

VILLAGE BOARD OF TRUSTEES: VILLAGE OF BRIARCLIFF MANOR
COUNTY OF WESTCHESTER: STATE OF NEW YORK

In the Matter of the Application of

T5@NEW YORK, LLC,

To Amend the Village of Briarcliff Manor Code to Amend Sections 220-1
and 220-6 of the Zoning Code to Allow Self-Storage Facilities as a Special
Permit Use in the B and BT Zoning District.

X

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PETITION

FOR

ZONING

AMENDMENT

Petitioner T5@NEW YORK, LLC (“Petitioner”), by its attorneys Zarin &
Steinmetz, respectfully petitions the Village Board of Trustees (“Village Board”) of the Village
of Briarcliff Manor (“Village”) as follows:

SUMMARY OF PETITION

1) This is a Petition pursuant to Section 1-7 of the Village’s Code (“Code”) to amend
Sections 220-1 and 220-6 of the Code to allow for self-storage facilities as a defined, Special
Permit Use in the Planned Office Building and Laboratory B Zoning District (“B-Zone”) and
Business Transitional BT Zoning District (“BT-Zone”).

2) This would require the Village Board’s approval of text amendments to the Code
that: (a) define a self-storage facility, and (b) allow self-storage facility as a Special Permit use
in the B- and BT-zone (the “Self-Storage Amendment”). Annexed hereto as Exhibit “A” is a
draft Self-Storage Amendment.

3) Petitioner owns a parcel of real property located at 600 Albany Post Road (the
“Property”), which is located in the B-Zone and has been vacant since the early 2010s due in
large part to the limited uses permitted in the B-Zone.

4) Code Section 220, Attachment 3, which sets forth the permitted uses in the B-Zone, currently only permits uses such as single or multi-tenant offices, research laboratories, and wireless telecommunication service facilities.

5) Respectfully, and as recognized by the Village Board in its recently adopted Comprehensive Plan Addendum, the permitted uses in the B-Zone are overly restrictive, and have not allowed for the successful and productive use of B-Zone properties.

6) The Self-Storage Amendment would allow for self-storage facilities as a special permit use in the B-Zone on properties that are less than ten (10)-acres, and have frontage on a state or county roadway.

7) The only B-Zone property currently meeting these specifications is the Petitioner's.

8) The Property would be a particularly appropriate location for a self-storage facility due to its location and frontage on 600 Albany Post Road, also referred to as Route 9 (a New York State highway), which would provide adequate access to the facility.

9) Extensive existing landscaping that screens the Property would be maintained such that there would be minimal, if any, visual impact to neighboring properties and/or persons traveling along Route 9.

10) As demonstrated in the accompanying Long Environmental Assessment Form ("EAF"), which was prepared by JMC, adoption of the proposed Self-Storage Amendment would have no significant adverse impacts on the environment. The Long EAF is annexed hereto as Exhibit "B."

11) Further, as demonstrated in the accompanying Traffic Memorandum, which was also prepared by JMC, a self-storage facility at the Property would result in minimal traffic impacts to the surrounding roadways. The Traffic Memo is annexed hereto as Exhibit "C."

12) Accordingly, the Petitioner respectfully requests that the Village Board adopt the Self-Storage Amendment, which would expand the special uses in the B-Zone to include self-storage facilities, allowing for Petitioner to make safe and productive commercial use of its Property in the Village.

THE PETITIONER AND PETITIONER'S PROPERTY

13) The Petitioner is a limited liability company organized under the laws of the State of Delaware.

14) Petitioner is a real estate developer with extensive experience in developing, owning, and/or operating self-storage facilities.

15) In December 2013, Petitioner purchased the 9.4-acre Property located at 600 Albany Post Road, along State Route 9, in the Village, with no specific development plan.

16) The Property is currently zoned in the B-Zone, and is the site of the former Sony Corporation office building.

17) The Property and the existing building located at the Property have been vacant since the early 2010, predating the Owner's purchase of the Property.

18) This vacancy is largely due to the limited uses permitted in the Village's B-Zone, which currently only permits single or multi-tenant offices, research laboratories, and wireless telecommunication service facilities uses. See Code § 220, Attachment 3.

19) As the Village Board is well aware, all of the B-Zone properties are underperforming or vacant.

20) The Petitioner respectfully submits to the Village Board that the Property would be an ideal location for their proposed self-storage facility. A rendering, preliminary sketch plan, and elevations for the proposed self-storage facility are annexed hereto as Exhibit "D."

21) As demonstrated in the depictions comprising Exhibit “D,” the Petitioner would adaptively repurpose the existing, vacant building on the Property by constructing an addition onto that existing building on the Property without increasing the height of the building.

22) The additional, although totaling 60,000 square feet, will be comprised of two-stories, each with a 30,000 square foot floor plate.

23) Existing landscaping at the Property is extensive, and provides adequate screening for the existing building as well as the addition.

24) Petitioner will maintain and enhance the existing landscaping to provide attractive screening along Route 9 and to buffer surrounding neighborhoods.

25) The Self-Storage Amendment and subsequent commercial use of the Property would have the added benefits of generating additional tax revenue for the Village, at a currently vacant commercial Property, which the Village Board recognized and encouraged in its recently adopted Comprehensive Plan Addendum. The Comprehensive Plan Addendum, adopted by the Village Board on October 4, 2017, is annexed hereto as Exhibit “E.”

26) In fact, the Village Board explicitly called out self-storage facilities as an appropriate new use for the B-Zone in its Comprehensive Plan Addendum. See Exhibit “E” at 3-4.

27) The Property is located on a state roadway, Route 9, which is an ideal location to handle the minimal traffic, including both cars and trucks, that would result from a self-storage use.

28) Accompanying this Petition is a Traffic Memorandum demonstrating that the proposed Self-Storage Amendment would cause minimal traffic impacts to Route 9. See Exhibit “C.”

29) In fact, and as further demonstrated herein and within the Traffic Memorandum, in most instances the proposed Self-Storage Amendment would result in a decreased amount of traffic in comparison to the pre-existing use of the Property, the use of the existing building at the Property as an office, and the use of the Property as an office at the maximum allowable size pursuant to the Code. See id.

30) Additionally, the Petitioner's proposed Self-Storage Amendment would require that the developer of a self-storage facility at the Property submit a traffic study in conjunction with its special permit application to the Village Board, if the Village Board requires an additional traffic study to the one provided herewith, to analyze the potential traffic impacts of the self-storage use on the road system servicing the site. This additional traffic study would further identify whether the proposed use would result in any adverse traffic impacts, and mitigate any potential traffic impacts where required.

31) Petitioner respectfully submits that its Property is an ideal location in the Village for the proposed self-storage facility use, and the Village Board should take advantage of the Petitioner's proposal for a new, low intensity commercial use in the Village on a Property that would potentially otherwise remain vacant.

THE PROPOSED AMENDMENT

A. The Proposed Self-Storage Amendment is Appropriate and Consistent with the Village's Comprehensive Plan

32) Petitioner requests that the Village Board approve the proposed Self-Storage Amendment that would: (a) define a self-storage facility, and (b) allow self-storage facility as a Special Permit use in the B-Zone. See Exhibit "A."

33) The Self-Storage Amendment proposes to amend Section 220-2 of the Code to define a self-storage facility as "[a] building or structure accessible to the general public,

divided into separate fully enclosed units or compartments, and used to meet the non-hazardous storage needs of businesses and residential uses.” See id.

34) The Self-Storage Amendment also proposes to amend Section 220-6(M) of the Code to allow self-storage facilities as a special permit use on B-Zone sites of ten (10) acres or less, with certain conditions, including that the site have frontage or principal access to a state or county roadway, the grounds and exterior of the buildings be maintained in conformity with the prevailing standards of the surrounding neighborhood, and a traffic study be provided to analyze the potential traffic impacts of the use on the road system servicing the site. See id.

35) Pursuant to the recently adopted Comprehensive Plan Addendum, the Village Board expressly recognized that office zoning as permitted under the current B-Zone is no longer functional, as the “market conditions for office uses in Westchester County and the region have changed in the past decade and reuse of these [B-Zone] properties under the current B/BT District regulations is prohibitive and unlikely.” See Exhibit “E” at 3.

36) The Village Board adopted the Comprehensive Plan Addendum in recognition of the fact that there is a “desire to bring these office sites back into productive uses” and the Village Board “seeks to allow for the consideration of other uses in the B/BT District to allow for greater flexibility of use, bulk, and density to allow for appropriate and sustainable redevelopment and/or reuse of these [B-Zone] properties.” See id.

37) The Village Board also encouraged proposals for commercial uses of appropriate type and scale, in suitable locations, i.e., the Property, “given the Village’s relatively small commercial tax base.” See id.

38) Petitioner submits that a self-storage facility is a perfect commercial use for the Village and this particular Property.

39) The Property is “set back from the roadway, accessed by [a] private driveway[], and screened by a significant amount of landscaping.” See id., at 1.

40) The Applicant would adaptively re-use the existing building to protect natural resources on the Property, and would not impact steep slopes or wetlands, which was another goal of the Comprehensive Plan Addendum. See id. at 4 (new developments “will protect natural resources such as steep slopes, wetlands, significant trees, and public views.”).

41) Furthermore, the Property is located on State Route 9, and the Comprehensive Plan Addendum specifically identified “Self-Storage Facilities, located on a County or State road,” as an additional use in the B-Zone that should be considered. See id. at 3-4.

42) Accordingly, Petitioner respectfully submits that the Village Code should be amended to include self-storage facility as a special permit use in the Village’s B-Zone so that Petitioner may successfully develop the Property, and meet the Village Board’s goals as set forth in the Comprehensive Plan Addendum.

B. The Self-Storage Amendment Would Not Result In Any Significant Adverse Impacts

43) In order for Petitioner to utilize the Property as a self-storage facility, which again, is the only property located in the B-Zone that is under ten (10) acres, and thus the only property the Self-Storage Amendment would apply to, it would need to receive approvals from the Village Board for: (i) the Self-Storage Amendment, and (ii) special permit approval for the specific project.

44) Both of these approvals require compliance with the State Environmental Quality Review Act (“SEQRA”). Petitioner submits that the annexed Long EAF and Traffic Memorandum adequately study the site-specific environmental impacts, and demonstrate that

the Self-Storage Amendment and proposed self-storage facility would not result in any adverse environmental impacts. See Exhibit B, C, and D.

45) Specifically, the Long EAF demonstrates that new and existing on-site stormwater management facilities for the Property and proposed self-storage facility would adequately manage storm-water runoff. See Exhibit “B” at 6.

46) Additionally, the proposed self-storage facility would not result in a production of noise that would disturb neighbors, or that will exceed existing ambient noise levels during either construction or operation. See id. at 8.

47) The Long EAF and accompanying Traffic Memorandum also demonstrate that the proposed self-storage facility would have no adverse impact on traffic, including that it would not generate additional traffic compared to other existing allowable uses as of the Property. See Exhibit “B” and “C.”

48) In the first instance, the Applicant proposes to reduce the number of access points, from three (3) to two (2), to the Property from “Albany Post Road (US Route 9) by eliminating the center most driveway and modifying the north and south driveways to include 13 foot wide ingress & egress lanes,” as well as “providing access completely around the proposed building.” See Exhibit “B” at 1.

49) The proposed reduction in the number of access driveways is an implementation of access management, which “has been shown to improve overall safety by reducing crashes” because there will be a reduction in “the number of conflicting vehicle movements along the property’s frontage with Albany Post Road.” See Exhibit “C” at 1.

50) Additionally, the proposed self-storage use would result in the generation of minimal traffic, totaling ten (10) trips (in and out) at the peak weekday AM hour and seventeen

(17) trips (in and out) at the peak weekday PM hour. This is the least impactful trip generation compared to other allowable uses at the Property. See id. at Table A, B and C.

51) Specifically, if the Property were to be restored to its previous use, as a data center with general office space, there would be a generation of twenty-two (22) trips at the peak weekday AM hour and twenty-three (23) trips (in and out) at the peak weekday PM hour. This is twelve (12) (in and out) more peak weekday AM hour trips and six (6) more peak weekday PM hour trips than if the Property were to be used as the proposed self-storage facility. See id. at 1, 2 & Table A.

52) If the current building at the Property (38,000 square feet) were to be re-purposed to be used entirely as a general office, which is an allowable use under the Code, there would be a generation of forty-four (44) trips (in and out) at the peak weekday AM hour and forty-five (45) trips (in and out) at the peak weekday PM hour. This is thirty-four (34) more peak weekday AM hour trips and twenty-eight (28) more peak weekday PM hour trips than if the Property were to be used as the proposed self-storage facility. See id. at 2, 3 & Table B.

53) If the Property were to be re-purposed, such that the existing building were to be demolished and a new general office building were to be constructed at the maximum allowable size permitted under the Code, there would be a generation of 180 trips (in and out) at the peak weekday AM hour and 181 trips (in and out) at the peak weekday PM hour. This is 170 more peak weekday AM hour trips and 164 more peak weekday PM hour trips than if the Property were to be used as the proposed self-storage facility. See id. at 3, 4 & Table C.

54) Not only would the proposed self-storage facility “have a reduced impact on traffic compared to reoccupancy” as permitted under the Code, but “[b]ased upon the trip generation analysis and the implementation of access management, the proposed project

[actually] results in overall improved vehicular circulation and projected traffic impacts.” See id. at 4.

55) Finally, the rendering, proposed sketch plan, and elevations for the proposed self-storage facility demonstrate that the Applicant would adaptively re-purpose the existing building, causing minimal visual to surrounding properties and environmental impacts at the Property. See Exhibit D.

56) Although the proposed self-storage facility would increase the size of the existing building from 38,000 square feet to 98,000 square feet (+ 60,000 square feet), the proposed facility would re-purpose the existing building, thus mitigating environmental impacts from demolition and reconstruction of a completely new building, and not result in an increased height, thus reducing visual impacts from surrounding properties. Id.

57) Furthermore, the proposed self-storage facility would still comply with all dimensional requirements for B-Zone properties as set forth in the Code.

CONCLUSION

58) We submit that this Petition and the requested Self-Storage Amendment present the Village Board with an excellent opportunity: provide a use in the Village that is desirable; improve the Village tax base; restore an important property to productive use; minimize environmental impact; and fulfill the goals and objectives of the recently adopted Comprehensive Plan Addendum.

59) Accordingly, Petitioner respectfully requests that the Village Board declare itself Lead Agency for the purposes of conducting an environmental review of this Petition under SEQRA.

WHEREFORE, Petitioner respectfully requests that the Village Board: (a) amend Sections 220-2 and 220-6 of the Village’s Code to allow Self-Storage Facilities as a Special

Permit Use in the B- and BT-Zone; and (b) declare itself Lead Agency for the purposes of conducting environmental review under SEQRA.

White Plains, New York

Dated: September 14, 2018

ZARIN & STEINMETZ

By:



David S. Steinmetz

Kate Roberts

Attorneys for the Petitioner

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White Plains, NY 10601

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EXHIBIT “A”

Chapter 220. Zoning

§ 220-2. Definitions.

Self-Storage Facility

A building or structure accessible to the general public, divided into separate fully enclosed units or compartments, and used to meet the non-hazardous storage needs of businesses and residential uses.

§ 220-6. Special permit uses.

M. Special use in a Planned Office Building and Laboratory B District or a Business Transitional BT District.

(2) Self-Storage Facility. On sites of ten (10) acres or less, a self-storage facility, provided that:

- (a) The site has frontage on, or principal access to, a roadway under state or county jurisdiction;
- (b) The grounds and exterior of all buildings be maintained in conformity with the prevailing standards of the surrounding neighborhood, particularly with regard to signage and lighting;
- (c) The site plan required to be submitted under Subsection D shall contain a notation which recites all of the conditions set forth herein and any other conditions of the special permit which may be imposed by the Village Board; and
- (d) A traffic study, if required by the Village Board, be provided to analyze the potential traffic impacts of a self-storage facility use on the road system which services the site.

EXHIBIT “B”

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: 600 Albany Post Road		
Project Location (describe, and attach a general location map): 600 Albany Post Road, approximately 1 mile North of Route 117		
Brief Description of Proposed Action (include purpose or need): A 2-story 60,000 sf expansion to an existing 38,000 sf 2-story data center building. Building use to be converted into a self-storage facility. Also, the project will include modifications to the site's access onto Albany Post Road (US Route 9) by eliminating the center most driveway and modifying the north and south driveways to include 13 foot wide ingress & egress lanes. In addition, we will be providing access completely around the proposed building. The runoff from the net increase of impervious area, along with the existing impervious area, will be collected and treated on-site. It is not anticipated that the new use will generate additional traffic based upon the previous use as a data center with office space.		
Name of Applicant/Sponsor: T5@New York, LLC - Joseph Fuccillo		Telephone: 972-993-2823
		E-Mail: jrfuccillo@ironpointpartners.com
Address: 8401 N. Central Expressway, Suite 910		
City/PO: Dallas	State: Texas	Zip Code: 75225
Project Contact (if not same as sponsor; give name and title/role): Same as sponsor		Telephone: ----
		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	Village of Briarcliff Manor Board of Trustees	TBD
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Briarcliff Manor Planning Board, Village of Briarcliff Manor Building Department	TBD
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Department of Health	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT (Highway Work Permit), NYSDEC (SPDES General Permit), NYSSHPO, NYSSPEDS	TBD
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input 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): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? "B" Planned Office Building, Laboratory B and Business.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" 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? Zoning text amendment to allow self-storage as a special permit within the "B" Zoning District.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? Ossining Union Free School District	
b. What police or other public protection forces serve the project site? Village of Ossining Police Department	
c. Which fire protection and emergency medical services serve the project site? Briarcliff Fire Department	
d. What parks serve the project site? Rockwood Hall of Rockefeller State Park Preserve and Old Croton Aqueduct Trail	

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)? Commercial	
b. a. Total acreage of the site of the proposed action?	+/-9.38 acres
b. Total acreage to be physically disturbed?	+/-6.19 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	+/-9.38 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)? % 57 Units: 60,000 sf.	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
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: _____ 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
<i>i.</i> Total number of structures <u>1</u> <i>ii.</i> Dimensions (in feet) of largest proposed structure: <u>2-stories</u> height; <u>116.25</u> width; and <u>348.25</u> length <i>iii.</i> Approximate extent of building space to be heated or cooled: <u>98,000</u> 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 checked="" type="checkbox"/> No If Yes,	
<i>i.</i> Purpose of the impoundment: _____ <i>ii.</i> 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: _____ <i>iii.</i> If other than water, identify the type of impounded/contained liquids and their source. _____ <i>iv.</i> Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres <i>v.</i> Dimensions of the proposed dam or impounding structure: _____ height; _____ length <i>vi.</i> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
<i>i.</i> What is the purpose of the excavation or dredging? _____ <i>ii.</i> How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ <i>iii.</i> Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ _____ <i>iv.</i> Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ _____ <i>v.</i> What is the total area to be dredged or excavated? _____ acres <i>vi.</i> What is the maximum area to be worked at any one time? _____ acres <i>vii.</i> What would be the maximum depth of excavation or dredging? _____ feet <i>viii.</i> Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>ix.</i> 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 checked="" type="checkbox"/> No If Yes:	
<i>i.</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: _____ 150 gallons/day * (See below)

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
- 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: _____ 150 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 District
- Name of district: Ossining
- 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

* 3 Employees/8 hr. shift x 2 = Total of: 6 employees at 15 GPD/EMP

6X15 = 90GPD

Assume: 5 Customers at 5GPD =

5X5 = 25 GBP

90+25 = 115 GPD ~150 GPD

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 20px;">_____ Square feet or <u>2.96</u> acres (impervious surface)</p> <p style="padding-left: 20px;">_____ Square feet or <u>9.38</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>N/A</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p><u>New and existing on-site stormwater management facilities.</u></p> <p>• If to surface waters, identify receiving water bodies or wetlands: _____ _____</p> <p>• Will stormwater runoff flow to adjacent properties? (Existing Drainage Patterns to remain) _____</p>	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ 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) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>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</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ TBD</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Local utility - Consolidated Edison</u></p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8:00am - 7pm</u> • Saturday: <u>8:30am - 5:30pm</u> • Sunday: <u>None</u> • Holidays: <u>None</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Yes</u> • Saturday: <u>Yes</u> • Sunday: <u>Yes</u> • Holidays: <u>Yes</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8:00am - 7pm</u> • Saturday: <u>8:30am - 5:30pm</u> • Sunday: <u>None</u> • Holidays: <u>None</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Yes</u> • Saturday: <u>Yes</u> • Sunday: <u>Yes</u> • Holidays: <u>Yes</u>
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8:00am - 7pm</u> • Saturday: <u>8:30am - 5:30pm</u> • Sunday: <u>None</u> • Holidays: <u>None</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Yes</u> • Saturday: <u>Yes</u> • Sunday: <u>Yes</u> • Holidays: <u>Yes</u> 		

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

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. 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:

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

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

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

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

v. 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): Sleepy Hollow Country Club

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	+/- 2.02 AC	+/- 2.96 AC	+ .94 AC
• Forested	+/- 3.68 AC	+/- 2.43 AC	-1.25 AC
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/- 3.68 AC	+/- 3.99 AC	+ .31
• 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)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • 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 checked="" 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? _____ 2 feet							
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %							
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; text-align: center;">PnC</td> <td style="width: 40%; text-align: center;">85 %</td> </tr> <tr> <td style="text-align: center;">WdB</td> <td style="text-align: center;">15 %</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____ %</td> </tr> </table>		PnC	85 %	WdB	15 %	_____	_____ %
PnC	85 %						
WdB	15 %						
_____	_____ %						
d. What is the average depth to the water table on the project site? Average: _____ 2 feet							
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> <input checked="" type="checkbox"/> Well Drained: </td> <td style="width: 40%; text-align: center;">85 % of site</td> </tr> <tr> <td> <input checked="" type="checkbox"/> Moderately Well Drained: </td> <td style="text-align: center;">15 % of site</td> </tr> <tr> <td> <input type="checkbox"/> Poorly Drained </td> <td style="text-align: center;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	85 % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	15 % of site	<input type="checkbox"/> Poorly Drained	_____ % of site
<input checked="" type="checkbox"/> Well Drained:	85 % of site						
<input checked="" type="checkbox"/> Moderately Well Drained:	15 % of site						
<input type="checkbox"/> Poorly Drained	_____ % of site						
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> <input checked="" type="checkbox"/> 0-10%: </td> <td style="width: 40%; text-align: center;">36 % of site</td> </tr> <tr> <td> <input checked="" type="checkbox"/> 10-15%: </td> <td style="text-align: center;">33 % of site</td> </tr> <tr> <td> <input checked="" type="checkbox"/> 15% or greater: </td> <td style="text-align: center;">31 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	36 % of site	<input checked="" type="checkbox"/> 10-15%:	33 % of site	<input checked="" type="checkbox"/> 15% or greater:	31 % of site
<input checked="" type="checkbox"/> 0-10%:	36 % of site						
<input checked="" type="checkbox"/> 10-15%:	33 % of site						
<input checked="" type="checkbox"/> 15% or greater:	31 % 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>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.							
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> <ul style="list-style-type: none"> • Streams: Name <u>864-54</u> Classification <u>SC / C</u> • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name <u>Federal Waters</u> Approximate Size _____ • Wetland No. (if regulated by DEC) _____ </td> <td style="width: 40%;"></td> </tr> </table>		<ul style="list-style-type: none"> • Streams: Name <u>864-54</u> Classification <u>SC / C</u> • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name <u>Federal Waters</u> Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 					
<ul style="list-style-type: none"> • Streams: Name <u>864-54</u> Classification <u>SC / C</u> • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name <u>Federal Waters</u> 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: <u>Principal Aquifer</u> 							

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: <u>Old Croton Aqueduct, Scarborough Historic District and Rockwood Hall in Rockefeller State Park Preserve</u> iii. Brief description of attributes on which listing is based: <u>State historic trail, national historic district, state park.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Old Croton Aqueduct and Rockwood Hall in Rockefeller State Park Preserve</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State park</u> iii. Distance between project and resource: _____ <u>1.1 miles.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

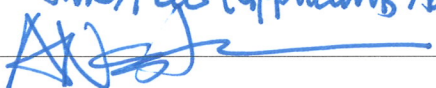
F. Additional Information

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

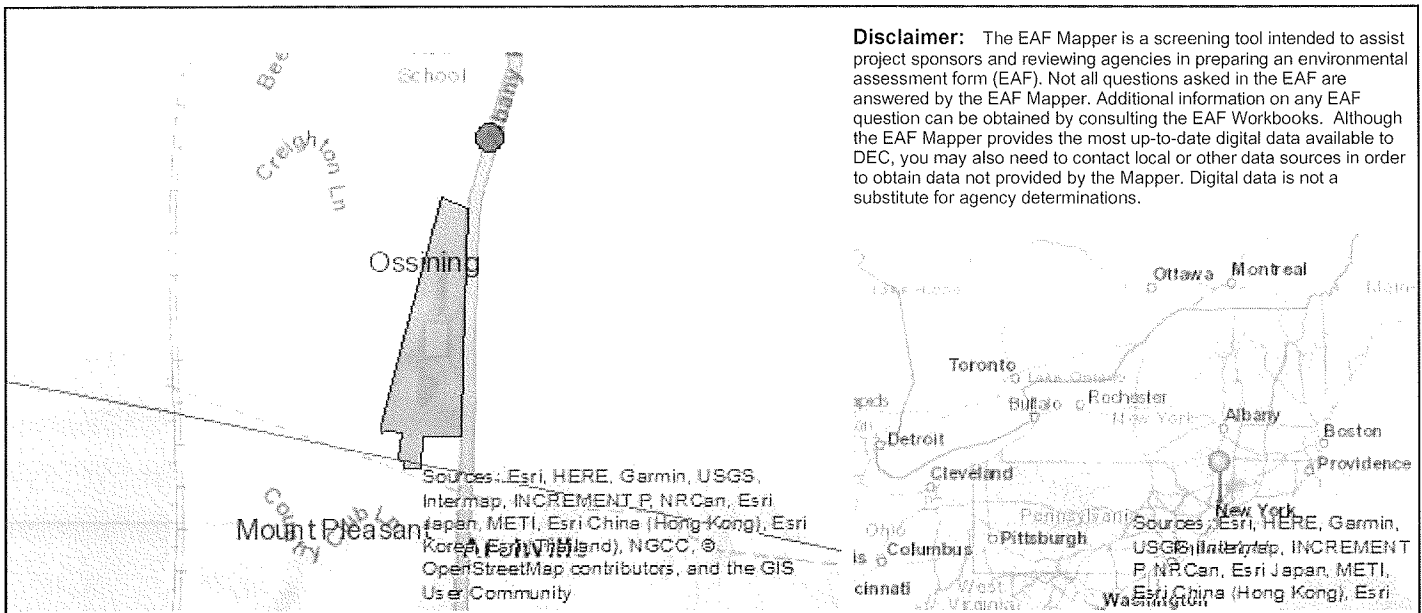
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Anthony P. Nester, PLA Date 09/14/2018
JMG, PLLC (applicant's Agent)
 Signature  Title Sr. Associate

PRINT FORM



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-54
E.2.h.iv [Surface Water Features - Stream Classification]	SC / C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Shortnose Sturgeon, Atlantic Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River, County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Old Croton Aqueduct, Scarborough Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

EXHIBIT “C”



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

September 14, 2018

Mayor Lori A. Sullivan &
Members of the Board of Trustees
Village of Briarcliff Manor Village Hall
1111 Pleasantville Road
Briarcliff Manor, NY 10510

RE: JMC Project 17198
Lincoln Property Group
600 Albany Post Road
Village of Briarcliff Manor, NY

Traffic Comparison Analysis

Dear Mayor Sullivan and Members of the Board of Trustees:

This analysis has been prepared to provide a traffic generation comparison between the re-occupancy of the existing building with its previous data center/office use and a re-occupancy of the existing building to a fully permitted office use as well as a maximum permitted office use based on the Village's Zoning Code and the proposed self-storage development use on the property located at 600 Albany Post Road in the Village. The site currently contains a vacant 2-story building totaling 38,000 S.F. which was previously utilized as a data center with office space. The proposal for the subject property is an adaptive re-use of the subject building and a 60,000 S.F. expansion to provide a 98,000 S.F. self-storage facility.

Access to the property is currently provided via three existing driveway connections to Albany Post Road (US Route 9). There are separate ingress and egress only driveways as well as a southern two-way driveway which also provides access for two residential properties at 610 & 640 Albany Post Road. Under proposed conditions, the site accesses are reduced to two driveway connections. The existing egress only driveway is proposed to be removed while the entrance only driveway will be reconstructed slightly north of its existing location to provide a two-way access. The existing southern driveway (which also provides access for two residential properties at 610 & 640 Albany Post Road) is proposed to be reconstructed in the same location and maintain the driveway's two-way traffic flow. The proposed reduction in the number of driveways is an implementation of access management. Access management has been shown to improve overall safety by reducing crashes. The reduction in the number of driveways reduces the number of conflicting vehicle movements along the property's frontage with Albany Post Road (US Route 9).

The below Table A depicts the trips generated if the existing 38,000 S.F. building were to be reoccupied by the same previous uses (i.e. partially data center and partially general office) as well as the trips generated by the proposed 98,000 S.F. self-storage building. The table compares trips associated with the existing and proposed uses and depicts the net additional trips. The projected trips depicted in the below table are based on information published by the Institute of Transportation Engineers (ITE) in its publication "Trip Generation Manual, 10th Edition". The trips

depicted in the below table exclude any credits for pass-by, internal, pedestrian, or multimodal trips.

Table A
Development Trip Comparison

Description	Peak Weekday AM Hour			Peak Weekday PM Hour		
	Enter	Exit	Total	Enter	Exit	Total
Data Center Portion of Reoccupied 38,000 S.F. Building (21,000 S.F.) (ITE Code 160) ⁽¹⁾	1	1	2	1	1	2
General Office Portion of Reoccupied 38,000 S.F. Building (17,000 S.F.) (ITE Code 710) ⁽²⁾	17	3	20	3	18	21
Total Reoccupied 38,000 S.F. Building	18	4	22	4	19	23
Proposed 98,000 S.F. Self-Storage Building (ITE Code 151) ⁽³⁾	6	4	10	8	9	17
Net Additional Trips	-12	0	-12	+4	-10	-6

Notes:

(1) Data Center (ITE Code 160) is defined by ITE as a free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data.

(2) General Office Building (ITE Code 710) is defined by ITE as a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted.

(3) Mini-Warehouse (ITE Code 151) is defined by ITE as a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities.

As shown in Table A, the reoccupied 38,000 S.F. building to its previous data center/office use is projected to generate approximately 22 total trips during the peak weekday AM hour and 23 total trips during the peak weekday PM Hour. The proposed 98,000 S.F. self-storage building is projected to generate approximately 10 and 17 total trips during the peak weekday AM and PM hours, respectively. The proposed self-storage building represents an overall reduction of 12 and 6 trips during the peak weekday AM and PM hours, respectively, compared to the reoccupied data center and office uses for the 38,000 S.F. building.

Table B below depicts the trips generated if the existing 38,000 S.F. building were to be reoccupied fully by a permitted office use as well as the trips generated by the proposed 98,000 S.F. self-storage building. The table compares trips associated with the reoccupied office and proposed uses and depicts the net additional trips. The projected trips depicted in the below table are based on information published by the Institute of Transportation Engineers (ITE) in its publication “Trip Generation Manual, 10th Edition”. The trips depicted in the below table exclude any credits for pass-by, internal, pedestrian, or multimodal trips.

Table B
Permitted Development Trip Comparison

Description	Peak Weekday AM Hour			Peak Weekday PM Hour		
	Enter	Exit	Total	Enter	Exit	Total
Reoccupied 38,000 S.F. Building to General Office Use (ITE Code 710) ⁽¹⁾	38	6	44	7	38	45
Proposed 98,000 S.F. Self-Storage Building (ITE Code 151) ⁽²⁾	6	4	10	8	9	17
Net Additional Trips	-32	-2	-34	+1	-29	-28

Notes:

(1) General Office Building (ITE Code 710) is defined by ITE as a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted.

(2) Mini-Warehouse (ITE Code 151) is defined by ITE as a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities.

Also shown in Table B, the reoccupied 38,000 S.F. building as entirely office use is projected to generate approximately 44 total trips during the peak weekday AM hour and 45 total trips during the peak weekday PM Hour. As stated previously for Table A, the proposed 98,000 S.F. self-storage building is projected to generate approximately 10 and 17 total trips during the peak weekday AM and PM hours, respectively. The proposed self-storage building represents an overall reduction of 34 and 28 trips during the peak weekday AM and PM hours, respectively, compared to a reoccupied 38,000 S.F. office building.

In addition to the above tables, we have prepared a traffic generation comparison between a maximum permitted office use under the Village’s Zoning Code and the proposed self-storage use. According to the Village of Briarcliff Manor Zoning Code, a proposed building’s maximum floor area ratio is 0.4 and maximum allowable building height is 60 feet (5-stories). The property has a total lot square footage of 408,067 S.F., the maximum allowable gross floor area per zoning for the proposed building is 163,226 S.F. When the 163,226 S.F. building is divided by the number of permitted floors (five floors), the result is a building having a footprint of approximately 32,645 S.F. Table C below depicts the trips generated if the existing 38,000 S.F. building were to be demolished and a 163,226 S.F. general office building were to be constructed having a footprint of approximately 32,645 S.F. and 5-stories as well as the trips generated by the proposed 98,000 S.F. self-storage building. The table compares trips associated with the maximum permitted general office use and proposed self-storage use and depicts the net additional trips. The projected trips depicted in the below table are based on information published by the Institute of Transportation Engineers (ITE) in its publication “Trip Generation Manual, 10th Edition”. The trips depicted in the below table exclude any credits for pass-by, internal, pedestrian, or multimodal trips.

Table C
Alternate Permitted Development Trip Comparison

Description	Peak Weekday AM Hour			Peak Weekday PM Hour		
	Enter	Exit	Total	Enter	Exit	Total
Maximum Permitted 163,226 S.F. General Office Building (ITE Code 710) ⁽¹⁾	155	25	180	29	152	181
Proposed 98,000 S.F. Self-Storage Building (ITE Code 151) ⁽²⁾	6	4	10	8	9	17
Net Additional Trips	-149	-21	-170	-21	-143	-164

Notes:

(1) General Office Building (ITE Code 710) is defined by ITE as a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted.

(2) Mini-Warehouse (ITE Code 151) is defined by ITE as a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities.

As shown in Table C, the 162,226 S.F. general office building is projected to generate approximately 180 and 181 total trips during the peak weekday AM and PM hours, respectively. As stated previously for Table A, the proposed 98,000 S.F. self-storage building is projected to generate approximately 10 and 17 total trips during the peak weekday AM and PM hours, respectively. The proposed self-storage building represents an overall reduction of 170 and 164 trips during the peak weekday AM and PM hours, respectively, compared to a maximum permitted office building per the Village's Zoning Code.

In summary, the proposed 98,000 S.F. self-storage use at this property would have a reduced impact on traffic compared to reoccupancy of the existing building to its previous uses or permitted fully office use or a maximum permitted office use per the Village's Zoning Code. The reduction of the number of proposed driveways connecting to Albany Post Road improves the overall safety along the property's frontage. Based upon the trip generation analysis and the implementation of access management, the proposed project results in overall improved vehicular circulation and projected traffic impacts.

Sincerely,

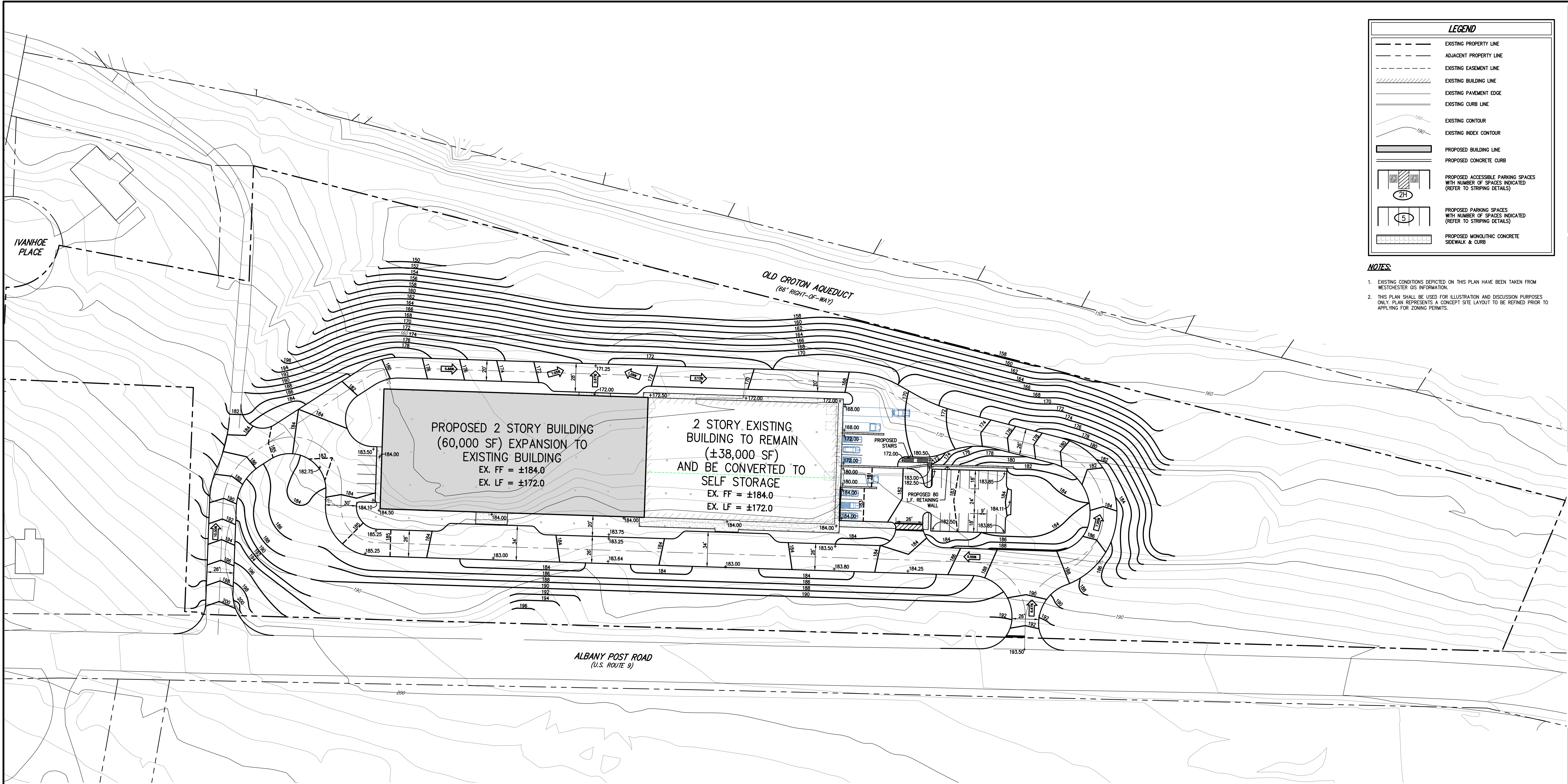
JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Marc Petraro, PE, PTOE
Senior Project Manager

EXHIBIT “D”





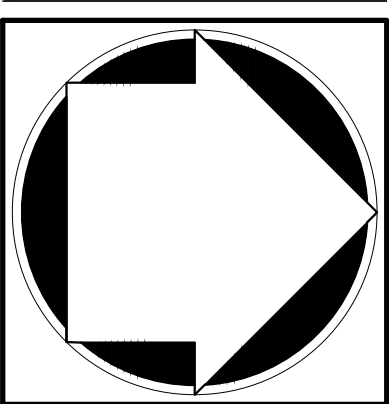
LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER GIS INFORMATION.
 - THIS PLAN SHALL BE USED FOR ILLUSTRATION AND DISCUSSION PURPOSES ONLY. PLAN REPRESENTS A CONCEPT SITE LAYOUT TO BE REFINED PRIOR TO APPLYING FOR ZONING PERMITS.

No.	Revision	Date	By

APPLICANT/OWNER:
TS@NEW YORK, LLC
CENTRAL EXPRESSWAY, SUITE 910
DALLAS, TEXAS, 75225

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARTHUR, NY 10514
voice 514.273.5225 • fax 514.273.2182
www.jmcpllc.com



**PRELIMINARY
SKETCH PLAN No. 5**
600 ALBANY POST ROAD
600 ALBANY POST ROAD
VILLAGE OF BRIARCLIFF MANOR, NEW YORK

ANY ALTERATION OF PLANS,
SPECIFICATIONS, PLATS AND
REPORTS BEARING THE SEAL
OF A LICENSED PROFESSIONAL
ENGINEER OR LICENSED LAND
SURVEYOR IS A VIOLATION OF
SECTION 7209 OF THE NEW
YORK STATE EDUCATION LAW,
EXCEPT AS PROVIDED FOR BY
SECTION 7209, SUBSECTION 2.

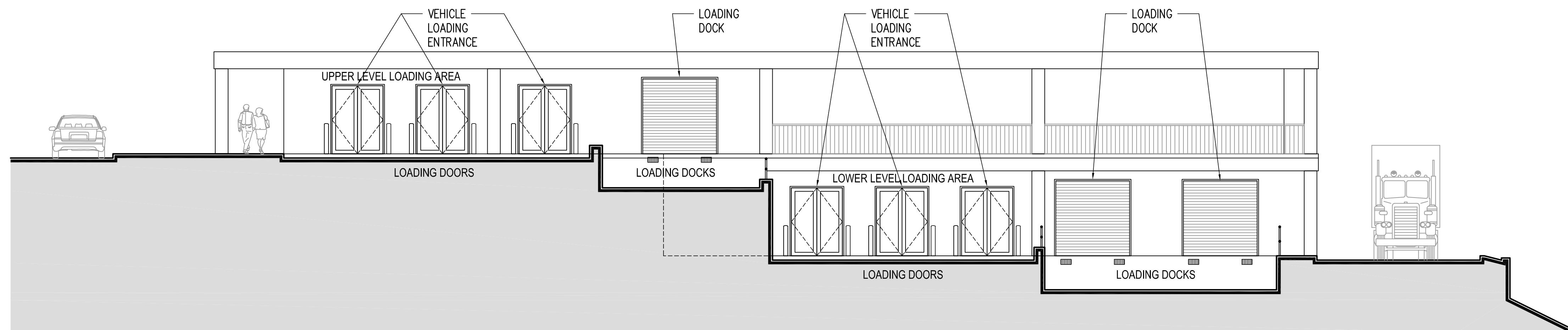
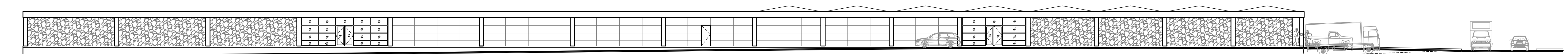
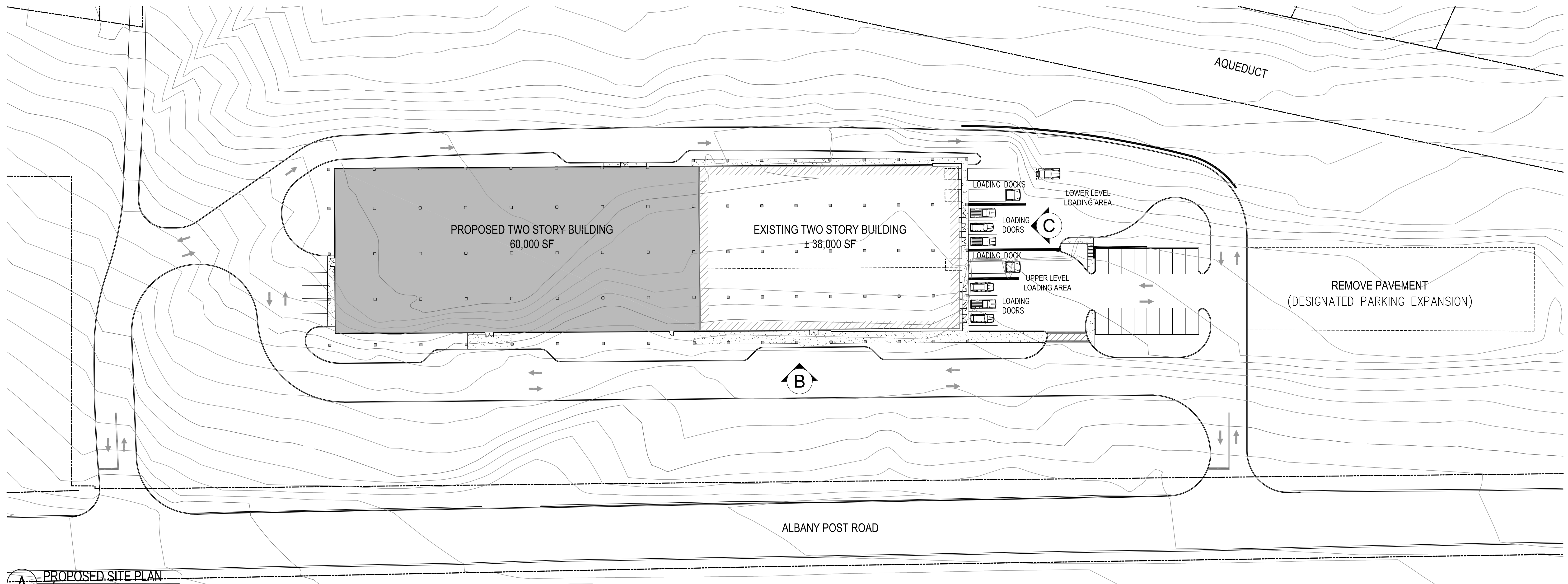
TABLE OF LAND USE			
SECTION 140.11, BLOCK 1, LOT 40 ZONE "B" - "DESIGNATION" - PLANNED OFFICE BUILDING AND LABORATORY PROPOSED USE: SELF STORAGE FACILITY FIRE DISTRICT: BRIARCLIFF WATER DISTRICT: BRIARCLIFF MANOR VILLAGE SCHOOL DISTRICT: OSSINING SEWER DISTRICT: OSSINING			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (FEET)	400,000	408,067	408,067
LOT WIDTH (FEET)	100	1314	1314
LOT FRONTAGE (FEET)	-	1276	1276
BUILDING HEIGHT (FEET)	60	30	30
GROSS FLOOR AREA (MAXIMUM PERCENTAGE)	40	±9.3	24
LOT COVERAGE BY BUILDING (PERCENT)	-	±4.6	12
YARDS			
FRONT BUILDING SETBACK (FEET)	100	96.81	106
REAR BUILDING SETBACK (FEET)	100	79.91	123
SIDE BUILDING SETBACK (FEET)	100/200	658.19	841
PARKING SETBACKS			
FRONT PARKING SETBACK (FEET)	100	97.87	100
REAR PARKING SETBACK (FEET)	50	81.94	67
SIDE PARKING SETBACK (FEET)	50	265.65	494
PARKING SUMMARY			
TOTAL SPACES REQUIRED (SPACES)	SEE PARKING CALCULATIONS	N/A	-
TOTAL SPACES PROVIDED (SPACES)	-	N/A	31
STANDARD SPACES PROVIDED (SPACES)	-	N/A	-
HANDICAP SPACES PROVIDED (SPACES)	3 (PER ADA STANDARDS)	N/A	-
LOADING SPACES PROVIDED (SPACES)	-	N/A	-

GIS GEOGRAPHIC INFORMATION SYSTEMS

THE 2-FOOT CONTOURS DEPICTED ON THIS PLAN ARE INTENDED TO BE USED FOR PLANNING & PRELIMINARY ENGINEERING APPLICATIONS. THEY ARE NOT INTENDED TO BE USED IN ENGINEERING DESIGN AND DO NOT NEGATE THE NEED FOR A FIELD SURVEY. THE WESTCHESTER COUNTY GIS DATASET CONTAINS CONTOUR LINES MODELED AT A TWO FOOT INTERVAL. THE SOURCE INFORMATION USED IN THE COLLECTION OF THE DATASET WAS PART OF THE NEW YORK STATE DIGITAL ORTHOIMAGERY PROGRAM. PHOTOS TAKEN IN APRIL 2004. VERTICAL DATUM IS NAVD83.

THE COUNTY OF WESTCHESTER MAKES NO WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE COMPLETENESS OR ACCURACY OF THE DATA AND ASSUMES NO LIABILITY WHATSOEVER FOR ANY PRODUCT OR ANALYSIS DERIVED FROM OR BASED ON THE DATA.

Drawn: DE	Approved: AN
Scale: 1" = 40'	
Date: 07/02/2018	
Project No: 17198	
Sheet No: SK-5	SK-5a
Drawing No:	



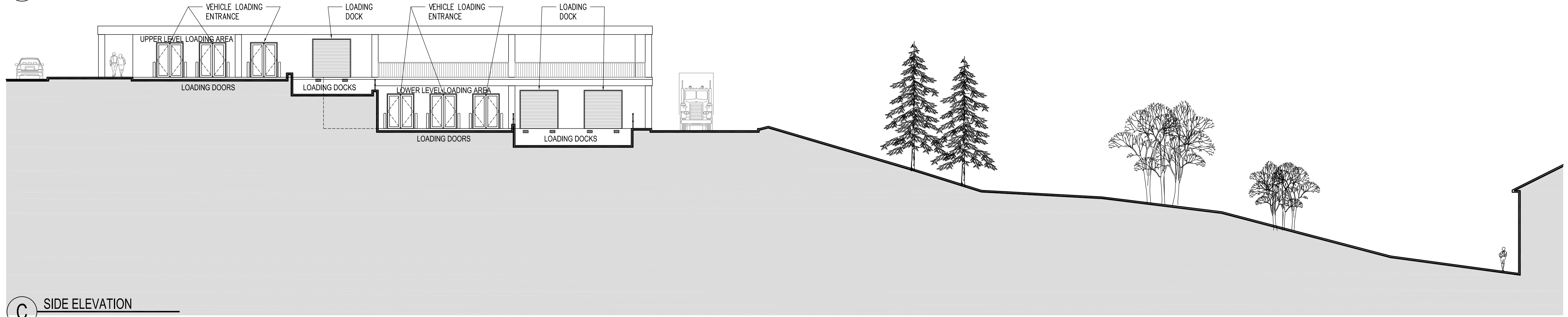
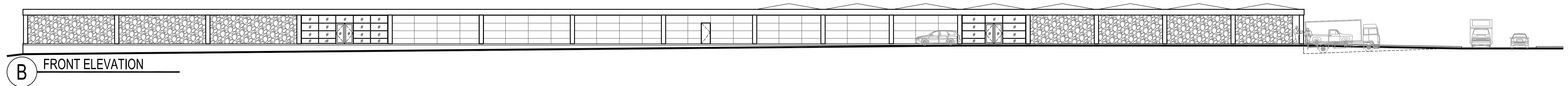
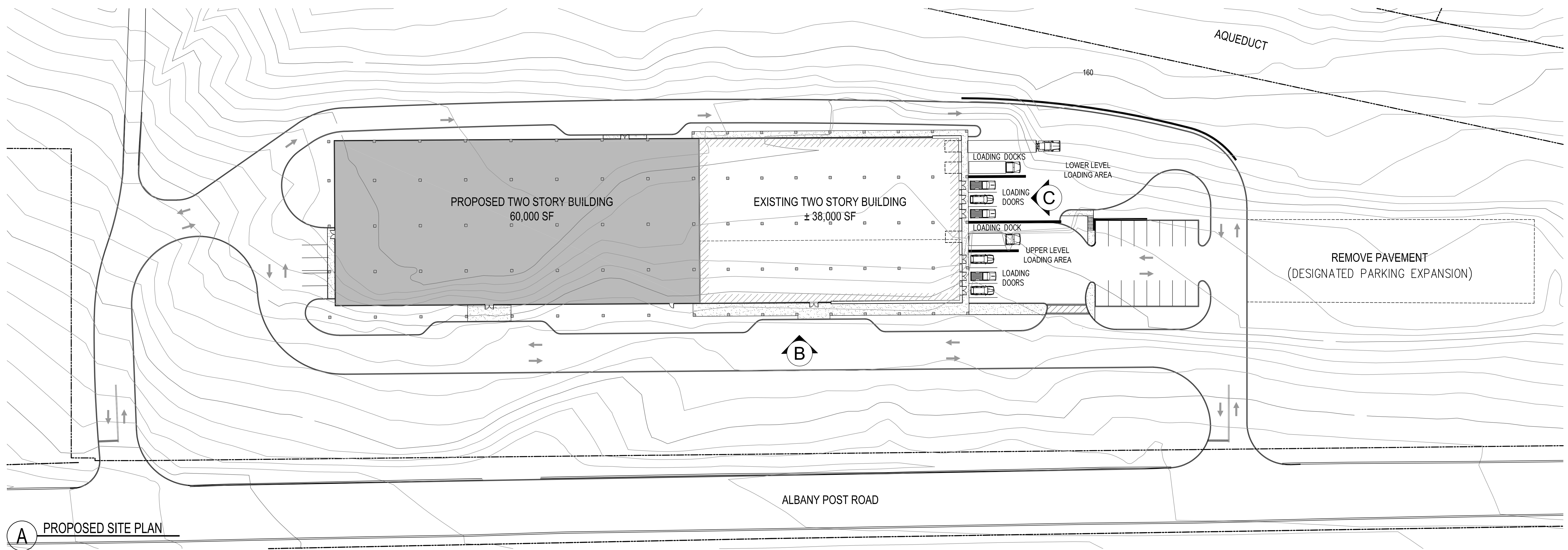
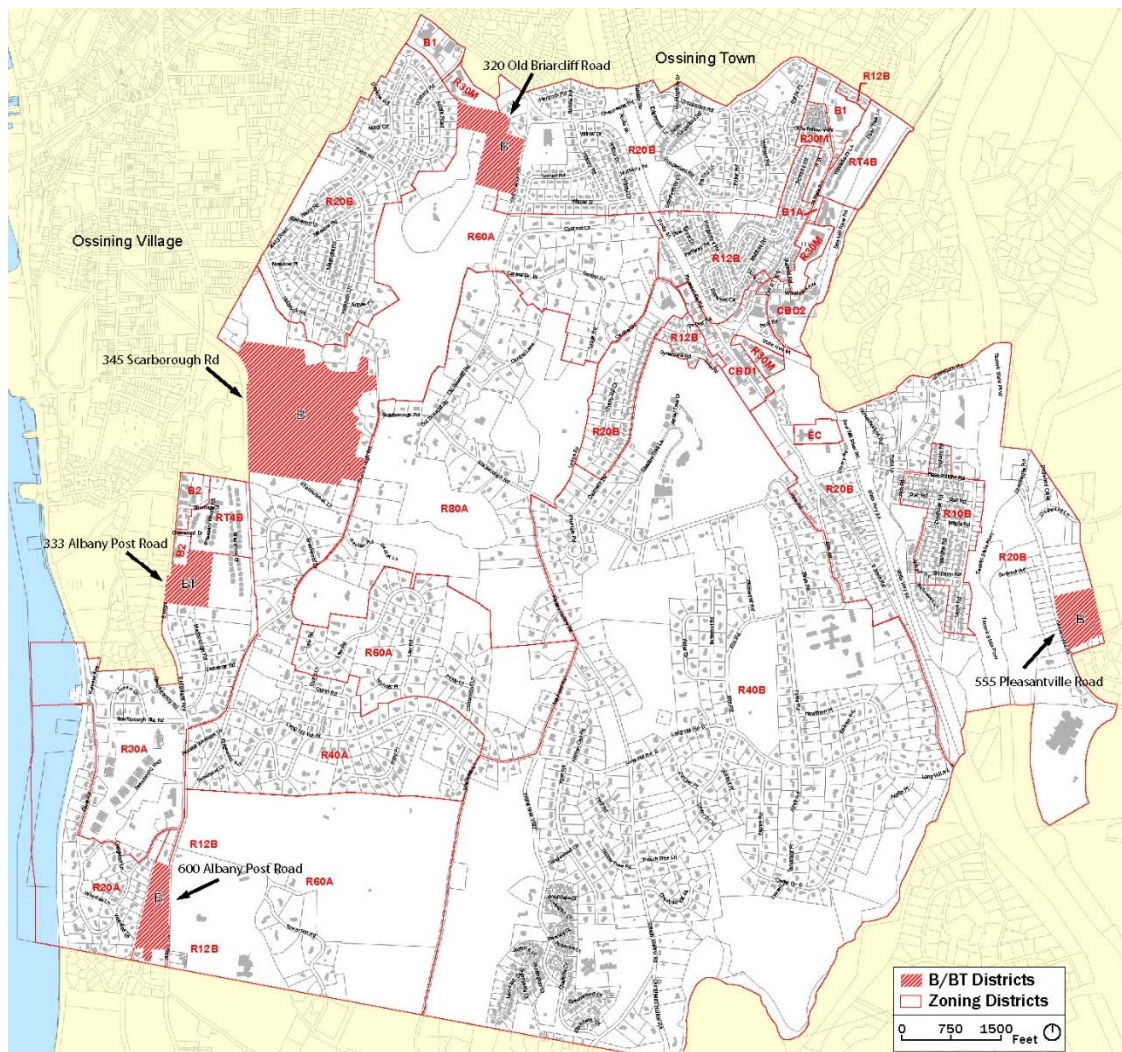


EXHIBIT “E”



Village of Briarcliff Manor Comprehensive Plan Addendum *B/BT District Recommendations*

Adopted: October 4, 2017

BFJ Planning

Village of Briarcliff Manor
DRAFT Comprehensive Plan Addendum
B/BT District Recommendations

Adopted: October 4, 2017

Prepared on behalf of:

Village of Briarcliff Manor Board of Trustees
1111 Pleasantville Road
Briarcliff Manor, New York 10510



Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003

BFJ Planning

Acknowledgements

Village of Briarcliff Manor Board of Trustees

Lori A. Sullivan, Mayor
Cesare J. DeRose, Jr.
Mark Pohar
Mark L. Wilson
Bryan Zirman

Comprehensive Plan B Zone Advisory Committee

Steven Vescio, Chair
Steve Elkes
Michael Gioscia
Aaron Stern
Sabine Werner
Mark Wilson

Village Staff and Advisors

Philip Zegarelli, Village Manager
David Turiano, Village Engineer
Clinton Smith, Village Legal Counsel
Daniel Pozin, Village Legal Counsel

BFJ Planning

Sarah K. Yackel, AICP, Principal

SECTION 1.0: B ZONE RECOMMENDATIONS

The 2007 Village of Briarcliff Manor Comprehensive Plan is amended¹ as follows:

Section 2.6.4 Office and Business Areas: North State Road Offices, Route 9 Offices, Stand-Alone Offices and Laboratories (*Comprehensive Plan Page 63*)

There are four areas in the Village zoned B Planned Office Building and Laboratories. ~~Offices-Parcels in the B District are comprised of~~ here are the ±94-acre former Philips Laboratories on at 345 Scarborough Road, the ±9.4-acre former Sony Corp. at 600 Albany Post Road (on Route 9), the ±16.8-acre former Briarcliff Executive Park (formerly also known as Mearl) on at 320 Old Briarcliff Road, and the ±10.7-acre Briarcliff Corporate Campus on at 555 Pleasantville Road. With the exception of 555 Pleasantville Road, all of the office complexes have been vacant since the early 2010s. 555 Pleasantville Road, while still in use as a multi-tenant office complex, is underutilized with a portion of the existing office space vacant. With the exception of Philips Laboratories, All of the buildings on each of the B zoned parcels are visible from the street, with the exception of Philips Laboratories, which is located in the interior of the ±94-acre site. However, in addition, each of the four parcels is set back from the roadway, accessed by private driveways and screened by with a significant amount of landscaping. 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. The Philips Laboratories campus is about 98 acres, part of which is residentially zoned. The four B zoned properties and the one BT zoned property are shown in Figure 1.

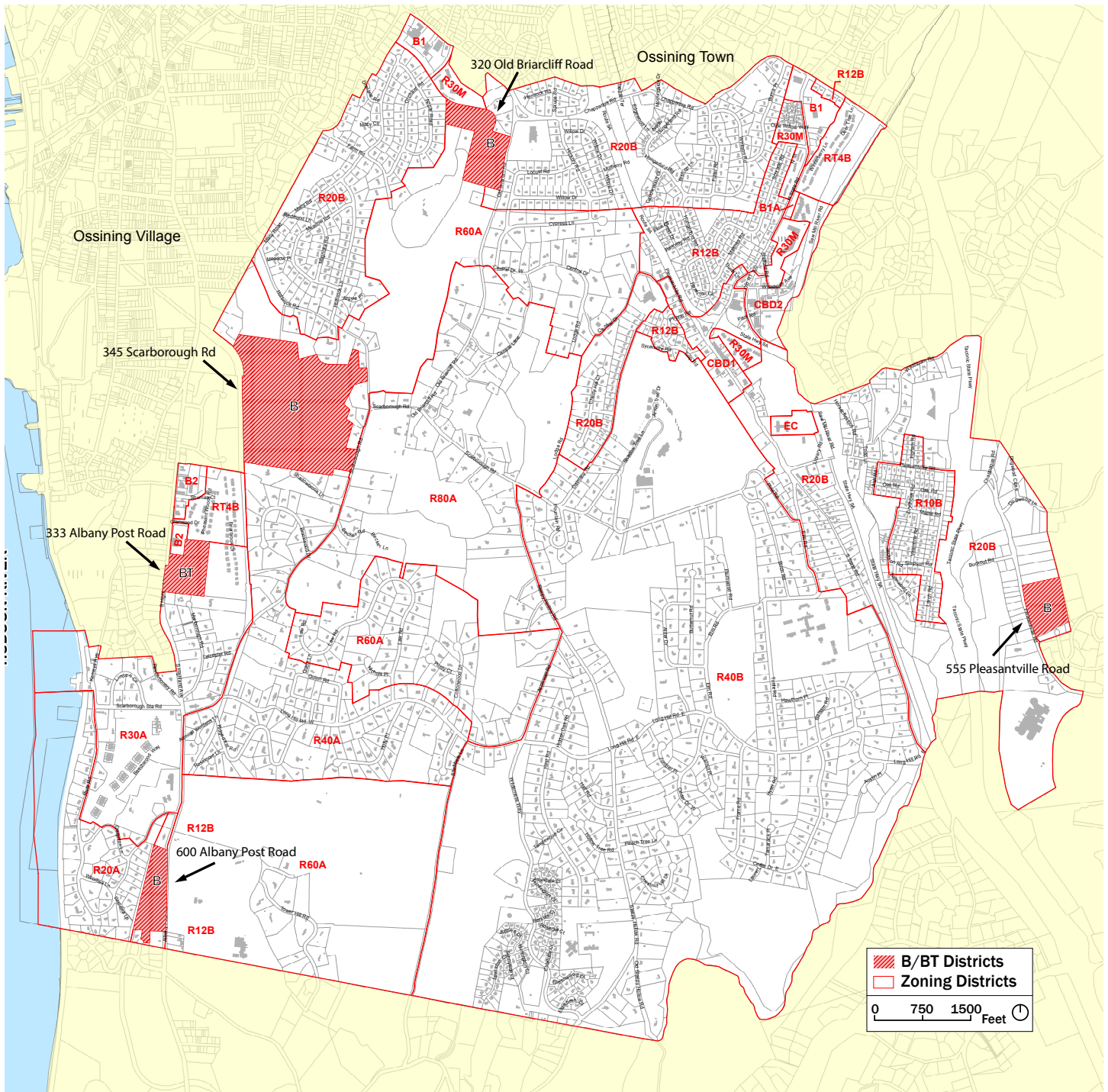
Section 3.4 – Business Districts

Add the following to Section 3.4 Business Districts (*Comprehensive Plan Page 86*):

GOALS:

- 1. Create a successful central business district that has a distinct sense of place by building upon intrinsic historic, economic, natural and cultural amenities.**
- 2. Create business districts that are pedestrian-friendly to promote a greater sense of community, improve opportunities for social contact and interaction and enhance downtown vitality.**
- 3. Increase our commercial tax base.**
- 4. Provide an appropriate level of flexibility of use, bulk, and density to allow for appropriate and sustainable redevelopment and/or reuse of the Villages B/BT zoned properties.**

¹ Amendments to the 2007 Village Comprehensive Plan are shown herein in underlined and ~~strikeout~~. “Strikeout” text indicates text that has been deleted from the 2007 Plan, while “underline” text indicates text that has been added to the Plan. Text amendments contained in this Addendum supersede text contained in the 2007 Plan.



Source: Village of Briarcliff Manor

Figure 1: B and BT District Zoned Properties

As noted, the Village has ~~three~~ four principal commercial districts: the Chilmark Shopping Center; the complex at the corner of North State Road and Chappaqua Road; a stretch of commercial uses located along S. Highland Avenue (Route 9) roughly between Glenwood Drive to the south and Charter Circle to the north; and, the Village's Central Business District comprised of portions of Pleasantville Road (west of Route 9A) and the area bounded by North State Road, Woodside Avenue, and Route 100, east of Route 9A. The Village also historically had ~~has several~~ commercial office developments located in the B and BT Districts; however, all but two are currently vacant. The existing multi-tenant office complex (Briarcliff Corporate Campus) located at 555 Pleasantville Road within the B District is approximately 40% vacant, while the SHA Data Center located at 333 Albany Post Road is in use as a data storage center. The three remaining B District properties (former Philips, Sony and Mearl properties) have been vacant for some time and are being actively marketed for redevelopment in uses other than office and laboratory uses. The Village recognizes that market conditions for offices uses in Westchester County and the region have changed in the past decade and reuse of these properties under the current B/BT District regulations is prohibitive and unlikely. However, given the Village's relatively small commercial tax base, redevelopment of certain B/BT District properties, where feasible, for commercial use (or some portion of commercial use) of an appropriate type and scale type in suitable locations is encouraged.

Further, in recognizing the changing market conditions combined with a desire to bring these office sites back into productive use, the Village seeks to allow for the consideration of other uses in the B/BT District to allow for greater flexibility of use, bulk, and density to allow for appropriate and sustainable redevelopment and/or reuse of these properties. The Village also recognizes that each of the B/BT District sites is unique and while they all share a zoning designation, they vary significantly in size, location, access, and environmental sensitivity. Given this, flexibility in how redevelopment of each site is approached is imperative to limit and/or mitigate potential impacts to neighborhood character, open space, the natural environment (i.e. steep slopes, wetlands, etc.), cultural and historic resources, recreation, traffic, public transit (Scarborough Metro-North Train Station), infrastructure (i.e. water, sewer, DPW), and emergency services (i.e. police, fire, and emergency medical services). Therefore, the B/BT District regulations should be amended to allow for consideration of additional uses, densities, bulk and dimensional standards by special use permit or some other regulatory process, such as a planned unit development (PUD) that are individually tailored to the specific conditions of each property. The District could be amended to include a standard list of permitted principal uses, and minimum height, bulk and dimensional standards that would apply across the District (similar to the existing District regulations) and then allow additional uses and flexibility of area, bulk and dimensional standards based on site-specific conditions, at the discretion of the Village Board of Trustees, through either the PUD or special permit processes.

The following additional uses, subject to future zoning text amendments and study under the New York State Environmental Quality Review Act (SEQRA), and listed in no particular order, could be considered under the PUD, special permit, or other similar regulatory process could include:

- Multi-Tenant Office
- Biomedical

- Medical/Dental Office
- Self-Storage Facilities, located on a County or State road
- Retail/Shopping Center, located on a County or State road
- Hotel, located on a County or State road
- Light Manufacturing – of appropriate type and located on a County or State road
- Mixed-use Developments, in appropriate locations
- Single Family Residential
- Multi-Family Residential, with an appropriate scale and density

Through the amendment to the Comprehensive Plan with respect to the B/BT District, the Village seeks to ensure that new developments within the B/BT District are in keeping with the character of the surrounding neighborhood, will not place an undue burden on municipal resources and infrastructure, and will protect natural resources such as steep slopes, wetlands, significant trees, and public views. In addition, construction related impacts of future development projects should also be considered as part of the approvals process. If a particular development project is found to place an undue burden on Village resources, natural resources, or other environmental impact areas, measures to mitigate or eliminate the impact should be pursued during the regulatory approvals process. Redevelopment of the B/BT District properties should provide opportunities for the preservation of onsite open space and the provision of additional recreational amenities to the benefit of Village residents, where feasible. Where the provision of onsite recreational amenities are infeasible, the Village should consider the creation of a recreation fee for multi-family units to ensure that no impacts to recreation occur as a result of future residential development projects. Finally, in order to preserve onsite open space, clustering of single-family and townhome developments should be considered and the lot coverage of commercial or offices uses should be appropriate.

Objective #2: Strengthen the commercial tax base.

Action items:

- Encourage new and varied commercial development of an appropriate type and scale in suitable locations throughout the Village's business zones. ~~In addition to the above, encourage businesses and offices in campus settings.~~
- ~~Review and update~~ Recognize the current and anticipated office market conditions and accordingly, consider amending the B/BT District requirements zoning regulations to allow for a greater variety of uses and an appropriate level of flexibility with regards to area, bulk and dimensional standards based on site-specific conditions, such as location, access, and environmental features. ~~including lot coverage, building height, setbacks, and landscape buffers.~~
- Enhance the potential and appearance of the area zoned B-2 that fronts onto Route 9.

Amend Table 3-1: Implementation Strategies (*Comprehensive Plan Page 94*), as follows:

BUSINESS DISTRICTS				
GOAL: Create a successful central business district that has a distinct sense of place by building upon intrinsic historic, economic, natural and cultural amenities.				
GOAL: Create business districts that are pedestrian-friendly to promote a greater sense of community, improve opportunities for social contact and interaction and enhance downtown vitality.				
GOAL: Increase the commercial tax base.				
<u>GOAL: Provide an appropriate level of flexibility of use, bulk, and density to allow for appropriate and sustainable redevelopment and/or reuse of the Villages B/BT zoned properties.</u>				
Objective #2: Strengthen the commercial tax base.				
A	<u>Encourage new and varied commercial development of an appropriate type and scale in suitable locations throughout the Village's business zones.</u>	Trustees & Planning Bd.	On-going	3.4
B	<u>Recognize the current and anticipated office market conditions and accordingly, consider amending the B/BT District zoning regulations to allow for a greater variety of uses and an appropriate level of flexibility with regards to area, bulk and dimensional standards based on site-specific conditions, such as location, access, and environmental features.</u>	Trustees & Planning Bd.	Short-Term	3.4
C	Enhance the potential and appearance of the area zoned B-2 that fronts Route 9.	Trustees & Planning Bd.	Short-term	3.4

Appendix A – Business Areas in Briarcliff Manor

Amend Appendix A, as follows:

Office and Business Areas (*Comprehensive Plan Page 116*)

~~Office and business areas, including standalone offices, offices on North State Road and Route 9 and laboratories should remain as zoned, with the addition of commercial design controls aimed at new construction and major renovations. Businesses are important contributors to the Village's municipal tax. The businesses areas are well located – while Philips Laboratories, the property formerly known as Mearl, and the Briarcliff Corporate Campus are located in residential areas, they are close to arterials that take employee traffic directly out of the local street network. The Village has historically had five commercial office developments located in the B and BT Districts; however, all but two are currently vacant. Recognizing a more than decade long decline in the demand for office space in a traditional campus like setting, the Village began, in 2016, a process to review its existing B Planned Office Building and Laboratory and BT Business Transitional zones. The Village established the B Zone Advisory Committee to review the~~

existing zoning, explore current market demand, and to make recommendations to the Board of Trustees as to what zoning amendments should be made to the B/BT Districts. The Committee focused its recommendations on enabling the B/BT zoned properties to be fully utilized and/or redeveloped with the highest and best use balanced with potential short- and long-term impacts on Village residents, including but not limited to neighborhood character, Village infrastructure, recreational resources, and the natural environment. The B Zone Advisory Committee issued a report to the Village Board of Trustees dated May 5, 2017. This report provides background information and potential recommendations to be considered by the Board of Trustees as it moves forward with amendments to the B/BT Districts as outlined in Section 3.4 of the 2017 Village Comprehensive Plan Addendum. Finally, this ~~plan-report~~ recommends that when the ~~Mearl~~ site is any of the B/BT District sites are redeveloped and plans are submitted for full occupation of the site, the Village should examine the traffic implications on nearby intersections, as well as all other potential environmental impacts.