

B/DT DISTRICT ZONING TEXT AMENDMENTS

ENVIRONMENTAL ASSESSMENT FORM - PART 1

Village of Briarcliff Manor, NY

Prepared by:
BFJ Planning

Prepared on behalf of:
Village of Briarcliff Manor Board of Trustees

June 19, 2018

PROPOSED B/BT ZONING TEXT AMENDMENTS

Village of Briarcliff Manor, New York

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

Lead Agency

Village of Briarcliff Manor Board of Trustees

Village of Briarcliff Manor

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Appendix A: Draft Local Law to Amend Chapter 220 of the Code of the Village of Briarcliff Manor with Respect to Special Permit Uses in the Planned Office Building and Laboratory B District and the Business Transitional BT District

1.0 INTRODUCTION: LOCATION, PURPOSE AND DESCRIPTION OF PROPOSED ACTION

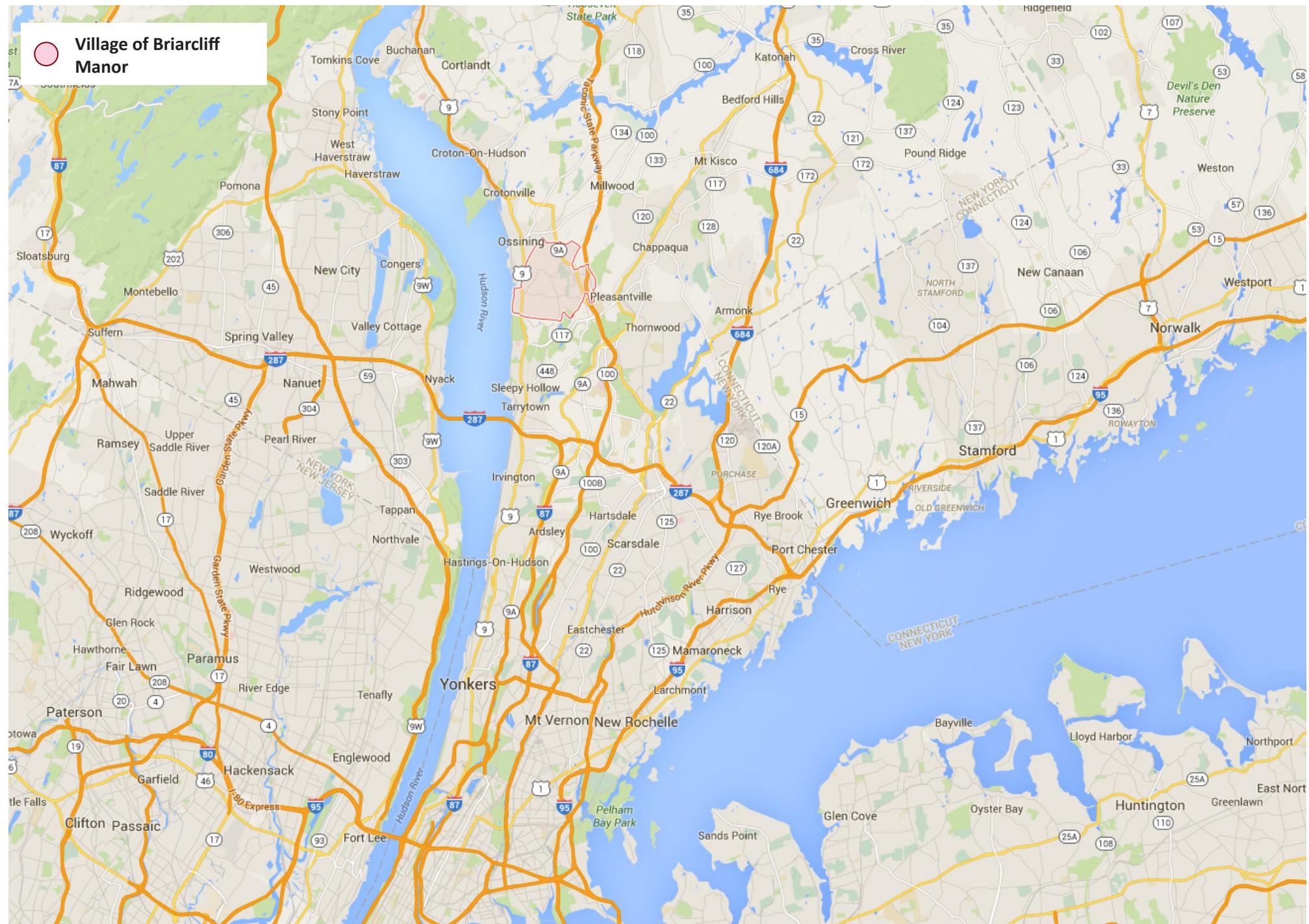
1.1 Introduction

Pursuant to the New York State Environmental Quality Review Act (SEQR), the proposed action discussed in this Full Environmental Assessment Form (EAF) is the potential adoption of amendments to the Code of the Village of Briarcliff Manor with respect to special permit uses in the B Planned Office Building and Laboratory District and the BT Business Transitional District.

1.2 Project Location

Briarcliff Manor is located in the west central portion of Westchester County. Incorporated in 1902, the 5.75-square-mile Village is situated largely within the Town of Ossining, with its eastern portion in the Town of Mount Pleasant. Surrounding municipalities are the Town of Mount Pleasant to the south, Mount Pleasant and the Village of Pleasantville to the east, and the Town of Ossining to the north (see Figure 1: Regional Location Map). The Village is well situated along regional rail and road networks, offering convenient access throughout the New York metropolitan region. Less than thirty miles north of Manhattan and fifteen minutes northwest of White Plains, Briarcliff Manor is easily accessible via Routes 9, 9A, and 100 and Taconic State Parkway. Metro-North railroad makes regular stops at the Village's Scarborough train station, connecting the Village to New York City. The Hudson River is part of Briarcliff's western boundary, contributing to the scenic natural character of the Village. The proposed action pertains to the Village's B and BT Districts. See Figure 2: B and BT District Properties.

There are four areas in the Village zoned B Planned Office Building and Laboratories. Parcels in the B District are comprised of the ±94-acre former Philips Laboratories at 345 Scarborough Road, the ±9.4-acre former Sony Corp. at 600 Albany Post Road (Route 9), the ±16.8-acre former Briarcliff Executive Park (also known as Mearl) at 320 Old Briarcliff Road, and the ±10.7-acre Briarcliff Corporate Campus at 555 Pleasantville Road. The former Philips site and former Mearl site are located in residential neighborhoods off of residential streets, while the former Sony Corp. site is located along State Route 9, and the Briarcliff Corporate Campus is located along Pleasantville Road, a County road. There is one parcel located within the BT Business Transitional District, which is located at 333 Albany Post Road. This parcel currently contains the SHA Data Center, a data storage center, and is the only fully occupied parcel in either of the B/BT Districts.



B/BT DISTRICT ZONING TEXT AMENDMENTS

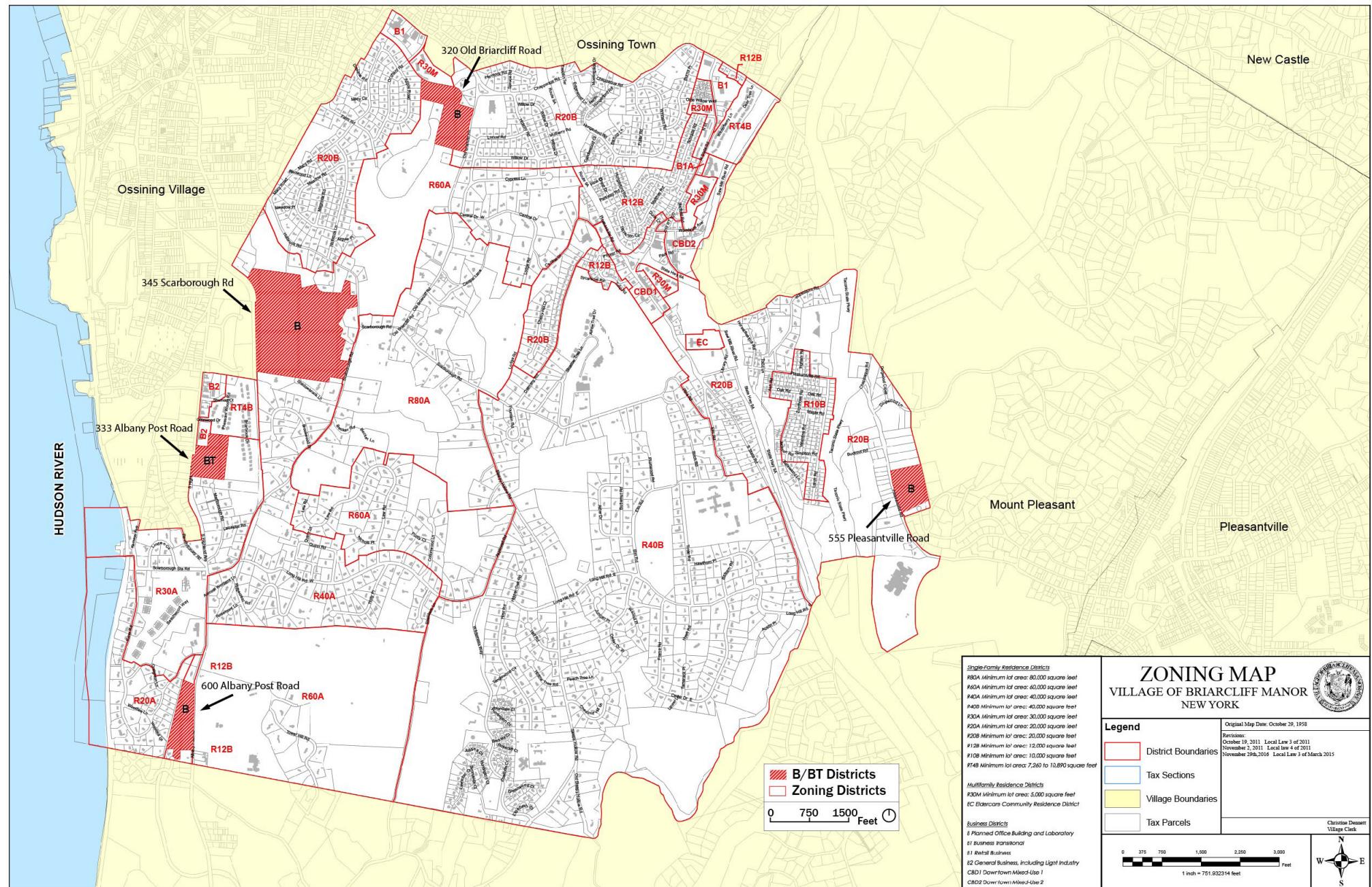
FIGURE 1: REGIONAL LOCATION MAP

ENVIRONMENTAL ASSESSMENT FORM

SOURCE: GOOGLE MAPS, 2016



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B/BT DISTRICT ZONING TEXT AMENDMENTS

ENVIRONMENTAL ASSESSMENT FORM

FIGURE 2: ZONING MAP

SOURCE: VILLAGE OF BRIARCLIFF MANOR, 2015

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1.3 Description of the Proposed Action

The Board of Trustees of the Village of Briarcliff Manor has determined that in accordance with recent amendments to the Village's Comprehensive Plan, that it is appropriate to the orderly social and economic development of the Village to permit single-family residential and multi-family residential as special permit uses in the Planned Office Building and Laboratory B District and the Business Transitional BT District in accordance with suitable standards and requirements to recognize the current and anticipated office market conditions and accordingly allow for a greater variety of uses and an appropriate level of flexibility with regard to area, bulk and dimensional standards based on site-specific conditions, such as location, access and environmental features.

Single-family and multi-family residential uses would be permitted within the B/BT Districts by special permit under the purview of the Village Board of Trustees. The following provides a summary of the proposed zoning text amendments:

- Single-family residential is allowed by special permit subject to the following:
 - The subject property is adjacent to a zoning district which allows single-family dwellings as a permitted principal use.
 - Single-family dwellings are defined as attached, detached or semi-attached/detached single family structures, with only one housekeeping unit per dwelling.
 - The permitted density on the subject property for single-family dwellings shall be calculated based upon the highest residential density of any zoning district which is adjacent to the site, not including any multifamily use, which shall be applied to the total area of the site (base density).
 - Bonuses, at the discretion of the Board of Trustees, may be applied over the base density calculation for the provision of clustering/open space (15%), age-restricted units (25%), below market-rate housing (20%), and sustainable design (15% bonus).
- Multi-family residential is allowed by special permit subject to the following:
 - A site is adjacent to an R30M zoning district which allows multi-family residential use, or the site has frontage on, or principal access to a roadway under state or county jurisdiction.
 - The site is 30,000 square feet or more.
 - There shall be on the same site an enclosed, suitable surface play area for small children having an area of not less than 200 square feet for each dwelling unit therein.
 - The permitted density of structures for multifamily residence shall be calculated based upon the highest residential density of any zoning district which is adjacent to the site, including the R30M zoning district, which shall be applied to the total area of the site.

- All area and bulk standards of the B and BT zoning districts respectively, shall apply except that the maximum allowable height for multifamily residential use shall be four (4) stories or 45 feet.
- Bonuses, at the discretion of the Board of Trustees, may be applied above the base density calculation for the provision of age-restricted units (25%), below market-rate housing (%20), and sustainable design (15% bonus).

See Appendix A for the full text of the draft Zoning Amendments.

2.0 FULL ENVIRONMENTAL ASSESSMENT FORM – PART 1

Part 1 of this Full Environmental Assessment Form (EAF) evaluates the potential for environmental impacts to be created by the approval of zoning text amendments to the B/BT Districts by the Village Board of Trustees (BOT). This legislative action is generic in nature, not site-specific, and does not directly result in physical changes to the environment. Part 1 of the Full EAF is designed for a site specific action rather than area-wide or generic proposals. As a result, many of the questions in Part 1 are not relevant to the proposed zoning amendments and have not been answered.

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: Proposed B/BT District Zoning Text Amendments		
Project Location (describe, and attach a general location map): Village of Briarcliff Manor - B and BT Districts (see attached map)		
Brief Description of Proposed Action (include purpose or need): <p>The Village of Briarcliff Manor Board of Trustees is proposing the potential adoption of amendments to the Code of the Village of Briarcliff Manor with respect to special permit uses in the B Planned Office Building and Laboratory District and the BT Business Transitional District. The zoning text amendments would allow single- and multi-family uses by special permit, subject to certain criteria, within the B and BT Districts. See Attached EAF narrative for a full project description and Appendix A for the full text of the proposed zoning text amendment.</p>		
Name of Applicant/Sponsor: Village of Briarcliff Manor		Telephone: 914-941-4800 E-Mail:
Address: 1111 Pleasantville Road		
City/PO: Briarcliff Manor		State: NY Zip Code: 10510
Project Contact (if not same as sponsor; give name and title/role): Lori A. Sullivan, Mayor		Telephone: 914-941-4800 E-Mail:
Address:		
City/PO:		State: Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:		State: Zip Code:

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	B/BT District Zoning Text Amendments	June 6, 2018	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission	Advisory Recommendation	June 21, 2018	
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	County Planning Department 239-m Review	June 21, 2018	
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
If Yes,			
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 where the proposed action would be located? Yes No

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

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? _____
b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

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)?

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

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? If Yes, show numbers of units proposed.				<input type="checkbox"/> Yes <input type="checkbox"/> No
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____
g. Does the proposed action include new non-residential construction (including expansions)? If Yes,				<input type="checkbox"/> Yes <input type="checkbox"/> No
i.	Total number of structures _____			
ii.	Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length			
iii.	Approximate extent of building space to be heated or cooled: _____ square feet			
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?				<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,				
i.	Purpose of the impoundment: _____			
ii.	If a water impoundment, the principal source of the water: _____			<input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____
iii.	If other than water, identify the type of impounded/contained liquids and their source.			
iv.	Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres			
v.	Dimensions of the proposed dam or impounding structure: _____ height; _____ length			
vi.	Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____			
D.2. Project Operations				
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)				<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:				
i.	What is the purpose of the excavation or dredging? _____			
ii.	How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?			
iii.	Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____			
iv.	Will there be onsite dewatering or processing of excavated materials? If yes, describe. _____			<input type="checkbox"/> Yes <input type="checkbox"/> No
v.	What is the total area to be dredged or excavated? _____ acres			
vi.	What is the maximum area to be worked at any one time? _____ acres			
vii.	What would be the maximum depth of excavation or dredging? _____ feet			
viii.	Will the excavation require blasting?			<input type="checkbox"/> Yes <input type="checkbox"/> No
ix.	Summarize site reclamation goals and plan: _____			
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?				<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:				
i.	Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____			

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

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe:

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

If Yes:

• acres of aquatic vegetation proposed to be removed: _____

• expected acreage of aquatic vegetation remaining after project completion: _____

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

• proposed method of plant removal: _____

• if chemical/herbicide treatment will be used, specify product(s): _____

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 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: _____

• Does the existing public water supply have capacity to serve the proposal? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

• Do existing lines serve the project site? Yes No

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

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

• Source(s) of supply for the district: _____

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

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• Proposed source(s) of supply for new district: _____

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

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

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 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): _____

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

If Yes:

• Name of wastewater treatment plant to be used: _____

• Name of district: _____

• Does the existing wastewater treatment plant have capacity to serve the project? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)
_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

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

If Yes:

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

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

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

Randomly between hours of _____ to _____.

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	_____
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
n.. Will the proposed action have outdoor lighting?	<input 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:	_____
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input 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 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 type="checkbox"/> No
If Yes:	
i. Product(s) to be stored _____	_____
ii. Volume(s) _____ per unit time _____ (e.g., month, year)	_____
iii. Generally describe proposed storage facilities: _____	_____
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?	<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: _____ tons per _____ (unit of time)	_____
• Operation : _____ tons per _____ (unit of time)	_____
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	_____
• Construction: _____	_____
• Operation: _____	_____
iii. Proposed disposal methods/facilities for solid waste generated on-site:	_____
• Construction: _____	_____
• Operation: _____	_____

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

If Yes:

- Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- If landfill, anticipated site life: _____ years

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

If Yes:

- Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- Generally describe processes or activities involving hazardous wastes or constituents: _____
- Specify amount to be handled or generated _____ tons/month
- Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input 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, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	<input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____	
iii. Describe any development constraints due to the prior solid waste activities: _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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: 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): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database	<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. If site has been subject of RCRA corrective activities, describe control measures: _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	

v. Is the project site subject to an institutional control limiting property uses?		<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ _____ 		
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project site? _____ feet		
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %		
d. What is the average depth to the water table on the project site? Average: _____ feet		
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site		
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site		
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input type="checkbox"/> No		
ii. Do any wetlands or other waterbodies adjoin the project site? <input 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 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 _____ Classification _____ Lakes or Ponds: Name _____ Classification _____ Wetlands: Name _____ Approximate Size _____ Wetland No. (if regulated by DEC) _____ 		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input 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 type="checkbox"/> No		
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No		
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input 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 type="checkbox"/> No		
If Yes:		
i. Name of aquifer: _____		

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____		
n. Does the project site contain a designated significant natural community? If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres		<input type="checkbox"/> Yes <input type="checkbox"/> No
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? _____		
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 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: _____		
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 type="checkbox"/> No
b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____		<input type="checkbox"/> Yes <input 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: 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 type="checkbox"/> No
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____		<input 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?	<input type="checkbox"/> Yes <input 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 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 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 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 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 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 Sarah Yackel Date 06/19/2018

Signature *Sarah K. Yackel* Title Principal

Appendix A:

**Draft Local Law to Amend Chapter 220 of the Code of the Village of Briarcliff Manor with Respect to Special
Permit Uses in the Planned Office Building and Laboratory B District and the Business Transitional BT
District**

LOCAL LAW TO AMEND CHAPTER 220
OF THE CODE OF THE VILLAGE OF
BRIARCLIFF MANOR WITH RESPECT TO
SPECIAL PERMIT USES IN THE PLANNED
OFFICE BUILDING AND LABORATORY B
DISTRICT AND THE BUSINESS
TRANSITIONAL BT DISTRICT

Be it enacted by the Board of Trustees of the Village of Briarcliff Manor, as follows:

Section 1. Legislative Purpose. The Board of Trustees of the Village of Briarcliff Manor, Westchester County, New York has determined that in accordance with recent amendments to the Village's Comprehensive Plan, that it is appropriate to the orderly social and economic development of the Village to permit single-family residential and multi-family residential as special permit uses in the Planned Office Building and Laboratory B District and the Business Transitional BT District in accordance with suitable standards and requirements to recognize the current and anticipated office market conditions and accordingly allow for a greater variety of uses and an appropriate level of flexibility with regard to area, bulk and dimensional standards based on site-specific conditions, such as location, access and environmental features.

Section 2. Section 220-6.M of the Code of the Village of Briarcliff Manor is hereby amended by adding new subsections (2) and (3) thereto to read as follows:

“(2) Single-family dwellings for only one housekeeping unit. Within the B and BT zoning districts, the Village Board may grant a special permit for construction and operation of single-family dwellings for only one housekeeping unit, subject to the following standards and requirements set forth below:

- (a) The subject property is adjacent to a zoning district which allows single-family dwellings as a permitted principal use.
- (b) For purposes of this Section 220-6.M.(2), single-family dwellings are defined as attached, detached or semi-attached/detached single family structures, with only one housekeeping unit per dwelling, including attached townhouses owned as part of condominium or homeowners association.
- (c) The permitted density on the subject property for single-family dwellings shall be calculated based upon the highest residential density of any zoning district which is adjacent to the site, not including any multifamily use, which shall be applied to the total area of the site (the “Base Density”).
- (d) The following four potential density bonuses may be applied for by an applicant, but only granted at the discretion of the Board of Trustees:

- [1] Cluster/Open Space Bonus. There are two requirements for this bonus. First, except as otherwise provided herein, the development must meet the standards of Section 220-7 Conservation Development. The second requirement is that at least 15% of the undeveloped land area be preserved and open to the public and provide a public passive or active recreation amenity that, in the opinion of the Board of Trustees, provides a valuable public recreation/open space amenity. The allowable density bonus is 15% over the Base Density.
- [2] Age Restricted. This is a development that only contains units designed for and specifically limited in their occupancy to persons aged 55 or older, but not excluding spouses under 55, and children and grandchildren over the age of 19 and adults under 55 if their presence is essential for the physical care or economic support of eligible older persons. The only exception to this requirement is that one unit may be reserved for occupancy by building maintenance. The allowable density bonus is 25% over the Base Density.
- [3] Below Market Rate Housing. This bonus can be granted for the provision of Below Market Rate Housing, which shall mean either affordable housing, as defined in Section 220-2 or moderate income housing as defined in Section 220-10(E)(2)(a). The bonus may be granted if at least 10% of the proposed units of the development are Below Market Rate as defined above. At least 50% of the Below Market Rate bonus units must be affordable units. The allowable density bonus is 20% over the Base Density or one market rate unit for each Below Market Rate Housing unit provided. By way of example, if the Below Market Rate density bonus results in 20 units then 10 of those units must be below market rate housing and, of those 10 at least 5 must be affordable as defined in section 220-2.
- [4] Sustainable Design. This bonus would be applied where the Board of Trustees, in its absolute discretion, determines that a development incorporates environmentally sensitive design elements which provide valuable environmental benefits, including, but not limited to, elements that are above and beyond then current ordinary or typical sustainable design standards for similar single-family dwellings. The allowable density bonus is 15% over Base Density.

(e) All area and bulk standards of the B and BT zoning districts respectively, shall apply.

(f) Clustering/Conservation Development.

- [1] It is to the benefit of all, wherever practicable, to promote the conservation of remaining open space, preserve environmentally sensitive areas in their

natural state and preserve the existing aesthetic qualities of the B and BT zoning district properties. Clustering or conservation development of units in single-family residential developments within the B and BT zoning districts shall be required to protect Village natural resources, wherever possible.

- [2] The number of building lots or dwelling units permitted within a conservation development shall in no case exceed the number equal to Base Density in accordance with section (2)(c) above, plus the maximum aggregate density bonuses set forth in section (2)(d)(1-4). Where a conservation development representing the cumulative density as derived from the Base Density, plus the aggregate of density bonuses determined to be applicable and appropriate, plus all units allowed on any land in an adjacent zone, the actual construction of the total units may take place in all or any portion of one or more of such districts.
- [3] Except as otherwise provided herein, all other requirements for conservation developments as outlined in Zoning Code Section 220-7 shall apply to single-family residential developments within the B and BT zoning districts, provided, however, that the review of such developments shall be under the purview of the Board of Trustees not the Planning Board, and the Board of Trustees may waive, when reasonable, any of the requirements of Section 220-7 in the event that any such requirements are found not to be necessary to protect Village natural resources, or are found to be inappropriate to a particular site plan.

(3) Multifamily residence. Within the B and BT zoning districts, the Village Board may grant a special permit for construction and operation of one or more structures containing two or more dwellings for multifamily occupancy, subject to the following standards and requirements set forth below:

- (a) The site is adjacent to an R30M zoning district which allows multi-family residential use, or the site has frontage on, or principal access to a roadway under state or county jurisdiction.
- (b) The site is 30,000 square feet or more.
- (c) There shall be on the same site an outdoor enclosed, suitable surface play area for small children having an area of not less than 200 square feet for each dwelling unit therein.
- (d) The permitted density of structures for multifamily residence shall be calculated based upon the highest residential density of any zoning district which is adjacent to the site, including the R30M zoning district, which shall be applied to the total area of the site.

(e) All area and bulk standards of the B and BT zoning districts respectively, shall apply except that the maximum allowable height for multifamily residential use shall be four (4) stories or 45 feet.

(g) The following potential density bonuses may be applied for by an applicant, but only granted at the discretion of the Board of Trustees:

- [1] Age Restricted. This is a development that only contains units designed for and specifically limited in their occupancy to persons aged 55 or older, but not excluding spouses under 55, and children and grandchildren over the age of 19 and adults under 55 if their presence is essential for the physical care or economic support of eligible older persons. The only exception to this requirement is that one unit may be reserved for occupancy by building maintenance. The allowable density bonus is 25%.
- [2] Below Market Rate Housing. This bonus can be granted for the provision of Below Market Rate Housing, which shall mean either affordable housing, as defined in Section 220-2 or moderate income housing as defined in Section 220-10(E)(2)(a). The bonus may be granted if at least 10% of the proposed units of the development are Below Market Rate Housing as defined above. At least 50% of the Below Market Rate bonus units must be affordable units. The allowable density bonus is 20% over the Base Density or one market rate unit for each Below Market Rate Housing unit provided. By way of example, if the Below Market Rate density bonus results in 20 units then 10 of those units must be below market rate housing and, of those 10 at least 5 must be affordable as defined in section 220-2.
- [3] Sustainable Design. This bonus would be applied where the Board of Trustees, in its absolute discretion, determines that a development incorporates environmentally sensitive design elements which provide valuable environmental benefits, including, but not limited to, elements that are above and beyond then current ordinary or typical sustainable design standards for similar multi-family residences. The allowable density bonus is 15% over Base Density.

Section 3. Section 220-6.B of the Code is hereby amended by adding “and Subsection M” after “Subsection L”

Section 4. The invalidity of any word, section, clause, paragraph sentence, part, or provision of this local law shall not affect the validity of any part of this local law which can be given effect without such invalid part or parts.

Section 5. This Local Law shall take effect immediately upon filing in the Office of the Secretary of State.

Draft