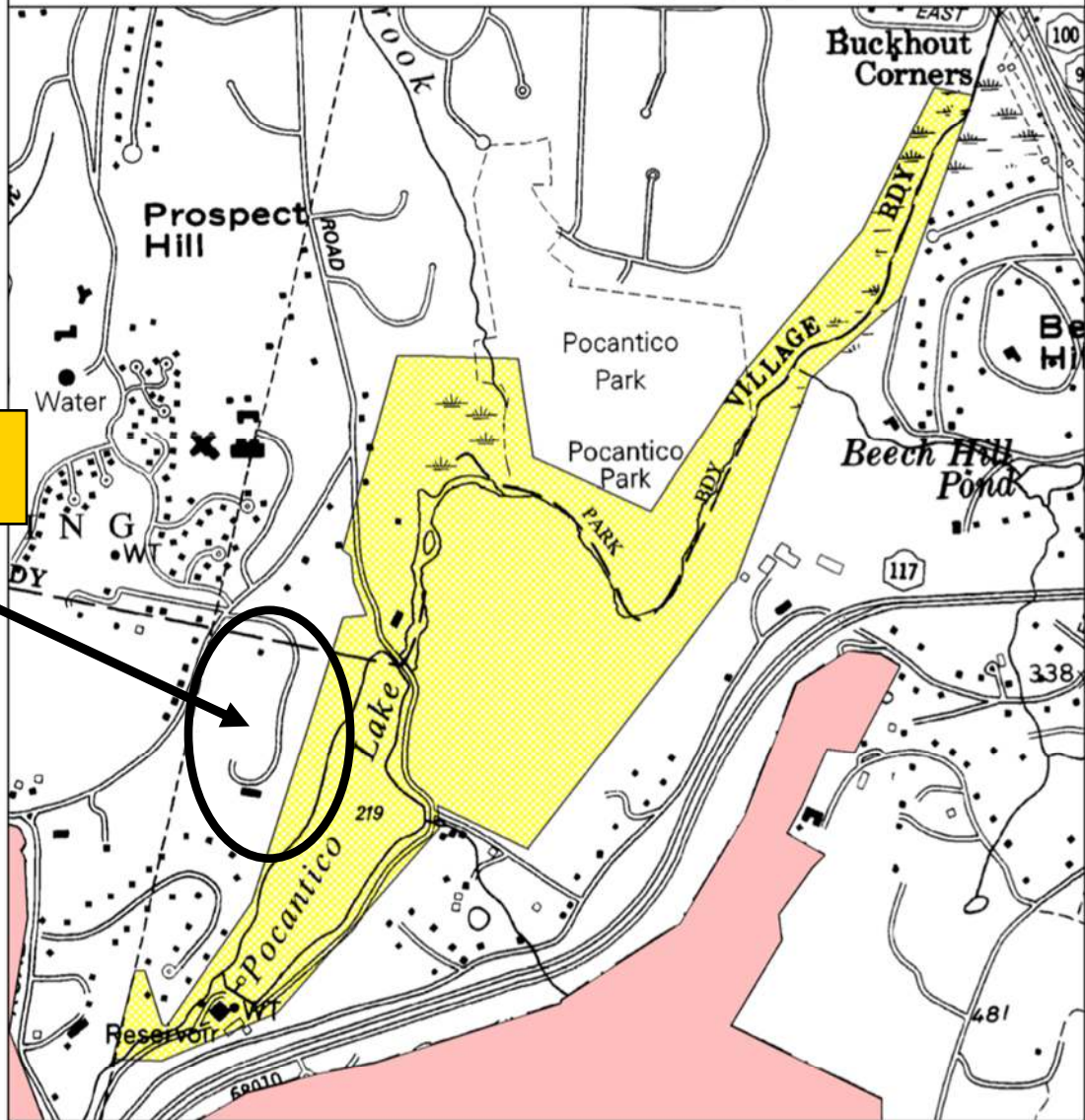
## **EXHIBIT C**



# Poncantico Lakes & Watershed Property Critical Environmental Area (CEA)

Effective Date of Designation: 1-31-90

Designating Agency: County of Westchester



## Legend

- Adjacent CEA
- Poncantico Lakes & Watershed Property CEA

Base Map: DOT 1:24,000 Planimetric Images

0 500 1,000 2,000 Feet  
1 inch equals 1,000 feet

For Adjacent CEAs see map:  
County & State Park Lands CEA



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data. Please contact the designating authority for additional information regarding legal boundary descriptions.

## **EXHIBIT D**



Rock  
Outcropping

Truck for  
Scale

Driveway

Facing South, Lake is to the Left





Lake is visible here.

Steep slope down to the lake shore

East side of Rock Outcropping



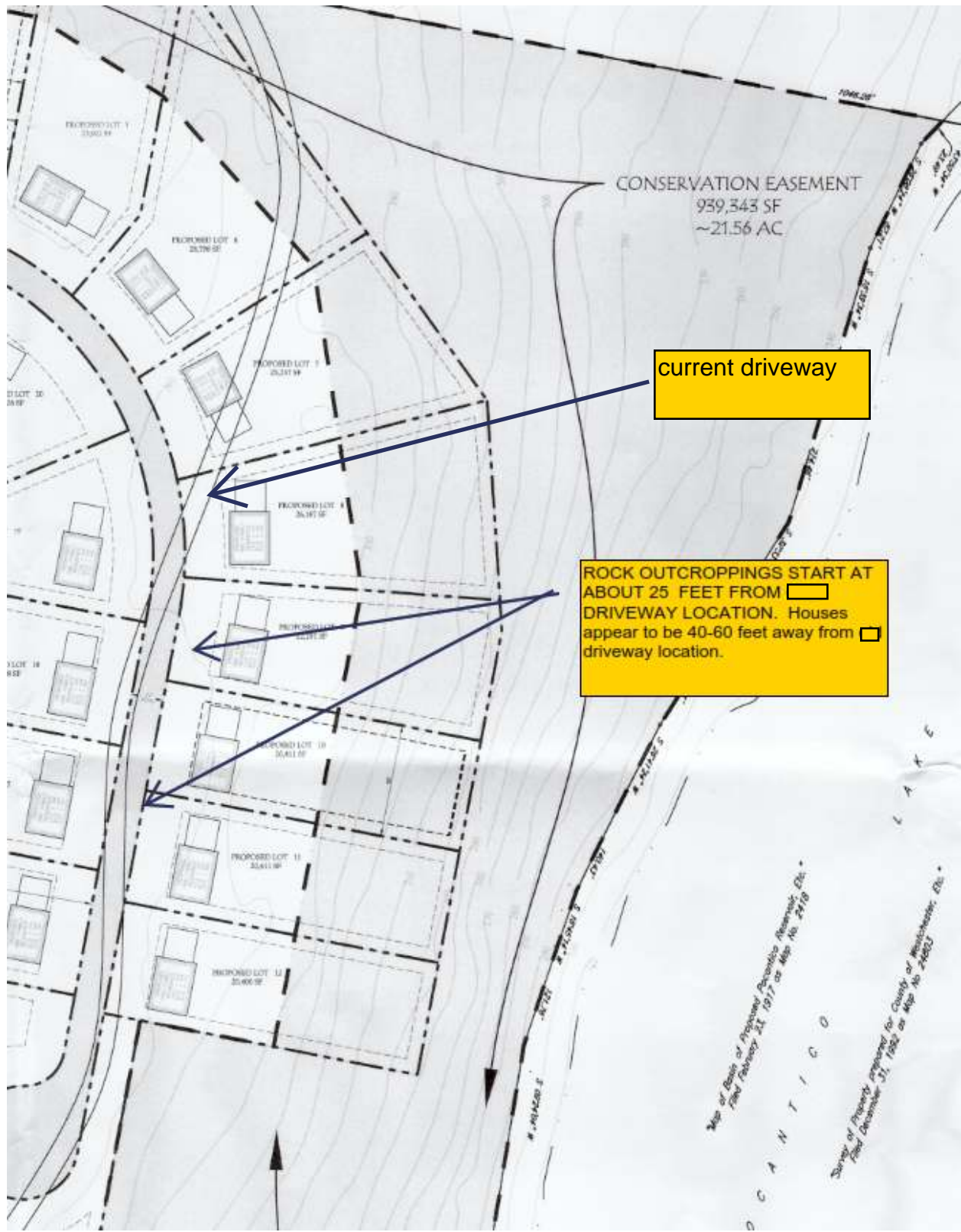


Lake is visible  
here

Rock Outcroppings

## **EXHIBIT E**







GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

CONSTRUCTION  
& SIGNATURE



**ZAPPICO**  
REAL ESTATE DEVELOPMENT



August 30, 2021

Mr. Michael McLaughlin  
Planning Board Chair  
Town of Mount Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

Dear Chairman McLaughlin and Members of the Planning Board,

Re: Application for 715 Sleepy Hollow Road

I respectfully request that the proposed application for 715 Sleepy Hollow Road be put on hold. The developers, Zappico, misrepresented themselves at the last planning board meeting and have shown a flagrant disregard for our local laws. More importantly, they submitted the application to the planning board on June 3rd with multiple violations on the property that they knowingly created. To allow Zappico's application for 715 Sleepy Hollow Road to continue to move forward despite their actions is disrespectful of our Town, our laws, and our community, including the volunteers serving on the planning board.

On July 27th, I wrote a letter to the Building inspector and copied members of the Town and Planning Boards complaining about illegal multifamily dwellings existing on the 715 Sleepy Hollow Road property. On July 30th, I received a telephone call from Supervisor Carl Fulgenzi. Supervisor Fulgenzi confirmed that there were in fact numerous building code violations and illegal multi-family rentals on the 715 Sleepy Hollow Road property.

Major renovations were made to the existing buildings on the property without permits or certificates of occupancy. Additional kitchens were installed in two of the buildings and drywalls were placed in hallways and over doors to create separate apartments and prevent access between the apartments. The rentals created by these modifications were blatantly advertised on Zillow and hotpads.com. This was happening simultaneously to Zappico's submission of their application for development and presentation about this property to the Planning Board in June.

At the August 5th planning board meeting, when you shared my letter with one of the Zappico representatives, the following exchange occurred:

Chairperson McLaughlin: Well let me ask you directly: Are you hosting some sort of a dormitory in that building?

Zappico: No

Chairperson: Are you hosting a multifamily-

Zappico: I believe there was an existing multifamily on the structure-

Chairperson: No, no, no, no. Are you hosting a multifamily? If it's existing- existing with an approval?

Zappico: there was a pre-existing multi family structure on the property to the best of my knowledge that's all that I know about it. I am really not involved with that project other than the subdivision.

In direct response to your question, the Zappico representative told you there was a “pre-existing multi family structure on the property’ which is not true: Zappico created the multi-family units without getting permits, seeking variances, or even having a certificate of occupancy. When Zappico purchased the property there was an estate house, a caretaker house, and a pool house. When they submitted the subdivision application on June 3rd to this planning board there were two families living in each of the buildings, with two kitchens, two front doors, etc, that did not exist before. In fact, they were in the process of renovating the pool house without a permit when the situation was brought to your attention.

The person speaking at the planning board meeting is a representative from Zappico. By the August 5th meeting, Zappico had already been cited by the Town of Mount Pleasant Building Department for multiple violations on the property including illegal multi-family dwellings. Planning Board Chairman McLaughlin deserved a straight answer to his questions. Certainly, at the time of the August 5th meeting, they knew the issues they were cited for without having to “review a letter”.

Zappico should not be permitted to misrepresent their activities at planning board meetings and have such callous regard for our laws and representatives. They are seeking to change the landscape - literally- of our community while intentionally violating our Town Code.

While presenting themselves as community minded and sensitive to the environment, Zappico was conducting illegal activity on their property. In light of the fact that Zappico presented to the Planning Board while they were in knowing violation of basic zoning laws and building code regulations, the application should not move forward without a full public accounting of the status of the buildings on the 715 Sleepy Hollow Road property

Finally, the development they are proposing is highly impactful to the watershed, wildlife and traffic, and could change the nature of a County Park. At this point, every aspect of their application should require independent verification since they have demonstrated through their actions to be an unreliable source of accurate information.

The Town of Mount Pleasant Planning board must necessitate a full SEQR when the application is resumed in order to ensure independent reviews and studies assessing the potential adverse impacts of their proposed development.

I appreciate your consideration of my comments.

Sincerely,

Maureen Petry  
748 Sleepy Hollow Road

Copy to: Town Supervisor Carl Fulgenzi, Trustees Laurie Rogers Smalley, Thomas Sialiano, Jerry Schulman, Jr., Danielle Zaino, Planning Board Chair, Michael McLaughlin, Members Joan Lederman, Jane Abbate, John Piazza, James Collins, Patsy Fucale

September 2, 2021

Dear Chairman McLaughlin and Members of the Planning Board,

We attended the June 3, 2021 Zoom meeting concerning the application by Zappico to subdivide the 36 acre property across the street from my house. At the beginning of the meeting, the Chairman summarized an article written by David Brooks, a well know author at the New York Times. His point, we believe was to prepare those in attendance -presumably not all familiar with the structure of the meeting and application process- that not everyone would be satisfied with the end result of this anticipated lengthy process. He also stressed that the Board was there to work for the town and its residents.

As you are all aware, there is great concern from the community concerning the proposed development because of its unique location adjacent to one of our most beautiful county lakes and the effects it may have on its environment and appearance. We do not believe this application should proceed without a full environmental impact statement.

Additionally, there is separate but arguably greater concern based on Zappico's actions leading up to, and their statements made during the meeting. There was confusion about the property and house being constructed at 705 Sleepy Hollow Rd., which is adjacent to Zappico's proposed development. The questions came initially from one of the Board members and later on from a neighbor who shares a border with that property. By the end of the meeting, those questions went unanswered and the confusion remained causing frustration. Although, we did not independently verify this information, we have been told by several neighbors the property in question was developed and sold by Zappico.

With our concerns in mind, I expect that prior to the next meeting the Board will research and confirm the above information. At the next meeting, please facilitate a discussion to clarify the relationship between the two properties and Zappico's involvement. If in fact Zappico was involved with the development at 705 Sleepy Hollow Rd., we feel that they were deceitful at best, and at worst lied to both the Board and the attendees. If there is documented proof, Zappico should be held accountable.

Based on the first meeting and the information we have learned since, I do not believe Zappico is operating in a trustworthy fashion. During the course of this application and potential development we should all expect transparency, accuracy and trusted relationships. So far this this application has not been consistent with any of the above expectations. David Brooks starts his article dated June 10, 2021 that "distrust is a cancer eating away at our society". We understand that in the end not everyone will be satisfied, but we should all be able to trust Zappico and the process of their proposed development.

Respectfully,  
Collin & Adrienne Breen  
752 Sleepy Hollow Rd.  
Briarcliff Manor

## Brian Zappi

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**From:** Carolyn Saracino <csaracino@mtpleasantny.com>  
**Sent:** Monday, September 20, 2021 3:10 PM  
**To:** Brian Zappi; Brandon Zappi  
**Subject:** FW: Environmental Impact Statement request

See comments for 715 Sleepy Hollow Road, please confirm receipt.

Thank you,  
Carolyn

---

**From:**  
**Sent:** Friday, September 17, 2021 7:18 PM  
**To:** Carolyn Saracino <csaracino@mtpleasantny.com>  
**Cc:** Save Pocantico <savepocanticolake@gmail.com>  
**Subject:** Environmental Impact Statement request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town of Mount Pleasant Planning Board  
One Town Hall Plaza, Valhalla, NY 10595  
September 8, 2021

Dear Chairperson Michael McLaughlin and Members of the Planning Board:

In our 12 years residing at 55 Old Sleepy Hollow Road, we have witnessed the impact of climate change and overdevelopment in our very own backyard. Through the years, we have watched our slice of heaven, a lush dense forest, come falling down, each year becoming a bit more sparse than the last.

Our first encounter with a large storm during our stay here was with Hurricane Katrina, where a huge tree, possibly around 100 years old came crashing down, roots vertical in the air. Since then, this has become a much more frequent occurrence as the years have gone by. Most notably, with the incredible amount of rain and wind that has come over the past few months, in particular the remnants of Ida, the trees have been easily uprooted, leaving the soil more susceptible to saturation and run-off. As a result, throughout the years, there has been a visible change in our very own backyards, the lake has risen to a higher level more frequently, rushing into our own yards seeping into our tree line. While we would not categorize the rise as life threatening from the distance of our house, the mere fact that this change is evident since our moving in 12 years ago, alarming at the least.

At the moment, only 7 houses overlook the Pocantico Lake Park on our side. The current proposal for 31 subdivision homes at 715 Sleepy Hollow Road calls for 42 *acres* of forest to be cut down to accommodate for the new construction. Our concern is for the impact that will have on the environment. It is, to us, unfathomable the effect that 31 additional houses to the Pocantico Lake might have. The demolition of the trees and therefore the habitat could devastate what this part of town has to offer. And many many people have come to seek the tranquility of the trails since lockdown.

Before anything moves forward, we are asking you to require a Full Environmental Impact Statement under SEQRA to be done on the development at 715 Sleepy Hollow Road.

Thank you for the consideration.

Sincerely,

Residents of 55 Old Sleepy Hollow Rd, Briarcliff Manor, NY 10510

Town of Mount Pleasant Planning Board  
One Town Hall Plaza  
Valhalla, NY 10595

September 13, 2021

Dear Chairperson Michael McLaughlin and Members of the Planning Board:

Having lived in Mt Pleasant for 30 years and having served both on the Planning Commission and Village Board of Pleasantville, I appreciate the pressure of developers and their legal and professional teams to push forward large scale proposals without a full Environmental Impact Statement.

If ever there was a development that needs a full Impact Statement it is the proposed subdivision development at 715 Sleepy Hollow Road.

The Pocantico Lake County Park is one of the small gems in an ever more developed part of Westchester. It is absolutely unique. Adjacent to the Rockefeller State Park and Preserve, it is a refuge for people and a safe place for a wide variety of animal life. It also helps protect the water of Pocantico River (reservoir) and the Pocantico River as it flows into the Hudson.

In a time of climate change, every municipality has both a legal and moral obligation to treat open space as an important piece of the puzzle that can save not just our earth but help avoid enormous future costs from flooding, the loss of fresh water, pollution, and the impact of global heating.

But even if one disputes those issues, we should preserve the relatively untouched lake and park for us and future generations. Look at the legacy of the other parks in our broader community. It is those that make Mt Pleasant and Westchester unique.

Housing 32 families is simply not worth the potential loss of the fresh water, habitat for our remaining local wildlife, degradation of the adjacent State Preserve downstream from the lake, and one of the few remaining oasis for residents of Mt Pleasant and the area to renew and refresh themselves in nature. Simply put, ransoming the future for relatively few tax dollars would be a mistake.

All of these issues will come out by requiring a full Environmental Impact Statement. If the facts speak to the benefits of a subdivision over leaving the area as it is, then you can vote with full knowledge of the environmental risks.



In closing, since the application for development at 715 Sleepy Hollow Road will have a significant adverse environmental impact on Pocantico Lake County Park, I am asking you to require a Full Environmental Impact Statement under SEQR. I would like an opportunity for this planning board to hear and consider my concerns at a public hearing as this process continues and before any decisions are final.

Thank you for considering this request.

Sincerely,  
Malcolm and Susan Netburn  
64 Farm Road  
Briarcliff Manor, NY 10510

Cc: Mt. Pleasant Council Members

September 15, 2021  
Town of Mount Pleasant Planning Board

One Town Hall Plaza  
Valhalla, NY 10595

Dear Chairperson Michael McLaughlin and Members of the Planning Board:

I am writing to request that you require a full Environmental Impact Statement before allowing any development at 715 Sleepy Hollow Road. This proposed subdivision would be adjacent to and visible from the Pocantico Lake County Park. It seems to me that a subdivision of this size and magnitude would be harmful to this park that is and should remain a refuge for the thousands of residents and the visitors to our area.

My family and I are a 17-year resident of Briarcliff Manor. We have all enjoyed using the park over the years. We fish in the lake and hike the public trails on a regular basis. Pocantico Lake County Park is one of the prettiest county parks in Westchester, with magnificent trees, variety of birds and wildlife, and the tranquility of the lake.

The proposed development at 715 Sleepy Hollow Road will likely destroy all or much of the beauty that the Pocantico Lake County Park provides. That one day we could be looking at a subdivision rather than nature when we hike on the County Park public trails is distressing. The developer's proposed removal of over one million square feet of forest is devastating. Such a vast tree removal will permanently alter the wildlife on the lake and the view to those using the County Park, and result in stormwater runoff that will devastate the water quality in the lake and its marine life.

Tree canopies capture water before it hits the ground. How much more water will run into the lake because of this tree canopy loss? Will the additional water hitting the cliffs increase erosion of the steep slopes, which are protected by the CEA and town code? Should the town allow such a loss of trees when they help filter pollution and capture carbon?

Since the application for development at 715 Sleepy Hollow Road will have a significant adverse environmental impact on Pocantico Lake County Park, I am asking you to require a Full Environmental Impact Statement under SEQR. I trust the planning board will consider my concerns at a public hearing as this process continues and before any decisions are final.

Thank you for considering this request.

Sincerely,

Joel Sendek

199 Hirst Road

Briarcliff Manor, NY 10510

## Brian Zappi

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**From:** Carolyn Saracino <csaracino@mtpleasantny.com>  
**Sent:** Friday, September 17, 2021 2:40 PM  
**To:** Brian Zappi; Brandon Zappi  
**Subject:** FW: Request for Full Environmental Impact Study - 715 Sleepy Hollow Road

Hi Guys, Please see comments below for your 715 Sleepy Hollow Application.

Please confirm receipt.

Thank you,  
Carolyn

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**From:** Nancy Golodetz <nrogers32@icloud.com>  
**Sent:** Friday, September 17, 2021 12:39 PM  
**To:** Carolyn Saracino <csaracino@mtpleasantny.com>  
**Subject:** Request for Full Environmental Impact Study - 715 Sleepy Hollow Road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

September 17, 2001

Dear Chairman McLaughlin and Members of the Mt. Pleasant Planning Board:

My husband and I have been residents of MT. Pleasant for over thirty-five years. We have been reviewing the Board videos, developers' presentations, Mt Pleasant Envision Plan and, investigating the numerous issues raised by concerned residents and irreversible ecological impact of this construction. We feel strongly that there is much more to investigate. We all need to ensure that the negative impacts of this proposed development are comprehensive, publicly assessed, and include all mitigations for Pocantico Lake, the County Park, the Pocantico Water Shed, Critical Environmental Area, Pocantico River and all associated areas from Rockefeller Preserve to Kingsland Point Park, where the Pocantico River discharges into the Hudson River.

We applaud the Planning Board's "Envision" plan and its update currently underway. It is a great roadmap against which to evaluate the proposed developers' plans. There are several goals in the plan that remain to be addressed:

- Mitigate flooding impacts and negative impacts of stormwater runoff. Do we really feel the plans address today's climate reality after Ida? (Goal 4-6)
- Preserve and enhance mature tree cover (Goal 4-29)
- Connect existing fragmented habitat to create larger corridors of protected land in forest cover (Goal 4-19)
- Permanently preserve important open spaces. (Goal 4-1)
- Consider including density reduction provisions for development activity within very steep and excessively steep slopes. (Goal 4-17)

Many relevant natural environmental issues have been raised and we agree these need much closer assessment. We have two additional concerns. The "Envision" plan includes two important goals: "minimize noise pollution" and "make sure the streets are safe for motorists, pedestrians, and bicyclists".

Based on the application, the developer is proposing that the construction will last 2 years, 6 days a week. Per the Envision plan, "noise is defined as any loud, discordant or disagreeable sounds that interfere with quality of life." Not

only will all neighbors surrounding this property, including Rosecliff, find this construction interfering with their quality of life, but all of us along the route of the construction traffic will have our quality of life disrupted for years. We moved here for the quiet and peace, not to listen to the sounds of 31 homes being constructed for 2 years, 6 days a week. This will also impact hikers in the Preserve and the Pocantico Lake trail in the County Park.

We are also concerned about increased traffic and, in our opinion, the traffic impact study submitted by the developer is inadequate. In the 6/3/2021 Board presentation, the developers said they had conducted traffic impact studies for 9A and 117. I took a closer look at their Comprehensive Site Analysis (not an easy task by the way). Not only was 117 or 9A **not** included in their site analysis, the studies done are incomplete. The traffic impact study was done at only two intersections: 1) Sleepy Hollow Road and Long Hill Road East and 2) Sleepy Hollow Road & Old Sleepy Hollow Road Extension. There are other roads impacted by a development of this size which must be evaluated for peace and safety.

We live at 816 Sleepy Hollow Road, between Old Sleepy Hollow Road Extension and Route 9. We, and our neighbors, anticipate that the traffic on this route will increase significantly with this development. This is the most direct route to several key services and commercial establishments in high demand including Metro North (Scarborough Station), Stop 'n Shop, Starbucks, and CVS. We have experienced what a detour on 117 or 9 can cause in terms of car traffic on these Sleepy Hollow Road routes. These country roads are very narrow, winding, and do not have sidewalks. When there is an increase in traffic and speed of the cars and trucks, it becomes extremely challenging and dangerous to walk or bike the road.

- The turn onto Route 9 could also be an issue with more cars. This is a difficult turn. Will there be a need for a traffic light at that intersection? This needs to be evaluated.

- Another intersection that needs evaluation is at Old Sleepy Hollow Road Extension & County House Road. It is already difficult and scary; surely construction equipment and increased traffic will increase the danger of this and other residential intersections in our neighborhood. This needs to be evaluated.

- As construction is underway, what routes will the equipment, trucks, etc will use? Will the equipment come off of Route 9 or another route or multiple routes? Are there prescribed roads for this type of equipment?

We need to make sure we have a comprehensive, independent, and public review of all the potential negative fallout and mitigations to protect what we have in the most responsible way. We are urging the Board to make a "positive declaration" and conduct a full SEQR Environmental Review of the proposed 31 home subdivision development at 715 Sleepy Hollow Road, Mt Pleasant, NY.

Sincerely,

Nancy and Mark Golodetz  
816 Sleepy Hollow Road  
Briarcliff, NY. 10510

Cc. MT Pleasant Council Members: Laurie Smalley, Thomas Sialiano, Jerry Schulman, Jr, Danielle Zaino



**SCENIC HUDSON, INC.**  
One Civic Center Plaza,  
Suite 200  
Poughkeepsie, NY 12601-3157  
Tel: 845 473 4440  
Fax: 845 473 2648  
[ScenicHudson.org](http://ScenicHudson.org)

September 17, 2021

By email: [csaracino@mtpleasantny.com](mailto:csaracino@mtpleasantny.com)

Mr. Michael McLaughlin. Chair  
and members of the Planning Board  
Town of Mount Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

Subject: Meadows of Briarcliff Manor  
715 Sleepy Hollow Road  
Application # 21-01

Dear Mr. McLaughlin:

It is our understanding that on Monday evening September 20<sup>th</sup> the Planning Board will be considering a motion for confirmation of Lead Agency and for Determination of Significance for subdivision application # 21-01. This action involves the proposed subdivision of a 36.82-acre residential lot into 31 residential lots called "Meadows at Briarcliff." Scenic Hudson is concerned that development of this parcel adjacent to Pocantico Lake may adversely impact water quality in both the Lake and Pocantico River and result in adverse impacts on Pocantico Lake County Park. We are unable to attend the meeting, but respectfully request that our letter be read into the record on the meeting.

According to the New York State Department of Environmental Conservation, the Pocantico Lake Watershed Property was dedicated in 1990 as a Critical Environmental Area (CEA) due to its exceptional or unique character.<sup>1</sup> The potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA is a relevant area of environmental concern and must be evaluated in the determination of significance prepared pursuant to SEQRA.<sup>2</sup> Therefore, the Planning Board as lead agency must specifically consider how this proposed project might affect the qualities of the Pocantico Lake Watershed Property CEA. This CEA designation thus ensures that exceptional or unique features are not overlooked during SEQRA, and that any potentially harmful impacts to them are evaluated. CEA designation is intended to encourage more proactive planning and design to conserve critical resources, avoid hazards, and keep track of "big picture" issues like habitat connectivity and watershed protection.<sup>3</sup>

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<sup>1</sup> <https://www.dec.ny.gov/permits/6184.html>

<sup>2</sup> 6 NYCRR § 617.14 (g) (4)

<sup>3</sup> [https://www.dec.ny.gov/docs/remediation\\_hudson\\_pdf/ceafactsheet.pdf](https://www.dec.ny.gov/docs/remediation_hudson_pdf/ceafactsheet.pdf)



**SCENIC HUDSON, INC.**  
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Fax: 845 473 2648  
[ScenicHudson.org](http://ScenicHudson.org)

The development of this site has the potential to introduce erosion, sedimentation and non-point source pollution from fertilizer, pesticides, and automotive fluids into this watershed. Further, the Lake is the focal point of a the 164-acre Pocantico Lake County Park, which is used by the public for hiking, nature study, and other forms of recreation. Development of the subject parcel may also result in visual impacts on park's viewshed. Finally, there may be environmental impacts to habitat, vernal pools, and flora and fauna on the subject parcel, as well as the surrounding area, including Pocantico Lake and the County Park.

For these reasons, Scenic Hudson urges the Planning Board to issue a Positive Declaration regarding this action and require an Environmental Impact Statement in order to identify all potential impacts and evaluate alternatives that would avoid, minimize or mitigate impacts

Please place Scenic Hudson on a list of Interested Parties in order that we may be apprised of meetings and other deadlines related to this application. We submitted a FOIL request today and look forward to receiving the application in order that we can more fully understand the implications of potential development of this site.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey Anzevino". The signature is written in a cursive, flowing style.

Jeffrey Anzevino, AICP  
Director of Land Use Advocacy

## Brian Zappi

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**From:** Carolyn Saracino <csaracino@mtpleasantny.com>  
**Sent:** Monday, September 20, 2021 3:10 PM  
**To:** Brian Zappi; Brandon Zappi  
**Subject:** FW: 715 Sleepy Hollow Road / Zappi destruction

See comments for 715 Sleepy Hollow Road, please confirm receipt.

Thank you,  
Carolyn

-----Original Message-----

From:  
Sent: Friday, September 17, 2021 8:23 PM  
To: Carolyn Saracino <csaracino@mtpleasantny.com>  
Subject: 715 Sleepy Hollow Road / Zappi destruction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chairman McLaughlin and Members of the Mt. Pleasant Planning Board,

I am writing to respectfully ask for a Full Environmental Impact Statement under the State Environmental Quality Review Act (SEQR) regarding the proposed development of 715 Sleepy Hollow Road. In my opinion, it is an extremely concerning proposal to destroy a delicate environment, by a corrupt developer and one which is inconsistent with the beauty of the area.

I am a longtime resident of the neighboring property and have for years enjoyed the "Critical Environmental Area" (as designated as such by the County itself). It is home to many wildlife, fish and birds, and is a unique gem in our area. The proposed removal of forest and imposition of infrastructure would change this forever.

I have observed the work done by Mr Zappi and the 709 Sleepy Hollow Road lot (adjacent), in which he has frequently breached his obligations: started work without permit, taken down markers of designated wetlands, operated heavy machinery and moved dirt and trees within feet of those wetlands, operated outside of his allowed hours - including on Sundays and holidays - and threatened local residents who challenge them. Multiple complaints have been made to both the Briarcliff and Mt Pleasant towns - and associated police departments. How many have been investigated, and what action has been taken?

Please provide careful consideration to avoid the destruction of this precious area

Regards

Daniel P Warnier

917-653-9778

689 Sleepy Hollow Road  
Briarcliff, NY 10510



To: Chairman Michael McLaughlin and Members of the Mt. Pleasant Planning Board

CC: Mt. Pleasant Councilmembers Laurie Smalley, Thomas Sialiano, Jerry Schulman, Jr., and Danielle Zaino

Healthy ecosystems provide us with clean water and air, food security and pollinators, and materials we need to build shelter. Water, food, and shelter are the basic necessities we need to survive. Natural areas, which take decades to mature, are constantly stressed by development, resource extraction, pollution, and invasive species. Degraded ecosystems cannot perform these services and cannot support life as well as healthy ones, so we must be careful about how we interact with nature. Importantly, the mature forest over 100 years old in question for development deserves enough respect to be assessed before it is destroyed. And the development is in a watershed, near a lake! Potential runoff and pollution from this development could contaminate the water. If we contaminate the water, we poison the land and ourselves. **A full SEQR review should be completed before a shovel goes anywhere near the soil.** The iNaturalist project of the area shows so much biodiversity, which is often used as an indicator for ecosystem health. More needs to be known about this land before it is demolished! It was designated a “Critical Environmental Area” by the County in the 1990s! We must protect healthy, intact ecosystems for our own sake, for the sake of future generations, and in appreciation of nature.

Ryan Goolic

Invasive Species Manager

Concerned Resident of the Lower Hudson Valley

**Charles J. Sanders**  
Attorney at Law  
29 Kings Grant Way  
Briarcliff Manor, New York 10510  
Phone: 914 366 6642 / Fax: 347 558 9658  
Email: cjs@csanderslaw.com

Licensed to Practice:  
New York  
California  
Washington, DC  
Supreme Court of the United States

September 18, 2021

Via Electronic Delivery

Chairman Michael McLaughlin  
& Town Planning and Zoning Board Members  
Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595 United States (by email and post)

**Re: 715 Sleepy Hollow Road—Presentation of Petitions Advocating Both Full SEQR Review and Other Important Considerations**

Dear Chairman McLaughlin and Planning Board Members:

Further to my letter to the Planning Board dated August 30, 2021, the purpose of this communication is to provide copies to the Board of the signed petitions referenced in that prior letter. These petitions express the support of the signers for a full SEQR review and other important considerations regarding the proposed 715 Sleepy Hollow Road cluster sub-division proposal. To date, nearly 500 residents of Mount Pleasant and approximately the same number of persons living outside of the Town but residing principally within Briarcliff Manor and Westchester County (a total of over 900 persons) have signed the physical documents. I anticipate the delivery of many more signatures to the Planning Board over the coming weeks, including further details concerning on-line petition signers as noted below.

Obviously, the proposed sub-division has generated a significant public outcry from those alarmed by the strong possibility of substantial harm being caused by the proposed project to adjacent public lands, wildlife and other properties, including the community's precious Pocantico Lake County Park. Those well-grounded concerns resulted in the collection by community volunteers of the physical signatures, gathered principally within the Mt. Pleasant geographic area. A copy of the 900-plus petition signature documents are electronically attached in two labeled batches.

Specifically, residents signed the following statement with regard to the proposed development at 715 Sleepy Hollow Road.

By signing your name and address below you are asking the Mt. Pleasant Planning Board to make a positive SEQR declaration and that:

- (i) the planned development must not move forward until all the potential, negative impacts on Pocantico Lake, our County and Town Parks, Rockefeller State Park, and the surrounding watershed can be publicly examined and fully considered;
- (ii) all reasonable alternatives are considered and mitigation measures adopted;
- (iii) all evaluation and permitting procedures under state and county laws are followed;
- (iv) there is full public participation and transparency; and
- (v) there will be no significant, adverse environmental effects on Pocantico Lake, our County and Town Parks, Rockefeller State Park and the surrounding watershed.

In addition to the physical petitions, an online petition has already garnered 974 signatures (see, [https://www.change.org/p/the-town-of-mount-pleasant-demand-a-full-seqr-review-of-the-proposed-31-home-development?fbclid=IwAR0fHUBmQkjZ-DwFqgkZliQw\\_Fl5M9ogGftzscqF6BcFDjH1B2LT0\\_n4q48](https://www.change.org/p/the-town-of-mount-pleasant-demand-a-full-seqr-review-of-the-proposed-31-home-development?fbclid=IwAR0fHUBmQkjZ-DwFqgkZliQw_Fl5M9ogGftzscqF6BcFDjH1B2LT0_n4q48)). While some of these online signatures may be duplicative of those collected in-person, the outpouring of opposition to the proposed development is evident from comments some of these online visitors left on the Facebook group page “Save Pocantico Lake,” which may be found at <https://www.facebook.com/groups/1669775573411266>. That Facebook group has 387 members, to date.

Members of the public have also voiced their opinion against allowing this proposed development to irreparably harm Pocantico Lake County Park in letters to the editor in the local newspaper, *The Examiner*. Links to representative examples of these letters, published over the course of this past summer, are listed immediately below.

<https://www.theexaminernews.com/letter-to-the-editor-proposed-subdivision-at-pocantico-lake-park-would-degrade-a-county-jewel/>

<https://www.theexaminernews.com/letter-to-the-editor-officials-must-protect-county-park-from-development/>

<https://www.theexaminernews.com/pocantico-lake-park-31-home-subdivision-would-be-a-mistake/>

<https://www.theexaminernews.com/mount-pleasant-must-protect-pocantico-lake-park-from-development/>

<https://www.theexaminernews.com/pocantico-lake-is-a-treasure-that-should-not-be-developed/>

<https://www.theexaminernews.com/pocantico-lake-development-is-a-resource-for-all-of-westchester-county/>

<https://www.theexaminernews.com/pocantico-lake-must-be-protected-from-development/>

Given the widespread public support for the principle that the Mt Pleasant Planning Board should do everything in its power to prevent and mitigate against significant adverse environmental impacts of the proposed project to develop over 30 homes at 715 Sleepy Hollow Road, the Planning Board is respectfully urged to be responsive to these community concerns. That process should include but not be limited to full transparency and electronic public access to all submissions concerning this matter, and the holding of public hearings at

which residents may voice their concerns in person. As the Planning Board has expressed on numerous occasions to the public's great appreciation, transparency and public involvement are the cornerstones of effective local government, and essential to the application of the SEQR statute in particular.

Thank you for your kind consideration. As always, questions and requests for further information are welcomed.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles J. Sanders", with a long horizontal flourish extending to the right.

Charles J. Sanders

# PETITION TO SAVE POCANTICO LAKE

Pocantico Lake County Park is under threat from a proposed real estate development that will irrevocably blight its shoreline.

In 1990, Westchester County designated Pocantico Lake and its surrounding shores, cliffs and wildlife as one of Westchester's most Critical Environmental Areas (CEA). Despite that designation, a subdivision of nearly three dozen houses on the shoreline of Pocantico Lake County Park is now being proposed by a developer at 715 Sleepy Hollow Road, Mt. Pleasant, NY. This development is likely to increase water pollution into the lake, destroy wildlife habitat, ruin a county park that represents one of the last, remaining county watershed wilderness areas enjoyed by thousands of Westchester residents and damage Rockefeller State Park downstream.

We need to act now! The Mt. Pleasant planning board is currently deciding whether or not this proposed development should be subject to a full environmental review under NYS State Environmental Quality Review Act (SEQR), a review that would help minimize negative environmental consequences that this development will undoubtedly bring. The developer, on the other hand, opposes the requirement of a full environmental impact statement (EIS) pursuant to SEQR, and is seeking to avoid public scrutiny.

## **DEMAND A FULL SEQR ENVIRONMENTAL REVIEW OF THE PROPOSED 31- HOME SUBDIVISION DEVELOPMENT AT 715 OLD SLEEPY HOLLOW ROAD, MT. PLEASANT, NY.**

### **MAKE YOUR VOICE HEARD!**

By signing your name and address below you are asking the Mt. Pleasant Planning Board to make a positive SEQR declaration and that:

- (i) the planned development must not move forward until all the potential, negative impacts on Pocantico Lake, our County and Town Parks, Rockefeller State Park, and the surrounding watershed can be publicly examined and fully considered;
- (ii) all reasonable alternatives are considered and mitigation measures adopted;
- (iii) all evaluation and permitting procedures under state and county laws are followed;
- (iv) there is full public participation and transparency; and
- (v) there will be no significant, adverse environmental effects on Pocantico Lake, our County and Town Parks, Rockefeller State Park and the surrounding watershed.

For more information, go to [www.savepocanticolake.org](http://www.savepocanticolake.org)

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Edward Reardon	132 Rolling Hills Rd 10599	7/30/21
2	<del>Edna</del>		
3	<del>Edna</del>	52 WALNUT ST P'VILLE	7/31/21
4	<del>Edna</del>	134 Church St. Pville	7/31/21
5	Andie B. John	41 Sky Top Drm Pleasantville	7/31/21
6	<del>John</del>	2 Scarborough Rd Bannockburn	7/31/21
7	Geraldine Stepleti	214 Edgewood	7/31/21
8	Karon Thak	171 Broadway Pville	7/31/21
9	LT M. Mally	175 Farringham Sleepy Hollow	7/31/21
10	Karen McNally	175 Farringham Sleepy Hollow	7/31/21
11	Armon Evans	69 Highway 100 P'ville	7/31/21
12	Ben Evans	69 HIGHWAY 100 TERR. PLEASANTVILLE	7/31/21
13	GARRICK HOADLEY	334 BEDFORD RD, P'ville NY	7/31/21
14	Sarah Hoadley	334 Bedford Rd, Pville, NY	7/31/21
15	Madeline Dirgals	27 Grove St. Pleasantville	8/6/21
16	Lin Dirgals	27 Grove St Pleasantville	8/6/21
17	Lisa Griffin	78 Griffin Pkwy Pleasantville NY	8/6/2021
18	Maureen Griffin	78 Griffin Pkwy Pleasantville NY	8/6/2021
19	Colin Griffin	300 MANVILLE RD, PLEASANTVILLE	8/6/21
20	Patsie Griffin	" " " "	8/6/21
21	Joel Levinson	64 Leroy Road Chappaqua, NY	8/6/21
22	KIMBERLY KELLY	23 Leroy Ave Hawthorne NY 10708	8/10/21
23	Louise Murray	1218 S. Broadway St NY	8/10/21
24	Kelly Allen	277 West 121st St P'ville	8/10/21
25	<del>John</del>	<del>54 Scarborough Rd Bannockburn</del>	
26	Dave Virvill	32 Ingham Rd	8/16/21
27	Lisa Shapiro	25 Long Hill Rd E Bannockburn	8/17/21
28	Tom Brennan	403 Ft. Wash. Av Hawthorne	8/17/21
29	Phyllis Breda	816 Sleepy Hollow Rd Bannockburn	8/17/21
30	James Lickason	78 Marlborough Rd Bannockburn	8/27/21

NRW  
8/17

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	STEVE CHIRICO	49 WESTLAKE DR	6-26-2021
2	MIA PERSICO	3 OAK ROAD	7-03-21
3	MOIRA PERSICO	" "	7-03-21
4	Rachel Hershey	10 Larissa Lane	7/3/21
5	Janna Hershey	10 Larissa Lane	7/3/21
6	Ian Hutchins	10 Larissa Lane	7/3/21
7	Leslie Hershey	10 Larissa Lane	7/3/21
8	Rosemary Brown	6 Christie Ct Pleasantville	7/3/21
9	CLAIRE OSINOFF	142 Woodland Rd. Pville	7/3/21
10	Robert Osinoff	142 Woodland Rd Pville	7/3/21
11	Matthew Bonama	24 Eastview Ave Pleasantville	7/3/21
12	Jean Fufidio	25 Country Club Lane	7/3/21
13	Chloe Findling	136 Hardscrabble Pleasantville NY	7/3/21
14	Elizabeth Singh	39 Grandview Ave Pville	7/3/21
15	Rebecca Leon	1 Round Hill Drive	7/3/21
16	Stephen Mumford	48 Eastview Ave	7/3/21
17	Theresa Mumford	48 Eastview Ave	7-3-21
18	Jack Sweeney	58 Sunnyside Ave	7-3-21
19	Meagan Sweeney	58 Sunnyside Ave	7-3-21
20	Barbara Saltzman	24 Pond Hollow Ct.	7-3-21
21	Jenny Saltzman	" "	" "
22	Arthur M. Carlucci	20 Roselle Ave, Pville, NY	7-3-21
23	Alexis Aiello	78 Grandview Ave Pleasantville NY	7-3-21
24	PATRICK WATTS	10 NANNATHAGEN RD Pville NY	7-3-21
25	SASHA ELSYMONT	90 SMITH ST CHAPPAQUA	7-3-21
26	Ronnie Shankland	76 Leland Ave Pleasantville NY	7.3.21
27	JASON DIAZ	230 Washington Ave	7-3-21
28	Mary Ann	1 Brookhill Ct Pville	7/3/21
29	Dana Leon	300 Merville	7/3/21
30	Michael Leon	300 Merville	7/3/21

7/3/21



# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Paul Kurppe <sup>PKurppe@verizon.net</sup>	19 Kings Grant Way 10510	06-23-21
2	Chris Gazzetta	19 Kings Grant Way 10510	06-23-21
3	Maggie Gazzetta	19 Kings Grant Way 10510	06-23-21
4	Will Gazzetta	19 Kings Grant Way	06-23-21
5	Carmen S Gazzetta	19 Kings Grant Way	6-23-21
6	Audrey Bender	17 Kings Grant Way	6-23-21
7	Steve Bender	17 Kings Grant Way	6-23-21
8	Annalisa Altieri	11 Kings Grant Way	6-23-21
9	Nicholas Altieri	11 Kings Grant Way	6-23-21
10	Christen Hawkins	7 Kings Grant Way	6-23-21
11	Ken Hawkins	7 Kings Grant Way	6-23-21
12	Lisa Zimmerman	8 Kings Grant Way	6-23-21
13	ANTHONY ROCCO	12 KINGS GRANT WAY	6-23-21
14	TERISE LEVINIE	18 KINGS GRANT WAY	6-25-21
15	MARY LEVINE	18 KINGS GRANT WAY	6/25/21
16	Daniel Parn	18 King Grant Way	6-25-21
17	Dan Parn	"	"
18	Ruben Parn	13 KINGS GRANT WAY	6/25/21
19	Karin Lowrey	"	"
20	Suzanne MARGA	30 Pocantico Run Rd	6/27/21
21	Walter Marga	30 Pocantico Run Rd	6/27/21
22	Christine Strunwal	15 Kings Grant Way	6/27/21
23	NICHOLAS VANDER ELS	15 Kings Grant Way 10510	6/27/21
24	Ray Benson	25 King Grant Way	6/28/21
25	Neil Benson	25 Kings Grant Way	6/28/21

by  
N. O'Connell

AP

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Adra Pianka	23 Kings Grant Way	July 6, 2021
2	SUSAN McLAUGHLIN	24 Sleepy Hollow Rd	July 6, 2021
3	John Ahearn	130 Tuttle Rd Branch P	7/6/2021
4	ALEX BUCKANAVAGE	24 TITHOUSE LA	JULY 6 2021
5	Thomas Burke	146 Van Home	7/6/2021
6	Nicole Rookys	203 Benedict Ave.	7-6-2021
7	Matt Pianka	23 kings grant way	7-6-2021
8	Judith Griffin	4. William St. W Harrison	7/7/2021
9	THOMAS GRIFIN	" " " " "	7/7/2021
10	Florence Reilly	88 Wilson pk. Rt 11	7/7/2021
11	Helen Murga	51 Warren Court	6/18/2021
12	Paul Heck	1618 Old Country	ELMSFORD NY
13	Kathleen Connell	88 Wilson Park 10523	914 345 5960
14	Juan Lopez	26 William St Ossining NY 10562	7/7/2021
15	Joan Russ Schildkraut	43 Cowdin Ln Chappaqua	7/7/2021
16	Chris + Randall Moore	2 Iroquois Rd Trille	7/7/2021
17	Star Soren	348 Wilks Avn Hawthorn	7/7/2021
18	Lobla	267 Hardscrabble Rd BM	7/7/21
19	Greg	56 Algonquin Dr. Chapp	7/7/21
20	Chelle Garry	21 Beechmont Ave	7/7/21
21	Stephanie Riccardi	51 Shellbark Lane	7/7/21
22	Eric Rerzi	6 Austin Pl	7/7/21
23	Anne Myers	5 Bertha Place	7/7/21
24	Andrew Tessler	91 Ridgely Rd BM	7/7/21
25	Blakey Grogan	777 Albany Post Road	7/7/21
26	Rosily Mathew	24 Beaverhill Rd	7/7/21
27	Susan Barry	15 Stillman Lane	7/7/21
28	Walter Barry	15 Stillman Lane	7/7/21
29	Marie Barry	15 Stillman Lane	7/7/21
30	Krista Barry	15 Stillman Lane	7/7/21

AP

# Signatories to the Petition to Save Pocantico Lake

## Mt. Pleasant Residents:

	Name	Address	Date
1	Cindy (Deas) Mary	423 Bonnie Ct Yorktown	7/6/21
2	Pat Peto	69 Laurel Pl Thornwood	7/6/21
3	A Cassidy	3 Ferris Pl Ossining NY	7/6/21
4	Paul Blaney	5 Powder Horn Way, Tarrytown	7/6/21
5	PATRICIA L. RYAN	10 PINES BRIDGE RD MARK NOLL 10545	7/7/21
6	Warren Gottlieb	8 PLYMOUTH PL CLYDE NY 10514	7/6/21
7	Virginia Stillman	16 Rockledge Ave Ossining NY 10562	7/7/21
8	Patricia Langworthy	1415 Hudson Ave Peekskill NY 10566	7/7/21
9	Michael Fasciglione	43 Woodruff Ave Scarborough NY 10582	7/7/21
10	Roberta Nizzico	19 Abuel St YKS NY 10503	7/7/21
11	Gunn Dupre	151 Orchard Rd 10510	7/7/21
12	Barbara Mollen	53 Laurel Hill Rd, Canton 10520	7/7/21
13	Philip Marlman	53 Laurel Hill Rd - Canton 7-7-21	
14	CHRIS HATSON	440 SLEEPY HOLLOW BRANCH	7/7/21
15	Sharon Shepik	6 Hidden Valley Bedford	7/7/21
16	Walter Schel	35 Curtis Ave New York	7-8-21
17	Scott	35 Valley Ave - 304 Elmford	7/8/21
18	John - Paul Bonanno	100 Palmer Lane, Thornwood 10594	7/8/21
19	Paul Blain	72 Pondfield Rd W Bronxville	7/8/21
20	Lynda Cogan	38 Huntington Circle Peekskill	7/8/21
21	Andrew Ricci	3 Augusta Ct Purchase NY	7/8/21
22	Susan R. Ayuso	100 Ardley Ave, Irvington NY	7/8/21
23	Terrence Corrado	2747 Harkspur St Yorktown	7/8/21
24	Chas Ahlstedt / Ch. Ahlstedt	3589 Jones St Shrub Oak NY	7-8-21
25	Jack Balsani / John Balsani	1075 E Main St Shrub Oak NY	7-8-21
26	F. NORD	41 White Birch Cir 10562	7-8-21
27	Ralph Saragol	148 Roberts Lane Yonkers NY 10701	7-9-21
28		58 WESKOR AVE, P-VILLE 10570	7-8-21
29	Kathy Bunker	17 McCarthy DR	7-8-21
30	Robert P. Lipp	27 Van Wyck St	7-9-21

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date	
1	Nathyn Fleder	773 Sleepy Hollow Rd Briardale	7/17/21	
2	Lisa Ann Spradley	50 Bedford Rd Pleasantville	7/17/21	
3	Stella	178 Washington Ave	7/17/21	
4	Beverly Jones	15 Virginia Pl Pleasantville	7/17/21	
5	DeBecker	15 Virginia Pl	7/17/21	
6	Michael Beyer	47 Suzanne Ln	7/17/21	
7	Nathyn Fleder	773 SLEEPY HOLLOW RD	7/17/21	
8	Maria MacCetro	4 Tudor Ct, Pville	7/17/21	
9	Joe Mank	4- Tudor Ct Pville	7/17/21	
10	John R Gill	122 PARKVIEW DR	7/17/21	
11	Kiersten Zaribeen	23 Brookside Pl, Pville	7/17/21	
12	Lee Gable	286 Lake Shore Dr.	7/17/21	
13	Martha R. Matthes	33 Greenmeadow Rd	7/17/21	
14	Janet Rino	9 Old Ridge Rd	7/17/21	
15	John Rino	9 Old Ridge Rd	7/17/21	
16	Phyllis Rotunno	378 Washington Ave	7/17/21	
17	Elaine Pelt	85 Lockwood Rd	7/17/21	
18	George Sullivan	15 E. Linwood St.	7/17/21	
19	Paul Karta	3 MILLER PL MORRIS	7-17-21	
20	Chihiro Kobayashi	54 Pleasant Ave	7/17/21	
21	Laurie Jones	1 Pleasant Run Rd	7/17/21	
22	Ben Breschel	424 Main St. Pville	7/17/21	
23	Nicole Robertson	20 Spring St.	7/17/21	
24	Nabila Albany	539 Washington Ave	7/17/21	
25	Patricia Hawkins	160 Marble Ave	7/17/21	
26	Marlene Goldstein	180 Mountain Pl	7/17/21	
27	Paul Mott	15 Deerfield Ln Pville	7/17/21	
28	Matthew Pagliaro	16 Foxwood Drive, Pville	7/17/21	
29	Laura Quinn	348 Warren Ave Hawthorne	7/17/21	
30	Alfred PACILO	303 OLD SLEEPY HOLLOW	7/17/21	

8/17/21 Non  
Bosno

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Irene Unger	10 Carleton Ave. Briarcliff Manor	6/26/21
2	ALAN DAHLER	35 Hilltop Ln Hawthorne	6/26/21
3	Megan Ballant	1046 Sherman Thruway	6/26/21
4	ERIC CHAU	20 CARLETON AVE. Briarcliff Manor	6/26/21
5	Alexis Nieves	720 Warren Ave Thornwood	6/26/21
6	Jeff Mackey	720 Warren Ave Thornwood	6/26/21
7	Phyllis Mulligan	84 Legion Dr	6/26/21
8	Edward Mulligan	Vulhalla Ny	6/26/21
9	Sarah L. OTON	22 pebblebrook way Upper	6/26/21
10	Chris Geraghty	132 Pythian Ave 10532	6/26/21
11	Mateo Lewis	41 Stanley street	6/26/21
12	Luz Espada	1075 Broadway	6/26/21
13	Edwin Erskine	1075 Broadway	6/26/21
14	Agostino Tor	30 Hobbs st	6/26/21
15	Melissa Acaravath	20 Foxwood Lane	6/26/21
16	PAM ANDRIOLA	47 Garrison Ave	6/26/21
17	Anthony Gualdino	57 Oak road Briarcliff	6/26/21
18	Jeremy Kesten	45 Valley Ln Chappaqua	6/26/21
19	Sherry Burnbaum	21 Coprock Rd Pocantico	6/26/21
20	Jane Baron	51 Great Oak Ln	6/26/21
21	Tue Albert	11 Danton Ave	6/26/21
22	Daniel Munkelton	288 Washington Ave	6/26/21
23	Louise Brady	15 Choate Lane, Pville	6/26/21
24	Philippe Yahia	41 Sky Top Drive	6/26/21
25	Thomas Munkelton	" "	6/26/21
26	JUAN Huerta	50 old sleepy Hollow	6/26/21
27	Joseph Badia	1 Bedford Mews "	6/26/21
28	George Wong	7 LAKE Dr.	6/26/21
29	Mary Gostus	16 Lish Pl. Pville	6/26/21
30	NOAH GRAY	31 CHOATE LN PVILLE	6/26/21

for 6/30/21

AP

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Irena Tertulien	100 Crystal Hill Dr	7/6/21
2	Carol Montagnino	16 Sean Drive, Hopewell Junction	7/6/21
3	Robert G. Hunter	15 White Birch Dr, Ossining	7/6/21
4	<del>Samira Brakshi</del>	161 Cortlandt St. Buchanan	7/6/21
5	Andy V. Muddab	21 Studio Hill Rd, Briarcliff N.Y.	7/7/21
6	Giovanni Tiso	12 Mangon Circle Pel 10803	7/8/21
7	MARK Puleo	61 Laurel Chase Ithaca NY 14854	7/8/21
8	<del>Debra Lee</del>	6 Ledge Court W.N.Y	7/6/21
9	<del>Barbara Casella</del>	60 Fifth Court Wall Neck	7/10/21
10	Phil Rucci	5 Beechm 1101 N	7/7/21
11	Regina Damon	177 Bedford Rd P'ville NY	7/8/21
12	Khalidn Sidiqi	20 First Avenue	7/8/21
13	Judith Erickson	110 McKee Ave TT	7/8/21
14	<del>Sam M...</del>	6 Cliffside Dr. Wobridge	7/8/21
15	<del>Margaret Reuther</del>	37-03 Throbbing Ct Peekskill	7/9/21
16	<del>Frank...</del>	310 EAGLEBAY DR OSS	7/9/21
17	Karen V. Bolder	3 Hudson Place TT	7/9/21
18	<del>Theresa...</del>	3 Hudson Place TT	7-9-21
19	<del>John...</del>	166 Country Edge Rd.	7-9-21
20	<del>John...</del>	151 N. Washington St. S.F.	7-9-21
21	Therman S. Jordan	43 So. Highland Ave #20 Ossining NY	7-9-21
22	Magni Ochoa	120 N Washington St Tarrytown NY	7-9-21
23	Mark Pankia	23 Kings Grant Way Briarcliff NY	7/9/21
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

AB

	Name	Address	Date
1	Michael Cnelli	32 Stonegate Rd	7/12/21
2	Christopher B. Ginn	6 University Ave	7/12/21
3	Helen Rosar	Tarrytown NY	7/12/21
4	JOAN SALTZ	32 The Crossings	7-2-21
5		Purchase NY <del>10008</del>	
6	Gene Swanson	10 South St. Ave	7-12-21
7	Mari C. Sn	212 Holfman Bldg Ctr 20	7/13/21
8	Giovanni Barco	2889 Meadowcrest Dr.	7/14/21
9	JOAN BARCO	2889 Meadowcrest Dr. YF NY	7/14/21
10	Barbara Campion	133 Carrollwood Dr. Ny.	7/14/21
11	Patricia G.	17 Rosedale New Roch.	7/14/21
12	AMY KASENCHAK	48 Stonehouse Rd. Somers NY	7/14/21
13	Joanna Duarte	152 Ridge St Hartsdale	7/14/21
14	Frank Porco	5 Lewis Ave Dobbs Ferry	7/14/21
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Piscitelli S	CORWEN ST PLEASANTVILLE	9/12/21
2	Vladimir A	184 Larch Rd. Briarcliff Manor	9/12/21
3	Padma Sridhar	48 Oak Road	9/12/21
4	Stacey Winnick	8 Fox Run Road	9/12/21
5	Mary Debilsky	68 Oak Rd Briarcliff	9/12/21
6	Elizabeth Toshko	88 Old Willow Way	9/12/21
7	Sofia Choudhri	5 Stonington Heights Briarcliff	9/12/21
8	Cameron Virill	32 Ingham Rd	9/12/21
9	Samantha Anding	133 Birch Road	9/12/21
10	MARK LEBOGIAN	22 KINGS GRANT WAY	9/12/21
11	Margaux Procell	68 Mountain Rd Pleasantville	9/12/21
12	Linda Luca	58 Booth St. Pleasantville	9/12/21
13	Sandra V. Bennun	31 Jackson Rd	9/12/21
14	Kathleen Kelly Graves	574 Pleasantville Rd	9/12/21
15	Melissa Burns	37 Dogwood Lane Briarcliff	9/12/21
16	Billy Scarpacelo	768 Pleasant Ave	9/12/21
17	Ryan Winkler	140 Pleasant Ave Pville	9/12/21
18	Shelley Winkler	160 Pleasant Avenue	9/12/21
19	Elizabeth Cooper	40 Choate Ln. Pleasantville	9/12/21
20	David Cooper	" "	9/12/21
21	Robert Lynch	27 Algonquin Trail	9/12/21
22	Elizabeth Lynch	27 Algonquin Trail	9/12/21
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per

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Rosemary Kelley	4 Grove Street	7/10/21
2	Jim Ferguson	129 Oak Dr. Pville	7/10/21
3	Lislie D. Davis	134 Pleasantville Rd	7/10/21
4	Angelo Massori	6 Milcrest ave	7/10/21
5	Norma Carver	77 Stephen Drive	7/10/21
6	Glenn Barnes	76 Stephen Dr.	7/10/21
7	Karyn Gernes	76 Stephen Dr	7/10/21
8	Barbara Mair	24 Spring St. Pville	7/10/21
9	Barbara S. Smith	5 Hillside Dr. Chappaque	7/10/21
10	Jessica Catalano	61 Whitier Dr. Thornwood	7/10/21
11	Anthony Torres	61 Whitier Dr. Thornwood	7/10/21
12	Christopher Dzidak	308 Lake St	7/17/21
13	Bill Bickel	4 Foster Place	7/17/21
14	See MA 27-214	320 Bushy Ln. Haulh	7/17/21
15	<del>Barbara Davis</del>	22 Spring St. P/V	7/17/21
16	<del>Patricia Johnson</del>	172 Sherman St	7/17/21
17	<del>Donna S. Butler</del>	<del>172 Sherman St</del>	7/17/21
18	T.J. Collins	15 Woodfield Road	7/17/21
19	Nancy Zaglauer	86 Amsterdam Ave. Thorn	7/17/21
20	Maureen Nolan	101 West Kora Ave Pville	7/17/21
21	Rumda Nappi	160 Sables Ln Pville	7/17/21
22	Annie Dinkler	47 Raabenberg Road	7/17/21
23	Talia Fante	54 Willard Avenue	7/17/21
24	<del>Edwin Mott</del>	<del>55 Willard Ave</del>	<del>7/17/21</del>
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J Linett  
8/27/21

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	SUZANNE STULL	10 CRESSVIEW DR	7-17-21
2	Brian Walker	189 Fairview Dr.	7-17-21
3	Kathy Cocorinis	120 Lake Shore Dr.	7/17/21
4	Jason Cocorinis	120 Lake Shore Dr.	7/17/21
5	Sarah Urbiveta	200 Lake Shore Dr	7/17/21
6	Chris	33 Roselle Ave	7/17/21
7	JOHN TREMPER	4801 Springdale	7/17/21
8	Sean Butler	241 Westchester Ave	7/17/21
9	Frank Heelt	"	7/17/21
10	Dominique Jellison	308 Bedford Rd.	7/17/21
11	Amy M. Gladstone	35 CLARK ST.	7.17.2021.
12	Marissa Urbiveta	200 Lake Shore Drive	7/17/21
13	Robert Magistini	424 Manly Pl	7/17/21
14	Norma Katz	24 Brookfield Pl	7/17/21
15	Stephen Katz	24 Brookfield Pl	7/17/21
16	Edward King	16 Wyche Way	7/17/21
17	WILLIAM FRIEDMAN	16 Foxwood Dr	7/17/21
18	Barry J. [Signature]	21 Dogwood Ln	7/17/21
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Joanna Verkeru	861 Dedwood Rd	7/3/21
2	Nancy Vasten	31 Marble Ave 1	7/3/21
3	Julia Cove	62 Wyoming Pl	7/3/21
4	Darren Carew	62 Wyoming Pl	7/3/21
5	Lisa Kohn	14 City Ln Broomfield	7/3/21
6	Joe Keller	231 CROTON AVE	7/3/21
7	Rosea Phillips	145 Webster Ave	7/3/21
8	Joe Keller	60 Foxwood Dr.	7/3/21
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Ryan Sullivan	80 Handscribble Road	7/3/21
2	RYAN CUNNINGHAM	374 BEAR RIDGE ROAD	7/3/21
3	Deliz Cunningham	" "	7/3/21
4	Geneva Stark	715D Sleepy Hollow Rd	7/3/21
5	Jeremy Jacobson	" "	7/3/21
6	Kristine DeVito	2 Parr Rd Valhalla	7/3/21
7	Debbie McGuinness	406 Fort Washington Ave	7/3/21
8	Rob Farling	29 cedar lane	7/3/21
9	Lisa Apken	33 Ashland Ave	7/3/21
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PM 7/5/21

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

Name	Address	Date
1 Mary Gay Daly	127 Hunter Ave Sleepy Hollow	July 25 2021
2 <del>R. J. Kelly</del>	773 Sleepy Hollow Rd <sup>Briarcliff</sup>	July 25, 2021
3 <del>M. G. Kelly</del>	816 Sleepy Hollow Rd <sup>Briarcliff</sup>	July 25 2021
4 Day Rye Kelly	816 Sleepy Hollow Rd <sup>Briarcliff</sup>	7/25/2021
5 Bryan K. Chace	23 Stillman Lane <sup>Pleasantville</sup>	8/02/2021
6 <del>Gregory McCutcheon</del>	101 Church St Pleasantville	8/03/2021
7 <del>John S. Kelly</del>	101 Church St, Pleasantville	8/4/21
8 Constance Young	11 Hidden Oak Rd, Briarcliff	8/3/21
9 <del>Rich Fiedler</del>	773 Sleepy Hollow Rd "	8/4/2021
10 Christine Gallagher	786 Sleepy Hollow Rd "	8/5/2021
11 <del>[Signature]</del>	786 Sleepy Hollow Rd "	8/5/2021
12 Alyson Schindler	186 Sleepy Hollow Rd "	8/5/21
13 Lindsay Schindler	715 Sleepy Hollow Rd	20 Aug 2021
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*Rich Fiedler*  
8/27/21

# Signatories to the Petition to Save Pocantico Lake

AP

## Mt. Pleasant Residents:

	Name	Address	Date
1	Joan Kansas	147 Chelsea Street	7/6/2021
2	Maria Laconis		7/6/2021
3	Donna Capelli	6 Dove Ct Croton	7/6/2021
4	Cristine Corrado	2116 Brookside Ave Yonkers HHS	7-6-2021
5	Lacey McArdle		7/6/2021
6	Greg Carlieri	28 Fuldstone Ln Katonah	7/6/21
7	Kathy Benisha	377 Commerce St.	7/6/21
8	Stephanie Rudner	15 Grandview Ave	7/6/21
9	Danille Mireles	58 Narragansett Ave	7/6/21
10	Shirley Savier	126 Valley St. Skaneateles	7/7/21
11	Alexis Ruiz	10 Illinois Ave	7/7/21
12	Bridget Hunt	35 Amackassin Ter	7/9/21
13	George Granika	23 Kings Grantway Briarcliff	7/9/21
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Julie Moss	214 Washington Ave	7/24/21
2	Maureen Gallo	211 Fashay Ave	7/24/21
3	Pete Spencer	106 Manville Rd	7/24/21
4	Don Schaefer	95 Seiler Ln	7/24/21
5	Jennifer Resnick	3 Foster Place	7/24/21
6	Stella Mitchell	290 Manville Rd	7/24/21
7	Wilfred Nieves	107 Choate Lane	7/24/21
8	Michael O'Reilly	368 Bear Ridge Rd	7/24/21
9	Grace O'Reilly	368 Bear Ridge Rd	7/24/21
10	Marilyn Casaburi	Manville Road	7/24/21
11	Fred Casaburi	Manville Road	7/24/21
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TL

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	CARMEL CASALA	204 FOSHAY AVE, Pleasantville, NY 10570	8/28/21
2	Asa Chantal-Jacobs	6 Hillview Place	9/6/21
3	Ishan Tewari	12 Heather Lane	9/6/21
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	<i>Sam K...</i>	<i>70 old Stage Hall Rd</i>	<i>8/27/21</i>
2	<i>Ally Danner</i>	<i>" " " "</i>	<i>8/27/21</i>
3	<i>Josh Anderson</i>	<i>11 Howard St</i>	<i>8/27/21</i>
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Michael Hutton	42 Maple Hill	7/10/21
2	Mike Wiebe	77 Sleepy Hollow	7/10/21
3	Lynn Wiebe	77 Sleepy Hollow	7/10/21
4	William Dyer	125 Manhattan	7/10/21
5	<del>William Dyer</del>	125 Manhattan Ave	7/10/21
6	<del>Julia Petro</del>		
7	Julia Petro	12 Foxwood Dr	7/10/21
8	Jen Vander Els	15 Kings Creek Way	7/10/21
9	Elise Vander Els	15 Kings Creek Way	7/10/21
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CS

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Peter Bate	1130 Bedford Rd	6/21/21
2	<del>Adrienne Breen</del>	<del>1130 Bedford Rd</del>	<del>6/21/21</del>
3	Adrienne Breen	752 Sleepy Hollow Rd	6-21-21
4	Colin F.	752 SLEEPY HOLLOW RD	6-21-21
5	Wanda F.	248 Sleepy Hollow Rd	6-21-21
6	<del>Dan M.</del>	<del>57 Old Sleepy Hollow Rd</del>	<del>6-21-21</del>
7	<del>James J.</del>	<del>199 H. 3rd Rd. Danvers</del>	<del>6-21-21</del>
8	Audra Pionka	23 Kings Grant NW	6-21-21
9	George Pionka	"	"
10	Todd Shopera	429 Old Sleepy Hollow	6-21-21
11		10570	
12	<del>Kennan Parashian</del>	<del>48 Old Sleepy Hollow Rd</del>	<del>6/21/21</del>
13	Tes Shera	1130 Bedford Rd	6/21/21
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6/21/21

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

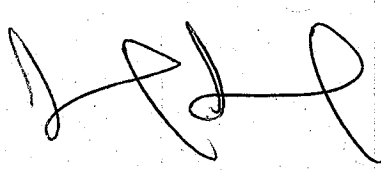
Name	Address	Date
1 <i>Frank R. Brown</i>	<i>FRANK R. BROWN 143 GREAT OAK LN, PLEASANTVILLE, NY</i>	<i>9/12/21</i>
2 <i>Lisa M. Brown</i>	<i>LISA BROWN 143 Great Oak "</i>	<i>9/12/21</i>
3 <i>Amelia Brown</i>	<i>AMELIA BROWN 143 GREAT OAK LN</i>	<i>9/12/21</i>
4	<i>PLEASANTVILLE, NY</i>	
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ER

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Kajama Star	457 Old Sleepy Hollow	7/3/21
2	Josh Star	457 Old Sleepy Hollow Rd	7/3/21
3	Suneeprun Ubolmatanka	457 Old Sleepy Hollow	7/3/21
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 7/3/21

AP

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Kathryn Lombardo	42A Patterson Village Ct	7/9/21
2	Barbara Ann Carroll		7/12/21
3	Scott Maddala	7 Bivam Ridge Rd South Branch, MO	7/13/21
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98

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Anna Coppola		7-12-21
2	Gene Stappela		7/13/21
3	Donna Fiorella		7/14/21
4	Anna Carpi		7/14/21
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	CHRISTINE KOSKY	264 Herelscrabble Rd Briarcliff Manor	7/3/21
2	FRANK SCALASSI	56 UNION AVE Hawthorne NY	7/3/21
3	Kathlyn Scialossi	56 Union Ave Hawthorne NY	7/3/21
4	David L. Moore	276 Mountain Rd	7/3/21
5	Cara Moore	700 Linda Ave Thornwood	7/3/21
6	MARC WAXLER	56 RIDGEWOOD DR -	7/3/21
7	KATHLEEN MCGEE	65 LAKE ST.	7.3.21
8	Jessica Zuerin	10 Briarwood Lane	7/3/21
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Peter B. 7/3/21

JP

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Jayson Zisman	174 Pine Rd Bravelle	7/8/21
2	TERESA CHRISTIANO	7 ATKINS RT Carmel	7/9/21
3	ANTHONY CHRISTIANO	7 ATKINS CT Carmel	7/9/21
4	Robert Ball	21 Rock Rd Carmel	7/9/21
5	Rose Bartone	229 Linda Ave, New Hope Pa	7/9/2021
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	<i>C. Pickens</i>	793 Bedford St, NY	7/10/21
2	William F Knapp	<del>592 Bedford Rd</del> " " "	7/10/21
3	Gwenyth Jones	592 Bedford Rd Sleepy Hollow	7-10-21
4	SCOTT PETERSEN	36 HAMILTON RD. IRVINGTON	10533 7-10-21
5	Judith Sandford	36 Hamilton Rd Irvington	10533 7.10.21
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*[Signature]*  
7/10/21

88

# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	LORI MASTRODDI	15 WEST AVE VERMONT	7-14-21
2	Eileen Dowd	113 WBC NEW WINDSOR	7-14-21
3	Linda Ambrosio	43 Westport Rd, Thornwood NY	7/14/21
4	EDWARD GIBSON	45 BRIDLE PATH RD, Ossonge	7-14-21
5	Marybeth Gorman	340 SIEDER VIST LAKEVIEW	7/14/21
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7		18 Eagle View Rd	
8	John J. Lazzari-Kramer	67 1/2 Central Ave, N.Y. 10928	7.14.21
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# Signatories to the Petition to Save Pocantico Lake

Mt. Pleasant Residents:

	Name	Address	Date
1	Nomi Schwartz	10 Fawn Ridge Millwood	7/3/21
2	Steve Keltz	205 Worchumth Ln Carls	7/3/21
3	Samuel Fisk	16 Broadway Valhalla	7/4/21
4	Laura Russian	278 Washburn Rd	7/5/2021
5	Melissa Hines	468 Shupperhellen Rd	7/6/2021
6	Vivian Lee	5 Livingston Ave, Valhalla	7/9/2021
7	Benjamin Wood	5 Livingston Ave, Valhalla	7/9/21
8	Stephanie Doyle	27 Ridgely Dr. Pville	7/9/21
9	Robert Yanagisawa	27 Kings Grant Way	7/11/21
10	Danelli Singer	31 Pierce Dr. Pville	7/11/21
11	Janet Singer	31 Pierce Dr. Pville	7/31/2021
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N. Christ 8/27/21

# Signatories to the Petition to Save Pocantico Lake

18

## Mt. Pleasant Residents:

	Name	Address	Date
1	Edw J Mark	13 Crystal Ct. Monticello NY 10548	7/6/21
2	Fabrizio Garcia Aroux	34 Primrose Lane Stranville NY 12582	7/6/21
3	Anna De Bellis	215 BEVERLY RD HARTBORNE 10532	7/7/2021
4	Kathleen Dagher	459 Old Stage Rd. Haverhill MA 01830	7/7/21
5	Jill Etters	33 Murray Ln. Ossining, NY 10562	7/7/21
6	De O K	11 Roundtree Ct Monticello NY 10548	7/7/21
7	Jean Sherman	39 De Forest Dr	7/9/21
8	Harold Simmer	Cortlandt Manor	7/9/21
9	<del>David L. Doherty</del>	<del>14 Seneca Rd. Ossining</del>	<del>7/9/21</del>
10	David L. Doherty	14 Seneca Rd. Ossining	7/9/21
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AR

# Signatories to the Petition to Save Pocantico Lake

## Mt. Pleasant Residents:

Name	Address	Date
1. Margaret MacFarland	21 Scenic Dr #D Croton	7/12/21
2. Thomas Ball	211 MARTLING AVE	7/12/21
3. Sharon L Ball	211 Martling Ave Tarrytown	7/12/21
4. Rosalie Crispo	193 Columbus w 10654	7/12/21
5. Richard D. Williams	57 Primrose St WP NY 10606	7/12/21
6. Steve Stern	4 Peaback Dr	7/12/21
7. Helen Schlenkerman	7 FMCognito La. OSS	7-12-21
8. Sigrid F. DEELY	717 BEDFORD RD	7-12-21
9. Diana Annunzio	153 A Keble Ave	7/12/21
10. Ds/Am	65 car 3rd floor Halcott	7/12/21
11. William Rumi	36 Larkman Ave Schen	7/12/21
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# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	Laura Grazioli	59 Eastview Dr	7/16/21
2	<del>Howard</del> Howard A Stern	30 Glenwood Rd	16 July 2021
3	Mairi Hunter	36 Eastern Ave	17 July 2021
4	Greg Moore	36 Eastern Ave, Ossining	2021-07-17
5	Phyllis Few	475 Concord East NY	7/17/21
6	Eleanor Misciosua	36 Storm St. Tarrytown	7/17/21
7	Randy Cohen	24 Dobbs Terr. Scarsdale	7/17/21
8	ables	24 Dobbs Terr Scarsdale	7/17/21
9	Maria Weston	101 Park Ridge Cha	7/17/21
10	Sam Corbett	379 Columbus ave	7/17/21
11	Laine Vitkevich	379 Columbus Ave	7/17/21
12	Kristin Miles	78 Helltop Dr 10514	7/17/21
13	Wendy DeVito	35 Whittier St 10530	7/17/21
14	Liz Gordon	16 Beekwood 10510	7/17/21
15	Neil Lowmenda	16 Beekwood Way 10516	7/17/21
16	Nicole Merritt	5705 Manor Dr Peekskill	7/17/21
17	Jane Bailey	20 Westminster Dr WP	7/17/21
18	Mary O'Hara	223 Northwester PKill	7/17/21
19	Robertson	80A Parky Patcher	7/17/21
20	Robertson	104 N Hampton Dr	7/17/21
21	Diana Das	740 Tuckahoe Rd York	7/17/2021
22	Mark Ciccina	30 Hiest Road Briarcliff	7/17/21
23	Joanne Capelli	30 West Dr Briarcliff	7/17/21
24	Michael Dwyer	10 Fuller Rd Bridgeton	7/17/21
25	Colleen Dwyer	220 Hartsdale ave W.P.	7/17/2021
26	Benjamin Monroe	10 Halliday Ct Purchase	08/04/2021
27	Colton Grant	220 Hartsdale ave NY	8/4/2021
28	Ava Jane Bent	220 Hartsdale ave	8/04/21
29	Joshua Blumenman	19 Taylor Road	8/14/21
30			

8/27/21

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	William W. W.	20 LOGAN RD	7/31/21
2	Catherine Gohb	13 Dunning Drive	7/31/21
3	Talun	1 Nordica DR. Chota	7/31/21
4	Key J. W.	478 Quaker Road	7/31/21
5	Michelle D. RIVAGE	51 Haines Rd. Apt. 2F	
6		Bedford Hills NY 10507	7/31/21
7	ROBERT KENNEDY	26 CARMAN RD 10983	7/31/21
8	Wendy Weber	169 RIDGECREST RD. 10510	7/31/21
9	Madeline Accardi	11 Elizabeth St Chapp 10514	7/31/21
10	Michael Accardi	11 Elizabeth St Chapp 10514	7/31/21
11	Kene Cammarata	22 Forest Lane Scarsdale	8/5/21
12	James Cammarata	22 Forest Lane Scarsdale	8/5/21
13	Robyn Tsonati	4 Orchard Rd, Mount Kisco	8/6/21
14	Travis Hunter	4 Orchard Rd, Mount Kisco	8/6/21
15	Lisa Levinson	64 Leroy Road, Chappaqua	8/6/21
16	GARY JACOBS	118 Oak Dr. PULIC	8/10/21
17	JOSEPH D'AMBROSIO	86 HEREFORD Rd 10708	8/15/21
18	Jack Willen	54 Lefay Oaks	8/15/21
19	JOHN GILMAN	76 Truesdale Croton	8.15.21
20	Shu Yoshimura	119 E. Hartsdale Ave	8/17/21
21	Mayumi Yoshimura	119 E. Hartsdale Ave.	8/17/21
22	Karen Solomon	83 Deerpark Lane	8/17/21
23	Ashley Solomon	83 Deerpark Lane	8/17/21
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NRG  
8/27/21

# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	Erin Ballard	52 Bedford Rd	7/3/21
2	Marcella Krauss	151 Pleasant Ave Pough	7/3/21
3	Dutton Peta	58 Bedford Ave	7/3/21
4	Patrick MacElroy	62 Sherwood Ave	7/3/21
5	Mariene Canapi	296 Mountain Rd	7/3/21
6	Amy Kelly	128 Homewood Ave Yonkers	7/3/21
7	Maryda Goffred	11 River St. Sleepy Hollow	7/3/21
8	Linda Spedalieri	26 Clinton Ave. H.ville	7/3/21
9	Cus Spedalieri	26 Clinton Ave Pough	7-3-21
10	Tina Wash	23 1st St Yonkers NY	7-3-21
11	Lisa Vikanic	231 Crutan Ave Mt Kisco	7-3-21
12	Leslie Schulte	35 Mountain Rd Pleasantville	7/3/21
13	Christopher Sdao	247 Broadway Pleasantville	7/3/21
14	Kayley Tierney	37 Emmalon Ave N. White Plains	7/3/21
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Pet Ba 7/3/21

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	Jeffrey Allen	22 Hall Rd Briarcliff	7/12/21
2	Mary Dale Allen	22 Hall Rd Briarcliff	7/11/21
3	Elizabeth Block	149 Long Hill Rd, NY	7/11/21
4	Cary BOSAK-Higgins	55 Wildwood Rd. Chappaqua	7/13/21
5	Widge Brook	15 Old Sleepy Hollow Rd	7/13/21
6	Widge Brook	15 Old Sleepy Hollow Rd	7/13/21
7	Mary Hartnett	2 Hanson Pl. Thornwood	7-15-21
8	Victor Howard	73 Hawthorn Pl NY <sup>Briarcliff</sup>	7/23/21
9	Widge Brook	21 Hunt Ridge Rd, Ossining NY	7/23/21
10	James Polyea	2 Dogwood Close	7/23/21
11	Don Keith Clouston	55 Hawthorn Pl	7/23/21
12	James Jones	179 River Rd	7/23/21
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Submitted 7/26/21  
P. BOSAK -

# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	Josh Linett	54 Holly Place, Briarcliff	7/7/21
2	Mat Linett	54 Holly Place, Briarcliff	7/7/21
3	Ryan Costabile	31 Hawthorn Place,	7/8/21
4	Edmund TSOY	29 Parkway Road, Briarcliff	7/8/21
5	Marc Arroyo	370 South State RD, Briarcliff	7/8/21
6	<del>Ryan Costabile</del>	44 Yorkhurn RD	7/8/21
7	Alexis Martin	27 Carleton Ave, Briarcliff	7/8/21
8	Drew Labick	30 satin woodly, Briarcliff	7/8/21
9	<del>all southern</del>	647 Longhill Road West, Briarcliff	7/8/21
10	Jason Stann	81 Cedar D East	7/8/21
11	Caroline Pastore	39 Larch Road	7/8/21
12	Suraya Chalabi	32 Austin Place	7/8/21
13	Jenn Pastore	39 Larch Road	7/8/21
14	Rick Pastore	39 Larch Road	7/8/21
15	Giovanni Crotty	1 Lily Pond Place	7/8/21
16	Nichole Crotty	1 Lily Pond Place	7/8/21
17	David Costabile	31 Hawthorn Place, Briarcliff	7/8/21
18	Heather Costabile	↓	7/8/21
19	Zach Rose	170 Foshay Ave, Pleasantville	7/8/21
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J Linett  
8/27/21

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	Michael Chorobini	85 S. State Rd	8/27/2021
2	Paul Torsion	87 Holly place	8/27/2021
3	Gary Torsion	↓	8/27/2021
4	Nathaniel Tanen	12 Summerland Lane	8/27/2021
5	Hudson Ludwig	70 Holly place	8/27/2021
6	Tristan Rubman	5 Charlotte Ct.	8/27/2021
7	Luke Dennis	110 South State Rd	8/27/2021
8	Brady Lofaro	758 Sleepy Hollow Rd	8/27/2021
9	Kornel Smith	392 Long Hill Rd E	8/27/2021
10	Danesh Kuhn	108 Birch Road	08/27/21
11	Joshua Rivera	1107 Old Country Rd.	08/27/21
12	Van Prigozen	15 Tanglewood Circle	8/27/21
13	Carolyn Calenda	51 Jackson Rd	8/27/21
14	Emma Dolan	23 Colby Ln	8/27/21
15	Michael Calenda	51 Jackson Rd	8/27/21
16	Jason K Sendeck	19a Hirst Rd	8/27/21
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JLindt  
8/27/21

# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

Name	Address	Date
1 Jeff Cohen	7 Warthen Way	7/10/21
2 <del>Hrielle Poll</del>	Chappaqua NY	
3 Hrielle Poll	125 Manhattan Ave	7/10/21
4 Lynn McCoy	2 Roselle Ave	7/10/21
5 KIM COY	" " "	7/10/21
6 Carol Delorenzo	784 Long Rd B'cliff	7/10/21
7 Rachel Smith	27 Waterberry B'cliff	7/10/21
8 Bernard Rozwizk	64 Sunset Dr Colon	7/10/21
9 Adam Rosenbluth	82 Long Hill Rd E. Br	7/10/21
10 Stacey Rosenbluth	82 Long Hill Rd E. Br	7/10/21
11 Aiden Ryman	5 Charlotte Ct.	7/16/21
12 William Hargrave	116 Frudicus Place Ossining	7.17.21
13 Jim Runk	37 Roosevelt Dr. Bedford Hills NY	7/17/21
14 Stephen J. Bishop	105 Winding Ridge	7/17/21
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J Linett  
8/17/21

Steve Karee  
Conservation  
Advisory  
Council

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	Madeleine Abern	603 Benedict Ave	6-23-21
2		Tarrytown NY	
3	Stephen & Ryan	38 Purdy Court	6-23-21
4	Carol	5 Martin Rd	6-25-21
5	John Mend	70 Springvale Rd.	6-25-21
6		10 Springvale Rd.	6-25-21
7		10 Springvale Rd.	6-25-21
8	Erica Sanders	4 Linda Lane	6/26/21
9	Dan Sule	4 Linda Lane	6/26/21
10	Myron J. Chade	4 Linda Ln.	6/26/21
11	Ann S.	4 Linda Lane	6/26/21
12	Alex Beason	25 Kings Grand Way	6/29/21
13	Gregory	47 Spruce Ln S.	7/3/21
14	Ronda Volkov	110 Lane Str.	7/3/21
15	Natalia Ersh	65 McKinley ave	7/3/21
16	Nathanael Resha	11 Pamela Ln	7/3/21
17	Loredana Coughlin	229 Sables Ln.	7/3/21
18	Kara Robinson	30 Osage Dr. East	7/3/21
19	Jen Reinharz	405 Bedford Rd Prille	7/3/21
20	Doug Dulin	30 Stormy Town Rd	7/3/21
21	Greg Lorb	6 Lor place	7/3/21
22	Jennifer Gorsuch	124 Bedford Rd Prille	7/3/21
23	Carelyn Greenwood	20 Roman Ave	7/3/21
24	Jennifer Stash	Corlandt Mener.	7/3/21
25	Elizabeth Knobler	3 Bank Hill Rd	7/3/21

N. O. and



# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Seattle	Date
1	Eireann Whelan	3518 S. Bennett St		03 July '21
2	Valeri Linton	11 Riverside Dr, N.Y., NY		03 July '21
3	Larry Boes	133 Woodland Dr Pleasantville		10 July '21
4	Sal Dato	55 Lake St Rville		7/3/21
5	CASIM EISENBERG	901 ST JOHNS PL BK, NY 11216		7/3/21
6	RISA S. LICHTER	220 WASHBURN BLVD		7-3-21
7	Jack Sweeney	14 Alta Place Yonkers, NY		7/5/21
8	Susan Tirschwell	561 Sleepy Hollow Rd		7/5/21
9	Nicole Hyman	3 Leahy Lane		7/5/21
10	Brandon Clarke	168 Hillside Ave		7/5/21
11	Blair Haynes	29 1st Ave Ossining		7/6/21
12	Stephanie Martinez	26 West Hxatt		7/6/21
13	Walter Kowalczyk	62 Roxane, 10504		7/6/21
14	Gordon Josey	164 Redgevest Rd.		7/6/21
15	Michelle Golczewski	746 Sleepy Hollow Rd		7/6/21
16	Michelle Korzen	1 Spring Pond Drive Ossining		7/7/21
17	Michael Korzen	1 Spring Pond Drive		7/7/21
18	Aron Kressner	131 Pleasant Ave		7/10/21
19	Whitney Goodman	192 Bedford Rd		7/10/21
20	C. Anderson	71 Broadway #21 Pleasantville		7/10/21
21	B. McGrath	Mannville Rd Piller		7/10/21
22	Alice Wagner	454 Mannville Rd Pleasantville		7/10/21
23	Teresa Hofmeister	104 Charlmont Dr.		7.10.21
24	George Graft	112 Holly Pheebriker		7/10/21
25	Dominic Orave	6 Franklin Ch. Tarrytown		7/10/21
26	Stipe Maric	117 Main St. Irvington		7/10/21
27	Michael V. Stoop	51 Hollow Tree Rd Branchburg		7/10/21
28	Theresa M. Stoop	51 Hollow Tree Rd Branchburg		7/10/21
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R. Oss

JP

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

Name	Address	Date
1 Thomas MATHIEU	24 BEAVERHILL RD. Elmsford	07.08.21
2 SYLVO PEREIRA	103 WADCH HILL DR.	7-8-21
3 Paulette Lackey	380 Longwell Rd Briarcliff	7/8/2021
4 Dan Stollery	" " " "	" " " "
5 TIM KELLY	280 N. Main St. Elmsford	7/8/21
6 Margot Lacey	Margot Lacey	7/8/21
7 Len Brodia 75 HUST RD	75 HUST RD	7/8/21
8 Gus Trayz	76 Tower Hill Rd, Scarborough	7/8/21
9 Lindsay Trayz	76 Tower Hill Rd, Scarborough NY	7/8/21
10 Colin Blum	777 Albany Post Rd	7/8/21
11 Kevin Greche	73 High Point Cr. Rte 60	7/8/21
12 Ellen Ceresko	1600 Chatterton Ave White Plains	7/8/21
13 Frank A. Vento	1662 Crescent Dr Tarrytown, NY	
14 Frank A. Vento	1662 Crescent Dr Tarrytown, NY	
15 Jenie Franciosa	154 THARLING AVE LT Tarrytown	
16 Pat FRANCIOSA	154 THARLING AVE LT Tarrytown	
17 Matt Harpster	300 Mamaroneck Ave, Apt 618	7/8/21
18 Allison Amatrizzo	↓	7/8/21
19 Joe Hass	777 Albany Post Rd, NY 10510	7/8/21
20 Hannah Powers	10 MANCUSO DR. NY 10560	7/5/21
21 Gail Saldis	165 Webber Ave	Sleepy Hollow
22 Pat Saldis	165 Webber Ave	Sleepy Hollow
23 Chris Saldis	165 Webber Ave	Sleepy Hollow
24 Michael T. Bassetto	8 Susan Lane	Ossining
25 Dr. John Paul Pianka	23 Kings Grant Way	Briarcliff Mtn. N.Y.
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# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	Tanya K Hrusky	22 High Ridge Rd Ossining 10562	06/26/2021
2	Robert M Rios	25 Chestnut Ridge Dr Ossining	6/26/2021
3	Shari Appleton	5 Shippa Rd, Poughkeepsie	6/26/2021
4	Emma Richer	111 Cedar Drive East	6/26/21
5	Eneida Foulks	131 Bayberry Close, Chappaqua	6/26/21
6	Jaher SHAFIE	1 Nordica DR. Croton	6/26/21
7	Mary Dressel	54 Danbow Dr Chappaqua	7/3
8		39 Washington	7/3/21
9	Katherine Eisenberg	39 Washington St #203	7/3/21
10	Marisa Fernandez	925 Westchester Ave, Westchester	7/3/21
11	Stacy Thompson	14 Julian Ct Briarcliff	7/3/21
12	Sara Cantor	4 Charlotte Ct Briarcliff	7/3/21
13	Michelle Falkenstein	21 Whippoorwill Rd Arden	7/3/21
14	Miriam Innes	381 Broadway, Dobbs Ferry	07/15/21
15	Jena Gagliano	8 Gainsborough Rd	7/3/2021
16	John Bonifello	669 Ridgeway / White / Oak	7/3/21
17	Anny Varegas	669 Ridgeway / White / Oak	7/3/21
18	Dawn Byrne	1025 Pleasantville Rd Briar	7/3/21
19	Barbara Terrano	4111 Hasbrouck Rd	7/3/21
20	Bob CP	388 CROTON LAKE, Katonah	7/3/21
21	Cathy Bienenstock	1353 North Ave NORWICH	7/3/21
22		1353 North Ave NORWICH	7/3/21
23	Ann Goodman	220 Armouk Road Mt Kisco NY	7/3/21
24	Jessica Reisch	21 Trails End, Chappaqua	7/3/21
25	VICTOR GENZAKER	126 PINESBRIDGE RD	7/3/21
26	JANNE WALSH	126 PINES BRIDGE RD	7/3/21
27	SKRIP GRIFF	366 Pulver	7/3/21
28	MOLLEY KNIGHT	44 OLDQUEEK RD	7/3/21
29	Danny Suler	Croton Falls	7/3/21
30	Craig Lellis	25 Butler St Mt Kisco	7/3/21

for 7/5/21

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

Name	Address	Date
1 Diane Rapp	85 River Rd Scarborough	6/26/2021
2 Jennifer Bisaccia	200 Diplomat Dr.	6/26/2021
3 DOMINICK EATONE	" "	
4 Michael E. Doran	21 Normandy Rd	6/20/2021
5 Margaret D. Doran	21 Normandy Rd W.P.	6/26/21
6 Olivia Segal	35 Taylor Rd Valhalla	6/26/21
7 KERRON BAIRD	38 1/2 Walden Rd	6/26/21
8 Nancy Egan	58 Walton Ave. W.P.	6/26/21
9 ALVIN ULOZ	125 ALAN ST CORLAIR	06/26/21
10 Roberto Rodriguez	236 Somnerville Pl	06/26/21
11 CESAR BADIA	19 HUDSON ST SLIPPERY ROCK	06/26/21
12 KT Galla	_____	06/26/21
13 MURPHY	36 Pineview Rd, White	6/26/21
14 Sukhveen Sori	51 Bank St White Plains	6/26/21
15 Peter Rosa	17 Hartsdale Bk	6/26/21
16 <del>Robert M. Maffei</del>	10 Little Lake Rd	6/26/21
17 Paul Maffei	" "	6/26/21
18 Christine O'Connor	5 Rockledge Rd 10530	6/26/21
19 Mary McElroy	20 Limestone Rd Armonk, NY 10504	6/26/21
20 Joseph Sugrue	16 Terrace Place Mont Kisco NY 10549	6/26/21
21 <del>John J. Maffei</del>	1 Howard Ct White Plains NY	6/26/2021
22 Pat Perruccio	10 Beverly Ln Peekskill	6/26/21
23 Emma Quinn	463C Heritage Hills	6/26/21
24 Kathleen Barr	20 Overlook Rd 10706	6/26/21
25 RJ Hughes	84A Oregon Ave 10708	6/26/21
26 DOT MURPHY	463C Heritage Hills	6/26/21
27 Tom Crotty	5 Kings Park Drive Port Chester, NY	6/26/21
28 USA Online	5 Kings Park Dr Port Chester	6/26/21
29 MA & S. Ivelman	5 West Hill	6/26/21
30 Jack Solodar	16 Tewkesbury	6/20/21

For  
6/30/21

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	Matthew Steinert	8 Roosevelt Pl Saratoga	July 3
2	Steve Kraus	151 Mount Ave Pleasant	7/3/21
3	Marion Spence	529 S 2nd Ave Mount	7/3/21
4	Micalyn Kelly	128 Homewood Ave	7/3/21
5	Goinse Higgins	204 Dunwoodie	7/3/21
6	Juliette Daisy	4 Cayuga Lane	7/3/21
7	Jana Heggen	204 Dunwoodie	7/3/21
8	Angela Fusilli	150 Surles Lane	7/3/21
9	Larry Miodo	17 Wood Oak Tarrytown, NY	7/3/21
10	Dennis Kramer	13 Roberts Dr	7/3/21
11	Warren Sirota	126 Anthony Ave 10594	7/3/21
12	Dianne Fahy	293 Benedict Ave Tarrytown NY	7/3/21
13	Sarah Capone	56 Valley Rd Katonah	7.13.21
14	Violet Benny	221 Cedar Lane Ossining	7/3/21
15	Polina Felikh	22 Lakes Str	7/3/21
16	Tom James	304 Long Hill Rd.	7/3/21
17	L. James	" "	7/3/21
18	M. L. W.	27 Briarbrook BEM	7/3/21
19	Rosemary Kugler	33 Saxon Wood Rd W.P.	7/3/21
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# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	Nick Salante	24 Hawke Close	7/10/21
2	Laura Sergio	3 Windmill Rd Armonk NY	7/10/21
3	John Sergio	3 Windmill Rd Armonk, NY	7/10/21
4	Ed Cannara	141 W Main Tameton	7/10/21
5	Joyce Cannara	6162	7/10/21
6	Julia Celis	71 Pine Rd. Brinckhoff	7/10/21
7	Anastasio Papavergiou	3 Peaceable Court	7/10/21
8	Kimberly Blaschke	3 Peaceable Court <sup>Thornwood</sup>	7/10/21
9	Michael Tallant	38 High Tree Dr	7/10/21
10	Cole Galligan	8 Wing Pleasantville	7/10/21
11	Ryan Boud	2 Rider Rd. Ossining	7/10/21
12	M. Helfin	pleasantville	7/10/21
13	ANKUR Agrawal	AK MEADOW LN	7/10/21
14	ANSHUMITA AGRAWA	CHAPPAQUA NY 10514	7/10/21
15	William McIntyre	13 Mattheissen Pk. <sup>Irvington NY</sup> 10533	7/10/21
16	OMAR Turner	2 IRON Ridge Brinckhoff	7/10/21
17	Stefania Turner	"	"
18	Silvia Espinoza	30 Canhart Ave.	7/10/21
19	Dominic Gorb	983 N Broadway White Plains	7/10/21
20	Ashley Hederian	983 N Broadway White Plains	7/10/21
21	Kristina Polizzi	5700 Clover Place	7/10/21
22	Stanley Macanovic	894 Woodward Ave	7/10/21
23	Ali Janicki	76 Stone ave White Plains	7/10/21
24	Danny Lamo	61 Sterling ave Harrison	7/10/21
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# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Briarcliff Date
1	PETER FLIHAN	14 SCHRADE RD.	9/13/21
2	Haren Harik	40 BERRY PLACE	9-13-21
3	Ann Johnston	9 Montgomery St Oss	9-12-21
4	Ben Raphael	9 Roschill Rd	9-12/21
5	Irene Tooley	Ossining	9-12/21
6	Elva Toovey	Ossining	9-12/21
7	Marty McElbun	58 Park Rd Briarcliff	9/12/21
8	Vinny Caruso	33 Ganung Ave Ossining	9/12/21
9	Seth Lefman	48 Hazelton Circle, Br	9/12/21
10	Andrea Formato	31 Stone Creek Lane	9/12/21
11	Beth Gleason	17 Stone Creek Lane	9/12/21
12	Ju Gilson	27 Stone Creek Blvd	9/12/21
13	Dorana Pesse	26 Claremont Ave Rye NY 10580	9/12/21
14	Tatiana Cury	22 Schrade Rd	9/12/21
15	AJ Thomas	620 Sleepy Hollow Rd	9/12/21
16	Evan Crumpton	368 Chappaqua Rd	9/12/21
17	Jim Diaz	759 Long Hill Rd W	9/12/21
18	Rud M	11 Chester Dr.	9/14/21
19	Tatiana Calimpang-Burke	68 Lake St.	9/14/21
20	Brad Horowitz	78 N Broadway/WP, NY	9/14/21
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# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	Catherine Ruhlrad	17 Walden Rd. T.T.	8/27/21
2	Michael J. Ruhlrad	17 Walden Rd. T.T.	8/27/21
3	Edith M. Mank	17 Walden Rd T.T.	8/27/21
4	Loren Tuler	3 Sunnyside Ct.	8/27/21
5	Michael Tuler	3 Sunnyside Ct.	8/27/21
6	Michael Tuler	1200 King Street, Eye Brook	8/29/21
7	Dora 1927	37 Eldridge St Port Jervis	8/29/21
8	Joseph J. Cing. J	40 E. Ridge on Mt. Kisco	8/29/21
9	Phyllis Bruenn	39 Sterling Ave White Plains	8/29/21
10	Martil Bruenn	39 Sterling Ave White Plains	8/29/21
11	Kathleen Bruenn	39 Sterling Ave. W.P., NY 10606	8/29/21
12	John Kiernan 4th Ken	110 Croton Ave Mt Kisco NY 10549	8/29/21
13	PROSTON BROWN	518 Commerce St Plainville	"
14	Andrea Hufnagel	3635 Gomer St. York Town Heights	9/3/21
15	Robert Hershner	42 Stonegate Rd Ossining	9/6/21
16	Jerry Gershner	42 Stonegate Rd Ossining	9/6/21
17	Robert R. Darau	45 HUNTER ST OSSINING	9/6/21
18	Sayle Palmieri	45 Hunter St. Ossining	9/6/21
19	John G. Mace	132 Pierce Drive Pleasantville	9-6-21
20	Sandra D. Mace	132 Pierce Drive Pleasantville	9-6-21
21	Raymond J. Person	6 SENECA RD. Ossining	9/6/21
22	John Schen	67 Hudson Point La. Ossining	9/6/21
23	John Schen	67 Hudson Point La. Ossining	9/6/21
24	John Schen	67 Hudson Point La. Ossining	9/6/21
25	Thomas Mazzone	501 W. 10th St NY NY	9/6/21
26	Igor Harkowski	94 Pleasant Valley Ave 10304	9/6/21
27	A.R. Swan	142 Main St. 4C. Ossining, NY	9/6/21
28	CARA FRAYER	38 FERRIS PLACE OSSINING, NY	9/6/21
29	MEADOWS RYAN	755 HOOPER AVE PEEKSKILL, NY	9/6/21
30	Thomas Hannan	34 Ferris Place Ossining NY	9/6/21
		49 Locust St Peekskill	9/6/21

9/6



# Signatories to the Petition to Save Pocantico Lake

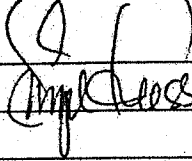
## Other Westchester Residents:

	Name	Address	Date
1	Diana Martinez	22 Neperan Rd Tarrytown NY 10591	9-6-2021
2	Kathleen Doherty	483 Benedict Ave, Tarrytown NY 10591	9-6-2021
3	Richard Weinberg	10 Short Hill Rd Croton NY	9/6/2021
4	Lolly Yacker	404 Smith St Peekskill	10566
5	John Klatkowski	38 Beach Road Ossining	10562
6	JAY SEAGREN	89 Church St. T-town	9/6/2021
7	Marcia Eame	86 Edgewood Rd Ossining	9-6-2021
8	Mackenzie Madnan	7 Lake St 4B, White Plains	9-9-2021
9	Rachel Neftb	7 Lake St 4B, white plains	9-9-2021
10	Erm Anderson	78 N Broadway, white plains	9-9-2021
11	Tarany Hargay	78 N. Broadway, white plains	9/9/2021
12	Timothy Wald	8 Oak Avenue, Peham, NY	9/9/2021
13	Gabriella Mickel	78 N. Broadway, White Plains	9/9/21
14	Abigail Monahan Neger	50 Lincoln Ave. Ossining	9/9/21
15	Ashley Grullon	312 main St. White Plains	9/9/21
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flu 9/10

# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	Suzie Ross 	56 Sherwood Ave, Ossining NY 10562	9/8/21
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FB 9/9

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

Name	Address	Date
1 Jan Hira	310 S. Loe Lane 10570	7-30-21
2 Kathryn Hira		7-31-21
3 Bernadette Walsh	40 Foxwood Dr Pleasantville	7-31-21
4 Warren Messner	64 West Orchard Rd Chappaqua	7/31/2021
5 Angela Messner	64 W Orchard Rd Chapp	7/31/2021
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Mr. O'Brien

8/27/21

# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	Peter McCaill	36 Tuckahoe Ave	7/10/21
2	Jennifer McCaill	36 Tuckahoe Ave Eastchester	7/10/21
3	John R. Bower	75 Mt Holly Rd Katonah NY	7/10/21
4	Dea Kaysen	58 Victoria Rd, Ardsley NY	7/10/21
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JP 7/10/21

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	<i>[Signature]</i>	38 Belvedere Ave. Df.	6/30/21
2	<i>[Signature]</i>	1900 Half Moon Bay	7/3/2021
3	<i>[Signature]</i>	165 Douglass Rd. Chappaqua NY	7/3/21
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*AM 7/5/21*

# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	Stanley Goldstein	16 Rockledge Ave Ossining	6/30/21
2	Carol M. Kervy	16 Rockledge Ave TE-2	6/30/21
3	Mildred Gonzalez	16 Rockledge Ave 4A2	7/1/21
4	Joanmary Kuchler	16 Rockledge Ave. TE2	7/1/21
5	James M. Kuchler	"	7/1/21
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Stanley  
by Flea

# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	Brenda O'Shea	24 Denim Pl. White Plains	6/21
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*[Signature]*  
6/21/21

# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

Name	Address	Date
1 Gary Schwartz	11 Hidden oak Rd. Briarcliff	8/26/21
2 Amalia Talty	20 waterfront St. <sup>104</sup> Yonkers <sup>R70</sup>	8/27/21
3 Jils Dorch-Buchbaum	33 Bowker Ave. JC	8/27/21
4 Charles <del>James</del>	1195 Highland	8/27/21
5 Heather Antebaci	61 Old Sleepy Hollow Rd	8/27/21
6 MICHAEL MARCHICA	161 Willow DR. Briarcliff	8-27-21
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# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

Name	Address	Date
1 Ben Shephard	2 Lyder Rd. Briarcliff Manor	9/12/2021
2 CRISTINA NOWMAN	415 North State Rd	9/12/21
3 JINA KONG	36 Beechwood Way	9/12/21
4 Bob Wren	345 West Rd	9-12-21
5 <del>John Wren</del>	345 State Rd	9-12-21
6 Debra Kate Schneider	88 Meadow Rd	9-12-21
7 SCOTT SCHNEIDER	88 MEADOW RD	9-12-21
8 Rain Henderson	164 N. State Rd	9/12/21
9 Michelle Torosian	87 Holly Pl Briarcliff	9/12/21
10 Ken Torosian	87 Holly Place Briarcliff	9/12/21
11 Andrea Cleveland	1175 Highland Ave.	9/12/21
12 Daniele Scandell	6 Glen Street Ossining	9/12/21
13 Polenichkin Elena	21 Polenichkin Blvd	9/12/21
14 Aida <del>Costello</del> Costello	29 Dalmon Rd Briarcliff	9/12/21
15 Dora Costello	29 Dalmon Rd Briarcliff	9/12/21
16 Michael Lessow	258 Pleasantville Rd	9/12/21
17 Sally Lessow	258 Pleasantville Rd	9/12/21
18 RAJANEESH CHANDRA	13 BERKLEY CT, Briarcliff	9/12/21
19 Anri Chandra	13 Berkley CT, Briarcliff	9/12/21
20 Devna Chandra	13 Berkley CT, Briarcliff	9/12/21
21 Payal Dharu	7 Charlotte Ct	9/12/21
22 Chetan Karande	8 Berkley Ct	9/12/21
23 Cortnee Gentile	97 Cedar Dr. E	9/12/21
24 Ann Marie Shubin	15 Amundak Ct	9/12/21
25 Rafael Polenichkin	24 Winterberry Ln	9/12/21
26 Larissa Baez	80 Van Cortlandt Park So	9/12/21
27 Nathan Whitner	104 N. State Rd	9/12/21
28 Asanah Parvati	48 Old Sleepy Hollow	9/12/21
29 <del>John Wren</del>	61 Old Sleepy Hollow	9/12/21
30 <del>John Wren</del>	57 State Rd	9/12/21

107

# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	Kayla Conti	27 Old Oregon Rd Port Jervis, NY	9/9/21
2	Courtney Hent	125 Lake St Apt 6LN White Plains NY 10604	9/9/21
3	Sae Beletti-Naccarato	25 Grant St West Harrison 10601	9/9/21
4	JAM STEWART	110 S BROADWAY	9/9/21
5	Domenick Torchio	196 Martine Ave	9/9/21
6	Marisa Barber	120 S Broadway	9/9/21
7	Sam Blend	1 DeKalb Ave	9/9/21
8	Lena Constable	916 Third Ave	9/9/21
9	Theresa Persico	118 Old Bam Rd. N.	9/9/21
10	Hannah Atkinson	177 White Plains Rd Tarrytown	9/9/21
11	Delaney Lukowski	120 S. Broadway	9/9/21
12	NICOLE SAMMON	2701 GOETHALS RD N	9/9/21
13	Jessica Serpe	7 Lake Street, White Plains	9/9/21
14	ISABELLA DICOSMO	6 Harrison St, West Harrison	9/9/21
15	Jillian Haul	241 Gannock Ave & West Harrison	9/9/21
16	Daniel Krupp	Dannat Hill	9/9/21
17	Emily Ziegler	582 Lenape Ct	9/9/21
18	Isabella Paleso	67 Wall St.	9/9/21
19	Logan Cornell	2 Canfield Ave	9/9/21
20	Mariah Bowman	19 N Broadway	9/9/21
21	Analyse Peña	18 N. Broadway	9/9/21
22	<del>Eliza</del>		
23	Christine Morano	6 Weeks Ct.	09/9/21
24	Jordan Thompson	9 Winthrop Lane	09/9/21
25	Heather B. Wallace	16 Trussdale Dr Croton NY	9/9/21
26	Stephanie Gralt	18 Crane Ave	9/9/21
27	Laurel Jobe	41 Park Ave	9/9/21
28	Gina Henry	79 N Broadway	9/9/21
29	William O'West	1 Broad Plwy	9/14/21
30	Alex America	25 Martine Ave. WP	9/14/21

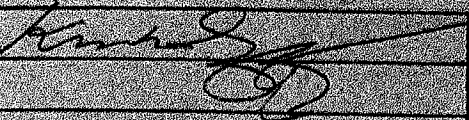
# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	Joel O 12	8 Foster Place	7/24/21
2	Jennifer Sandels	199 Hirst Rd Briarcliff	9/14/21
3	Joel Sandels	199 Hirst Rd Briarcliff	9/14/21
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# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

Name	Address	Date
1		12 Seefree Ln.
2	BRANDIFF	7/8/2021
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# Signatories to the Petition to Save Pocantico Lake

## Other Westchester Residents:

	Name	Address	Date
1	KAMRAN PARANDIAN	48 OLD SLEEPY HOLLOW RD.	9/14/21
2		BRIARCLIFF MANOR, NY	
3	<del>ASSAHEN PARANDIAN</del>	<del>48 OLD SLEEPY HOLLOW RD.</del>	<del>9/14/21</del>
4		<del>BRIARCLIFF MANOR, NY</del>	
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# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	BENJAMIN BROWN	155 FERRIS AVE, APT 9A	SEPT. 12, 2021
2	Ben Brown	WHITE PLAINS, NY	
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# Signatories to the Petition to Save Pocantico Lake

Other Westchester Residents:

	Name	Address	Date
1	David Mallett	57 Old Sleepy Hollow Rd Briarcliff Manor NY 10510	Sept 15, 2021
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*via email & hand delivery*

September 20, 2021

Michael McLaughlin, Chair  
Planning Board, Town of Mount Pleasant  
1 Town Hall Plaza  
Valhalla, NY

RE: Application for 715 Sleepy Hollow Road

Dear Chairperson McLaughlin and Members of the Mount Pleasant Planning Board:

The applicant for the proposed 31-home subdivision at 715 Sleepy Hollow Road, Zappico Real Estate Development, LLC, and its agents, representatives, subsidiaries and/or affiliates (hereinafter "Zappico") have already violated the substance, procedure and spirit of the New York State Environmental Quality Review Act, Environmental Conservation Law Article 8 (hereinafter "SEQR"). The Planning Board of the Town of Mount Pleasant (hereinafter "planning board") may not continue with this application until Zappico is in compliance with SEQR. 6 N.Y.C.R.R. Section 617.3(a). Any SEQR review by this planning board must encompass the entire property being developed from Zappico's purchase of 715 Sleepy Hollow Road, Briarcliff Manor, NY.

Background

In 2020, Zappico purchased a single 42.10 acre property at 715 Sleepy Hollow Road (see Exhibit A, image from bexrealty.com captured online September 17, 2021). The property purchased was the former estate of Dorothy C. Treisman and was located both in the Town of Mount Pleasant and the Village of Briarcliff Manor. In fact, the entry to the driveway for Dorothy C. Treisman's 1928 home was located in the Village of Briarcliff Manor, while the house itself was located in the Town of Mount Pleasant. The property was surrounded by a continuous fence with a single stone entrance at 715 Sleepy Hollow Road.

The application before this planning board is for a 31-home subdivision at 715 Sleepy Hollow Road on 36.8268 acres (see Exhibit B, page 3 of the Environmental Assessment Form submitted by Zappico). Nearly six acres of the original piece of property are not included in the application before this planning board, but are already being built upon by Zappico.

In 2021, Zappico began building a house at 715 Sleepy Hollow Road directly in line with the original driveway to Dorothy C. Treisman's former property. This house, nearly complete, is now known as 705 Sleepy Hollow Road. Immediately to the north of this newly built house is a second property, 697 Sleepy Hollow Road, where Zappico is planning to build another single family home (see Exhibit C, screenshot from Zappico website captured September 19, 2021). Both 705 Sleepy Hollow Road and 697 Sleepy Hollow Road are from the transaction of land that was sold to Zappico by the estate of Dorothy C. Treisman for \$2.4 million dollars in 2020.



### SEQR Violation

Zappico's submitted application before this planning board seeking SEQR review of a 31-home subdivision on the property purchased from the estate of Dorothy C. Treisman in 2020 ignores the additional two homes Zappico is building on the northwest section of that same property.

Zappico is ultimately seeking to develop 33-homes on the former estate of Dorothy C. Treisman. The entire property presents numerous heightened environmental sensitivities that could suffer significant adverse impact based on its location and characteristics. These include, but are not limited to: it is adjacent to a Westchester County Park; it borders a NYS Department of Environmental Conservation (hereinafter "DEC") protected lake; its shorelines are on a Westchester protected potential source of drinking water; it is entirely within the Pocantico River Watershed; the property contains a 1990 designated Critical Environmental Area that extends into the proposed development area; there are significant steep slopes; a forested area is home to wildlife including migrant birds that are on NYS DEC's list of "threatened" or "special concern" species; and it is located within a rural area where a large increase of additional homes will increase traffic and impact local resources.

SEQR prohibits "segmentation," which is defined as "the division of the environmental review of an action such that various activities or stages are addressed under this Part as though they were independent, unrelated activities, needing individual determinations of significance." 6 N.Y.C.R.R. Section 617.2 (ah). Zappico is treating the approximately 36 acres before this planning board as unrelated to the approximate 6 acres it is already building upon, even though they are property from the same, single transaction that has for nearly a century been considered a single family home. Developing a large parcel of undeveloped land near identified environmental concerns demands a cohesive environmental review under SEQR. The regulations are clear that "[c]onsidering only a part or segment of an action is contrary to the intent of SEQR." 6 N.Y.C.R.R. Section 617.3(g)(1).

Zappico has segmented the property subject to development. Zappico's application before this planning board seeks SEQR review of only one part of Zappico's entire development of the purchased property. All thirty-three homes in totality that Zappico is developing from Dorothy C. Treisman's former estate must be considered together under SEQR in order to adhere to the purpose and intent of the law.

### Issue Obfuscation

Members of this planning board may be unaware of this segmentation issue since it does not appear that any information about the development on the additional approximate six acres is in the materials submitted in Zappico's application for 715 Sleepy Hollow Road. Furthermore, at the initial presentation of this application to this planning board, Zappico representatives were not forthcoming in direct response to questions by a board member seeking to understand the extent of the property under development by Zappico.

At the June 3, 2021 planning board meeting, board member Joan Lederman, in reference to the house being built at 705 Sleepy Hollow Road, asked a Zappico representative, "I have a question regarding the house that's under construction on the northwest corner of the site at the moment.



What's that about?" The Zappico representative replied, "Um, I am not sure. I have no involvement with that. That's the Village of Briarcliff, that's a different town." While the Zappico representative continued to focus on the fact that the house was in the Village of Briarcliff, at no point did he share that it was originally land from the same parcel being submitted to this board and was owned, sold, and developed by Zappico.

Later in the meeting when a community representative attempted to clarify the confusion and said that the home at 705 Sleepy Hollow Road was indeed part of the same piece of property, Board member Lederman answered, "It's not part of the property." When the community member continued, "It was not purchased by the same people who are developing this?" board member Lederman said, "No, in the beginning I asked that same question because it looked to me that it was part of the property, but apparently Mr. Zappi clarified that for me and it's not." There were at least two Zappico representatives present at the meeting when Ms. Lederman made that statement and neither corrected the record, allowing a planning board member to falsely indicate that the land being built at 705 Sleepy Hollow Road was not part of the original property. (see Exhibit D, an unofficial transcript of the June 3, 2021 meeting of the Town of Mount Pleasant Planning Board; video posted on the Town of Mount Pleasant website as of September 17, 2021.)

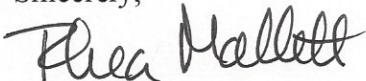
Zappico was not candid about the approximate six acres already being built upon and allowed this planning board to remain confused about the extent of the property related to their entire purchase in 2020. Their actions served to obfuscate the unlawful segmentation of 715 Sleepy Hollow Road.

#### Conclusion

Zappico is not in compliance with SEQR until its entire development of the total property to be disturbed is subject to environmental assessment. New York State's environmental laws do not allow for separate assessments of significant adverse environmental impact for these properties as detailed herein.

To allow the application to continue in its current form would reward developers in the Town of Mount Pleasant who circumvent the requirements of SEQR to the detriment of our larger community.

Sincerely,



Rhea Mallett  
57 Old Sleepy Hollow Road  
Briarcliff Manor, NY 10510

# EXHIBIT A



# 715 Sleepy Hollow Rd, Briarcliff Manor, NY 10510

This beautiful 6 bedroom, 6 bathroom, single-family home in Westchester County New York was originally constructed in 1928 and contains 5,897 square feet of living space sitting on a 42.10 acre lot with a 2 car garage. This single-family home was most recently listed for sale with MLS #H4831775 by the real estate brokerage company Houlihan Lawrence Inc. with an original listing date of July 9, 2018 and is currently indicating a status of Sold in the local Multiple Listing Service. To request more information about this unique listing located at 715 Sleepy Hollow Rd, please fill out the form below. Otherwise, feel free to browse the website for other homes for sale in Briarcliff Manor, New York or elsewhere in Westchester County.



# EXHIBIT B



<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? R-40 - (Single Family Residence District)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	Pocantico Hills School District
b. What police or other public protection forces serve the project site?	Mount Pleasant Police Department
c. Which fire protection and emergency medical services serve the project site?	Archville Fire Department and Briarcliff EMS
d. What parks serve the project site?	All local and County Parks

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential single family home subdivision	
b. a. Total acreage of the site of the proposed action?	36.8268 acres
b. Total acreage to be physically disturbed?	20.4072 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	36.8268 acres
c. Is the proposed action an expansion of an existing project or use? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
iii. Number of lots proposed? 31	
iv. Minimum and maximum proposed lot sizes? Minimum 1 Acre Maximum 3.5 Acres	
e. Will proposed action be constructed in multiple phases? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
i. If No, anticipated period of construction: 24 months	
ii. If Yes:	
• Total number of phases anticipated	N/A
• Anticipated commencement date of phase 1 (including demolition)	N/A month N/A year
• Anticipated completion date of final phase	N/A month N/A year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: N/A	

# EXHIBIT C





Home » 697 Sleepy Hollow Road , Briarcliff  
Manor, NY, 10510

< Back

Next >

# 697 Sleepy Hollow Road, Briarcliff Manor, New York 10510

**\$1,350,000**



## Property Details

🛏 BEDS 4



# EXHIBIT D

## **Transcript - Town of Mount Pleasant Planning Board Meeting, June 3, 2021**

**Approximately 38 minutes after the meeting began:**

**Board Member Joan Lederman:** I have a question about the house that's under construction on the northwest corner of the site. What's that about?

**Zappi:** Um, I'm not sure. I have no involvement with that. That's the Village of Briarcliff.

**Lederman:** It's not on this site?

**Zappi:** No, it's just north of the site in the Village of Briarcliff.

**Chair:** Joan, I didn't get the question.

**Lederman:** There's a house under construction I thought was on the northwest corner of the site. They're telling me it's not. I'm a little confused about that.

**Zappi:** It's an adjacent parcel. It's in a different town.

**Chair:** Yes.

**Zappi:** It's not in Mount Pleasant, it's on an adjacent parcel in the town of Briarcliff and that's not part of this project.

**Lederman:** Because you enter this project right next to this house.

**Zappi:** Yes, that's correct.

**Lederman:** So isn't this house going to be way too close to the road that you plan on building?

**Zappi:** No, I think that house is...I'm not...Honestly, since I didn't work on that project I don't know, um, but it's very far from where the proposed road is.

**Lederman:** Well, there's something not right here to me, because the entrance to this estate appears to be right where the house is.

**Zappi:** Yes, that's correct, the property was accessed through that property, um, but we got a road permit so that this project was entirely a street opening permit from the Highway Department, so that the driveway to the house was moved over to be within Mount Pleasant.

**Approximately 1 hour and 9 minutes after the meeting began:**

**Ms. Kenner:** How large is this entire property? I know the whole property is more than 36 acres. What is the size of the entire property and what are the plans for the remainder?

**Lederman:** The property is 36.82 acres.

**Kenner:** Is that all in Mount Pleasant?

**Lederman:** Yes.

**Kenner:** What about the parcel in Briarcliff Manor, on Sleepy Hollow Road?

**Lederman:** That's out of the...it's not in our consideration for the Town of Mount Pleasant.

**Kenner:** I know it's not, but is that part of the property, also? How many acres is that?

**Lederman:** It's not part of the property.

**Kenner:** It was not purchased by the same people who are developing this?

**Lederman:** No, in the beginning I asked that same question because it looked to me that it was part of the property but apparently Mr. Zappi clarified that for me and it's not.

**Kenner:** So, who owns that property? I live right next door.

**Other Board Member:** And you live next door?

**Kenner:** Yes, we share a fence. That's pretty next door.

**Same Other Board Member:** You're asking who owns the property next door to you?

**Kenner:** Yes. So far it's been the Cohens. That's what we've been told. They've taken care of the fence. I've met Mrs. Cohen many years ago, and so far it's been them, but who owns it now, then? You're saying it was not picked up by the developer? It was part of this parcel originally.

**Lederman:** I don't know the answer.

**Chairman:** The ownership and whatever is going on with that property outside of the Town of Mount Pleasant is not part of our deliberations. If you need to know what its current status is you really need to contact the people who have the records in Briarcliff.

**Kenner:** Yes, I'm very familiar with them and spoke with them as a matter of fact.

**Chair:** Then you probably have the answer. Alright, next.

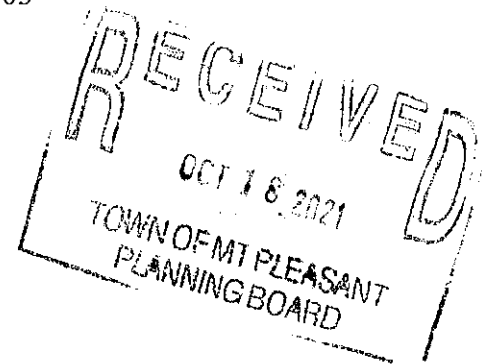


# POCANTICO RIVER WATERSHED CONSERVANCY

Office of the Chairman, 100 Aloysia Hall  
78 North Broadway White Plains, New York 10603

October 13, 2021

Hon. Michael H. McLaughlin, Chairman, and  
Honorary Members  
Planning Board of the Town of Mount Pleasant  
One Town Hall Plaza  
Mt. Pleasant, New York 19595



RE: SEQRA SCOPING for EIA for Applicant "Meadows at Briarcliff"

Dear Chairman McLaughlin and Members,

The Applicant, "Meadows at Briarcliff," for a site plan for development of a 36.8-acre parcel in the Town of Mt. Pleasant, adjacent to the Pocantico Lake, at 715 Sleepy Hollow Road, Briarcliff Manor, NY, has provided the Pocantico River Watershed Conservancy with a copy of its proposed scoping document pursuant to SEQRA and 6 NYCRR Part 617.8. We have also reviewed the document on the Planning Board's website, which labels the scoping proposal in red as the Applicant's proposal.

Following our review of the proposed development, and the Applicant's proffered scoping text, the Pocantico River Watershed Conservancy, a not-for-profit natural conservation society, is pleased to submit the following comments are in order.

Under SEQRA, Scoping is designed to identify what issues need to be studied in an environmental impact statement. As lead agency, you are responsible with determining the scope of the assessment to be undertaken by the Applicant.

At the outset, a draft table to contents for a DEIS, such as the Applicant has submitted, is not in the form that SEQRA requires for scoping documents... By submitting an outline of a completed DEISA contents, the applicant would have you jump to conclusions before doing the empirical studies required (such as assuming that the site will support the maximum number of units allowed under the zoning, when environmental constraints studied are likely to reduce the number because environmental conditions in portions of this site cannot be developed consistent mitigating adverse environment impacts as required by SEQRA). The Planning Board should ignore these assumed conclusions and issue a scoping document that objectively indicates the issues that the Planning Board finds will need to be studied. Only then, after the baseline data is carefully assembled and reviewed, can the density or configuration of the development be proposed.

The proposed project is situated in a habitat of oak trees, which are mature and have elaborate root systems that connect the trees. The impact assessment needs to inventory the oak

trees and the root systems, because these trees sustain an elaborate diversity of wildlife. Oaks provide a very rich habitat for beneficial insects, and in turn birds and small mammals. The wildlife needs to be inventoried. The ecology of this site needs to be studied and set forth fully, with flora and fauna detailed in each season (summer, fall, winter and spring).

The site is also in the Atlantic flyway, and migratory birds use the site, as they do the Saw Mill River Audubon's preserve and the Westchester County Pocantico Lake Park, and the Rockefeller State Park Preserve. The avian studies that are available in the files of the Rockefeller State Park Preserve offer a baseline for the applicant to study on its site. The avian fauna is exceptionally rich in this portion of the Pocantico River Watershed.

The environmental impact assessment needs to address both present conditions and conditions in light of the changing climate, such as increased volumes of rain and snow and potential for erosion, flooding and land degradation. The scope needs to estimate the volume of impervious surfaces and how much water will no longer be absorbed into the ground; the volume of run-off from major storm events (more than that of the 100 year flood estimates, which is now out of date), and show how the volume of water can be retained on site via dry wells, bioswales, and other techniques. The draft EIA should reflect the guidance provided by the NYS Department of Environmental Conservation on climate change, under the NYS Community Risk and Resiliency Act (CRRA), as amended by the 2019 Climate Leadership and Community Protection Act (CLCPA), see <https://climate.ny.gov>. The scope should include examining the issues that the NYS Department of Environmental Conservation has recommended <https://www.dec.ny.gov/lands/111216.html#Climate>. The site currently sequesters a significant volume of carbon in the soils, peat, tree roots, and tree trunks. The volume of carbon needs to be identified and indicate how any loss in sequestration can be off-set. The use of solar energy should be examined for each home, and minimizing energy demand factored into design of each building. Con Edison has information available to estimate demand side management and alternative supply systems.

The impacts of the development, at different sizes and scales, will need to be set forth. The possibility of a development without a home-owners association will need to be examined. The capacity of the Ossining Sewer District to accept wastes, and the capacity of the Briarcliff Water district to supply water, needs to be set forth. Has the Applicant provided notice to these authorities of the scoping process underway?

Special attention will need to be devoted to how to protect the Pocantico Lake County Park and its waters. The designation of the Critical Environmental Area at the site obliges a heightened level of study and analysis, including view shed analysis, and special efforts to off-set potential adverse impacts. The impacts on the Lake and its aquatic ecology, during construction and under alternative development scenarios for the site, should be set forth. The Pocantico River is known to host migratory eels that come from the Atlantic up the Pocantico River. The Lake's water quality and status as a reserve reservoir (droughts under climate change are predicted) needs to be noted. The Lake is in the stem of the Pocantico River, and down-stream impacts need to be identified and assessed and impacts that cannot be eliminated need to be mitigated. Downstream riparian s are affected potentially here, and has the Applicant provided notice to these riparians, in particular the NYS Office of Parks, Recreation & Historic Preservation and the Sleepy Hollow Cemetery? Both

have been adversely affected by flooding and scouring in the Pocantico River below the County Lake dam in the past.

Applicant should examine the off-site impacts also from a cumulative impact assessment,. How much additional impact will collectively be generated, and how can it be mitigated? The Applicant's proposed scope as a DEIS outline ignores Applicant's duty to examine cumulative impacts. Applicant may wish to explain why the development of the adjacent site it owns in Briarcliff Manor is not assessed as part of this site development. The failure to analyze the developments together suggests that Applicant may have improperly segmented the project. Cumulative impacts can address that issue, as well as address other cumulative impacts issues such a traffic, recycling and solid waste management, etc.

Thank you for considering these submissions.

We wish you all well in your efforts to delineate the scope appropriate for this analysis. The Pocantico River Watershed Conservancy will be pleased to review the draft impact assessment, and make our data available to the Planning Board.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Nicholas A. Robinson". The signature is fluid and cursive, with the first name "Nicholas" being more prominent.

Nicholas A. Robinson, Chairman  
Pocantico River Watershed Conservancy

Copies:

Carolyn Saracino

Planning Board Secretary

Town of Mt. Pleasant

One Town Hall Plaza, Valhalla NY 10595

Applicant Meadows at Briarcliff

17 Saw Mill River Road

Hawthorne, New York 10532

**Statement of:**

**Jeffrey Anzevino, AICP  
Director of Land Use Advocacy  
Scenic Hudson, Inc.**

**Town of Mount Pleasant  
Planning Board**

**Meadows at Briarcliff Cluster Subdivision  
715 Sleepy Hollow Road  
Application # 21-01**

**October 18, 2021**

---

Good evening. My name is Jeffrey Anzevino, Director of Land Use Advocacy for Scenic Hudson.

Founded in 1963 to save iconic Storm King Mountain from a destructive industrial project, Scenic Hudson is credited with launching the modern grassroots environmental movement and is now the Hudson Valley's largest environmental organization.

I am here to provide scoping comments on the Meadows at Briarcliff Cluster Subdivision. We believe that in order for the Planning Board to take the requisite "hard look" at the potential adverse environmental impacts and to identify measures that would mitigate those impacts to the greatest extent practicable, as mandated by SEQRA, the Draft Scope should be revised to specifically reflect the site's environmental, cultural, and visual sensitivity. And perhaps most importantly, the Scope must require that the Draft Environmental Impact Statement, or DEIS, include an examination of alternatives that would avoid impacts on Pocantico Lake and its watershed, which has been designated by Westchester County as a Critical Environmental Area.

Scenic Hudson is concerned that, as proposed, the development of this parcel has the potential for adverse impact on water quality in both the Lake and Pocantico River, potential for downstream flooding in the River, and unmitigable adverse visual impacts on Pocantico Lake County Park. As you know, the Lake serves as a significant potential local water source and the Park along the Lake's shore is land that protects water quality, provides for passive recreation, and contributes to the area's open space character.

Scenic Hudson will submit a letter with detailed scoping comments, but this evening we'd like to focus on three important aspects of the Draft Scope—water resources, visual impacts, and the need to consider less impactful alternatives.

**Water Resources: the Scope Must Specifically Address Impacts to Pocantico Lake**

The Draft Scope does not address the site's proximity to Pocantico Lake, which by virtue of its potential as a drinking water source, has been designated as a Critical Environmental Area. The Scope should be revised to specifically require the identification of potential impacts to the Lake and its watershed and then propose potential mitigation measures to address those impacts.

**Visual Resources: the Scope Must Identify Specific Requirements to Assess Visual Impacts**

The Scope must be strengthened to identify the adverse visual impacts of the proposed homes when viewed from the Lake and County Park. The DEIS must include a Visual Impact Analysis to help the Planning Board understand the nature and extent of visual impact of the proposed homes on what is now a wooded hillside rising from the lake. The Visual Analysis should include photographs of the existing wooded slope, and corresponding computer-generated visual simulations showing how the homes would look from the Lake and Park.

The photos and simulations should be made from important vantage points from the Park's trails and the Lake itself. Scenic Hudson staff recommends these vantage points: 1) the bridge at the north end of the lake; 2) the shoreline fishing access site; 3) the dam at the south end of the lake and 4) a location on the lake's surface representing the view of a person in a kayak. The Planning Board should work with local residents to ensure that other vantage points, as appropriate, are included.

The Scope should also include proposed mitigation of the adverse visual impacts, and assess the mitigation's effectiveness. Based on the development site's topography and its proximity to the Lake and Park, Scenic Hudson believes the adverse visual impacts may be unmitigable if the 31-unit cluster project were to be built as proposed. We believe that the best way—and, indeed, perhaps the only way—to avoid, reduce or mitigate adverse visual impacts would be by removing or relocating homes from the eastern portion of the site. This should be addressed by including in the Scope two additional alternatives. I'll describe them now.

**Alternatives: Should be Revised to Require Study of Additional Alternatives**

The Draft Scope contains just three alternatives, the required "Conventional Layout" consisting of 31 single family residences; the proposed 31-unit "Conservation Layout;" and the required "No Action Alternative."



In order for the DEIS to provide a reasonable range of alternatives and sufficient information for the Planning Board to consider whether there are alternatives that would minimize or avoid adverse environmental impacts, the Scope should include two additional alternatives.

First, the Scope should include an alternative with a redesigned 31-lot “Conservation Layout” configured with lots 5-12 moved away from the top of the slope above the Lake, where they would be most visible. Obviously, the size of the lots would need to be smaller. And second, we recommend that the Scope include a smaller, 23-lot “Conservation layout” with lots 5-12 removed from the plan altogether.

Again, given the relationship between the Lake, Park and the steep slopes rising to the rear of proposed homes on 8 of the lots—and the potential for adverse visual impacts on a County Park—we believe that the DEIS must examine these two additional alternatives.

#### **The Proposed Conservation Easement is Problematic**

The Cluster Subdivision proposes conservation easements on each individual lot, but this would most likely present an untenable situation for any qualified Land Trust or other appropriate entity because it would result in 31 separate easements that would each need to be monitored annually.

As a result, we suggest that as part of the two alternatives we described, a separate parcel should be created consisting of all proposed conserved lands—the steep slopes along Pocantico Lake; the area around the wetland at the southeastern portion of the site; and also, a 100’ wide buffer along the top of the slope so that the new homes would not be seen from the Lake or the Park.

This new parcel should be conveyed to Westchester County or another willing conservation entity to serve as an extension of Pocantico Lake Park. This would help mitigate adverse impact on existing views and on water quality. The expanded park would also provide an amenity for residents of the Meadows at Briarcliff as they’d be able to walk from their homes directly into the Park.

Scenic Hudson appreciates the opportunity to present these comments on the Draft Scope. Additional, more detailed scoping comments will be provided in writing before the close of the comment period.

Thank you.

## Joseph Bregante

---

**From:** Contact form at Town of Mount Pleasant NY <cmsmailer@civicplus.com>  
**Sent:** Tuesday, October 19, 2021 12:05 PM  
**To:** Joseph Bregante  
**Subject:** [Town of Mount Pleasant NY] proposed 31 house subdivision on Pocantico Lake (Sent by LAURIE MILLER, LMILLER@HARRICKSCI.COM)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello jbregante,

LAURIE MILLER (LMILLER@HARRICKSCI.COM) has sent you a message via your contact form (<https://www.mtpleasantny.com/user/2851/contact>) at Town of Mount Pleasant NY.

If you don't want to receive such e-mails, you can change your settings at <https://www.mtpleasantny.com/user/2851/edit>.

Message:

Wanted to lend my voice in opposition to the proposed 31 house subdivision on Pocantico Lake. The area has become overcrowded already with all of the development that has taken place.

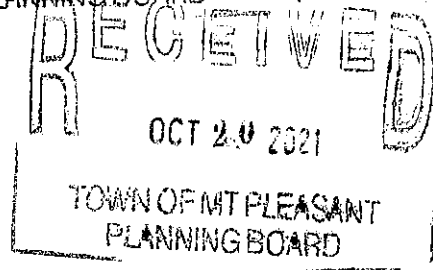
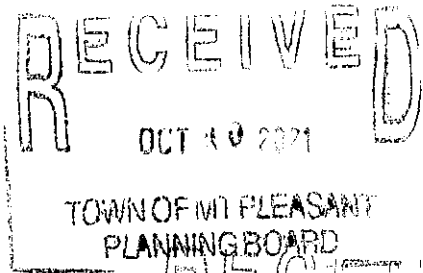
The run off from all of the lawns from the proposed development will effect the quality of the water in all of the Pocantico Lake area.

I previously lived in Town of New Castle where the addition of new homes near by had a direct affect on lawn product pollutants leeching into the water. Unless the town is prepared to extend pipes and a water treatment plant to offer town water, I would vote no on introducing additional poisonous chemicals into Mt Pleasant.

Frank & Lisa Brown  
143 Great Oak Ln  
Pleasantville, NY 10570  
Tel. 914-741-2886

October 18, 2021

Town of Mount Pleasant Planning Board  
Attn: Carolyn Saracino  
1 Town Hall Plz  
Valhalla, NY 10595



**Re: Proposal of Meadows at Briarcliff LLC to Subdivide 715 Sleepy Hollow Road**  
**Comments on Draft Scoping Document**

Dear Honorable Chairman and Members of the Town of Mount Pleasant Planning Board:

We previously wrote to you regarding the proposed Meadows at Briarcliff LLC subdivision in September, 2021. We now write specifically in connection with the Public Scoping Session to be held October 18, 2021.

We respectfully suggest that scoping include the following considerations:


- Effect of real estate development, construction, and occupation and use of subdivided land on the notable flora and fauna that Lisa has observed in Pocantico Lake and its immediate environs including:
  - **Birds:** Great Blue Heron (last observed Sept. 3, 2021), Osprey (last observed Sept. 3, 2021),<sup>1</sup> Kingfisher, Green Heron, Great Egret;
  - **Reptiles:** Snapping Turtle;
  - **Amphibians:** Frogs of unknown classification sighted along the shore of the lake; toads of unknown classification sighted along the trail in the county park;
  - **Wildflowers:** Elderberries, Trefoils, Fairy Candles;

<sup>1</sup> The New York State Department of Environmental Conservation lists the Osprey as a species of "special concern:" see <https://www.dec.ny.gov/animals/7494.html>.

- **Trees:** Alder, Paper Birch, American Holly.
- And on notable flora and fauna that we believe have a substantial possibility of being present:
  - **Mammals:** Beaver, very possibly present upriver of Pocantico Lake in Pocantico Lake County Park;
  - **Birds:** Bald Eagle (may use the lake as a hunting ground and food source);<sup>2</sup>
  - **Fish:** American Eel, possibly in the river below the lake as they come up from the Hudson River to breed.<sup>3</sup>
- Effect of real estate development, construction, and occupation and use of subdivided land on recreational areas:
  - Pocantico Lake County Park,
  - Rockefeller State Park Preserve.

Thank you very much for your consideration of our input.

Sincerely,

  
Frank R. Brown

Lisa M. Brown



---

<sup>2</sup> The New York State Department of Environmental Conservation lists the Bald Eagle as "threatened:" see <https://www.dec.ny.gov/animals/7494.html>.

<sup>3</sup> The New York State Department of Environmental Conservation lists the American Eel as a "High Priority Species of Greatest Conservation Need:" see <https://www.dec.ny.gov/animals/7494.html>.

**Carolyn Saracino**

---

**From:** Michael McLaughlin <[REDACTED]>  
**Sent:** Thursday, October 21, 2021 12:11 PM  
**To:** Patrick Cleary  
**Cc:** Carolyn Saracino  
**Subject:** Meadows at Briarcliff Scoping document

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My personal written comments - for now. I may conjure up more but this one leaps up at me.

Given the history of protection and import attached to the site and it's surroundings:

1. Establish a lot count based on maximum protection for Pocantico lake. One that ensures no run-off or other impacts to the lake and requires no special permits. No steep slope permits. No wetland permits. No blasting permits either (they can cause "invisible" - but lasting - damage).

I believe that the history of the site requires The Board to evaluate such stringent control over potential environmental impacts.

2. Evaluate an alternative based on that lot count.

## **Carolyn Saracino**

---

**From:** Vernon, Michael V <mvvv@westchestergov.com>  
**Sent:** Thursday, October 28, 2021 11:41 AM  
**To:** Carolyn Saracino; Patrick Cleary  
**Cc:** Drummond, Norma; Herbert, Lukas; Richard Hyman (pwmrhyman@verizon.net)  
**Subject:** Westchester County Planning Board Referral File: MTP 21-005 Meadows at Briarcliff - Draft Scope  
**Attachments:** MTP 21-005 Meadows at Briarcliff - Draft Scope.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello:

Attached is the County Planning Board response letter to the above referenced referral of a proposed land use/zoning application or action. This will serve as the official correspondence for this matter, so you will not receive a hard copy in the mail.

If there are any questions/concerns, please contact:

**Michael Vernon, Planner**  
**Westchester County Department of Planning**  
**148 Martine Avenue, 4<sup>th</sup> floor**  
**White Plains, NY 10601**  
**914-995-2673**

George Latimer  
County Executive

October 28, 2021

Carolyn Saracino, Planning Board Secretary  
Town of Mount Pleasant Planning Board  
One Town Hall Plaza  
Valhalla, NY 10595

**County Planning Board Referral File MTP 21-005 – Meadows at Briarcliff  
715 Sleepy Hollow Road  
Subdivision and Site Plan Approval – Draft Scoping Document**

Dear Ms. Saracino:

The Westchester County Planning Board has received a draft scoping document for the preparation of an environmental impact statement (EIS) with respect to a proposal to subdivide and redevelop a 36.827-acre residential property into 31 single-family residential lots. The site is located at 715 Sleepy Hollow Road (SBL 105.17-1-15) and contains three existing residences that would be incorporated into the plan. The subdivision would include two new private roads that would end in cul-de-sacs, and would join together before connecting to Sleepy Hollow Road at the north side of the property. The site is zoned R-40 – One Family Residential, and would take advantage of cluster development provisions to maintain 21.56 acres of the property under a conservation easement. This open space, as well as the new roads, would be maintained by a homeowners association. The site lies amongst other previously subdivided land, with single-family residences on large properties. The northern edge of the site borders the Village of Briarcliff Manor, and the eastern edge of the property borders Pocantico Lake County Park and parallels a ridgeline that rises above the lake.

We have reviewed the draft scoping document under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

**1. Affordable affirmatively furthering fair housing.**

The acute shortage of affordable housing in Westchester County has been documented in the County's *Housing Needs Assessment* and it is critical for all of Westchester's municipalities to play a role in meeting this need, particularly since the economic and social impacts of this affordable housing shortage are spread throughout the county. Because of the County's public policies and support for affirmatively furthering fair housing throughout Westchester, *Section V.H: Socio-economic/fiscal* should be revised to include a discussion regarding Westchester County's affordable housing policies. Specifically the EIS should discuss the Model Ordinance Provision requiring:

*Within all residential developments of 10 or more units created by subdivision or site plan approval, no less than 10% of the total number of units must be created as affordable AFFH*

*units. In residential developments of five to nine units, at least one affordable AFFH unit shall be created.*

The recommendation to include affordable AFFH in all residential development proposals has been consistently made to the Town for over a decade. Approving the subdivision and site plan without including a provision for a minimum set-aside of 10% for affordable affirmatively furthering fair housing would run contrary to County affordable housing policies.

## **2. Critical Environmental Area.**

The Pocantico Lake and watershed is listed by the County as a Critical Environmental Area, yet this is not mentioned in the Scoping Document. As the property abuts the lake and includes sections of the watershed, a discussion of possible impacts to the CEA should be included in *Section V – Existing Conditions, Potential Impacts, Mitigation*. The status of the Critical Environmental Area should also be recognized throughout the EIS when discussion regarding the lake and watershed occurs.

## **3. Stormwater Management.**

We appreciate that the preliminary subdivision plat for the cluster subdivision avoids the existing wetlands on the property, and provides a buffer area from Pocantico Lake. We recommend *Section V.D.3 – Water Resources, Proposed Mitigation* includes a discussion regarding the use of aboveground stormwater management solutions that treat runoff on-site wherever possible, such as using pervious paving for parking areas, or the use of vegetative rain gardens. While underground stormwater management systems can be effective, that effectiveness can diminish over time if the system is not properly cleaned and maintained. Proper stormwater management is of vital importance for this area, as Pocantico Lake is recognized as a potential alternate water source for area municipalities, and is the determining factor in the Park's status as a CEA.

## **4. County sewer impacts.**

Since 2010, it has been the policy of the County Department of Environmental Facilities (WCDEF) that municipal governments require development applicants to identify mitigation measures that will offset the projected increase in sewer flows to County operated wastewater facilities. The best means to do so is through the reduction of inflow and infiltration (I&I) at a ratio of three for one for market rate housing units and at a ratio of one for one for affordable affirmatively furthering fair housing (AFFH) units.

We recommend this mitigation policy be discussed in *Section V.E – Sanitary Sewage and Water Supply* with specific details on how the implementation of I&I mitigation is to be accomplished in response to the development. For example, will the applicant be required to place funds into a dedicated account for I&I work based on a per gallon cost of removal of flow through I&I? How will I&I projects be identified? Who will conduct the work and in what timeframe?

## **5. Visual impacts.**

We note that the scoping document includes a section for the discussion of potential visual impacts to



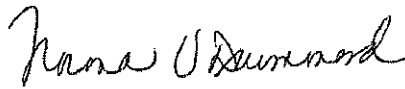
the region stemming from the development. Consideration should be given as to how the additional residences will affect the viewsheds of the lake from the rest of the Park, especially due to their proposed location atop the ridgeline.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in cursive script, appearing to read "Norma V. Drummond".

Norma V. Drummond  
Commissioner

NVD/MV



**RECEIVED**  
Planning & Zoning Dept.

OCT 26 2021  
6-CAS

Friends of the Rockefeller State Park Preserve  
PO Box 8444  
Sleepy Hollow, NY 10591  
(914) 762-0209  
www.friendsrock.org | friends@friendsrock.org

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Ron Vogl

Jessika Creedon  
Administrative Director

Peter Iskenderian  
Park Preserve Manager

Town of Mount Pleasant Planning Board  
One Town Hall Plaza  
Valhalla, NY 10595

Dear Chairman McLaughlin & Members of the Planning Board,

re: Proposed 31-home subdivision at 715 Sleepy Hollow Road, Mount Pleasant

Established over 25 years ago, the Friends of Rockefeller State Park Preserve (FRSPP) works with the Rockefeller State Park Preserve (Preserve) and the New York State Office of Parks, Recreation & Historic Preservation to protect and maintain the Preserve, its wildlife and habitat, historical and archaeological features, and its natural beauty that attracts thousands of visitors weekly. FRSPP works to protect the Preserve from avoidable negative environmental impacts, which is why we are writing about the proposed 31-home subdivision at 715 Sleepy Hollow Road, which is adjacent to the Pocantico Lake County Park, which contains a county-owned and protected lake that is part of the Pocantico River.

Pocantico Lake County Park's location, next to the Preserve and separated only by the rural Old Sleepy Hollow Road in Mount Pleasant, allows visitors to enjoy both the Preserve and the Park, extending the County's public trail system through Pocantico Lake Park and into trails in the Village of Briarcliff, contributing to the expanse of the County's park system for all Westchester residents. This continuity extends to the environment as well, as the Pocantico River flows through both parks and undoubtedly enjoys habitats throughout.

The proposed development at 715 Sleepy Hollow, adjacent to Pocantico Lake Park and subject to the requirements of New York State's Environmental Quality Review Act (SEQR), must be evaluated under SEQR in the context of these parks. There is great risk of negative environmental impacts from this proposed development on the Preserve's historical and archaeological features, aesthetics, and wildlife. The draft scope filed with the Town of Mount Pleasant Planning Board (Planning Board) on September 20, 2021 makes no mention of the potential adverse environmental impacts on Pocantico Lake, downstream waters, and wildlife and habitat in the River and the Preserve. FRSPP seeks to remedy these omissions with the submission of this letter to ensure that all of these categories are included in the Environmental Impact Statement and all potential adverse impacts to

*Here to Enjoy... Ours to Preserve*

Friends of the Rockefeller State Park Preserve, a 501(c)(3) tax-exempt organization.

**RECEIVED**

Planning & Zoning Dept.

OCT 26 2021

TOWN OF MT. PLEASANT



Friends of the Rockefeller State Park Preserve  
PO Box 8444  
Sleepy Hollow, NY 10591  
(914) 762-0209  
[www.friendsrock.org](http://www.friendsrock.org) | [friends@friendsrock.org](mailto:friends@friendsrock.org)

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Jessika Creedon  
Administrative Director  
Peter Iskenderian  
Park Preserve Manager

the Lake, River and Preserve are identified and included in the final scoping document.

#### The Pocantico River

Pocantico Lake is fed by Pocantico River which discharges into its northern end. The lake and its shoreline was designated a Critical Environmental Area under SEQR by the County in 1990. The water in the lake flows over the dam where it continues through Pocantico Park before entering the Preserve. Once in the Preserve, the Pocantico River meanders through original stone bridges and under wooden bridges, forming protected wetlands and creating Swan Lake, creating habitats for trout, bass and other marine life which provide a variety of fishing recreational opportunities. The Pocantico River adjoins many of the historic carriage trails, creating visual delights in gurgling brooks for visitors and helping to sustain plants, flora and myriad wildlife as part of the Preserve's ecosystems. Degraded water quality in Pocantico Lake from the proposed development will bring pollutants such as chemicals and nitrates into the Preserve's water source, putting historic bridges, the aesthetic of the Preserve, and all of our ecosystems at risk. Ultimately recreational opportunities may be reduced as these environmental impacts affect the experience of visitors to the Preserve.

The concerns listed are significant given the combination of the steep slopes and forests on the promontory of the Lake at 715 Sleepy Hollow Road upon which this development is proposed. The scope for 715 Sleepy Hollow Road must include impacts of stormwater runoff on the Lake, impacts to the wetlands downstream from the Lake, and cumulative impacts to the Pocantico River downstream, especially in the Preserve. FRSP would be remiss if we didn't point out that the Pocantico River is a major tributary to the Hudson, and thereby considered a Water of the United States, and cumulative impacts must be measured all the way through its travels to where the Pocantico River reaches the Hudson River in order to ensure that negative impacts to the Hudson River are also considered.

#### Birds and Other Wildlife

The Preserve is classified as an Audubon New York Important Bird Area (IBA) by the National Audubon Society because of the splendor and variety of birds present. Birdwatchers and naturalists visit the Preserve in large numbers. A wide variety of birds have also been spotted around Pocantico Lake, including near the forested slopes of 715 Sleepy Hollow Road. Given the proximity of the Preserve to Pocantico Lake County Park, an evaluation of wildlife, including the identification of bird species, their habitats and migratory patterns is necessary

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Administrative Director

Peter Iskenderian  
Park Preserve Manager

to ensure that disruption and displacement of bird habitat by the proposed development does not negatively impact the migration and presence of birds and other wildlife in the Preserve.

Thank you for considering the concerns of the FRSP and for your efforts to evaluate all potential adverse impacts to the environment, including those that put the Preserve at risk of environmental harms. FRSP would like to remain an interested party and requests that it be notified at the above address for all Planning Board actions in regard to development at 715 Sleepy Hollow Road, Mount Pleasant.

Sincerely,

George Gumina, President

And the Board of the Friends of the Rockefeller State Park Preserve

*Here to Enjoy...Ours to Preserve*

Friends of the Rockefeller State Park Preserve, a 501(c)(3) tax-exempt organization.

# SIVE | PAGET | RIESEL

Adam Stolorow  
Direct Dial: 646.378.7256  
astolorow@sprlaw.com

October 29, 2021

**VIA EMAIL AND FIRST CLASS MAIL**

Honorable Michael McLaughlin, Chair  
and Members of the Planning Board  
Town of Mount Pleasant  
1 Town Hall Plaza  
Valhalla, NY 10595

Re: *Draft Scope for Environmental Impact Statement (EIS) – Application of Zappico Real Estate Development, LLC for Subdivision at 715 Sleepy Hollow Road*

Dear Chair McLaughlin and Members of the Board:

On behalf of my client Save Pocantico Lake (SPL), I write to urge you to reject the Draft Environmental Impact Statement (EIS) Scope submitted by Zappico Real Estate Development, LLC (the “Applicant”) for its proposed subdivision at 715 Sleepy Hollow Road (the “Project”). The Draft Scope does not comply with the basic requirements of the State Environmental Quality Review Act (SEQRA) implementing regulations at 6 NYCRR § 617.8. Rejecting the Draft Scope will allow the Applicant to revise the document based on comments to date and will give the Planning Board, the public, and other agencies the time they need to provide input without running into SEQRA procedural time constraints. I also request that the Planning Board comply with SEQRA by completing Parts 2 and 3 of the Environmental Assessment Form for the Project.

On its face, the draft scope submitted by the Applicant fails to comply with SEQRA and should be rejected. Under the SEQRA regulations, 6 NYCRR § 617.8(b), a draft scope must contain the following information:

- 1) a brief description of the proposed action;
- 2) the potentially significant adverse impacts identified both in Part 3 of the environmental assessment form and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
- 3) the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
- 4) an initial identification of mitigation measures;
- 5) the reasonable alternatives to be considered;

The draft scope submitted by the Applicant simply lists the areas of environmental impact that will be examined (i.e. the EIS chapter headings). It does not provide any details as to why those areas of impact were chosen, what relevant information exists, what new information will be needed, or the methodologies for obtaining the new information, and it does not provide an initial identification of mitigation measures. **This information is all required to be in the draft scope provided by the Applicant before the Planning Board starts its review**, and it is required for each of the impact areas that will be considered in the EIS.

The SEQRA regulations set a 60-day window for the lead agency to provide the Applicant with a final written scope. "If the lead agency fails to provide a final written scope within 60 calendar days of its receipt of a draft scope, the project sponsor may prepare and submit a draft EIS consistent with the submitted draft scope." 6 NYCRR § 617.8(h). The Planning Board should act now, reject the draft scope for failure to comply with SEQRA for the reasons set forth above, and avoid a situation where the Applicant can claim that it did not have a final scope within the 60-day window. In the alternative, please confirm that the Planning Board and the Applicant have jointly agreed to extend the 60-day window until December 2, 2021 and have provided notice to all other involved agencies in accordance with 6 NYCRR § 617.3(i).

Finally, I request that the Planning Board comply with SEQRA regulations by completing Part 2 and 3 of the Environmental Assessment Form for the Project, as required by 6 NYCRR § 617.6(a). It is my understanding that the Applicant filled out Part 1 of the EAF but that the Planning Board did not complete Parts 2 and 3. The full EAF is essential, not only because it helps form the basis for the draft scope (*see* 617.8(e)(2)) but also because it provides critical information about the environmental thresholds that the Project is expected to exceed and which form the administrative record for the lead agency's decision to issue a positive declaration. Courts have long held that the SEQRA procedures require literal compliance and that "substantial compliance with SEQRA will not suffice." *Inland Vale Farm Co. v. Stergianopoulos*, 104 A.D.2d 395, 396 (2d Dep't 1984). Completing the EAF is mandatory, not optional. 6 NYCRR § 617.6(a); *see also* NYSDEC SEQR Handbook at 15 (lead agency cannot waive or excuse the filing of an EAF).

Sincerely,



Adam Stolorow

Cc: Patrick Cleary  
Darius Chafizadeh, Esq.

## Carolyn Saracino

---

**From:** Adam Stolorow <astolorow@sprlaw.com>  
**Sent:** Friday, October 29, 2021 12:48 PM  
**To:** Carolyn Saracino; cleary@optonline.net; Darius Chafizadeh  
**Subject:** Draft Scope for EIS - 715 Sleepy Hollow Rd  
**Attachments:** Save Pocantico Lake Letter to Planning Board 10-29-21(624614.1).pdf

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Hi Carolyn –

Please see the attached letter to the Planning Board on behalf of Save Pocantico Lake. If more than one hard copy of the document is required, please let me know how many copies to send.

Best,  
Adam

**Adam Stolorow**  
**SIVE PAGET RIESEL**  
560 Lexington Avenue  
New York, NY 10022  
Office: (212) 421-2150  
Direct: (646) 378-7256  
[astolorow@sprlaw.com](mailto:astolorow@sprlaw.com)  
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Adam Stolorow  
Direct Dial: 646.378.7256  
astolorow@sprlaw.com

October 29, 2021

**VIA EMAIL AND FIRST CLASS MAIL**

Honorable Michael McLaughlin, Chair  
and Members of the Planning Board  
Town of Mount Pleasant  
1 Town Hall Plaza  
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Re: *Draft Scope for Environmental Impact Statement (EIS) – Application of Zappico Real Estate Development, LLC for Subdivision at 715 Sleepy Hollow Road*

Dear Chair McLaughlin and Members of the Board:

On behalf of my client Save Pocantico Lake (SPL), I write to urge you to reject the Draft Environmental Impact Statement (EIS) Scope submitted by Zappico Real Estate Development, LLC (the "Applicant") for its proposed subdivision at 715 Sleepy Hollow Road (the "Project"). The Draft Scope does not comply with the basic requirements of the State Environmental Quality Review Act (SEQRA) implementing regulations at 6 NYCRR § 617.8. Rejecting the Draft Scope will allow the Applicant to revise the document based on comments to date and will give the Planning Board, the public, and other agencies the time they need to provide input without running into SEQRA procedural time constraints. I also request that the Planning Board comply with SEQRA by completing Parts 2 and 3 of the Environmental Assessment Form for the Project.

On its face, the draft scope submitted by the Applicant fails to comply with SEQRA and should be rejected. Under the SEQRA regulations, 6 NYCRR § 617.8(b), a draft scope must contain the following information:

- 1) a brief description of the proposed action;
- 2) the potentially significant adverse impacts identified both in Part 3 of the environmental assessment form and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
- 3) the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
- 4) an initial identification of mitigation measures;
- 5) the reasonable alternatives to be considered;



The draft scope submitted by the Applicant simply lists the areas of environmental impact that will be examined (i.e. the EIS chapter headings). It does not provide any details as to why those areas of impact were chosen, what relevant information exists, what new information will be needed, or the methodologies for obtaining the new information, and it does not provide an initial identification of mitigation measures. **This information is all required to be in the draft scope provided by the Applicant before the Planning Board starts its review**, and it is required for each of the impact areas that will be considered in the EIS.

The SEQRA regulations set a 60-day window for the lead agency to provide the Applicant with a final written scope. "If the lead agency fails to provide a final written scope within 60 calendar days of its receipt of a draft scope, the project sponsor may prepare and submit a draft EIS consistent with the submitted draft scope." 6 NYCRR § 617.8(h). The Planning Board should act now, reject the draft scope for failure to comply with SEQRA for the reasons set forth above, and avoid a situation where the Applicant can claim that it did not have a final scope within the 60-day window. In the alternative, please confirm that the Planning Board and the Applicant have jointly agreed to extend the 60-day window until December 2, 2021 and have provided notice to all other involved agencies in accordance with 6 NYCRR § 617.3(i).

Finally, I request that the Planning Board comply with SEQRA regulations by completing Part 2 and 3 of the Environmental Assessment Form for the Project, as required by 6 NYCRR § 617.6(a). It is my understanding that the Applicant filled out Part 1 of the EAF but that the Planning Board did not complete Parts 2 and 3. The full EAF is essential, not only because it helps form the basis for the draft scope (*see* 617.8(e)(2)) but also because it provides critical information about the environmental thresholds that the Project is expected to exceed and which form the administrative record for the lead agency's decision to issue a positive declaration. Courts have long held that the SEQRA procedures require literal compliance and that "substantial compliance with SEQRA will not suffice." *Inland Vale Farm Co. v. Stergianopoulos*, 104 A.D.2d 395, 396 (2d Dep't 1984). Completing the EAF is mandatory, not optional. 6 NYCRR § 617.6(a); *see also* NYSDEC SEQR Handbook at 15 (lead agency cannot waive or excuse the filing of an EAF).

Sincerely,



Adam Stolorow

Cc: Patrick Cleary  
Darius Chafizadeh, Esq.

# **MEADOWS AT BRIARCLIFF CLUSTER SUBDIVISION**

**Town of Mt. Pleasant, Westchester County, New York**

**Draft Environmental Impact Statement (DEIS)**

**Adopted:**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Meadows at Briarcliff Cluster Subdivision in the Town of Mt. Pleasant, NY. This Scoping Document contains the items described in 6 NYCRR Part 617.8 (e) (1) through (7).

**Classification of Action:**

**Type I**

**Lead Agency:**

**Planning Board of the Town of Mt. Pleasant  
Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, New York 10595**

**Scoping Meeting:**

\_\_\_\_\_, beginning at 7:30 p.m. at the Town of Mt. Pleasant Town Hall (Court Room), One Town Hall Plaza, Valhalla, New York 10595. Comments from Agencies and public are welcome at this public scoping session.

**Written Scoping Comments:**

**Written scoping comments are also invited and will be accepted through 4 p.m. on Friday, \_\_\_\_\_, to be addressed to the SEQR**

**Contact Person:**

**Michael McLaughlin, Planning Board Chair  
Town of Mt. Pleasant Town Hall  
One Town Hall Plaza  
Valhalla, NY 10595  
Phone: (914) 742-2330  
Fax: (914) 769-3155**

10-29-21  
Revised to  
Include  
public  
comments

**Scoping Document**  
**Meadows at Briarcliff Cluster Subdivision**  
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**Introduction**

Zappico Real Estate Development, LLC (the "Applicant"), proposes to subdivide a 36.8± acre property located at 715 Sleepy Hollow Road in the Town of Mount Pleasant (the "Subject Site") more specifically known as Town of Mount Pleasant Tax Map Section 105.17 Block 1 Lot 15) as a 321-lot cluster subdivision consisting of 29 new single-family lots, the ~~and the~~ preservation of two existing residences on separate lots and one open space lot (the "Proposed Action"). This Draft Scoping Document has been prepared by the Town of Mount Pleasant Planning Board (hereinafter "Planning Board") as Lead Agency for the SEQRA review of the proposed Meadows at Briarcliff Residential Cluster Subdivision (hereinafter the "Proposed Project").

This Draft Scoping Document represents issues and known concerns identified by the Planning Board during its review of the Project's subdivision application, which comprise the SEQRA Action that will be studied in the Draft Environmental Impact Statement (hereinafter "DEIS").

The purpose of the Draft Scoping Document is to initially define environmental issues that will be addressed by the Project sponsor during preparation of a DEIS, and the methodology that will be used to study the potential impacts of the Action on the environment. A Public Scoping Session will be held on October 18, 2021, at 7:38:00 pm at Mount Pleasant Town Hall. Additional written comments from members of the public as well as Involved and Interested Agencies will be accepted by the Lead Agency until the close of business on \_\_\_\_\_, 2021, after the close of the Public Scoping Session. The Lead Agency will consider all substantive comments received, and prepare a Final Scoping Document, which will then be adopted by the Planning Board. The Final Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts pertinent to the Proposed Action and to recommend appropriate mitigation measures. Its purpose is also intended to eliminate consideration of any potential impacts that are irrelevant or non-significant.

The DEIS shall cover all items in this Scoping Document. Each impact issue (i.e. soils, surface water, traffic) shall be presented in a separate sub-section, which shall incorporate *existing conditions, potential impacts* and *mitigation measures*. Where appropriate documentation and technical reports provided in previous EIS documents for the property may be incorporatated. Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent properties (if appropriate), neighboring uses and structures, roads, and water bodies. Information should be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

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Discussions of mitigation measures should clearly indicate which measures have been incorporated into project plans, versus measures that may mitigate impacts, but have not been incorporated into project plans. Mitigation measures that are not incorporated into the action should be discussed as to why the applicant considers them unnecessary.

The document and any appendices or technical reports should be written in the third person (i.e., the terms “we” and “our” should not be used). The applicant’s conclusions and opinions, if given, should be identified as those of “the applicant.”

Any assumptions incorporated into assessments of impact should be clearly identified. In such cases, the “worst case” scenario analysis should also be identified and discussed. The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.

**Description of Proposed Action:**

~~Zappico Real Estate Development, LLC (the “Applicant”), proposes to subdivide a 36.8± acres located at 715 Sleepy Hollow Road in the Town of Mt. Pleasant (the “Subject Site” also known as Town of Mt. Pleasant Tax Map Section 105.17 Block 1 Lot 15) as a 31 lot cluster subdivision consisting of 29 new single family lots and the preservation of two existing residences on separate lots (the “Proposed Action”).~~ The Applicant proposes to subdivide the existing parcel into a total of 31 building lots ranging in size from 20,012± s.f. to 127,327± s.f. and a 19± acre parcel to be preserved as open space. Approximately 21.56 acres, or approximately 58 percent of the Subject Site is proposed to include a conservation easement preserving those portions of the site as open space. The residential community will be served by a proposed cul-de-sac roadways accessing Sleepy Hollow Road. The roads will be private but built to Town standards and will be maintained by a homeowner’s association. The conservation subdivision layout is based upon a conventional subdivision of the property into a total of 31 zoning compliant building lots. The property is currently located within the Westchester County Saw Mill Sewer district, however, the Applicant intends to prepare a petition to be included into the Ossining district. Water service would be provided through the Briarcliff Manor Village Water District.

The DEIS will contain the following information and address the following issues as they relate to a cluster residential subdivision of the lots and to the Proposed Action:

**I. COVER SHEET**

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- A. Identify the Report as a Draft Environmental Impact Statement;
- B. The Proposed Action and its location;
- C. The name, address and telephone number of the Lead Agency and contact person;
- D. The name, address and telephone number of the preparer of the DEIS;
- E. The date of DEIS submission and acceptance. A space for the date will be provided
- F. The name address and telephone number of the Applicant; and
- G. The date by which comments on the DEIS must be submitted. A space for the date will be provided.

Following the cover sheet, a list (name, address and telephone numbers) of all sub-consultants involved in the project and a list of all interested and involved parties would be provided.

**II. TABLE OF CONTENTS AND EXECUTIVE SUMMARY**

- A. Indicate the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.
- B. Executive Summary
  - 1. Precise summary of the Proposed Action
  - 2. Precise summary of its significant impacts and mitigation measures
  - 3. Precise summary of alternatives analyzed in the ~~body of the document~~ DEIS
  - 4. List of all Interested and Involved agencies and required reviews and approvals from Town, County and State agencies.

**III. PROJECT DESCRIPTION**

The development of a cluster subdivision (as permitted under §A227-9 of the Town Code) is predicated on the establishment of a lot count that would be allowable for a conventional subdivision designed in accordance with the existing zoning and land use regulations. A conventional 31 lot subdivision has been submitted conforming to applicable R-40 zoning district requirements to justify the proposed cluster subdivision lot count. The development of the Subject Site described in this section of the DEIS addresses the conventional subdivision intended for the purposes of establishing a lot count only. The Applicant is not proposing to develop the Subject ~~Site~~ with a conventional subdivision. The Applicant proposes the development of a cluster subdivision, which is addressed more fully in Section V of this DEIS.

**A. Project Purpose, Needs and Benefits**

- 1. The purpose and need for the ~~P~~roposed ~~project~~ Action will be discussed.
- 2. Public need for the ~~project~~ Proposed Action, and municipal objectives based on adopted community development plans and the Town's draft Comprehensive Plan. Describe the need for additional housing in the Town of Mt. Pleasant.

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3. Describe the proposed development including but not limited to:
  - a) Objectives of the Applicant.
  - b) Projected sales prices.
  - c) Proposed lot sizes.
  - d) Proposed housing types and numbers including approximate square footage of floor space and number of bedrooms per house.
  - e) Linear feet of proposed roads, including pavement width, grades, roadbed composition, and construction standards.
  - f) Proposed recreation areas and/or open space acreage.
  - g) Projected household size and age groups.
  - h) Proposed utilities.
4. Benefits of the Proposed Action to the Town
  - a) Social
  - b) Economic

**B. Site Location**

1. Identification of regional and area location, tax map designation, abutting streets, utilities and land uses and existing zoning categories.

**C. Project Background and Site History**

**D. Proposed Development**

1. Describe Conservation/Cluster Subdivision purpose and intent and the process and procedure for obtaining approval.
- ~~2.~~2. Descriptions of general layout, access, open space/buffer areas, lighting, internal road system, emergency access, utilities and stormwater facilities. Legal status, use, and ownership of existing property within areas of proposed improvements.
- ~~3.~~3. Identify all covenants, restrictions and limitations imposed on the site, and their history.
- ~~3.~~4. Description of the Proposed Project's compliance with current site zoning, the number of buildings and the total maximum potential use of the site pursuant to the Town's existing zoning.
- ~~4.~~5. Projected Construction Schedule and Project Phasing

**IV. REQUIRED PERMITS AND APPROVALS**

- A. Listing and description of all Town, County, state and federal permits and approvals that may be required to implement the project.
- B. Listing of Involved and Interested Agencies

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V. EXISTING CONDITIONS, POTENTIAL IMPACTS, MITIGATION - The analyses of the project would be performed for the expected year of completion of the project (2024).

A. Land Use and Zoning

1. Existing conditions

- a) Generalized Land Use - Prepare maps and narrative describing general development patterns within Westchester County, the Town of Mt. Pleasant, including the Village of Briarcliff Manor.
- b) Primary Study Area Land Use – include a map and parcel by parcel land use survey of all properties within ¼ mile of the perimeter of the ~~site~~Project Site.
- ~~b)c)~~Secondary Study Area Land Use – provide a more generalized analysis of the land use within 1 mile of the perimeter of the Project Site.
- ~~e)d)~~ Present use and occupancy of the Project Site including existing on-site structures.
- ~~d)e)~~ Describe existing zoning in the Town of Mt Pleasant generally, and, surrounding zoning within ¼ mile of the ~~Project Site~~ and the R-40 zoning.
- f) Document the purpose and intent of the R-40 zoning district, and the Project Proposed Actions compliance with the R-40 zoning regulations.
- ~~e)g)~~Identify the location of designated Critical Environmental Areas.

2. Anticipated Impacts

- a) Describe the how the ~~project~~Proposed Action relates to general development patterns throughout the area, including current comprehensive planning documents and policies (Town of Mt. Pleasant, Village of Briarcliff Manor, and Westchester County Patterns and Westchester 2025) and the Town's draft comprehensive plan, "Envision Mount Pleasant."
- b) Identify the relationship of the ~~P~~proposed development Action to overall land use patterns within the study area and to ~~immediately adjacent~~surrounding properties.
- ~~e)~~ Study of the ~~P~~proposed Action ~~project's~~ compliance with existing Town zoning, subdivision regulations and other local land use regulations.
- c)
- ~~d)~~ Address project lighting impacts. Discuss impacts, if any, from proposed project lighting.
- d)

3. Proposed Mitigation

- a) Include items such as, but not limited to reconfiguration of the subdivision layout and configuration, reduction in the number of proposed lots, but not limited to establishment of buffer areas, landscaping, increased setbacks, etc.;
- b) Document ownership, maintenance and enforcement of open space parcel.
- ~~a)c)~~Implementation of Dark Sky compliant lighting.



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**B. Flora and Fauna**

**1. Existing Conditions**

a) Inventory all on-site species, vegetation cover types and habitats, including species presence and abundance, distribution, dominance, community types, habitat value and corridors with identification of native and invasive species

a)b) Preparation of a Threatened and Endangered Species Habitat Suitability Assessment report by a biologist ~~to catalogue all on-site species, vegetation cover types and habitats.~~

b)c) Provide tree survey of subject property by a licensed land surveyor which shows the tree location, diameter, and species of all trees with a 6" and greater diameter (measured 4.5' above grade) in all areas of disturbance, and within 25' of the edge of all disturbed areas.

**2. Anticipated Impacts**

a) Identify loss of wooded areas and its effect on any habitat conditions on the ~~Project~~ Site.

b) Identify specimen trees.

a)c) Address impact on carbon sequestration.

d) Discuss any impacts on resident plant and animal populations.

b)e) Address habitat fragmentation and this site's role as a remnant refuge.

e)f) Identify impacts associated with the use of fertilizers, herbicides and pesticides.

**3. Proposed Mitigation**

a) Compute Tree Reforestation requirements in accordance with *Chapter 201: Article I Tree Preservation* of the Mt. Pleasant Town Code.

b) Discuss tree preservation methods during construction and any proposed new plantings to be installed as part of the ~~development~~ Proposed Action.

c) Discuss ownership and means of protecting open space areas.

**C. Geology, Topography, Steep Slopes, and Soils**

**1. Existing Conditions**

a) Site subsurface geologic conditions, including the presence of and depth to bedrock based on Soil Conservation Service (SCS) soils data and visual inspections and test probes and borings ~~if necessary~~ as required.

b) Study by a licensed surveyor of topography and steep slopes. Identify in map and numerical forms slopes with the following ranges:

(1) 0% to < 15%

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(2)  $\geq 15\%$  to  $< 25\%$  (steep slope)

(3)  $\geq 25\%$  to  $< 35\%$  (very steep slope)

(4)  $\geq 35\%$  (excessively steep slope)

c) Identify soil types and their distribution based on Soil Conservation Service (SCS) mapping and field reconnaissance.

d) Information on depth to rock based on SCS soils' data and visual inspections.

e) Discussion of soil characteristics based on SCS soils' data and tabulations including but not limited to physical properties of soil, hydrological capabilities, and engineering properties and development limitations and constraints.

f) History of any hazardous materials found at the Project Site.

g) Conduct a Phase I Environmental Site Assessment.

2. Anticipated Impacts

a) Quantify slope disturbance by category ( $0\%$  to  $< 15\%$ ,  $\geq 15\%$  to  $< 25\%$ ,  $\geq 25\%$  to  $< 35\%$ , and  $\geq 35\%$ ) resulting from proposed action and depict on topographic map.

b) Discuss steep slope impacts as they relate to *Chapter 180: Steep Slope Protection* of the Mt. Pleasant Town Code, including permitting needs for disturbance of very steep and excessively steep slopes, and applicability of hilltop and ridgeline preservation requirements.

c) Assess the potential impacts of building construction and site grading with respect to soil erosion and slope stabilization.

d) Estimate of cut and fill and description of impacts if cuts and fills are not balanced.

e) Suitability of soils for proposed improvements based on SCS soils' data.

f) Discuss potential need for blasting.

3. Proposed Mitigation

a) Design road and property layout that reduces impact to regulated steep slopes

b) Incorporate retaining walls designed in accordance with Town requirements into the design to prevent excessive grading where appropriate.

c) Preparation and implementation of a temporary erosion and sediment control during construction plan (included as part of the Stormwater Pollution Prevention Plan [SWPPP]).

d) Identify permanent slope stabilization methodologies to be used on site (included as part of the SWPPP).

e) Propose alternative designs to avoid blasting.

f) Identify alternatives to achieve a balance of cut and fill.

D. Water Resources

1. Existing conditions

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- a) Location and description of wetlands, vernal pools, water bodies, and surface watercourses and groundwater resources on and in the vicinity of the Project Ssite including Pocantico Lake and Pocantico River and the general identification of wetland, water bodies and surface watercourses and groundwater resources in the vicinity of the Pproject Ssite and influenced by the project Proposed Action including with respect to:
- (1) Seasonal variation.
  - (2) Waterbody's size and quality/characteristics.
  - (3) *Chapter 111: Freshwater Wetlands* of the Town of Mt. Pleasant Code.
  - (4) Articles 15 & 24 of the New York State Environmental Conservation Law including but not limited to protected freshwater wetlands.
- b) Flood boundaries as defined by the Flood Boundary and Floodway Map issued by the Federal Emergency Management Agency (FEMA).
- c) Describe drainage patterns, conditions and contributing areas within the Pproject Ssite's watershed, and their relationship to the subject-Project Ssite.
- d) Describe any stormwater management facilities on-site and for the off-site vicinity.
- e) Existing stormwater flow volumes and peaks would be provided for 1, 10, 50 and 100- year storm events.

e)f) Address recent extreme storm events.

2. Anticipated Impacts

- a) Any impacts on surface waters, wetlands, and their regulated setbacks as a result of the Pproposed development Action.
- b) Describe the stormwater management system proposed, including all proposed drainage facilities and detention areas and how they will comply with the NYSDEC Stormwater Regulations.
- c) Discuss potential stormwater quality impacts
- d) Discuss post-development stormwater flow volumes for the 1, 10, 50 and 100-year storm events.

d)e) Discuss the consequences of recent extreme storm events, and how the Proposed Acton might be impacted if similar events occur.

3. Proposed Mitigation

- a) Discuss proposed drainage facilities and methods to treat water quality and volumes.
- b) Discuss the use of detention to reduce peak stormwater runoff rates post construction.

E. Sanitary Sewage and Water Supply

1. Existing Conditions

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- a) Describe existing municipal sanitary sewer and water mains adjacent to the Project Site including size, material, condition and ownership
  - b) Identify existing Sanitary Sewer Districts and Water Districts that include or are adjacent to the Project Site.
  - c) Identify method of water and sewer service provided to abutting properties.
2. Anticipated Impacts
- a) Compute water and sanitary sewer demands of the ~~P~~proposed ~~subdivision~~ Action and identify any growthinducing impacts that may result from the proposed water or sanitary sewer extension.
  - b) Identify alternative routes for the sanitary sewer connection to Westchester County trunk sewer.
  - c) Discuss the potential for connecting to the Village of Briarcliff Manor water system and legal requirements therefor including whether (i) any improvements districts must be created or expanded; (ii) metering requirements; and (iii) need for intermunicipal agreements.
3. Proposed Mitigation
- a) Alternate sewer service .
  - a)b)Alternate water service.

F. Traffic

1. Existing conditions
  - a) Description of the length, width of pavement, number of travel lanes, shoulder, capacity, condition, maintenance, and ownership of the following roads in the vicinity ofthe ~~project~~Proposed Action:
    - (1) Sleepy Hollow Road
    - (2) Old Sleepy Hollow Road Extension
    - (3) Long Hill Road East
  - b) Traffic volume and turning movement counts will be conducted at the Long Hill Road/ Sleepy Hollow Road, Sleepy Hollow Road/Site Driveway and Sleepy Hollow Road/Old Sleepy Hollow Road Extension intersections. Traffic volume and turning movement traffic counts will be performed onweekdays during the morning and afternoon peak periods.
  - c) Pedestrian and bicycle activity and routes.
  - d) Public transportation.
  - b)e)School bus and related traffic.
2. Anticipated Impacts
  - a) The traffic expected to be generated as a result of the proposed development. Trip generation

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shall be estimated using the most current edition of the *ITE Trip Generation* manual.

- b) Level of Service Analysis of the No-build, and Build (2024) for the following intersections will be performed using Highway Capacity Manual 2000 Methodology.
    - (1) Sleepy Hollow Road/Long Hill Road East
    - (2) Sleepy Hollow Road/Site Driveway
    - (3) Sleepy Hollow Road/ Old Sleepy Hollow Road Extension
  - c) Traffic impact due to construction activities.
  - d) Intersection sight distances at entrances to proposed development and in the vicinity of the Proposed Project.
  - e) Impacts to pedestrian and bicycle activity.
  - f) Impacts to public transportation.
  - g) Impacts to school bus and related traffic.
3. Proposed Mitigation
- a) Comparison of future no-build and future build scenarios
  - b) Proposed improvements to reduce traffic impact and improve roadway safety.

G. Community Facilities (police, fire, emergency services, schools, and solid waste)

1. Existing conditions

- a) Describe municipal (Town of Mt. Pleasant ~~and~~ Village of Briarcliff Manor) facilities, including relevant service providers. ~~police, fire, emergency services, schools and solid waste.~~ Contact emergency service providers in writing for a description of their facilities and services.

(1) Police

(2) Fire

(3) Ambulance/EMS

(4) Health Care

(5) Schools

a)(6) Solid Waste and Recycling

2. Anticipated impacts

- a) Describing potential impacts to community facilities and services from the ~~Proposed Action~~ development, based upon information provided by each service provider.

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3. Proposed mitigation

- a) If any As required.

H. Socio-economic/fiscal

1. Existing conditions

a) Describe existing demographic conditions and trends within Westchester County, the Town of Mt. Pleasant and the Village of Briarcliff Manor. Utilize 2020 census data where available.

b) Address the financial conditions and municipal budget of the Town of Mount Pleasant.

a)c) Document the housing market in the Town of Mount Pleasant, and the surrounding region.

2. Anticipated Impacts

a) Project population resulting from the Proposed Action and describe impacts on the existing population including impacts on community character and other social impacts on the Town of Mt. Pleasant and surrounding areas, and impact on Pocantico Hill School District.

a)b) Identify the number of school aged children projected to be generated by the Proposed Action and document the impact on the Pocantico and Pleasantville School Districts

b)c) Analyze the following: property tax base, proposed project's assessed value, revenues from local taxes and expenditures as applicable for Town of Mt. Pleasant and Pocantico Hill School all taxing jurisdictions District.

e)d) Discuss potential fiscal impacts on the above services.

3. Proposed Mitigation

- a) If any As required.

I. Cultural Resources (historical and archeological)

1. Existing Conditions

a) Location and description of structures or historic areas on the Project Site or within 1,000 feet if not listed on State and National Register

b) Provide a Phase 1A archeological survey of the site, following the standards of the New York State Office of Parks, Recreation and Historic Preservation. Conduct Phase 1B if found to be necessary.

b)c) Address the Rockefeller legacy, and that impact on the Project Site and surrounding community.

2. Anticipated Impact

a) Identify potential impacts to archeological or historic resources as shown in the Phase 1A/1B survey.

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3. Proposed Mitigation

- a) ~~If any~~ As required.

J. Visual Resources

1. Existing Conditions

- a) Documentation of the visual character of the Project Site and the immediately surrounding area through captioned photographs and narrative.

- a)b) Specifically address views from Sleepy Hollow Road and Pocantico Lake.

2. Anticipated Impacts

- a) Presentation of elevations, sketches, photographs, cross-sections, models and/or photo-renderings to demonstrate the visual impact of the ~~project~~ Proposed Action on the surrounding area.

3. Proposed Mitigation

- 3.a) As required.

K. Construction

1. Existing Conditions

2. Anticipated Impacts

- a) Description of anticipated construction activities, including site preparation, earthwork, removal of materials off-site, stockpiling, rock removal and blasting, if necessary
- b) Analysis of construction impacts including:
- Identification of types of construction equipment
  - Construction worker, vehicle traffic
  - Duration and hours of operation
  - Phasing
  - Staging
  - Access points and parking for deliveries and construction workers
  - Direct construction activity impacts such as noise, air quality, stormwater and traffic.

3. Proposed Mitigation

- a) Construction management techniques.
- b) Erosion control plans and best management practices.

VI. ALTERNATIVES

- A. The analysis of reasonable alternatives to the Proposed Action would be based on schematic site plans

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with a narrative statement describing impacts. Alternatives would be compared to one another and to the proposed action. A summary table shall be provided that presents the comparisons in a concise format.

**B. Proposed Alternatives:**

1. No Action alternative.
2. Conventional Layout consisting of 31 single family residences.
3. Conservation Layout with alternative house design.
- 3-4. Conservation Subdivision that avoids all environmentally constrained lands.

**VII. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED**

- A. Identification of significant long-term and short-term construction impacts (including construction noise and dust emissions) that cannot be avoided. For construction impacts, the discussion would include project sequencing and construction impacts on surrounding roads and neighborhood properties and measures to mitigate the same, if any.

**VIII. OTHER SEQRA ENVIRONMENTAL IMPACTS**

- A. Growth Inducing Cumulative and Secondary Impacts.
- B. Impacts on Energy Use and Conservation.
- C. Irreversible and Irretrievable Commitment of Resources.

**IX. APPENDICES**

- A. SEQRA Documentation (including Scoping Session Transcripts and written Scoping Comment Letters)
- B. Stormwater Management Report
- C. Traffic Impact Assessment
- D. Steep Slopes Analysis
- E. Water and Sanitary Sewer Plan & Usage
- F. Tree Survey
- G. Endangered and Threatened Species Habitat Suitability Assessment Report
- H. Cultural Resources Report
- I. Fiscal Impact Analysis



November 16, 2021

Mr. Michael McLaughlin  
Planning Board Chair  
Town of Mount Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

Dear Chairman McLaughlin and Members of the Planning Board,

Re: 715 Sleepy Hollow Rd Application - Draft Scoping Document  
*Section V.E. Sanitary Sewage and Water Supply*

Installation of sewers has been proposed by the potential developers in the application as part of site plan approval for 715 Sleepy Hollow Road. It is unclear in the application who will be paying for this major and extremely costly infrastructure project. The cost of any proposed sewer installation should be paid for by the developer. Neighboring taxpayers should not be expected to underwrite the cost and subsidize developer profits or be forced to join a sewer district at personal cost under the heading of "improvement or progress".

Please include this question as part of the draft scoping document.

Thank you for your time and consideration of these points.

Sincerely,

Maureen M. Petry  
748 Sleepy Hollow Road

Copy to: Town Supervisor Carl Fulgenzi and Town Board Members  
Patrick Cleary  
Darius Chafizadeh, Esq.

## Carolyn Saracino

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**From:** Maureen Petry <maureen.petry@gmail.com>  
**Sent:** Monday, November 22, 2021 10:30 AM  
**To:** Carolyn Saracino  
**Attachments:** Draft Scoping Document 715 Sleepy Hollow Rd.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carolyn,

Attached please find a letter with an issue for the Draft Scoping Document for the proposed development at 715 Sleepy Hollow Road.

Please forward to Chairman McLaughlin and members of the Planning Board as well as Patrick Cleary and Darius Chafizadeh.

Will send along a signed hard copy as soon as possible. Thanks for your help and have a lovely Thanksgiving.

Maureen Petry

November 16, 2021

Honorable Michael McLaughlin, Chair and Members of the Planning Board  
Town of Mount Pleasant  
1 Town Hall Plaza Valhalla, NY 10595

Re: Draft Scoping Document - Proposed Development 715 Sleepy Hollow Road

Dear Chairman McLaughlin and Members of the Mt. Pleasant Planning Board,

I am writing with additions to be included in the Draft Scoping document for this property. I spoke at the Public Hearing and wanted to provide my input in writing. I respectfully request that these recommendations are incorporated into the scoping document.

**An on site assessment by the NY Department of Environmental Conservation.** The “study” included in the developer’s CSR from the DEC for biological resources dates back to 7/27/2018. This was only conducted through a database search and is inadequate. The written response from the DEC Environmental Review Specialist states “Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources”. It’s clear that the nature of the proposed subdivision and the location over the County Park, CEA, watershed, forest, and the Pocantico River will require a DEC on site biological assessment

**A permit and approval from the US Army Corps of Engineers given their jurisdiction over the Pocantico River and the Hudson River.** As you are aware, the USACOE issues permits related to US waters including all navigable waters and their tributaries. They are responsible “to ensure that the physical, biological, and chemical quality of these waters are protected from irresponsible discharges that could permanently alter or destroy these resources”. Both the Pocantico River and the Hudson are included on the navigable waters list for NY State under the jurisdiction of the USACOE. With the 1 Million miles of planned deforestation and the steep slopes, this development will have the definite potential to permanently affect the Pocantico River and downstream to the Hudson and USACOE should be engaged in the project.

**Two additional road intersections** As proposed the traffic study proposed in the scoping document is inadequate. It includes only two intersections - 1) Sleepy Hollow Road & Long Hill Road East and 2) Sleepy Hollow Road & Old Sleepy Hollow Road Extension. Two additional key roads and intersections will be impacted by a development of this size:

- 1) Sleepy Hollow Road to Route 9 . This is the most direct route to several key services and commercial establishments including Metro North Scarborough Station, Stop 'n Shop, Starbucks, and CVS.

- 2) Old Sleepy Hollow Road Extension & County House Road, a well travelled route to Tarrytown, Saw Mill Parkway, and the Sprain.

In addition, increased traffic may put pressure at both these intersections, particularly Route 9, for the installation of traffic lights. Evaluation of the need for traffic lights at these intersections should be added to the EIS scoping document.

**Assessment and mitigation measures of the impact on pedestrian, bike, and hikers on the streets.** These country roads are very narrow, winding, and do not have sidewalks; it is already a challenge to walk, bike, and gain access to the Preserve. We have experienced what a detour on 117 or 9 can cause in terms of car traffic on these Sleepy Hollow Road routes and it becomes quite dangerous. When there is increased traffic, travelling at high speeds, it becomes extremely challenging and even dangerous to walk or bike the road.

**Noise impact and mitigation measures.** Based on the application, the developer is proposing that construction will last for 2 years, 6 days a week. Per the proposed Mt Pleasant Envision plan, "noise is defined as any loud, discordant or disagreeable sounds that interfere with quality of life." Not only will all neighbors surrounding this property find this construction interfering with their quality of life, but all of us along the route of the construction traffic will have our quality of life disrupted for years. We moved here for the quiet and peace, not to listen to the sounds of 31 homes being constructed for 2 years, 6 days a week. This will also impact hikers in the Preserve and the Pocantico Lake County Park. Plans to mitigate the noise and disruption that is proposed to go on for at least 624 days must be included in the scoping document.

Thank you for your consideration.

Nancy Rogers Golodetz  
816 Sleepy Hollow Road  
Briarcliff, NY. 10510

Cc. MT Pleasant Council Members: Laurie Smalley, Thomas Sialiano, Jerry Schulman, Jr, Danielle Zaino

**Carolyn Saracino**

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**From:** Nancy Golodetz <nrogers32@icloud.com>  
**Sent:** Monday, November 15, 2021 6:06 PM  
**To:** Carolyn Saracino  
**Subject:** Draft Scoping Document Input - 715 Sleepy Hollow Road, Briarcliff, NY 10510  
**Attachments:** Scoping Document Written Comments Draft - 111621.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carolyn,

Sending in my written input for the Scoping Document to be added to the draft.

Please confirm that you can open and deliver to the Planning Board members.

Thank you,

Nancy Golodetz



Via Email: [csaracino@mtpleasantny.com](mailto:csaracino@mtpleasantny.com)

November 19, 2021

Carolyn Saracino, Secretary to the Planning Board  
Town of Mt. Pleasant Town Hall  
One Town Hall Plaza  
Valhalla, NY 10595

Re: Riverkeeper Comments on the Draft Scoping Document for the Proposed Meadows at Briarcliff Cluster Subdivision

Dear Ms. Saracino and Planning Board Members:

Riverkeeper welcomes the opportunity to provide comments on the proposed Draft Scoping Document for the Meadows at Briarcliff Cluster Subdivision (Draft Scope) in the Town of Mt. Pleasant, Westchester County, New York.

Riverkeeper is a member-supported watchdog organization whose mission is to protect and restore the Hudson River from source to sea and to safeguard drinking water supplies for over ten million New York City and Hudson Valley residents through advocacy rooted in community partnerships, science and law. Accordingly, we have a commitment to ensure that residential development projects in the Town of Mt. Pleasant are designed and constructed to avoid or minimize significant adverse impacts to surface water quality.

In addition to our following comments on the Draft Scope relating to potential impacts to surface water quality, Riverkeeper supports and incorporates by reference herein the comment letter submitted to the Town Planning Board by Friends of Pocantico Lake on October 18, 2021 (attached).

#### I. Background

The Applicant for the Meadows at Briarcliff Cluster subdivision project (Project) proposes to subdivide 36.8 acres located on Sleepy Hollow Road to construct a 31-lot residential cluster subdivision consisting of 29 new single-family lots and two existing residences on separate lots. Approximately 21.56 acres of the project site is proposed to include a conservation easement preserving that portion of the site as open space. The residences will be served by proposed

cul-de-sac roadways accessing Sleepy Hollow Road. The Applicant proposes that all stormwater will be retained onsite and maintained by the homeowners association.<sup>1</sup>

The Project site is located 300 feet from Pocantico Lake, which drains to the Pocantico River, a tributary to the Hudson and an emergency drinking water supply. The Project site also borders the Pocantico River Watershed Critical Environmental Area (CEA), which has been so designated for its "exceptional or unique character" in a natural setting.<sup>2</sup> The CEA is positioned between the Project site and Pocantico Lake. The Town has issued a positive declaration for the Project as a Type I Action under SEQRA requiring preparation of a Draft Environmental Impact Statement (DEIS) for the proposed action.

II. The DEIS must apply changes in land cover types to current and accurate regional rainfall distributions to calculate pre- and post-development peak stormwater flows

Any stormwater runoff leaving the project site could potentially impact both the CEA and Pocantico Lake, which Westchester County has designated as an emergency drinking water supply. Stormwater runoff and its associated impacts of erosion, turbidity, siltation and nutrient enrichment are entirely inconsistent with maintaining the undisturbed natural setting of the forested CEA. In addition, runoff-driven water quality impacts to Pocantico Lake as a drinking water supply pose potential human health risks in addition to disrupting the lake's physical, chemical and biological processes.

The Draft Scope requires the DEIS to discuss existing and post-development stormwater flow volumes for the 1-, 10-, 50- and 100-year storm events in addition to describing the stormwater management facilities on-site and for the off-site vicinity. These flow volumes must be calculated based on historical regional rainfall data and runoff coefficients for the Project site's land cover types. The Applicant's Full Environmental Assessment Form (EAF) proposes that the Project will add 2.6 acres of impervious surfaces, remove 9.6 acres of forested land, and add 7.02 acres of lawns.<sup>3</sup> These cover types have specific runoff coefficients that must be incorporated when modeling stormwater flows to the proposed design points. Because 54% of the Project site consists of slopes 15% or greater, the area, degree and percentage of onsite slopes must be factored into stormwater flow modeling as well.

The proposed changes in land cover types are significant and will substantially increase stormwater runoff under post-development conditions. In order to accurately size stormwater management practices to capture and treat runoff, the Applicant must use current regional rainfall distributions to calculate stormwater flow volumes.

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<sup>1</sup> Draft Scope at 3.

<sup>2</sup> NYSDEC, Critical Environmental Areas, <https://www.dec.ny.gov/permits/6184.html>

<sup>3</sup> Full EAF at 9, [https://www.mtpleasantny.com/sites/g/files/vyhlif4741/f/uploads/csa\\_pg\\_89-189.pdf](https://www.mtpleasantny.com/sites/g/files/vyhlif4741/f/uploads/csa_pg_89-189.pdf)

Although some project sponsors continue to use the Natural Resources Conservation Service's (NRCS) TR-55 methodology<sup>4</sup> to quantitatively assess the predicted stormwater peak flows associated with proposed development projects under various design storm scenarios, the TR-55 methodology is outdated and relies on historical rainfall distributions that were compiled prior to 1986. Because regional rainfall distributions have changed over the past 35 years, using inaccurate historical data can result in stormwater management practices that are incorrectly undersized when calculating the pre- and post-development peak runoff rates and volumes for the 1-, 10-, 50- and 100-year storms. Undersized stormwater basins can result in flooding, erosion, and downstream water quality violations.

To design accurately sized stormwater management practices that account for changes in regional rainfall distributions influenced by climate change, stormflow calculations must incorporate current regional rainfall data, such as the Northeast Regional Climate Center (NRCC) provides.<sup>5</sup> According to the New York State Watershed Inspector General, to accurately predict stormwater flows a DEIS...

... needs to pair the current updated rainfall values with updated distribution curves to generate accurate rainfall runoff relationships. This can be accomplished by importing a NRCC rainfall value table into a HydroCad (or other applicable hydrologic model) program to create updated rainfall distribution curves. A step-by-step description of this process is presented on page B.6 in Appendix B of the November 2016 New York Standards and Specifications for Erosion and Sediment Control "Blue Book." Once these new rainfall distributions have been incorporated into the HydroCad or other applicable model, the program should be run. The results from this program should more accurately predict stormwater runoff performance based on current climate data.<sup>6</sup>

Failure of undersized stormwater management practices to capture and treat runoff volumes can result in significant water quality impacts, which would be especially consequential for a drinking water supply lake. For this reason, and to protect the CEA and Pocantico Lake from contamination by stormwater runoff, the stormwater management infrastructure design proposed in the DEIS must incorporate accurate, current regional rainfall distributions to ensure that the management practices will effectively capture and treat the proposed design storms now and into the future.

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<sup>4</sup> Urban hydrology for small watersheds TR-55 (1986) US Department of Agriculture, [https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1044171.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf)

<sup>5</sup> Northeast Regional Climate Center, <https://www.nrcc.cornell.edu/>

<sup>6</sup> Excerpt from letter dated October 4, 2018, from NYS Watershed Inspector General to Town Clerk of Town of New Castle, re: Airport Campus – Draft Scoping Outline.



III. The Planning Board should consider retaining an independent consultant to review the DEIS

In order to verify the modeling analyses the Applicant used to calculate stormwater flows and hydro-ecological impacts in the DEIS, the Planning Board should consider retaining an independent consultant to review the DEIS and identify any deficiencies that may be present in the Applicant's modeling analyses. It is critical that peak flows and other hydrologic parameters are calculated accurately in order to properly size stormwater management infrastructure. Two potential independent consultants the Planning Board may wish to consider include Biohabitats (<https://www.biohabitats.com/>) and CEA Engineers (<https://ceaengineerspc.com/about/>).

Thank you for the opportunity to comment on these important water quality issues. If I may provide any clarification regarding the above comments, or additional information, please contact me at [wwegner@riverkeeper.org](mailto:wwegner@riverkeeper.org).

Sincerely,



William Wegner  
Senior Staff Scientist

## Carolyn Saracino

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**From:** William Wegner <[wwegner@riverkeeper.org](mailto:wwegner@riverkeeper.org)>  
**Sent:** Friday, November 19, 2021 10:32 AM  
**To:** Carolyn Saracino  
**Cc:** Tracy Brown  
**Subject:** Meadows at Briarcliff Draft Scope Comments--Riverkeeper  
**Attachments:** Riverkeeper Meadows at Briarcliff Draft Scope Comments.pdf; Friends of Pocantico Lake Scoping comments 10-18-21.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Saracino,  
Please find attached Riverkeeper's comments on the Meadows at Briarcliff Draft Scope, and please forward them to the Town of Mt. Pleasant Planning Board. Thank you.

William Wegner, Senior Staff Scientist  
Riverkeeper  
20 Secor Road  
Ossining, NY 10562  
(914)396-8326  
[wwegner@riverkeeper.org](mailto:wwegner@riverkeeper.org)

## **Carolyn Saracino**

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**From:** Nancy Golodetz <nrogers32@icloud.com>  
**Sent:** Monday, November 29, 2021 12:00 PM  
**To:** cleary@optonline.net  
**Cc:** Carolyn Saracino  
**Subject:** 715 Sleepy Hollow Rd Scoping Document - Public Hearing Submission  
**Attachments:** Scoping Document Written Comments Draft - 111621.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Pat,

We met at the Planning Board Public Hearing back on Oct 18. I wanted to follow up with you about the updated Scoping Document. I also submitted my input in writing which I have attached but did not cc you so wanted to send this to you directly. . I have 2 questions regarding my input:

- 1) I noted a couple of important permits which I feel should be added as examples, but not exhaustive, to the section where permits are mentioned. In order for the public document to be as clear and understandable as possible, I believe specify would be great. I noted the DEC for and the Army Corps of Engineers given both the Pocantico River and the Hudson are on their list and the Pocantico feeds into the Hudson which is a tidal
- 2) Traffic. I noted a few traffic additions that should be studied. None of these are reflected in the new document. I recall that the Chairman specifically called out the Sleepy Hollow Road to Route 9 route (& associated traffic light study) back in September after I submitted this request. I would like to see this added to the updated scoping document.

Thank you for your consideration,

Nancy Rogers Golodetz

November 16, 2021

Honorable Michael McLaughlin, Chair and Members of the Planning Board  
Town of Mount Pleasant  
1 Town Hall Plaza Valhalla, NY 10595

Re: Draft Scoping Document - Proposed Development 715 Sleepy Hollow Road

Dear Chairman McLaughlin and Members of the Mt. Pleasant Planning Board,

I am writing with additions to be included in the Draft Scoping document for this property. I spoke at the Public Hearing and wanted to provide my input in writing. I respectfully request that these recommendations are incorporated into the scoping document.

**An on site assessment by the NY Department of Environmental Conservation.** The “study” included in the developer’s CSR from the DEC for biological resources dates back to 7/27/2018. This was only conducted through a database search and is inadequate. The written response from the DEC Environmental Review Specialist states “Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources”. It’s clear that the nature of the proposed subdivision and the location over the County Park, CEA, watershed, forest, and the Pocantico River will require a DEC on site biological assessment

**A permit and approval from the US Army Corps of Engineers given their jurisdiction over the Pocantico River and the Hudson River.** As you are aware, the USACOE issues permits related to US waters including all navigable waters and their tributaries. They are responsible “to ensure that the physical, biological, and chemical quality of these waters are protected from irresponsible discharges that could permanently alter or destroy these resources”. Both the Pocantico River and the Hudson are included on the navigable waters list for NY State under the jurisdiction of the USACOE. With the 1 Million miles of planned deforestation and the steep slopes, this development will have the definite potential to permanently affect the Pocantico River and downstream to the Hudson and USACOE should be engaged in the project.

**Two additional road intersections** As proposed the traffic study proposed in the scoping document is inadequate. It includes only two intersections - 1) Sleepy Hollow Road & Long Hill Road East and 2) Sleepy Hollow Road & Old Sleepy Hollow Road Extension. Two additional key roads and intersections will be impacted by a development of this size:

- 1) Sleepy Hollow Road to Route 9 . This is the most direct route to several key services and commercial establishments including Metro North Scarborough Station, Stop ’n Shop, Starbucks, and CVS.

- 2) Old Sleepy Hollow Road Extension & County House Road, a well travelled route to Tarrytown, Saw Mill Parkway, and the Sprain.

In addition, increased traffic may put pressure at both these intersections, particularly Route 9, for the installation of traffic lights. Evaluation of the need for traffic lights at these intersections should be added to the EIS scoping document.

**Assessment and mitigation measures of the impact on pedestrian, bike, and hikers on the streets.** These country roads are very narrow, winding, and do not have sidewalks; it is already a challenge to walk, bike, and gain access to the Preserve. We have experienced what a detour on 117 or 9 can cause in terms of car traffic on these Sleepy Hollow Road routes and it becomes quite dangerous. When there is increased traffic, travelling at high speeds, it becomes extremely challenging and even dangerous to walk or bike the road.

**Noise impact and mitigation measures.** Based on the application, the developer is proposing that construction will last for 2 years, 6 days a week. Per the proposed Mt Pleasant Envision plan, "noise is defined as any loud, discordant or disagreeable sounds that interfere with quality of life." Not only will all neighbors surrounding this property find this construction interfering with their quality of life, but all of us along the route of the construction traffic will have our quality of life disrupted for years. We moved here for the quiet and peace, not to listen to the sounds of 31 homes being constructed for 2 years, 6 days a week. This will also impact hikers in the Preserve and the Pocantico Lake County Park. Plans to mitigate the noise and disruption that is proposed to go on for at least 624 days must be included in the scoping document.

Thank you for your consideration.

Nancy Rogers Golodetz  
816 Sleepy Hollow Road  
Briarcliff, NY. 10510

Cc. MT Pleasant Council Members: Laurie Smalley, Thomas Sialiano, Jerry Schulman, Jr, Danielle Zaino

## Carolyn Saracino

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**From:** Alida Davis <davis12alida@gmail.com>  
**Sent:** Tuesday, November 30, 2021 8:48 AM  
**To:** Carolyn Saracino  
**Subject:** Pocantico Lake key climate resilience consideration for scoping document  
**Attachments:** Pocantico lake climate resilience and back up resevoir-1.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Carolyn,

Please see the attached essay I wrote after researching the NY DEC, Sierra Club, Riverkeeper and other published projections on climate change causing degrading water quality specifically in NY state.

I'm requesting the SEQR review can emphasize that Pocantico Lake be evaluated as a back up reservoir, and that climate over the next 100 years be thoroughly considered in the scoping document and any decision. I live in Briarcliff Manor, NY.

Please keep me posted.

--

Ali Davis  
[davis12alida@gmail.com](mailto:davis12alida@gmail.com)  
413.923.4632

The planning SCOPE document should evaluate property 715 on Pocantico Lakes, by considering the present and future polluting effects of climate change increasing over the next 100 years. Protecting Pocantico Lake is critical for climate resilience. Climate Change damages and threatens drinking water in NYS.

The NYS DEC and NYtimes and many others have published how heat waves, short-term drought and flooding are the primary climate risks Westchester NY communities face. Our community can start preparing for now for climate risks by increasing our resilience. Increased drought, heavy rainfall and flooding are causing NY to have decreased water quality and quantity, in both Westchester reservoirs and the catskills.

Extreme precipitation events are expected to increase yearly up to 40% from 2020- 2070. **Floodwaters and stormwaters** can carry 1000 times the normal amount of disease-bearing **microorganisms**, as well as **pesticides, metals** and other **pollutants** (9). There are over 120 types of **viruses** from human and animal waste that can be spread through water, including insulin-dependent **diabetes** and **meningitis** (10).

In Westchester heavy rains **overburden water treatment facilities and sewage systems**. With spillovers of raw sewage, animals waste from farms, and other pollutants, high levels of enteric **pathogens are released into local water supplies**. In the Catskills a problem with stormwater runoff near farms in their reservoirs is a notable increasing problem.

Heat waves, short-term drought and flooding and decreased drinking water quality and quantity are the primary climate risks Hudson Valley Communities face according to the DEC, Sierra Club, Hudson River Estuary Program and countless other studies.

Increasing frequency of heat waves, increasing summer intermittent droughts and winter temperatures warming 3 times faster are all projected to decrease the quality and quantity of NY watershed.

Are these primary risks highlighted in your municipality's current Comprehensive Plan? Mt. Pleasant municipality can start preparing now for climate risks by increasing our resilience.

The steep forested slope on the banks of the Pocantico Lake are a vital flood storm water management feature that should be protected. This natural vegetated green buffer is a key resilience area, because it manages storm water by intercepting rain and snowfall, reducing and slowing runoff. Protecting the land surrounding Pocantico Lake keeps the water much cleaner, in Pocantico Lake flowing into Pocantico River and out to the Hudson.

In conclusion the planning SCOPE document should evaluate property 715 situated on Pocantico Lakes by deeply considering future climate projections effects on the lake over the next 100 years. Since the lake serves a vital role as back up reservoir. Property 715 full environmental impact statement should take into account fully the effect any development will have on a future public reservoir. Pocantico lake is a back up reservoir that will be needed in the coming years as climate change brings more floods and polluting storm water every decade. Because of the climate catastrophe, NY states drinking water is degrading and will continue to steeply degrade over the next 100 years. Please consider the future more thoroughly in your evaluation.



## Carolyn Saracino

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**From:** Adrian Kringas <adriankringas@gmail.com>  
**Sent:** Tuesday, November 30, 2021 6:18 PM  
**To:** Carolyn Saracino  
**Subject:** Save Pocantico Lake.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a life long resident of Mt. Pleasant, I am very familiar with the natural beauty of the Pocantico Lake, and its environs. To lose this wonderful wild area, habitat to wild life, and a natural watershed area; as well as being an area of respite to all, with its natural beauty would be a major loss to us now, and to future generations. To change the topography of this area for housing development would be a major shame. In view of climate change that we are facing, and the very little wild areas left untouched in Mt. Pleasant I implore the planning board to NOT develop this little gem of natural beauty.-- Please leave it wild for the people who live here now, as well as for those who will come after us. Keep it wild for the betterment of our environment.

AdrianKringas  
147 Webber Avenue  
Sleepy Hollow, NY10591

## **Carolyn Saracino**

---

**From:** charles sanders <csanderslaw@aol.com>  
**Sent:** Wednesday, December 1, 2021 1:50 AM  
**To:** Carolyn Saracino  
**Cc:** Carl Fulgenzi  
**Subject:** Comments on Scoping of the 15 Sleepy Hollow Road Subdivision Proposal  
**Attachments:** Letter from Charles J Sanders to Town of Mount Pleasant Planning Board 12.01.21 re 15 Sleepy Hollow Road.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Saracino:

Attached please find a letter dated December 1, 2021 to Chairman McLaughlin and the Planning Board concerning the scoping of the 15 Sleepy Hollow Road proposal. Would you please, at your earliest convenience, confirm receipt by you and distribution to the Planning Board. I am also including Supervisor Fulgenzi on copy as a courtesy, who should feel free to distribute it to the Town Board.

Thank you once again for your kind assistance, which is very much appreciated. I am sure the amount of correspondence on this issue has again been significant.

With regards,

Charles J. Sanders  
Attorney At Law, PC  
Phone: 1 914 366 6642 Cell: 1 914 588 7231  
Licensed to Practice: California, New York, Washington, DC, US Supreme Court  
<http://www.linkedin.com/in/charlesjsanders>

**Charles J. Sanders**  
Attorney at Law  
29 Kings Grant Way  
Briarcliff Manor, New York 10510  
Phone: 914 366 6642 / Fax: 347 558 9658  
Email: cjs@csanderslaw.com

Licensed to Practice:  
New York  
California  
Washington, DC  
Supreme Court of the United States

December 1, 2021

Via Electronic Delivery  
Chairman Michael McLaughlin  
& Town Planning and Zoning Board Members  
Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595 United States (by email and post)

**Re: Further Comments Concerning Scoping of 15 Sleepy Hollow Road Proposal-- Mycorrhizal Forest Networks**

Dear Chairman McLaughlin and Planning Board Members:

I write concerning the scoping of the full SEQR review mandated by this Board regarding the proposed cluster building project for 15 Sleepy Hollow Road (the "Property"). Specifically, I wish to draw attention to the oral comments received by the Board at its hearing on October 18, 2021 addressing the issue of preserving the rare Oak and Tulip tree forest that currently occupies the property<sup>1</sup> and which serves as home to myriad, protected animal and plant species.

The Board has already received numerous, lengthy explanations concerning the importance of protecting the Critical Environmental Areas that may be drastically damaged by development of the Property. One of the issues that has not received proper attention, however, is the point raised at the hearing by Ms. Moira Trachtenberg: that the cutting of some trees in a sensitive forest environment can lead to the death of many other trees within that forest, producing unintended destruction and deforestation. That issue is especially pertinent in the present case, where evidence of just such a phenomenon was illustrated on two parcels situated within feet of the 15 Sleepy Hollow Road Property (discussed below).

It is now settled science that trees within a forest grouping often have symbiotic relationships with one another through the joining of their underground root systems.<sup>2</sup> According to a recent article published by the Harvard University Graduate School of Arts and Sciences:

This complex network connecting trees is dependent on a symbiotic relationship with microbes in the soil like fungi and bacteria. Symbiosis is when two separate organisms form a mutually

<sup>1</sup> See, <https://guides.nynhp.org/oak-tulip-tree-forest/>

<sup>2</sup> See, <https://www.nytimes.com/interactive/2020/12/02/magazine/tree-communication-mycorrhiza.html>, highlighting the renowned scientific work of Dr. Suzanne Smard, Professor of Forest Ecology at University of British Columbia in Vancouver. See also, Peter Wohlleben, *The Hidden Life of Trees* (Grestone Institute 2015) at 247-250 (scientific explanation of Mycorrhizal Forest Networks), and on the issue of global warming and the network of trees, see, [https://www.theguardian.com/commentisfree/2021/nov/30/fungi-climate-crisis-ally?CMP=Share\\_AndroidApp\\_Other](https://www.theguardian.com/commentisfree/2021/nov/30/fungi-climate-crisis-ally?CMP=Share_AndroidApp_Other).

advantageous relationship with each other. Fungi can cover a large surface area by developing white fungal threads known as mycelium. Mycelium spreads out on top of tree roots by up-taking sugars from the tree and by providing vital minerals back to the tree, such as nitrogen and phosphorus.... This symbiotic relationship between tree roots and fungi is known as the mycorrhizal network (from Greek, Myco, "fungi" and Rhiza, "root").

To identify the species that constitute the mycorrhizal network, scientists have utilized recent technological advances in DNA sequencing and big-data analysis. Microbiologists have identified different species of fungi and bacteria that form symbiotic relationships with different species of trees. Scientists believe all trees have a mycorrhizal network, but trees only communicate with each other if the fungal and bacterial species that constitute their mycorrhizal networks are the same. The most common combination of fungi constitute the arbuscular mycorrhizal (AM) network, which has been found to be important for nutrient uptake in 65% of all trees and plant species. The remaining 35% of tree and plant species may have combinations of other fungi varieties that comprise their networks.<sup>3</sup>

Over the past approximately four years, significant construction and tree cutting has been undertaken on two parcels of land located *directly across the street* from the western end of the Property, at 59 and 61 Old Sleepy Hollow Road. During that process (from my observations) developers chain-sawed approximately two dozen mature trees of significant height and girth on those parcels, in what I am certain they claimed was "limited" thinning of the semi-forested residential properties. A few months later, as any local observer can verify, many of the remaining trees began to sicken and die. I witnessed this myself on a daily basis. As a result, today there remains one, single tree out of the several that were not originally cleared on the street-facing portion of the 59 Old Sleepy Hollow Road parcel closest to the Property, and only a handful of mature trees left on the street side of the 61 Old Sleepy Hollow Road parcel out of many more not originally cut. Two photos of the "59" parcel taken from approximately the same position, one in September 2013 and the other in November 2021, are attached to this letter as Exhibit A.

Under such circumstances, it is clear to any reasonable observer that the 15 Sleepy Hollow Road Property may well sit within a particularly sensitive forest environment with a mycorrhizal network the disturbance of which has a profoundly negative effect on all trees in the immediate vicinity. I respectfully suggest that such an obviously observed and potentially dangerous environmental phenomenon at least mandates further investigation by scientific consultants (perhaps those familiar with the local environment in the neighboring Rockefeller Preserve), and should be included as part of the scoping of the full SEQR EIS on the Property. Such scoping should also encompass the necessity for an examination of the deforested parcels at 59 and 61 Old Sleepy Hollow Road, and a questioning of local residents and the developers involved (including those who constructed the new parking lot at the end of Old Sleepy Hollow Road in Pocantico Lake Park) in order to avoid repetition of this catastrophic environmental result should the 15 Sleepy Hollow Road Property project go forward (even in a limited way). New York State statutes would seem to require scoping that includes such an investigation as a matter of law in light of these observable facts.

Respectfully submitted,

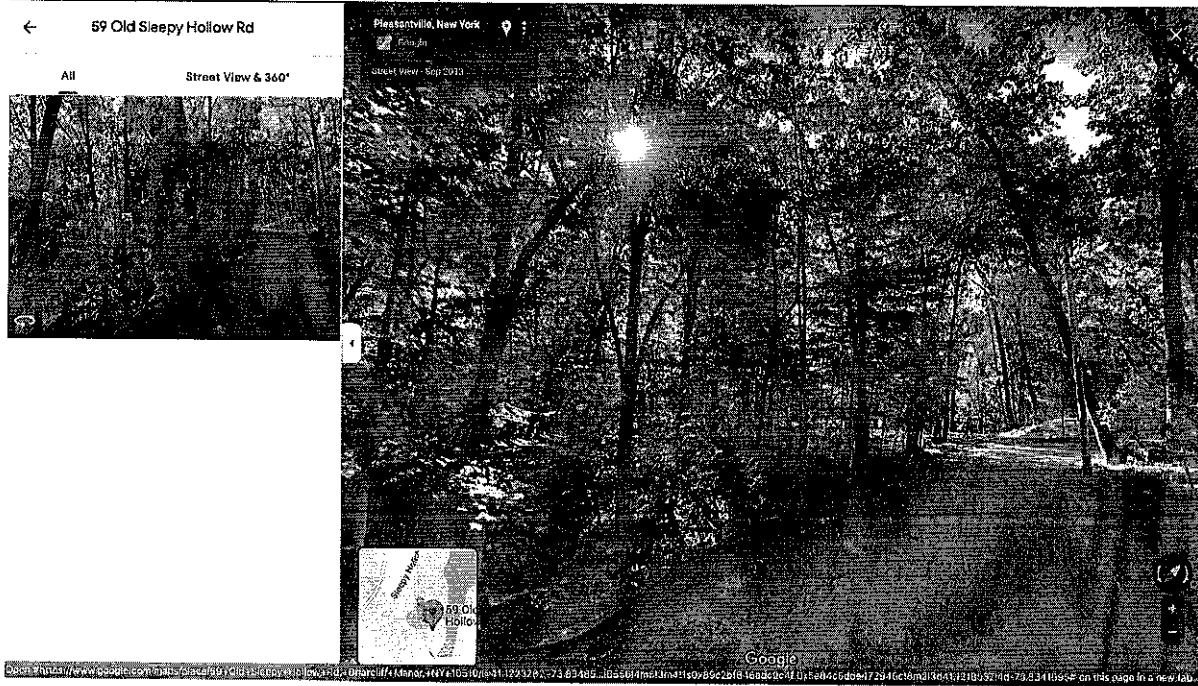


Charles J. Sanders

<sup>3</sup> See, <https://sitn.hms.harvard.edu/flash/2019/exploring-the-underground-network-of-trees-the-nervous-system-of-the-forest/?web=1&wdLOR=c934400F9-78FC-3A4A-A4DC-3371ED1455C4>

## EXHIBIT A

59 Old Sleepy Hollow Road (2013)



59 Old Sleepy Hollow Road (2021)



**Carolyn Saracino**

---

**From:** Lynn Meyers <lynnmariemeyers@gmail.com>  
**Sent:** Wednesday, December 1, 2021 12:45 PM  
**To:** Carolyn Saracino  
**Cc:** Carl Fulgenzi  
**Subject:** Proposed Meadows at Briarcliff- GRAVE CONCERNS

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Committee,

As a concerned resident and interested citizen, I am deeply concerned that the agenda for tomorrow night states that the Mt. Pleasant Planning Board is going to adopt the final scope for the proposed 31 residential lots at the "Meadows at Briarcliff" on the same day that comments on the scope are due, making it unlikely that the planning board has any intention of seriously including public comments.

Additionally, as a concerned resident I am interested in reading a draft of the final scope **PRIOR** to it being adopted to ensure that the many suggestions raised at the public hearing on October 18th - which the Chair promised would be included - are in fact in the document.

Sincerely,  
Lynn Meyers-Kaufman

**Carolyn Saracino**

---

**From:** Nelle stokes <ns@magicboxproductions.org>  
**Sent:** Wednesday, December 1, 2021 12:46 PM  
**To:** Carolyn Saracino  
**Cc:** Carl Fulgenzi  
**Subject:** Share draft of Pocantico final scope

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mt. Pleasant Planning Board,

I am a resident of Pleasantville, and am deeply concerned that the agenda for tomorrow night states that the Planning Board is going to adopt the final scope for the proposed 31 residential lots at the "Meadows at Briarcliff" on the same day that comments on the scope are due. This makes it unlikely that the planning board intends to seriously address public comments. Additionally, as a concerned resident I want the public to be able to read a draft of the final scope **PRIOR** to it being adopted to ensure that the many suggestions raised at the public hearing on October 18th - which the Chair promised would be included - are in fact in the document.

I appreciate your public service, and your prompt attention to this matter.

Yours,

Nelle

--  
**Nelle Stokes**  
Executive Director  
Magic Box Productions

[MagicBoxProductions.Org](http://MagicBoxProductions.Org)

**Carolyn Saracino**

---

**From:** Heather D <heathereve2017@gmail.com>  
**Sent:** Wednesday, December 1, 2021 1:50 PM  
**To:** Carolyn Saracino; Carl Fulgenzi  
**Subject:** Re Meadows at Briarcliff

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

As a resident/interested citizen - I am deeply concerned that the agenda for tomorrow night states that the Mt P Planning Board is going to adopt the final scope for the proposed 31 residential lots at the "Meadows at Briarcliff" on the same day that comments on the scope are due, making it unlikely that the planning board has any intention of seriously including public comments. Additionally, as a concerned resident I am interested in reading a draft of the final scope **PRIOR to it being adopted** to ensure that the many suggestions raised at the public hearing on October 18th - which the Chair promised would be included - are in fact in the document.

Best,  
Heather DiBona

Sent from my iPhone



## Carolyn Saracino

---

**From:** Lynn Moffat <lynn.m.moffat@gmail.com>  
**Sent:** Wednesday, December 1, 2021 2:19 PM  
**To:** Carolyn Saracino  
**Cc:** Carl Fulgenzi; Sen Peter Harckham; ce@westchestergov.com;  
RalphE@westchesterlegislators.com  
**Subject:** Pocantico Lake/Meadows at Briarcliff

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello -

I live in Sleepy Hollow, NY, a village in the Town of Mt. Pleasant. The Pocantico River, a NYS designated Class "C" stream, flows through the Rockefeller State Park Preserve and then the Village of Sleepy Hollow, downriver from Pocantico Lake. The river empties into the Hudson at Kingsland Park, a Westchester County Park.

Is the Mt Pleasant Planning Board adopting the Final Scope for the "Meadows at Briarcliff" development tomorrow evening at their meeting as its first order of business? I had understood that written comments to the planning board were due by tomorrow evening as well. How will written comments received today and tomorrow be considered and entered into the public record? Will public comments be allowed at the meeting itself?

My major concern: Sleepy Hollow and Historic Hudson Valley are working together to restore the final mile of the Pocantico River and its shoreline. The project, which began five years ago, is designed to enhance wildlife habitat and to encourage public access to the river. It is an extensive effort that has received significant NYS funding. I want to be assured that development on the Pocantico Lake would not introduce adverse and harmful elements into the river, such as pesticides and fertilizers that homeowners add to their lawns.

Thank you for your consideration.

Lynn Moffat  
1 Riverside Drive  
#14  
Sleepy Hollow NY 10591  
[lynn.m.moffat@gmail.com](mailto:lynn.m.moffat@gmail.com)

## Carolyn Saracino

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**From:** Anthony Spina Jr <aspinajr65@gmail.com>  
**Sent:** Wednesday, December 1, 2021 2:36 PM  
**To:** Carolyn Saracino  
**Cc:** Carl Fulgenzi  
**Subject:** Save Pocantico Lake

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident/interested citizen - you are deeply concerned that the agenda for tomorrow night states that the Mt P Planning Board is going to adopt the final scope for the proposed 31 residential lots at the "Meadows at Briarcliff" on the same day that comments on the scope are due, making it unlikely that the planning board has any intention of seriously including public comments. Additionally, as a concerned resident you are interested in reading a draft of the final scope **PRIOR to it being adopted** to ensure that the many suggestions raised at the public hearing on October 18th - which the Chair promised would be included - are in fact in the document.

Anthony Spina

## Carolyn Saracino

---

**From:** nicholas vanderels <nicholasvanderels@gmail.com>  
**Sent:** Wednesday, December 1, 2021 2:43 PM  
**To:** Carolyn Saracino  
**Cc:** Carl Fulgenzi

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mt Pleasant Planning Board,

I would like to read the final scope of the proposed 31 residential lots at the "Meadows at Briarcliff" before tomorrow night's board meeting.

I appreciate the consideration given by the Board to our community, and expect it to be ongoing, transparent and responsive to the concerns that we have raised.

Respectfully,

Nicholas Vander Els, MD  
Kings Grant Way in the Town of Mt Pleasant

## Carolyn Saracino

---

**From:** Benjamin Brown <brown.ben@gmail.com>  
**Sent:** Wednesday, December 1, 2021 4:00 PM  
**To:** Carolyn Saracino  
**Subject:** Comments on Draft Scoping Document for "Meadows at Briarcliff"  
**Attachments:** 2021.12.01 Brown Comments on Draft Scoping Document – Meadows at Briarcliff.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Saracino,

Please find attached my written comments to the Planning Board on the Draft Scoping Document for the proposed "Meadows at Briarcliff" subdivision.

Sincerely,

Ben Brown

[brown.ben@gmail.com](mailto:brown.ben@gmail.com)

914-393-5037

Benjamin Brown  
155 Ferris Ave, Apt 9A  
White Plains, NY 10603  
Tel: 914-393-5037  
Email: [brown.ben@gmail.com](mailto:brown.ben@gmail.com)

December 1, 2021

Town of Mount Pleasant Planning Board  
1 Town Hall Plz  
Valhalla, NY 10595  
By E-mail to [cscaracino@mtpleasantny.com](mailto:cscaracino@mtpleasantny.com)

**Re: Comments on Draft Scoping Document for "Meadows at Briarcliff"**

Dear Honorable Members and Chairman of the Town of Mount Pleasant Planning Board:

I write respectfully to convey comments concerning the Draft Scoping Document related to the proposed 'Meadows at Briarcliff' subdivision at 715 Sleepy Hollow Rd, Briarcliff Manor, NY. I have reviewed the Planning Board's *SEQRA Positive Declaration and Notice of Public Review Availability of Draft Scoping Document* dated September 20, 2021.

I previously submitted comments concerning the proposed subdivision in a letter to the Planning Board dated September 17, 2021. In addition, I attended the Planning Board's September 20, 2021 meeting at which the application was discussed.

Relevant to scoping, I respectfully propose that the following impacts be considered:

❖ **Effect on Environmentally Sensitive Pocantico Lake, Shoreline, and Pocantico River and Shoreline.**

- Effect of pollution, such as runoff, both during construction and from long-term occupancy and operation of the developed subdivision, on the environmental quality of Pocantico Lake, Pocantico River, the shorelines of those bodies of water, and the adjacent forested lands.
- Effect from destruction of forest plants.

- Effect from destruction of wildlife habitat.
- Ecological effect on neighboring areas of loss of forest and wildlife; ecological effect of construction and human occupation.
- Effect including ecological effect on species that are endangered, threatened, of special concern, including Bald Eagle and Osprey.
- Effect including ecological effect on species that are of great conservation need, including American Eel.
- Effect including ecological effect on a notable local species that contributes to the park's picturesque nature: the North American River Otter. I have reviewed photographs taken September 9, 2021 showing North American River Otter present in Pocantico Lake County Park. While these animals are not state-listed as endangered, threatened, of special concern, or of great conservation need, they have a history as a subject of state government conservation efforts, they are rare in parts of New York, and their presence contributes to the recreational appeal of the park.

❖ **Impact on Fishery.** The undersigned is a holder of a current New York State Fishing License (license no. 999709868635) and a frequent recreational visitor to Pocantico Lake County Park. Pocantico Lake as well as the Pocantico River downstream of Pocantico Lake are an important recreational fishery. The New York State Department of Environmental Conservation annually stocks the Pocantico River within the Town of Mount Pleasant with Brown Trout of 9 to 15 inches in length. See New York State Department of Environmental Conservation, "Spring 2021 Trout Stocking for Westchester County," <https://www.dec.ny.gov/outdoor/23278.html>. I have frequently seen recreational fisherfolk at Pocantico Lake as well as along the Pocantico River including almost immediately downstream of the dam in Rockefeller State Park Preserve (by Old Sleepy Hollow Road Extension). The impact of the proposed development on the recreational fishery should be studied and should include the following topics:

- Survey of fish<sup>1</sup> populations in Pocantico Lake and Pocantico River immediately downstream of Pocantico Lake in both Pocantico Lake County Park and Rockefeller State Park Preserves;
- Potential degree of increased fishing pressure likely to result from subdivision development;
- Potential impact on overall fish populations;
- Potential impact of pollution, including runoff during construction and long-term occupancy and operation, including on fish populations and on suitability of fish for human consumption;
- Obtaining information from Department of Environmental Conservation regarding the fish stocking program, including identification of precise area(s) where stock fish are inserted;
- Potential impact on the effectiveness and necessary scale of the Department of Environmental Conservation's fish stocking program;
- Potential impact of increased fishing pressure, ecological effects of development, and pollution on fish species which are threatened, endangered, of special concern, or of great conservation need;
- Impact on the recreational enjoyability of fishing in the area, including from loss of seclusion, destruction of viewscape, increased usage of park, and ecosystem effects.

Further note: On September 4, 2021, I visited Rockefeller State Park Preserve right at the point where the Pocantico River enters it (just a few hundred feet from Pocantico Lake County Park). I spoke with a fisherman who was fishing the Pocantico River in that area. He advised me fishing Pocantico Lake yields Bass, Lake Trout, and other species. He said in the river below the dam, in Rockefeller State Park Preserve, Brown Trout and Brook Trout are frequently caught.

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<sup>1</sup> Fish studied should include both fish that are legal to take as well as those that are protected. As eels are taxonomically a species of fish, the survey should be designed to measure the American Eel population. Environmental DNA gathering and testing can be used to detect the presence of American Eel. See Miranda, J.A., J. Waldman, and S. E. Alter. 2018. *Testing Environmental DNA Techniques to Assess American Eel Populations in the Bronx River*. Section I: 1-23 pp. In D.J. Yozzo, S.H. Fernald, and H. Andreyko (eds.), *Final Reports of the Tibor T. Polgar Fellowship Program*, 2015. Hudson River Foundation. As American Eel use the Pocantico River for breeding, it is an especially sensitive site for the maintenance of their population.

❖ **Impact on Pocantico Lake County Park.** Pocantico Lake County Park is home to a hiking trail that benefits from its secluded situation, providing peace and tranquility, and has beautiful unspoilt views. The effect of the development on the recreational value of the park should be considered, including the following points:


- Destruction or modification of viewscape;
- Reduction in animal populations (e.g., Osprey, Bald Eagle, North American River Otter) due to development;
- Ecological effects of subdivision development;
- Increased usage of the park, including secondary effects of erosion and litter;
- Effect on recreational enjoyability of the park.

❖ **Impact on Rockefeller State Park Preserve.** The effect of the development on Rockefeller State Park Preserve should be considered, including the following points:

- Entry of polluted runoff into the preserve via the Pocantico River;
- Ecological effects of subdivision development;
- Increased usage of the park, including secondary effects of erosion and litter.

Thank you very much for your consideration of these points. As someone who lived in Mount Pleasant for many years, and who is still a frequent visitor to the County Park, I believe a full and thorough review is important to ensure this unique environmental and recreational resource is preserved for the long-term.

Very truly yours,



Benjamin Brown



## Carolyn Saracino

---

**From:** ted sabety <ted@sabety.net>  
**Sent:** Thursday, December 2, 2021 11:25 PM  
**To:** Carolyn Saracino  
**Subject:** Submission to the Town Planning Board 715 Sleepy Hollow Road 31 residential proposed subdivision, 715 Sleepy Hollow Road, Briarcliff Manor, NY 10510  
**Attachments:** Draft Letter to PB 12 2 21.pdf  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Carolyn,

Please be so kind as to submit this to the planning board and the consultant working on the scoping document.

Regards,

-t



Ted Sabety

Sabety + Associates PLLC  
733 Third Avenue, 16th Floor  
New York, NY 10017

212 481 8686 ph  
917 414 4833 cel  
646.349.2782 fax

[www.sabety.net](http://www.sabety.net)

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**Sabety+associates PLLC**

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Electronic Media and Fashion

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FAX: 646.349.2782  
CELL: 917.414.4833  
EMAIL: ted@sabety.net  
URL: www.sabety.net

December 2, 2021

To: Town Planning and Zoning  
Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595  
United States  
(by email)

Re: **715 Sleepy Hollow Road 31 residential proposed subdivision, 715  
Sleepy Hollow Road, Briarcliff Manor, NY 10510**

Dear Chairman McLaughlin and Planning Board Members,

My name is Ted Sabety and I am a resident of Mt. Pleasant, New York. I live about 1 mile from Pocantico Lake. My residential address is in the tax record at town hall. I hesitate to put the address here because I have been informed by neighbors of the Zappico project that their property has been vandalized since they publicly opposed the project by posting a "Save Pocantico Lake" sign in their yard.

I am writing again because there appears to be some misunderstanding about the SEQRA process, the deadlines set by the Planning Board's order of October 18, 2021 and apparently the Board's decision stated tonight to provide an additional 2 weeks (to

December 16, I presume) before adopting the Scoping while at the same time closing the forum to public comment before a final scoping document has been drafted..

First, the statute recites “Scoping must include an opportunity for public participation. The lead agency may either provide a period of time for the public to review and provide written comments on a draft scope or provide for public input through the use of meetings, exchanges of written material, or other means.” §617.(d). The Planning Board consultant has been revising the scoping document on a rolling basis and according to tonight’s meeting, even plans to revise it again. Therefore, there “must include an opportunity” for public comment on the scoping document that the Planning Board intends to adopt as final, prior to its official adoption in order that the adopted scoping document meets the public’s concerns and the statute.

Second, the statute provides that the Planning Board must complete “a final written scope within 60 calendar days of its receipt of a draft scope.” §617.8(g). Failing that, apparently Zappico can rely on the meager draft EIS that was submitted October 18. §617.8(h). Therefore, that the statute requires adoption of a final scoping document on or before December 16, 2021. With this limited time remaining, I submit the following comments on the scoping document presented today:

1. The SEQRA statute calls for the final “written scope” document to “include... (2) the potentially significant adverse impacts identified ... as a result of consultation with the other involved agencies and the public,

including an identification of those particular aspect(s) of the environmental setting that may be impacted...” In addition, the scoping document must describe “the extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information....”. Finally, the scoping document “should include the reasonable alternatives to be considered....” §617.7(e).

2. Page 8 of the draft scoping document pays short shrift to the question of the steep slopes on the east side of the property that lead down to Pocantico Lake County Park through the Critical Environmental Area and the slopes at the south and north-east side of the property. The scoping document merely calls for a “study by a licensed surveyor of topography and steep slopes.... identify ridgelines....” Zappico has already submitted into the record a statement that there is no “ridgeline.” In addition, the map of the site submitted by Zappico is so zoomed out in scale it is difficult to identify the steep slopes, the rock outcroppings nor are the CEA boundaries included in the map. Yet there are pictures and locations of rock outcroppings and a designated CEA on that slope. already presented to the Board in my letters of August and September.
3. Therefore it behooves the Planning Board to recite “ the required methodology(ies) for obtaining new information....” §617.7 This information should be sufficiently details and include close enough scale

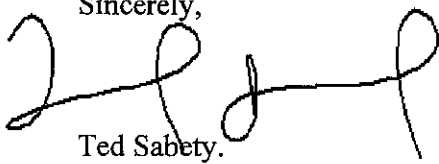
maps so that the impacts are clearly depicted. For example, they may include a first survey map from detail along the driveway on the east side of the property down to the lake, between the property line on the north side and old house on the south side, and then a second one between the old house and Sleepy Hollow Road. The slides depicting the steep slope topology should include locations of wetlands and CEA boundaries.

4. In Section 2, Anticipated Impacts on page 9, the document recites "Discuss potential need for rock removal, and the proposed methods of doing so, including chipping and blasting." This lacks detail. It should recite "or any other technique of rock removal." I believe this should also require that the specific locations of rock removal be shown on the surveyed maps called for on the prior page 1(b), including location boundaries of proposed removal, the depth of the removal, and a clear mapping of any proposed grading.
5. Furthermore, the draft Scoping recites in section 3, "Proposed Mitigation", page 9, to "propose alternative designs to avoid blasting." This is not enough. The Planning Board is authorized to call for presentation of specific alternatives under the Statute. §617.8(e)(5). Zappico should be required to propose alternative designs that avoid both any blasting and any jackhammering, chipping or other techniques of rock removal of the rock outcroppings at the top of the steep slope. In addition, the alternatives called for by the Board must include alternatives that fully preserve the entire slope, from the rock outcroppings that form a ridgeline on the east side of the property down to the lake. The Planning Board should also include a

“description of alternatives to rock removal and or regrading of the east side slopes as requested.”

6. On page 13, the draft scoping document recites “Level of Service Analysis” but does not recite “Old Sleepy Hollow Road/Route 448.” The fact remains that the fastest route from the project site to the Taconic Parkway, Route 100 northbound or Pleasantville is via Old Sleepy Hollow Road at its intersection at Route 448.
7. On page 16, the draft scoping document recites the “visual character of the Project Site....” However, no seasons are called for. The study should require that the visual character includes both summer and winter evaluations due to change in leaf cover.
8. On page 17, the draft scoping document recites “proposed alternatives”. In addition to this list should include that mentioned above in paragraph 5: “Conservation Subdivision that result in no impact on any slopes east of the old driveway, north east of the driveway and south of the old house.”

Sincerely,

A handwritten signature in black ink, appearing to read 'Ted Sabety', written over the printed name.

Ted Sabety.

Town of Mount Pleasant Planning Board  
One Town Hall Plaza  
Valhalla, NY 10595

Dear Chairman McLaughlin & Members of the Planning Board,

My name is Josh DiPaola and while I am not a resident to the town of Mount Pleasant, I am currently employed within the area as an environmental conservationist. Prior to my professional experience in conservation, I accumulated nearly a decade's worth of experience working at an international investment bank. To this end, I feel that I may have developed some objective perspective regarding the inevitable conflicts between economics and environmentalism, as well as the challenges to establishing reasonable compromises between the two.

Upon being informed about the proposed development at 715 Sleepy Hollow Road in Briarcliff Manor, my inherent thoughts did not necessarily default to resolute opposition. Instead, I strongly suggest that the review of this proposition be preceded by, or be contingent upon the findings of an objective, full environmental impact statement (FEIS). It is my opinion that this FEIS should be meticulously conducted in a way that evaluates the potential risks, or benefits, associated with the conversion of potentially sensitive wildlife habitat into anthropogenic utility. I would like to emphasize that it is imperative to objectively perform this type of due-diligence prior to establishing a 31-unit development, such as the one disclosed within this proposal. Failure to do so could both displace and degrade the integrity of ecosystems in the immediate area, which not only supports wildlife, but citizen stakeholders in the broader community as well. Less than two miles from this proposed development, I have personally documented the presence of focal, threatened, and endangered species of wildlife, including Eastern box turtles, American kestrels, bobcat, wood thrush, and bobolinks. All of the aforementioned fauna, in addition to numerous others within the area, rely on undisturbed and unfragmented habitats to persist. I admittedly have concerns that this development, if approved, could greatly compromise protected and unprotected tiers of biotic biodiversity.

Furthermore, as this development is proximate to the Pocantico Lake aquatic system, as well as its accompanying riparian zones, there should be some objective review as to how anthropogenic changes could compromise downstream water quality. The Pocantico Lake feeds into the Pocantico River, which ultimately discharges into the Hudson River. Thus, manipulating the upstream aquatic basin could alter broader downstream systems, presenting cascading impacts for both wildlife and humans which use these resources. Additionally, the trees and native flora at the location, proximate to the lake's shoreline, likely provide some riparian buffer function. In short, the sub-terranean root systems of this vegetation potentially sequesters and repartitions waste, pollutants, and organic accumulations that might otherwise pass directly into the downstream systems. The abrupt removal of this vegetation might not only result in

significant proximate erosion to Pocantico Lake, but may also result in concerning changes to downstream water quality.

Upon conducting a FEIS, two high-level ecological concepts should be considered in the context of this proposal, at least at a fundamental level. These concepts are species-area relationship (SAR) and edge effect. In short, SAR is an over-simplified way of stating that quantitative biodiversity of fauna and flora linearly decreases with reductions to available space and habitat. Abruptly transforming acres of potential habitat into a 31-unit development would not only imply a significant loss to the count of species found in the immediate area, but would also result in a loss of the ecological functions they provide. Pollinators, organic decomposers, seed dispersers, and opportunistic predators which control unwanted pests, such as insects or rodents, would likely be impacted. These byproducts would not only be detrimental in terms of environmental sustainability, but could also degrade the long-term economic and aesthetic value of the development. An additional consideration is that as previously undisturbed land becomes degraded through development, both the immediate land disturbed, as well as the contiguous land nearby, becomes subjugated to the impacts of edge-effects. The phrase edge effect can be simplified by stating that as habitat is changed, the ecological community edges of *both* the contiguous disturbed and undisturbed area are impaired. Thus, not only is the developed area impacted, but the nearby, undeveloped areas may be as well. There is also evidence to suggest that altering the edge of a previously undisturbed habitat has cascading impacts beyond the seemingly superficial changes made, so that not only the edge is impacted, but the overall ecosystem as well. Of particular concern is that this area seems to already be encompassed by current human developments, such as residential areas and a substantial road constraint (e.g. Route 117). If changes are made to this area and wildlife seeks to disperse as a response, I am concerned that there are few immediate, unobstructed relief areas. Thus, animals seeking to disperse might be pressured to cross roadways more frequently, possibly resulting in high incidents of roadkill as a byproduct.

Anthropogenic development is an inherent product of expanding human populations. It is our unequivocal responsibility, however, to carefully assess when, where, and how to appropriately develop land within the context of both economics and environmental sustainability. I strongly implore all stakeholders to this development to consider both the economical and environmental feasibility of doing so. I lastly caution that whilst human development does accommodate growing human populations, it is often a luxury to be able to decide where we live. Unfortunately, wildlife seeking stable habitat and shelter is not a luxury, but rather is an obligatory facet to their survival.

Regards

Joshua DiPaola



