

Appendix A

SEQRA Documentation

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Meadows at Briarcliff Subdivision		
Project Location (describe, and attach a general location map): 715 Sleepy Hollow Road, Briarcliff Manor NY 10510		
Brief Description of Proposed Action (include purpose or need): The project involves the subdivision of a 36.8268 acre residential lot into 31 residential lots roughly 1 ac in size. Project is located at 715 Sleepy Hollow Road and falls within the R-40 Zone. All 31 proposed lots are zoning compliant and meet or exceed the requirements in the R-40 zone. The attached plan set has been designed in accordance with the Town's Subdivision Regulations (Ch A227) in addition to many other related ordinances. The ultimate intent will be to cluster the development to conserve green space and reduce the disturbance. Most of the property is relatively flat however there are portions of the site which will disturb slopes over 15% so a steep slope permit has been included which addressing the steep slope ordinances. The property has 4 acres of local wetlands however no portion of the wetland or wetland buffer will be disturbed. The wetland buffer falls outside the limit of disturbance. The site is also located adjacent to Pocantico Lake. No disturbance is proposed within 300' of the lake. A Conservation easement has been proposed along the entire boundary of the lake to provide a natural tree buffer to the homes. In addition to the Tree Buffer a proposed swale has been shown guiding and preventing any stormwater runoff from the site towards the lake. All proposed storm water has been shown to be retained on site and maintained by the HOA. The lots will be serviced by the existing public sewer and water adjacent to the site.		
Name of Applicant/Sponsor: Zappico Real Estate Development, LLC.	Telephone: (914) 403 - 2831	
	E-Mail: Brian@Zappico.com	
Address: 17 Saw Mill River Road		
City/PO: Hawthorne	State: NY	Zip Code: 10532
Project Contact (if not same as sponsor; give name and title/role): Brian Zappi, VP	Telephone: (914) 403 - 2831	
	E-Mail: Brian@Zappico.com	
Address: 17 Saw Mill River Road		
City/PO: Hawthorne	State: NY	Zip Code: 10532
Property Owner (if not same as sponsor): Meadows at Briarcliff	Telephone: (914) 232 - 1342	
	E-Mail: Brian@Zappico.com	
Address: 17 Saw Mill River Road		
City/PO: Hawthorne	State: NY	Zip Code: 10532

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Subdivision Approval req'd from Planning Board Steep Slope Permit	Jan 2020
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Westchester County Sewer and Water Main Extensions	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

R-40 - (Single Family Residence District)

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential 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? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential

ii. Is a cluster/conservation layout proposed? ☒ Yes ☐ No

iii. Number of lots proposed? 31

iv. Minimum and maximum proposed lot sizes? Minimum 1 Acre Maximum 3.5 Acres

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

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

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	31	0	0	0
At completion of all phases	31	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: <u>Underground collection and infiltration for stormwater runoff created by the additional impervious surfaces.</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Underground collection and infiltration for stormwater runoff created by the additional impervious surfaces.</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u>	
iv. Approximate size of the proposed impoundment. Volume: <u>0.014 ea</u> million gallons; surface area: <u>0.057 ea</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>4'</u> height; <u>100'</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>48" dia. HDPE Gallery / Detention Basin</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>N/A</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>N/A</u>	
• Over what duration of time? <u>N/A</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>N/A</u>	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. <u>N/A</u>	
v. What is the total area to be dredged or excavated? <u>N/A</u> acres	
vi. What is the maximum area to be worked at any one time? <u>N/A</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>N/A</u> feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: <u>N/A</u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>N/A</u>	

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

N/A

iii. Will proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☒ No

If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: N/A

- expected acreage of aquatic vegetation remaining after project completion: N/A

- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

N/A

- proposed method of plant removal: N/A

- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance:

N/A

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 13,640 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Briarcliff Manor Village Water District

- Does the existing public water supply have capacity to serve the proposal?

☒ Yes ☐ No

- Is the project site in the existing district?

☒ Yes ☐ No

- Is expansion of the district needed?

☐ Yes ☒ No

- Do existing lines serve the project site?

☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☒ Yes ☐ No

If Yes:

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

Water Main Extension - 8" dia CL52 DIP

- Source(s) of supply for the district: Catskill Aqueduct System

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: N/A

- Date application submitted or anticipated: N/A

- Proposed source(s) of supply for new district: N/A

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

N/A

vi. If water supply will be from wells (public or private), maximum pumping capacity: N/A gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 13,640 gallons/day

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

Sanitary Waster Water

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Yonkers Joint Treatment Plant

- Name of district: Saw Mill Valley Sanitary Sewer District

- Does the existing wastewater treatment plant have capacity to serve the project?

☒ Yes ☐ No

- Is the project site in the existing district?

☒ Yes ☐ No

- Is expansion of the district needed?

☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will line extension within an existing district be necessary to serve the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ Gravity Sewer to pump station _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: <u>N/A</u> • Date application submitted or anticipated: <u>N/A</u> • What is the receiving water for the wastewater discharge? <u>N/A</u> 	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): <u>N/A</u></p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>N/A</u></p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 20px;"><u>N/A</u> Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 20px;"><u>N/A</u> Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>N/A</u></p>	
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>N/A</u></p> <p>• If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u></p> <p>• Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Heavy Excavation Equipment</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Small individual generators during home construction</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>None</u></p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • <u>N/A</u> Tons/year (short tons) of Carbon Dioxide (CO₂) • <u>N/A</u> Tons/year (short tons) of Nitrous Oxide (N₂O) • <u>N/A</u> Tons/year (short tons) of Perfluorocarbons (PFCs) • <u>N/A</u> Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • <u>N/A</u> Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • <u>N/A</u> Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ N/A _____ to _____ N/A _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ N/A _____

iii. Parking spaces: Existing _____ N/A _____ Proposed _____ N/A _____ Net increase/decrease _____ N/A _____

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

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

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

i. During Construction:

- Monday - Friday: _____ 8:00 am - 5:00 pm
- Saturday: _____ 8:00 am - 5:00 pm
- Sunday: _____ No
- Holidays: _____ No

ii. During Operations:

- Monday - Friday: _____ None
- Saturday: _____ None
- Sunday: _____ None
- Holidays: _____ None

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>Construction will involve the use of heavy equipment and machinery</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Typical Residential Illumination</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored <u>N/A</u></p> <p>ii. Volume(s) _____ per unit time <u>N/A</u> (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____ <u>N/A</u></p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____ _____ _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ N/A tons per _____ (unit of time) • Operation : _____ N/A tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>N/A</u> • Operation: <u>N/A</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>N/A</u> • Operation: <u>N/A</u> 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: N/A years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: N/A

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The property is located in a residential area

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.20	3.80	+2.60
• Forested	25.22	15.62	-9.60
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	4.0	4.0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn</u>	6.40	13.42	+7.02

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____
N/A

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: N/A
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
N/A
iii. Describe any development constraints due to the prior solid waste activities: _____
N/A

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____
N/A

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
N/A
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): N/A
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____
N/A

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 0'-7'+ feet

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

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

CsD - Charlton-Chatfield complex	<u>21</u> %
CrC - Charlton-Chatfield complex	<u>54</u> %
WdB - Woodbridge loam	<u>18</u> %

d. What is the average depth to the water table on the project site? Average: 7+ feet

e. Drainage status of project site soils: ☒ Well Drained: 100 % of site
☐ Moderately Well Drained: % of site
☐ Poorly Drained: % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 40 % of site
☒ 10-15%: 6 % of site
☒ 15% or greater: 54 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

• Streams:	Name <u>N/A</u>	Classification <u>N/A</u>
• Lakes or Ponds:	Name <u>N/A</u>	Classification <u>N/A</u>
• Wetlands:	Name <u>Federal Waters</u>	Approximate Size <u>N/A</u>
• Wetland No. (if regulated by DEC)	<u>N/A</u>	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired:

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Deer _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Oak-Tulip Tree Forest _____</p> <p>ii. Source(s) of description or evaluation: <u>N/A</u> _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ 316.15 acres • Following completion of project as proposed: _____ N/A acres • Gain or loss (indicate + or -): _____ N/A acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: <u>Pocantico Lake & Watershed</u> _____</p> <p>ii. Basis for designation: <u>Exceptional or unique character</u> _____</p> <p>iii. Designating agency and date: <u>Agency: Westchester County, Date: 1-31-90</u> _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Roy Fredriksen P.E. Date January 7, 2020

Signature  Title Consulting Engineer

PRINT FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Meadows at Briarcliff Cluster Subdivision		
Project Location (describe, and attach a general location map): 715 Sleepy Hollow Road, Briarcliff Manor NY 10510		
Brief Description of Proposed Action (include purpose or need): The project involves the subdivision of a 36.8268 acre residential lot into 31 residential lots roughly 1 ac in size. Project is located at 715 Sleepy Hollow Road and falls within the R-40 Zone. All 31 proposed lots are zoning compliant and meet or exceed the requirements in the R-40 zone. The attached plan set has been designed in accordance with the Town's Subdivision Regulations (Ch A227) in addition to many other related ordinances. The ultimate intent will be to cluster the development to conserve green space and reduce the disturbance. Most of the property is relatively flat however there are portions of the site which will disturb slopes over 15% so a steep slope permit has been included which addresses the steep slope ordinances. The property has 4 acres of local wetlands however no portion of the wetland or wetland buffer will be disturbed. The wetland buffer falls outside the limit of disturbance. The site is also located adjacent to Pocantico Lake. No disturbance is proposed within 300' of the lake. A Conservation easement has been proposed along the entire boundary of the lake to provide a natural tree buffer to the homes. In addition to the Tree Buffer a proposed swale has been shown guiding and preventing any stormwater runoff from the site towards the lake. All proposed storm water has been shown to be retained on site and maintained by the HOA. The lots will be serviced by the existing public sewer and water adjacent to the site.		
Name of Applicant/Sponsor: Zappico Real Estate Development, LLC.	Telephone: (914) 403 - 2831	
	E-Mail: Brian@Zappico.com	
Address: 17 Saw Mill River Road		
City/PO: Hawthorne	State: NY	Zip Code: 10532
Project Contact (if not same as sponsor; give name and title/role): Brian Zappi, VP	Telephone: (914) 403 - 2831	
	E-Mail: Brian@Zappico.com	
Address: 17 Saw Mill River Road		
City/PO: Hawthorne	State: NY	Zip Code: 10532
Property Owner (if not same as sponsor): Meadows at Briarcliff	Telephone: (914) 232 - 1342	
	E-Mail: Brian@Zappico.com	
Address: 17 Saw Mill River Road		
City/PO: Hawthorne	State: NY	Zip Code: 10532

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision Approval from Planning Board Steep Slope Permit	Jan 2021
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Department of Health for Sewer and Water Main Extensions	August 2021
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

N/A

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

If Yes, identify the plan(s):

N/A

C.3. Zoning

If Yes, what is the zoning classification(s) including any applicable overlay district?

R-40 - (Single Family Residence District)

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

If Yes,

i. What is the proposed new zoning for the site? N/A

i. What is the proposed new zoning for the site? N/A

C.4. Existing community services.

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

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential single family home subdivision (Cluster Subdivision)

b. a. Total acreage of the site of the proposed action?	<u>36.8268</u> acres
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b. Total acreage to be physically disturbed? 5-10 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? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____ 29

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Residential single family

ii. Is a cluster/conservation layout proposed? ☒ Yes ☐ No

iii. Number of lots proposed? 31

iv. Minimum and maximum proposed lot sizes? Minimum .5 Acre Maximum 1.8 Acres

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

i. If No, anticipated period of construction: 24 months

• Total number of phases anticipated	N/A
--------------------------------------	-----

- | | |
|---|----------------------------------|
| • Total number of phases anticipated | <u>N/A</u> |
| • Anticipated commencement date of phase 1 (including demolition) | <u>N/A</u> month <u>N/A</u> year |
| • Anticipated completion date of final phase | <u>N/A</u> month <u>N/A</u> year |

Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	31	0	0	0
At completion of all phases	31	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: <u>Underground collection and infiltration for stormwater runoff created by the additional impervious surfaces.</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Underground collection and infiltration for stormwater runoff created by the additional impervious surfaces.</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u>	
iv. Approximate size of the proposed impoundment. Volume: <u>0.014 ea</u> million gallons; surface area: <u>0.057 ea</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>4'</u> height; <u>100'</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>48" dia. HDPE Gallery / Detention Basin</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>N/A</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): <u>N/A</u> • Over what duration of time? <u>N/A</u> 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>N/A</u>	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. <u>N/A</u>	
v. What is the total area to be dredged or excavated? <u>N/A</u> acres	
vi. What is the maximum area to be worked at any one time? <u>N/A</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>N/A</u> feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: <u>N/A</u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>N/A</u>	

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

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

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

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

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

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

i. Total anticipated water usage/demand per day: _____ 13,640 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project: _____
Water Main Extension - 8" dia CL52 DIP
- Source(s) of supply for the district: Catskill Aqueduct System

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

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

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

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 13,640 gallons/day

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

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

- Name of wastewater treatment plant to be used: Ossining Sewer Treatment Plant
- Name of district: Ossining Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ <u>Gravity Sewer to pump station</u> 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: <u>N/A</u> • Date application submitted or anticipated: <u>N/A</u> • What is the receiving water for the wastewater discharge? <u>N/A</u> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ <u>N/A</u></p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>N/A</u></p>	

<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? <u>N/A</u> Square feet or <u>2.69</u> acres (impervious surface) <u>N/A</u> Square feet or <u>36.86</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>no new point sources</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>All proposed stormwater management shall be maintained on site by means of underground infiltration units or stormwater basins and maintained by the HOA</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u> • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Temporary heavy excavation equipment during construction</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Small individual generators during home construction</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>None</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • <u>N/A</u> Tons/year (short tons) of Carbon Dioxide (CO₂) • <u>N/A</u> Tons/year (short tons) of Nitrous Oxide (N₂O) • <u>N/A</u> Tons/year (short tons) of Perfluorocarbons (PFCs) • <u>N/A</u> Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • <u>N/A</u> Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs) • <u>N/A</u> Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
--	---

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): <u>N/A</u></p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): <u>N/A</u></p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):</p> <p><u>N/A</u></p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of <u>N/A</u> to <u>N/A</u>.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: <u>N/A</u></p> <p>iii. Parking spaces: Existing <u>N/A</u> Proposed <u>N/A</u> Net increase/decrease <u>N/A</u></p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:</p> <p><u>N/A</u></p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: <u>N/A</u></p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):</p> <p><u>N/A</u></p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8:00 am - 5:00 pm</u> • Saturday: <u>8:00 am - 5:00 pm</u> • Sunday: <u>No</u> • Holidays: <u>No</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>None</u> • Saturday: <u>None</u> • Sunday: <u>None</u> • Holidays: <u>None</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8:00 am - 5:00 pm</u> • Saturday: <u>8:00 am - 5:00 pm</u> • Sunday: <u>No</u> • Holidays: <u>No</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>None</u> • Saturday: <u>None</u> • Sunday: <u>None</u> • Holidays: <u>None</u>
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8:00 am - 5:00 pm</u> • Saturday: <u>8:00 am - 5:00 pm</u> • Sunday: <u>No</u> • Holidays: <u>No</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>None</u> • Saturday: <u>None</u> • Sunday: <u>None</u> • Holidays: <u>None</u> 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>During construction the use of heavy equipment and machinery for excavation and grading. Mon-Sat 8:00-5:00</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Typical Residential Illumination</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored <u>N/A</u></p> <p>ii. Volume(s) _____ N/A per unit time _____ N/A (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p><u>N/A</u></p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): <u>N/A</u></p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ N/A tons per _____ N/A (unit of time) • Operation : _____ N/A tons per _____ N/A (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>N/A</u> • Operation: <u>N/A</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>N/A</u> • Operation: <u>N/A</u> 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: N/A years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: N/A

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The property is located in a residential area

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.2	3.0	+1.8
• Forested	25.2	22.7	-2.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	4.0	4.0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn</u>	6.40	7.1	+0.7

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v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: <u>N/A</u> • Describe the type of institutional control (e.g., deed restriction or easement): <u>N/A</u> • Describe any use limitations: <u>N/A</u> • Describe any engineering controls: <u>N/A</u> • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Explain: <u>N/A</u> 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? <u>0'-7'+</u> feet	
b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? <u>5</u> %	
c. Predominant soil type(s) present on project site:	
CsD - Charlton-Chatfield complex	<u>21</u> %
CrC - Charlton-Chatfield complex	<u>54</u> %
WdB - Woodbridge loam	<u>18</u> %
d. What is the average depth to the water table on the project site? Average: <u>7+</u> feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: <u>100</u> % of site <div style="margin-left: 100px;"><input type="checkbox"/> Moderately Well Drained: <u> </u> % of site</div> <div style="margin-left: 100px;"><input type="checkbox"/> Poorly Drained: <u> </u> % of site</div>	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: <u>40</u> % of site <div style="margin-left: 100px;"><input checked="" type="checkbox"/> 10-15%: <u>6</u> % of site</div> <div style="margin-left: 100px;"><input checked="" type="checkbox"/> 15% or greater: <u>54</u> % of site</div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name <u>N/A - none on the site</u> Classification <u>N/A</u>	
• Lakes or Ponds: Name <u>N/A - none on the site</u> Classification <u>N/A</u>	
• Wetlands: Name <u>Federal Waters</u> Approximate Size <u>N/A</u>	
• Wetland No. (if regulated by DEC) <u>N/A</u>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p><u>Deer</u> _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;"><u>Oak-Tulip Tree Forest</u></p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: <u>N/A</u></p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ <u>316.15</u> acres • Following completion of project as proposed: _____ <u>N/A</u> acres • Gain or loss (indicate + or -): _____ <u>N/A</u> acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: <u>Pocantico Lake & Watershed</u></p> <p style="margin-left: 20px;">ii. Basis for designation: <u>Exceptional or unique character</u></p> <p style="margin-left: 20px;">iii. Designating agency and date: <u>Agency: Westchester County, Date: 1-31-90</u></p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: <u>N/A</u> </div>	
iii. Brief description of attributes on which listing is based: <u>N/A</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Describe possible resource(s): <u>N/A</u> ii. Basis for identification: <u>N/A</u> </div>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Identify resource: <u>N/A</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>N/A</u> iii. Distance between project and resource: _____ <u>N/A</u> miles. </div>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <div style="margin-left: 20px;"> i. Identify the name of the river and its designation: <u>N/A</u> ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? </div>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Brian Zappi, PE, VP Date July 7, 2020

Signature  Title Vice President

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TOWN CLERK

JUN 04 2021

TOWN OF MT. PLEASANT
TOWN CLERKS OFFICE
TIME _____



MICHAEL H. McLAUGHLIN
Chairman
CAROLYN SARACINO
Planning Board Secretary

PLANNING BOARD

**TOWN OF MOUNT PLEASANT PLANNING BOARD
SEQRA RESOLUTION**

JANE ABBATE
JAMES COLLINS
PATSY FUCALÉ
JOAN LEDERMAN
GEORGE PAPPAS
JOHN PIAZZA

**MEADOWS AT BRIARCLIFF
NOTICE OF INTENT
TO SERVE AS SEQR LEAD AGENCY
JUNE 3, 2021**

APPLICANT:	MEADOWS AT BRIARCLIFF, LLC
LOCATION:	715 SLEEPY HOLLOW ROAD, BRIARCLIFF MANOR
ZONING DISTRICT:	R-40 – ONE-FAMILY RESIDENCE ZONING DISTRICT
TAX DESIGNATION:	SECTION 105.17, BLOCK 1, LOT 15
ARCHITECT:	ROY FREDRIKSEN, P.E.

WHEREAS, an application for property located at 715 Sleepy Hollow Road, Briarcliff Manor has been filed with the Town of Mount Pleasant Planning Board, located in Westchester County, New York, by Meadows at Briarcliff, LLC; and

WHEREAS, the proposed development involves subdividing a 36.8-acre parcel located adjacent to Pocantico Lake to create 31 clustered single-family lots. 29 new single-family homes are proposed, and two existing residences currently located on the property would be preserved. The lots would be accessed via a new dead-end roadway supporting two separate cul-de-sacs. The new homes would be served by public sewer and water connections to the Saw Mill Valley Sewer District and Briarcliff Manor Village Water District. A conventional 31 lot subdivision plan has been submitted conforming to the applicable R-40 zoning district requirements to justify the proposed cluster subdivision lot count. The lots in the cluster subdivision would be approximately 20,000 square feet in area, resulting in a conservation area of approximately 21.5 acres.

WHEREAS, pursuant to 6NYCRR Part 617, the proposed development of the site as described above is classified as an Unlisted Action; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617.6, the Planning Board of the Town of Mount Pleasant intends to serve as Lead Agency for the SEQRA Review of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, pursuant to the requirements of 6 NYCRR Part 617.6 (b) (3) a Coordinated Review of this action will be conducted.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Mount Pleasant hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this Unlisted Action, and directs the applicant to circulate this Lead Agency Notice, along with the Environmental Assessment Form and associated documentation, to all Involved Agencies. Involved Agencies shall be given 30 days from the mailing of the Lead Agency Notice to challenge the Planning Board's designation.

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of June 3, 2021.

On a motion of Planning Board Member Joan Lederman, Seconded by Planning Board Member James Collins, this resolution was approved by the following vote:

Michael H. McLaughlin, Chairman	AYE
Jane Abbate	recused
James Collins	AYE
Patsy Fucale	AYE
Joan Lederman	AYE
George Pappas	absent
John Piazza	absent



Michael H. McLaughlin
Chairman

June 3rd, 2021
Date



PLANNING BOARD

MICHAEL H. McLAUGHLIN
Chairman
CAROLYN SARACINO
Planning Board Secretary

**TOWN OF MOUNT PLEASANT PLANNING BOARD
SEQRA RESOLUTION**

JANE ABBATE
JAMES COLLINS
PATSY FUCALE
JOAN LEDERMAN
GEORGE PAPPAS
JOHN PIAZZA

**SEQRA CONFIRMATION OF LEAD AGENCY DESIGNATION
DETERMINATION OF SIGNIFICANCE (POSITIVE DECLARATION)
PUBLIC REVIEW AVAILABILITY OF DRAFT SCOPING DOCUMENT
FOR THE
MEADOWS AT BRIARCLIFF
SEPTEMBER 20, 2021**

APPLICANT:	MEADOWS AT BRIARCLIFF, LLC
LOCATION:	715 SLEEPY HOLLOW ROAD, BRIARCLIFF MANOR
ZONING DISTRICT:	R-40 – ONE-FAMILY RESIDENCE ZONING DISTRICT
TAX DESIGNATION:	SECTION 105.17, BLOCK 1, LOT 15
ARCHITECT:	ROY FREDRIKSEN, P.E.

WHEREAS, an application for Subdivision approval has been filed with the Town of Mount Pleasant Planning Board by the Meadows at Briarcliff, LLC (hereinafter referred to as the “Applicant”); and

WHEREAS, the property located at 715 Sleepy Hollow Road, Briarcliff Manor and is more specifically known and designated as Section 105.17, Block 1, Lot 15 (hereinafter referred to as the “Site”); and

WHEREAS, the proposed development involves subdividing a 36.8-acre parcel located adjacent to Pocantico Lake to create 31 clustered single-family lots. 29 new single-family homes are proposed, and two existing residences currently located on the property would be preserved. The lots would be accessed via a new dead-end roadway supporting two separate cul-de-sacs. The new homes would be served by public sewer and water connections to the Saw Mill Valley Sewer District and Briarcliff Manor Village Water

District. A conventional 31 lot subdivision plan has been submitted conforming to the applicable R-40 zoning district requirements to justify the proposed cluster subdivision lot count. The lots in the cluster subdivision would be approximately 20,000 square feet in area, resulting in a conservation area of approximately 21.5 acres (hereinafter referred to as the "Project"); and

WHEREAS, pursuant to 6NYCRR Part 617, the proposed development of the site as described above is classified as an Unlisted Action; and

WHEREAS, on June 3, 2021, the Town of Mount Pleasant Planning Board designated its intent to serve as Lead Agency for the SEQRA review of the Project; and

WHEREAS, the Lead Agency Notice of Intent was circulated to all Involved Agencies in accordance with 6 NYCRR §617.6; and

WHEREAS, no objections to the Planning Board's Lead Agency designation have been received.

NOW THEREFORE BE IT RESOLVED THAT, the Planning Board of the Town of Mount Pleasant hereby confirms its declared intent to serve as Lead Agency for the purposes of reviewing the Project; and

BE IT FURTHER RESOLVED, that based on the Planning Board's review of the documentation provided as part of the initial application, including the Full Environmental Assessment Form (EAF) and supplemental studies, the Planning Board serving as Lead Agency does hereby adopt a Positive Declaration indicating that the Project may result in one or more significant adverse impacts on the environment and that an Environmental Impact Statement shall be prepared; and

BE IT FURTHER RESOLVED, that the Lead Agency has identified the following specific relevant areas of environmental concern upon which the Project may have a significant adverse impact on the environment:

- A. Land Use and Zoning
- B. Flora & Fauna
- C. Geology, Topography, Steep Slopes & Soils
- D. Water Resources
- E. Sanitary Sewage & Water Supply
- F. Traffic
- G. Community Facilities
- H. Socioeconomic and Fiscal Impacts
- I. Cultural Resources
- J. Visual Resources
- K. Construction

BE IT FURTHER RESOLVED, that a draft Scoping Document has been prepared, which is hereby made available for public review and comment.

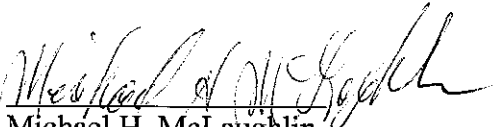
BE IT FURTHER RESOLVED, that a Public Scoping Session will be held during the regularly scheduled Planning Board meeting on October 18, 2021 **(OR - comments on the draft Scoping Document will be accepted until 4:00 PM on October 18, 2021,** at the Planning Department office, Town of Mount Pleasant Town Hall, One Town Hall Plaza, Valhalla NY, 10595, csaracino@mtpleasantny.com.

BE IT FURTHER RESOLVED, that this Resolution and related documentation shall be distributed to all other Involved Agencies, and shall be published in the Environmental Notice Bulletin, as required by 6 NYCRR Part 617.

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of September 20, 2021.

On a motion of Planning Board Member Joan Lederman, Seconded by Planning Board Member George Pappas, this resolution was approved by the following vote:

Michael H. McLaughlin, Chairman	<u>AYE</u>
Jane Abbate	<u>Recused</u>
James Collins	<u>AYE</u>
Patsy Fucale	<u>AYE</u>
Joan Lederman	<u>AYE</u>
George Pappas	<u>AYE</u>
John Piazza	<u>AYE</u>


Michael H. McLaughlin
Chairman

9/20/21
Date

In The Matter Of:
715 SLEEPY HOLLOW ROAD

October 18, 2021

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dalcoreporting.com*

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<p style="text-align: right;">Page 1</p> <p>1 2 PLANNING BOARD TOWN OF MOUNT PLEASANT, NEW YORK 3 - - - - -X PUBLIC HEARING: 4 715 Sleepy Hollow Road, Briarcliff Manor 5 Meadows at Briarcliff Manor, LLC 6 - - - - -X 7 October 18, 2021 8 8:38 p.m. 9 BEFORE: 10 MICHAEL McLAUGHLIN, Chair PATSY FUCALE, Member JAMES COLLINS, Member JANE ABBATE, Member GEORGE PAPPAS, Member JOHN PIAZZA, Member 11 12 FOR THE APPLICANT: KORY SALOMONE, ESQ. ZARIN & STEINMETZ 81 Main Street, Suite 415 White Plains, New York 10601 13 14 15 16 17 ALSO PRESENT: CAROLYN SARACINO, Administrative Assistant 18 19 20 21 22 23 24 25</p>	<p style="text-align: right;">Page 3</p> <p>1 715 SLEEPY HOLLOW ROAD 2 MR. McLAUGHLIN: Joan. 3 MS. LEDERMAN: Aye. 4 MR. McLAUGHLIN: Jim. 5 MR. COLLINS: Aye. 6 MR. McLAUGHLIN: Patsy. 7 MR. FUCALE: Aye. 8 MR. McLAUGHLIN: Aye. All right. I think 9 -- how many people here do not know what this 10 application is about? Okay. So, I have 11 advised the applicant not to go through a 12 detailed description of the application, but 13 rather to give us a broad brush review in the 14 interest of making sure that we get out of here 15 by Thursday. 16 MR. SALOMONE: I'll try to keep it under a 17 minute. For the record, Kory Salomone, from 18 Zarin & Steinmetz. Here with me this evening 19 is Brian Zappi, one of the principals of 20 Meadows at Briarcliff as well as David Smith, 21 our project planner. The project is located at 22 715 Sleepy Hollow Road. It's approximately 36 23 acres in size. As you said it's the R-40 24 zoning district. We are proposing a 31-lot 25 cluster subdivision. In order to justify that</p>
<p style="text-align: right;">Page 2</p> <p>1 715 SLEEPY HOLLOW ROAD 2 MR. McLAUGHLIN: Okay. Let's have some 3 fun now. Let's get to the bottom of page 1.] 4 There's a proposed public comment section for 5 the SEQRA draft and scoping document prepared 6 for Subdivision SD 21-01. The proposed 7 subdivision of a 36.82-acre residential 8 property lot into 31 residential lots called 9 Meadows at Briarcliff. Roughly one acre in 10 size. Cluster subdivision is proposed so as to 11 conserve green space and reduce disturbance. 12 Subdivision 21-01, as I said. Location is 715 13 Sleepy Hollow Road, Briarcliff Manor, Section, 14 Block, and Lot 105.17-1-15. The zone is R-40. 15 Owner and applicant is Meadows at Briarcliff 16 Manor, LLC, and the engineer is Roy A. 17 Fredriksen -- Roy A. Fredriksen. 18 MR. COLLINS: I would like to make a 19 motion to waive the reading of public notice. 20 MR. McLAUGHLIN: Motion by Jim. 21 MS. LEDERMAN: Second. 22 MR. McLAUGHLIN: Second by Joan. George. 23 MR. PAPPAS: Aye. 24 MR. McLAUGHLIN: John. 25 MR. PIAZZA: Aye.</p>	<p style="text-align: right;">Page 4</p> <p>1 715 SLEEPY HOLLOW ROAD 2 lot count, we had to produce a conventional 3 subdivision showing 31 lots. We have done 4 that. 5 And with that, I'm going to turn it over 6 to Dave to go through the scope with you. 7 MR. SMITH: Thank you, Kory. For the 8 record, David Smith, S-M-I-T-H, the other David 9 Smith, principal with Planning & Development 10 Advisors. 11 Tonight, I'm going to go over very briefly 12 the draft -- 13 MR. McLAUGHLIN: Very briefly. 14 MR. SMITH: -- very briefly -- the draft 15 scoping outline. For those of you who want to 16 access it, it is available online on the town 17 website. With respect to -- and the draft 18 scoping outline was prepared in accordance with 19 the State Environmental Quality Review Act, the 20 chairman had referenced that earlier and 21 actually, thank you, Mr. Chairman, for doing an 22 overview of the SEQRA. And Mr. Cleary for 23 doing an overview of the SEQRA process. I just 24 want to state that the primary goal, and this 25 is out of the SEQRA regulations, the primary</p>

<p style="text-align: right;">Page 5</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 goals of scoping which we're here tonight are</p> <p>3 to focus the environmental impact statement on</p> <p>4 potentially significant adverse impacts and to</p> <p>5 eliminate consideration of those impacts that</p> <p>6 are irrelevant or not significant. So, very</p> <p>7 briefly, the scoping outline -- I'd like to</p> <p>8 refer to it as a content of the draft</p> <p>9 environmental statement, which would be a very</p> <p>10 lengthy document submitted to the board and</p> <p>11 available for public review at some point in</p> <p>12 time. And the scoping outline includes an</p> <p>13 executive summary, project description, and</p> <p>14 then the main section which includes existing</p> <p>15 conditions, potential impacts, and proposed</p> <p>16 mitigation, covers 11 impact categories. And</p> <p>17 I'll very quickly go through those categories.</p> <p>18 Land use and zoning. So we'll look at</p> <p>19 land use surrounding the proposed project.</p> <p>20 We'll look at clients with the R-40 zoning</p> <p>21 regulations. Look at comprehensive planning</p> <p>22 documents including the town's nearly completed</p> <p>23 comprehensive plan. Impact Category Number 2</p> <p>24 is flora and fauna. That includes the</p> <p>25 preparation of the threatened and endangered</p>	<p style="text-align: right;">Page 7</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 evaluated as a result of the proposed action.</p> <p>3 Community facilities, which includes potential</p> <p>4 impacts to police, fire, emergency services,</p> <p>5 school, and solid waste. Socioeconomic and</p> <p>6 fiscal. Again, we'll look at the demographic</p> <p>7 conditions within the town -- how it's changed</p> <p>8 over time. And the potential impacts of this</p> <p>9 proposed project. And that also includes</p> <p>10 revenue from local taxes as a result of the</p> <p>11 proposed action. The next impact category is</p> <p>12 cultural resources. That includes the</p> <p>13 preparation of a Phase 1 archeological survey.</p> <p>14 And there will be coordination with the state's</p> <p>15 Office of Historic Preservation as part of that</p> <p>16 submission and review. Next category is visual</p> <p>17 resources. Including photo documentation of</p> <p>18 the site, surrounding area. And it may include</p> <p>19 as part of the anticipated impacts the</p> <p>20 preparation of elevation, sketches, cross</p> <p>21 sections, and/or photo renderings as</p> <p>22 appropriate. And the last impact category is</p> <p>23 construction. And the impact of construction</p> <p>24 during the development process. It's -- Mr.</p> <p>25 Chairman, that covers the impact categories.</p>
<p style="text-align: right;">Page 6</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 species habitat suitability assessment report,</p> <p>3 a tree survey to respond to the town's tree</p> <p>4 ordinance.</p> <p>5 Impact Category Number 3, geology,</p> <p>6 topography, steep slopes, and soils. Again,</p> <p>7 we'll look at the underlying geologic</p> <p>8 conditions, the presence of steep slopes on the</p> <p>9 project site and any potential impacts to those</p> <p>10 categories and how they may be mitigated.</p> <p>11 Impact Category Number 4, water resources.</p> <p>12 Location of the project is adjacent to the</p> <p>13 mechanical lakes. Pay particular attention to</p> <p>14 the impact -- potential impact on that</p> <p>15 particular water body. Storm water management</p> <p>16 is included with that particular impact</p> <p>17 category. And there's an extensive storm water</p> <p>18 management report or SWPPP, storm water</p> <p>19 pollution prevention program that needs to be</p> <p>20 prepared as part of that application. The next</p> <p>21 impact category is sanitary sewer and water</p> <p>22 supply utilities. The following impact</p> <p>23 category traffic, we have identified three</p> <p>24 local roadways which will be evaluated along</p> <p>25 with three adjacent intersections which will be</p>	<p style="text-align: right;">Page 8</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 There is a section on alternatives. And we</p> <p>3 have identified three alternatives, a no-action</p> <p>4 alternative which is required under SEQRA. A</p> <p>5 conventional layout with the 31 existing lots.</p> <p>6 And then a conservation layout which may have</p> <p>7 alternative house design. Which may include a</p> <p>8 zero lot line alternative, which may provide</p> <p>9 some additional mitigation with respect to the</p> <p>10 impacts. And then there are some other</p> <p>11 required sections that are required under the</p> <p>12 SEQRA regulations. So Mr. Chairman, that</p> <p>13 covers the -- briefly, the scoping outline and</p> <p>14 I turn it back over to you. Thank you.</p> <p>15 MR. McLAUGHLIN: And as they have</p> <p>16 indicated, it's the submitted -- the applicant</p> <p>17 has submitted a suggested table of contents or</p> <p>18 a scoping document. We are not going to just</p> <p>19 accept that, obviously. CAC has given us a</p> <p>20 detailed set of additions, changes to be made.</p> <p>21 VBM, which is Briarcliff Manor, something or</p> <p>22 other. Has also submitted a list. And a group</p> <p>23 called Pocantico Lake Civic Association or</p> <p>24 something like that. They also submitted --</p> <p>25 that came in today. I didn't get a chance to</p>

<p style="text-align: right;">Page 9</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 read anything except the preamble nine pages.</p> <p>3 I would like to suggest that -- with the</p> <p>4 board's permission that we include all of the</p> <p>5 CAC suggestions. Although I did say to Pat</p> <p>6 that there was 6-A or 6-B or whatever it was.</p> <p>7 There were two or three things having to do</p> <p>8 with measurements that I don't really recall</p> <p>9 right now, Steve, what they were. That I</p> <p>10 wasn't sure we had the ability to measure it.</p> <p>11 Anyhow, VBM looks to me like it's essentially</p> <p>12 the same as -- as the CAC. The consultant has</p> <p>13 given his own. So that's four versions or --</p> <p>14 five versions that we have. They are going to</p> <p>15 converge. As -- as the applicant has alluded,</p> <p>16 the purpose of tonight is not to review the</p> <p>17 application. That's a long distance away. The</p> <p>18 purpose tonight is to identify how are we going</p> <p>19 to review the application. What are we going</p> <p>20 to look at? And not to cast any assertions,</p> <p>21 but typically an applicant will, you know, they</p> <p>22 did a good job. I will call it a complete job</p> <p>23 not, a job that we are finished modifying</p> <p>24 because this is, I will call a boiler-plate.</p> <p>25 Meaning not to insult anybody. And we either</p>	<p style="text-align: right;">Page 11</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 you, 14, 15.</p> <p>3 MS. LEDERMAN: 16.</p> <p>4 MR. McLAUGHLIN: 16. I got you. You're</p> <p>5 14 or 15 or something like that. All those</p> <p>6 guys in the back don't want to speak? You here</p> <p>7 for a different application? I got one guy</p> <p>8 back there.</p> <p>9 MS. LEDERMAN: 17.</p> <p>10 MR. McLAUGHLIN: We got 18. Looks like he</p> <p>11 just woke up.</p> <p>12 UNIDENTIFIED SPEAKER: I thought I was</p> <p>13 number seven.</p> <p>14 MR. McLAUGHLIN: Anybody else? Yeah, I</p> <p>15 gave you a number.</p> <p>16 UNIDENTIFIED SPEAKER: Was I 12? I don't</p> <p>17 know if I was 12 or --</p> <p>18 MR. McLAUGHLIN: You're 19.</p> <p>19 UNIDENTIFIED SPEAKER: Okay.</p> <p>20 MR. McLAUGHLIN: 19, and that's it. Sir,</p> <p>21 you're in the way. Hang on. 20, 21 -- 21</p> <p>22 going once, 21, 21, 22. Anybody want to do 22?</p> <p>23 I should have been an auctioneer -- an</p> <p>24 auctioneer either.</p> <p>25 MS. LEDERMAN: 21.</p>
<p style="text-align: right;">Page 10</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 the public or one body or another has said to</p> <p>3 us, you know, you get -- you have the critical</p> <p>4 environmental area. Things like that make this</p> <p>5 review much, much more touchy, for lack of a</p> <p>6 better word, than any I've been involved in</p> <p>7 before. I would also ask that, at some point,</p> <p>8 in the game, we add more alternatives. An</p> <p>9 alternative for instance that doesn't hit steep</p> <p>10 slopes, et cetera. But we will get into that</p> <p>11 as we go along. Has anybody here read the</p> <p>12 provided -- proposed scoping document? Great.</p> <p>13 Some have, some haven't. So those of you who</p> <p>14 have, you have the opportunity because you've</p> <p>15 wrestled with the language. You wrestled with</p> <p>16 what's in there. You got something to say.</p> <p>17 Those of you who haven't read it, you may still</p> <p>18 have opinions and those opinions are still</p> <p>19 valid. But -- you may not be able to pinpoint</p> <p>20 where something should be done. So with that,</p> <p>21 I'm going to ask for those that want to speak</p> <p>22 to us. I want you to raise your hand. I will</p> <p>23 give you a number. One, two, three, four,</p> <p>24 five, six, seven, eight, nine, ten, 11, with a</p> <p>25 green there, 12. 12 behind you, 13, next to</p>	<p style="text-align: right;">Page 12</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: Blackjack.</p> <p>3 UNIDENTIFIED SPEAKER: Mr. Chairman, I'm</p> <p>4 sorry. Before you start getting to the public</p> <p>5 comments. In the scoping outline, there was a</p> <p>6 reference to a provision or a potential</p> <p>7 provision for a written comment period. For</p> <p>8 accepting written, and I think you mentioned</p> <p>9 that as part of your remarks. So we ask on our</p> <p>10 part is to have a written comment period</p> <p>11 available until 29th this month.</p> <p>12 MR. McLAUGHLIN: Oh, no. It will go long</p> <p>13 beyond the 29th of this month. Thank you for</p> <p>14 your input.</p> <p>15 UNIDENTIFIED SPEAKER: I respectfully had</p> <p>16 to ask. Thank you.</p> <p>17 MR. McLAUGHLIN: You can ask. Great.</p> <p>18 One.</p> <p>19 MR. SAVITY: Good evening. My name is Ted</p> <p>20 Savity [ph.] I reside at 1130 Bedford Road.</p> <p>21 MR. McLAUGHLIN: Hold on. I'm looking at</p> <p>22 a stack of papers. If you are going to go more</p> <p>23 than five minutes. I'm going to shut you down.</p> <p>24 MR. SAVITY: I'm going to try not to go</p> <p>25 more than five minutes.</p>

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<p style="text-align: right;">Page 13</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: Good. Let's go.</p> <p>3 MR. SAVITY: So my name is Ted Savity. I</p> <p>4 live at 1130 Bedford Road. I've been really</p> <p>5 familiar with the DEIS. I've looked at it, and</p> <p>6 created a mark up that I have for it to give to</p> <p>7 Carolyn with some comments. But I wanted to</p> <p>8 focus our attention on three things in my</p> <p>9 comments tonight. And with that regard, I may</p> <p>10 -- I included in my comments and letters to the</p> <p>11 board are some photographs of the slopes above</p> <p>12 the lake which are critical, and I would</p> <p>13 like --</p> <p>14 MR. PIAZZA: Is that what you gave us</p> <p>15 already?</p> <p>16 MR. SAVITY: Well, I don't know if you</p> <p>17 have it -- for your convenience, I have them if</p> <p>18 you would like to look at it.</p> <p>19 MR. McLAUGHLIN: What is it you want done?</p> <p>20 Folks, we don't need to look at exhibits. We</p> <p>21 need to know what --</p> <p>22 MR. SAVITY: Fine.</p> <p>23 MR. McLAUGHLIN: -- is it you think needs</p> <p>24 to be in the scope?</p> <p>25 MR. SAVITY: So yes, sir. All right.</p>	<p style="text-align: right;">Page 15</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: -- wetlands consultants</p> <p>3 and environmental consultants, period.</p> <p>4 MR. SAVITY: So I'm suggesting, for</p> <p>5 example, in the documents that's been submitted</p> <p>6 to the board, if you look at the little house</p> <p>7 boxes on the drawing where the elevations are</p> <p>8 supposed to be indicated, they say XXX. So we</p> <p>9 don't really know exactly how much grading</p> <p>10 we're proposing in this project. So how is an</p> <p>11 environmental engineer going to evaluate what</p> <p>12 the effect on the slopes above the lake are if</p> <p>13 the elevation and the foundation is listed as</p> <p>14 XXX.</p> <p>15 MR. McLAUGHLIN: This is going to sound</p> <p>16 but is that -- I read that today. Is that in</p> <p>17 the submittal that you sent us today?</p> <p>18 MR. SAVITY: Yes.</p> <p>19 MR. McLAUGHLIN: Can I -- can I say that</p> <p>20 -- hold on.</p> <p>21 MR. SAVITY: Yup.</p> <p>22 MR. McLAUGHLIN: To expedite things, let's</p> <p>23 make sure that that document which came from</p> <p>24 the --</p> <p>25 MR. SAVITY: Friends of Rockefeller --</p>
<p style="text-align: right;">Page 14</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 So --</p> <p>3 MR. McLAUGHLIN: Otherwise we will be here</p> <p>4 all night long.</p> <p>5 MR. SAVITY: We'll get to this later if</p> <p>6 you want. Because this is relevant to what I'm</p> <p>7 going to to talk about. Is a lack of</p> <p>8 sufficient detail in the cluster subdivision</p> <p>9 plan which is part of what the DEIS package is.</p> <p>10 So for example, if we are going to be</p> <p>11 evaluating the environmental impact of this</p> <p>12 project, when you look at what you are going to</p> <p>13 be handing to environmental experts, you are</p> <p>14 going to be handing this little rough drawing</p> <p>15 over here --</p> <p>16 MR. McLAUGHLIN: No, we are going to be</p> <p>17 telling them to go out in the field.</p> <p>18 MR. SAVITY: Okay. So but they're also</p> <p>19 going to have to look at where the homes are</p> <p>20 going to be situated on the property. It's not</p> <p>21 just looking at the field.</p> <p>22 MR. McLAUGHLIN: They are professionals.</p> <p>23 We will get -- trust me, we will get the</p> <p>24 planning board's --</p> <p>25 MR. SAVITY: Okay.</p>	<p style="text-align: right;">Page 16</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 excuse me, friends of Pocantico Lake, yes.</p> <p>3 MR. McLAUGHLIN: Right. That that gets</p> <p>4 included please. So that we don't have to go</p> <p>5 through this 20 other people that want to talk</p> <p>6 to us.</p> <p>7 MR. SAVITY: I'm trying to be --</p> <p>8 MR. McLAUGHLIN: I know --</p> <p>9 MR. SAVITY: I appreciate that, sir. I</p> <p>10 appreciate it. I'm trying to move very</p> <p>11 quickly. You have a lot of people here.</p> <p>12 So the second thing is the -- I think the</p> <p>13 DEIS pays short (inaudible) to the number of</p> <p>14 alternatives that are available. In fact, in</p> <p>15 the steep slope document as part of the</p> <p>16 application --</p> <p>17 MR. McLAUGHLIN: We agree. We agree.</p> <p>18 I've already asked them.</p> <p>19 MR. SAVITY: So there should be -- there</p> <p>20 should looking at larger conservation units to</p> <p>21 protect the entire hillside. I think one</p> <p>22 problem you have in the entire EIS is we talk</p> <p>23 about steep slopes. And the problem is in the</p> <p>24 regulations; a steep slope has a certain</p> <p>25 definition.</p>

<p style="text-align: right;">Page 17</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: Right.</p> <p>3 MR. SAVITY: But when you look at the</p> <p>4 actual, which is why I want to show you</p> <p>5 pictures, when you actually look at the</p> <p>6 hillsides leading down to the lake, they have</p> <p>7 rock outcropping to create, frankly, a ridge.</p> <p>8 And those slopes will fall off and then go</p> <p>9 steep. So when you just apply the strict</p> <p>10 definition which is what obviously the designer</p> <p>11 of this project is doing --</p> <p>12 MR. McLAUGHLIN: Try to cut to the chase,</p> <p>13 will you. You want to see elevations.</p> <p>14 MR. SAVITY: I think what we have to do is</p> <p>15 the DEIS has to refer to the entire hillside</p> <p>16 being evaluated, not just the steep slopes.</p> <p>17 MR. McLAUGHLIN: You want to see</p> <p>18 elevations. That's in the document that you</p> <p>19 sent to us today.</p> <p>20 MR. SAVITY: Okay. So thank you.</p> <p>21 MR. McLAUGHLIN: Sure.</p> <p>22 MR. SAVITY: So the other point I want to</p> <p>23 make is that the -- the -- the notion that we</p> <p>24 have a -- we are doing a DEIS for a cluster</p> <p>25 subdivision that involves a steep slope permit</p>	<p style="text-align: right;">Page 19</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 like. So, you know, I get it. And I've a</p> <p>3 11-year old who thinks he's a lawyer. So when</p> <p>4 the 11-year old starts going, I'm telling you.</p> <p>5 I -- really I pity you.</p> <p>6 So anyway -- so what I'm getting at the</p> <p>7 next thing is the DEIS references an</p> <p>8 interesting statute that developers planned</p> <p>9 intention to rely on Section A2279 of the Mount</p> <p>10 Pleasant Town code in order to -- in order to</p> <p>11 get the advantage of well, that somehow they</p> <p>12 are faced with a hardship. And -- and that</p> <p>13 that's how the developer has to be developed</p> <p>14 under that. There's no power of this board --</p> <p>15 MR. McLAUGHLIN: Ding dong.</p> <p>16 MR. SAVITY: Sorry?</p> <p>17 MR. McLAUGHLIN: Ding dong. Two.</p> <p>18 MR. SAVITY: Okay.</p> <p>19 MR. McLAUGHLIN: Two.</p> <p>20 UNIDENTIFIED SPEAKER: Time is up.</p> <p>21 MR. SAVITY: Okay. Thank you very much.</p> <p>22 MR. McLAUGHLIN: Thank you. Ain't this</p> <p>23 fun?</p> <p>24 MS. BROWN: No. Hi, my name is Tracy</p> <p>25 Brown. I work for the Hudson River Keeper.</p>
<p style="text-align: right;">Page 18</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 application involving blasting and</p> <p>3 jackhammering of rock outcroppings sort of</p> <p>4 turns the entire Statute 1078 on its head. The</p> <p>5 whole purpose of granting somebody a cluster</p> <p>6 subdivision with the number of homes is in</p> <p>7 order to avoid having to do that. So we need</p> <p>8 to really look at how this works with what we</p> <p>9 are evaluating --</p> <p>10 MR. McLAUGHLIN: I'm hearing what you're</p> <p>11 saying what I read today. I've already</p> <p>12 included the document.</p> <p>13 MR. SAVITY: Okay. Great.</p> <p>14 So my next public comment, I'd like to</p> <p>15 point out --</p> <p>16 MR. McLAUGHLIN: Are you a lawyer?</p> <p>17 MR. SAVITY: Sorry?</p> <p>18 MR. McLAUGHLIN: Are you a lawyer?</p> <p>19 MR. SAVITY: Yes, I am.</p> <p>20 MR. McLAUGHLIN: Continue.</p> <p>21 MR. SAVITY: And worse -- worse --</p> <p>22 MR. McLAUGHLIN: I got two of them in the</p> <p>23 family.</p> <p>24 MR. SAVITY: Oh, you do. Okay. So you</p> <p>25 know -- so you know what family dinners are</p>	<p style="text-align: right;">Page 20</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 And I'm here primarily because the Pocantico</p> <p>3 Lake is of significance to the Hudson River</p> <p>4 watershed and downstream into the river. So as</p> <p>5 it pertains, I'll be brief, to what we are</p> <p>6 talking about today. I want to make sure that</p> <p>7 it is acknowledged that the Pocantico River has</p> <p>8 been used as a drinking water reservoir in the</p> <p>9 past and there is a chance that it could be,</p> <p>10 you know, put back into use for that in the</p> <p>11 future.</p> <p>12 MR. McLAUGHLIN: Yes. That's already in</p> <p>13 the CAC.</p> <p>14 MS. BROWN: Okay. That's great.</p> <p>15 MR. McLAUGHLIN: It's in multiple</p> <p>16 documents actually.</p> <p>17 MS. BROWN: Okay. Also, you know, very</p> <p>18 concerned about the impact of sediment and the</p> <p>19 items that Mr. Savity addressed. So I would</p> <p>20 like to just kind of include those in our</p> <p>21 comments as being supported by river keeper.</p> <p>22 Also interested in, you know, additional</p> <p>23 alternatives as you mentioned. We don't have</p> <p>24 specifics right now. But different sightings</p> <p>25 of the homes and you know ideally fewer homes.</p>

<p style="text-align: right;">Page 21</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 And then also making sure that we have</p> <p>3 sufficient consideration for the impact on the</p> <p>4 other existing parks that border the property.</p> <p>5 MR. McLAUGHLIN: Visual, et cetera, right.</p> <p>6 MS. BROWN: Yes. That's it. Thank you.</p> <p>7 MR. McLAUGHLIN: Thank you very much.</p> <p>8 Three.</p> <p>9 MR. SANDERS: Good evening. Charlie</p> <p>10 Sanders, 29 Kings Grant Way. Mr. Savity and I</p> <p>11 authored this magnum opus and --</p> <p>12 MR. McLAUGHLIN: So everything you are</p> <p>13 going to say is already in.</p> <p>14 MR. SANDERS: Well, it is. I would like</p> <p>15 to underline --</p> <p>16 MR. McLAUGHLIN: Are you a lawyer?</p> <p>17 MR. SANDERS: Yes. But I'm a journalist</p> <p>18 too. Just want to underline a couple of</p> <p>19 things.</p> <p>20 In terms of the balancing test that needs</p> <p>21 to go on as part of the scoping process, there</p> <p>22 are a few things that were not mentioned within</p> <p>23 the DEIS. And we'd actually marked it up to</p> <p>24 include some of those things. One of them is</p> <p>25 information that we provided to the town board</p>	<p style="text-align: right;">Page 23</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 ease. We believe that. None of us fell off</p> <p>3 the pumpkin truck yesterday.</p> <p>4 MR. SANDERS: I fell off the turnip truck</p> <p>5 yesterday, but that was a different -- that was</p> <p>6 for a different reason.</p> <p>7 MR. McLAUGHLIN: This is Halloween. Come</p> <p>8 on.</p> <p>9 MR. SANDERS: All I want to add is that</p> <p>10 especially in regard to the wildlife, we</p> <p>11 provided extensive photographic evidence that a</p> <p>12 statement from the developers that deer are the</p> <p>13 only animal present on this property. There</p> <p>14 are 25 other species. Birds of prey, bald</p> <p>15 eagles there every day, et cetera, et cetera.</p> <p>16 I'm not going to enumerate them, but you get</p> <p>17 the idea.</p> <p>18 MR. McLAUGHLIN: Thank you. Four.</p> <p>19 MS. GOLODETZ: Hi. My name is Nancy</p> <p>20 Rogers Golodetz. I'm at 816 Sleepy Hollow Road</p> <p>21 in Briarcliff Manor.</p> <p>22 Some of these points may have been covered</p> <p>23 in the document. I didn't have a chance to</p> <p>24 read that yet. Unlike you, I'm not a speed</p> <p>25 reader. So the first one is really noise</p>
<p style="text-align: right;">Page 22</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 last week. And that is documents from 1987</p> <p>3 which discuss the importance of Pocantico Lake.</p> <p>4 What it means not only to the community, but to</p> <p>5 the watershed, to potable water, et cetera, et</p> <p>6 cetera. Those documents are extremely</p> <p>7 important. Because they gave notice to the</p> <p>8 developer, at the time of the purchase that</p> <p>9 this is not only a CEA critical environmental</p> <p>10 area, but also that pretty much the same</p> <p>11 project has already been discussed by this</p> <p>12 board. And -- and a -- a similar project --</p> <p>13 MR. McLAUGHLIN: A similar project.</p> <p>14 MR. SANDERS: And -- and it's relevant if</p> <p>15 not directly important. So it's very important</p> <p>16 to take a look at that in order to make your</p> <p>17 jobs easier. We actually marked up the draft</p> <p>18 to provide additional language. So I'm not</p> <p>19 going to go through that. It's already in the</p> <p>20 record, and it's already been submitted.</p> <p>21 Before my five minutes runs out, the thing</p> <p>22 that I really want to concentrate on is the</p> <p>23 need for independent expert opinion. It is</p> <p>24 crucial. And I'll tell you quickly why.</p> <p>25 MR. McLAUGHLIN: I can set your mind at</p>	<p style="text-align: right;">Page 24</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 mitigation which I think you are aware of but,</p> <p>3 you know, consistent with your currently, you</p> <p>4 know, being updated in the vision plan that</p> <p>5 noise is defined as any loud, disported or</p> <p>6 disagreeable sounds that interfere with the</p> <p>7 quality of life --</p> <p>8 MR. McLAUGHLIN: It's a standard part of</p> <p>9 the --</p> <p>10 MS. GOLODETZ: Obviously, this is going to</p> <p>11 be disruptive --</p> <p>12 MR. McLAUGHLIN: Talking about</p> <p>13 construction impact.</p> <p>14 MS. GOLODETZ: Right. And beyond after</p> <p>15 these homes are built.</p> <p>16 MR. McLAUGHLIN: Not beyond.</p> <p>17 MS. GOLODETZ: But it's going --</p> <p>18 MR. McLAUGHLIN: There are noise --</p> <p>19 there's a noise ordinance that prevents one</p> <p>20 neighbor from impacting another.</p> <p>21 MS. GOLODETZ: Right. And this is going</p> <p>22 on per the application two years, 6 days a</p> <p>23 week, 8 to 5:00 p.m. That's 624 days of</p> <p>24 disruption. It's a lot. Yeah. And it would</p> <p>25 be nice to maybe have Saturdays off, quite</p>

<p style="text-align: right;">Page 25</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 frankly.</p> <p>3 But that leads me to the other point, the</p> <p>4 traffic. And I had written this earlier.</p> <p>5 There's only two traffic studies in this</p> <p>6 document. And there are at Sleepy Hollow Road</p> <p>7 and Long Hill Road East and Sleepy Hollow Road</p> <p>8 and Old Sleepy Hollow Road Extension.</p> <p>9 MR. McLAUGHLIN: That's going to be</p> <p>10 expanded.</p> <p>11 MS. GOLODETZ: Yeah. It really needs to</p> <p>12 be expanded in a number of ways --</p> <p>13 MR. McLAUGHLIN: 9A for instance --</p> <p>14 MS. GOLODETZ: And to Route 9. That's the</p> <p>15 main throughfare to -- yeah Route 9.</p> <p>16 And then also I would I say the county</p> <p>17 house road, you know, cross over from Sleepy</p> <p>18 Hollow Road as well. That's a pretty dangerous</p> <p>19 intersection as it is now. So I would add</p> <p>20 those two routes, and I think there are a</p> <p>21 couple more.</p> <p>22 MR. McLAUGHLIN: You got that, Pat. You</p> <p>23 got that, Pat?</p> <p>24 MS. GOLODETZ: And I add the evaluation of</p> <p>25 traffic lights at both the intersections to</p>	<p style="text-align: right;">Page 27</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 planning to do that, that's great. I would</p> <p>3 really like to have that called out independent</p> <p>4 assessment of the biological resources. And</p> <p>5 that would be broader than wildlife, obviously.</p> <p>6 And the last one is the U.S. Army of</p> <p>7 Engineers. My understanding, you probably know</p> <p>8 this better than I, they issue permits related</p> <p>9 to -- I have to read this. Okay. Permits</p> <p>10 related to the waters of the U.S. including all</p> <p>11 service waters such as navigable -- all</p> <p>12 navigable, waters and their tributaries. And</p> <p>13 they are responsible to ensure the physical,</p> <p>14 biological, and chemical quality of these</p> <p>15 waters are protected from irresponsible</p> <p>16 discharges that could permanently alter and</p> <p>17 destroy these resources. Both the Pocantico</p> <p>18 River and obviously the Hudson are included on</p> <p>19 the navigable waters list of New York State</p> <p>20 with a million square miles of deforestation</p> <p>21 and steep slopes, many steep slopes, this</p> <p>22 development will definitely have the, you know,</p> <p>23 potentially to permanently affect the Pocantico</p> <p>24 River and downstream in the Hudson. So given</p> <p>25 their jurisdiction, I ask that the U.S. Army</p>
<p style="text-align: right;">Page 26</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 Sleepy Hollow Road to Route 9 and also County</p> <p>3 House Road. I'd would like to see that in the</p> <p>4 scope. I don't want a traffic light. But it's</p> <p>5 a pretty dangerous two intersections. And with</p> <p>6 more traffic going that way, it's probably</p> <p>7 worth investigating as part of the scope of the</p> <p>8 document.</p> <p>9 MR. McLAUGHLIN: Okay.</p> <p>10 MS. GOLODETZ: Two other things on my list</p> <p>11 are really coming under the headings of</p> <p>12 permits. One was just mentioned in a way. I</p> <p>13 had a chance to look at the critical</p> <p>14 comprehensive site analysis as -- in addition</p> <p>15 to scoping document. And I noticed that the</p> <p>16 DEC really on the biological side, the resource</p> <p>17 side, which was done back in July 2018. It</p> <p>18 relied on basically databases and, in fact,</p> <p>19 there was a letter from the environmental</p> <p>20 review specialist stated depending on the</p> <p>21 nature of the project and the conditions that</p> <p>22 the project site further information from on</p> <p>23 site surveys and other sources may be required</p> <p>24 to fully assess impacts and biological</p> <p>25 resources. And so you just said that you were</p>	<p style="text-align: right;">Page 28</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 Corps of Engineers and a permit be required as</p> <p>3 part of the scope of this development. Okay.</p> <p>4 Thank you. And also thank you for extending</p> <p>5 the time.</p> <p>6 MR. McLAUGHLIN: Okay. Four. Five.</p> <p>7 A. Five. I'm five.</p> <p>8 MR. McLAUGHLIN: I can't count. Thank</p> <p>9 you. Somebody should.</p> <p>10 MS. JOHNSON-FLEDER: Marilyn</p> <p>11 Johnson-Fleder. 773 Sleepy Hollow Road. I</p> <p>12 live next door to 715. So the noise is a big</p> <p>13 issue to us. We are a writer and an editor who</p> <p>14 work at home.</p> <p>15 MR. McLAUGHLIN: It will be covered.</p> <p>16 MS. JOHNSON-FLEDER: The wetlands area and</p> <p>17 the things that we heard from the developers,</p> <p>18 they say that they will not encroach on any</p> <p>19 wetland, water body, or shoreline. But the</p> <p>20 property has wetlands in one corner and of</p> <p>21 course a whole shoreline along the other edge</p> <p>22 of the property. They also share a property</p> <p>23 line with the City of New York's Department of</p> <p>24 Water Supply. And they provide an easement to</p> <p>25 the New Croton Aqueduct. And so I would hope</p>

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<p style="text-align: right;">Page 29</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 that representatives of New York City's water</p> <p>3 supply --</p> <p>4 MR. McLAUGHLIN: We already got a response</p> <p>5 from them.</p> <p>6 MS. JOHNSON-FLEDER: Great. Okay. They</p> <p>7 say they acknowledge that it's in a CEA. And</p> <p>8 they say that there are no streams or water</p> <p>9 sources on the property, but there is a stream</p> <p>10 in the north west corner that feeds the stream</p> <p>11 that comes --</p> <p>12 MR. McLAUGHLIN: One of the additions that</p> <p>13 is going to be put in there is things called</p> <p>14 vernal pools and intermittent streams, et</p> <p>15 cetera. And those things will be covered as</p> <p>16 well.</p> <p>17 MS. JOHNSON-FLEDER: This stream feeds a</p> <p>18 brook that passes through our property through</p> <p>19 several properties at Kings Grant Way into the</p> <p>20 Pocantico River and Pocantico Lake through the</p> <p>21 preserve through the Sleepy Hollow Cemetery and</p> <p>22 to the Hudson River. So we can trace it from</p> <p>23 the corner of their property. The planning of</p> <p>24 the planners from Mount Pleasant have said that</p> <p>25 they need to preserve the character of our</p>	<p style="text-align: right;">Page 31</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 zoning code, we can't stop them from</p> <p>3 developing. There are limits you can put on,</p> <p>4 but you cannot stop them just because you want</p> <p>5 28 and the only 28, 28 or less more houses.</p> <p>6 That's -- that is -- that is not a calculation</p> <p>7 that has any validity.</p> <p>8 MS. JOHNSON-FLEDER: When we are</p> <p>9 talking --</p> <p>10 MR. McLAUGHLIN: Therefore, it won't be in</p> <p>11 the -- in the scoping document.</p> <p>12 MS. JOHNSON-FLEDER: When you're talking</p> <p>13 about the character of the neighborhood, and</p> <p>14 you are talking about doubling the size of the</p> <p>15 neighborhood. Then it seems to me that every</p> <p>16 single thing needs to be considered.</p> <p>17 MR. McLAUGHLIN: No, not every single</p> <p>18 thing. Only the valid things.</p> <p>19 MS. JOHNSON-FLEDER: You win. Sorry.</p> <p>20 MR. McLAUGHLIN: Six.</p> <p>21 MS. JOHNSON-FLEDER: Thank you.</p> <p>22 MR. McLAUGHLIN: You're very welcome. You</p> <p>23 should see my wife when I go at it.</p> <p>24 MR. MALLETT: I'm David Mallett, 57 Old</p> <p>25 Sleepy Hollow Road.</p>
<p style="text-align: right;">Page 30</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 neighborhoods. And I would like to say that I</p> <p>3 went from the border of Briarcliff Manor on</p> <p>4 Sleepy Hollow Road, 1.6 miles to Route 9 and I</p> <p>5 counted the number of houses on the road.</p> <p>6 There are 28. And we are talking about a</p> <p>7 development of 31. So we are --</p> <p>8 MR. McLAUGHLIN: You are talking about a</p> <p>9 development that's in an R-40 zone. If in the</p> <p>10 R-40 zone, if it should turn out that there are</p> <p>11 40 developable acres, then your question is</p> <p>12 moot.</p> <p>13 MS. JOHNSON-FLEDER: It may be moot but --</p> <p>14 MR. McLAUGHLIN: Chang Hai Cook [ph.]</p> <p>15 Didn't like the fact that Stuyvesant or whoever</p> <p>16 Minuet came up the river, but it is what it is.</p> <p>17 MS. JOHNSON-FLEDER: Right. Right. I</p> <p>18 understand that but we are talking about</p> <p>19 doubling the size of this neighborhood.</p> <p>20 MR. McLAUGHLIN: Within the law.</p> <p>21 MS. JOHNSON-FLEDER: Doubling the side</p> <p>22 size of the neighborhood will lead to -- I'm</p> <p>23 just saying that we should look at everything.</p> <p>24 MR. McLAUGHLIN: Yeah. But what if</p> <p>25 somebody has a right to develop under the</p>	<p style="text-align: right;">Page 32</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MS. SARACINO: Sorry. Can you repeat that</p> <p>3 please.</p> <p>4 MR. MALLETT: Dave Mallett. 57 Old Sleepy</p> <p>5 Hollow Road in Briarcliff Manor. And I'm not</p> <p>6 an attorney.</p> <p>7 And I have a thousand things to say, but I</p> <p>8 want to address one very narrow point. And</p> <p>9 that is that the most complete set of plans</p> <p>10 that have been submitted and are publically</p> <p>11 available. The only ones that are actually</p> <p>12 signed by an engineer by Roy A. I forget his</p> <p>13 name, you know, called for --</p> <p>14 MR. McLAUGHLIN: Fredriksen.</p> <p>15 MR. MALLETT: Yes, Fredriksen. Thank you.</p> <p>16 I'm sorry.</p> <p>17 Those plans called for in the body of the</p> <p>18 plans called for over a million square feet of</p> <p>19 tree canopy being taken out. Over 90 percent</p> <p>20 of the existing trees being taken out which is</p> <p>21 astonishing thought that 90 percent of the</p> <p>22 trees were proposed to be taken out. It's just</p> <p>23 not clear to me that the plan that has been the</p> <p>24 scoped that has been going on tonight that it</p> <p>25 specifically addresses the impact of 90 percent</p>

<p style="text-align: right;">Page 33</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 of the tree canopy being removed. It's just</p> <p>3 not clear that it really nails that. And it</p> <p>4 talks --</p> <p>5 MR. McLAUGHLIN: Okay.</p> <p>6 MR. MALLET: Thank you.</p> <p>7 MR. McLAUGHLIN: Okay. Seven. Thank you.</p> <p>8 MR. LINETT: Hey, how are you guys. I'm</p> <p>9 Josh Linett. I live at 54 Holy Place. I'm 17</p> <p>10 years old and a senior at Briarcliff High</p> <p>11 School. So thank you guys for of giving me the</p> <p>12 opportunity to speak here. Like many other</p> <p>13 teenagers and children, the past year and a</p> <p>14 half has been a major, major adjustment and one</p> <p>15 of the biggest things that changed for us has</p> <p>16 been our social lives. Unable to hang to out</p> <p>17 like we normally would, my friends and I were</p> <p>18 forced to get creative. We started hanging out</p> <p>19 outside. Mainly at places like Pocantico Lake.</p> <p>20 Our backyard stopped providing us the</p> <p>21 relaxation and solitude that we desperately</p> <p>22 craved.</p> <p>23 MR. McLAUGHLIN: Backyards have parents</p> <p>24 around, right.</p> <p>25 MR. LINETT: My parents are all right.</p>	<p style="text-align: right;">Page 35</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: As a matter of fact, as</p> <p>3 somebody alluded to back in 1986 or 1987, it</p> <p>4 was -- a specific statement made in the review</p> <p>5 of the original Pocantico Lake subdivision</p> <p>6 which highlighted the fact that there -- the</p> <p>7 visuals of passive use, et cetera, those kinds</p> <p>8 of things. That's why the county bought the</p> <p>9 property.</p> <p>10 MR. LINETT: Good. And I feel that</p> <p>11 parents -- should stay that way.</p> <p>12 MR. McLAUGHLIN: Well, I can't say that we</p> <p>13 will keep the parents away.</p> <p>14 MR. LINETT: All right.</p> <p>15 MR. McLAUGHLIN: I can't say that you'll</p> <p>16 still have a view after --</p> <p>17 MR. LINETT: I appreciate that it is --</p> <p>18 that the youth and how we use the lake and the</p> <p>19 memories and value that it provides us is</p> <p>20 considered. Thank you for your time.</p> <p>21 MR. McLAUGHLIN: Okay. Good. Eight.</p> <p>22 MR. STOLOROW: Hi, good evening. Adam</p> <p>23 Stolorow, from Sive, Paget & Riesel. I</p> <p>24 represent a few of the neighbors in the</p> <p>25 project. So hopefully I can save you some</p>
<p style="text-align: right;">Page 34</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: I've been there, you</p> <p>3 know, a long time ago.</p> <p>4 MR. LINETT: After spending seven hours a</p> <p>5 day alone in our room staring at a computer</p> <p>6 screen, the backyard really wasn't cutting it.</p> <p>7 And we started hanging out outside at Pocantico</p> <p>8 Lake which provided us everything that we need</p> <p>9 and more. Its untouched woods and breathtaking</p> <p>10 scenery really provided us a place to feel like</p> <p>11 kids and not worry about anything else. We</p> <p>12 already live in such challenging times as kids</p> <p>13 hearing bad thing after bad thing on the news.</p> <p>14 MR. McLAUGHLIN: What is it you want us to</p> <p>15 put into the scope?</p> <p>16 MR. LINETT: I hope that you think about</p> <p>17 the impact on the youth population.</p> <p>18 MR. McLAUGHLIN: The visual --</p> <p>19 MR. LINETT: Correct.</p> <p>20 MR. McLAUGHLIN: And I'll call them</p> <p>21 societal --</p> <p>22 MR. LINETT: Yeah, societal.</p> <p>23 MR. McLAUGHLIN: -- impacts are part of</p> <p>24 the review.</p> <p>25 MR. LINETT: Good.</p>	<p style="text-align: right;">Page 36</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 time.</p> <p>3 MR. McLAUGHLIN: I hope so too.</p> <p>4 MR. STOLOROW: The applicant has given you</p> <p>5 a scope that does not comply with SEQRA and you</p> <p>6 should simply reject it.</p> <p>7 MR. McLAUGHLIN: Well, it complies with</p> <p>8 SEQRA; but it's just not as complete as we</p> <p>9 would like it to be.</p> <p>10 MR. STOLOROW: I think the word you used</p> <p>11 earlier was boiler-plate, and it's not just --</p> <p>12 it's not --</p> <p>13 MR. McLAUGHLIN: Yeah. You can't blame</p> <p>14 them for that.</p> <p>15 MR. STOLOROW: -- just that we don't like</p> <p>16 things that are just an outline. The SEQRA</p> <p>17 regulations actually require that the project</p> <p>18 sponsor submit a draft that contains specific</p> <p>19 items outlined in 617.8.</p> <p>20 MR. McLAUGHLIN: I didn't say this before,</p> <p>21 and Pat didn't either. Ultimately, when this</p> <p>22 document comes out, it's not the applicant's</p> <p>23 document. It's this board's. So if we find</p> <p>24 something, as this gentleman is suggesting, if</p> <p>25 we find something that we disagrees with, we</p>

<p style="text-align: right;">Page 37</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 would just go ahead and change it. We would go</p> <p>3 ahead and change it because it would reflect</p> <p>4 our opinion, not the applicant's opinion with</p> <p>5 all due respect to the applicant. The</p> <p>6 applicant may have an opinion that's shades,</p> <p>7 nuances different from what this board has.</p> <p>8 MR. STOLOROW: So what I'm suggesting is</p> <p>9 you should get a better starting point than</p> <p>10 what they've given you because --</p> <p>11 MR. McLAUGHLIN: We are working on that.</p> <p>12 MR. STOLOROW: -- the SEQRA regulations</p> <p>13 require that they identify the potentially</p> <p>14 significant adverse impacts identified both in</p> <p>15 Part 3 of the environmental assessment form and</p> <p>16 as a result of consultation with the other</p> <p>17 involved agencies and the public. So they need</p> <p>18 to start by saying not just we are going to</p> <p>19 look at land use. But in land use, here are</p> <p>20 the significant impacts that we will be looking</p> <p>21 at. Here's -- here are the alternatives.</p> <p>22 Here's how we propose to mitigate them, not at</p> <p>23 an insane level of detail, but what they</p> <p>24 provided is basically just anyone -- this is</p> <p>25 generic. It's not specific to this project.</p>	<p style="text-align: right;">Page 39</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 you now.</p> <p>3 And the last point is that the basis for</p> <p>4 the foundation for the cluster zoning is that</p> <p>5 they have to give you a plan for a conventional</p> <p>6 subdivision that meets with the town</p> <p>7 regulation.</p> <p>8 MR. McLAUGHLIN: Really. We didn't know</p> <p>9 that.</p> <p>10 MR. STOLOROW: Maybe everybody here</p> <p>11 doesn't know that.</p> <p>12 MR. McLAUGHLIN: Tell me something you we</p> <p>13 don't know, please.</p> <p>14 MR. STOLOROW: So -- and I don't know if</p> <p>15 you are being facetious.</p> <p>16 MR. McLAUGHLIN: A little.</p> <p>17 MR. STOLOROW: But the point is they have</p> <p>18 to give you --</p> <p>19 MR. McLAUGHLIN: You must be an attorney</p> <p>20 as well.</p> <p>21 MR. STOLOROW: I am.</p> <p>22 They have to give you a conventional</p> <p>23 subdivision plan that shows lots that would</p> <p>24 actually be built on. Here they included all</p> <p>25 of this waterfront. Because the waterfront</p>
<p style="text-align: right;">Page 38</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: They can respectfully</p> <p>3 decline to comment on the ground that it may</p> <p>4 incriminate them. It's up to us to ensure that</p> <p>5 those things are covered. We will make sure --</p> <p>6 MR. STOLOROW: I just want to make sure</p> <p>7 that you have enough time to do that.</p> <p>8 MR. McLAUGHLIN: This is not the first</p> <p>9 DEIS. We will make sure.</p> <p>10 MR. STOLOROW: So two other points.</p> <p>11 The second is that this project has been</p> <p>12 unlawfully segmented under SEQRA. This project</p> <p>13 that you have in this application is 36 acres.</p> <p>14 This property was actually 42 acres. They</p> <p>15 split it off into six acres that are Briarcliff</p> <p>16 Manor. They've already started building homes</p> <p>17 on there. The effect of all of this</p> <p>18 development needs to be included within the</p> <p>19 scope of SEQRA, not just the 36 acres.</p> <p>20 MR. McLAUGHLIN: When did that separate</p> <p>21 out?</p> <p>22 MR. STOLOROW: Since they purchased the</p> <p>23 property in the last two years. So this --</p> <p>24 this has to be all part of the single review,</p> <p>25 which is not the application you have before</p>	<p style="text-align: right;">Page 40</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 lots, they need steep slope approval. So those</p> <p>3 lots need to be pushed back to where they would</p> <p>4 be developable. So it's not really 31 lots.</p> <p>5 And you should reject the plan as it's been</p> <p>6 submitted. It's not really 31 that buildable</p> <p>7 here.</p> <p>8 MR. McLAUGHLIN: I think you may have</p> <p>9 earned your money.</p> <p>10 MR. STOLOROW: Thanks.</p> <p>11 Okay. Eight, nine, nine. That's not --</p> <p>12 no, that's number nine. First of all, are you</p> <p>13 an attorney?</p> <p>14 MR. ANZEVINO: No, sir. Good evening. My</p> <p>15 name is Jeffrey Anzevino, director of land use</p> <p>16 advocacy for Scenic Hudson. This is the first</p> <p>17 time we've appeared before this board. So for</p> <p>18 background, we were founded in 1963 to save</p> <p>19 Storm King Mountain from a destructive</p> <p>20 industrial project. And we are credited with</p> <p>21 launching the Modern Environmental Grassroots</p> <p>22 Movement. And now we are the Hudson Valley's</p> <p>23 largest environmental organization. I'm here</p> <p>24 tonight to provide scoping comments on the</p> <p>25 Meadows at Briarcliff cluster subdivision. We</p>

<p style="text-align: right;">Page 41</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 believe that in order for the planning board to</p> <p>3 take the requisite hard look at the potential</p> <p>4 adverse environmental impacts and to identify</p> <p>5 the measures that would mitigate those impacts</p> <p>6 to the greatest extent practicable as mandated</p> <p>7 by SEQRA, the draft scope should be revised to</p> <p>8 specifically reflect the site's environmental</p> <p>9 and visual quality. And perhaps most</p> <p>10 importantly, the scope must require that the</p> <p>11 draft environmental impact statement includes</p> <p>12 an examination of alternatives that would avoid</p> <p>13 impacts on Pocantico Lake and county park, Lake</p> <p>14 Pocantico and its watershed which has been</p> <p>15 designated as a critical environmental area.</p> <p>16 MR. McLAUGHLIN: We agree. It does.</p> <p>17 MR. ANZEVINO: Great. Thank you.</p> <p>18 Scenic Hudson is concerned that as</p> <p>19 proposed, the development has a potential for</p> <p>20 adverse impact on water quality in both the</p> <p>21 lake and Pocantico River, and could exacerbate</p> <p>22 downstream flooding in the river. It would</p> <p>23 also result in -- in our opinion --</p> <p>24 MR. McLAUGHLIN: Is that the letter that</p> <p>25 you sent to us?</p>	<p style="text-align: right;">Page 43</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 So the scope does not address the site's</p> <p>3 proximity to Lake Pocantico. And so we already</p> <p>4 know that's a critical environmental area. The</p> <p>5 scope should be revised to specifically require</p> <p>6 the identification of potential impacts to the</p> <p>7 lake, its watershed and then also propose</p> <p>8 mitigation measures that would address those</p> <p>9 impacts.</p> <p>10 MR. McLAUGHLIN: You can make a book on</p> <p>11 that.</p> <p>12 MR. ANZEVINO: Yeah, we will.</p> <p>13 And the visual impacts, we are really</p> <p>14 surprised that there is nothing in the scope</p> <p>15 about the visual resources --</p> <p>16 MR. McLAUGHLIN: Yet.</p> <p>17 MR. ANZEVINO: We'll say nothing of</p> <p>18 substance.</p> <p>19 MR. McLAUGHLIN: Yet.</p> <p>20 MR. ANZEVINO: Okay. Yet. Thank you.</p> <p>21 The scope must be strengthened to identify</p> <p>22 the adverse visual impacts of the proposed</p> <p>23 homes when viewed from the lake and the county</p> <p>24 park. The DEIS must include a visual impact</p> <p>25 analysis to help the planning board understand</p>
<p style="text-align: right;">Page 42</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. ANZEVINO: We have not sent a letter.</p> <p>3 MR. McLAUGHLIN: Sorry?</p> <p>4 MR. ANZEVINO: We have not sent a letter</p> <p>5 on the scope.</p> <p>6 MR. McLAUGHLIN: It looks very familiar.</p> <p>7 MR. ANZEVINO: No, we'll send a much</p> <p>8 longer letter. I'm just here to take five</p> <p>9 minutes to deliver these words. Thank you.</p> <p>10 MR. McLAUGHLIN: Go ahead.</p> <p>11 MR. ANZEVINO: And we believe that as</p> <p>12 proposed, the development would result in</p> <p>13 immitigable adverse visual impacts on the lake</p> <p>14 and the county park. And as you know, the lake</p> <p>15 serves as significant potential water supply.</p> <p>16 And the part along lake shore is land that</p> <p>17 protects water quality, provides passive</p> <p>18 recreation and contributes to the community's</p> <p>19 open space and character. So we are going to</p> <p>20 submit a letter with many more detailed</p> <p>21 comments. But tonight I just want to focus on</p> <p>22 three items. Water resources, visual</p> <p>23 resources, and the alternatives that we believe</p> <p>24 are required to be in this scope, and we'll be</p> <p>25 very specific about those alternatives.</p>	<p style="text-align: right;">Page 44</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 the nature and extent of visual impacts. The</p> <p>3 visual impact analysis should include</p> <p>4 photographs of the existing wooded slope and</p> <p>5 corresponding computer-generated visual</p> <p>6 simulation showing how the homes would look</p> <p>7 from the lake and from the park.</p> <p>8 MR. McLAUGHLIN: We agree. And that's</p> <p>9 part of --</p> <p>10 MR. ANZEVINO: Perfect --</p> <p>11 MR. McLAUGHLIN: -- one of the ones that</p> <p>12 I've reviewed.</p> <p>13 MR. ANZEVINO: Just perfect. And in our</p> <p>14 letter, we will go blow-by-blow description of</p> <p>15 the methodology how -- of how that should be</p> <p>16 produced.</p> <p>17 The scope should also include proposed</p> <p>18 mitigation of the adverse visual impacts, and</p> <p>19 assess the mitigation's effectiveness based on</p> <p>20 the development's site, topography, and its</p> <p>21 proximity to the lake and park. We believe</p> <p>22 that the adverse visual impacts may be</p> <p>23 immitigable if the 31-unit cluster project were</p> <p>24 to be built as proposed. We believe that the</p> <p>25 best way and indeed perhaps the only way, to</p>

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<p style="text-align: right;">Page 45</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 mitigate those impacts would be to move several</p> <p>3 of the homes back from the lake perhaps or just</p> <p>4 remove them from the plan altogether.</p> <p>5 MR. McLAUGHLIN: It's among the</p> <p>6 alternatives that I -- we will be requiring.</p> <p>7 MR. ANZEVINO: Great. I appreciate that.</p> <p>8 So the -- in order for the DEIS to provide</p> <p>9 a reasonable range of alternatives and</p> <p>10 sufficient information for the board to</p> <p>11 consider whether there are alternatives that</p> <p>12 would minimize or avoid these adverse</p> <p>13 environmental impacts, the scope should</p> <p>14 including these two additional alternatives:</p> <p>15 First, the scope should include an alternative</p> <p>16 with a redesigned 31-lot conservation layout</p> <p>17 configured with Lots 5 through 12 moved away</p> <p>18 from the top of the slope above the lake where</p> <p>19 they would be the most visible. Obviously, the</p> <p>20 size of the lots then would need to be smaller</p> <p>21 if they are still going to be 31.</p> <p>22 MR. McLAUGHLIN: It would be very helpful</p> <p>23 if your ultimate submittal says that with</p> <p>24 specificity.</p> <p>25 MR. ANZEVINO: Oh, it will. And the</p>	<p style="text-align: right;">Page 47</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 conveyed perhaps to Westchester County as an</p> <p>3 expansion of the park or some other</p> <p>4 conservation entity. That would also provide</p> <p>5 the benefit of allowing the people that will</p> <p>6 live in this subdivision direct access from</p> <p>7 their homes to the park. And they can be</p> <p>8 assured that there wouldn't be subsequent tree</p> <p>9 cutting or any kind of dumping that goes on</p> <p>10 that might foul the lake. So we appreciate</p> <p>11 this opportunity to provide comments tonight.</p> <p>12 And will provide a much more detailed letter by</p> <p>13 the end of the comment period.</p> <p>14 MR. McLAUGHLIN: With luck, there will be</p> <p>15 a new planning board chairman in there as well.</p> <p>16 Ten.</p> <p>17 MS. MALLETT: I'm nine.</p> <p>18 MR. PIAZZA: All right. We going to get</p> <p>19 there.</p> <p>20 MS. MALLETT: Hi. Good evening. My name</p> <p>21 is Reya Mallett. I live at 57 old Sleepy</p> <p>22 Hollow Road in Briarcliff Manor. Thank you for</p> <p>23 letting me speak tonight and, you know --</p> <p>24 MR. McLAUGHLIN: We can't stop you.</p> <p>25 MS. MALLETT: Well, so you are actually</p>
<p style="text-align: right;">Page 46</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 additional specificity.</p> <p>3 And second, we recommend that the scope</p> <p>4 include a smaller 23-lot subdivision layout</p> <p>5 with these lots, 5 through 12, just removed</p> <p>6 from the plan altogether. And I will just say</p> <p>7 because -- in the interest of time, one of the</p> <p>8 problems with the proposed layout that we think</p> <p>9 the scope should address is the fact that all</p> <p>10 -- it's nice that about 60 percent of this site</p> <p>11 is proposed to be conserved and there are some</p> <p>12 conservation subdivision -- sorry, conservation</p> <p>13 easements proposed. But the way this is laid</p> <p>14 out, I believe every single lot has a part of</p> <p>15 that conservation easement, and you are not</p> <p>16 going to find a land trust or a qualified</p> <p>17 conservation entity willing to hold those</p> <p>18 easements. So we would suggest that in</p> <p>19 addition to those two alternatives, that we are</p> <p>20 suggesting be evaluated in the scope, that</p> <p>21 another lot be created that would include the</p> <p>22 steep slopes, the wetland area in the southwest</p> <p>23 part of the site. And then some buffer perhaps</p> <p>24 100-foot at the top of the slope in all that</p> <p>25 would be in another parcel that would be</p>	<p style="text-align: right;">Page 48</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 stopping a lot of people because you guys know</p> <p>3 what you are going to put in the scope. But we</p> <p>4 only have a developer's draft to go on. We</p> <p>5 only have -- I know this is an opportunity or</p> <p>6 one opportunity to actually say on the</p> <p>7 record --</p> <p>8 MR. McLAUGHLIN: That may sound unfair to</p> <p>9 you. But recognize -- first of all, there's a</p> <p>10 lot of people that need to speak.</p> <p>11 Secondly, it's going to evolve into a</p> <p>12 fuller document. And that fuller document</p> <p>13 would be available. So if you find me saying</p> <p>14 yeah, I got that. Yeah I got that. Because I</p> <p>15 know it's going to come out. It's going to</p> <p>16 come out and having a lot of conversation about</p> <p>17 it right now, is really not helpful. It's just</p> <p>18 mashing it in. We're not even -- I'm not even</p> <p>19 into a review of the application yet. Okay.</p> <p>20 Go ahead.</p> <p>21 MS. MALLETT: I appreciate that it's going</p> <p>22 to come out, and I have great faith in all of</p> <p>23 you that it's going to come out. My issue is</p> <p>24 that what is going into the sausage here is</p> <p>25 wrong. That the very premise upon which you</p>

<p style="text-align: right;">Page 49</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 are going to make your decision is illegal and</p> <p>3 inaccurate. Somebody already brought up the</p> <p>4 segmentation. They have already illegally</p> <p>5 segmented this property under SEQRA. So there</p> <p>6 are only 36 acres in front of you. So you</p> <p>7 can't rule on all 42 right now. So this entire</p> <p>8 application is already illegal.</p> <p>9 Number two, the premise of the</p> <p>10 subdivision, you all agree that the</p> <p>11 conventional subdivision, if you are going</p> <p>12 under Town Code 278 has to be in accordance</p> <p>13 with applicable requirement. Well, if you go</p> <p>14 to the applicable requirements in our</p> <p>15 subdivision law and in the town of Mount</p> <p>16 Pleasant, the subdivision has to be in</p> <p>17 accordance with the law. So now, all of a</p> <p>18 sudden April of this year a cluster law was put</p> <p>19 into place by the town board. And on June 3rd,</p> <p>20 this applicant comes up and is suddenly putting</p> <p>21 double and triple the amount on houses under a</p> <p>22 cluster subdivision. That completely defeats</p> <p>23 the entire purpose of what is a cluster</p> <p>24 subdivision is. You're not preserving the</p> <p>25 nature and scenic value. So the premise of</p>	<p style="text-align: right;">Page 51</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 have put forth a conventional subdivision which</p> <p>3 is not real, it's fantastical.</p> <p>4 MR. McLAUGHLIN: We may agree with you.</p> <p>5 MS. MALLETT: So if you agree, then</p> <p>6 instead of having the draft scope --</p> <p>7 MR. McLAUGHLIN: We have to finish the</p> <p>8 study first. We are just getting into this.</p> <p>9 We may agree with you when we do the review.</p> <p>10 MS. MALLETT: With all due respect,</p> <p>11 Chairman, I think it shouldn't have even gotten</p> <p>12 this far. I think the developer should be</p> <p>13 required to do a draft scope with a</p> <p>14 conventional subdivision plan that is in</p> <p>15 accordance with town law because otherwise this</p> <p>16 entire process is illegal.</p> <p>17 MR. McLAUGHLIN: Put that in. That we</p> <p>18 shouldn't be doing this at all, I disagree.</p> <p>19 That's what we are here to do. You want that</p> <p>20 in the scope, we'll put it in there.</p> <p>21 MS. MALLETT: I want what -- yes --</p> <p>22 MR. McLAUGHLIN: We are not here to review</p> <p>23 the application. We are here to develop the</p> <p>24 scope.</p> <p>25 MS. MALLETT: Well, I guess we are trying</p>
<p style="text-align: right;">Page 50</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 this is wrong. So what we're saying to you is</p> <p>3 this application needs to stop.</p> <p>4 MR. McLAUGHLIN: Hold on. I think you are</p> <p>5 missing a fact here. The town changed the</p> <p>6 cluster subdivision law.</p> <p>7 MS. MALLETT: The town adopted a cluster</p> <p>8 subdivision law on April 13th of this year.</p> <p>9 And then this application came on on June 3rd.</p> <p>10 MR. CLEARY: The town did not adopt the</p> <p>11 cluster subdivision law. And the only cluster</p> <p>12 subdivision law that exists today relates to a</p> <p>13 conventional lock down. So there's no increase</p> <p>14 in density in any cluster provision that exists</p> <p>15 in the town.</p> <p>16 MS. MALLETT: So actually, on April 13th,</p> <p>17 the town law was adopted into the town of Mount</p> <p>18 Pleasant. I spoke in front of the town board</p> <p>19 earlier last week. Because they adopted a law</p> <p>20 that allowed cluster subdivisions in accordance</p> <p>21 with 278 of the town law. The issue is is we</p> <p>22 are going to start applying 278 of the town law</p> <p>23 which does apply. It's the maximum density of</p> <p>24 the lots you could have gotten under a</p> <p>25 conventional subdivision. But these developers</p>	<p style="text-align: right;">Page 52</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 to save you time. Because if the application</p> <p>3 is illegal now and you guys catch it, then we</p> <p>4 won't have to go through this whole process and</p> <p>5 have it all thrown out in the end.</p> <p>6 MR. McLAUGHLIN: Okay. You got proof of</p> <p>7 that.</p> <p>8 MS. MALLETT: The other thing I want to</p> <p>9 say is that this also feels like a deja vu all</p> <p>10 over again. Somebody might have said that.</p> <p>11 Clearly, this natural resource was in front of</p> <p>12 this board in 1990. Some of you might remember</p> <p>13 that. I was the other side of the lake. And</p> <p>14 this board did an amazingly diligent job</p> <p>15 requiring environmental impact statements and</p> <p>16 supplemental environmental impact statements.</p> <p>17 This board in 1990 recognized that the</p> <p>18 promontory with the forest which is on this</p> <p>19 property is unusual. In all of Westchester, it</p> <p>20 is the only such steep slopes forested in a</p> <p>21 watershed because of the work of this board 30</p> <p>22 years ago, the county then bought the property</p> <p>23 across the street. And I'm going to tell you</p> <p>24 now, it's going to go into the scope, because I</p> <p>25 know you're waiting.</p>

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 2 What I wanted to point out is that since
 3 1990, there are three major developments that
 4 needs to be considered when looking at this
 5 property. One, that the CEA which has already
 6 been acknowledged. Two, is that the county --
 7 when the county did the CEA, the CEA is also
 8 the lake, the drinking water which you already
 9 know about. It also goes up the slopes which
 10 the property is on. So in the scope has to be
 11 a full evaluation of the delineation of where
 12 the CEA is and to make sure there's no impacts
 13 on it.
 14 **MR. McLAUGHLIN:** You got that Pat?
 15 **MS. MALLETT:** Finally, I know you know
 16 about the water supply, but the -- there's also
 17 climate change in the past 30 years. And
 18 there's water restrictions in Westchester this
 19 summer because we don't have enough water. So
 20 when you are doing the scope of the water of
 21 Pocantico Lake, we need to make sure that there
 22 is no impact, that it is completely mitigated
 23 in the lake because that is the water that our
 24 kids and grandkids could need.
 25 **MR. McLAUGHLIN:** And that's the law. The

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1 715 SLEEPY HOLLOW ROAD
 2 law is zero additional runoff.
 3 **MS. MALLETT:** Including non-point storm
 4 water.
 5 **MR. McLAUGHLIN:** Zero additional run off.
 6 **MS. MALLETT:** Great.
 7 Two minor things that I want to add.
 8 There is a one quarter mile approximate impact.
 9 A quarter of a mile instead of a half a mile or
 10 bigger. Please make sure that impact includes
 11 the entire Pocantico Park and the entire lake.
 12 The other thing that -- I don't know if anybody
 13 has brought up-- is for some reason in the
 14 draft scope, they say that they're going to
 15 change the sewer to the Ossining Sewer
 16 District. I'm not sure that that's an involved
 17 party, and I want to make sure there's no
 18 procedural defects at this time.
 19 **MR. McLAUGHLIN:** That's already included
 20 in the some of the updates that we reviewed.
 21 **MS. MALLETT:** So if you could put all
 22 those documents online so we can see them.
 23 **MR. McLAUGHLIN:** We can. But I don't want
 24 to put five different documents. Because then
 25 you'll have the same problem that we have.

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1 715 SLEEPY HOLLOW ROAD
 2 It's this and that -- you know, the guy here,
 3 that's his job. He's going to put them
 4 altogether. So that when he's finished, and
 5 that's not going to be tomorrow. But when he's
 6 finished there will be a comprehensive group.
 7 And you may then say well, we forgot this. You
 8 forgot that. Okay. But we are doing the best
 9 we can to expand and go deep, and go wide.
 10 **MS. MALLETT:** Great. Well, thank you for
 11 your time tonight and please make sure that all
 12 the negative impacts on the lake and the county
 13 park is used by tens of thousands a year are
 14 mitigated. Thank you.
 15 **MR. McLAUGHLIN:** 11. 11. 11 is a one
 16 followed by a one.
 17 **MS. DAVIS:** My name is Alley Davis, 738
 18 Sleepy Hollow Road. But I also have
 19 (inaudible) by saying I have a lot of friends
 20 and especially mothers of toddlers. I'm
 21 actually expecting right now. Anyway, they
 22 love Pocantico Lake. They recognize it as the
 23 least developed, most pure, most pristine lake
 24 near them in Westchester. And we are talking
 25 about Ossining, Pleasantville, Tarrytown,

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 2 Sleepy Hollow.
 3 **MR. McLAUGHLIN:** We agree.
 4 What do you want to see on the scope
 5 that's not there?
 6 **MS. DAVIS:** Just that it should be
 7 considered a park like the --
 8 **MR. McLAUGHLIN:** It is.
 9 **MS. DAVIS:** I'm surprised -- no, the rest
 10 of it. The other side of it that --
 11 **MR. McLAUGHLIN:** To a certain extent. We
 12 can't take it. If the county or you, or
 13 citizen association wants to buy it, that's one
 14 option that you can begin to explore. But
 15 right now, there's somebody who owns it and
 16 that somebody has rights. And we do have the
 17 right to say that in a ridgeline, you can't
 18 impact that whatever. You know, those kinds of
 19 things we can do. But that's what we're here
 20 to hear you say -- I know you love it. We love
 21 it. But, that's not what we're here to do.
 22 It's not what I love -- and it's what should be
 23 in the scope that isn't in the scope.
 24 **MS. DAVIS:** Yes. Okay. Yes. So maybe in
 25 the scope, climate change and the -- the

<p style="text-align: right;">Page 57</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 effects of increasing flood water, increasing</p> <p>3 drought, and increased/decreased of water</p> <p>4 reservoir quality and quantity. So just how</p> <p>5 you're looking at a climate mitigation</p> <p>6 strategies.</p> <p>7 MR. McLAUGHLIN: You should know in my</p> <p>8 review this week, I asked Pat, one of the</p> <p>9 things that concerns me, and this is societal,</p> <p>10 and not just here in the town of Mount</p> <p>11 Pleasant, how often does a 100-year storm</p> <p>12 occur?</p> <p>13 UNIDENTIFIED SPEAKER: Every week.</p> <p>14 MR. McLAUGHLIN: Maybe it's every week.</p> <p>15 Maybe it's once a month. But we need to know</p> <p>16 that. Because we need to know the cumulative</p> <p>17 effect. And that's different now than it was</p> <p>18 when I was born a long time ago. But it's</p> <p>19 different. And I don't know -- I haven't heard</p> <p>20 any source that says to me this is how -- and</p> <p>21 we need to know that as a board.</p> <p>22 MS. DAVIS: Yes.</p> <p>23 MR. McLAUGHLIN: So we are going to apply</p> <p>24 that knowledge on what we are doing.</p> <p>25 MS. DAVIS: Into the scoping document.</p>	<p style="text-align: right;">Page 59</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 issues are.</p> <p>3 MR. McLAUGHLIN: Stop. We're not here for</p> <p>4 you to tell me --</p> <p>5 MR. SHAPIRO: Okay.</p> <p>6 MR. McLAUGHLIN: -- what it's all about.</p> <p>7 We're here for you to tell me what should be in</p> <p>8 the scoping document that is not --</p> <p>9 MR. SHAPIRO: Got it. Got it.</p> <p>10 MR. McLAUGHLIN: I appreciate the fact</p> <p>11 that you love it. I appreciate the fact that</p> <p>12 you got great pictures, but that does not</p> <p>13 address what's before this board.</p> <p>14 MR. SHAPIRO: I will respond to that.</p> <p>15 The scoping document did not, from what I</p> <p>16 heard the developer say tonight, does not talk</p> <p>17 about the impacts of the related park lands</p> <p>18 that surround their property. And I want to</p> <p>19 show you what they are. This whole side of the</p> <p>20 -- of the lake is Westchester County parks,</p> <p>21 down here, is Briarcliff trails. Over here is</p> <p>22 the Rockefeller Preserve State Park. Out here</p> <p>23 is the Hudson River, part of the Hudson River</p> <p>24 estuary.</p> <p>25 MR. McLAUGHLIN: Stop for a minute.</p>
<p style="text-align: right;">Page 58</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 Yes, I heard a 40 percent increase.</p> <p>3 MR. McLAUGHLIN: I hear you. But -- but</p> <p>4 you are not Dr. Fauci.</p> <p>5 MS. DAVIS: Okay. Thank you for your</p> <p>6 time.</p> <p>7 MR. McLAUGHLIN: 12.</p> <p>8 MR. SHAPIRO: Good evening. My name is</p> <p>9 Todd Shapiro. I'm not an attorney.</p> <p>10 MR. McLAUGHLIN: That's good news.</p> <p>11 MR. SHAPIRO: I'm a photographer. So I'm</p> <p>12 going to be really brief, but visual. And even</p> <p>13 if it's a little redundant, I think it would</p> <p>14 reinforce some of the points that were made.</p> <p>15 MR. McLAUGHLIN: Put it -- they don't have</p> <p>16 ownership of that thing.</p> <p>17 MR. SHAPIRO: Could we just take that one</p> <p>18 off. Thank you very much. So this --</p> <p>19 MR. McLAUGHLIN: None of you people can</p> <p>20 see.</p> <p>21 MR. SHAPIRO: Also, this side, the back,</p> <p>22 up one that will be shown next. All right.</p> <p>23 So I want to just show you it -- really</p> <p>24 important, what -- what this project is all</p> <p>25 about and what the sensitivity and critical</p>	<p style="text-align: right;">Page 60</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 Steve, have you included those things, the</p> <p>3 impacts on parks and the associated in the --</p> <p>4 STEVE: Yes, Mr. Chairman.</p> <p>5 MR. McLAUGHLIN: Which I said right at the</p> <p>6 very beginning. That's CAC you might not know</p> <p>7 that.</p> <p>8 MR. SHAPIRO: I don't.</p> <p>9 MR. McLAUGHLIN: It's not in what they</p> <p>10 said. I don't care what they said. I care</p> <p>11 what this board says and this board --</p> <p>12 MR. SHAPIRO: Okay.</p> <p>13 MR. McLAUGHLIN: -- we are getting input</p> <p>14 from you. We started already. We have our own</p> <p>15 opinions believe it or not. And you're going</p> <p>16 to help us identify opinions we should have had</p> <p>17 but we don't have. I know you love it. I love</p> <p>18 it. And everybody else loves it. But we are</p> <p>19 going to include the impacts on park land, the</p> <p>20 associated park land. We are going to include</p> <p>21 that. So you won.</p> <p>22 MR. SHAPIRO: Okay. Thank you. Two more</p> <p>23 quick points.</p> <p>24 MR. McLAUGHLIN: You want to leave those</p> <p>25 pictures with us?</p>

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2 **MR. SHAPIRO:** Yes, I would be happy to. I

3 think the next speaker wants to use them.

4 **MR. McLAUGHLIN:** No, there's no frames on

5 it. I'm not interested.

6 **MR. SHAPIRO:** Mount Pleasant has a very

7 good framing shop.

8 **MR. McLAUGHLIN:** Listen, I tell the jokes

9 around here.

10 **MR. SHAPIRO:** I feel like I'm in Sam

11 Urban's courtroom.

12 So the next question is visually, we were

13 talking about density, the prior speaker. She

14 mentioned the point that you dismissed about

15 the 30 houses and all that. But I just want to

16 say --

17 **MR. McLAUGHLIN:** I didn't dismiss it. I

18 explained --

19 **MR. SHAPIRO:** Where are we going to put 30

20 houses on this hillside?

21 **MR. McLAUGHLIN:** I didn't dismiss it. I

22 was trying to help the lady understand there's

23 a zoning code. And if the zoning code says you

24 can get 30. You can get 30.

25 **MR. SHAPIRO:** All right. With the zoning

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2 code, where are you going to put 30 houses on

3 this hillside and preserve the nature of the

4 park?

5 **MR. McLAUGHLIN:** I don't know.

6 **MR. SHAPIRO:** How can they possibly do

7 that. And when you do take all the trees out

8 to build the houses, how are you going to keep

9 them from going into the lake and have a zero

10 impact?

11 **MR. McLAUGHLIN:** Were there ever trees on

12 the property that you own?

13 **MR. SHAPIRO:** I actually have one.

14 **MR. McLAUGHLIN:** When you built your

15 house --

16 **MR. SHAPIRO:** I'm answering you.

17 **MR. McLAUGHLIN:** Did you take down trees?

18 **MR. SHAPIRO:** My house is 150 years old.

19 **MR. McLAUGHLIN:** I don't care how old it

20 is.

21 **MR. SHAPIRO:** It's the oldest house in

22 Pocantico Hills.

23 **MR. McLAUGHLIN:** How many here never took

24 down a tree in order to put up their house?

25 **MR. SHAPIRO:** You're talking about a

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2 forest and a hillside. You are talking about a

3 forest in a pristine park, not a tree.

4 **MR. McLAUGHLIN:** Yeah, but we are

5 talking --

6 **MR. COLLINS:** No clapping. No clapping.

7 **MR. SHAPIRO:** Okay. The last point --

8 **MR. McLAUGHLIN:** Now, we got a rally. Now

9 we got a rally. Hooray.

10 **MR. SHAPIRO:** Okay.

11 **MR. McLAUGHLIN:** Reality is reality,

12 folks. When you build a house, if there's a

13 tree in the way, you move the tree out. I did

14 it. I'm sure each and every one of you did it.

15 And to say somebody can't build a house because

16 there's a tree there is at best disingenuous.

17 I didn't build a house in a park, and you

18 didn't either.

19 **MR. SHAPIRO:** Next point and my last

20 point. Thank you for considering that.

21 The last point is there is a serious

22 problem in Westchester County and in New York

23 State with toxic algae blooms. And it's not

24 just something far away in Lake Erie or in

25 Lake Champlain or in Central Park where they

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2 have signs about the dangers.

3 **MR. McLAUGHLIN:** So your point is we

4 should look for algae blooms.

5 **MR. SHAPIRO:** Please. And can I just --

6 give me two seconds --

7 **MR. McLAUGHLIN:** I'm trying to get to

8 the --

9 **MR. SHAPIRO:** Yes. And the reason they

10 are here --

11 **MR. McLAUGHLIN:** -- the scope document.

12 You have an opinion about the algae blooms,

13 fine.

14 **MR. SHAPIRO:** But who knows about algae

15 blooms?

16 **MR. McLAUGHLIN:** What do you want to put

17 in the scoping document?

18 **MR. SHAPIRO:** I do. Thank you.

19 **MR. McLAUGHLIN:** Well, what is it? Say

20 it. Articulate it.

21 **MR. SHAPIRO:** I am.

22 **MR. McLAUGHLIN:** No, you're not. Let's

23 hear it.

24 **MR. SHAPIRO:** Please include in the

25 scoping document the imminent risk to Pocantico

<p style="text-align: right;">Page 65</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 Lake of toxic algae blooms that are caused by</p> <p>3 over development, run off, global warming and</p> <p>4 heat to the lake.</p> <p>5 MR. McLAUGHLIN: Steve, is that in yours?</p> <p>6 STEVE: No, Mr. Chairman it's not. But</p> <p>7 I'm actually adding it to my notes for future</p> <p>8 written comments.</p> <p>9 MR. SHAPIRO: The Kensico Dam and what</p> <p>10 they are is a soupy green algae. And if your</p> <p>11 dog licks the lake and then licks his body, it</p> <p>12 can die in hours. It's very dangerous. And if</p> <p>13 we have a dead lake because of this</p> <p>14 development, if Pocantico Lake becomes dead</p> <p>15 because of this development, the whole beauty</p> <p>16 of this community goes down the tubes. People</p> <p>17 are not going to hike there. And -- wait. One</p> <p>18 last point. All of that toxic water will then</p> <p>19 go into the Rockefeller preserve and you'll</p> <p>20 have dead streams. And it will go into Sleepy</p> <p>21 Hollow Manor.</p> <p>22 MR. McLAUGHLIN: I can assure you that the</p> <p>23 town of Mount Pleasant going down the tubes is</p> <p>24 not going to be on the scoping document.</p> <p>25 MR. SHAPIRO: But algae blooms, please.</p>	<p style="text-align: right;">Page 67</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 court, want to make it a rally, the rally</p> <p>3 location point is outside. Be an adult.</p> <p>4 UNIDENTIFIED SPEAKER: The next speaker</p> <p>5 asked me to hold this for her presentation.</p> <p>6 MR. McLAUGHLIN: Okay. 14, 13. James,</p> <p>7 you can move the mic over.</p> <p>8 MS. TRACHTENBERG: Can we make it</p> <p>9 shortened?</p> <p>10 MR. McLAUGHLIN: That's a turnbuckle in</p> <p>11 the middle. Right. That's it?</p> <p>12 MS. TRACHTENBERG: Got it, yeah. There we</p> <p>13 go.</p> <p>14 MR. McLAUGHLIN: Feel like Beyonce now.</p> <p>15 MS. TRACHTENBERG: It's good to have tech.</p> <p>16 Good evening, my name is Moira</p> <p>17 Trachtenberg, 381 Bedford Road in</p> <p>18 Pleasantville. And I'm going to get right to</p> <p>19 the chase. For the scoping document, I am here</p> <p>20 to request that the endangered oak tulip tree</p> <p>21 forest on this property, be documented and</p> <p>22 included in the scope of the draft DEIS.</p> <p>23 MR. McLAUGHLIN: Thank you.</p> <p>24 MS. TRACHTENBERG: It is of grave concern</p> <p>25 that the developer proposes to clear cut a</p>
<p style="text-align: right;">Page 66</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: Yes.</p> <p>3 MR. COLLINS: That's what we're here for.</p> <p>4 What you just did is what we need you to do.</p> <p>5 MR. McLAUGHLIN: Yes.</p> <p>6 MR. COLLINS: We need people to come and</p> <p>7 tell us exactly what they think needs to be</p> <p>8 added.</p> <p>9 MR. McLAUGHLIN: You understand why we are</p> <p>10 getting so impatient. We are not here to</p> <p>11 prepare an ode to Pocantico Lake. We are here</p> <p>12 to figure out what the scoping document should</p> <p>13 be.</p> <p>14 MR. SHAPIRO: I yield my time. Thank you.</p> <p>15 MR. McLAUGHLIN: Thank you.</p> <p>16 Listen, if you are going to keep that up,</p> <p>17 I'm going to ask you to leave the room.</p> <p>18 UNIDENTIFIED SPEAKER: Sorry. I was just</p> <p>19 trying to be light.</p> <p>20 MR. McLAUGHLIN: I said at the beginning,</p> <p>21 this is not a rally.</p> <p>22 UNIDENTIFIED SPEAKER: I was just trying</p> <p>23 to lighten the room.</p> <p>24 MR. McLAUGHLIN: If you want to make it a</p> <p>25 rally, sir -- if you, as an officer of the</p>	<p style="text-align: right;">Page 68</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 large expanse of closed canopy trees and forest</p> <p>3 and turn it into a meadow. So when we look at</p> <p>4 this picture, I see a forest and the proposed</p> <p>5 development is meadow --</p> <p>6 MR. McLAUGHLIN: Pat, make sure --</p> <p>7 MR. CLEARY: I got it.</p> <p>8 MR. McLAUGHLIN: The impact on the tulip,</p> <p>9 whatever.</p> <p>10 MS. TRACHTENBERG: So according to the New</p> <p>11 York State DEP, this forest type has a</p> <p>12 conservation status of S2, S3 which is defined</p> <p>13 as imperiled or vulnerable. This means it is</p> <p>14 vulnerable to disappearing from New York State</p> <p>15 due to factors including few individual trees,</p> <p>16 restrictive range, fewer meaning acres, and/or</p> <p>17 recent and widespread declines.</p> <p>18 Some people have asked me what is an oak</p> <p>19 tulip tree. Well, there is no such thing. It</p> <p>20 is not one tree but a forest ecosystem. It is</p> <p>21 a moist, well-drained closed canopy hardwood</p> <p>22 forest with --</p> <p>23 MR. McLAUGHLIN: Why do I have the</p> <p>24 impression that's not going to get into the</p> <p>25 scoping document. Look --</p>

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2 **MS. TRACHTENBERG:** Okay. Let me put my --

3 **MR. McLAUGHLIN:** We have to move on. You

4 are 14 out of 21.

5 **MS. LEDERMAN:** We should move to the next

6 one. It's already --

7 **MR. McLAUGHLIN:** It is now a quarter to

8 10.

9 **MS. TRACHTENBERG:** Let me just mention

10 that the developer listed maple oak birch and

11 peach trees slated for saving on his first tree

12 study.

13 **MR. McLAUGHLIN:** So what's your request?

14 What do you want?

15 **MS. LEDERMAN:** She wants an inventory of

16 the oak tulip forest.

17 **MS. TRACHTENBERG:** Tulip trees because

18 they're not on there.

19 **MR. McLAUGHLIN:** Inventory. Okay. Got

20 it. Got it.

21 **MS. TRACHTENBERG:** Okay. And the tulip

22 trees is the tallest tree in our forest.

23 **MR. McLAUGHLIN:** Well, thank you. I never

24 would have figured that out.

25 14. 13 -- whatever. 14.

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2 **MR. SHAPIRO:** I'll leave this for the rest

3 of the hearing if you'd like.

4 **MR. COLLINS:** I think it's blocking

5 people, to be quite honest.

6 **MS. PETRI:** Good evening. My name is

7 Maureen Petri. I live at 748 Sleepy Hollow

8 Road.

9 **MR. McLAUGHLIN:** You got that?

10 **MS. PETRI:** Directly in front of our house

11 is the New Croton Aqueduct. I think it was

12 referenced before in terms of tributaries. But

13 the aqueduct, the tunnels go in front of the

14 house, and perhaps go to the 1715 property

15 because it goes in the south easterly

16 direction. So I would request as part of the

17 scoping document that the New York City

18 Department of Environmental Protection or the

19 water board be contacted. Obviously, these

20 maps are not available publicly for security

21 reasons that, you know, that that be mapped out

22 especially if there's going to be --

23 **MR. CLEARY:** We received --

24 **MR. McLAUGHLIN:** That is a coagent --

25 **MR. CLEARY:** The DEP is ahead of you.

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2 **MS. PETRI:** I actually -- I actually email

3 their public -- okay. Thank you.

4 **MR. McLAUGHLIN:** That was good.

5 15. One with a five after it. Anyone?

6 15, 15 going once. Twice. 16.

7 **MR. KAVEE:** Loosing up of my limbs here,

8 sitting here for a while. Steven Kavee,

9 Conservation Advisory Counsel Chair.

10 And, Mr. Chairman, thank you for

11 acknowledging receipt of the comments for

12 public knowledge. The CAC provided an

13 annotated copy of the draft scope with comments

14 detailing our concerns about the lack of

15 information that is in the scope and we wanted

16 to --

17 **MR. McLAUGHLIN:** Thank you. It was very

18 helpful.

19 **MR. KAVEE:** And then a summary documents

20 as well. And those are public documents

21 available for review. The main concerns that

22 we expressed is that -- and frankly, I'm now

23 overshadowed by 15 prior comments, but I'll

24 state again because it's extremely important.

25 The critical environmental area is the main

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2 issue here that we are talking about. And the

3 degree to which alternatives can be proposed

4 that would minimize the impact on the CEA and

5 protect and preserve the open space. And so

6 many people have spoken about and the need for

7 -- for the preservation of the -- of the -- of

8 the woodland. And I will say that one of

9 benefits of public comment is, in fact, I -- I

10 certainly have been doing this a long time, but

11 -- and I guess I fell off the turnip truck

12 because I missed the toxic algae bloom and we

13 will put that in our follow up comments, and

14 the oak tulip tree forest, frankly, is a

15 critical issue and one that is extremely

16 environmentally sensitive.

17 **MR. McLAUGHLIN:** It's why we're here.

18 **MR. KAVEE:** So the only other thing I'd

19 like to say is that all our comments are clear,

20 we consolidated them. I'm not going to repeat

21 any of them.

22 **MR. McLAUGHLIN:** Thank you.

23 **MR. KAVEE:** But I would like to say that

24 the fact that we are commenting on the scope

25 and detailing the concerns we have about the

<p style="text-align: right;">Page 73</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 scoping document, is no way to be</p> <p>3 misinterpreted as some sort of an</p> <p>4 acknowledgment that this application is the</p> <p>5 best use of the site. I don't want it to be</p> <p>6 misconstrued as any kind of support for this</p> <p>7 particular application. That's under -- that</p> <p>8 the applicant is looking for review, and what</p> <p>9 we are looking for though is the most detailed</p> <p>10 and scrupulous review of all the concerns --</p> <p>11 MR. McLAUGHLIN: And independent.</p> <p>12 MR. KAVEE: -- that have been expressed by</p> <p>13 the public and by the CAC. Because different</p> <p>14 from many other application, we might be able</p> <p>15 to get through with some things in a DEIS that</p> <p>16 weren't maybe as complete as we might like it</p> <p>17 to be. But ultimately will find their way</p> <p>18 through to the best answer. In this particular</p> <p>19 case, I think every individual item is going to</p> <p>20 be that much more critical and more crucial.</p> <p>21 Because in the SEQRA process and anybody can --</p> <p>22 any of the lawyers in the room might be able to</p> <p>23 correct me if I'm wrong, I don't think I am,</p> <p>24 and that is that if it is not in the scope, it</p> <p>25 may not have to be addressed in the DEIS. And</p>	<p style="text-align: right;">Page 75</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 odd years.</p> <p>3 The one thing -- I'm not quite positive</p> <p>4 about -- can you hear me clearly? Should I</p> <p>5 speak up?</p> <p>6 MR. McLAUGHLIN: Yeah. Yeah, I can hear</p> <p>7 you.</p> <p>8 MS. KENNER: Okay. The one thing --</p> <p>9 MR. McLAUGHLIN: I have hearing aid. So I</p> <p>10 do a lot of lip reading. Go ahead.</p> <p>11 MS. KENNER: Okay. The one thing I have</p> <p>12 not heard anyone mention anything about are the</p> <p>13 huge amount of animal species we have in this</p> <p>14 -- in this area.</p> <p>15 MR. McLAUGHLIN: Yeah.</p> <p>16 MS. KENNER: We said that?</p> <p>17 MR. COLLINS: It was mentioned.</p> <p>18 MR. McLAUGHLIN: And it's going to be</p> <p>19 reviewed in -- their original thing talked</p> <p>20 about deer. Another guy came up and talked</p> <p>21 about ospreys, and so on and so forth. And</p> <p>22 that is already included. You wouldn't have</p> <p>23 seen it yet. But it's been already included in</p> <p>24 previous work to make sure that those species</p> <p>25 are included.</p>
<p style="text-align: right;">Page 74</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 I have seen many instances over the years that</p> <p>3 I hit my head on the -- hand on the forehead</p> <p>4 and said, that should have been in the scope,</p> <p>5 and it wasn't in the DEIS. We were able to get</p> <p>6 through, got the information through, and</p> <p>7 sometimes we didn't. This time we cannot err</p> <p>8 and --</p> <p>9 MR. McLAUGHLIN: That's why we pos dec'ed</p> <p>10 it.</p> <p>11 MR. KAVEE: Thank you.</p> <p>12 MR. McLAUGHLIN: 16, 17?</p> <p>13 MR. PIAZZA: I think some people left.</p> <p>14 Anybody else?</p> <p>15 MR. McLAUGHLIN: 17.</p> <p>16 MR. COLLINS: We are up to 21.</p> <p>17 UNIDENTIFIED SPEAKER: I'm 21. I'll go</p> <p>18 now.</p> <p>19 MR. McLAUGHLIN: Hold on 17, 17, 18. 18,</p> <p>20 19, 20. It's like the meat-cutting counter at</p> <p>21 Acme.</p> <p>22 MS. KENNER: Hi. I'm Alex Kenner, and I</p> <p>23 live at 70 Old Sleepy Hollow Road in</p> <p>24 Briarcliff. I share the fence, the old Coleman</p> <p>25 fence, with this property and have for 30-some</p>	<p style="text-align: right;">Page 76</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MS. KENNER: All right. Not only</p> <p>3 included, but there are so many different</p> <p>4 varieties of these species. Will anyone look</p> <p>5 at what is rare. We have river otters,</p> <p>6 pictures of river otters. I don't know that</p> <p>7 they're endangered. They certainly are rare.</p> <p>8 And this all should be looked into.</p> <p>9 MR. McLAUGHLIN: The answer is yes. It's</p> <p>10 there already. I read it myself this</p> <p>11 afternoon. I was surprised to hear that there</p> <p>12 were otters. But it's there. It's already</p> <p>13 included in the review.</p> <p>14 MS. KENNER: This is -- this property and</p> <p>15 as I said, I've been here 32 years. First time</p> <p>16 I saw it, I stood up on the bridge and said, oh</p> <p>17 my God. I think he dropped a little piece of</p> <p>18 heaven down here.</p> <p>19 MR. McLAUGHLIN: No, that's San Diego.</p> <p>20 MS. KENNER: San Diego and their traffic.</p> <p>21 It's amazing. We can't let it be destroyed for</p> <p>22 more overblown houses and overpriced,</p> <p>23 unnecessary homes. We can't let this go.</p> <p>24 MR. McLAUGHLIN: We can't stop people from</p> <p>25 developing their property. They have a right</p>

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<p style="text-align: right;">Page 77</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 to develop their property. You have a right to</p> <p>3 develop yours.</p> <p>4 MS. KENNER: Maybe it's time to</p> <p>5 (inaudible) --</p> <p>6 MR. McLAUGHLIN: Oh, you are talking to</p> <p>7 the wrong board. You want -- you want to</p> <p>8 limit. It's a whole different issue. That</p> <p>9 ain't going to get into the scope. I can tell</p> <p>10 you.</p> <p>11 MS. KENNER: Well, I don't expect it to.</p> <p>12 You said something, I answered it.</p> <p>13 MR. McLAUGHLIN: Okay.</p> <p>14 MS. KENNER: Thank you so very much.</p> <p>15 MR. McLAUGHLIN: Thank you. 21.</p> <p>16 Blackjack.</p> <p>17 MR. GREEN: Colin Green [ph.] 752 Sleepy</p> <p>18 Hollow Road. Saved the best for last. I'm not</p> <p>19 an attorney and --</p> <p>20 MR. McLAUGHLIN: That's good news.</p> <p>21 MR. GREEN: That is good news. Could be</p> <p>22 bad news for you. I'm not a comedian, but you</p> <p>23 get to tell all the jokes. I learned a lot of</p> <p>24 things here tonight. I learned where you were</p> <p>25 on March 17th of 1970-something.</p>	<p style="text-align: right;">Page 79</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 this review.</p> <p>3 MR. GREEN: This gentleman here --</p> <p>4 MR. McLAUGHLIN: I don't care whether you</p> <p>5 think this guy is the devil incarnate.</p> <p>6 MR. GREEN: Sir --</p> <p>7 MR. McLAUGHLIN: I don't care what it is.</p> <p>8 MR. GREEN: They lied to the board.</p> <p>9 MR. McLAUGHLIN: Folks. Folks, we are not</p> <p>10 here to assassinate. We are not here to</p> <p>11 assassinate.</p> <p>12 MR. GREEN: And you know it. I will</p> <p>13 address that.</p> <p>14 MR. McLAUGHLIN: We are not here to</p> <p>15 assassinate --</p> <p>16 MR. GREEN: I want the public to know that</p> <p>17 the developers here lied to the board.</p> <p>18 MR. McLAUGHLIN: That is not going to</p> <p>19 happen not while I'm here.</p> <p>20 MR. GREEN: Why not? Why not?</p> <p>21 MR. McLAUGHLIN: I will take a motion.</p> <p>22 MR. GREEN: Why won't you listen to this?</p> <p>23 You're here for us --</p> <p>24 MR. McLAUGHLIN: I will take a motion to</p> <p>25 close --</p>
<p style="text-align: right;">Page 78</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. McLAUGHLIN: 59th Street.</p> <p>3 MR. GREEN: Very important. But, the</p> <p>4 point of that is, I sent a letter to the board</p> <p>5 about the integrity of the developers and this</p> <p>6 process.</p> <p>7 MR. McLAUGHLIN: It has nothing to do with</p> <p>8 the scope.</p> <p>9 MR. GREEN: But that's fine. This is my</p> <p>10 -- you've --</p> <p>11 MR. McLAUGHLIN: Are you the person to</p> <p>12 whom I responded on email?</p> <p>13 MR. GREEN: You didn't respond to me, no.</p> <p>14 I never got a response from the board. This is</p> <p>15 my time to speak, and I'm going to speak.</p> <p>16 Okay. Okay. You are going to be --</p> <p>17 MR. McLAUGHLIN: No. You will not speak</p> <p>18 to the --</p> <p>19 MR. GREEN: Yes, I will.</p> <p>20 MR. McLAUGHLIN: No, you will not.</p> <p>21 MR. GREEN: I will speak.</p> <p>22 MR. McLAUGHLIN: You will not. That is</p> <p>23 not --</p> <p>24 MR. GREEN: I will continue to speak.</p> <p>25 MR. McLAUGHLIN: That is not a part of</p>	<p style="text-align: right;">Page 80</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. GREEN: You're here for us. You told</p> <p>3 us that.</p> <p>4 MR. McLAUGHLIN: Make a motion to close</p> <p>5 the meeting.</p> <p>6 MR. GREEN: You're here for us.</p> <p>7 UNIDENTIFIED SPEAKER: Written period.</p> <p>8 MR. McLAUGHLIN: What?</p> <p>9 UNIDENTIFIED SPEAKER: Written period. Do</p> <p>10 you have a written period?</p> <p>11 MR. COLLINS: It has nothing to do with</p> <p>12 the scope.</p> <p>13 MR. GREEN: Why not? Why won't you listen</p> <p>14 to me? What about the integrity of the</p> <p>15 developer? When is that going to be addressed?</p> <p>16 You tell me.</p> <p>17 MR. PIAZZA: Put it in writing --</p> <p>18 MR. GREEN: I did put it in writing. And</p> <p>19 I asked for an opportunity --</p> <p>20 MR. McLAUGHLIN: You are pointing fingers</p> <p>21 at somebody. If you have something to add to</p> <p>22 the scope.</p> <p>23 (Simultaneous cross talk)</p> <p>24 MR. GREEN: I didn't hear a response to my</p> <p>25 question which is why they --</p>

<p style="text-align: right;">Page 81</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 MR. PIAZZA: Take a motion to close the</p> <p>3 meeting.</p> <p>4 MR. COLLINS: Second the motion. Second</p> <p>5 the motion.</p> <p>6 MR. McLAUGHLIN: Second by Jim.</p> <p>7 MR. GREEN: -- lied to the board.</p> <p>8 UNIDENTIFIED SPEAKER: No, you are --</p> <p>9 MR. GREEN: I wrote a letter to the board,</p> <p>10 and I haven't heard back.</p> <p>11 MR. McLAUGHLIN: John.</p> <p>12 MR. PIAZZA: Aye.</p> <p>13 MR. McLAUGHLIN: Jim.</p> <p>14 MR. COLLINS: Aye.</p> <p>15 MR. GREEN: Best for last. Like I say.</p> <p>16 Good jokes.</p> <p>17 MR. COLLINS: All right.</p> <p>18 MR. McLAUGHLIN: Folks, we are not here to</p> <p>19 assassinate --</p> <p>20 MR. GREEN: Why are we here, to listen to</p> <p>21 your jokes all night? Are we here to listen to</p> <p>22 your jokes all night?</p> <p>23 MR. McLAUGHLIN: Yes, if I'm the chair.</p> <p>24 I'm the chair. And you're going to --</p> <p>25 MR. GREEN: Yeah, yeah, but I'm tired of</p>	<p style="text-align: right;">Page 83</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 is closed, sir.</p> <p>3</p> <p>4</p> <p>5</p> <p>6 (Time noted: 9:56 p.m.)</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 82</p> <p>1 715 SLEEPY HOLLOW ROAD</p> <p>2 hearing your jokes.</p> <p>3 MR. McLAUGHLIN: -- what this board is</p> <p>4 supposed to do. You are not going to</p> <p>5 assassinate anybody's character.</p> <p>6 MR. GREEN: Your jokes. Why don't you get</p> <p>7 to hear my jokes?</p> <p>8 MR. McLAUGHLIN: Oh, I'll tell you a</p> <p>9 better joke. You know about the lawyer and the</p> <p>10 plumber?</p> <p>11 MR. GREEN: No. I heard --</p> <p>12 MR. McLAUGHLIN: And the plumber came and</p> <p>13 did all the work for the lawyer. And the</p> <p>14 lawyer said, hey, I'm a lawyer and I don't get</p> <p>15 paid this much. And you know what plumber</p> <p>16 said, I didn't get paid that much when I was a</p> <p>17 lawyer either.</p> <p>18 UNIDENTIFIED SPEAKER: I got to skip. I</p> <p>19 was wondering if I could say --</p> <p>20 MR. McLAUGHLIN: No, you don't have a</p> <p>21 number.</p> <p>22 UNIDENTIFIED SPEAKER: I had 12 and</p> <p>23 somebody jumped the gun on me.</p> <p>24 MR. McLAUGHLIN: Well, you didn't raise</p> <p>25 your hand. You didn't stand up. The meeting</p>	<p style="text-align: right;">Page 84</p> <p>1</p> <p>2 C E R T I F I C A T E</p> <p>3</p> <p>4</p> <p>5 I, Douglas F. Colavito, a Certified Court</p> <p>6 rter and Notary Public of the State of New York,</p> <p>7 ereby certify that the transcript of the</p> <p>8 going proceedings, taken at the time and place</p> <p>9 esaid, is a true and correct transcription of my</p> <p>10 thand notes.</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15 -----</p> <p>16 DOUGLAS F. COLAVITO</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

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[aid (1) 75:9	appeared (1) 40:17	Association (2) 8:23;56:13
[ph] (3) 12:20;30:14;77:17	added (1) 66:8	Ain't (2) 19:22;77:9	applicable (2) 49:13,14	assure (1) 65:22
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MEADOWS AT BRIARCLIFF CLUSTER SUBDIVISION

Town of Mt. Pleasant, Westchester County, New York

Draft Environmental Impact Statement (DEIS)

Adopted: December 20, 2021

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: **October 18, 2021 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 Thursday December 2, 2021, to be addressed to the SEQRContact 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

Scoping Document
Meadows at Briarcliff Cluster Subdivision
Town of Mount Pleasant, NY

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 32-lot cluster subdivision consisting of 29 new single-family lots, the preservation of two existing residences on separate lots and one open space lot (the “Proposed Action”). The Subject Site originally included 6 additional acres located in the Village of Briarcliff Manor, which were previously subdivided, and are not part of the Proposed Action.

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 7:30 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 December 2, 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 incorporated. 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.

Discussions of mitigation measures should clearly indicate which measures have been incorporated into project plans,

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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:

In August 2020 the Applicant purchased property in the Town of Mount Pleasant and the Village of Briarcliff Manor comprising approximately 42 acres of land. In December 2020 and March 2021 approximately 6 acres of the 42-acre parcel located in the Village of Briarcliff Manor were sold for the purpose of being developed to support two single-family homes. 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 proposed 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. This connection will utilize Village of Briarcliff Manor sewer infrastructure requiring approval from Briarcliff Manor. Water service would be provided through the Briarcliff Manor Village Water Department.

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

- A. Identify the Report as a Draft Environmental Impact Statement;**

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- 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 DEIS
 - 4. List of all Interested and Involved agencies and required reviews and approvals from Town, County, State and Federal agencies.

III. PROJECT DESCRIPTION

The development of a cluster subdivision (as permitted under §278 of New York State Town Law and §A227-32 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 that in the Applicant's opinion conforms 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 Proposed Action will be discussed.
- 2. Public need for the 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.
- 3. Describe the proposed development including but not limited to:
 - a) Objectives of the Applicant.

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- b) Projected sales prices.
 - c) Proposed lot sizes.
 - d) Proposed housing types and numbers including approximate square footage of floor space, number of bedrooms per house and building height.
 - 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.
 - i) Identify if the Applicant will construct the homes, or if individual lots will be sold for development by others.
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

- 1. Identify prior uses on the site. Utilize historical records and aerial photography to document prior uses.
- 2. Identify all previously issued permits and approvals.
- 3. Identify any current or prior violations, and their status or resolution.

D. Proposed Development

- 1. Describe Conservation/Cluster Subdivision purpose and intent and the process and procedure for obtaining approval.
- 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. Identify all covenants, restrictions and limitations imposed on the site, and their history.
- 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.
- 5. Projected Construction Schedule and Project Phasing

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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

V. EXISTING CONDITIONS, POTENTIAL IMPACTS, MITIGATION

This section of the DEIS will describe the existing environmental conditions on the Site. Sufficient documentation will be provided so that the Lead Agency and reviewers are able to gain an understanding of current conditions and the context in which potential impacts will be assessed in the DEIS. The detail provided will reflect the severity of the potential impacts and the reasonable likelihood of their occurrence. For each issue, existing site conditions shall be defined, potential impacts identified and described and mitigation measures designed to minimize or off-set potential impacts are to be proposed. The methodology and standards used to quantify projected impacts are to be described. The analyses of the Proposed Action shall be performed for the expected year of completion (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 ½ mile of the perimeter of the Project Site.
 - 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.
 - d) Present use and occupancy of the Project Site including existing on-site structures.
 - e) Describe existing zoning in the Town of Mt Pleasant generally, and, within ½ mile of the Project Site, including the Village of Briarcliff Manor.
 - f) Document the purpose and intent of the R-40 zoning district, and the Proposed Actions compliance with the R-40 zoning regulations.
 - g) Identify the location, and the establishing criteria of designated Critical Environmental Areas.
 - h) Identify the presence of the New Croton Aqueduct which runs below the Site, the shaft which may exist on the Site and associated easements.
 - i) Address the Proposed Action’s relationship to public parkland; including the Pocantico Lake County Park, Rockefeller State Park, the Audubon Preserve and Briarcliff Pocantico Lake Park.
 - j) Identify developments within the study area.

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2. Anticipated Impacts

- a) Describe the how the 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 Proposed Action to overall land use patterns within the study area and to surrounding properties; including CEA's, Pocantico Lake County Park, Rockefeller State Park, the Audubon Preserve and Briarcliff Pocantico Lake Park.
- c) Study of the Proposed Action's compliance with existing Town zoning, subdivision regulations and other local land use regulations.
- d) Address project lighting impacts.
- e) Address impacts to the New Croton Aqueduct, and how the NYCDEP easement would limit, restrict or affect the Proposed Action, including restrictions on the placement of structures, and construction techniques such as excavation, boring or rock removal.

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, establishment of buffer areas, landscaping, increased setbacks, etc.
- b) Document ownership, maintenance and enforcement of open space parcel.
- c) Implementation of Dark Sky compliant lighting.
- d) Other mitigation measures as required.

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, seasonal variations and travel corridors with identification of native and invasive species.
- b) Preparation of a Threatened and Endangered Species Habitat Suitability Assessment report by a biologist.
- 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 including the "edge effect" of clearing previously undisturbed forest areas.

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- b) Address impacts to the on-site forest mycorrhizal network.
 - c) Identify specimen trees.
 - d) Address impact on climate resiliency and carbon sequestration.
 - e) Discuss any impacts on resident plant and animal populations, including within Pocantico Lake and its downstream tributaries.
 - f) Address habitat fragmentation and this site's role as a remnant refuge.
 - g) Address the impact of the Proposed Action with respect to the Site's location within the Atlantic Flyway.
 - h) 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 Proposed Action.
 - c) Address the use of native species in landscaping and reforestation plans.
 - d) Discuss ownership and means of protecting open space areas, including future encroachments by homeowners into environmentally sensitive areas.
 - e) Other mitigation measures as required.

C. Geology, Topography, Steep Slopes, and Soils

1. Existing Conditions
- a) Describe 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 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%
 - (2) $\geq 15\%$ to < 25% (steep slope)
 - (3) $\geq 25\%$ to < 35% (very steep slope)
 - (4) $\geq 35\%$ (excessively steep slope)
 - c) Identify ridgelines.
 - d) Identify soil types and their distribution based on Soil Conservation Service (SCS) mapping and field reconnaissance, including the presence of peat, which is important for carbon sequestration.
 - e) Information on depth to rock based on SCS soils' data and visual inspections.
 - f) Discussion of soil characteristics based on SCS soils' data and tabulations including but not

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limited to physical properties of soil, hydrological capabilities, and engineering properties and development limitations and constraints.

- g) History of any hazardous materials found at the Project Site.
 - h) Conduct a Phase 1 Environmental Site Assessment, and if found necessary pursuant to the results, conduct a Phase 2 ESA.
2. Anticipated Impacts
- a) Quantify slope disturbance by category (0% to <15%, ≥15% to < 25%, ≥25% to <35%, and ≥ 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 rock removal, and the proposed methods of doing so, including chipping and 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.
 - g) Other mitigation measures as required.

D. Water Resources

1. Existing conditions
- a) Location and description of wetlands, vernal pools, water bodies, and surface watercourses and groundwater resources on and in the vicinity of the Project Site including Pocantico Lake and Pocantico River and the general identification of wetland, water bodies and surface watercourses

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and groundwater resources in the vicinity of the Project Site and influenced by the Proposed Action including with respect to:

- (1) Seasonal variation.
 - (2) Variation due to climate change.
 - (3) Waterbody's size and quality/characteristics.
 - (4) *Chapter 111: Freshwater Wetlands* of the Town of Mt. Pleasant Code.
 - (5) 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 Project Site's watershed, and their relationship to the Project Site.
 - 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, 100 and 500 - year storm events.
 - f) Address recent extreme storm events.
 - g) Identify the past history of the use of Pocantico Lake as a potable water source, and as a current back-up source.
2. Anticipated Impacts
- a) Any impacts on surface waters, wetlands, vernal pools and their regulated setbacks as a result of the Proposed Action.
 - b) Document secondary impacts to areas outside of surface waters, wetlands, vernal pools and their regulated setbacks, which may have an ecological nexus to those areas.
 - c) Describe the stormwater management system proposed, including all proposed drainage facilities and detention areas and how they will comply with the NYSDEC and NYCDEP Stormwater Regulations.
 - d) Discuss potential stormwater quality impacts on-site and on downstream properties and CEA.
 - e) Address impacts to the functioning of Pocantico Lakes as a back-up public water supply.
 - f) Address impacts of the use of road salt and snow melting chemicals on water features.
 - g) Document impacts to groundwater.
 - h) Identify pre and post development pollutant loading impacts.
 - i) Discuss post-development stormwater flow volumes for the 1, 10, 50, 100 and 500-year storm events.

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- j) Discuss the consequences of recent extreme storm events, and how the Proposed Action might be impacted if similar events occur.
 - k) Address cumulative water quality impacts of development within the watershed.
 - l) Address impact on recreational fishery in Pocantico Lake, including fish stocking programs.
3. Proposed Mitigation
- a) Discuss proposed drainage facilities and methods to treat water quality and volumes, and the associated maintenance obligations.
 - b) Discuss the use of detention to reduce peak stormwater runoff rates post construction.
 - c) Address the use of above ground stormwater management practices such as pervious pavers and vegetative rain gardens and Low Impact Development green infrastructure measures.
 - d) Identify efforts to prevent or mitigate water turbidity and sediment accumulation.
 - e) Other mitigation measures as required.

E. Sanitary Sewage and Water Supply

1. Existing Conditions
- 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 (and Water Department in the Village of Briarcliff Manor) that include or are adjacent to the Project Site.
 - c) Identify method of water and sewer service provided to abutting properties.
 - d) Identify on-site septic disposal systems.
 - e) Address the presence of the New Croton Aqueduct, and its role in the New York City and regional water supply network.
2. Anticipated Impacts
- a) Compute water and sanitary sewer demands of the Proposed Action and identify any growth inducing impacts that may result from the proposed water or sanitary sewer extension, and any impacts to the Village of Briarcliff Manor sewer infrastructure, including whether (i) any improvements districts must be created or expanded; (ii) need for intermunicipal agreements, (iii) a new district is necessary.
 - 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, (iv) hydrant rental agreement.

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- d) Address impacts to existing potable water wells in the vicinity of the Site.
 - e) Address impacts to the New Croton Aqueduct.
 - f) Address methods to offset the projected increase in sewer flows to wastewater facilities, including a County recommended Inflow and Infiltration (I&I) ratio of three to one.
3. Proposed Mitigation
- a) Alternate sewer service .
 - b) Alternate water service.
 - c) Address I&I mitigation, including a per gallon fee, identification of I&I projects, timeframe, responsibility for conducting the work, etc.
 - d) Other mitigation measures as required.

F. Utilities:

1. Existing Conditions
- a) Describe existing utility services at the Project Site such as electric, telephone, cable TV, internet, including condition and ownership
 - b) Identify existing easements.
2. Anticipated Impacts
- a) Identify proposed methods of heating and air conditioning the proposed residences.
 - b) Identify increased electric demand.
 - c) Identify proposed installation and use of other utility services.
 - d) Identify new or modified easements.
3. Proposed Mitigation
- a) Identify the potential for utilizing alternative energy sources such as solar or geothermal.
 - b) Alternate water service.
 - c) Other mitigation measures as required.

G. Traffic

1. Existing conditions
- a) Description of the length, width of pavement, number of travel lanes, shoulder, capacity,

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condition, maintenance, and ownership of the following roads in the vicinity of the 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 on weekdays during the morning and afternoon peak periods.
- c) Pedestrian and bicycle activity and routes.
- d) Pocantico Lake Park, Pocantico River Trail and Rockefeller Preserve hiking and trailhead parking
- e) Public transportation.
- f) School bus and related traffic.
- g) Delivery truck related traffic.

2. Anticipated Impacts

- a) The traffic expected to be generated as a result of the proposed development. Trip generation 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
 - (4) Sleepy Hollow Road/Route 9
- 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 resulting from hiking and trailhead parking.
- g) Impacts to public transportation.
- h) Impacts to school bus and related traffic.

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- i) Impacts from delivery truck 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.
 - c) Other mitigation measures as required.

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

1. Existing conditions
- a) Describe municipal (Town of Mt. Pleasant and Village of Briarcliff Manor) facilities, including relevant service providers. 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
 - (6) Solid Waste and Recycling
 - (7) Recreational Facilities
2. Anticipated impacts
- a) Describing potential impacts to community facilities and services from the Proposed Action, based upon information provided by each service provider.
 - b) Address response times, increase service demands and costs.
3. Proposed mitigation
- a) As required.

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I. 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.
 - 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.
 - b) Identify the number of school aged children projected to be generated by the Proposed Action and document the impact on the Pocantico, Pleasantville, Tarrytown and Briarcliff Manor School Districts
 - c) Analyze the following: property tax base, proposed project's assessed value, revenues from local taxes and expenditures as applicable for all taxing jurisdictions.
 - d) Address ancillary revenue that may be impacted, including film and television permit fees.
 - e) Discuss potential fiscal impacts on the above services.
3. Proposed Mitigation
 - a) As required.

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

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2. Anticipated Impact
 - a) Identify potential impacts to archeological or historic resources as shown in the Phase 1A/1B survey.
3. Proposed Mitigation
 - a) As required.

K. 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.
 - b) Specifically address views from Sleepy Hollow Road at both ends and the center of the Site, from Kings Grant Way, Pocantico Lake Road, Pocantico Lake (4 locations, the bridge at the north end of the lake, the shoreline fishing access site, the dam at the south end of the lake, a location on the lakes surface from the viewpoint of a person in a kayak) and the public viewpoints of the Site from Pocantico Lake County Park, Rockefeller State Park, the Audubon Preserve and Briarcliff Pocantico Lake Park.
2. Anticipated Impacts
 - a) Utilizing NYSDEC Program Policy DEP-00-2 – Assessing and Mitigating Visual and Aesthetic Impacts, provide elevations, sketches, photographs, cross-sections, models and/or photo-renderings to demonstrate the visual impact of the Proposed Action on the surrounding area.
3. Proposed Mitigation
 - a) As required.

L. 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

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- 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.
- c) Describe measures to reduce construction noise impacts.
- a) Other mitigation measures as required.

VI. ALTERNATIVES

A. The analysis of reasonable alternatives to the Proposed Action would be based on schematic site plans 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 single-family residences conforming to the applicable R-40 zoning district requirements and other applicable requirements.
- 3. Conservation Layout with alternative house design.
- 4. Conservation Subdivision that avoids all environmentally constrained lands.
- 5. Alternative access location(s).

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, Conservation Green Building and Sustainability.

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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

The Meadows at Briarcliff
Notice of Intent to Serve As Lead Agency
SEQRA Resolution
Interested and Involved Agencies Distribution List

Carl Fulgenzi, Supervisor
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Valhalla, NY 10595
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Salvatore Pennelle, Building and Fire Inspector
Town of Mount Pleasant Building Department
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David A. Smyth, P.E., Town Engineer
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Richard Benkwitt, Highway Superintendent
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1111 Pleasantville Road
Briarcliff Manor, NY 10510

