March 16, 2016
Revised
August 23, 2016

TOWN OF GREENBURGH
PLANNING BOARD
& DEPARTMENT OF COMMUNITY DEVELOPMENT
AND CONSERVATION
177 Hillside Avenue
Greenburgh, NY 10607

Attention: Mr. Aaron Schmidt, Deputy Commissioner of Community Development & Conservation, Aaron Schmidt, Deputy Commissioner of Community Development & Conservation

Fran McLaughlin, Chairperson and Planning Board

Re: Application of DJF Real Estate Holding Corp, 23 & 25 Warehouse Lane, Elmsford, New York

Dear Mr. Schmidt:

This is an application for site plan approval for a commercial property located on the south side Warehouse Lane just east of the bridge that takes Warehouse Lane over the Saw Mill River. Presently on the site there are two buildings now leased and occupied by a bus company and Dimensional Stone. The site and the buildings are subject to risks associated with multiple flooding events rising above the first floors. The existing floor elevations are set in at elevation 176.35 and 177.57 and the 1.0% Annual Chance of Flood (100-Year), the Base Flood Elevation (BFE) is 177.1. Having practiced in this area since 1981 it is apparent we have exceeded the BFE with the most recent events on record being Hurricane Irene (2011); previous to that Hurricane Floyd (September 1999). Hurricane Floyd was accompanied by rainfall that met or exceeded the 100-Year rainfall of 7.3 inches Hurricane Irene did not and the flood waters did rise above the BFE to above the 0.2% Annual Change of Flood (500-Year) elevation of 178.5

This site was completely under water as flood waters inundated Warehouse Lane out to the intersection with Saw Mill River Road.
The information in this application narrative pertaining to this area of the Town of Greenburgh can be found in the Department of Homeland Security Federal Emergency Management Administration (DOHS – FEMA) FIS, rainfall data from the National Oceanic and Atmospheric and Ocean Administration (NOAA) downloaded from the website for the White Plains Westchester County Airport weather station and our data and observations made during and after flood events – see appendix of this application narrative.

1. FEMA FLOOD INSURANCE STUDY (FIS) WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS) COMMUNITY NAME, TOWN OF GREENBURGH, EFFECTIVE DATE SEPTEMBER 28, 2007, FLOOD PROFILES SAW MILL RIVER, PLATE 240P, CROSS SECTION CU, FLOODWAY DATA.

2. The Flood Insurance Rate Map (FIRM) that shows the extent of the floodplain and the floodway.

3. FIS Flood Profile, the Floodway Data and a section that demonstrates the concept of a floodway.

Cross section CU is immediately upstream of the Warehouse Lane Bridge

FEMA Westchester County FIS, flood water elevations are:

10% Annual Chance of Flood (Formerly known as the 10-Year Return Period) = 174.8

2% Annual Chance of Flood (Formerly known as the 50-Year Return Period) = 176.6

1% Annual Chance of Flood (Formerly known as the 100-Year Return Period) = 177.1, the Base Flood Elevation and known as the BFE.

0.2% Annual Chance of Flood (Formerly known as the 500-Year Return Period) = 178.5.

Floodway width feet = 325
Sections area square feet = 1,179
Mean velocity feet per second = 2.3
Base flood water-surface elevation (feet NAVD 88)

**Regulatory = 177.1 (The BFE)**
Without floodway = 177.1
With floodway = 178.1
Increase = 1.0 feet
The floodway is very wide and varies from 1,179 feet to 2,328 feet immediately downstream of the Warehouse Lane bridge. The floodway is the area that is reserved to convey the flood flow at the BFE.

**High-Water Marks for Hurricane Irene substantiate that the water surface has exceeded the 1.0% Annual Chance of Flood (100-Year) Base Flood Elevation (BFE) 177.1 by 1.93 feet rising to 179.1 feet.**

**High-Water Marks for Hurricane Irene substantiate that the water surface has exceeded the 0.2% Annual Chance of Flood (500-Year) Base Flood Elevation (BFE) 178.5 by 0.49 feet to 179.1 feet.**

The site floods frequently to the level of the 10% annual Chance of Flood elevation of 174.8 and it is apparent that the hydrology of the Saw Mill River has changed since the first modeling efforts made by FEMA that established the base Flood Elevations (Circa 1978-1987, Effective Date 1987). As such business activity in this area is subject to the risks associated with frequent flooding.

The proposal is to demolish the two (2) existing commercial buildings and construct one (1) new automotive and truck repair facility set 3.23 feet above the 1.0% annual chance of flood BFE elevation. The proposal is to construct a new facility set above the 0.2% Annual Chance of Flood (ACF) as this area floods frequently and we have experienced flooding that has exceeded 0.2% ACF. The new first floor elevation will be set in at 1’-10” inches above the 0.2% annual Chance of Flood elevation of 178.50. The building code requires all new buildings to be set at 2’-0” above the BFE; however, knowing that the maximum High-Water mark just north of Warehouse lane is 180.3, it is apparent that the new floor elevation should be set in well above the BFE at elevation 180.33.

As part of this action a portion of the floodway immediate to the Saw Mill River will be reclaimed. Historical fill placed in the floodway will be removed and the site grading will compensate for floodwater storage lost to the maximum extent possible. Raising the new building above the most extreme event we have on record will not have an impact on the ability of the Saw mill River to convey floodwaters.

Portions of floodway are separated from the main channel of the Saw Mill River creating barriers to the movement of floodwaters. At present the paths that receding floodwater take are blocked as ill-maintained channels and drain lines that greatly impede the process of draining down floodwaters.
The floodway as shown on the Flood Map, the portion outside of the main channel of the Saw Mill River, has been compromised over the past years. As floodwater recede fences and channels clogged with debris greatly impede the recession of floodwaters. This action will free these passages and provide a more open path to the main channels of the Saw Mill River.

The project site, except the building and the grades immediate to the new building when raised to elevation 180.33, will be completely inundated with floodwaters at extreme events. The proposed improvements associated with this project, the cleaning out of the channel to the east of the property and the installation of large diameter drain lines will allow for the free movement of floodwaters into and out of the site. This will create a far better set of circumstances than that which exists today as a portion of the floodway is being reclaimed to the full depth of the main channel. The proposal is a prototype for the future and that is to gain back the floodway immediate to the main channel. As a practical matter, this is the only means to improve a very wide floodway that is presently encumbered with industrial activity. Please note that at maximum flood stage Warehouse Lane will also be underwater at extreme events.

The proposed actions will allow for more storage of floodwaters immediate to the main channel of the Saw Mill River allowing floodwaters to rise and recede and provide for movement of floodwaters within the main channel of the Saw Mill River.

For this application the following submissions will be made for this application:

1. SITE PLAN APPLICATION
2. ENVIRONMENTAL CLEARANCE FORM
3. FULL ENVIRONMENTAL ASSESSMENT FORM – PART 1
4. WETLANDS / WATERCOURSE CLEARANCE FORM
5. WETLANDS / WATERCOURSE PERMIT APPLICATION
6. SLOPE CLEARANCE FORM
7. SLOPE PERMIT APPLICATION
8. TREE REMOVAL PERMIT
The following plans are being submitted:

1. EXISTING CONDITIONS PLAN

2. SITE & ZONING

3. SITE UTILITY PLAN

4. SITE GRADING, DRAINAGE & EROSION AND SEDIMENT CONTROL PLAN

5. PROPOSED BUILDING CROSS SECTIONS

6. RETAINING WALL PROFILES, NOTES & SECTIONS AND DETAILS (To be submitted with the final building permit)

7. DRAIN LINE PROFILES

8. SAW MILL RIVER PROFILE, NOTES & SECTIONS AND DETAILS

A Wetlands / Watercourse Permit will be required for activity in the wetlands buffer. By way of removing historical fill in the buffer area to provide for flood water storage the buffer will be increased. The additional floodwater storage in the area where the historical fill is being removed will be 56,732 cubic-feet at the 10% ACF. At floodwaters higher than the 10% ACF to the 0.2% ACF the entire site and the surrounding area floods rising to the level of the new proposed building and there is no way possible to get any additional flood storage.

A Planning Board Slope Permit will be required for the disturbance of 1,800 square of slope in excess of 35%. This activity will remove existing historical fill adjacent to the Saw Mill River.

The site is located in the LI Light Industrial District allowing the use and the proposal is to construct a new automotive and light to heavy duty truck repair facility. The application will require variances for side yard, maximum coverage, parking in the side yards and parking next to the principle building and for landscaped strips.

285-32 LI Light Industrial District B.

(3) Maximum coverage: (a) Principal building: 15%. Requesting 25%
(b) Accessory building: 5%.
(c) All buildings: 20%. Requesting 25%
Minimum yards:

- (b) One side: 50 feet. Requesting 39.16 feet
- (c) Two sides: 100 feet. Requesting 90.57 feet

Parking

Minimum distance from detached accessory building or off-street parking area to:

- (a) Principal building: 25 feet. Requesting 2 feet
- (b) Side lot line: 25 feet. Requesting 3 to 25 feet on the sides
- (c) Rear lot line: 25 feet. Requesting 10 to 31 feet

Supplementary regulations

285-38 PARKING Off-street parking, loading and landscaping requirements

H. Required landscaping.

2. Landscape strips with a minimum width of 10 feet shall be provided along all property lines of multifamily and nonresidential uses except as required in § 285-40A(4) of this chapter. Landscape strips with a minimum width of five feet shall be provided between any additional parking spaces required by this chapter for home occupations and professional offices in residence and all property lines of such uses except as required in § 285-40A(4) of this chapter. Such landscape strips shall comply with the following minimum standards as well as all applicable requirements set forth elsewhere in this chapter:

For several reasons this proposal will not show landscape buffers. The front of the property along Warehouse Lane is highly trafficked; as such maintenance of a landscape strip is not practical. There will be a ten foot (10’) wide channel along the easterly line of the property, a thirty foot wide (30’) foot wide flood storage area along the southerly line of the property and the Saw Mill River with the proposed flood storage area adjacent to the Saw Mill River. The flood storage areas will provide a buffer as the new building will be set back 50 to 75 feet from the channel of the Saw Mill River; thus providing a more meaningful buffer to the river.

We will be requesting a waiver from the requirement for landscape buffers.
The applicant has a second light to heavy duty truck and autobody repair facility located at 110 Nepperhan Avenue 400 feet to the southeast that also floods frequently.

In the spring-summer of 2011 HHH Autobody at 110 Nepperhan Avenue was flooded four times in a period of four months. In response to the flooding well above the floor elevation of 174.27 from 0.5 to 1.0 feet all the vehicles were moved off site and the special equipment, tools and stores were removed. The flooding occurred on the day following rainfall amounts of approximately 1.9 inches to 2.9; amounts equivalent to the SCS Type III 1 to 5 year rainfall events. More extreme flooding to as high as 4.5 feet above the floor elevation occurred in response to 6.8 - 6.8 inches of rainfall. The building was flooded and evacuated four (4) times in a period of seven months in 2011.

The Excel Spreadsheets in the appendix entitled “110 Nepperhan Avenue Flooding Events” demonstrates how the waters rise in response to rainfall events; please take note that 1-Year rainfall events will flood the building.

Soil Conservation Service Rainfall events, SCS Type III, 24-Hour rainfall amounts:

<table>
<thead>
<tr>
<th>Year</th>
<th>Inches</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Year</td>
<td>2.3</td>
</tr>
<tr>
<td>2-Year</td>
<td>3.5</td>
</tr>
<tr>
<td>5-Year</td>
<td>4.5</td>
</tr>
<tr>
<td>10-Year</td>
<td>5.0</td>
</tr>
<tr>
<td>25-Year</td>
<td>6.0</td>
</tr>
<tr>
<td>50-Year</td>
<td>7.0</td>
</tr>
<tr>
<td>100-Year</td>
<td>7.5</td>
</tr>
</tbody>
</table>

The floodway has been historically compromised; as such in the future floodwaters will rise above the base flood elevations and buildings in this area will continue to flood with 2 to 4.5 feet of standing water causing disruption to businesses followed by costly clean-up.

Downstream, at the bridge just west of the intersection of Saw Mill River Road and Route 119 the same rise above the BFE occurred at the peak of the Hurricane Irene event. Floodwaters established from a high-water mark is 1.85 feet above the BFE. Therefore the rise of the floodwaters above the BFE is consistent from Warehouse Lane down to the Route 119 bridge culvert and downstream of Route 119.
The applicant needs to address the persistent flooding by re-building the Warehouse Lane location and then address the 110 Nepperhan Avenue location and raise the floor elevation at this location to avoid disruptions of business.

The LI code speaks to moving repair inside; 285-32 LI Light Industrial District (1).
Principal uses, (i) [3] Public garage or motor vehicle repairs shop, provided that all work is done indoors. The intent of this application is to get up high and dry and construct a new facility that will move the repair inside in a brand new building.

The applicant will look into the installation of solar panels on the roof of the new structure; 90% of the roof area is 17,000 square feet, as such a large area is available for the installation of solar panels. We are also looking at very high efficiency gas fired heating which is a better alternative.

The applicant and his employees provide a necessary service to the community, the repair of light to heavy duty trucks and needs to construct a new facility to move repair inside; as such your attention to this application will be appreciated. Please place this matter on the agenda as soon as reasonably possible.

Very truly yours,

Paul J. Petretti, P.E., L.S., CFM

cc: C:\My Documents\My Documents\TOG Projects\HHH Warehouse Lane\HHH Warehouse Lane Correspondence.doc
    Applicant, Mr. Glenn Preiser
    Victor G. Carosi, P.E., Commissioner of Public Works
    Kenneth V. Cioce, P.E., Town Engineer
APPENDIX

ATTACHMENTS FOR THE APPLICATION OF DJF REAL ESTATE HOLDING CORP, 23 & 25 WAREHOUSE LANE, ELMSFORD, NEW YORK

MAP OF THE AREA

FEMA FLOOD INSURANCE STUDY WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS) COMMUNITY NAME, TOWN OF GREENBURGH, EFFECTIVE DATE SEPTEMBER 28, 2007, FLOOD PROFILES SAW MILL RIVER, PLATE 240P, CROSS SECTION CU, FLOODWAY DATA.

The Flood Insurance Rate Map (FIRM) that shows the extent of the floodplain and the floodway.

FIS Flood Profile, the Floodway Data and a section that demonstrates the concept of a floodway.

Excel Spreadsheets “110 Nepperhan Avenue Flooding Events”

Data rise above the BFE
Name of Application: DJF Real Estate Holding Corp.

Description of Action: Site plan application to demolish two (2) existing buildings and replace with one (1) new structure with the floor elevation set 3.33 feet above the 1.0% annual chance of flood.

Owner:
Name: DJF Real Estate Holding Corp.
City: Elmsford
State: New York
Zip: 10523

Applicant:
Name: DJF Real Estate Holding Corp.
City: Elmsford
State: New York
Zip: 10523

Subject Property:
Name or other identification of site (address): 23 & 25 Warehouse Lane
Situated on the South side of Warehouse Lane (Street) 389.2 feet from the intersection of Sawmill River Road (Street)
Parcel ID: 7.180-52-17 & 7.180-52-18
Total site area (sq. ft.): 76,837

Conformity With Zoning:
1) Zoning District the property is located in:

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Permitted</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildable Lot Area</td>
<td>40,000</td>
<td>76,837</td>
<td>76,837</td>
</tr>
</tbody>
</table>

Percent Coverages

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principle Building</td>
<td>15.0%</td>
</tr>
<tr>
<td>Accessory Building</td>
<td>5.0%</td>
</tr>
<tr>
<td>Total Impervious Surface</td>
<td>80.0%</td>
</tr>
</tbody>
</table>

Yard Setbacks (Principle building)

<table>
<thead>
<tr>
<th>Setback Type</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard setback</td>
<td>40.0</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>50.0</td>
</tr>
<tr>
<td>Length of one side setback</td>
<td>50.0</td>
</tr>
</tbody>
</table>

Total Gross Floor Area (F.A.R.) sq. ft. 76,837

Permitted 40,000
Existing 76,837
Proposed 76,837
<table>
<thead>
<tr>
<th></th>
<th>Permitted</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Length of second side setback</strong></td>
<td>50.0</td>
<td>50.01</td>
<td>51.41</td>
</tr>
<tr>
<td><strong>Total of both(2) sides setback</strong></td>
<td>100.0</td>
<td>69.89</td>
<td>90.57</td>
</tr>
<tr>
<td><strong>Yard Setbacks (Accessory Building)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front setback</td>
<td>40.0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear setback</td>
<td>50.0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Length of one side setback</strong></td>
<td>50.0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Total of both(2) sides setback</strong></td>
<td>100.0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Parking Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principle Building</td>
<td>25.0</td>
<td>Various</td>
<td>5.0</td>
</tr>
<tr>
<td>Front yard setback</td>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Length of one side setback</strong></td>
<td>25.0</td>
<td>Various</td>
<td>5.0</td>
</tr>
<tr>
<td><strong>Length of second side setback</strong></td>
<td>25.0</td>
<td>Various</td>
<td>5.0</td>
</tr>
<tr>
<td><strong>Total of both(2) sides setback</strong></td>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear setback</td>
<td>25.0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Landscape Buffer</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front setback</td>
<td>10.0</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Rear setback</td>
<td>10.0</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Length of one side setback</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total of both(2) sides setback</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td><strong>Number of Parking Space</strong> (Please state the method used to calculate the number of parking spaces, i.e., 1 space per 200 sq. ft. of retail space, please attach a separate sheet if more room is needed)</td>
<td>192</td>
<td>N/A</td>
<td>37</td>
</tr>
<tr>
<td><strong>Loading Area</strong></td>
<td>1</td>
<td>N/A</td>
<td>45</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>Feet 45</td>
<td>&lt;45</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td>Stories 3</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2) Slope category of total proposed site: 0%-15% 75,037 sq.ft. 15%-25% 1,800 sq.ft. 25%-35% 0 sq.ft. 35%+ 1,800 sq.ft.

3) Is there an existing curb cut onto the site? **Yes** No
   Will the action require new curb cuts onto the street? **Yes** No
   What street(s) will have the new curb cuts? Warehouse Lane
   Has a traffic study been completed for the proposed project? **Yes** No

4) Does application need a tree removal permit? **Yes** No
   If yes, what are the number of trees that will be removed from the site? Twenty Nine (29)

5) Does application need wetlands permit? **Yes** No
   Flood hazard permit? **Yes** No

6) If the subject property is located within either of the following, please indicate.
   *Critical Environmental Area* **Yes** No
   *Conservation District* **Yes** No

7) List all public and private recreational facilities within a 1/4 mile radius of the subject property(s). If none exist, identify closest recreational facilities.
   **Pocantico Park**
variances


8) List variance or other modifications required. Variances must be verified in writing by the Building Inspector and attached hereto.

<table>
<thead>
<tr>
<th>Zoning Code Reference</th>
<th>Coverage, 15% Allowed</th>
<th>Variance sought</th>
<th>Request 25%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Code Reference</td>
<td>One side yard, 50.0 feet</td>
<td>Variance sought</td>
<td>Request 39.16 feet</td>
</tr>
<tr>
<td>Zoning Code Reference</td>
<td>Two side yards, 100.0 feet</td>
<td>Variance sought</td>
<td>Request 90.57 feet</td>
</tr>
</tbody>
</table>

9) Have you, or to your knowledge, any predecessor of interest in this property, previously applied to the Planning Board or the Zoning Board of Appeals? Yes No

(Case Histories can be obtained from the Department of Community Development & Conservation)

If yes, case number application for disposition case number application for disposition case number application for disposition case number application for disposition

10) Is the action:

a) less than 5,000 square feet of new or renovated floor area Yes No
b) less than 10,000 square feet of land disturbance Yes No

11) Is the action located on property within 500 feet of:

a) The boundary of an adjoining city, town or village Yes No
b) The boundary of an existing or proposed state or county park, recreation area or road right-of-way Yes No
c) An existing or proposed county drainage channel line Yes No
d) The boundary of state or county-owned land on which a public building/institution is located Yes No
e) The boundary of a farm located in an agricultural district. Yes No

12) What is the current assessed value of the property? $64,500

13) Are there existing buildings on the site? Yes No

If so, give the date(s) of the Certificate(s) of Occupancy issued for each building. Please submit on attached sheet. Include case number. Various

14) Please list all the civic association(s) within 500 feet of the property.

Elmsford Civic League, Beaver Hills Association and Westchester Hills

15) Please answer the following questions: (if additional space is needed, submit on attached sheet).

a) Is the owner/applicant a(n):

Individual Partnership Joint Venture
Nominee Fiduciary Corporation

b) Please list all owners with a direct or indirect financial or beneficial interest in the property. List the names, addresses, and phone numbers of all owners, partners and limited partners, joint ventures, officers, directors and control persons. (Control is defined as any individual who owns 10% or more of the outstanding shares of the corporation or, notwithstanding the amount of stock owned, is in a position to influence management decisions and make policy on behalf of the corporation).

Mr. Glenn Preiser

c) If the owner is a fiduciary, set forth name and address or other evidence of fiduciary, a copy of certificate of fiduciary authority and identify the beneficial owner of the property. N/A
NOTE: All of the submission requirements outlined in this application must be approved by the Planning Board prior to the application being accepted in form and content.

Signature of Applicant  
Mr. Glenn Preiser  
2/16/16

Print Applicant's Name  
Date

Signature of Owner  
Mr. Glenn Preiser  
2/16/16

Print Owner's Name  
Date

BUILDABLE AREA: The gross area of the lot less the density deductions for areas classified as steep slopes, very steep slopes, excessively steep slopes, wetlands and watercourses.

IMPEVIOUS SURFACES, GROSS COVERAGE - The sum of the horizontal area of coverage or footprint of all buildings, structures, paved areas, patios and other improved surfaces on a lot preventing natural runoff to percolate into the soil, measured in square feet. Areas paved with gravel, crushed stone and other materials used to support vehicles shall be considered impervious surfaces for the purposes of this chapter. Swimming pools and tennis courts that are unenclosed shall not be considered impervious surfaces for the purposes of this chapter. [Added 7-8-1987 by L.L. No. 3-1987]

§617.16 CONFIDENTIALITY When a project sponsor submits a completed EAF, draft or final EIS, or otherwise provides information concerning the environmental impacts of a proposed project, the project sponsor may request, consistent with the Freedom of Information Law (FOIL), article 6 of the Public Officers Law that specifically identified information be held confidential. Prior to divulging any such information, the agency must notify the applicant of its determination of whether or not it will hold the information confidential.

Revised 6/22/2003 AJS
AFFIDAVIT OF OWNERSHIP

State of New York )ss.
County of Westchester

Glenn Preiser being duly sworn, deposes and says that (s)he resides at
3 Catskill Place in the Town of Elmsford in the County
of Westchester in the State of New York that (s)he is the
owner in fee of all that piece or parcel of land situated and lying in the Town of Greenburgh
aforesaid and known and designated Parcel ID number 71961150771961180
and that (s)he hereby authorizes Paul J. Petretti, P.E., L.S., CFM to make application in his/her
(its) behalf and that the statement of facts contained in said application is true.

Signature of Owner

Sworn to me before this 17
Day of February 20, 2010

Notary Public

LAURA A. HARBOLIC
Notary Public, State of New York
No. 01HA6082221
Qualified in Westchester County
Commission Expires October 21, 2018
TOWN OF GREENBURGH
DISCLOSURE FORM TO ACCOMPANY CERTAIN APPLICATIONS*

1. This form relates to property located within the Town of Greenburgh. The street address of the property which is the subject of this application is:
23 & 25 Warehouse Lane, Elmsford, New York

Name of Applicant: Mr. Glenn Preiser DJF Real Estate Holding Corp.

Address of Applicant: 3 Catskill Place, Elmsford, New York

Date(s) of Application(s):

Type(s) of Application(s): Site Plan, Wetlands/Watercourse Permit, Slope Permit, Fill Permit, Fillplain Development

Project Name: Warehouse Lane Automotive and Truck Repair

2. Name and address of Owner(s) if different from Applicant:

3. Do any officers or employees of the State of New York, County of Westchester, Town of Greenburgh and/or Town of Greenburgh Agency have an interest** in the applicant or owner of the property? No

If the answer is "yes", please identify the person(s) by name, residence and the nature of extend of such interest.

4. If the application is for a project involving site plan approval of five acres or more and/or for a change of zoning, and either or both the applicant or the owner, if different from the applicant, is not an individual or individuals, list the owners and officers of the corporation, limited liability corporation, partnership or other legal entity.

Name of Applicant Legal Entity: N/A

Name(s) and Addresses of Applicant Owners*** and Officers:
Mr. Glenn Preiser, DJF Real Estate Holding Corp.

*Every application, petition, or request submitted for a variance, amendment, change of zoning, site plan approval, approval of plat, exemption from a plat or off-site map, license, special permit or permit pursuant to the provisions of any ordinances, local law or rule constituting the zoning and planning of the Town of Greenburgh.
**For the purpose of this paragraph, an officer or employee shall be deemed to have an interest in an applicant when s/he, his or her spouse,
or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them (a) is the applicant or (b) is an officer, director, partner
of the applicant, or (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association
applicant, or (d) is a party to an agreement with such applicant, express or implied, whereby he or she may receive payment or other benefit
whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

***With respect to any corporation traded on the New York, American or other stock exchange, any person who is the owner of more than 5%
of the outstanding shares of stock or any class of such a corporation, and with respect to other than a publicly traded corporation, a limited
liability company or other legal entity, any person who is an owner of more than 2% of the equity of such legal entity.

Name of Applicant: Glenn Preiser, DJF Real Estate Holding Corp.

Signature: ______________________

Date: 2/17/16
Name of Application:

Applicant:

<table>
<thead>
<tr>
<th>Name: DJF Real Estate Holding Corp.</th>
<th>Street: 110 Nepperhan Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>City: Elmsford</td>
<td>State: N.Y.</td>
</tr>
<tr>
<td>Telephone: 914-592-5036</td>
<td>Zip: 10523</td>
</tr>
<tr>
<td>Fax: 914-592-2066</td>
<td></td>
</tr>
</tbody>
</table>

Subject Property:

| Name or other identification of site: 23 & 25 Warehouse Lane |
| Streets which site abuts: Warehouse Lane                       |

| Parcel ID#: 7.180-52-17 77.180-52-18 | Total site area (sq. ft): 76,837 |

Proposed Action:

A. State Type I actions - This Type I list, is not an exhaustive list of those actions that an agency determines may to have a significant effect on the environment and may require the preparation of an EIS. Therefore, the fact that an action or project has not been listed as a Type I action does not carry with it the presumption that it will not have a significant effect on the environment. This list is provided as a convenience. Please check 6 NYCRR Part 617 for further information on classifying the type of action. (Please check all items that apply)

1. The following changes in the allowable uses within any zoning district, affecting 25 or more acres of the district:
   (a) Authorizing industrial or commercial uses within a residential or agricultural district; or
   (b) Authorizing residential uses within an agricultural district.

2. The granting of a zoning change at the request of an applicant for an action that meets or exceeds one or more of the thresholds given in other sections of this list.

3. Construction of new residential units which meet or exceed the following thresholds:
   (a) Fifty units not to be connected (at commencement of habitation) to community or publicly owned utilities.
   (b) In a city, town or village having a population of less than 150,000, 250 units to be connected (at the commencement of habitation) to community or publicly owned utilities.

4. Construction of a new or the expansion of existing nonresidential facilities which meet or exceed any of the following thresholds, provided that the expansion and the existing facilities, when combined, meet or exceed any threshold contained in this section:
   (a) A project or action which involves the physical alteration of 10 acres.
   (b) A project or action which would use ground- or surface water in excess of 2,000,000 gallons per day.
   (c) Parking for 1,000 vehicles.
   (d) In a city, town or village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area.

5. Any structure exceeding 100 feet above original ground level in a locality without any zoning regulation pertaining to height.

6. Any action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within or contiguous to any facility or site listed on the National Register of Historic Places or any historic building, structure or site or prehistoric site that has been proposed by the Committee on the Register for consideration by the New York State Board on Historic Preservation for a recommendation to the State Historic Officer for nomination for inclusion in said National Register.

7. Any project or action, which exceeds 25% of any threshold in this section, occurring wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space.

8. Any action which exceeds the locally established thresholds or, if no such thresholds are established, any action which takes place wholly or partially within or substantially contiguous to any critical environmental area designated by a local agency pursuant to Section 617.4.
B. Local Type I - Activities located in: (Please check all items that apply)

1. Floodplains, as defined in Article 36 of the Environmental Conservation Law. [x]
2. Tarrytown Lakes, watershed area. [ ]

C. Unlisted Action. Unlisted actions that do not meet the Type I thresholds, however some actions may still require an EIS. Some examples: nonresidential projects physically altering less than 10 acres of land, adoption of regulations, ordinances, local laws and resolutions that may affect the environment [ ]

D. State Type II actions. Action will in no case have a significant effect on the environment based on the criteria contained in Section 617.11 and any additional criteria contained in its procedures adopted pursuant to 617.4. This list is provided as a convenience. Please check 6 NYCRR Part 617 for further information on classifying the type of action. (Please check all items that apply)

1. The granting of individual setback and lot line variances. [ ]
2. Construction or placement of minor structures accessory or appurtenant to existing facilities, including garages, carports, patios, home swimming pools, fences, barns or other buildings not changing land use or density. [ ]
3. Street openings for the purpose of repair or maintenance of existing utility facilities. [ ]
4. Agricultural farm management practices, including construction, maintenance and repair of farm buildings and structures and land use changes consistent with generally accepted principles of farming. [ ]
5. Repaving of existing highways not involving the addition of new travel lanes. [ ]
6. Installation of traffic control devices on existing streets, roads and highways. [ ]
7. Public or private forest management practices other than the removal of trees or the application of herbicides or pesticides. [ ]
8. Minor temporary uses of land having negligible or no permanent effect on the environment [ ]
9. Replacement of a facility, in kind, on the same site unless such facility meets any of the thresholds in Section 617.12. [ ]

Involved Agencies

1) Is the action located on property within 500 feet of:
   a) The boundary of an adjoining city, town or village
      If yes, which municipality? [ ]
      Yes [x] No [ ]
   b) The boundary of an existing or proposed state or county park, recreation area or road right-of-way
      If yes, who has jurisdiction? Westchester County [x] NYSDOT [ ] NYSOPRHP [ ]
      Yes [x] No [ ]
   c) An existing or proposed county drainage channel line
      Yes [ ] No [ ]
   d) The boundary of state- or county-owned land on which a public building/institution is located
      Yes [ ] No [ ]
   e) The boundary of a farm located in an agricultural district.
      Yes [ ] No [ ]

2) Will a sewer district have to be expanded for the project?
   If yes, which district? [ ]
   Yes [ ] No [ ]

Relationship to other actions:

1) List any related action that may be undertaken as a result of this proposed action:
   Site Plan, Wetlands-Watercourse Permit, Slope Permit, Floodplain Development, Fill Permit & Building Permit.

2) List any actions, which are dependent upon this proposed action, and therefore should be reviewed as a part of this action (e.g., house construction in the case of a residential subdivision):
   Site Plan, Wetlands-Watercourse Permit, Slope Permit, Floodplain Development, Fill Permit & Building Permit.

Signature of Applicant: [Signature]
Print Applicant's Name: Glenn Presier
Date: August 23, 2016

 NOTE: The completion of this Environmental Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant form compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

Revised 06/06/16 SP
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: | 23 & 25 Warehouse Lane, Elmsford, New York 10523 |
| Project Location (describe, and attach a general location map): | South side of Warehouse Lane, 389.2 feet from the intersection of Warehouse Lane and Sawmill River Road. |
| Brief Description of Proposed Action (include purpose or need): | This is an application to demolish two (2) existing commercial buildings and construct one (1) automotive and truck repair facility set 3.33 feet above the 1.0% annual chance of flood BFE elevation. The proposal is to construct a new facility set above the 0.2% Annual Chance of Flood (ACF) as this area floods frequently above the 1.0% ACF. As such business activity is subject to the risk associated with frequent flooding. As part of this action fill placed in the floodway will be removed and the site will be balanced to compensate for raising a portion of the site. Improvements to drainage works will be made as to not impede and provide for movement of floodwaters and improve main channel hydraulic conveyance. |
| Name of Applicant/Sponsor: | Paul J. Petretti, P.E., L.S., CFM |
| Address: | 30 Gould Avenue |
| City/PO: | Dobbs Ferry |
| State: | New York |
| Zip Code: | 10522 |
| Telephone: | 914-674-9827 |
| E-Mail: | PJPCELS@aol.com |
| Project Contact (if not same as sponsor; give name and title/role): | |
| Telephone: | |
| E-Mail: | |
| Address: | |
| City/PO: | |
| State: | |
| Zip Code: | |
| Property Owner (if not same as sponsor): | Glenn Preiser DJF Real Estate Holding Corp. |
| Address: | 110 Nepperhan Avenue |
| City/PO: | Elmsford |
| State: | New York |
| Zip Code: | 10522 |
| Telephone: | |
| E-Mail: | Glennstowing@aol.com |
B. Government Approvals

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☑ Yes ☐ No</td>
<td>Planning Board</td>
</tr>
<tr>
<td>c. City Council, Town or Village Zoning Board of Appeals</td>
<td>☑ Yes ☐ No</td>
<td>Zoning Board, Area Variances</td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☑ Yes ☐ No</td>
<td>Building &amp; DPW Bureau of Engineering</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☑ Yes ☐ No</td>
<td>Westchester County Department of Health</td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
</tbody>
</table>

i. Coastal Resources.
   i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No
   ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No
   iii. Is the project site within a Coastal Erosion Hazard Area? ☑ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

________________________________________________________

________________________________________________________

________________________________________________________

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

If Yes, identify the plan(s):

________________________________________________________

________________________________________________________

________________________________________________________

Page 2 of 13
C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
   i. What is the proposed new zoning for the site? Light Industrial

C.4. Existing community services.

a. In what school district is the project site located? Pocantico Hills

b. What police or other public protection forces serve the project site? Town of Greenburgh

c. Which fire protection and emergency medical services serve the project site? Town of Greenburgh North Elmsford Fire District

d. What parks serve the project site? Pocantico Park

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? 1.7639 acres
   b. Total acreage to be physically disturbed? 1.6964 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.7639 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 35.8, 19,200 Square Feet Units: N/A

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
   ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
   iii. Number of lots proposed?
   iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
   i. If No, anticipated period of construction: 9 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? Yes ☑ No ☐
If Yes, show numbers of units proposed.

<table>
<thead>
<tr>
<th>Initial Phase</th>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>At completion of all phases</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

g. Does the proposed action include new non-residential construction (including expansions)? Yes ☑ No ☐
If Yes,

i. Total number of structures One

ii. Dimensions (in feet) of largest proposed structure: 45' height; 96' width; and 200' length

iii. Approximate extent of building space to be heated or cooled: 19,200 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes ☑ No ☐
If Yes,

i. Purpose of the impoundment:

   ii. If a water impoundment, the principal source of the water:

   ■ Ground water  ☐ Surface water streams  ☐ Other specify:

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

   iv. Approximate size of the proposed impoundment. Volume: __________ million gallons; surface area: __________ acres

   v. Dimensions of the proposed dam or impounding structure: __________ height; __________ length

   vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes ☑ No ☐
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:

i. What is the purpose of the excavation or dredging? Excavation for site work and building construction

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

       ▪ Volume (specify tons or cubic yards): 1,500

       ▪ Over what duration of time? Five (5) months

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

       Remove existing pavement and foundations and fill adjacent to the Saw Mill River.

   iv. Will there be onsite dewatering or processing of excavated materials? Yes ☑ No ☐

   If yes, describe.

   v. What is the total area to be dredged or excavated? 1.6964 acres

   vi. What is the maximum area to be worked at any one time? 1.00 acres

   vii. What would be the maximum depth of excavation or dredging? 8 feet

   viii. Will the excavation require blasting? Yes ☑ No ☐

   ix. Summarize site reclamation goals and plan:

       Reclaim a portion of the floodway

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes ☑ No ☐
If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Saw Mill River and a channel along the easterly line of the premises.
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:

Reclaim a portion of the floodway and the proposed channel along the easterly line of the premises to create flood water storage.

| iii. Will proposed action cause or result in disturbance to bottom sediments? |
| Yes | No |
| 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 |
| i. Total anticipated water usage/demand per day: 1,500 gallons/day |
| ii. Will the proposed action obtain water from an existing public water supply? |
| Yes | No |
| If Yes:
  - Name of district or service area: TOG Consolidated Water District No. 1 
  - Does the existing public water supply have capacity to serve the proposal? |
| iii. Will line extension within an existing district be necessary to supply the project? |
| Yes | No |
| If Yes:
  - 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: |
| vi. If a public water supply will not be used, describe plans to provide water supply for the project: |
| vii. 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 |
| i. Total anticipated liquid waste generation per day: 1,500 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: WCDEF Yonkers Joint STP 
  - Name of district: Town of Greenburgh North Elmsford 
  - Does the existing wastewater treatment plant have capacity to serve the project? |
| iv. Is the project site in the existing district? |
| Yes | No |
| v. Is expansion of the district needed? |
| Yes | No |
- Do existing sewer lines serve the project site? [Yes][No]
- Will line extensions within an existing district be necessary to serve the project? [Yes][No]
  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project:

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? [Yes][No]
  If Yes:
  - Applicant/sponsor for new district:
  - Date application submitted or anticipated:
  - What is the receiving water for the wastewater discharge?

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

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

| e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? [Yes][No] |
| i. How much impervious surface will the project create in relation to total size of project parcel? |
| Square feet or acres (impervious surface) |
| Square feet or acres (parcel size) |
| ii. Describe types of new point sources. |
| iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? |
| If to surface waters, identify receiving water bodies or wetlands: |

| iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? [Yes][No] |
| f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? [Yes][No] |
| i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) |
| ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) |
| iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) |

| g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? [Yes][No] |
| i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) [Yes][No] |
| ii. In addition to emissions as calculated in the application, the project will generate: |
| Tons/year (short tons) of Carbon Dioxide (CO₂) |
| Tons/year (short tons) of Nitrous Oxide (N₂O) |
| Tons/year (short tons) of Perfluorocarbons (PFCs) |
| Tons/year (short tons) of Sulfur Hexafluoride (SF₆) |
| Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) |
| Tons/year (short tons) of Hazardous Air Pollutants (HAPs) |
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? □ Yes □ No
   i. Estimate methane generation in tons/year (metric):
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? □ Yes □ No
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? □ Yes □ No
   If Yes:
   i. When is the peak traffic expected (Check all that apply): □ Morning □ Evening □ Weekend
      □ Randomly between hours of ______ to ______
   ii. For commercial activities only, projected number of semi-trailer truck trips/day: ______
   iii. Parking spaces: Existing ______ Proposed ______ Net increase/decrease ______
   iv. Does the proposed action include any shared use parking? □ Yes □ No
   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? □ Yes □ No
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? □ Yes □ No
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? □ Yes □ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? □ Yes □ No
   If Yes:
   i. Estimate annual electricity demand during operation of the proposed action:
      To be determined.
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

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

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: 7:00 AM - 5:00 PM
      • Saturday: 9:00 AM - 5:00 PM
      • Sunday: N/A
      • Holidays: N/A
   ii. During Operations:
      • Monday - Friday: 7:00 AM - 5:00 PM
      • Saturday: 7:00 AM - 5:00 PM
      • Sunday: 7:00 AM - 5:00 PM
      • Holidays: 7:00 AM - 5:00 PM
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  □ Yes □ No
If yes:
  i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  □ Yes □ No

n. Will the proposed action have outdoor lighting?  □ Yes □ No
If yes:
  i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
     Building and site lighting will be installed in accordance with the Chapter 240 of the Town Code.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  □ Yes □ No

O. Does the proposed action have the potential to produce odors for more than one hour per day?  □ Yes □ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  □ Yes □ No
If Yes:
  i. Product(s) to be stored
  ii. Volume(s) per unit time ______ (e.g., month, year)
  iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  □ Yes □ No
If Yes:
  i. Describe proposed treatment(s):

  ii. Will the proposed action use Integrated Pest Management Practices?  □ Yes □ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  □ Yes □ No
If Yes:
  i. Describe any solid waste(s) to be generated during construction or operation of the facility:
    • Construction: N/A tons per N/A (unit of time)
    • Operation: ___________ used auto parts tons per N/A (unit of time)
  ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
    • Construction: N/A
      • Operation: Recycle oil and auto parts
  iii. Proposed disposal methods/facilities for solid waste generated on-site:
    • Construction: N/A
    • Operation: N/A
s. Does the proposed action include construction or modification of a solid waste management facility? ☑ Yes ☐ No
If Yes:
   i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):

   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): _____________________

   ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acreas +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>1.5892</td>
<td>1.3290</td>
<td>-0.2552</td>
</tr>
<tr>
<td>Forested</td>
<td>0.0413</td>
<td>0.0000</td>
<td>-0.0413</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>0.0295</td>
<td>0.0432</td>
<td>0.0137</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>0.0000</td>
<td>0.0000</td>
<td>0.0000</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>0.0770</td>
<td>0.0770</td>
<td>0.000</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>0.0000</td>
<td>0.0000</td>
<td>0.0000</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0.0000</td>
<td>0.0000</td>
<td>0.0000</td>
</tr>
<tr>
<td>Other Describe: Drainage Channel &amp; Floodway Storage</td>
<td>0.0317</td>
<td>0.3145</td>
<td>+0.2828</td>
</tr>
</tbody>
</table>
c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No

i. If Yes: explain:

☐ Yes ☐ No

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?

If Yes,

i. Identify Facilities:

☐ Yes ☐ No

e. Does the project site contain an existing dam?

If Yes:

i. Dimensions of the dam and impoundment:
   - Dam height: ___________________________ feet
   - Dam length: ___________________________ feet
   - Surface area: ___________________________ acres
   - Volume impounded: ___________________ gallons OR acre-feet

ii. Dam's existing hazard classification:

iii. Provide date and summarize results of last inspection:

☐ Yes ☐ No

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?

If Yes:

i. Has the facility been formally closed?
   - If yes, cite sources/documentation:

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities:

☐ Yes ☐ No

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

☐ Yes ☐ No

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:
   - ☐ Yes – Spills Incidents database
   - ☐ Yes – Environmental Site Remediation database
   - ☐ Neither database

Provide DEC ID number(s):

☐ Yes ☐ No

ii. If site has been subject of RCRA corrective activities, describe control measures:

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?

☐ Yes ☐ No

If yes, provide DEC ID number(s): We find that V02691 & V02692 are not on our site; they are located by description in the industrial park west of our site beyond the bridge over Warehouse Lane.

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

   Off-site.
v. Is the project site subject to an institutional control limiting property uses?  
   □ Yes ☑ No
   - 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?  
     □ Yes ☑ No
   - Explain: ____________________________

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site?  >30 feet
b. Are there bedrock outcroppings on the project site?  ☑ No  
   If Yes, what proportion of the site is comprised of bedrock outcroppings?  __________%  
   □ Yes ☑ No
c. Predominant soil type(s) present on project site:  
   □ Miscellaneous fill  100 %
   □ ___________ __________%
   □ ___________ __________%
d. What is the average depth to the water table on the project site?  Average: 10 feet  
   On average we anticipate GWT down 10 feet
   □ Yes ☑ No
e. Drainage status of project site soils:  
   □ Well Drained:  90 % of site
   □ Moderately Well Drained:  6 % of site
   ☑ Poorly Drained:  10 % of site
   □ Yes ☑ No
f. Approximate proportion of proposed action site with slopes:  
   □ 0-10%:  97.66 % of site
   □ 10-15%:  __________ % of site
   ☑ 15% or greater:  2.34 % of site
   □ Yes ☑ No
g. Are there any unique geologic features on the project site?  
   If Yes, describe:  □ Yes ☑ No
   N/A

h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers,  
      ponds or lakes)?  ☑ Yes □ No
   ii. Do any wetlands or other waterbodies adjoin the project site?  
      If Yes to either i or ii, continue. If No, skip to E.2.i.
      □ Yes ☑ No
   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal,  
        state or local agency?  
        □ Yes ☑ No
   iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
      - Streams: Name  Saw Mill River  
        Classification  B(T)
      - Lakes or Ponds: Name
      - Wetlands: Name  
        Approximate Size
      v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired  
         waterbodies?  
         If yes, name of impaired water body/bodies and basis for listing as impaired:  
         Saw Mill River is impaired, floatables, debris, plastics and trash.
         □ Yes ☑ No

i. Is the project site in a designated Floodway?  
   □ Yes ☑ No
j. Is the project site in the 100 year Floodplain?  
   □ Yes ☑ No
k. Is the project site in the 500 year Floodplain?  
   □ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  
   If Yes:
      i. Name of aquifer:  
         □ Yes ☑ No
m. Identify the predominant wildlife species that occupy or use the project site:

<table>
<thead>
<tr>
<th>Wildlife Species</th>
<th></th>
<th></th>
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</table>

n. Does the project site contain a designated significant natural community? □ Yes □ No

i. Describe the habitat/community (composition, function, and basis for designation):

<table>
<thead>
<tr>
<th>Description</th>
<th></th>
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ii. Source(s) of description or evaluation:

<table>
<thead>
<tr>
<th>Source</th>
<th></th>
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iii. Extent of community/habitat:

<table>
<thead>
<tr>
<th>Currently:</th>
<th></th>
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<tr>
<th>Following completion of project as proposed:</th>
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<tr>
<th>Gain or loss (indicate + or -):</th>
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</table>

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? □ Yes □ No

<table>
<thead>
<tr>
<th>Species</th>
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</table>

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? □ Yes □ No

<table>
<thead>
<tr>
<th>Species</th>
<th></th>
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</table>

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? □ Yes □ No

<table>
<thead>
<tr>
<th>Activity</th>
<th></th>
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</table>

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? □ Yes □ No

<table>
<thead>
<tr>
<th>Agricultural District</th>
<th></th>
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</table>

b. Are agricultural lands consisting of highly productive soils present? □ Yes □ No

i. If Yes: acreage(s) on project site?

<table>
<thead>
<tr>
<th>Acreage</th>
<th></th>
<th></th>
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</table>

ii. Source(s) of soil rating(s): 

<table>
<thead>
<tr>
<th>Source</th>
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</table>

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? □ Yes □ No

i. Nature of the natural landmark: □ Biological Community □ Geological Feature

<table>
<thead>
<tr>
<th>Landmark</th>
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</table>

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

<table>
<thead>
<tr>
<th>Description</th>
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</thead>
</table>

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? □ Yes □ No

i. CEA name:

<table>
<thead>
<tr>
<th>Name</th>
<th></th>
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</table>

ii. Basis for designation:

<table>
<thead>
<tr>
<th>Basis</th>
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<th></th>
</tr>
</thead>
</table>

iii. Designating agency and date:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Date</th>
<th></th>
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</tr>
</thead>
</table>
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? □ Yes ☑ No

If Yes:
   i. Nature of historic/archaeological resource: □ Archaeological Site  □ Historic Building or District
   ii. Name: __________________________
   iii. Brief description of attributes on which listing is based:__________________________________________________________

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? □ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? □ Yes ☑ No

   If Yes:
   i. Describe possible resource(s): ____________________________________________________________
   ii. Basis for identification: _____________________________________________________________

h. Is the project site within 5000 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? □ Yes ☑ No

   If Yes:
   i. Identify resource:
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):
   iii. Distance between project and resource: _____________________ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? □ Yes ☑ No

   If Yes:
   i. Identify the name of the river and its designation:
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? □ Yes ☑ No

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

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

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

Applicant/Sponsor Name Paul J. Petretti, P.E., L.S., CFM  Date September 1, 2016 (Revised)

Signature ____________________________  Title Civil Engineer & Land Surveyor
**WETLAND/WATERCOURSE CLEARANCE FORM**

For a complete submission, please submit the following: (INCOMPLETE SUBMISSIONS WILL BE RETURNED)

- Three (3) copies of this Wetland/Watercourse Clearance Form;
- Three (3) copies of a Site Plan identifying the area of proposed work, and a delineation of the disturbed area for the proposed project. The disturbed area should include any and all disturbance during construction, not just the final footprint;
- Initial Fee: $100.00 Subsequent Review Fee: $50 Please make check payable to Town of Greenburgh

<table>
<thead>
<tr>
<th>I) Owner Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: DJF Real Estate Holding Corp.</td>
</tr>
<tr>
<td>City: Elmsford</td>
</tr>
<tr>
<td>Telephone: 914-592-5026</td>
</tr>
<tr>
<td>Fax: 914-592-2066</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>II) Applicant Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: DJF Real Estate Holding Corp.</td>
</tr>
<tr>
<td>City: Elmsford</td>
</tr>
<tr>
<td>Telephone: 914-592-5026</td>
</tr>
<tr>
<td>Fax: 914-592-2066</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>III) Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Name or other identification of site (street address): 23 &amp; 25 Warehouse Lane</td>
</tr>
<tr>
<td>2) Situated on the South side of Warehouse Lane (Street) 389.2 feet from the intersection of Sawmill River Road (Street)</td>
</tr>
<tr>
<td>3) Parcel ID#: 71961150 &amp; 71961180 Zoning District: LI</td>
</tr>
<tr>
<td>4) Is there an existing structure(s) (i.e. home or building) located on the site: Yes ☐ No ☐ Year(s) built: 1971 &amp; 1993</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IV) Approval(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Type of Approval(s) Sought: Site Plan, Wetlands/Watercourse Permit, Slope Permit, Fill Permit &amp; Floodplain Development Permit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>V) Proposed Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Description of Proposed Action: This is an application to demolish two (2) existing commercial buildings and construct one (1) automotive and truck repair facility set 3.33 feet above the 1.0% annual chance of flood BFE elevation.</td>
</tr>
<tr>
<td>2) If the subject property is located within either of the following, please indicate. (Please check box)</td>
</tr>
<tr>
<td>Critical Environmental Area</td>
</tr>
<tr>
<td>Conservation District</td>
</tr>
<tr>
<td>3) Are there any rights-of-way, easements, restrictive covenants or conditions of approval which encumber the property? If so, please indicate the nature of these restrictions and supply three (3) copies of the legal instrument (i.e. deed, covenant, conservation easement, approval letter, etc.) which created this restriction.</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>4) Have any wetland/watercourse permit application been made with respect to this property under Chapter 280 of the Greenburgh Town Code? If so, please give the date, name and case number of such application.</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>5) Does this project, as proposed, meet all the recommended wetland and watercourse setbacks set forth in Chapter 280 of the Town Code? If not, identify those aspects of the project that do not meet recommended setbacks and state the proposed setback. (If more room is need please submit on a separate sheet)</td>
</tr>
<tr>
<td>No, a Wetlands/Watercourse Permit will be required for activity within the 100 foot buffer.</td>
</tr>
<tr>
<td>6) Has a wetlands permit or a letter of non-jurisdiction been obtained from the New York State Department of Environmental Conservation for this project?</td>
</tr>
<tr>
<td>Yes ☐ No ☑ If so, please provide a copy.</td>
</tr>
</tbody>
</table>
VI) Site Characteristics

1) Is there an existing structure located on the site? Yes ☐ No ☐

2) Proposed Starting Date: Summer 2015 Proposed Completion Date: Fall 2015

3) Square Footage of Disturbed Area: 73,422 (as provided for on Site Plan) Total Value of Work: TBD

4) Estimated Quantity of Excavation/Fill: Excavation: 1,500 yards³ Imported Fill: 4,013 yards³

5) What are the predominant soil types on the property? Fill over natural deposits

6) Approximately what percentage of the property is: Well Drained: 90% of property Moderately Drained: 0% of property Poorly Drained: 10% of property

7) What is the approximate depth to groundwater? > 8 feet

8) Are there any trees 6-inches or greater in diameter proposed for removal as part of this work? Yes ☐ No ☐
   a) If yes, how many? Twenty-Nine (29)

9) Does the property contain any species of plant or animal life listed as rare, threatened or endangered by New York State, the New York State Natural Heritage Program or the United States of America? Yes ☐ No ☐
   a) If yes, please identify each species and its status as classified by New York State, the New York State Natural Heritage Program or the United States.

10) Has the property ever been used for the disposal of solid waste or hazardous waste? Yes ☐ No ☐

VII) Project Information

1) Is work proposed in a (Check all that apply): Wetland ☐ Watercourse ☑ Adjacent Buffer Area ☐ N/A ☐

2) Total area of Wetland, Watercourse, and adjacent Buffer Area on the property: 23,285 sq.ft.

3) Total area of disturbance proposed in Wetland, Watercourse and adjacent Buffer Area on the property: 19,930 sq.ft.

4) Functions provided by Wetland or Watercourse: Floodway of the Sawmill River

5) Name and phone number of expert delineating Wetland or Watercourse: Paul J. Petretti, P.E., L.S.

6) Plans Prepared by: Paul J. Petretti, P.E., L.S. License # 55191 Dated: Feb. 5, 2016 Revised:

VIII) Authorizations and Certifications

I/we hereby indemnify and hold the Town or its representatives harmless against any damage or injury and that the owner and applicant consent to the approval authority’s (including its agents or employees) entry upon lands or waters for the purpose of undertaking any investigations, inspections, examination, survey, or other activity outlined in Chapter 280 of the Town Code of Greenburgh.

I/we hereby declare that false or misleading statements or information provided on the clearance form or to the approval authority shall result in the invalidation of any authorization. The applicant shall be subject to the penalties and sanctions set forth in this chapter for any activities conducted which would have otherwise required a wetland/watercourse activity permit.

Signature of Applicant: Glenn Preiser Date: 2/12/16

Signature of Owner: Glenn Preiser Date: 2/12/16

NOTE: The completion of this Wetland/Watercourse Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh. Additional fees including an escrow fee may be applicable if there is proposed work in a Wetland/Watercourse or Adjacent Buffer Area.

Chapter 280, WETLANDS AND WATERCOURSES
§ 280-6. Authorized clearance form required
A. All applications for any permit issued by the Building Department, Department of Public Works, Antenna Review Board, Town Board, Planning Board, or Zoning Board of Appeals of the Town of Greenburgh must be accompanied by an authorized wetland/watercourse clearance form. An applicant must provide sufficient information to enable the Wetland Inspector or other authorized representative to properly determine if the proposed activity is an allowable activity, as defined herein, or use that does not also require an activity permit; is a prohibited activity; or is a regulated activity or use which requires an activity permit as issued by the Planning Board in accordance with the standards and procedures set forth hereunder. If wetland permits, certificates of occupancy, or temporary certificates of occupancy may be issued without prior approval of the Planning Board for any project involving a wetland/watercourse permit.

Town of Greenburgh - C, D & C Department

Wetland/Watercourse Review

☑️ Rejected: Planning Board Approval Required
☑️ Resubmit as Noted
☐ Other

Reviewed by: 3/7/16 Date: 3/7/16

Revised 07/13/12 AB
WETLAND/WATERCOURSE PERMIT APPLICATION FORM

Wetland/Watercourse Permit Application Fee: $100 Please make check payable to "Town of Greenburgh"
Please note that an escrow fee may be applicable if there is proposed work in a Wetland/Watercourse or Adjacent Buffer Area

1) Owner:
   Name: DJF Real Estate Holding Corp.                  Street: 110 Nepperhan Avenue
   City: Elmsford                                      State: New York    Zip: 10523
   Telephone: 914-592-5036                             Fax: 914-592-2066   Email: Glennstowing@aol.com

2) Applicant:
   Name: DJF Real Estate Holding Corp.                 Street: 110 Nepperhan Avenue
   City: Elmsford                                      State: New York    Zip: 10523
   Telephone: 914-592-5036                             Fax: 914-592-2066   Email: Glennstowing@aol.com

3) Subject Property:
   Name or other identification of site (street address): 23 & 25 Warehouse Lane
   Situated on the South side of Warehouse Lane (Street) 389.2 feet from the intersection of Saw Mill River Road Route 9A (Street) Zoning District: LI
   Parcel ID#: 7.180-52-17 & 7.180-52-18                Total site area (sq. ft): 76,837

4) Project Information: (A narrative description of the proposed regulated activity or use)
   A) Please describe in detail, the proposed work on the property? (If more room is needed please submit on a separate sheet)
   This is an application to demolish two (2) existing commercial buildings and construct one (1) new automotive and truck repair facility set 3.33 feet above the 1.0% annual chance of flood BFE elevation.
   As part of this action a portion of the floodway will be reclaimed to provide for compensating storage of floodwaters.

   B) Where on the property is the proposed action located? (If more room is needed please submit on a separate sheet)
   Adjacent to the the Saw Mill River and the entire site.
C) What is the environmental impact assessment and description of the wetland, watercourse, and/or adjacent (buffer) area proposed to be disturbed or altered? (If more room is needed please submit on a separate sheet)

The entire site along with a narrow strip along the Saw Mill River will see activity for the demolition of the existing buildings and related features and the removal of historical fill along adjacent to the Saw Mill River to make way for a new building. Restoration is part of this action to reclaim a portion of the floodway.

D) What is the intended purpose of the proposed activity or use and the applicant's interest in the subject property and area to be affected? (If more room is needed please submit on a separate sheet)

Existing commercial property to be re-developed to a proposed allowed use, a new automotive and light to heavy duty truck repair facility to house the repair activity in the new building. The intent of this action is to construct a new building well above the highest observed floodwaters.

E) What is the intended purpose and extent of impact or alteration on the affected wetland, watercourse, and/or adjacent (buffer) area? (If more room is needed please submit on a separate sheet)

Existing commercial property to be re-developed. Restoration and reclaim of a portion of the of the floodway for compensating storage.

F) Please explain why the proposed regulated activity cannot be located at another site or location with no or less impact upon the wetland, watercourse, and/or adjacent (buffer) area? (If more room is needed please submit on a separate sheet)

Existing commercial property to be re-developed. Restoration and reclaim a portion of the floodway to provide for compensating storage. The Applicant is the Owner of this site..
G) Please explain as to whether or not the proposed activity is dependent on the affected wetland, watercourse, and/or adjacent (buffer) area? (If more room is needed please submit on a separate sheet)

This action is being taken in a developed area and does not depend on the Saw Mill River; the action will reclaim floodway and make way for a new facility that will not be subject to frequent flooding.

H) What other alternatives to the proposed activity were considered, and why was the proposal to disturb or alter the affected wetland, watercourse and/or adjacent (buffer) area chosen instead? (If more room is needed please submit on a separate sheet)

This action is being taken in a developed area and does not depend on the Saw Mill River; the action will reclaim a portion floodway. There are no alternatives to such an action and the informations on loadwater heights clearly shows the Base Flood Elevation (BFE) is exceeded and the lesser flood events occur frequently and to heights that exceed published height for those events.

I) Please describe the mitigation measures proposed to avoid or reduce impact on the affected wetland, watercourse, and/or adjacent (buffer) area? Please include details concerning soil erosion measures and specify how the plans address the rectification by repairing or restoring existing damaged wetlands, watercourses or adjacent (buffer) areas, including enhancement thereto. (If more room is needed please submit on a separate sheet)

This action is being taken in a developed area and does not depend on the Saw Mill River; the action will reclaim floodway. The Saw Mill River will be protected during this activity and thereafter as this action will bring the proposed use inside a new facility. This action will increase the capacity of the floodway to convey flows.

5) Site Characteristics:

1) Is there an existing structure located on the site? Yes ☐ No ☐

2) Proposed Starting Date: Late summer - Fall 2016

3) Size of Activity (disturbance) Area: 73,897
   (as provided for on site plan)

4) Estimated Quantity of Excavation/Fill: Excavation: 1,500 yards³
   Imported Fill: 4,013 yards³

5) What are the predominant soil types on the property? Filled area.

6) Approximately what percentage of the property is:
   Well Drained 90% of property
   Moderately Drained 0% of property
   Poorly Drained 10% of property

7) What is the approximate depth to groundwater? 10 feet

8) Are there any trees 6-inches or greater in diameter proposed for removal as part of this work? Yes ☐ No ☐
a) If yes, how many? Twenty-Eight

9) Does the property contain any species of plant or animal life listed as rare, threatened, or endangered by New York State, the New York State Natural Heritage Program or the United States of America? Yes  □  No □

   a) If yes, please identify each species and its status as classified by New York State, the New York State Natural Heritage Program or the United States.

10) Has the property ever been used for the disposal of solid waste or hazardous waste? Yes □  No □

6) Project Information:

1) Is work proposed in a (Check all that apply): Wetland □  Watercourse □  Adjacent Buffer Area □  N/A □

2) Total area of Wetland, Watercourse, and Adjacent Buffer Area on the property: 23,285 sq.ft.

3) Total area of disturbance proposed in Wetland, Watercourse and Adjacent Buffer Area on the property: 19,930 sq.ft.

4) Functions provided by Wetland or Watercourse: Saw Mill River is a tributary to the Hudson River

5) Name and phone number of expert delineating Wetland or Watercourse: Paul J. Petretti, P.E., L.S., CFM

6) Plans Prepared by: Paul J. Petretti, P.E. License # 55191 Dated: August 2016 Revised:

7. Authorizations and Certifications:

A. I/we hereby indemnify and hold the Town or its representatives harmless against any damage or injury and that the owner and applicant consent to the approval authority's (including its agents or employees) entry upon lands or waters for the purpose of undertaking any investigations, inspections, examination, survey, or other activity outlined in Chapter 280 of the Town Code of Greenburgh.

B. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

C. I/we hereby certify that I/we am/are familiar with the information included in this application and the requirements for a permit under §280 “Wetlands and Watercourses Law” and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of §280, be punishable by a fine of not less than $1,000. For each subsequent offense, such person shall be punishable by a fine of not less than $2,000, nor more than $15,000, and/or a term of imprisonment of not more than 15 days.

D. I/we hereby certify that I/we am/are familiar with the permit fees and construction inspection fees for permits obtained from the Town of Greenburgh.

[Signatures and Dates]

Mr. Glenn Preiser
Print Applicant's Name
8/29/16
Date

Mr. Glenn Preiser
Print Owner's Name
8/29/16
Date
Chapter 280, WETLANDS AND WATERCOURSES
§ 280-6. Authorized clearance form required
A. All applications for any permit issued by the Building Department, Department of Public Works, Antenna Review Board, Town Board, Planning Board, or Zoning Board of Appeals of the Town of Greenburgh must be accompanied by an authorized wetland/watercourse clearance form. An applicant must provide sufficient information to enable the Wetland Inspector or other authorized representative to properly determine if the proposed activity is an allowable activity, as defined herein, or use that does not also require an activity permit; is a prohibited activity; or is a regulated activity or use which requires an activity permit as issued by the Planning Board in accordance with the standards and procedures set forth herewith. No permits, certificates of occupancy, or temporary certificates of occupancy may be issued without prior approval of the Planning Board for any project involving a wetland/watercourse permit.
TOWN of GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT AND CONSERVATION
177 Hillside Avenue, Greenburgh, NY 10607
Office: (914) 989-1530
Web Site http://www.greenburghny.com

Garrett Duquesne, AICP
Commissioner
Aaron Schmidt
Deputy Commissioner

WETLAND/WATERCOURSE PERMIT COMMENCEMENT NOTIFICATION

Please provide the following project information to the Town of Greenburgh – Department of Community Development and Conservation at least FIVE (5) business days prior to the start of work. The Commissioner MUST approve the start date and the site improvement cost estimate, and receive the inspection fee before any work may be performed at the project location.

Project Information:

Submission Date: August 21, 2016
Project Wetlands/Watercourse Clearance Form Number: 3398
Permit Issue Date: ____________

Project Applicant:

Name: DJF Real Estate Holding Corp.
Street: 100 Nepperhan Avenue
City: Emsford, New York
State: NY
Zip: 10523
Telephone: 914-592-5036
Cell Phone: 914-490-2939
Fax: N/A
Email: Glennstowing110@aol.com

Project Inspection Fee:

The Department of Community Development and Conservation requires that the Project Design Professional provide a total site improvement costs estimate, exclusive of the construction costs of all buildings, for the project. When this estimate is approved by the Commissioner of Department of Community Development and Conservation, the Applicant will be required to provide a Wetland/ Watercourse Permit inspection fee to the town in the amount of 0.005 x the total site improvement costs estimate, in addition to any other required bonds or fees.

Professional of Record: This section must be completed by a licensed professional (P.E., L.S. or R.A.)

Name: Paul J. Petretti, P.E., L.S., CFM
Address: 30 Gould Avenue, Dobbs Ferry, New York 10522
Telephone: 914-674-9827
Fax: N/A

Estimated Site Improvement Cost: To Be Determined

x 0.005

Inspection Fee: ____________

For Department Use Only:

Approved by: ______________________________ Date: ______________________________
Garrett Duquesne, AICP, Commissioner
TOWN of GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT AND CONSERVATION
177 Hillside Avenue, Greenburgh, NY 10607
Office: (914) 989-1530
Web Site http://www.greenburghny.com

Garrett Duquesne, AICP
Commissioner
Aaron Schmidt
Deputy Commissioner

WETLAND/WATERCOURSE PERMIT COMPLETION NOTIFICATION
Please provide the following project information along with as-built topographic plans of the project, to the Town of Greenburgh – Department of Community Development and Conservation, upon completion of the work.

Project Information:

Submission Date: August 21, 2016
Project Wetlands/Watercourse Clearance Form Number: 3398
Permit Issue Date:

Project Applicant:

Name: DJF Real Estate Holding Corp. Street: 110 Nepperahn Avenue
City: Elmsford State: NY Zip: 10523
Telephone: 914-592-5036 Cell Phone: 914-490-2939 Fax: N/A Email: glennstowing@aol.com

Project Completion

The Project Design Professional noted below certifies that all project work is completed in substantial conformance to the conditions of the Wetland/Watercourse Permit issued for the project:

Professional of Record: This section must be completed by a licensed professional (P.E., L.S. or R.A.)

Name: Paul J. Petretti, P.E., L.S., CFM License Number: 55191
Address: 30 Gould Avenue, Dobbs Ferry, New York 10522
Telephone: 914-674-9827 Fax: N/A

Professional's Signature

August 21, 2016
Date

Professional's Seal

For Department Use Only:

Approved by: ____________________________ Date: ____________________________
Garrett Duquesne, AICP, Commissioner
AFFIDAVIT OF OWNERSHIP

State of New York  )
          ss.
County of Westchester )

Glenn Preiser, being duly sworn, deposes and says that (s)he resides at 3 Catskill Place in the Town/Village of Elmsford in the County of Westchester in the State of New York; that (s)he is the owner in fee of all that piece or parcel of land situated and lying in the Town/Village of Elmsford aforesaid and known and designated:

Section: 7.18 Volume: _______ Sheet:_______ Block: 52 Lot(s): 17 & 18

And that (s)he authorizes Paul J. Petretti, P.E., L.S., CFM to make application in his/her (its) behalf and that the statements of facts contained in said application is true.

Signature of Owner

Sworn to me before this 17th Day of February 2016

Notary Public

LAURA A. HARBOLIC
Notary Public, State of New York
No. 01HA0082221
Qualified in Westchester County
Commission Expires October 21, 2018

Affidavit of Ownership
TOWN OF GREENBURGH
DISCLOSURE FORM TO ACCOMPANY CERTAIN APPLICATIONS*

1. This form relates to property located within the Town of Greenburgh. The street address of the property which is the subject of this application is:

   23 & 25 Warehouse Lane, Elmsford, New York

   Name of Applicant: Mr. Glenn Preiser        DJF Real Estate Holding Corp.

   Address of Applicant: 3 Catskill Place, Elmsford, New York

   Date(s) of Application(s): ________________

   Type(s) of Application(s): Site Plan, Wetlands/Watercourse Permit, Slope Permit, Fill Permit, Fillplain Development

   Project Name: Warehouse Lane Automotive and Truck Repair

2. Name and address of Owner(s) if different from Applicant: ________________________________

3. Do any officers or employees of the State of New York, County of Westchester, Town of Greenburgh and/or Town of Greenburgh Agency have an interest** in the applicant or owner of the property? **No

   If the answer is “yes”, please identify the person(s) by name, residence and the nature of extent of such interest. ____________________________________________

4. If the application is for a project involving site plan approval of five acres or more and/or for a change of zoning, and either or both the applicant or the owner, if different from the applicant, is not an individual or individuals, list the owners and officers of the corporation, limited liability corporation, partnership or other legal entity.

   Name of Applicant Legal Entity: N/A

   Name(s) and Addresses of Applicant Owners*** and Officers:

   Mr. Glenn Preiser, DJF Real Estate Holding Corp.

*Every application, petition, or request submitted for a variance, amendment, change of zoning, site plan approval, approval of plat, exemption from a plat or official map, license, special permit or permit pursuant to the provisions of any ordinances, local law or rule constituting the zoning and planning of the Town of Greenburgh.
**For the purpose of this paragraph, an officer or employee shall be deemed to have an interest in an applicant when s/he, his or her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them (a) is the applicant or (b) is an officer, director, partner of the applicant, or (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or (d) is a party to an agreement with such applicant, express or implied, whereby he or she may receive payment or other benefits whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

***With respect to any corporation traded on the New York, American or other stock exchange, any person who is the owner of more than 5% of the outstanding shares of stock of any class of such a corporation, and with respect to other than a publically traded corporation, a limited liability company or other legal entity, any person who is an owner of more than 5% of the equity of such legal entity.

Name of Applicant: Glenn Preiser, DJF Real Estate Holding Corp.

Signature: [Signature]

Date: 2/7/10
TOWN OF GREENBURGH
DEPARTMENT OF PUBLIC WORKS
Bureau of Engineering
177 Hillside Avenue, Greenburgh, NY 10607
Office (914) 993-1583 Fax (914) 993-1639
Web Site HTTP://www.greenburghny.com

SLOPE CLEARANCE FORM

*THIS FORM MUST BE COMPLETED BY A LICENSED PROFESSIONAL (P.E., L.S. or R.A.)*
*UNLESS AN EXEMPTION IS ClaimED AS PER § 245-11 OF THE TOWN CODE*

For a complete submission, please submit the following: (Incomplete submissions will be returned without review)
- Three (3) copies of this Slope Clearance Form;
- Three (3) copies of a Site Plan, which includes two (2) foot topographical contours. Site topography must be cross-hatched or colored to differentiate each individual slope category noted in parts 5 & 6 below.
- Initial Fee: $100.00 (Re-Review Fee: $200) Please make check payable to Town of Greenburgh

Owner Information:
Name: DJF Real Estate Holding Corp.
City: Elmsford
Street: 110 Nepperhan Avenue
State: New York Zip Code: 10523
Telephone: 914-592-5036 Alt. Telephone: 914-490-2539 Fax: 914-592-2066

Applicant Information:
Name: DJF Real Estate Holding Corp.
City: Elmsford
Street: 110 Nepperhan Avenue
State: New York Zip Code: 10523
Telephone: 914-592-5036 Alt. Telephone: 914-490-2539 Fax: 914-592-2066

Subject Property:
Name, address, or other identification of site: 23 & 25 Warehouse Lane
Situated on the South side of Warehouse Lane (Street) 389.2 feet from the intersection of Saw Mill River Road (Street)
Section: 7.18 Block: 52 Lot(s): 17 & 18 Total Site area (sq ft): 76,837

Proposed Action:
1) Type of Approval(s) Sought: Site Plan, Wetlands/Watercourse Permit, Slope Permit, Fill Permit & Floodplain Development Permit
2) Description of Proposed Action: This is an application to demolish two (2) existing commercial buildings and construct one (1) automotive and truck repair facility set 3.33 feet above the 1.0% annual chance of flood BFE elevation.
3) Are there any rights-of-way, easements, restrictive covenants or conditions of approval which encumber the property? If so, please indicate the nature of these restrictions and supply three (3) copies of the legal instrument (i.e. deed, covenant, conservation easement, approval letter, etc.) which created this restriction. N/A

NOTE: The completion of this Slope Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

Rev. 10/2011
4) Estimated Quantity of Earthwork:  
Excavation: 1,500 yds³  
Imported Fill: 4,013 yds³

5) Slope Categories for Lot Area:  
Total Lot Area: 76,837 (sq. ft.)
Slope Category: 0%-15% 75,037 sq. ft. 15%-25% 0 sq. ft. 25%-35% 0 sq. ft. 35%+ 1,800 sq. ft.

6) Slope Categories for Disturbed Area:  
Total Disturbed Area: 73,897 (sq. ft.)
Slope Category: 0%-15% 72,097 sq. ft. 15%-25% 0 sq. ft. 25%-35% 0 sq. ft. 35%+ 1,800 sq. ft.

7) Buildable Area: N/A sq. ft.  
Wetland/Watercourse Area: N/A sq. ft.

Buildable Area: To calculate buildable area, the lot area (indicated in section 5, above) shall be reduced by the sum of the following four slope and wetland area components, as defined in Zoning Code § 285-39E - Lot and bulk requirements:  
Areas of steep (15%-25%) slopes x 0.20; Areas of very steep (25%-35%) slopes x 0.50; Areas of excessively steep (35%+) slopes x 0.75; Areas of wetlands and watercourses x 0.75.

8) Professional of Record: P.E., L.S., or R.A.  
Name: Paul J. Pettetti, P.E., L.S., CFM  
Street: 30 Gould Avenue  
City: Dobbs Ferry  
State: New York  
Zip Code: 10522  
Telephone: 914-674-9827  
Alt. Telephone: Cell 914-672-1518  
Fax: N/A  
Email: JPCELS@aol.com  
License Number: 55191  
License Type: P.E.

Town of Greenburgh - Engineering Department  
Steep Slope Clearance Form Review

Clearance Form # 3398

□ Approved  
□ Approved-Stormwater Permit Required  
□ Approved-Exempt  
X Rejected-Town Engineer Slope Permit Required  
□ Rejected-Planning Board Approval Required

Reviewed by: [Signature]  
Date: 3/1/16

For Use By The Bureau of Engineering

Mr. Glenn Preiser  
2/12/16  
Date

Signature of Applicant  
Print Applicant's Name  
Mr. Glenn Preiser

Signature of Owner  
Print Owner’s Name  
Mr. Glenn Preiser  
2/12/16  
Date

NOTE: The completion of this Slope Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

Rev. 10/2011
TOWN OF GREENBURGH

PLANNING BOARD STEEP SLOPE PERMIT APPLICATION

**FORM MUST BE COMPLETED BY A LICENSED PROFESSIONAL (P.E., I.S., R.A., OR R.L.A.)**

OWNER:
Name: DJF Real Estate Holding Corp.  Street: 110 Nepperhan Avenue
City: Elmsford  State: NY  Zip: 10523  Phone: 914-592-5036  Fax: N/A

APPLICANT: If applicant is other than the owner, a letter signed by owner must be attached authorizing any agent to make this application.
Name: DJF Real Estate Holding Corp.  Street: 110 Nepperhan Avenue
City: Elmsford  State: NY  Zip: 10523  Phone: 914-592-5036  Fax: N/A

SUBJECT PROPERTY:
Address: 23 & 25 Warehouse Lane
Volume: 8  Section: 7.18  Block: 52  Lot (s): 17 & 18  Total site area (sq.ft.): 76,837
Situated on the South side of Warehouse Lane (Street) 389.2 feet from the intersection of Warehouse Lane and Saw Mill River Road (Street)

APPROVAL(s):
List of all County, State, Federal and local permits required (if necessary): None

PROPOSED ACTION:
Description of proposed work and purpose thereof and an explanation why proposed activity cannot be located at another site (use additional sheet if necessary):
Site construction work, demolish two (2) existing buildings and site work related to the removal of fill in the fillway of the sawmill river and the construction of improvements to include a new building.

Estimated Quantity of Excavation: 4,013 C.Y.  CUT 4,013 C.Y.  FILL 1,500 C.Y.
Imported Fill: 1,500 C.Y.

Number of trees to be Removed: 29  Species: Various  Size: Various

Size of Activity Area: 73,490 square feet

SOIL TYPE:
Soil Type(s) in area of proposed disturbance: Historical fill over native soils.

Soil Type(s) in area to a distance of 100 feet surrounding area of disturbance: Historical fill over native soils.
Signature of Professional: ________________

Paul J. Petretti, P.E., L.S., CFM
Print Professionals Name
March 17, 2016
Date

Professional’s Seal

Signature of Applicant: ________________

Glenn Preiser
Print Applicant’s Name
March 17, 2016
Date

Signature of Owner: ________________

Glenn Preiser
Print Owner’s Name
March 17, 2016
Date

ELEVATION CERTIFICATION:
NOTE: Must be certified by a New York State Licensed Land Surveyor or Professional Engineer
Elevation of highest ground or first floor
Above mean sea level (N.G.V.D. Datum) = 180.33 NAVD88

Certified by: ________________

Professional’s Seal

Signature of Professional: ________________

55191
License Number
March 17, 2016
Date

NOTE: The completion of this Planning Board Steep Slope Permit does not confer with any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.
STEEP SLOPE PERMIT COMMENCEMENT NOTIFICATION

Please provide the following project information to the Town of Greenburgh – Bureau of Engineering at least FIVE (5) business days prior to the start of work. The Town Engineer MUST approve the start date and the construction cost estimate, and receive the inspection fee before any work may be performed at the project location.

Submission Date: August 21, 2016
Project Slope Clearance Form Number: 3398
Project Applicant: DJF Real Estate Holding Corp
Project Address: 23 & 25 Warehouse Lane
Applicant Phone Number: 914-592-5036
Completion Date: T.B.D.

The Bureau of Engineering requires that the Project Design Professional provide a construction cost estimate for the project. When this estimate is approved by the Bureau of Engineering, the Applicant will be required to provide a Steep Slope Permit inspection fee to the town in the amount of 0.005 x construction cost estimate, in addition to any other required bonds or fees.

Estimated Construction Cost: $350,000
Project Design Professional: Paul J. Petretti, P.E., L.S. License Number: 55191
Address: 30 Gould Avenue, Dobbs Ferry, New York
Professional Phone Number: 55191

Professional’s Seal & Signature: Date: August 21, 2016
Approved by:
KENNETH V. CIOCE, P.E.–Town Engineer: Date:
STEEP SLOPE PERMIT COMPLETION NOTIFICATION

(As per Town Code § 245, this form must be completed only by a Licensed Design Professional)

Please provide the following project information, along with as-built topographic plans of the project, to the Town of Greenburgh – Bureau of Engineering upon completion of the work:

Submission Date: August 21, 2016

Project Slope Clearance Form Number: 3398

Project Applicant: DJF Real Estate Holding Corp.

Project Address: 23 & 25 Warehouse Lane, Elmsford, New York

Applicant Phone Number: 914-592-5036

Completion Date: T.B.D.

The Project Design Professional noted below certifies that all project work is completed in substantial conformance to the conditions of the Steep Slope Permit issued for the project:

Project Design Professional: Paul J. Petretti, P.E.,L.S., CFM License Number: 55191

Address: 30 Gould Avenue, Dobbs Ferry, New York 10522

Professional Phone Number: 914-674-9827

Professional’s Seal & Signature: 

Date: August 21, 2016

Approved by:

KENNETH V. CIOCE, P.E. – Town Engineer: 

Date: 

AFFIDAVIT OF OWNERSHIP

State of New York )
County of Westchester ) ss.

Glenn Preiser, being duly sworn, deposes and says that (s)he resides at 3 Catskill Place

in the Town/Village of Elmsford in the County of Westchester

in the State of New York; that (s)he is the owner in fee of all that piece or parcel of land situated and lying in the Town/Village of Elmsford

aforesaid and known and designated:

Section: 7.18 Volume: _____ Sheet: _____ Block: 52 Lot(s): 17 & 18

And that (s)he authorizes Paul J. Petretti, P.E., L.S., CFM to make application in his/her (its) behalf and that the statements of facts contained in said application is true.

Signature of Owner

Sworn to me before this 17
Day of February 20, 2016

Notary Public

Laura A. Harbolic
Notary Public, State of New York
No. 01HA8082221
Qualified in Westchester County
Commission Expires October 21, 2018

Affidavit of Ownership
TOWN of GREENBURGH  
Department of Community Development and Conservation  
177 Hillside Avenue, Greenburgh, New York 10607  
Phone: (914) 989-1530  
Web Site http://www.greenburghny.com

TREE REMOVAL PERMIT APPLICATION

Garrett Duquesne, AICP  
Commissioner

Aaron Schmidt, ISA  
Town Forestry Officer

INCOMPLETE SUBMISSIONS WILL BE REJECTED AND RETURNED

<table>
<thead>
<tr>
<th>Application Fee:</th>
<th>$30 for first five trees</th>
<th>$30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Tree Removal Fee:</td>
<td>$10 for each additional tree X __ trees</td>
<td>$230</td>
</tr>
<tr>
<td>Total</td>
<td>$260</td>
<td></td>
</tr>
</tbody>
</table>

Applicant Information

Name: DIF Real Estate Development Corp.  
City: Elmsford  
Telephone: 914-592-5036  
Fax: 914 592 2066

Street: 110 Nepperhan Avenue  
State: NY  
Zip: 10523  
Cell: 914 490 2539  
Email: glennstowing@aol.com

Subject Property

Address of subject property (include P.O.): 23 & 25 Warehouse Lane  
Streets which site abuts: Warehouse Lane  
Parcel ID#: 7.18-52-17 & 7.180-52-18  
Total site area (sq. ft): 76,837

Proposed Action

1) Total number of regulated trees proposed to be removed from the site: Twenty-Eight  
2) Description of Landscaping Plan or restoration associated with action. (Please include a Site Plan of the proposed work)  
   There will be some tree re-planting; however, a large part of the area where trees will be removed will be for the purpose of removing fill in the floodway adjacent to the Saw Mill River.

Relationship to other actions

1) List any further action that may be undertaken of which the proposed action is related to (e.g., subdivision, site plan, building permit):  
   This is an application to demolish two (2) existing commercial buildings and construct one (1) automotive and truck repair facility set 3.33 feet above the 1.0% annual chance of flood BFE elevation.

2) List any actions, which are dependent upon this proposed action, and therefore should be reviewed as a part of this action (e.g., house construction in the case of a residential subdivision):  
   Building Permit application

Additional Attachments

1) Tax Map showing subject property and all abutting properties.  
2) Typed names and addresses of all abutting property owners on self-adhesive mailing labels.  
3) 1"-20" scale map of parcel showing existing trees and trees to be removed

Signature of Applicant  
Mr. Glenn Preiser  
August 21, 2016

Print Applicant’s Name  
Date

NOTE: The completion of this Tree Removal Permit Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.
AFFIDAVIT

STATE OF NEW YORK

COUNTY OF WESTCHESTER)

Glenn Preiser

being duly sworn, deposes

and says:

that Glenn Preiser is the owner in fee of the premises to which this application applies; that I am duly authorized to make this application; and that the statements contained here are true to the best of my knowledge and belief. I have received a copy of Tree Ordinance. I further state that I understand that the cutting down or removal of trees is extremely dangerous and that it should be done by competent tree personnel taking proper safety precautions.

SIGNATURE OF APPLICANT

SIGNATURE OF OWNER
(if other than applicant)

NOTE: If applicant is not owner of premises, signature (or written permission) of owner must be affixed to this application.

SWORN TO BEFORE ME THIS

DAY OF August 23, 2016

(NOTARY PUBLIC, WESTCHESTER COUNTY)
AFFIDAVIT

STATE OF NEW YORK )
COUNTY OF WESTCHESTER) SS

Glenn Preiser being duly sworn, deposes and says:

that Glenn Preiser is the owner in fee of the premises to which this application applies; that I am duly authorized to make this application; and that the statements contained here are true to the best of my knowledge and belief. I have received a copy of Tree Ordinance. I further state that I understand that the cutting down or removal of trees is extremely dangerous and that it should be done by competent tree personnel taking proper safety precautions.

SIGNATURE OF APPLICANT

SIGNATURE OF OWNER
(if other than applicant)

NOTE: If applicant is not owner of premises, signature (or written permission) of owner must be affixed to this application.

SWORN TO BEFORE ME THIS

DAY OF August 23, 2016

(NO. 1CHY PUBLIC, WESTCHESTER COUNTY)
### Summary of Trees to be Removed

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Total number of trees proposed for removal on the property | Twenty-Eight

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<td>6) Other (Ex. – Dead, Diseased. Please specify on separate sheet)</td>
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**Chapter 260: TREES**


**GENERAL REFERENCES**
- Environmental quality review — See Ch. 200.
- Protection of steep slopes — See Ch. 245.
- Subdivision regulations — See Ch. 250.
- Watercourse protection — See Ch. 270.
- Zoning — See Ch. 285.

§ 260-1. Legislative intent.

The preservation and maintenance of trees is necessary to protect the health, safety, environment, ecosystems and general welfare of the inhabitants of the Town of Greenburgh. Trees provide necessary shade, green space and aesthetic appeal, impede soil erosion, aid water absorption and provide other environmental benefits and generally enhance the quality of life within the Town. The destruction and damage of trees and the indiscriminate and excessive cutting of trees cause barren and unsightly conditions, create surface drainage problems, increase municipal costs to control drainage, impair stability of real property values and adversely affect the character of the community. This chapter seeks to address these conditions.


A. No person or firm shall purposely, carelessly or negligently cut down, kill or otherwise destroy or commit any act which will lead to the eventual destruction of any tree exceeding six inches in diameter measured at a height of four feet from the ground on any property, unless said person is in possession of a tree removal permit issued pursuant to this chapter. A lot of one acre or less, substantially developed with improvements or a structure or structures situated thereon, shall be exempt from this chapter.

B. Notwithstanding any other provision of this chapter, any property owner applying for subdivision, site plan, special permit, variances or other development approval whose plans would require the removal of any trees on said property shall make application to the Forestry Officer for a tree removal permit. There shall be no site disturbance and the status quo shall be maintained until such time as a tree permit is granted or denied and the appeal process is completed. The Forestry Officer may grant or deny such application on such terms and conditions as he may prescribe, it being understood that there must, in any event, be full compliance with the subdivision or site plan regulations of the Town. In no event shall a tree removal permit be issued for the removal of any tree specifically designated to be saved by the Town Board, Planning Board or Zoning Board of Appeals as a condition of any development approval unless said tree would cause hardship or if the Forestry Officer determines said tree to be hazardous to life or property. [Amended 8-3-2004 by L.L. No. 5-2004]

§ 260-3. Forestry Officer.

A. The Town Board shall appoint a Forestry Officer who shall serve at the pleasure of the Town Board.

B. The Forestry Officer is hereby authorized and empowered to obtain the assistance, when necessary, of persons especially qualified by reason of training or experience in tree planting, preservation and landscaping.
# Flood Insurance Study

## Volume 1 of 3

### Westchester County, New York (All Jurisdictions)

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**Effective:**

September 28, 2007

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Federal Emergency Management Agency

Flood Insurance Study Number

36119CV001A
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1Feet above Ann Street in the City of Yonkers
Figure 4-3 is a representation of the description of cross-section A given in Table 6.

Figure 4-3: Representation of cross-section A of the Rocky River

The cross sectional area of the floodway here is 1,233 square feet. This is the cross sectional area of the floodway below the elevation of the base flood at this location (the shaded area of Figure 4-3). The average or mean velocity of the base flood in the floodway is 6.1 feet per second. This is an average velocity. Velocities will generally be higher in the channel than in the over bank areas.

Of the last four columns under “Base Flood Water Surface Elevation,” you should be primarily concerned with the first one, “Regulatory,” which provides the regulatory flood elevation. This is equivalent to the 100-year flood elevation or BFE. The other columns depict the increase in water-surface elevation if the floodplain is encroached upon so that the water-surface elevation is increased no more than 1 foot. This amount of encroachment is used to define the floodway width. Notice that no cross section has an increase of more than 1.0 foot, in accordance with NFIP standards. Some States and communities regulate to the “With Floodway” elevation to take into account possible future increases in flood stage that will occur as the floodplain is developed.

COASTAL AND LAKE ELEVATIONS

Coastal flood elevations. Table 4, Transect Descriptions, on page 12 in the FIS report for Flood County, shows the stillwater elevations and the maximum wave crest elevations of 100-year flood waters along the coast.
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All flooding events are above the 10% ACF
Two flooding events are above the 2% ACF
Two flooding events are above the 1% ACF
One above the 0.2% ACF

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<td>0.32</td>
</tr>
<tr>
<td>Warehouse Lane Bus Garage</td>
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<td>177.1</td>
<td>2.34</td>
<td>178.50</td>
<td>0.94</td>
</tr>
<tr>
<td>HHH Autobody @ 110 Nepperhan Avenue</td>
<td>178.89</td>
<td>177.1</td>
<td>1.79</td>
<td>178.50</td>
<td>0.39</td>
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<td>Albert Oliviere Hayes Avenue</td>
<td>179.01</td>
<td>177.1</td>
<td>1.91</td>
<td>178.50</td>
<td>0.51</td>
</tr>
<tr>
<td>23 &amp; 25 Warehouse Lane</td>
<td>179.24</td>
<td>177.1</td>
<td>2.14</td>
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<td>0.74</td>
</tr>
<tr>
<td>Sam's Club</td>
<td>180.30</td>
<td>178.0</td>
<td>2.30</td>
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<tr>
<td>Max. Observed Water Surface</td>
<td>179.13</td>
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<tr>
<td>Brookfield Waste Management Facility</td>
<td>178.66</td>
<td>176.2</td>
<td>2.46</td>
<td>177.30</td>
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<td>Below Route 119 Bridge</td>
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<tr>
<td>Motor Cycle Shop</td>
<td>174.85</td>
<td>173.0</td>
<td>1.85</td>
<td>174.80</td>
<td>0.05</td>
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