April 4, 2019

Maria Regina High School
2/0 Ms. Valerie Reidy, President
500 West Hartsdale Avenue
Hartsdale NY 10530

Case No.: PB 18-17 Maria Regina High School, 500 West Hartsdale Avenue, P.O. Hartsdale, NY
Name of Applicant: Maria Regina High School, c/o Ms. Valerie Reidy
RE: Notice of Planning Board Steep Slope Permit Approval

Dear Ms. Reidy:

Attached is a letter of Planning Board Steep Slope Permit approval for the above referenced application.

The Planning Board Steep Slope Permit approval for this application is valid for two (2) years (April 4, 2021) from the date of this approval (April 4, 2019). An extension of this permit of up to two (2) years may be granted upon written request to the Planning Board by the original permit holder or authorized representative, stating the specific reasons necessitating the extension, at least 30 days prior (March 5, 2021) to the expiration date of the original permit (April 4, 2021).

Any request to increase the extent and/or level of the approved disturbances within the areas regulated by the Greenburgh Planning Board pursuant to this Planning Board Steep Slope Permit, as approved, must be submitted to, and reviewed by, the Town of Greenburgh Planning Board. The Planning Board need not hold a hearing if the scope of work, magnitude of site disturbance, extent of mitigation or original intent of the permit is not altered or extended in any significant way.

Sincerely,

Garrett Duquesne, AICP
Commissioner
Community Development & Conservation

GDajs
Attachment

cc: J. Beville, Town Clerk
S. Fratetta, Building Inspector
D. Fried, Esq., 1st Deputy Town Attorney
William E. Whiston, Assistant Treasurer, Archdiocese of New York
Ronald C. Tetelman, RLA, Barton & Loguidice

177 Hillside Avenue, Greenburgh, New York 10607
Telephone (914) 989-1530, Website: www.greenburghny.com
TOWN OF GREENBURGH LETTER OF PLANNING BOARD
STEEP SLOPE PERMIT APPROVAL

Case No.: PB 18-17 Maria Regina High School, 500 West Hartsdale Avenue, P.O. Hartsdale, NY

Name of Applicant: Maria Regina High School, c/o Ms. Valerie Reidy

Parcel ID: 8.130-82-1

Work Session Dates: November 7, 2018, November 20, 2018, February 6, 2019 and April 3, 2019

Noticed Site Visit Date: December 1, 2018

Public Hearing &
Public Discussion Dates: December 5, 2018, January 16, 2019 and March 20, 2019

Name & Address of Applicant: Maria Regina High School
c/o Ms. Valerie Reidy, President
500 West Hartsdale Avenue
Hartsdale NY 10530

Name & Address of Owner: Archbishopric of New York
1011 1st Avenue
New York, NY 10022

Appearances:
Ronald C. Tetchman, RLA, CPESC
Barton & Loguidice, D.P.C.
247 Route 100, Suite 2000
Somers, NY 10589

Maria Regina High School
c/o Ms. Valerie Reidy, President
500 West Hartsdale Avenue
Hartsdale NY 10530

Zoning District: R-20 One-Family Residence District

Project Description: A Planning Board steep slope permit application for a project consisting of the conversion and expansion of an existing athletic field, the construction of two (2) tennis courts, and the reconfiguration of an existing parking lot, with related site improvements. The applicant proposes to convert an existing grass athletic field into a synthetic turf soccer field with perimeter running track. The applicant also proposes to construct new tennis courts, and to re-configure an existing parking area. The project requires 9,500 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 3,500 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 3,000 sq. ft. of disturbance on slopes greater than 35% (EXCESSIVELY STEEP SLOPES). The project involves approximately 10,000 cubic yards of cut and approximately 1,600 cubic yards of imported fill, requiring a fill permit from the Bureau of Engineering. The applicant has provided for the installation of a subsurface stormwater infiltration system to capture and treat stormwater runoff from impervious surfaces. The applicant proposes the removal of eighty-five (85) regulated trees from the subject property, requiring a tree removal permit from the Town Forestry Officer. The applicant has prepared a landscaping plan which calls for the planting of thirteen (13) Autumn Blaze Maple trees, four (4) Flowering Dogwood trees, three (3) Pink Flowering Dogwood trees, twenty (20)
Norway Spruce trees, six (6) White Spruce trees, three (3) Serbian Spruce trees, three (3) Oriental Spruce trees, and six (6) White Oak trees, as replacement. The Town Forestry Officer has reviewed the application materials and determined that the submission meets the requirements for permit issuance pursuant to Chapter 260 of the Town Code. On March 27, 2019, the Town Board adopted a resolution approving, with conditions, an amended site plan application required in connection with the project. The property consists of approximately 923,908 sq. ft. (21.21 acres) and is situated on the west side of West Hartsdale Avenue, at the intersection at Keats Avenue and West Hartsdale Avenue. The property is located in the R-20 – One Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.130-82-1.

**Project Dates of Review and Approval**

On September 26, 2018, the Town Board preliminarily classified the proposed action as an “Unlisted” action for purposes of review under SEQRA, and, pursuant to Section 285-58D(1) of the Zoning Ordinance, referred the amended site plan application to the Planning Board for review and recommendation.

On November 7, 2018, November 20, 2018, February 6, 2019 and April 3, 2019, the Town of Greenburgh Planning Board held work sessions regarding the above referenced Amended Site Plan and Planning Board steep slope permit applications, and related actions.

On December 1, 2018, the Planning Board conducted a publicly noticed site visit.

On December 5, 2018 and January 16, 2019, the Planning Board held public discussions and public hearings regarding the above referenced Amended Site Plan and Planning Board steep slope permit applications, and related actions.

On February 6, 2019, the Planning Board, at its regularly scheduled work session, discussed issuing a recommendation to the Town Board on the amended site plan application referral.

On February 6, 2019, on a motion made by Ms. Taliaferro and seconded by Mr. Schwartz, the Planning Board unanimously voted to issue a positive recommendation to the Town Board on the amended site plan application (TB 18-17).

On March 20, 2019, the Town of Greenburgh Planning Board held a public hearing on the Planning Board steep slope permit application. On March 20, 2019, the Planning Board closed the public hearing on the Planning Board steep slope permit application, and kept the written record open until the Town Board makes a SEQQR determination and a decision on the amended site plan, plus two (2) business days.

On March 27, 2019, the Town Board classified the project as an “Unlisted” action, and issued a Negative Declaration under SEQRA.

On March 27, 2019, the Town Board adopted a resolution approving the amended site plan application required in connection with the project (TB 18-22).

On April 3, 2019, on a motion made by Mr. Hay and seconded by Mr. Schwartz, with seven (7) members present, the Planning Board unanimously voted that a Planning Board steep slope permit approval be granted for the above referenced project, subject to the modifications and requirements listed below.

**Members Present:** Chairperson Walter Simon, Hugh Schwartz, Michael Golden, Mohamed Ayoub, Kirit Desai, Thomas Hay, Mona Fruitag (alternate – voting member)

**Members Absent:** Viola Taliaferro

**Voting:** Chairperson Walter Simon – Aye, Hugh Schwartz – Aye, Michael Golden – Aye, Mohamed Ayoub – Aye, Kirit Desai – Aye, Thomas Hay – Aye, Mona Fruitag – Aye
Findings: (Planning Board Steep Slope Permit)
The applicant has submitted documentation that illustrates how the project meets the Planning Board’s review criteria for a project involving a Planning Board steep slope permit approval. The applicant also has met with Town staff and incorporated suggestions and revisions into the approved plans. The proposed action is consistent with the surrounding area and will not negatively impact upon the environment.

The Bureau of Engineering has reviewed the submitted Slope Clearance Form/Steep Slope Permit Application information. The project involves 9,500 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 3,500 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 3,000 sq. ft. of disturbance on slopes greater than 35% (EXCESSIVELY STEEP SLOPES). The Bureau of Engineering and the Planning Board have found that the application materials and plans satisfactorily address, and will continue to be subject to, the following review criteria required by Sections 245-6D(1)-(26) and § 245-6E(1)-(11) of the Code of the Town of Greenburgh.

The applicant’s plans incorporate the appropriate recommendations from New York State Department of Environmental Conservation’s Standards and Specifications for Erosion and Sediment Control dated November 2016, or the most current version or its successor, and New York State’s Stormwater Design Manual dated January 2015, or the most current version or its successor. The Bureau of Engineering further stipulates that the work to be performed must utilize the following minimal erosion control measures as necessary to prevent onsite erosion and downstream sedimentation: installation of tree protection measures; installation and maintenance of silt fencing immediately downstream of disturbed areas; the stockpiling and protection of topsoil as required; seeding and restoration of disturbed areas, and; the cleaning of silt deposition from downstream areas and drainage utilities resulting from the work. All work noted above and covered under this permit shall comply with the recommendations noted in the “New York State Guidelines for Urban Erosion and Sediment Control.”

1. PLANNING BOARD STEEP SLOPE PERMIT:

1. Approval is given to the Improvement Plans as follows:

A) a. Entitled: General Site Notes and Legends
 b. Dated: 07/30/18
c. Last Revised: 01/04/19
d. Date Stamped Received: 01/04/19
e. Prepared by: Donald H. Fletcher, P.E., NYS Lic. No. 075248
f. Page number: L1.0

B) a. Entitled: Site Removals and Erosion & Sediment Control Plan
 b. Dated: 07/30/18
c. Last Revised: 01/04/19
d. Date Stamped Received: 01/04/19
e. Prepared by: Donald H. Fletcher, P.E., NYS Lic. No. 075248
f. Page number: L1.2

C) a. Entitled: Site Layout and Materials Plan
 b. Dated: 07/30/18
c. Last Revised: 01/04/19
d. Date Stamped Received: 01/04/19
e. Prepared by: Donald H. Fletcher, P.E., NYS Lic. No. 075248
f. Page number: L-1.3
2. **ENVIRONMENTAL REVIEW PER SEQRA (6 NYCRR PART 617)**

2.1. In accordance with Article 8 of the NYS Environmental Conservation Law and 6 NYCRR Part 617 as well as Chapter 200 Environmental Quality Review of the Greenburgh Town Code, the Town of Greenburgh Town Board, as Lead Agency in a coordinated SEQRA review (Planning Board – Involved Agency, Westchester County – Interested Agency, New York State Department of Transportation – Interested Agency), and, on March 27, 2019, after review of the EAF and supporting information, and comments received from its professional staff, determined that the Proposed Action is an “Unlisted” action, and that there will be no significant impact upon the environment. The negative declaration is attached (Appendix A).

3. **GENERAL REQUIREMENTS AND CONDITIONS**

3.1. That all improvements in streets and public places and as depicted on the approved plans, including grading and paving where required, and street names, traffic signs, street lighting, curbs, gutters, sidewalks, suitable monuments, water mains, storm drains, sanitary facilities, trees and public facilities and places shall be installed in accordance with the latest standards and specifications and procedures in force and acceptable to the appropriate Town Departments at the time of approval and further in accordance with any new standards and specifications in force at the time work is started. To the extent required, any public improvements shall be dedicated to the appropriate municipality and all requirements for such dedication shall be complied with.

3.2. The applicant must adhere to all requirements of the Town Engineer before and/or during construction.

3.3. Prior to any land disturbance/tree cutting/construction or other work performed on the site, the Applicant must attend a pre-construction meeting with Town Staff (including the Town Forestry Officer, Building Inspector, Town Engineer and/or Town Planner) to discuss the conditions set forth
in this permit.

3.4. The applicant must clear any construction and landscaping debris in a timely manner.

3.5. All plans must fully incorporate the appropriate recommendations from New York State Department of Environmental Conservation’s Standards and Specifications for Erosion and Sediment Control dated November 2016, or the most current version or its successor. The plan and its implementation shall be subject to the approval of the Town Engineer.

3.6. The applicant must obtain all necessary approvals and file same with the Building Department.

3.7. Prior to any land disturbance/tree cutting/construction or other work performed on the site, the applicant must attend a pre-construction meeting with Town Staff (including the Town Forestry Officer, Building Inspector, Town Engineer and/or Town Planner) to discuss the conditions set forth in this permit.

3.8. The contractor must separate and recycle all construction debris prior to disposal at the appropriate facilities.

3.9. The final as-built drawings must be submitted to the Bureau of Engineering in Auto Cad TM format before the issuance of a Final Certificate of Occupancy.

3.10. Any Final Certificate of Occupancy or Certificate of Completion shall not be issued until all conditions of this Planning Board Steep Slope Permit have been met and approved by the Bureau of Engineering, Building Inspector, and the Commissioner, Department of Community Development and Conservation.

3.11. The Town of Greenburgh reserves the right to withhold the issuance of any building permit or Certification of Occupancy upon failure of the applicant to comply with any requirements of this approval.

4. PLANNING BOARD STEEP SLOPE PERMIT REQUIREMENTS

The Planning Board has determined that approved disturbances within the regulated areas, subject to their implementation in accordance with the requirements below, satisfy the standards for Permit Decisions set forth in the Town’s Protection of Steep Slopes Law (Chapter 245; Section § 245-6(G) (Permit Conditions), and hereby grants a Planning Board Steep Slope Permit under Case No. PB 18-17 Maria Regina High School, 500 West Hartsdale Avenue, P.O. Hartsdale N.Y., with the following conditions:

4.1. The applicant (or successor in interest) must adhere to the standards set forth in the memorandum from Town Engineer Kenneth V. Cioce, P.E. to the Town of Greenburgh Planning Board, dated January 25, 2019, relative to the Case No. PB 18-17 Maria Regina High School, 500 West Hartsdale Avenue, P.O. Hartsdale N.Y., Steep Slope Permit Application, Slope Clearance #3981-R, to which all conditions are attached hereto and incorporated herein (Appendix B).

4.2. Work conducted under the Planning Board Steep Slope Permit must be open to inspection at all times, including weekends and holidays, by the Town Engineer, or any designated representative.

4.3. The Planning Board Steep Slope Permit approval for this application is valid for two (2) years (April 4, 2021) from the date of this approval (April 4, 2019).

4.4. All permits will expire on completion of the acts specified. An extension of this permit of up to two (2) years may be granted upon written request to the Planning Board by the original permit holder or authorized representative, stating the specific reasons necessitating the extension, at least 30 days prior (March 5, 2021) to the expiration date of the original permit (April 4, 2021). The request for an extension of the permit, or other approval, as the case may be, must follow the same form and procedure as the original application.
The Planning Board need not hold a hearing if the scope of work, magnitude of site disturbance, extent of mitigation or original intent of the permit is not altered or extended in any significant way.

4.5 The permit holder must complete a “Steep Slope Permit Commencement Notification” form from the Bureau of Engineering, at least five days in advance of the date on which the regulated activity is to begin. The Bureau of Engineering requires that the Project Design professional provide a construction cost estimate for the project, including costs incurred for work performed prior to the granting of this permit. When this estimate is approved by the Bureau of Engineering, applicant (or successor in interest) 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.

4.6 A copy of the Planning Board’s written permit with conditions and the approved plans must be maintained and accessible on site during construction while the regulated activities authorized by the permit are being undertaken.

4.7 The applicant (or successor in interest) must stake and appropriately mark the boundaries of the regulated activity and slope area so as to be clearly visible to those at the project site.

4.8 The applicant (or successor in interest) will comply with all applicable provisions with New York State’s Storm Water Design Manual, dated January 2015, or the most current version or its successor. A storm water management plan, which addresses storm water quality and quantity, must be prepared for the project prior to the commencement of any site work. The plan and its implementation shall be subject to the approval of the Bureau of Engineering.

4.9 Prior to the start of earth work activities, the Bureau of Engineering must be contacted to schedule a site inspection to confirm that erosion and sediment control measures have been properly installed.

4.10 The applicant (or successor in interest) must utilize the following minimal erosion control measures as necessary to prevent onsite erosion and downstream sedimentation: installation of tree protection measures; installation and maintenance of silt fencing immediately downstream of disturbed areas; the stockpiling and protection of topsoil as required; seeding and restoration of disturbed areas; and; the cleaning of silt deposits from downstream areas and drainage utilities resulting from the work. All work noted above and covered under this permit must comply with the recommendations noted in the New York State Department of Environmental Conservation’s Standards and Specifications for Erosion and Sediment Control dated November 2016, or the most current version or its successor.

4.11 All silt fencing and construction fencing must be maintained in proper working order at all times and must remain in place until construction is completed and all disturbed soils have been fully re-vegetated.

4.12 The Bureau of Engineering may require that, prior to commencement of work under any permit issued pursuant to this chapter, the applicant post a bond or provide a letter of credit in an amount and with surety and conditions sufficient to secure compliance with the conditions and limitations set forth in the permit. The particular amount and the conditions of the bond or letter of credit must be consistent with the purposes of Greenburgh Town Code §245 Protection of Steep Slopes. The bond or letter of credit must remain in effect until the Town Engineer or a designated agent certifies that the work has been completed in compliance with the terms of the permit and that it is structurally sound and the bond and/or letter of credit is released by the Bureau of Engineering or a substitute bond is provided. In the event of a breach of any condition of any such bond or letter of credit, the Town may institute an action in the courts and prosecute the same to judgment and execution. The Bureau of Engineering must set forth in writing the findings and reasons for imposing a bond or letter of credit and maintain this record along with all other documents relating to the permit application.
4.13 Following completion of the work for which a permit was issued, the applicant must submit a “Steep Slopes Permit Completion Notification” by an engineer, licensed by the State of New York, that the completed work meets the requirements of the permit. The Bureau of Engineering may require an as-built survey from the applicant. Upon receipt of the certification and the survey, if needed, the Bureau of Engineering will verify that the work has been completed in accordance with the permit.

4.14 Where the activity involves a building permit, the Building Inspector will not issue a certificate of occupancy or a temporary certificate of occupancy until the Bureau of Engineering verifies that all work has been completed in accordance with this permit.

4.15 Any requests to increase the extent and/or level of the approved disturbances within the areas regulated by the Greenburgh Planning Board pursuant to this steep slope permit must be reviewed by the Town of Greenburgh Planning Board for approval. The Planning Board need not hold a hearing if the scope of work, magnitude of site disturbance, extent of mitigation or original intent of the permit is not altered or extended in any significant way. Upon approval of proposed changes, the applicant will submit a revised set of plans highlighting approved changes in bold and include a signature and date box for Secretary to the Planning Board, Bureau of Engineering, Building Inspector, and Town Planner on the cover sheet.

4.16 The applicant (or successor in interest) is required to retain all professional resources necessary to comply with the conditions of the Planning Board steep slope permit.

5. SITE SPECIFIC REQUIREMENTS AND MODIFICATIONS

5.1. The applicant shall comply with all conditions of the Town Board of the Town of Greenburgh Resolution Approving the Amended Site Plan application (TB 18-22), dated March 27, 2019, including, but not limited to, Conditions 5.3 through 5.8 below.

5.2. The applicant shall be responsible for the proper removal, disposal, or abandonment, where applicable, of any existing subsurface structures (i.e. oil tanks, fields, etc.), their contents and any remedial measures that may be required. The Applicant must obtain any necessary approvals from the New York State Department of Environmental Conservation (NYSDEC) and/or Westchester County Department of Health, and/or other applicable agencies.

5.3. All proposed exterior lighting must be downcast and constructed and/or retrofitted in accordance with Section 240-2 of the Town of Greenburgh Town Code. The applicant must install LED and motion activated lighting in connection with all new lighting.

5.4. Lighting is prohibited from being installed in connection with the track and field, athletic fields, and tennis courts, for the purposes of facilitating night play.

5.5. The use of the athletic fields, track and field and tennis courts by the Applicant and other legally approved occupants of the property is conditioned upon the use of these facilities between the hours of 9:00 am and dusk.

5.6. The applicant shall periodically remind caregivers utilizing adjacent residential roadways to pick up and/or drop off students, to utilize the roadways in a manner that does not block existing driveways or violate local ordinances.

5.7. The applicant shall provide the Building Inspector with information regarding the composition of the synthetic field turf, prior to, or in connection with, the filing of a building permit application.

5.8. The Applicant shall design and install a sidewalk along the frontage of 555 West Hartsdale Avenue extending from the existing sidewalk termination to the southeast corner of Pat Capone Road and West Hartsdale
Avenue, a distance of approximately 265 ft. frontage extending from site’s frontage of Dobbs Ferry Road, subject to approval of a New York State Department of Transportation (NYS DOT) Highway Permit.

5.9. Chapter 248 of the Town Code requires that a Stormwater Management Control Permit be obtained for this project prior to obtaining a building permit.

6. IMPROVEMENT PLAN
6.1. All improvements shall conform to all plans included under the plan entitled, “General Site Notes and Legends,” Sheet L1.0, dated 07/30/18, last revised 01/04/19, prepared by Donald H. Fletcher, P.E., NYS Lic. No. 075248, and those listed in Section 1 of this approval.

7. GRADING PLAN
7.1. All grading shall conform to all plans included under the plan entitled, “General Site Notes and Legends,” Sheet L1.0, dated 07/30/18, last revised 01/04/19, prepared by Donald H. Fletcher, P.E., NYS Lic. No. 075248, and those listed in Section 1 of this approval.

7.2. The soil generated by excavation operations needs to be properly stockpiled in accordance with the Blue Book (“Erosion and Sediment Control Plan”). Stockpiled soil during construction should be managed in accordance with the Blue Book, based on figures therein that reflects conditions on the site. This should involve silt fencing properly placed completely around the stockpile. As necessary, consideration should be given to an impermeable tarp to cover the stockpile. After grading and backfilling is complete, the applicant has two (2) days to remove excess soil from the site.

8. DRAINAGE
8.1. Drainage facilities shall be in accordance with Town of Greenburgh Department of Public Works directive both for temporary work during construction and for permanent installation. Prior to the commencement of any site work, the applicant must demonstrate, to the satisfaction of the Town Engineer, that adequate drainage improvements will be made to insure on site accommodation of any increased run-off. The implementation and installation of such improvements shall be subject to the approval of the Town Engineer. All drainage improvements shall conform to the plans listed in Section 1 of this approval.

9. TREE PROTECTION, TREE REMOVAL AND LANDSCAPING
Trees and other landscaping on the site shall be preserved, removed and planted in conformance with the Tree Ordinance of the Town of Greenburgh, the plans entitled “Site Removals and Erosion & Sediment Control Plan,” Sheet L1.2, dated 07/30/18, last revised 01/04/19, prepared by Donald H. Fletcher, P.E., NYS Lic. No. 075248, and those listed in Section 1 of this approval. The applicant must obtain a Tree Removal Permit from the Town Forestry Officer prior to the commencement of any tree removal activities, and, once issued, will be subject to the following conditions:

9.1. No tree removal activities shall commence until a pre-construction meeting is held with Town staff and a physical tree removal permit is issued by the Town Forestry Officer.

9.2. Pursuant to Section 260-4D(4) of the Code of the Town of Greenburgh, due to the extensive tree cutting and removal associated with this project, the Town Forestry Officer will require the applicant or its successor in interest to pay for an inspector to be assigned by the Town Forestry Officer, to periodically inspect and oversee tree removal activities and to ensure the protection of trees scheduled for preservation.

9.3. The Applicant has clearly identified the trees to be removed on the approved plan. All such trees approved for removal must be tagged with orange ribbon or approved equivalent, and the Town Forestry Officer must inspect such trees at the project site prior to the commencement of any site work.

9.4. The Applicant (or successor in interest) must install orange construction fencing along the limits of disturbance/clearing prior to tree removal. The Town Forestry Officer will verify installation of the fencing
and inspect the trees approved for removal at the Project site prior to the commencement of any site work. The Applicant (or successor in interest) must mark the trees near the limits of disturbance/clearing fencing by demarcating trees to be removed with orange ribbon or approved equivalent, under supervision of the Town Forestry Officer or designee. Trees to remain and be protected must be flagged with yellow caution tape or approved equivalent. The Town Forestry Officer will verify installation of these demarcations prior to commencement of any site work.

9.5. The Applicant (or successor in interest) will establish a tree protection zone (TPZ) around each tree to be preserved within the limits of disturbance and 30-feet beyond the limits of disturbance. This TPZ must be maintained by installation of a **chain link fence or approved equivalent**. Fencing may be placed around groupings of trees with permission from the Town Forestry Officer, or designee. The fencing must be in place before any site work begins and must remain in place until all site work is complete. The Applicant (or successor in interest) will be allowed to remove all approved trees within the TPZ, under the authority of the Town Forestry Officer, or designee, before the fencing is installed.

9.6. Where there is to be excavation within a tree's root area but outside the TPZ, the roots must be cleanly cut with a trencher or other device inside the final excavation line. Where there is to be unavoidable excavation within a tree's root area and inside the optimum TPZ, the TPZ will need to be reduced and the roots should be cleanly cut with a trencher or other device inside the final excavation line. Roots to be cut must be under the supervision and inspection by the Town Forestry Officer. The TPZ fence should then be installed outside the root pruning line. Under no circumstances should roots be ripped by an excavator in the course of excavation. No trenching for irrigation or site lighting will be allowed in the TPZ without written approval from the appropriate Town official.

9.7. Work outside the TPZ should be conducted so as to avoid damage to the trees by either construction vehicles, excavation, or grading. No concrete trucks or other equipment should be washed out where the contaminated water will run onto tree root systems inside or outside the TPZ. No fuels, lubricants, coolants, hydraulic fluids, etc. must be discharged on any part of the site.

9.8. Landscaping shall be installed in conformance with the plans listed in Section 1 of this approval.

9.9. All trees, shrubs and other plant material shall be typical of their species and variety; have normal growth habits; well-developed branches, be densely foliated, vigorous root systems and be free from defects and injuries. Quality of planting material, spread of roots, and size of root balls shall be in accordance with ANSI Z-60 (or most recent version) ‘American Standard for Nursery Stock’ as published by the American Nursery and Landscape Association, Inc.

9.10. All plant identification tags must remain attached to plant material until an inspection is conducted by the Town Forestry Officer. All plant material should be planted on the day of delivery. In the event this is not possible, the Town Forestry Officer shall be notified, and the contractor shall protect all stock not planted. Plant material should not remain unplanted for longer than a three-day period after delivery. Any trees, shrubs or other landscaping not planted within this period may be rejected.

9.11. All trees, shrubs and other plant material must be installed as per the details provided on the plan entitled, “Site Landscaping Plan,” Sheet L.1.3A, dated 07/30/18, last revised 1/04/19, and “Site Plans – 2 – Proposed Tennis Courts,” Sheet L.1.5, dated 07/30/18, last revised 1/04/19, and prepared by Donald H. Fletcher, P.E., NYS Lic. No. 075248, and those listed in Section 13 of this approval.

9.12. Following installation of all plant material as per the approved plans, which will be subject to an inspection by the Town or its designee, a maintenance and monitoring period of five (5) years will take effect. During the five (5) year maintenance and monitoring period, a once annual inspection will be conducted by an applicant representative, along with a representative of the Town, to confirm that the plant material has achieved a minimum 90% survival rate. Dead or unhealthy plantings must be replaced as necessary to ensure
compliance with the 90% survival rate.

9.13. No trees or shrubs shall be pruned at the time of planting unless deemed appropriate by the Town Forestry Officer.

9.14. All tree stakes must be removed within twelve (12) months of installation.

9.15. All plant material shall be properly watered during the first year of establishment, at a minimum.

9.16. Landscaping carried out after removal of the TPZ fencing must avoid damage to tree roots from planting holes, equipment traffic, re-grading or other activities. The Applicant (or successor) must install a water bag or similar device to water newly planted trees, which must be maintained for the first year of establishment, at a minimum. All water bags must be removed for the winter season.

9.17. The Planning Board may require that the applicant furnish the Town with a performance bond, cash escrow, or irrevocable letter of credit from an approved financial institution or surety, as approved by the Town Attorney, in an amount sufficient to cover 90% of the protection, planting and restoration work to be completed in accordance with the approved plans. The remaining 10% of the cost of the protection, planting and restoration work shall be in cash and deposited by the applicant in a special tree preservation escrow account maintained by the Town. The total amount of the bond and cash deposit shall reflect all protection, replanting and restoration costs. An estimate of the total cost of such work shall be submitted to the Town Forestry Officer prior to posting of the bond. Upon completion of all protection, replanting and restoration work to the satisfaction of the Town Forestry Officer, the performance bond shall be canceled and replaced with a maintenance bond to be approved by the Town Attorney and to run for a term of three (3) full growing seasons. The growing season for Westchester County is April through October. The 10% cash in escrow shall remain on deposit with the Town until the maintenance bond is canceled. If new trees or shrubs planted as part of the restoration work do not survive three (3) full growing seasons, they shall be replaced in-kind, and the term of the maintenance bond shall be extended to run for a term of three (3) full growing seasons from the time any necessary replanting has taken place, to the satisfaction of the Town Forestry Officer.

9.18. No final certificate of occupancy shall be issued by the Building Inspector until the Commissioner, Department of Community Development and Conservation, has ensured that all landscaping on the site corresponds with the plan listed in Section 1 of this approval. If planting is set to occur between October 31 and April 1, the permit holder may obtain a temporary certificate of occupancy, and all planting and restoration work must be completed to the satisfaction of the Commissioner, Department of Community Development and Conservation on or before the first day of the following May. Should the permit holder fail to complete the restoration work on or before May 1 next following the execution of the agreement, the Commissioner, Department of Community Development and Conservation shall have the right to declare the performance bond in default and apply the escrow cash deposit and the proceeds of the bond to restore the land.

9.19. All trees and shrubs shall be maintained in good condition and be replaced as necessary. All newly planted landscaping which fail to survive shall be replaced by the permit holder at no expense to the Town. If the permit holder fails to do so voluntarily, said replacement shall be within 15 days following written demand for such replacement from the Town Forestry Officer, or within an extended period of time as may be specified.

9.20. Any requests to modify the approved landscaping plans must be reviewed by the Commissioner of the Department of Community Development and Conservation, or designee, for approval. Upon approval of the proposed changes, the applicant will submit revised plan(s) highlighting approved changes in bold and include a signature and date box for Secretary to the Planning Board on the cover sheet.

9.21. The Applicant shall field verify the location of approximately ten (10) of the trees to be planted in the
southeast portion of the school campus along Keats Avenue, if applicable, through coordination with the Town Forestry Officer.

9.22. The Applicant shall plant five (5) coniferous trees on the northerly side of the tennis courts, a minimum of 6-7 feet in height at the time of planting, the species of which and location of, to be verified in coordination with the Town Forestry Officer.

9.23. The Applicant shall preserve the 24" Horse Chestnut tree at the southerly periphery of the grading associated with the track. The Town Forestry Officer shall be notified in advance of the placement of any tee well or construction safety fencing in the vicinity of the tree.

10. UTILITIES
10.1. All utilities and utility service lines must be shown on the plan. The type and location shall be subject to the approval of the Bureau of Engineering and the Commissioner, Department of Community Development and Conservation.

10.2. Pursuant to Chapter 430 Streets and Sidewalks, of the Code of the Town of Greenburgh, the applicant (or successor in interest) shall obtain from the Town of Greenburgh Department of Public Works, an approved street opening permit (ARTICLE II Street Excavations and Temporary Street Obstructions) and/or permit for work in the Town right-of-way (ARTICLE IV Construction Operations) for any proposed actions that require such a permit.

11. EASEMENTS
11.1. All existing and proposed easements must be shown on the plan. Easements for public improvements shall be subject to the approval of the Bureau of Engineering, the Commissioner, Department of Community Development and Conservation, and the Town Attorney. All approvals contained herein are subject to any existing rights that have been created as a result of easements on the lots that are subject to this application.

12. BLASTING AND CHIPPING OF ROCK
12.1. If the applicant (or successor in interest) intends to remove rock by means other than blasting, a High Resolution Seismic Refraction Survey must be performed. A geotechnical engineer shall interpret the results of the survey and will determine whether or not all of the rock can be removed by means other than blasting. The geotechnical engineer will submit a report on the site to the Building Department. If the report reveals that all of the rock cannot be removed by means other than blasting, and then no removal of overburden shall take place with the exception of tree stumps, top soil or materials rendered inconsequential by the blaster. If the report reveals that all of the rock can be safely hammered/chipped, a temporary, solid barrier no less than 8'-0" high must be installed for the duration of the chipping activities, to the satisfaction of the Building Inspector.

12.2. The applicant (or successor in interest) shall be limited to the hours of 8:30 AM to 3:00 PM, Monday through Friday, for all rock chipping. Rock blasting and rock chipping is prohibited on Saturdays, Sundays and all legal holidays.

12.3. The applicant (or successor in interest) shall conduct a precondition/preconstruction survey of all adjacent structures located within 50 feet of the limits of disturbance on the subject property. The survey shall be submitted to the Town's Blasting Inspector and the Town Building Inspector for review.

12.4. The applicant (or successor in interest) shall install seismic graphs, set in histogram mode, on the property, outside the area of rock removal, that are to be monitored once an hour by a geotechnical engineer to ensure that vibrations from the site do not cause damage to adjacent structures of the property. The number of seismic graphs shall be determined by the geotechnical engineer and agreed to by the Town Building Inspector, or his designee. The geotechnical engineer must submit a daily report of the seismic graph readings to the Town Building Inspector. The report shall use the USBM Vibration limit curve developed
from R18507 (Appendix B). Should a seismic reading exceed the Town of Greenburgh limitations, the work must cease immediately, and written notification must be provided to the Town Building Inspector.

12.5. Prior to any rock chipping/hammering activities, appropriate dust control measures must be installed to the satisfaction of the Town Building Inspector.

12.6. The maximum decibel level for rock chipping/hammering activities must not exceed 110 db(A), as measured from any property line.

12.7. All rock chipping/hammering must be completed within thirty (30) business days of commencement of such activities. Thereafter, the applicant (or successor in interest) must cease such activities and seek additional approval from the Planning Board to resume rock chipping/hammering activities.

12.8. Any blasting on the site shall be in conformance with the Town Blasting Ordinance.

13. INSPECTION FEE
13.1. The Applicant will be required to provide a construction cost estimate to the Town of Greenburgh for all public improvements for the project. When the estimate is approved, the applicant will be required to provide a three (3) percent inspection fee to the Town, in addition to the required bonds.

14. PERFORMANCE BOND, CASH BOND OR LETTER OF CREDIT
14.1. If required, performance, cash bonds and/or letters of credit shall be posted in the form and in the amounts determined by the Bureau of Engineering and Town Attorney. Conditions are to be met within three (3) years of final subdivision approval unless the Planning Board grants any extension of this time limit. If all conditions are not completed within the time limit, (or within an extension, if granted) no further building permit or Certificate of Occupancy will be issued until the improvements are completed and dedicated.

15. RESERVATION OF RIGHTS
15.1. The Town of Greenburgh reserves the right to withhold the issuance of any building permit or Final Certification of Occupancy upon failure of the applicant to comply with any requirements of this decision.

TOWN OF GREENBURGH PLANNING BOARD

Garrett Duquesne, AICP
Commissioner
Community Development & Conservation

DATE: April 4, 2019
TO: Town of Greenburgh Planning Board

FROM: Kenneth V. Cioce, P.E. - Town Engineer

RE: Existing Athletic Field Expansion, New Running Track and 2 Tennis Courts
    Maria Regina High School
    500 West Hartsdale Avenue
    Slope Clearance Form No. 3981-R
    Steep Slope Permit Application

DATE: January 25, 2019

We have reviewed the Slope Clearance Form and supporting materials for the above referenced project. Our review of this application reveals that portions of this project will disturb a minimum contiguous area of 500 square feet, one dimension of which is a minimum of 10 feet, containing a degree of slope noted to be equal to or greater than 15%. As such, as per § 245-7 of the Town Code, this Steep Slope Application must ultimately be referred to the Town Planning Board for consideration under the Steep Slope Law.

We note that the Applicant has completed a Slope Clearance Form, Steep Slope Permit Application and has also provided related background information, all of which are attached herewith. These application materials are noted to contain all information required by § 245-6.(A)(1)-(18) outlined below:

A. Planning Board steep slope permit application contents. A Planning Board steep slope permit application must be made in writing on forms prescribed by the Town Engineer and contain the following information:

(1) Name and post office address of the owner and applicant;
(2) Street address and tax map designation of property covered by the application;
(3) Statement of authority from the owner for any agent making application;
(4) Statement of proposed work and purpose thereof, and an explanation why the proposed activity cannot be located at another site;
(5) Three copies of complete plans drawn to a scale of not less than one inch equals 50 feet, certified by a New York State Licensed Engineer, Registered Architect or Land Surveyor. A New York State Licensed Landscaped Architect may also prepare plans as allowed by New York State Education Law;
(6) Location of proposed construction or area of disturbance and its relationship to any property line, easement, building, structure, road, wall, fence, sewage disposal system, well, wetland feature or tree exceeding six inches in diameter measured at a height of four feet from the ground;
(7) Estimated material quantities of excavation or fill and number/species and size of trees to be removed;
(8) Location and size of areas of soils by soil types in the area of proposed disturbance and to a distance of 100 feet surrounding the area of disturbance;
(9) Existing and proposed contours (National Geodetic Vertical Datum) at two-foot intervals in the area of proposed disturbance and to a distance of 100 feet beyond;
(10) Cross sections of steep slope areas;
(11) Retaining walls or like constructions, with details of construction;
(12) Erosion and sedimentation control plan, including installation details of proposed control measures, directive construction notations and a schedule for the installation and maintenance of proposed control measures;
(13) Other details, including specific reports by qualified professionals on soils, geology and hydrology, and borings or test pits, as may be determined to be necessary by the Town Engineer and/or Planning Board;
(14) A list of all applicable county, state or federal permits required for such work or improvements;
(15) An environmental assessment form;
(16) Listing of names and addresses of property owners of record, along with the address and tax map identification of properties within 500 feet of the property that is subject of this application;
(17) A narrative of compliance with the review standards established in §245-7A; and
(18) An application fee in the amount set forth in a fee schedule established under Chapter 230.

Additionally, with respect to terms above, § 245-7.B(2) and (3) of the Steep Slope Law also requires that the application comply with the following:

(2) Record. The Planning Board record must consist of a slope clearance form and the Planning Board steep slope permit application requirements, as set forth in § 245-6A.
(3) Notice. The Planning Board shall not review any permit application unless the applicant has established by affidavit that notification to property owners within 500 feet of the property that is the subject of the application, by U.S. Postal Service regular mail, has been complied with. The notices, at a minimum, shall contain the following:
(a) Name and post office address of the owner and applicant and the street address and tax map designation of property covered by the applicant;
(b) The applicant has applied for site plan, subdivision, steep slope, or other application approval, as the case may be;
(c) The approval involves slope disturbance;
(d) The nature of the proposed work and purpose thereof;
(e) The application is available for inspection at the Department of Community Development and Conservation;
(f) The fact that a hearing will be held on the application, the date, the time and place of the hearing, and that individuals will be given opportunity to be heard; and
(g) The Department of Community Development and Conservation will accept and consider any written comment to the extent it addresses any matter relating to this chapter received prior to the close of the public hearing comment period.

The Bureau of Engineering suggests that the Applicant initially be required to submit to the Planning Department twelve (12) full sets of the information referenced in § 245-7.B(2) and (3)(a)-(d). When the Planning Board subsequently schedules a hearing regarding this application, the Applicant should then be required to comply with all notification obligations of § 245-6.A(16), and § 245-7.B(2) and (3), as referenced above.

On this basis, the Engineering Bureau recommends that this Steep Slope Permit Application be referred to the Planning Board for review.

Upon completion of Planning Board review, and notwithstanding any additional conditions the Planning Board may impose, the Bureau of Engineering recommends the approval of this Steep Slope Permit Application, contingent upon the following stipulations:
[1]. The Bureau of Engineering has reviewed the submitted Slope Clearance Form/Steep Slope Permit Application information. We have found that it satisfactorily addresses, and will continue to be subject to, the following review criteria required by § 245-7.(A)(1)-(25) and § 245-7.(B)(7)(a)-(i):

A. Review standards. In evaluating the permit application, the Planning Board, with assistance from the Town Engineer, shall ensure that:

(1) The planning, design and development of buildings minimize flooding and provide appropriate structural safety, slope stability, and human enjoyment while adapting the affected site to, and taking advantage of, the best use of the natural terrain and aesthetic character;
(2) Roads and driveways follow the natural topography to the greatest extent possible in order to minimize the potential for erosion, and are consistent with other applicable regulations of the Town of Greenburgh and current engineering practices;
(3) Habitat is quantified and protected, no endangered species of flora or fauna are adversely impacted and any replanting shall be maintained by the applicant for two years and consist of indigenous vegetation that at a minimum replicates the original vegetation on the site, in kind;
(4) The natural elevations and vegetative cover of ridgelines may be disturbed only if the crest of a ridge and the tree line at the ridge remain uninterrupted. This may be accomplished either by positioning buildings and areas of disturbance below a ridgeline or by positioning buildings and areas of disturbance at a ridgeline so that the elevation of the roof line of the building is no greater than the elevation of the natural tree line, so long as no more than 100 feet along the ridgeline, to a width of 100 feet generally centered on the ridgeline, is disturbed;
(5) Any regrading blends in with the natural contours and undulations of the land;
(6) Cuts and fills are rounded off to eliminate sharp angles at the top, bottom, and sides of regraded slopes;
(7) The angle of cut and fill slopes does not exceed a slope of one vertical to two horizontal except where retaining walls, structural stabilization, or other methods acceptable to the Town Engineer and/or Planning Board are used;
(8) Tops and bottoms of cut and fill slopes are set back from structures an adequate distance to ensure the safety of the structures in the event of the collapse of the cut or fill slopes. Generally, such distance is six feet plus 1/2 the height of the cut or fill;
(9) Disturbance of rock outcrops is by means of explosives only if labor and machines are not effective and only if rock blasting is conducted in accordance with all applicable regulations of the Town of Greenburgh and the State of New York. Editor's Note: See Ch. 140, Explosives and Blasting. The rock shall be effectively stabilized;
(10) Disturbance of slopes is undertaken in workable units so that the disturbance can be completed and stabilized in one construction season and so that areas are not left bare and exposed during the period from December 15 through April 15;
(11) Disturbance of existing vegetative ground cover does not take place more than 15 days prior to grading and construction;
(12) Temporary soil stabilization, including, if appropriate, temporary stabilization measures such as netting or mulching to secure soil during the grow-in period, is applied to an area of disturbance within two days of establishing the final grade, and permanent stabilization is applied within 15 days of establishing the final grade;
(13) Soil stabilization is applied within two days of disturbance if the final grade is not expected to be established within 60 days;
(14) Measures for the control of erosion and sedimentation are undertaken consistent with the Westchester County Soil and Water Conservation District's "Best Management Practices Manual for Erosion and Sediment Control," and New York State Department of Environmental Conservation "Guidelines for Urban Erosion and Sediment Control," as amended, or its equivalent satisfactory to the Planning Board;
(15) All proposed disturbance of slopes is undertaken with consideration of the soils limitations characteristics contained in the Identification Legend, Westchester County Soils Survey, 1989, as prepared by the Westchester County Soil and Water Conservation District, in terms of recognition of limitation of soils on slopes for development and application of all mitigating measures, and as deemed necessary by the Town Engineer and/or Planning Board;
(16) Topsoil is removed from all areas of disturbance, stockpiled and stabilized in a manner to minimize erosion and sedimentation, and replaced elsewhere on the site at the time of final grading;

(17) Topsoil stockpiling is not permitted on slopes areas of greater than 10% gradient;

(18) Fill material is no less granular than the soil upon which it is placed, and no organic material or rock with a size that will not allow appropriate compaction or cover by topsoil can be used as fill material;

(19) Compaction of fill materials in fill areas is such to ensure support of proposed structures and stabilization for intended uses;

(20) Structures are designed to fit into the hillside rather than altering the hillside to fit the structure, employing methods such as reduced footprint design, step-down structures, stilt houses, and minimization of grading outside the building footprint;

(21) Development is sited on that portion of the site least likely to impact the natural landforms, geological features, and vegetation;

(22) The applicant has provided landscaping plans for after-development;

(23) The development conforms with the requirements set forth in § 285-39E;

(24) The construction equipment has adequate access as not to disturb anything outside the approved construction envelope; and

(25) At the discretion of the Town Engineer and/or Planning Board, a construction safety plan may be required and shall be reviewed and approved by the Traffic Safety Officer of the Town of Greenburgh.

B. Procedure:

(7) Determination. In evaluating the Planning Board steep slope application, the Planning Board must employ the standards set forth in § 245-7A. In approving any application, the Planning Board may impose such conditions or limitations as it determines necessary to ensure compliance with the intent, purpose and standards of this chapter. In approving any application, the Planning Board must find that the proposed activity:

(a) Is in accordance with the legislative findings of this chapter;

(b) Is consistent with the provisions of § 285-39E;

(c) Will not result in creep, sudden slope failure, rock failure or additional erosion;

(d) Has no reasonably feasible on-site alternative, after consideration of reduction in buildable area, change in use, revision of road or lot layout, revision in the location of buildings, structures, driveways, other site construction or land-altering activities, or related site planning considerations that could otherwise reasonably accomplish the applicant's objectives;

(e) Will preserve and protect existing wetlands, watercourses, and adjacent areas, as defined in Chapter 280;

(f) Will not adversely affect existing or proposed wells or sewage disposal systems;

(g) Is the best alternative, after consideration of an area not presently owned by the applicant, that could reasonably be obtained, utilized, expanded or managed in order to fulfill the basic purpose of the proposed activity, if it is otherwise a practicable alternative;

(h) Will not adversely affect any endangered species of flora or fauna; and

(i) Is compatible with the public health and welfare.

[2]. The Bureau of Engineering notes that this Slope Clearance Form/Steep Slope Permit Application will also be subject to the following additional permit conditions, as referenced in § 245-7.(B)(9):

(9) Permit conditions. Any permit issued pursuant to this chapter may be issued with conditions. Such conditions, as the Planning Board deems necessary to comply with the provisions of this chapter, may be attached to the permit:

(a) Every permit must be in writing and contain the following conditions:

(1) Work conducted under a permit must be open to inspection at any time, including weekends and holidays, by the Town Engineer, or any designated representative;
(2) The permit will expire on a specified date and, unless otherwise indicated, the permit will be valid for a length not to exceed two years or for the same term as any associated building permits, whichever term is longer. For additional provisions relating to the term of a permit, see § 245-7B(9)(c);

(3) The permit holder must notify the Town Engineer, in writing, of the date on which the regulated activity is to begin, at least five days in advance of such date;

(4) The applicant must maintain a copy of the written permit with conditions and the approved plans on site while the regulated activities authorized by the permit are being undertaken;

(5) The applicant must stake and appropriately mark the boundaries of the regulated activity and slope area so as to be clearly visible to those at the project site;

(6) Mitigation measures must be enumerated as conditions of the written permit; and

(7) An appropriate bond or letter of credit shall be required in accordance with Subsection 10 (below).

(b) The Planning Board shall set forth in writing all conditions attached to any permit and maintain this record along with all other documents relating to the permit application. These conditions may include, but are not limited to:

(1) Limitations on lot size for any activity;

(2) Limitations on the total portion of any site that may be cleared, regraded, filled, drained, excavated or otherwise modified;

(3) Modification of waste disposal and water supply facilities;

(4) Imposition of operation controls, sureties, and deed restrictions concerning future use and subdivision of lands such as preservation of undeveloped areas in open space use, and limitation of vegetation removal;

(5) Dedication of easements and development restriction areas to protect slope areas;

(6) Erosion control measures;

(7) Setbacks for structures, fill, excavation, deposit of spoil, and other activities from the slope or slopes;

(8) Modifications in project design to ensure continued ground and surface water supply to the slope area; and

(9) Replanting of slope area vegetation.

(c) Extensions of up to two years of an original or subsequent permit may be granted upon written request to the Planning Board by the permit holder or authorized representative at least 30 days prior to the expiration date of the permit. The Planning Board need not hold a hearing if the scope of work, magnitude of site disturbance, extent of mitigation or original intent of the permit is not altered or extended in any significant way.

[3] The Bureau of Engineering further stipulates that the work to be performed, as described in this Slope Clearance Form/Steep Slope Permit Application, will utilize the following minimal erosion control measures as necessary to prevent onsite erosion and downstream sedimentation: installation of tree protection measures; installation and maintenance of silt fence immediately downstream of disturbed areas; the stockpiling and protection of topsoil as required; seeding and restoration of disturbed areas, and; the cleaning of silt deposition from downstream areas and drainage utilities resulting from the work.

All work noted above and covered under this permit shall comply with the recommendations noted in “New York State Guidelines for Urban Erosion and Sediment Control”, as well as applicable OSHA regulations, as required.
[4]. The Bureau of Engineering notes that the project will require the importation of approximately 1,600 cubic yards of fill, the stated surplus amount, and will therefore require a Fill Permit to be issued by the Bureau of Engineering. The public hearing notice for this project should mention both the Steep Slope and Fill Permit issues, in order that the public notice requirements for both permits are fulfilled at the same time. The importation of fill shall be accomplished in accordance with recommended Fill Permit procedures of the Town.

[5]. Prior to construction, the Applicant must obtain a Stormwater Management Control Permit and Fill Permit from the Bureau of Engineering, Phase II Stormwater Permit coverage from the NYS DEC and a Building Permit from the Building Department.

[6]. The Applicant shall be required to retain all professional resources necessary to comply with the conditions of the Steep Slope, Stormwater Management, Fill and Phase II Stormwater Permits.

cc: Garrett Duquesne – Planning Department
    Steven Fraietta – Building Department

Valerie Reidy, President
Maria Regina High School
500 West Hartsdale Avenue
Hartsdale, New York 10530

Ronald C. Tetelman, RLA
247 Route 100, Suite 2000D
Somers, New York 10589
TOWN OF GREENBURGH

PLANNING BOARD STEEP SLOPE PERMIT APPLICATION

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

OWNER:

Name: Valecio Reidy, Pres.; Maria Rojas, H.S. Street: 500 W. Hartsdale Ave.
City: Hartsdale State: NY Zip: 10530 Phone: 714-761-3300 Fax: 714

APPLICANT: If applicant is other than the owner, a letter signed by owner must be attached authorizing any agent to make this application.

Name: Ronald Telman, Attn: Bartoni Logistics Street: 267 Race 100
City: Somers State: NY Zip: 10589 Phone: 914-322-3646 Fax: 914

SUBJECT PROPERTY:

Address: 500 W. Hartsdale Ave.
Volume: Section 8 Block 130 Lot(s): 621 Total site area (sq.ft.): 923,908
Situated on the West side of W. Hartsdale Ave. (Street) 100' feet from the intersection of Kent St. Ave. (Street)

APPROVAL(s):
List of all County, State, Federal and Local permits required (if necessary): NYSDEC Stormwater Permit / Amended Site Plan—Town Board

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):

Estimated Quantity of Excavation: 10,000 C.Y. CUT 10,000 C.Y. FILL 11,600 C.Y.
Imported Fill: 1,600 C.Y.
Number of trees to be Removed: 85 Species: Various Size: Various (See the removal permit Attached)
Size of Activity Area: 4.45 acres

SOIL TYPE:
Soil Type(s) in area of proposed disturbance: ChB
Soil Type(s) in area to a distance of 100 feet surrounding area of disturbance: ChB, SlB

RDA
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): 369.9'

Certified by:

Professional's Seal

Joseph R. Link
Signature of Professional
050456 License Number
10-26-18 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.

Joseph R. Link
LS
### Summary of Trees to be Removed

<table>
<thead>
<tr>
<th>Type of Tree</th>
<th>Diameter</th>
<th>Reason Code</th>
<th>Type of Tree</th>
<th>Diameter</th>
<th>Reason Code</th>
</tr>
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<tr>
<td>(2) Picea abies (Norway Spruce)</td>
<td>30&quot; cal.</td>
<td>2</td>
<td>(1) Carya cordiformis (Bitternut Hickory)</td>
<td>14&quot; cal.</td>
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<tr>
<td>(3) Picea abies (Norway Spruce)</td>
<td>20&quot;-24&quot; cal.</td>
<td>6</td>
<td>(1) Carya cordiformis (Bitternut Hickory)</td>
<td>16&quot; cal.</td>
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<tr>
<td>(1) Pinus strobus (White Pine)</td>
<td>18&quot;-24&quot; cal.</td>
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<td>(1) Carya cordiformis (Bitternut Hickory)</td>
<td>20&quot; cal.</td>
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<td>(3) Pinus strobus (White Pine)</td>
<td>36&quot; cal.</td>
<td>4</td>
<td>(2) Populus deltoides (Cottonwood)</td>
<td>30&quot;-32&quot; cal.</td>
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<td>(6) Acer platanoides (Norway Maple)</td>
<td>10&quot; cal.</td>
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<td>(3) Populus deltoides (Cottonwood)</td>
<td>40&quot;-48&quot; cal.</td>
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<td>50&quot; cal.</td>
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<td>(2) Populus deltoides (Cottonwood)</td>
<td>60&quot; cal.</td>
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<td>(2) Populus deltoides (Cottonwood)</td>
<td>21&quot;-26&quot; cal.</td>
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<td>(1) Populus deltoides (Cottonwood)</td>
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<td>(3) Deciduous spp. 8&quot; cal.</td>
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<td>(3) Deciduous spp. 10&quot; cal.</td>
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<td>(3) Deciduous spp. 15&quot; cal.</td>
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<td>32&quot; cal.</td>
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<td>(2) Deciduous spp. 30&quot; cal.</td>
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<td></td>
</tr>
<tr>
<td>(1) Quercus alba (White Oak)</td>
<td>48&quot; cal.</td>
<td>2</td>
<td>(1) Deciduous spp. 30&quot; cal.</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>(3) Deciduous spp. 40&quot; cal (wet, near slope)</td>
<td>2, 2, 6</td>
<td>(1) Deciduous spp. 72&quot; cal.</td>
<td>4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total number of trees proposed for removal on the property: 85

### Reason Code

1. In Roadway  
2. In Building Area  
3. Remove to Grade  
4. In Driveway or Service Line  
5. Proximity to Structure  
6. Other (Ex. – Dead, Diseased. Please specify on separate sheet)