

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): <p>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.</p>		
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

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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No only approval(s) which must be granted to enable the proposed action to proceed?
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): <hr/> <hr/> <hr/>
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): <hr/> <hr/> <hr/>

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? If Yes, show numbers of units proposed.					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No															
<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;"></th> <th style="width: 25%;"><u>One Family</u></th> <th style="width: 25%;"><u>Two Family</u></th> <th style="width: 25%;"><u>Three Family</u></th> <th style="width: 25%;"><u>Multiple Family (four or more)</u></th> </tr> <tr> <td>Initial Phase</td> <td style="text-align: center;">31</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>At completion of all phases</td> <td style="text-align: center;">31</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </table>						<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	
	<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)? If Yes,					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
<ol style="list-style-type: none"> 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? If Yes,					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No															
<ol style="list-style-type: none"> 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> 																				
<ol style="list-style-type: none"> 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' height; 100' length</u> 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> 																				
<h4>D.2. Project Operations</h4>																				
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:																				
<ol style="list-style-type: none"> 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> 																				
<ol style="list-style-type: none"> iv. Will there be onsite dewatering or processing of excavated materials? 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:																				
<ol style="list-style-type: none"> 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? Will line extension within an existing district be necessary to serve the project? 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: _____ <u>Gravity Sewer to pump station</u> 	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <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> 	
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>	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: <u>N/A</u>	
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	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? <ul style="list-style-type: none"> <u>N/A</u> Square feet or _____ acres (impervious surface) <u>N/A</u> Square feet or _____ acres (parcel size) ii. Describe types of new point sources. <u>N/A</u> 	
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>	
<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 type="checkbox"/> Yes <input type="checkbox"/> No 	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Heavy Excavation Equipment</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Small individual generators during home construction</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>None</u> 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Federal Clean Air Act Title IV or Title V Permit?	
If Yes: <ul style="list-style-type: none"> 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 ii. In addition to emissions as calculated in the application, the project will generate: <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)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
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 _____ 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ N/A	
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
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	
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	
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	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Hours of operation. Answer all items which apply.	
i. During Construction:	
<ul style="list-style-type: none"> • Monday - Friday: _____ 8:00 am - 5:00 pm • Saturday: _____ 8:00 am - 5:00 pm • Sunday: _____ No • Holidays: _____ No 	
ii. During Operations:	
<ul style="list-style-type: none"> • Monday - Friday: _____ None • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None 	

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
If yes:	
i. Provide details including sources, time of day and duration:	<u>Construction will involve the use of heavy equipment and machinery</u>
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
Describe: _____	
n.. Will the proposed action have outdoor lighting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	<u>Typical Residential Illumination</u>
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
Describe: _____	
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
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Product(s) to be stored <u>N/A</u>	
ii. Volume(s) _____ per unit time _____ <u>N/A</u> (e.g., month, year)	
iii. Generally describe proposed storage facilities: <u>N/A</u>	
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
If Yes:	
i. Describe proposed treatment(s):	_____

ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction: <u>N/A</u> tons per _____ (unit of time)	
• Operation : <u>N/A</u> tons per _____ (unit of time)	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
• Construction: <u>N/A</u>	
• Operation: <u>N/A</u>	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
• 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	
<ul style="list-style-type: none"> • 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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.			
<input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> 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 Covertype	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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,	
i. Identify Facilities:	N/A _____
e. Does the project site contain an existing dam?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Has the facility been formally closed?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	<input type="checkbox"/> Yes – Spills Incidents database _____
<input type="checkbox"/> Yes – Environmental Site Remediation database _____	Provide DEC ID number(s): _____
<input type="checkbox"/> Neither database _____	Provide DEC ID number(s): _____
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?		<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						
<ul style="list-style-type: none"> 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:		<table border="1"> <tr> <td><u>CsD - Charlton-Chatfield complex</u></td> <td><u>21 %</u></td> </tr> <tr> <td><u>CrC - Charlton-Chatfield complex</u></td> <td><u>54 %</u></td> </tr> <tr> <td><u>WdB - Woodbridge loam</u></td> <td><u>18 %</u></td> </tr> </table>	<u>CsD - Charlton-Chatfield complex</u>	<u>21 %</u>	<u>CrC - Charlton-Chatfield complex</u>	<u>54 %</u>	<u>WdB - Woodbridge loam</u>	<u>18 %</u>
<u>CsD - Charlton-Chatfield complex</u>	<u>21 %</u>							
<u>CrC - Charlton-Chatfield complex</u>	<u>54 %</u>							
<u>WdB - Woodbridge loam</u>	<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:		<table> <tr> <td><input checked="" type="checkbox"/> Well Drained:</td> <td><u>100 %</u> of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td><u> </u> % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td><u> </u> % of site</td> </tr> </table>	<input checked="" type="checkbox"/> Well Drained:	<u>100 %</u> of site	<input type="checkbox"/> Moderately Well Drained:	<u> </u> % of site	<input type="checkbox"/> Poorly Drained	<u> </u> % of site
<input checked="" type="checkbox"/> Well Drained:	<u>100 %</u> of site							
<input type="checkbox"/> Moderately Well Drained:	<u> </u> % of site							
<input type="checkbox"/> Poorly Drained	<u> </u> % of site							
f. Approximate proportion of proposed action site with slopes:		<table> <tr> <td><input checked="" type="checkbox"/> 0-10%:</td> <td><u>40 %</u> of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td><u>6 %</u> of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td><u>54 %</u> of site</td> </tr> </table>	<input checked="" type="checkbox"/> 0-10%:	<u>40 %</u> of site	<input checked="" type="checkbox"/> 10-15%:	<u>6 %</u> of site	<input checked="" type="checkbox"/> 15% or greater:	<u>54 %</u> of site
<input checked="" type="checkbox"/> 0-10%:	<u>40 %</u> of site							
<input checked="" type="checkbox"/> 10-15%:	<u>6 %</u> of site							
<input checked="" type="checkbox"/> 15% or greater:	<u>54 %</u> of site							
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 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?		<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:								
<ul style="list-style-type: none"> Streams: Name <u>N/A</u> Lakes or Ponds: Name <u>N/A</u> Wetlands: Name <u>Federal Waters</u> Wetland No. (if regulated by DEC) <u>N/A</u> 		Classification <u>N/A</u> Classification <u>N/A</u> Approximate Size <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?								
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:								

m. Identify the predominant wildlife species that occupy or use the project site: Deer	<hr/> <hr/> <hr/>		
n. Does the project site contain a designated significant natural community? If Yes:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
i. Describe the habitat/community (composition, function, and basis for designation): Oak-Tulip Tree Forest	<hr/>		
ii. Source(s) of description or evaluation: N/A	<hr/>		
iii. Extent of community/habitat:	• Currently:	316.15	acres
	• Following completion of project as proposed:	N/A	acres
	• Gain or loss (indicate + or -):	N/A	acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<hr/> <hr/>			
E.3. Designated Public Resources On or Near Project Site			
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number:	<hr/>		
b. Are agricultural lands consisting of highly productive soils present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site?	<hr/>		
ii. Source(s) of soil rating(s):	<hr/>		
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		
If Yes:	<hr/>		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	<hr/>		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:	<hr/> <hr/>		
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		
If Yes:	<hr/>		
i. CEA name: Pocantico Lake & Watershed	<hr/>		
ii. Basis for designation: Exceptional or unique character	<hr/>		
iii. Designating agency and date: Agency: Westchester County, Date: 1-31-90	<hr/>		

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:	
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:	
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:	
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:	
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 checked="" 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

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): <p>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.</p>		
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 from Planning Board Steep Slope Permit	Jan 2021
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 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 Yes No only approval(s) which must be granted to enable the proposed action to proceed?

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

C.2. Adopted land use plans.

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

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

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

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, Yes No or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

N/A

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
R-40 - (Single Family Residence District)	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?	36.8268 acres
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? If Yes,	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?

Yes 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)?

Yes No

If Yes,

i. Total number of structures _____

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

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

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

i. Purpose of the impoundment: Underground collection and infiltration for stormwater runoff created by the additional impervious surfaces.

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Underground collection and infiltration for stormwater runoff created by the additional impervious surfaces.

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

N/A

iv. Approximate size of the proposed impoundment. Volume: _____ 0.014 ea million gallons; surface area: _____ 0.057 ea acres

v. Dimensions of the proposed dam or impounding structure: _____ 4' height; _____ 100' length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____ 48" dia. HDPE Gallery / Detention Basin

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes 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? N/A

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

• Volume (specify tons or cubic yards): N/A

• Over what duration of time? N/A

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

N/A

iv. Will there be onsite dewatering or processing of excavated materials?

Yes No

If yes, describe. N/A

v. What is the total area to be dredged or excavated? N/A acres

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

vii. What would be the maximum depth of excavation or dredging? N/A feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: N/A

N/A

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes No

If Yes:

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

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

• 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
If Yes:	
• Describe extensions or capacity expansions proposed to serve this project: _____ <u>Gravity Sewer to pump station</u>	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
• 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>	
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>
vi. Describe any plans or designs to capture, recycle or reuse liquid waste:	<u>N/A</u>
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
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)
ii. Describe types of new point sources.	<u>no new point sources</u>
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>
• If to surface waters, identify receiving water bodies or wetlands:	<u>N/A</u>
• Will stormwater runoff flow to adjacent properties?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	<u>Temporary heavy excavation equipment during construction</u>
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	<u>Small individual generators during home construction</u>
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	<u>None</u>
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
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)	<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. In addition to emissions as calculated in the application, the project will generate:	
• <u>N/A Tons/year (short tons) of Carbon Dioxide (CO₂)</u>	
• <u>N/A Tons/year (short tons) of Nitrous Oxide (N₂O)</u>	
• <u>N/A Tons/year (short tons) of Perfluorocarbons (PFCs)</u>	
• <u>N/A Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</u>	
• <u>N/A Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</u>	
• <u>N/A Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</u>	

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
If Yes:	
i. Estimate methane generation in tons/year (metric): N/A	
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): N/A	
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	
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): N/A	
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	
If Yes:	
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 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: N/A	
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
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	
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	
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	
If Yes:	
i. Estimate annual electricity demand during operation of the proposed action: N/A	
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): N/A	
iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Hours of operation. Answer all items which apply.	
i. During Construction:	
<ul style="list-style-type: none"> • Monday - Friday: 8:00 am - 5:00 pm • Saturday: 8:00 am - 5:00 pm • Sunday: No • Holidays: No 	
ii. During Operations:	
<ul style="list-style-type: none"> • Monday - Friday: None • Saturday: None • Sunday: None • Holidays: None 	

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
If yes:	
i. Provide details including sources, time of day and duration:	During construction the use of heavy equipment and machinery for excavation and grading. Mon-Sat 8:00-5:00
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
Describe: _____	
n.. Will the proposed action have outdoor lighting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	Typical Residential Illumination
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
Describe: _____	
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
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Product(s) to be stored N/A	_____
ii. Volume(s) _____ N/A per unit time _____ N/A (e.g., month, year)	_____
iii. Generally describe proposed storage facilities: _____	_____
N/A	
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 checked="" type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	_____
N/A	

ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 checked="" type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	_____
• Construction: _____ N/A tons per _____ N/A (unit of time)	_____
• Operation : _____ N/A tons per _____ N/A (unit of time)	_____
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	_____
• Construction: N/A	_____
• Operation: _____ N/A	_____
iii. Proposed disposal methods/facilities for solid waste generated on-site:	_____
• Construction: N/A	_____
• Operation: _____ N/A	_____

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 Covertype	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

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Identify Facilities: N/A _____	
e. Does the project site contain an existing dam? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Dimensions of the dam and impoundment:	
• Dam height: _____	N/A feet
• Dam length: _____	N/A feet
• Surface area: _____	N/A acres
• Volume impounded: _____	N/A gallons OR acre-feet
ii. Dam's existing hazard classification: N/A _____	
iii. Provide date and summarize results of last inspection: N/A _____	
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? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Has the facility been formally closed?	<input type="checkbox"/> Yes <input type="checkbox"/> 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? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	
<input type="checkbox"/> Yes – Spills Incidents database	Provide DEC ID number(s): N/A _____
<input type="checkbox"/> Yes – Environmental Site Remediation database	Provide DEC ID number(s): N/A _____
<input type="checkbox"/> 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? If yes, provide DEC ID number(s): N/A _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?		<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: <table border="0"> <tr> <td><u>CsD - Charlton-Chatfield complex</u></td> <td><u>21 %</u></td> </tr> <tr> <td><u>CrC - Charlton-Chatfield complex</u></td> <td><u>54 %</u></td> </tr> <tr> <td><u>WdB - Woodbridge loam</u></td> <td><u>18 %</u></td> </tr> </table>			<u>CsD - Charlton-Chatfield complex</u>	<u>21 %</u>	<u>CrC - Charlton-Chatfield complex</u>	<u>54 %</u>	<u>WdB - Woodbridge loam</u>	<u>18 %</u>		
<u>CsD - Charlton-Chatfield complex</u>	<u>21 %</u>									
<u>CrC - Charlton-Chatfield complex</u>	<u>54 %</u>									
<u>WdB - Woodbridge loam</u>	<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: <table border="0"> <tr> <td><input checked="" type="checkbox"/> Well Drained:</td> <td><u>100 %</u> of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td><u> </u> % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td><u> </u> % of site</td> </tr> </table>			<input checked="" type="checkbox"/> Well Drained:	<u>100 %</u> of site	<input type="checkbox"/> Moderately Well Drained:	<u> </u> % of site	<input type="checkbox"/> Poorly Drained	<u> </u> % of site		
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<input type="checkbox"/> Moderately Well Drained:	<u> </u> % of site									
<input type="checkbox"/> Poorly Drained	<u> </u> % of site									
f. Approximate proportion of proposed action site with slopes: <table border="0"> <tr> <td><input checked="" type="checkbox"/> 0-10%:</td> <td><u>40 %</u> of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td><u>6 %</u> of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td><u>54 %</u> of site</td> </tr> </table>			<input checked="" type="checkbox"/> 0-10%:	<u>40 %</u> of site	<input checked="" type="checkbox"/> 10-15%:	<u>6 %</u> of site	<input checked="" type="checkbox"/> 15% or greater:	<u>54 %</u> of site		
<input checked="" type="checkbox"/> 0-10%:	<u>40 %</u> of site									
<input checked="" type="checkbox"/> 10-15%:	<u>6 %</u> of site									
<input checked="" type="checkbox"/> 15% or greater:	<u>54 %</u> of site									
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 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? <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: <table border="0"> <tr> <td>• Streams: Name <u>N/A - none on the site</u></td> <td>Classification <u>N/A</u></td> </tr> <tr> <td>• Lakes or Ponds: Name <u>N/A - none on the site</u></td> <td>Classification <u>N/A</u></td> </tr> <tr> <td>• Wetlands: Name <u>Federal Waters</u></td> <td>Approximate Size <u>N/A</u></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC) <u>N/A</u></td> <td></td> </tr> </table>			• 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>	
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• 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: _____										

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?

Yes No

If Yes:

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

ii. Name: N/A

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

N/A

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?

Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?

Yes No

If Yes:

i. Describe possible resource(s): N/A

ii. Basis for identification: N/A

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?

Yes No

If Yes:

i. Identify resource: N/A

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

iii. Distance between project and resource: N/A miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?

Yes No

If Yes:

i. Identify the name of the river and its designation: N/A

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?

Yes No

F. Additional Information

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

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

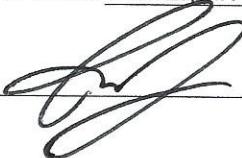
G. Verification

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

Applicant/Sponsor Name Brian Zappi, PE, VP

Date July 7, 2020

Signature



Title Vice President

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TOWN CLERK

JUN 04 2021

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TIME



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Planning Board Secretary

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PATSY FUCALE
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

TAX DESIGNATION:

ZONING DISTRICT

ARCHITECT:

SECTION 105.17, BLOCK 1, LOT 15

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.

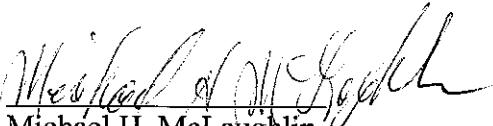
BE IT FURTHER RESOLVED, that a Public Scoping Session will be held during the regularly scheduled Planning Board meeting on October 18, 2021 (OR - comments on the draft Scoping Document will be accepted until 4:00 PM on October 18, 2021), at the Planning Department office, Town of Mount Pleasant Town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

DALCO Reporting, Inc.
170 Hamilton Avenue, Suite 303
White Plains, NY 10601
(914) 684-9009
dalcoreporting.com

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1	PLANNING BOARD TOWN OF MOUNT PLEASANT, NEW YORK ----- -x PUBLIC HEARING:	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.
9	MICHAEL McLAUGHLIN, Chair PATSY FUCALE, Member JAMES COLLINS, Member JANE ABBATE, Member GEORGE PAPPAS, Member JOHN PIAZZA, Member	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
17	FOR THE APPLICANT: KORY SALOMONE, ESQ. ZARIN & STEINMETZ 81 Main Street, Suite 415 White Plains, New York 10601	17 18 19 20 21 22 23 24 25
18	ALSO PRESENT: CAROLYN SARACINO, Administrative Assistant	Page 2
19		Page 4
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23		
24		
25		

October 18, 2021

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

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

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1 715 SLEEPY HOLLOW ROAD
 2 **MR. McLAUGHLIN:** Good. Let's go.
 3 **MR. SAVITY:** So my name is Ted Savity. I
 4 live at 1130 Bedford Road. I've been really
 5 familiar with the DEIS. I've looked at it, and
 6 created a mark up that I have for it to give to
 7 Carolyn with some comments. But I wanted to
 8 focus our attention on three things in my
 9 comments tonight. And with that regard, I may
 10 -- I included in my comments and letters to the
 11 board are some photographs of the slopes above
 12 the lake which are critical, and I would
 13 like --

14 **MR. PIAZZA:** Is that what you gave us
 15 already?

16 **MR. SAVITY:** Well, I don't know if you
 17 have it -- for your convenience, I have them if
 18 you would like to look at it.

19 **MR. McLAUGHLIN:** What is it you want done?
 20 Folks, we don't need to look at exhibits. We
 21 need to know what --

22 **MR. SAVITY:** Fine.

23 **MR. McLAUGHLIN:** -- is it you think needs
 24 to be in the scope?

25 **MR. SAVITY:** So yes, sir. All right.

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1 715 SLEEPY HOLLOW ROAD
 2 **MR. McLAUGHLIN:** -- wetlands consultants
 3 and environmental consultants, period.
 4 **MR. SAVITY:** So I'm suggesting, for
 5 example, in the documents that's been submitted
 6 to the board, if you look at the little house
 7 boxes on the drawing where the elevations are
 8 supposed to be indicated, they say XXX. So we
 9 don't really know exactly how much grading
 10 we're proposing in this project. So how is an
 11 environmental engineer going to evaluate what
 12 the effect on the slopes above the lake are if
 13 the elevation and the foundation is listed as
 14 XXX.

15 **MR. McLAUGHLIN:** This is going to sound
 16 but is that -- I read that today. Is that in
 17 the submittal that you sent us today?

18 **MR. SAVITY:** Yes.

19 **MR. McLAUGHLIN:** Can I -- can I say that
 20 -- hold on.

21 **MR. SAVITY:** Yup.

22 **MR. McLAUGHLIN:** To expedite things, let's
 23 make sure that that document which came from
 24 the --

25 **MR. SAVITY:** Friends of Rockefeller --

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1 715 SLEEPY HOLLOW ROAD
 2 So --
 3 **MR. McLAUGHLIN:** Otherwise we will be here
 4 all night long.
 5 **MR. SAVITY:** We'll get to this later if
 6 you want. Because this is relevant to what I'm
 7 going to talk about. Is a lack of
 8 sufficient detail in the cluster subdivision
 9 plan which is part of what the DEIS package is.
 10 So for example, if we are going to be
 11 evaluating the environmental impact of this
 12 project, when you look at what you are going to
 13 be handing to environmental experts, you are
 14 going to be handing this little rough drawing
 15 over here --

16 **MR. McLAUGHLIN:** No, we are going to be
 17 telling them to go out in the field.

18 **MR. SAVITY:** Okay. So but they're also
 19 going to have to look at where the homes are
 20 going to be situated on the property. It's not
 21 just looking at the field.

22 **MR. McLAUGHLIN:** They are professionals.
 23 We will get -- trust me, we will get the
 24 planning board's --

25 **MR. SAVITY:** Okay.

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1 715 SLEEPY HOLLOW ROAD
 2 excuse me, friends of Pocantico Lake, yes.
 3 **MR. McLAUGHLIN:** Right. That that gets
 4 included please. So that we don't have to go
 5 through this 20 other people that want to talk
 6 to us.

7 **MR. SAVITY:** I'm trying to be --

8 **MR. McLAUGHLIN:** I know --

9 **MR. SAVITY:** I appreciate that, sir. I

10 appreciate it. I'm trying to move very
 11 quickly. You have a lot of people here.

12 So the second thing is the -- I think the
 13 DEIS pays short (inaudible) to the number of
 14 alternatives that are available. In fact, in
 15 the steep slope document as part of the
 16 application --

17 **MR. McLAUGHLIN:** We agree. We agree.
 18 I've already asked them.

19 **MR. SAVITY:** So there should be -- there
 20 should be looking at larger conservation units to
 21 protect the entire hillside. I think one
 22 problem you have in the entire EIS is we talk
 23 about steep slopes. And the problem is in the
 24 regulations; a steep slope has a certain
 25 definition.

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

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1 715 SLEEPY HOLLOW ROAD
 2 And then also making sure that we have
 3 sufficient consideration for the impact on the
 4 other existing parks that border the property.
 5 **MR. McLAUGHLIN:** Visual, et cetera, right.
 6 **MS. BROWN:** Yes. That's it. Thank you.
 7 **MR. McLAUGHLIN:** Thank you very much.
 8 Three.
 9 **MR. SANDERS:** Good evening. Charlie
 10 Sanders, 29 Kings Grant Way. Mr. Savity and I
 11 authored this magnum opus and --
 12 **MR. McLAUGHLIN:** So everything you are
 13 going to say is already in.
 14 **MR. SANDERS:** Well, it is. I would like
 15 to underline --
 16 **MR. McLAUGHLIN:** Are you a lawyer?
 17 **MR. SANDERS:** Yes. But I'm a journalist
 18 too. Just want to underline a couple of
 19 things.
 20 In terms of the balancing test that needs
 21 to go on as part of the scoping process, there
 22 are a few things that were not mentioned within
 23 the DEIS. And we'd actually marked it up to
 24 include some of those things. One of them is
 25 information that we provided to the town board

Page 23

1 715 SLEEPY HOLLOW ROAD
 2 ease. We believe that. None of us fell off
 3 the pumpkin truck yesterday.
 4 **MR. SANDERS:** I fell off the turnip truck
 5 yesterday, but that was a different -- that was
 6 for a different reason.
 7 **MR. McLAUGHLIN:** This is Halloween. Come
 8 on.
 9 **MR. SANDERS:** All I want to add is that
 10 especially in regard to the wildlife, we
 11 provided extensive photographic evidence that a
 12 statement from the developers that deer are the
 13 only animal present on this property. There
 14 are 25 other species. Birds of prey, bald
 15 eagles there every day, et cetera, et cetera.
 16 I'm not going to enumerate them, but you get
 17 the idea.
 18 **MR. McLAUGHLIN:** Thank you. Four.
 19 **MS. GOLODETZ:** Hi. My name is Nancy
 20 Rogers Golodetz. I'm at 816 Sleepy Hollow Road
 21 in Briarcliff Manor.
 22 Some of these points may have been covered
 23 in the document. I didn't have a chance to
 24 read that yet. Unlike you, I'm not a speed
 25 reader. So the first one is really noise

Page 22

Page 24

1 715 SLEEPY HOLLOW ROAD
 2 last week. And that is documents from 1987
 3 which discuss the importance of Pocantico Lake.
 4 What it means not only to the community, but to
 5 the watershed, to potable water, et cetera, et
 6 cetera. Those documents are extremely
 7 important. Because they gave notice to the
 8 developer, at the time of the purchase that
 9 this is not only a CEA critical environmental
 10 area, but also that pretty much the same
 11 project has already been discussed by this
 12 board. And -- and a -- a similar project --
 13 **MR. McLAUGHLIN:** A similar project.
 14 **MR. SANDERS:** And -- and it's relevant if
 15 not directly important. So it's very important
 16 to take a look at that in order to make your
 17 jobs easier. We actually marked up the draft
 18 to provide additional language. So I'm not
 19 going to go through that. It's already in the
 20 record, and it's already been submitted.
 21 Before my five minutes runs out, the thing
 22 that I really want to concentrate on is the
 23 need for independent expert opinion. It is
 24 crucial. And I'll tell you quickly why.
 25 **MR. McLAUGHLIN:** I can set your mind at

1 715 SLEEPY HOLLOW ROAD
 2 mitigation which I think you are aware of but,
 3 you know, consistent with your currently, you
 4 know, being updated in the vision plan that
 5 noise is defined as any loud, distorted or
 6 disagreeable sounds that interfere with the
 7 quality of life --
 8 **MR. McLAUGHLIN:** It's a standard part of
 9 the --
 10 **MS. GOLODETZ:** Obviously, this is going to
 11 be disruptive --
 12 **MR. McLAUGHLIN:** Talking about
 13 construction impact.
 14 **MS. GOLODETZ:** Right. And beyond after
 15 these homes are built.
 16 **MR. McLAUGHLIN:** Not beyond.
 17 **MS. GOLODETZ:** But it's going --
 18 **MR. McLAUGHLIN:** There are noise --
 19 there's a noise ordinance that prevents one
 20 neighbor from impacting another.
 21 **MS. GOLODETZ:** Right. And this is going
 22 on per the application two years, 6 days a
 23 week, 8 to 5:00 p.m. That's 624 days of
 24 disruption. It's a lot. Yeah. And it would
 25 be nice to maybe have Saturdays off, quite

<p>1 715 SLEEPY HOLLOW ROAD 2 frankly. 3 But that leads me to the other point, the 4 traffic. And I had written this earlier. 5 There's only two traffic studies in this 6 document. And there are at Sleepy Hollow Road 7 and Long Hill Road East and Sleepy Hollow Road 8 and Old Sleepy Hollow Road Extension. 9 MR. McLAUGHLIN: That's going to be 10 expanded. 11 MS. GOLODETZ: Yeah. It really needs to 12 be expanded in a number of ways -- 13 MR. McLAUGHLIN: 9A for instance -- 14 MS. GOLODETZ: And to Route 9. That's the 15 main throughfare to -- yeah Route 9. 16 And then also I would I say the county 17 house road, you know, cross over from Sleepy 18 Hollow Road as well. That's a pretty dangerous 19 intersection as it is now. So I would add 20 those two routes, and I think there are a 21 couple more. 22 MR. McLAUGHLIN: You got that, Pat. You 23 got that, Pat? 24 MS. GOLODETZ: And I add the evaluation of 25 traffic lights at both the intersections to</p>	Page 25	Page 27
<p>1 715 SLEEPY HOLLOW ROAD 2 Sleepy Hollow Road to Route 9 and also County 3 House Road. I'd would like to see that in the 4 scope. I don't want a traffic light. But it's 5 a pretty dangerous two intersections. And with 6 more traffic going that way, it's probably 7 worth investigating as part of the scope of the 8 document. 9 MR. McLAUGHLIN: Okay. 10 MS. GOLODETZ: Two other things on my list 11 are really coming under the headings of 12 permits. One was just mentioned in a way. I 13 had a chance to look at the critical 14 comprehensive site analysis as -- in addition 15 to scoping document. And I noticed that the 16 DEC really on the biological side, the resource 17 side, which was done back in July 2018. It 18 relied on basically databases and, in fact, 19 there was a letter from the environmental 20 review specialist stated depending on the 21 nature of the project and the conditions that 22 the project site further information from on 23 site surveys and other sources may be required 24 to fully assess impacts and biological 25 resources. And so you just said that you were</p>	Page 26	Page 28

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1 715 SLEEPY HOLLOW ROAD
 2 that representatives of New York City's water
 3 supply --

4 **MR. McLAUGHLIN:** We already got a response
 5 from them.

6 **MS. JOHNSON-FLEDER:** Great. Okay. They
 7 say they acknowledge that it's in a CEA. And
 8 they say that there are no streams or water
 9 sources on the property, but there is a stream
 10 in the north west corner that feeds the stream
 11 that comes --

12 **MR. McLAUGHLIN:** One of the additions that
 13 is going to be put in there is things called
 14 vernal pools and intermittent streams, et
 15 cetera. And those things will be covered as
 16 well.

17 **MS. JOHNSON-FLEDER:** This stream feeds a
 18 brook that passes through our property through
 19 several properties at Kings Grant Way into the
 20 Pocantico River and Pocantico Lake through the
 21 preserve through the Sleepy Hollow Cemetery and
 22 to the Hudson River. So we can trace it from
 23 the corner of their property. The planning of
 24 the planners from Mount Pleasant have said that
 25 they need to preserve the character of our

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 2 neighborhoods. And I would like to say that I
 3 went from the border of Briarcliff Manor on
 4 Sleepy Hollow Road, 1.6 miles to Route 9 and I
 5 counted the number of houses on the road.
 6 There are 28. And we are talking about a
 7 development of 31. So we are --

8 **MR. McLAUGHLIN:** You are talking about a
 9 development that's in an R-40 zone. If in the
 10 R-40 zone, if it should turn out that there are
 11 40 developable acres, then your question is
 12 moot.

13 **MS. JOHNSON-FLEDER:** It may be moot but --

14 **MR. McLAUGHLIN:** Chang Hai Cook [ph.]
 15 Didn't like the fact that Stuyvesant or whoever
 16 Minuet came up the river, but it is what it is.

17 **MS. JOHNSON-FLEDER:** Right. Right. I
 18 understand that but we are talking about
 19 doubling the size of this neighborhood.

20 **MR. McLAUGHLIN:** Within the law.

21 **MS. JOHNSON-FLEDER:** Doubling the side
 22 size of the neighborhood will lead to -- I'm
 23 just saying that we should look at everything.

24 **MR. McLAUGHLIN:** Yeah. But what if
 25 somebody has a right to develop under the

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1 715 SLEEPY HOLLOW ROAD
 2 zoning code, we can't stop them from
 3 developing. There are limits you can put on,
 4 but you cannot stop them just because you want
 5 28 and the only 28, 28 or less more houses.
 6 That's -- that is -- that is not a calculation
 7 that has any validity.

8 **MS. JOHNSON-FLEDER:** When we are
 9 talking --

10 **MR. McLAUGHLIN:** Therefore, it won't be in
 11 the -- in the scoping document.

12 **MS. JOHNSON-FLEDER:** When you're talking
 13 about the character of the neighborhood, and
 14 you are talking about doubling the size of the
 15 neighborhood. Then it seems to me that every
 16 single thing needs to be considered.

17 **MR. McLAUGHLIN:** No, not every single
 18 thing. Only the valid things.

19 **MS. JOHNSON-FLEDER:** You win. Sorry.

20 **MR. McLAUGHLIN:** Six.

21 **MS. JOHNSON-FLEDER:** Thank you.

22 **MR. McLAUGHLIN:** You're very welcome. You
 23 should see my wife when I go at it.

24 **MR. MALLETT:** I'm David Mallett, 57 Old
 25 Sleepy Hollow Road.

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 2 **MS. SARACINO:** Sorry. Can you repeat that
 3 please.

4 **MR. MALLETT:** Dave Mallett. 57 Old Sleepy
 5 Hollow Road in Briarcliff Manor. And I'm not
 6 an attorney.

7 And I have a thousand things to say, but I
 8 want to address one very narrow point. And
 9 that is that the most complete set of plans
 10 that have been submitted and are publically
 11 available. The only ones that are actually
 12 signed by an engineer by Roy A. I forget his
 13 name, you know, called for --

14 **MR. McLAUGHLIN:** Fredriksen.

15 **MR. MALLETT:** Yes, Fredriksen. Thank you.
 16 I'm sorry.

17 Those plans called for in the body of the
 18 plans called for over a million square feet of
 19 tree canopy being taken out. Over 90 percent
 20 of the existing trees being taken out which is
 21 astonishing thought that 90 percent of the
 22 trees were proposed to be taken out. It's just
 23 not clear to me that the plan that has been the
 24 scoped that has been going on tonight that it
 25 specifically addresses the impact of 90 percent

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

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 2 would just go ahead and change it. We would go
 3 ahead and change it because it would reflect
 4 our opinion, not the applicant's opinion with
 5 all due respect to the applicant. The
 6 applicant may have an opinion that's shades,
 7 nuances different from what this board has.

8 **MR. STOLOROW:** So what I'm suggesting is
 9 you should get a better starting point than
 10 what they've given you because --

11 **MR. McLAUGHLIN:** We are working on that.
 12 **MR. STOLOROW:** -- the SEQRA regulations
 13 require that they identify the potentially
 14 significant adverse impacts identified both in
 15 Part 3 of the environmental assessment form and
 16 as a result of consultation with the other
 17 involved agencies and the public. So they need
 18 to start by saying not just we are going to
 19 look at land use. But in land use, here are
 20 the significant impacts that we will be looking
 21 at. Here's -- here are the alternatives.
 22 Here's how we propose to mitigate them, not at
 23 an insane level of detail, but what they
 24 provided is basically just anyone -- this is
 25 generic. It's not specific to this project.

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 2 **MR. McLAUGHLIN:** They can respectfully
 3 decline to comment on the ground that it may
 4 incriminate them. It's up to us to ensure that
 5 those things are covered. We will make sure --
 6 **MR. STOLOROW:** I just want to make sure
 7 that you have enough time to do that.

8 **MR. McLAUGHLIN:** This is not the first
 9 DEIS. We will make sure.

10 **MR. STOLOROW:** So two other points.
 11 The second is that this project has been
 12 unlawfully segmented under SEQRA. This project
 13 that you have in this application is 36 acres.
 14 This property was actually 42 acres. They
 15 split it off into six acres that are Briarcliff
 16 Manor. They've already started building homes
 17 on there. The effect of all of this
 18 development needs to be included within the
 19 scope of SEQRA, not just the 36 acres.

20 **MR. McLAUGHLIN:** When did that separate
 21 out?

22 **MR. STOLOROW:** Since they purchased the
 23 property in the last two years. So this --
 24 this has to be all part of the single review,
 25 which is not the application you have before

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 2 you now.
 3 And the last point is that the basis for
 4 the foundation for the cluster zoning is that
 5 they have to give you a plan for a conventional
 6 subdivision that meets with the town
 7 regulation.

8 **MR. McLAUGHLIN:** Really. We didn't know
 9 that.

10 **MR. STOLOROW:** Maybe everybody here
 11 doesn't know that.

12 **MR. McLAUGHLIN:** Tell me something you we
 13 don't know, please.

14 **MR. STOLOROW:** So -- and I don't know if
 15 you are being facetious.

16 **MR. McLAUGHLIN:** A little.

17 **MR. STOLOROW:** But the point is they have
 18 to give you --

19 **MR. McLAUGHLIN:** You must be an attorney
 20 as well.

21 **MR. STOLOROW:** I am.

22 They have to give you a conventional
 23 subdivision plan that shows lots that would
 24 actually be built on. Here they included all
 25 of this waterfront. Because the waterfront

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 2 lots, they need steep slope approval. So those
 3 lots need to be pushed back to where they would
 4 be developable. So it's not really 31 lots.
 5 And you should reject the plan as it's been
 6 submitted. It's not really 31 that buildable
 7 here.

8 **MR. McLAUGHLIN:** I think you may have
 9 earned your money.

10 **MR. STOLOROW:** Thanks.

11 Okay. Eight, nine, nine. That's not --
 12 no, that's number nine. First of all, are you
 13 an attorney?

14 **MR. ANZEVINO:** No, sir. Good evening. My
 15 name is Jeffrey Anzевino, director of land use
 16 advocacy for Scenic Hudson. This is the first
 17 time we've appeared before this board. So for
 18 background, we were founded in 1963 to save
 19 Storm King Mountain from a destructive
 20 industrial project. And we are credited with
 21 launching the Modern Environmental Grassroots
 22 Movement. And now we are the Hudson Valley's
 23 largest environmental organization. I'm here
 24 tonight to provide scoping comments on the
 25 Meadows at Briarcliff cluster subdivision. We

<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>	Page 41	Page 43
<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>	Page 42	Page 44

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 2 mitigate those impacts would be to move several
 3 of the homes back from the lake perhaps or just
 4 remove them from the plan altogether.

5 **MR. McLAUGHLIN:** It's among the
 6 alternatives that I -- we will be requiring.

7 **MR. ANZEVINO:** Great. I appreciate that.
 8 So the -- in order for the DEIS to provide
 9 a reasonable range of alternatives and
 10 sufficient information for the board to
 11 consider whether there are alternatives that
 12 would minimize or avoid these adverse
 13 environmental impacts, the scope should
 14 including these two additional alternatives:
 15 First, the scope should include an alternative
 16 with a redesigned 31-lot conservation layout
 17 configured with Lots 5 through 12 moved away
 18 from the top of the slope above the lake where
 19 they would be the most visible. Obviously, the
 20 size of the lots then would need to be smaller
 21 if they are still going to be 31.

22 **MR. McLAUGHLIN:** It would be very helpful
 23 if your ultimate submittal says that with
 24 specificity.

25 **MR. ANZEVINO:** Oh, it will. And the

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 2 conveyed perhaps to Westchester County as an
 3 expansion of the park or some other
 4 conservation entity. That would also provide
 5 the benefit of allowing the people that will
 6 live in this subdivision direct access from
 7 their homes to the park. And they can be
 8 assured that there wouldn't be subsequent tree
 9 cutting or any kind of dumping that goes on
 10 that might foul the lake. So we appreciate
 11 this opportunity to provide comments tonight.
 12 And will provide a much more detailed letter by
 13 the end of the comment period.

14 **MR. McLAUGHLIN:** With luck, there will be
 15 a new planning board chairman in there as well.
 16 Ten.

17 **MS. MALLETT:** I'm nine.

18 **MR. PIAZZA:** All right. We going to get
 19 there.

20 **MS. MALLETT:** Hi. Good evening. My name
 21 is Reya Mallett. I live at 57 old Sleepy
 22 Hollow Road in Briarcliff Manor. Thank you for
 23 letting me speak tonight and, you know --

24 **MR. McLAUGHLIN:** We can't stop you.

25 **MS. MALLETT:** Well, so you are actually

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 2 additional specificity.
 3 And second, we recommend that the scope
 4 include a smaller 23-lot subdivision layout
 5 with these lots, 5 through 12, just removed
 6 from the plan altogether. And I will just say
 7 because -- in the interest of time, one of the
 8 problems with the proposed layout that we think
 9 the scope should address is the fact that all
 10 -- it's nice that about 60 percent of this site
 11 is proposed to be conserved and there are some
 12 conservation subdivision -- sorry, conservation
 13 easements proposed. But the way this is laid
 14 out, I believe every single lot has a part of
 15 that conservation easement, and you are not
 16 going to find a land trust or a qualified
 17 conservation entity willing to hold those
 18 easements. So we would suggest that in
 19 addition to those two alternatives, that we are
 20 suggesting be evaluated in the scope, that
 21 another lot be created that would include the
 22 steep slopes, the wetland area in the southwest
 23 part of the site. And then some buffer perhaps
 24 100-foot at the top of the slope in all that
 25 would be in another parcel that would be

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 2 stopping a lot of people because you guys know
 3 what you are going to put in the scope. But we
 4 only have a developer's draft to go on. We
 5 only have -- I know this is an opportunity or
 6 one opportunity to actually say on the
 7 record --

8 **MR. McLAUGHLIN:** That may sound unfair to
 9 you. But recognize -- first of all, there's a
 10 lot of people that need to speak.

11 Secondly, it's going to evolve into a
 12 fuller document. And that fuller document
 13 would be available. So if you find me saying
 14 yeah, I got that. Yeah I got that. Because I
 15 know it's going to come out. It's going to
 16 come out and having a lot of conversation about
 17 it right now, is really not helpful. It's just
 18 mashing it in. We're not even -- I'm not even
 19 into a review of the application yet. Okay.
 20 Go ahead.

21 **MS. MALLETT:** I appreciate that it's going
 22 to come out, and I have great faith in all of
 23 you that it's going to come out. My issue is
 24 that what is going into the sausage here is
 25 wrong. That the very premise upon which you

<p style="text-align: right;">Page 49</p> <p>1 715 SLEEPY HOLLOW ROAD 2 are going to make your decision is illegal and 3 inaccurate. Somebody already brought up the 4 segmentation. They have already illegally 5 segmented this property under SEQRA. So there 6 are only 36 acres in front of you. So you 7 can't rule on all 42 right now. So this entire 8 application is already illegal. 9 Number two, the premise of the 10 subdivision, you all agree that the 11 conventional subdivision, if you are going 12 under Town Code 278 has to be in accordance 13 with applicable requirement. Well, if you go 14 to the applicable requirements in our 15 subdivision law and in the town of Mount 16 Pleasant, the subdivision has to be in 17 accordance with the law. So now, all of a 18 sudden April of this year a cluster law was put 19 into place by the town board. And on June 3rd, 20 this applicant comes up and is suddenly putting 21 double and triple the amount on houses under a 22 cluster subdivision. That completely defeats 23 the entire purpose of what is a cluster 24 subdivision is. You're not preserving the 25 nature and scenic value. So the premise of</p>	<p style="text-align: right;">Page 51</p> <p>1 715 SLEEPY HOLLOW ROAD 2 have put forth a conventional subdivision which 3 is not real, it's fantastical. 4 MR. McLAUGHLIN: We may agree with you. 5 MS. MALLETT: So if you agree, then 6 instead of having the draft scope -- 7 MR. McLAUGHLIN: We have to finish the 8 study first. We are just getting into this. 9 We may agree with you when we do the review. 10 MS. MALLETT: With all due respect, 11 Chairman, I think it shouldn't have even gotten 12 this far. I think the developer should be 13 required to do a draft scope with a 14 conventional subdivision plan that is in 15 accordance with town law because otherwise this 16 entire process is illegal. 17 MR. McLAUGHLIN: Put that in. That we 18 shouldn't be doing this at all, I disagree. 19 That's what we are here to do. You want that 20 in the scope, we'll put it in there. 21 MS. MALLETT: I want what -- yes -- 22 MR. McLAUGHLIN: We are not here to review 23 the application. We are here to develop the 24 scope. 25 MS. MALLETT: Well, I guess we are trying</p>
<p style="text-align: right;">Page 50</p> <p>1 715 SLEEPY HOLLOW ROAD 2 this is wrong. So what we're saying to you is 3 this application needs to stop. 4 MR. McLAUGHLIN: Hold on. I think you are 5 missing a fact here. The town changed the 6 cluster subdivision law. 7 MS. MALLETT: The town adopted a cluster 8 subdivision law on April 13th of this year. 9 And then this application came on on June 3rd. 10 MR. CLEARY: The town did not adopt the 11 cluster subdivision law. And the only cluster 12 subdivision law that exists today relates to a 13 conventional lock down. So there's no increase 14 in density in any cluster provision that exists 15 in the town. 16 MS. MALLETT: So actually, on April 13th, 17 the town law was adopted into the town of Mount 18 Pleasant. I spoke in front of the town board 19 earlier last week. Because they adopted a law 20 that allowed cluster subdivisions in accordance 21 with 278 of the town law. The issue is is we 22 are going to start applying 278 of the town law 23 which does apply. It's the maximum density of 24 the lots you could have gotten under a 25 conventional subdivision. But these developers</p>	<p style="text-align: right;">Page 52</p> <p>1 715 SLEEPY HOLLOW ROAD 2 to save you time. Because if the application 3 is illegal now and you guys catch it, then we 4 won't have to go through this whole process and 5 have it all thrown out in the end. 6 MR. McLAUGHLIN: Okay. You got proof of 7 that. 8 MS. MALLETT: The other thing I want to 9 say is that this also feels like a deja vu all 10 over again. Somebody might have said that. 11 Clearly, this natural resource was in front of 12 this board in 1990. Some of you might remember 13 that. I was the other side of the lake. And 14 this board did an amazingly diligent job 15 requiring environmental impact statements and 16 supplemental environmental impact statements. 17 This board in 1990 recognized that the 18 promontory with the forest which is on this 19 property is unusual. In all of Westchester, it 20 is the only such steep slopes forested in a 21 watershed because of the work of this board 30 22 years ago, the county then bought the property 23 across the street. And I'm going to tell you 24 now, it's going to go into the scope, because I 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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 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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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 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 2 effects of increasing flood water, increasing 3 drought, and increased/decreased of water 4 reservoir quality and quantity. So just how 5 you're looking at a climate mitigation 6 strategies.</p> <p>7 MR. McLAUGHLIN: You should know in my 8 review this week, I asked Pat, one of the 9 things that concerns me, and this is societal, 10 and not just here in the town of Mount 11 Pleasant, how often does a 100-year storm 12 occur?</p> <p>13 UNIDENTIFIED SPEAKER: Every week.</p> <p>14 MR. McLAUGHLIN: Maybe it's every week. 15 Maybe it's once a month. But we need to know 16 that. Because we need to know the cumulative 17 effect. And that's different now than it was 18 when I was born a long time ago. But it's 19 different. And I don't know -- I haven't heard 20 any source that says to me this is how -- and 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 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 2 issues are.</p> <p>3 MR. McLAUGHLIN: Stop. We're not here for 4 you to tell me --</p> <p>5 MR. SHAPIRO: Okay.</p> <p>6 MR. McLAUGHLIN: -- what it's all about. 7 We're here for you to tell me what should be in 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 11 that you love it. I appreciate the fact that 12 you got great pictures, but that does not 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 16 heard the developer say tonight, does not talk 17 about the impacts of the related park lands 18 that surround their property. And I want to 19 show you what they are. This whole side of the 20 -- of the lake is Westchester County parks, 21 down here, is Briarcliff trails. Over here is 22 the Rockefeller Preserve State Park. Out here 23 is the Hudson River, part of the Hudson River 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 2 Yes, I heard a 40 percent increase.</p> <p>3 MR. McLAUGHLIN: I hear you. But -- but 4 you are not Dr. Fauci.</p> <p>5 MS. DAVIS: Okay. Thank you for your 6 time.</p> <p>7 MR. McLAUGHLIN: 12.</p> <p>8 MR. SHAPIRO: Good evening. My name is 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 12 going to be really brief, but visual. And even 13 if it's a little redundant, I think it would 14 reinforce some of the points that were made.</p> <p>15 MR. McLAUGHLIN: Put it -- they don't have 16 ownership of that thing.</p> <p>17 MR. SHAPIRO: Could we just take that one 18 off. Thank you very much. So this --</p> <p>19 MR. McLAUGHLIN: None of you people can 20 see.</p> <p>21 MR. SHAPIRO: Also, this side, the back, 22 up one that will be shown next. All right.</p> <p>23 So I want to just show you it -- really 24 important, what -- what this project is all 25 about and what the sensitivity and critical</p>	<p style="text-align: right;">Page 60</p> <p>1 715 SLEEPY HOLLOW ROAD 2 Steve, have you included those things, the 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 6 very beginning. That's CAC you might not know 7 that.</p> <p>8 MR. SHAPIRO: I don't.</p> <p>9 MR. McLAUGHLIN: It's not in what they 10 said. I don't care what they said. I care 11 what this board says and this board --</p> <p>12 MR. SHAPIRO: Okay.</p> <p>13 MR. McLAUGHLIN: -- we are getting input 14 from you. We started already. We have our own 15 opinions believe it or not. And you're going 16 to help us identify opinions we should have had 17 but we don't have. I know you love it. I love 18 it. And everybody else loves it. But we are 19 going to include the impacts on park land, the 20 associated park land. We are going to include 21 that. So you won.</p> <p>22 MR. SHAPIRO: Okay. Thank you. Two more 23 quick points.</p> <p>24 MR. McLAUGHLIN: You want to leave those 25 pictures with us?</p>

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

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

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1 715 SLEEPY HOLLOW ROAD
 2 to develop their property. You have a right to
 3 develop yours.
 4 **MS. KENNER:** Maybe it's time to
 5 (inaudible) --
 6 **MR. McLAUGHLIN:** Oh, you are talking to
 7 the wrong board. You want -- you want to
 8 limit. It's a whole different issue. That
 9 ain't going to get into the scope. I can tell
 10 you.
 11 **MS. KENNER:** Well, I don't expect it to.
 12 You said something, I answered it.
 13 **MR. McLAUGHLIN:** Okay.
 14 **MS. KENNER:** Thank you so very much.
 15 **MR. McLAUGHLIN:** Thank you. 21.
 16 Blackjack.
 17 **MR. GREEN:** Colin Green [ph.] 752 Sleepy
 18 Hollow Road. Saved the best for last. I'm not
 19 an attorney and --
 20 **MR. McLAUGHLIN:** That's good news.
 21 **MR. GREEN:** That is good news. Could be
 22 bad news for you. I'm not a comedian, but you
 23 get to tell all the jokes. I learned a lot of
 24 things here tonight. I learned where you were
 25 on March 17th of 1970-something.

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1 715 SLEEPY HOLLOW ROAD
 2 this review.
 3 **MR. GREEN:** This gentleman here --
 4 **MR. McLAUGHLIN:** I don't care whether you
 5 think this guy is the devil incarnate.
 6 **MR. GREEN:** Sir --
 7 **MR. McLAUGHLIN:** I don't care what it is.
 8 **MR. GREEN:** They lied to the board.
 9 **MR. McLAUGHLIN:** Folks. Folks, we are not
 10 here to assassinate. We are not here to
 11 assassinate.
 12 **MR. GREEN:** And you know it. I will
 13 address that.
 14 **MR. McLAUGHLIN:** We are not here to
 15 assassinate --
 16 **MR. GREEN:** I want the public to know that
 17 the developers here lied to the board.
 18 **MR. McLAUGHLIN:** That is not going to
 19 happen not while I'm here.
 20 **MR. GREEN:** Why not? Why not?
 21 **MR. McLAUGHLIN:** I will take a motion.
 22 **MR. GREEN:** Why won't you listen to this?
 23 You're here for us --
 24 **MR. McLAUGHLIN:** I will take a motion to
 25 close --

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1 715 SLEEPY HOLLOW ROAD
 2 **MR. McLAUGHLIN:** 59th Street.
 3 **MR. GREEN:** Very important. But, the
 4 point of that is, I sent a letter to the board
 5 about the integrity of the developers and this
 6 process.
 7 **MR. McLAUGHLIN:** It has nothing to do with
 8 the scope.
 9 **MR. GREEN:** But that's fine. This is my
 10 -- you've --
 11 **MR. McLAUGHLIN:** Are you the person to
 12 whom I responded on email?
 13 **MR. GREEN:** You didn't respond to me, no.
 14 I never got a response from the board. This is
 15 my time to speak, and I'm going to speak.
 16 Okay. Okay. You are going to be --
 17 **MR. McLAUGHLIN:** No. You will not speak
 18 to the --
 19 **MR. GREEN:** Yes, I will.
 20 **MR. McLAUGHLIN:** No, you will not.
 21 **MR. GREEN:** I will speak.
 22 **MR. McLAUGHLIN:** You will not. That is
 23 not --
 24 **MR. GREEN:** I will continue to speak.
 25 **MR. McLAUGHLIN:** That is not a part of

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1 715 SLEEPY HOLLOW ROAD
 2 **MR. GREEN:** You're here for us. You told
 3 us that.
 4 **MR. McLAUGHLIN:** Make a motion to close
 5 the meeting.
 6 **MR. GREEN:** You're here for us.
 7 **UNIDENTIFIED SPEAKER:** Written period.
 8 **MR. McLAUGHLIN:** What?
 9 **UNIDENTIFIED SPEAKER:** Written period. Do
 10 you have a written period?
 11 **MR. COLLINS:** It has nothing to do with
 12 the scope.
 13 **MR. GREEN:** Why not? Why won't you listen
 14 to me? What about the integrity of the
 15 developer? When is that going to be addressed?
 16 You tell me.
 17 **MR. PIAZZA:** Put it in writing --
 18 **MR. GREEN:** I did put it in writing. And
 19 I asked for an opportunity --
 20 **MR. McLAUGHLIN:** You are pointing fingers
 21 at somebody. If you have something to add to
 22 the scope.
 23 (Simultaneous cross talk)
 24 **MR. GREEN:** I didn't hear a response to my
 25 question which is why they --

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<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>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>
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<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>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 hereby 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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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**
SEQR Contact Person:

Michael McLaughlin, Planning Board Chair

Town of Mt. Pleasant Town Hall

One Town Hall Plaza

Valhalla, NY 10595

Phone: (914) 742-2330

Fax: (914) 769-3155

Scoping Document
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INTRODUCTION:

Zappico Real Estate Development, LLC (the “Applicant”), proposes to subdivide a 36.8± acre property located at 715 Sleepy Hollow Road in the Town of Mount Pleasant (the “Subject Site”) more specifically known as Town of Mount Pleasant Tax Map Section 105.17 Block 1 Lot 15 as a 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 $20,012\pm$ s.f. to $127,327\pm$ s.f. and a $19\pm$ 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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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) ≥ 15% to < 25% (steep slope)
 - (3) ≥ 25% to < 35% (very steep slope)
 - (4) ≥ 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
Town of Mount Pleasant Town Board
One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2300

Salvatore Pennelle, Building and Fire Inspector
Town of Mount Pleasant Building Department
One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2305

David A. Smyth, P.E., Town Engineer
Town of Mount Pleasant Engineering Department
One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2300

Richard Benkwitt, Highway Superintendent
Town of Mount Pleasant Highway Department
One Town Hall Plaza
Valhalla, NY 10595
(914) 769-1045

Steve Kavee, Chairman
Conservation Advisory Council
Town of Mount Pleasant Engineering Department
One Town Hall Plaza
Valhalla, NY 10595
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Westchester County Department of Health
145 Huguenot Street
New Rochelle, NY 10801
(914) 813-500

Westchester County Planning Board
148 Martine Avenue, 4th Floor
White Plains, NY 10601
(914) 995-2085

Ruth L. Pierpont, Director
New York State Office of Parks Recreation and Historic Preservation
HP Field Service Bureau
P.O. Box 189
Waterford, NY 12188-0189

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12207
(518) 402-8013

Kelly Turturro, Regional Director
New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3033

Village of Briarcliff Manor
c/o Christine Dennett, Village Clerk
1111 Pleasantville Road
Briarcliff Manor, NY 10510

