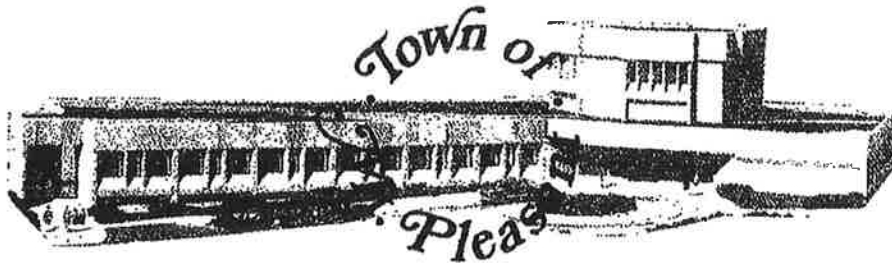


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PLANNING BOARD

JAMES COLLINS
Chairman
CAROLYN SARACINO
Planning Board Secretary

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

**MEADOWS AT BRIARCLIFF
NOTICE OF COMPLETION OF
DRAFT ENVIRONMENTAL IMPACT STATEMENT
NOTICE OF PUBLIC HEARING**

DECEMBER 19, 2022

JANE ABBATE
PATSY FUCALE
JOAN LEDERMAN
EILEEN McCLAIN
GEORGE PAPPAS
JOHN PIAZZA

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, the Planning Board of the Town of Mount Pleasant, located in Westchester County, New York, has received a subdivision application from 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 and Interested Agencies in accordance with 6 NYCRR §617.6; and

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

WHEREAS, on September 20, 2021, The Planning Board confirmed it's Lead Agency designation, and:

WHEREAS, on September 20, 2021, based on their review and analysis of the documentation provided as part of the initial application, including the Full Environmental Assessment Form (EAF) and supplemental studies, the Lead Agency adopted 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

WHEREAS, on October 18, 2021, the Lead Agency conducted a public Scoping Session in accordance with 6 NYCRR §617.8, and established an additional 45-day written comment period; and

WHEREAS, in the spring of 2022, the Applicant submitted a draft DEIS which was reviewed by the Town's Consultants and found to be incomplete with respect to the adopted Scoping Document; and

WHEREAS, in the fall of 2022, the Applicant submitted a revised DEIS, which was reviewed by the Town's Consultants and found to be incomplete with respect to the adopted Scoping Document; and

WHEREAS, in December of 2022, the Applicant submitted a revised DEIS, which was reviewed by the Town's Consultants, and determined to be complete with respect to the adopted Scoping Document.

WHEREAS, the draft DEIS was circulated to the Planning Board for their completeness review and comment; and

NOW THEREFORE BE IT RESOLVED, that the Planning Board, after conducting its own independent analysis of the completeness issue, has determined that the Draft Environmental Impact Statement is complete, and hereby directs the applicant to circulate the DEIS to all Involved and Interested Agencies; and

BE IT FURTHER RESOLVED, a Public Hearing on the DEIS will be held on February 2, 2023 at 7:30 PM at Town Hall, One Town Hall Plaza, Valhalla, NY, 10595

BE IT FURTHER RESOLVED, that copies of the DEIS are available for public inspection at the Town of Mount Pleasant Building Department, located in Town Hall, One Town Hall Plaza, Valhalla, NY, 10595, and an electronic copy is available for review at <https://www.mtpleasantny.com>. (Planning Board Page)

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of December 19, 2022.

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

James Collins, Chairman	<u>AYE</u>
Jane Abbate	<u>recuse</u>
Patsy Fucale	<u>AYE</u>
Joan Lederman	<u>AYE</u>
Eileen McClain	<u>AYE</u>
George Pappas	<u>AYE</u>
John Piazza	<u>AYE</u>

James M. Collins
James Collins
Chairman

12/19/22
Date

This Resolution Was Thereupon Duty Adopted

**State Environmental Quality Review
Notice of Completion of Draft / Final EIS**

Project Number _____**Date:** December 19, 2022

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A ☒ Draft or ☐ Final (check one) Environmental Impact Statement has been completed and accepted by the Town of Mount Pleasant Planning Board as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until 10 days after PH

Name of Action:

The Meadows at Briarcliff

Description of Action:

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

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

715 Sleepy Hollow Road, Briarcliff Manor, Town of Mount Pleasant, Westchester County (Section 105.17, Block 1, Lot 15)

Potential Environmental Impacts:

The Lead Agency has identified the following areas where the Project may cause a significant adverse environmental impact:

- 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

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Carolyn Saracino, Planning Board Secretary

Address: One Town Hall Plaza, Valhalla, NY 10595

Telephone Number: 914-742-2327

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Mount Pleasant

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).