**REQUIREMENTS FOR SITE PLAN REVIEW**

This form is to be included in the Application Submission Package

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Please check the box</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Applicants must submit twelve (12) collated copies of the entire application package for submissions, unless otherwise directed by staff, including:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Affidavit of Ownership;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B. Site Plan Application Form;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>C. Environmental Clearance Form;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>D. Slope Clearance Form;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>E. Wetlands/Watercourse Clearance Form;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>F. Full Environmental Assessment Form (Long Form);</td>
<td></td>
</tr>
<tr>
<td></td>
<td>G. Proposed Site Plan. (All maps must be folded to 8 1/2” x 11” with title box showing.) (See attached checklist);</td>
<td></td>
</tr>
<tr>
<td></td>
<td>i. Title Sheet;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ii. Existing Conditions Plan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>iii. Proposed Site Plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>iv. Utilities Plan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>v. Lighting Plan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>vi. Grading Plan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>vii. Steep Slope Analysis Plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>viii. Stormwater and Soil Erosion Control Plan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ix. Tree Protection and Removal and Landscaping Plan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>x. Wetlands/Watercourse Delineation Impact and Mitigation Plan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>xi. Construction and Plan Details;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>xii. Certified survey of property</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>One (1) set of three (3) copies of Steep Slope Analysis Plan and Slope Clearance Form for Engineering Department with a check for $150.</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Appropriate fees (see fee schedule). Please attach a completed fee schedule and separate checks for each section.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Two (2) copies of current deed</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Chain of title on subject property(s) subsequent to 1957</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Two copies of all easements and restrictive covenants already placed and proposed to be placed on the plat.</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>List names and addresses of all owners of properties within 500 feet of the perimeter of site. Must be typed on labels. Use Avery #5160 copies label format. The application must include a map of adjacent lots indicating the 500' radius line as applicable, measured from all points on the property line (not from the center of the site).</td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>All improvement plan submission for subdivision must be submitted in Auto Cad™ format.</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>A tree removal permit application, if required, must be made with the Forestry Officer.</td>
<td></td>
</tr>
</tbody>
</table>

*If any of the above-reference information is missing, the application will be deemed incomplete and returned to the applicant for proper completion.*
**TOWN OF GREENBURGH FEE SITE PLAN SCHEDULE**

This form is to be included in the Application Package

<table>
<thead>
<tr>
<th>Site Plan Fees</th>
<th>Fee</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Application</td>
<td>$1000</td>
<td>$1000</td>
</tr>
<tr>
<td>Residential Units Proposed</td>
<td>$100 X Number of Units</td>
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</tr>
<tr>
<td>Parking Fee Per Space for proposed use</td>
<td>$25 X Number of Spaces</td>
<td>$150</td>
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<tr>
<td>Environmental Clearance Form</td>
<td>$150</td>
<td></td>
</tr>
<tr>
<td>Wetlands/watercourse Clearance Form</td>
<td>$100</td>
<td>$100</td>
</tr>
<tr>
<td>Legal</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Public Hearing Notice (Escrow) (separate check)</td>
<td>$200</td>
<td>$200</td>
</tr>
<tr>
<td>Public Hearing Transcript (Escrow) (separate check)</td>
<td>$200</td>
<td>$200</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>2150</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Planned Unit Development**

<table>
<thead>
<tr>
<th>Planned Unit Development</th>
<th>Fee</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUD Application</td>
<td>$1500</td>
<td>$1500</td>
</tr>
<tr>
<td>Residential Units Proposed</td>
<td>$100 X Number of Units</td>
<td></td>
</tr>
<tr>
<td>Environmental Clearance Form</td>
<td>$150</td>
<td>$150</td>
</tr>
<tr>
<td>Wetlands/watercourse Clearance Form</td>
<td>$100</td>
<td>$100</td>
</tr>
<tr>
<td>Legal</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Public Hearing Notice (Escrow) (separate check)</td>
<td>$200</td>
<td>$200</td>
</tr>
<tr>
<td>Public Hearing Transcript (Escrow) (separate check)</td>
<td>$200</td>
<td>$200</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>2150</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Escrow Review**

| Escrow Review                                       | $1,500 or 2% of the total cost of all site improvements, exclusive of the cost of construction of all buildings, whichever is greater |         |
| Site Plan Review (separate check)                   | (per NYC RR Part 617) |          |
| SEQR                                                | Subtotal |         |

**Residential Development - Recreation Impact Fee**

<table>
<thead>
<tr>
<th>Residential Development - Recreation Impact Fee</th>
<th>Fee</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUD Unit or Residential Site Plan Unit (separate check)</td>
<td>$4,320 X dwelling unit</td>
<td></td>
</tr>
<tr>
<td>Rental Unit (deed restricted for 20 years) (separate check)</td>
<td>$2,160 X dwelling unit</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please include a separate check for each subtotal portion of the application. All fees must be made payable to the "Town of Greenburgh"

**Town of Greenburgh, Department of Community Development and Conservation – File Use**

<table>
<thead>
<tr>
<th>Site Plan Fees</th>
<th>Date Received</th>
<th>Total</th>
<th>Staff initials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrow Review</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational Impact Fee</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Amount</td>
<td>Date</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>--------</td>
<td>--------</td>
<td></td>
</tr>
<tr>
<td>Engineering Dept - Steep Slope Vanence</td>
<td>200.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Additional Zoning Variances</td>
<td>200.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Escrow (Commissions)</td>
<td>200.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Legal Fees (Service)</td>
<td>200.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Tree Removal Permit Application</td>
<td>200.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Aulters, Nodacav</td>
<td>850.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Site Plan Application - Westchester Hills Cemetery</td>
<td>1,000.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Special Permit Application - Westchester Hills</td>
<td>1,000.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Steep Slope Cleanup - Westchester Hills</td>
<td>1,000.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Wetlands/Watercourse Cleanup Form - WPC</td>
<td>1,000.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
<tr>
<td>Environmental Cleanup Form - Westchester Hills</td>
<td>1,000.00</td>
<td>9/1/2018</td>
<td></td>
</tr>
</tbody>
</table>

Total: 026749

Vendor: 026577

Note: Check # 026531
TOWN OF GREENBURGH
Building Department

AFFIDAVIT OF OWNERSHIP

State of New York   )
) ss.
County of Westchester )
Sandra Divack Moss    being duly sworn, deposes and says that (s)he resides
at 111 Central Park West, New York, NY
in the County of New York 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 with a street address of 400 Saw Mill River Road
and known and designated on Town Tax Maps as parcel id 8.500-351-3 and that (s)he
makes or is authorizing Nina Lesser, RA to make application for
building permit in his/her/its behalf and that the statement of facts contained in said application are true
and
that the work will be performed in the manner set forth in the application and in the plans and
specifications filed herewith and in accordance with all applicable laws, ordinances and regulations. I
further understand that the filing of this application is not a permit to commence construction.

Sworn to me before this 13th
Day of June 2018

Notary Public

DORIS CHIU
Notary Public - State of New York
No. 01CH6113273
Qualified in New York County
My Commission Expires July 26, 2020

Executive Director
Stephen Wise Free Synagogue -Owner of Westchester Hills Cemetery
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:

   **410 SAW MILL RIVER ROAD**

   Name of Applicant: **NINA LESSER, PETER GISOLFI ASSOCIATES**

   Address of Applicant: **566 WARBURTON AVE., HDO, NY 10706**

   Date(s) of Application(s): ______________

   Type(s) of Application(s): **ZONING, PLANNING, STEEP SLOPE, TREE REMOVAL**

   Project Name: **WESTCHESTER HILLS CEMETERY SANCTUARY**

2. Name and address of Owner(s) if different from Applicant: **STEPHEN WISE FREE**

   **SYNAGOGUE, 30 WEST 68TH STREET, NY, NY 10023**

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: ____________________________________________

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

   __________________________________________________________________________

   __________________________________________________________________________

   __________________________________________________________________________

   __________________________________________________________________________

   __________________________________________________________________________

*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 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 publically traded corporation, a limited liability company or any other entity, any person who is an owner of more than 2% of the equity of such legal entity.

Name of Applicant: NINA LESSER, IRA
Signature: [Signature]
Date: 16 AUG 2018
Name of Application: WESTCHESTER HILLS CEMETERY

Description of Action: RENOVATION OF EXISTING BUILDING AND ADDITION OF SERVICE AREA AND CRYPTS.

Owner:
Name: STEPHEN WISE
P & E SYNAGOGUE
Street: 30 WEST 68TH STREET
City: NY State: NY Zip: 10023
Telephone: 212.877.4050 Fax: 212.787.7108

Applicant:
Name: PETER GIOUFI ASSOCIATES
NINA LESSER, P.A.
Street: 566 WARBURTON AVENUE
City: HASTINGS ON HUDSON State: NY Zip: 10706
Telephone: 914.478.3671 Fax: 

Subject Property:
Name or other identification of site (address): 400 SAW MILL RIVER ROAD
Situated on the SE side of SAW MILL RIVER ROAD (Street) 2500 feet
from the intersection of RAVENSOELE / JACKSON (Street)
Parcel ID: 8.500 - 351 - 3 Total site area (sq. ft): 638,464

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

<table>
<thead>
<tr>
<th>Permitted</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>30,000</td>
<td>638,464</td>
</tr>
<tr>
<td>Buildable Lot Area</td>
<td>30,000</td>
<td>638,464</td>
</tr>
<tr>
<td>Total Gross Floor Area (F.A.R.) sq. ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percent Coverages</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principle Building</td>
<td>16% = 102,154</td>
<td>2,675</td>
</tr>
<tr>
<td>Accessory Building</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Impervious Surface</td>
<td>25%</td>
<td>10%</td>
</tr>
<tr>
<td>Yard Setbacks (Principle building)</td>
<td>Front yard setback</td>
<td>100'</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>100'</td>
<td>N/A</td>
</tr>
<tr>
<td>Length of one side setback</td>
<td>100'</td>
<td>91'</td>
</tr>
</tbody>
</table>
### Length of second side setback
- **Yard Setbacks (Accessory Building)**
  - Front setback
  - Rear setback
  - Length of one side setback
  - Total of both(2) sides setback

### Parking Setbacks
- **Principle Building**
  - Front yard setback
  - Length of one side setback
  - Length of second side setback
  - Total of both(2) sides setback
  - Rear setback

### Landscape Buffer
- Front setback
- Rear setback
- Length of one side setback
- Total of both(2) sides setback

### Number of Parking Space
(Please state the method used to calculate the number of spaces, i.e. 1 space per 200 sq.ft. of retail space, please attach a separate sheet if more room is needed)

### Loading Area

### Building Height
- **Feet**
- **Stories**
- **Total Height**

---

2) Slope category of total proposed site: 0%-15% 3942 sq.ft. 15%-25% 1430 sq.ft.

25%-35% 161 sq.ft. 35%+ 128 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? 

   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? 3

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.

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

Zoning Code Reference 285-36 (b1) Variance sought Front & side setback
Zoning Code Reference 285-36 (4) Variance sought Chapel on less than 50 acres
Zoning Code Reference 285-42 (c.1) Variance sought Increase non-conforming sheet

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 97-36 application for REDUCE LOT SIZE MAUSOLEUM LENGTH

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?

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.

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

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).

   STEPHEN WISE FREE SYNAGOGUE

   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.
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: [Signature]  
Nina Lesser  
Print Applicant's Name: Nina Lesser  
Date: 15 June 2018  

Signature of Owner: [Signature]  
Sandra Quackenbush  
Print Owner's Name: Sandra Quackenbush  
Date: 6/13/18  

Exec. Director: [Signature]  
Stephen Wise  
Print Executive Director's Name: Stephen Wise  
Date: 3/13/18  

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.

IMPELVIOUS SURFACES, GROSS COVERAGEx The sum of the horizontal area of coverage or footprint of all buildings, structures, paved areas, patios and other impervious 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]

§517.16 CONFIDENTIALITY When a project sponsor submits a completed EAP, 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.
PROJECT DESCRIPTION:

Westchester Hills Cemetery
Building Renovation and Addition
400 Saw Mill River Road
Hastings on Hudson, NY 10706

The proposal is to completely renovate the interior of an existing stone building and add a limited two-story addition on the North side. It formerly housed the administration and chapel for the cemetery and the use will remain the same after the renovation. We propose to build new roofs throughout.

The character of the building will remain very similar to the existing building. The existing stone exterior will remain as well as the existing garage doors and the majority of windows in the façades. The facade visible to the public facing Saw Mill River Road will be largely the same.

The existing building does not conform to the setback requirements for cemeteries. A 100’ setback is required and the existing building is 25’ (front) to 41’ (one side). Since the existing building is to remain, the project cannot comply with the setback requirements set forth in 285-36 (b1).

Similarly, the building does not conform with sections 285-36 (4) and 285-42 (c1) regarding a non-conforming structure on a lot size less that 50 acres. Since the existing building is to remain, the project cannot comply with the above requirements.

The change to the building will be minor as seen from Saw Mill River Road and the addition footprint on the North side is small at approximately 300 SF and the setback on one side will be reduced from 41’ to 32’. The only neighbors are to the North and are at an approximate distance of 400-450 ft. from the cemetery building. In addition, there is thick foliage along the North property line which screens the cemetery building (see attached aerial view). The impact to the surrounding neighborhood will be minimal.

The current variances are required due to the existing location of a building from the early 20th century. It is not possible to comply with current setback and conformance requirements and retain the existing building.
FORM MUST BE COMPLETED BY A LICENSED PROFESSIONAL (P.E., L.S., R.A., OR R.L.A.)**

OWNER:

Name: Stephen Wise Free Synagogue Street: 30 West 68th Street
City: New York State: NY Zip: 10023 Phone: 212-977-4030 Fax:  

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

Name: ______________________ Street: 566 Warburton Avenue
City: Hastings on Hudson State: NY Zip: 10706 Phone: 914-478-3677 Fax:  

SUBJECT PROPERTY:

Address: 400 Saw Mill River Road
Volume: ______________ Section: 8.500 Block: 351 Lot (s): 3 Total site area (sq.ft.): 638,464
Situated on the East side of Saw Mill River Road (Street) 2500 feet from the intersection of Jackson Ave/Ravensdale Rd. (Street)

APPROVAL(s):
List of all County, State, Federal and local permits required (if necessary): Town of Greenburgh

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): Renovation of an existing building at the Westchester Hills Cemetery.

Estimated Quantity of Excavation: ____ C.Y. CUT 60 C.Y. FILL 18 C.Y.
Imported Fill: __0__ C.Y.

Number of trees to be Removed: 2 Species: Dogwood, Maple Size: 6", 14"

Size of Activity Area: 883 SF

SOIL TYPE:
Soil Type(s) in area of proposed disturbance: Charlton Fine Sandy Loam

Soil Type(s) in area to a distance of 100 feet surrounding area of disturbance: Urban land, Eluvuents - Udifluvents Complex
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 (NGVD Datum) = 150.9

Certified by:
26 June 2018

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.
### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

### Part 1 - Project and Sponsor Information

**Name of Action or Project:** Westchester Hills Cemetery

**Project Location (describe, and attach a location map):** 400 Saw Mill River Road

**Brief Description of Proposed Action:** Renovation of an existing administration/chapel building with the addition of a service area including new roofs, new elevator, and new windows, cleaning and refurbishing existing stone walls.

**Name of Applicant or Sponsor:**
- Nina Lesser, RA
- Peter Gisolfi Associates

**Address:** 506 Warburton Avenue

**City/PO:** Hastings on Hudson

**State:** NY

**Zip Code:** 10706

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?
   - NO
   - YES [ ]

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?
   - NO
   - YES [ ]

3. a. Total acreage of the site of the proposed action? 14.66 acres
   b. Total acreage to be physically disturbed? 0.04 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.66 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
   
   - [ ] Urban
   - [ ] Rural (non-agriculture)
   - [ ] Industrial
   - [ ] Commercial
   - [ ] Residential (suburban)
   - [ ] Forest
   - [ ] Agriculture
   - [ ] Aquatic
   - [ ] Other (specify): ____________________

[ ] Parkland
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
   b. Consistent with the adopted comprehensive plan?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>✓</td>
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</table>

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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</thead>
<tbody>
<tr>
<td>✓</td>
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</table>

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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<tbody>
<tr>
<td></td>
<td>✓</td>
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</tbody>
</table>

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
   b. Are public transportation service(s) available at or near the site of the proposed action?  
   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>✓</td>
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</tbody>
</table>

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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<tbody>
<tr>
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</tbody>
</table>

10. Will the proposed action connect to an existing public/private water supply?  
    [If Yes, does the existing system have capacity to provide service?  
    □ NO □ YES]  
    If No, describe method for providing potable water:  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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</thead>
<tbody>
<tr>
<td>✓</td>
<td></td>
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</tbody>
</table>

11. Will the proposed action connect to existing wastewater utilities?  
    [If Yes, does the existing system have capacity to provide service?  
    □ NO □ YES]  
    If No, describe method for providing wastewater treatment: septic system (existing)  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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<tbody>
<tr>
<td>✓</td>
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</table>

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
   b. Is the proposed action located in an archeological sensitive area?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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<tbody>
<tr>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
   If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
   - Shoreline  - Forest  - Agricultural/grasslands  - Early mid-successional  
   - Wetland  - Urban  - Suburban  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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<tbody>
<tr>
<td>✓</td>
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</table>

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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</thead>
<tbody>
<tr>
<td>✓</td>
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</tr>
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</table>

16. Is the project site located in the 100 year flood plain?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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</thead>
<tbody>
<tr>
<td>✓</td>
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</tr>
</tbody>
</table>

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes,  
   a. Will storm water discharges flow to adjacent properties?  
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
   If Yes, briefly describe:  
   
   The existing stormwater will be conveyed in the existing manner.
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
   If Yes, explain purpose and size: 
   
   
   19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe: 
   
   
   20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe: 
   
   I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE
   Applicant/sponsor name: 
   Signature: 
   Date: 3 August 2018

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✓</td>
<td></td>
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<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. public / private water supplies?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>No, or small impact may occur</td>
<td>Moderate to large impact may occur</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td></td>
<td>✔</td>
</tr>
</tbody>
</table>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

<table>
<thead>
<tr>
<th>Name of Lead Agency</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print or Type Name of Responsible Officer in Lead Agency</td>
<td>Title of Responsible Officer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature of Responsible Officer in Lead Agency</th>
<th>Signature of Preparer (if different from Responsible Officer)</th>
</tr>
</thead>
</table>
TOWN OF GREENBURGH
Building Department

AFFIDAVIT OF OWNERSHIP

State of New York )
) ss.
County of Westchester )
Sandra Divack Moss
being duly sworn, deposes and says that (s)he resides
at 211 Central Park West #135 NY
in the County of NY 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 with a street address of 400 Saw Mill River Road
and known and designated on Town Tax Maps as parcel id 8.500-351-3 and that (s)he
makes or is authorizing Nina Lesser, RA to make application for
building permit in his/her/its behalf and that the statement of facts contained in said application are true
and
that the work will be performed in the manner set forth in the application and in the plans and
 specifications filed herewith and in accordance with all applicable laws, ordinances and regulations. I
further understand that the filing of this application is not a permit to commence construction.

Signature of Owner

Executive Director
Stephen Wise Free Synagogue - Owner of Westchester Hills Cemetery

Sworn to me before this 13th
Day of June 2018

Notary Public

DORIS CHIU
Notary Public - State of New York
No. 01CH6113273
Qualified in New York County
My Commission Expires July 26, 2020
PROJECT DESCRIPTION:

Westchester Hills Cemetery
Building Renovation and Addition
400 Saw Mill River Road
Hastings on Hudson, NY 10706

The proposal is to completely renovate the interior of an existing stone building and add a limited two-story addition on the North side as well as additional crypts on the East side of the building below grade. The building formerly housed the administration and chapel for the cemetery and the use will remain the same after the renovation. We propose to build new roofs throughout.

Westchester Hills cemetery requires additional crypt space for future clients and the cemetery grounds are mostly accounted for with the exception of the area adjacent to the building.

1. The planning and design of the building surrounding areas will minimize flooding through the design of the area drainage. In addition, an erosion control plan will be undertaken. The places where the slopes meet new retaining walls will be at or less than the angle of repose (see section drawings).
2. No new roads or driveways are proposed in the scope of this project.
3. There will be no impact to endangered flora or fauna from the proposed project.
4. The project is located near the lowest elevation of the site. There will be no impact to ridgelines.
5. The regarding to accommodate disabled access to the East side of the building will be blended and appear natural in relation to the existing topography (see landscape drawings).
6. The cuts and fills will be rounded off (see landscape drawings).
7. The angle of the cuts will not exceed the angle of repose except where there are planned retaining walls at the new crypt area.
8. None of the cut and fill will be left exposed and the resulting slopes from the design will not endanger the adjacent building.
9. There is no change to rock outcropping proposed in this project.
10. The contractor will retain slope stability during construction.
11. The disturbance of vegetation will not occur more than 15 days from prior to the commencement of grading and construction.
12. Refer to landscape drawings soil stabilization notes.
13. The soil stabilization will be installed within two days if the disturbance is not expected for 60 days or more.
14. Refer to the landscape notes for reference to compliance with current codes and regulations.
15. Refer to the attached soils information regarding the type of soils and related diagrams.
16. The topsoil will be stockpiled and replaced during final grading.
17. No topsoil will be stockpiled on a gradient greater that 10%.
18. All fill materials will be appropriate in size in relation to the adjacent soil and for compaction.
19. There is no fill material under the building.
20. The structures for the new crypt area are cut into the hillside and promote the perception of the continuation of the existing topography.
21. The development has no impact on any prominent geological features and only affects vegetation in a minor way.
22. Refer to attached landscaping plans.
23. The project will not adversely affect wetlands or existing watercourses.
24. The construction equipment work will be limited to the area immediately adjacent to the project site and will not adversely impact outside of the construction area.
25. A construction safety plan can be developed if required by the Town of Greenburgh officials.
PROJECT DESCRIPTION:

Westchester Hills Cemetery
Building Renovation and Addition
400 Saw Mill River Road
Hastings on Hudson, NY 10706

The proposal is to completely renovate the interior of an existing stone building and add a limited two-story addition on the North side. It formerly housed the administration and chapel for the cemetery and the use will remain the same after the renovation. We propose to build new roofs throughout.

The character of the building will remain very similar to the existing building. The existing stone exterior will remain as well as the existing garage doors and the majority of windows in the façades. The facade visible to the public facing Saw Mill River Road will be largely the same.

The existing building does not conform to the setback requirements for cemeteries. A 100' setback is required and the existing building is 25' (front) to 41' (one side). Since the existing building is to remain, the project cannot comply with the setback requirements set forth in 285-36 (b1).

Similarly, the building does not conform with sections 285-36 (4) and 285-42 (c1) regarding a non-conforming structure on a lot size less that 50 acres. Since the existing building is to remain, the project cannot comply with the above requirements.

The change to the building will be minor as seen from Saw Mill River Road and the addition footprint on the North side is small at approximately 300 SF and the setback on one side will be reduced from 41' to 32'. The only neighbors are to the North and are at an approximate distance of 400-450 ft. from the cemetery building. In addition, there is thick foliage along the North property line which screens the cemetery building (see attached aerial view). The impact to the surrounding neighborhood will be minimal.

The current variances are required due to the existing location of a building from the early 20th century. It is not possible to comply with current setback and conformance requirements and retain the existing building.
# Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>ChC</td>
<td>Charlton fine sandy loam, 8 to 15 percent slopes</td>
<td>8.4</td>
<td>19.9%</td>
</tr>
<tr>
<td>ChD</td>
<td>Charlton fine sandy loam, 15 to 25 percent slopes</td>
<td>16.8</td>
<td>39.8%</td>
</tr>
<tr>
<td>ChE</td>
<td>Charlton loam, 25 to 35 percent slopes</td>
<td>6.4</td>
<td>15.1%</td>
</tr>
<tr>
<td>CrC</td>
<td>Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky</td>
<td>0.1</td>
<td>0.2%</td>
</tr>
<tr>
<td>CsD</td>
<td>Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky</td>
<td>2.8</td>
<td>6.7%</td>
</tr>
<tr>
<td>Ctc</td>
<td>Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes</td>
<td>1.1</td>
<td>2.7%</td>
</tr>
<tr>
<td>CuD</td>
<td>Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes</td>
<td>1.3</td>
<td>3.2%</td>
</tr>
<tr>
<td>Ff</td>
<td>Fluvuvents-Udifluvents complex, frequently flooded</td>
<td>3.2</td>
<td>7.5%</td>
</tr>
<tr>
<td>Ub</td>
<td>Udorthents, smoothed</td>
<td>0.3</td>
<td>0.7%</td>
</tr>
<tr>
<td>Uf</td>
<td>Urban land</td>
<td>1.7</td>
<td>4.1%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>42.1</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
TOWN OF GREENBURGH
DEPARTMENT OF PUBLIC WORKS

Bureau of Engineering
177 Hillside Avenue, Greenburgh, NY 10607
Office (914) 989-1583 Fax (914) 989-1598
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.
   (If property slopes are certified to be limited to less than 15%, (2) foot topographic contours need not be
drawn on the site plan, unless requested);
- Show a delineation of the disturbed area for the proposed project on the site plan. The disturbed area should
  include any and all disturbance during construction, not just the final footprint;
- Initial Fee: $100.00 (Re-Review Fee: $200) Please make check payable to Town of Greenburgh

Owner Information:
Name: Stephen Wise Free Synagogue Street: 30 West 68th Street
City: New York State: NY Zip Code: 10023
Telephone: 212-877-4050 Alt. Telephone: Fax:

Applicant Information:
Name: Nina Lesser, RA Street: 56 Wartburton Avenue
City: Hastings on Hudson State: NY Zip Code: 10706
Telephone: 914-478-3677 Alt. Telephone: Fax:

Subject Property:
Name, address, or other identification of site: 400 Saw Mill River Road
Situated on the SE side of Saw Mill River Road (Street) 2500 feet
from the intersection of: Ravensdale / Jackson (Street)
Section: 8.500 Block: 351 Lot(s): 3 Total Site area (sq ft): 638,464

Proposed Action:
1) Type of Approval(s) Sought:
2) Description of Proposed Action: Renovation of existing cemetery building.
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.

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: __0__ yds³   Imported Fill: __0__ yds³

5) Slope Categories for Lot Area:
   Total Lot Area: __688,164__ sq. ft.
   Slope Category: 0%-15% __sq. ft. 15%-25% __sq. ft. 25%-35% __sq. ft. 35%+ __sq. ft.

6) Slope Categories for Disturbed Area:
   Total Disturbed Area: __5,681__ sq. ft.
   Slope Category: 0%-15% __3,962__ sq. ft. 15%-25% __1,430__ sq. ft. 25%-35% __161__ sq. ft. 35%+ __128__ sq. ft.

7) Buildable Area: __sq. ft.  Wetland/Watercourse Area: __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 § 285-39b - Lot and bulk requirements:
Areas of steep (15%-25%) slopes x 0.28; 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.

Name: Peter Gisolfi
Street: 96 Washington Avenue
City: Hastings on Hudson
State: NY
Zip Code: 10706
Telephone: 914-478-3677
Alt. Telephone: 
Fax: 
Email: nless @ petergisolfi.com
License Number: 012248
License Type: Arc.

Town of Greenburgh - Engineering Department
Steep Slope Clearance Form Review

Clearance Form #: 3915

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

Reviewed by: C. Murray Date: 7-20-18

For Use By: The Bureau of Engineering

Nina Lessor Date: 15 June 2018
Print Applicant's Name

Sandra Divack Moss Date: 15 June 2018
Print Owner's Name

Signature of Applicant
Signature of Owner

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
TO: Town of Greenburgh Planning Board

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

RE: Renovation of Existing Cemetery Building
400 Saw Mill River Road (Westchester Hills Cemetery)
Slope Clearance Form No. 3915
Steep Slope Permit Application

DATE: August 10, 2018

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 stave 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 stipulates that, prior to construction, the Applicant must obtain a Stormwater Management Control Permit from the Bureau of Engineering and a Building Permit from the Building Department.
[5]. The Applicant shall be required to retain all professional resources necessary to comply with the conditions of the Steep Slope and Stormwater Management Permits.

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

    Stephen Wise Free Synagogue
    30 West 68 Street
    New York, New York 10023

    Peter A. Gisolfi, R.A.
    566 Warburton Avenue
    Hastings-on-Hudson, New York 10706
## TOWN of GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION
ENVIRONMENTAL CLEARANCE FORM

### Name of Application:

<table>
<thead>
<tr>
<th>Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Nina Lesser, RA</td>
</tr>
<tr>
<td>City: Hastings on Hudson</td>
</tr>
<tr>
<td>Telephone: 914.478.3477</td>
</tr>
</tbody>
</table>

### Subject Property:

| Streets which site abuts: Saw Mill River Road near Ravensdale Jackson |
| Parcel ID#: 8.500-351-3 | Total site area (sq. ft): 632,454 |

### Proposed Action:

**A. State Type I actions** - This Type I list, is not an exhaustive list of those actions that an agency determines may 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. Freshwater wetlands, as defined in the Chapter 280 of the Code of the Town of Greenburgh
2. Floodplains, as defined in Article 36 of the Environmental Conservation Law.
3. Areas with slopes of 20% or greater where development would impact same.
4. Tarrytown Lakes, watershed area.
5. Hilltops at or above 400 feet elevation

**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 617.1 and any additional criteria contained in its procedures adopted pursuant to Section 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.

**Involv[ed Agencies:]

1) 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 □

2) Will a sewer district have to be expanded for the project?
   Yes □ No □

**Relationship to other actions:

1) List any related action that may be undertaken as a result of this proposed action:

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):

---

**Signature of Applicant**

[NINA LESSER, RA]

Print Applicant’s Name

**Date**

15 June 2018

**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 from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

Revised 07/20/12 AJS
TOWN of GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT AND CONSERVATION
177 Hillside Avenue, Greenburgh, NY 10607
Office: (914) 989-1530
Garrett Duquesne, AICP
Commissioner
Aaron Schmidt
Deputy Commissioner

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

I) Owner Information
Name: Stephen Wise Free Synagogue
City: New York
Street: 30 West 68th Street
State: NY Zip: 10023
Telephone: 212-377-4050 Cell Phone:
Fax: Email: sdmoses@swfs.or

II) Applicant Information
Name: Nina Lesser, R.A.
City: Hastings on Hudson
Street: 506 Warburton Avenue
State: NY Zip: 10706
Telephone: 914-478-3677 Cell Phone:
Fax: Email: nleesser@yonder associates.com

III) Subject Property
1) Name or other identification of site (street address): 400 Saw Mill River Road
2) Situated on the SE side of Saw Mill River Road (Street) 2500 feet
from the intersection of Ravensdale/Jackson (Street) Zoning District:
3) Parcel ID#: 8.500-351-3 Total site area (sq. ft): 638,454
4) Is there an existing structure(s) (i.e. home or building) located on the site: Yes No Year(s) built:

IV) Approval(s)
1) Type of Approval(s) Sought: Clearance

V) Proposed Action
1) Description of Proposed Action:

2) If the subject property is located within either of the following, please indicate. (Please check box)
   Critical Environmental Area Yes No
   Conservation District Yes No

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.
   No

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.
   No

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)
   Yes

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? Yes No If so, please provide a copy.
VI) Site Characteristics

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

2) Proposed Starting Date: Oct 2018 Proposed Completion Date: Oct 2019

3) Square Footage of Disturbed Area: 1890
   (as provided for on Site Plan)

4) Estimated Quantity of Excavation/Fill: Excavation: 60 yards³
   Imported Fill: _______ yards³

5) What are the predominant soil types on the property? Charlton Fine Sandy Loam
   Well Drained ______% of property
   Moderately Drained ______% of property
   Poorly Drained ______% of property

7) What is the approximate depth to groundwater? ________ 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? 2 trees

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: ________ sq.ft.

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

4) Functions provided by Wetland or Watercourse:

5) Name and phone number of expert delineating Wetland or Watercourse:

6) Plans Prepared by: License # Dated: 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 are aware 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: NINA LEPSE, RA
Print Applicant's Name: Sand Divakar Hoss
Date: 15 June 2018

Signature of Owner: Andrea O'Neal
Print Owner's Name: Sand Divakar Hoss
Date: 16 June 2018

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 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.

Rev 02/01/13 AJS
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding and may be 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Renovation of admin building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>400 Saw Mill River Road</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>Renovation of existing admin building to add and sanctuary and addition of service area including new roofs, new elevator and new windows. Cleaning and refurbishing existing exterior stone.</td>
</tr>
<tr>
<td>Name of Applicant or Sponsor:</td>
<td>Nina Lesser, RA</td>
</tr>
<tr>
<td>Telephone:</td>
<td>914.478.3677</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:nlesser@petergisolfaassociates.com">nlesser@petergisolfaassociates.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>506 Warburton Avenue</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Hastings on Hudson</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>10706</td>
</tr>
</tbody>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? NO YES

2. Does the proposed action require a permit, approval or funding from any other governmental agency? NO YES

3. a. Total acreage of the site of the proposed action? 4.44 acres
b. Total acreage to be physically disturbed? .64 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.66 acres

4. Check all land uses that occur on, adjoining and near the proposed action. 
   - [ ] Urban
   - [ ] Rural (non-agriculture)
   - [x] Industrial
   - [ ] Commercial
   - [x] Residential (suburban)
   - [ ] Forest
   - [ ] Agriculture
   - [ ] Aquatic
   - [ ] Other (specify): 

Page 1 of 4
5. Is the proposed action,  
a. A permitted use under the zoning regulations?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
</table>

b. Consistent with the adopted comprehensive plan?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
</table>

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
If Yes, identify:  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
</table>

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

b. Are public transportation service(s) available at or near the site of the proposed action?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

9. Does the proposed action meet or exceed the state energy code requirements?  
If the proposed action will exceed requirements, describe design features and technologies:  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

10. Will the proposed action connect to an existing public/private water supply?  
If No, describe method for providing potable water:  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

11. Will the proposed action connect to existing wastewater utilities?  
If No, describe method for providing wastewater treatment: **SEPTIC SYSTEM (EXIST'S)**  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

b. Is the proposed action located in an archeological sensitive area?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
- Shoreline  
- Forest  
- Agricultural/grasslands  
- Wetland  
- Urban  
- Suburban  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

16. Is the project site located in the 100 year flood plain?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
If Yes,  
- Will storm water discharges flow to adjacent properties?  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

- Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe:  
**The stormwater will be conveyed in the existing manner - no change.**  
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

Page 2 of 4
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
   If Yes, explain purpose and size: ________________________________
   [Check box] □ Yes □ No

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe: ________________________________
   [Check box] □ Yes □ No

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe: ________________________________
   [Check box] □ Yes □ No

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: ________________________________
Signature: ________________________________ Date: ________________________________

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>[Check box] □ Yes □ No</td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>[Check box] □ Yes □ No</td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>[Check box] □ Yes □ No</td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>[Check box] □ Yes □ No</td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>[Check box] □ Yes □ No</td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>[Check box] □ Yes □ No</td>
</tr>
</tbody>
</table>
| 7. Will the proposed action impact existing:
  a. public/private water supplies? | [Check box] □ Yes □ No |
  b. public/private wastewater treatment utilities? | [Check box] □ Yes □ No |
<p>| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | [Check box] □ Yes □ No |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | [Check box] □ Yes □ No |</p>
<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✅</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✅</td>
<td></td>
</tr>
</tbody>
</table>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT

Page 4 of 4

RESET
TOWN of GREENBURGH  
Department of Community Development and Conservation  
177 Hillside Avenue, Greenburgh, New York 10607  
Phone: (914) 989-1530  

TREE REMOVAL PERMIT APPLICATION

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>$10 for each additional tree X ___ trees</td>
<td>$ ___</td>
</tr>
<tr>
<td>Total $</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicant Information
Name: Nina Lesser, RA  
Peter Gisolfi Associates UP  
Street: 566 Warburton Avenue  
City: Hastings on Hudson  
State: NY  
Zip: 10706  
Telephone: 914-478-3677  
Fax:  
Cell:  
Email: nlesser@petergisolfiassociates.com

Subject Property
Address of subject property (include P.O.): 400 Saw Mill River Road  
Streets which site abuts: Saw Mill River Road  
Parcel ID#: 8.700-351-3  
Total site area (sq. ft): 638,464

Proposed Action
1) Total number of regulated trees proposed to be removed from the site: 2 trees
2) Description of Landscaping Plan or restoration associated with action. (Please include a Site Plan of the proposed work)
   SEE ATTACHED PLAN.

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):

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):

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: ___________________________  
Print Applicant's Name: Nina Lesser  
Date: 15 June 2018

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.

Final Approving Authority:  
( ) Town Forestry Officer  
( ) Town Board  
( ) Planning Board  
Date: 

Revised 08/06/14 AJB
AFFIDAVIT

STATE OF NEW YORK  )
COUNTY OF WESTCHESTER) SS

being duly sworn, deposes

and says:

that STEPHEN WISE FREE SYNAGOGUE 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.

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

20th DAY OF JUNE 2018

NOTARY PUBLIC, WESTCHESTER COUNTY

KARL A. SODERSTROM
Notary Public, State of New York
No. 01SO4604956
Qualified in Westchester County
Commission Expires Dec. 31, 2022
### Summary of Trees to be Removed

<table>
<thead>
<tr>
<th>Type of Tree</th>
<th>Diameter</th>
<th>Reason Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAPLE</td>
<td>14&quot;</td>
<td>3 + 5</td>
</tr>
<tr>
<td>DOGWOOD</td>
<td>6&quot;</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Tree</th>
<th>Diameter</th>
<th>Reason Code</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Reason Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) In Roadway</td>
</tr>
<tr>
<td>2) In Building Area</td>
</tr>
<tr>
<td>3) Remove to Grade</td>
</tr>
<tr>
<td>4) In Driveway or Service Line</td>
</tr>
<tr>
<td>5) Proximity to Structure</td>
</tr>
<tr>
<td>6) Other (Ex. – Dead, Diseased. Please specify on separate sheet)</td>
</tr>
</tbody>
</table>

Total number of trees proposed for removal on the property ____________________
TOWN OF GREENBURGH
Building Department

AFFIDAVIT OF OWNERSHIP

State of New York  )
) ss.
County of Westchester  )

Sandra Divack Moss being duly sworn, deposes and says that (s)he resides
at 211 Central Park West #115 in the Town/Village/City of SY
in the County of NY 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 with a street address of 400 Saw Mill River Road

and known and designated on Town Tax Maps as parcel id 8.500-351-3 and that (s)he
makes or is authorizing Nina Lesser, RA to make application for

building permit in his/her/its behalf and that the statement of facts contained in said application are true and

that the work will be performed in the manner set forth in the application and in the plans and
specifications filed herewith and in accordance with all applicable laws, ordinances and regulations. I
further understand that the filing of this application is not a permit to commence construction.

Sworn to me before this 13th
Day of June 2018

Notary Public

Signature of Owner

Executive Director
Stephen Wise Free Synagogue - owner of Westchester Hills Cemetery.
MOUNT HOPE CEMETERY ASSOCIATION

and

THE FAREL SYNAGOGUE

DEED

Dated June 1, 1932.
THIS INDENTURE made the 11th day of January, nineteen hundred and thirty-two, by and between MOUNT HOPE CEMETERY ASSOCIATION, a corporation organized under the laws of the State of New York, with an office at 522 Fifth Avenue, Borough of Manhattan, New York City, party of the first part, and the FREE SYNAGOGUE, a religious corporation organized and existing under the laws of the State of New York, having an office at 40 West 68th Street, in the Borough of Manhattan, the City of New York, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One thousand dollars ($1,000.), lawful money of the United States, to it paid by the party of the second part and of other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said party of the second part, its successors and assigns forever, the use of a lot of land as a place of burial for the dead in the Cemetery of said Mount Hope Cemetery Association called MOUNT HOPE CEMETERY, situated at Mount Hope, in Westchester County, in the State of New York, which lot of land is delineated and laid down on the map of the said Cemetery in the possession of the said party of the first part, and which lot of land is known as Free Synagogue plot in Section Four of said Cemetery, and bounded and described as follows:-
BEGINNING at the north west corner of said Cemetery where the northerly boundary of said Cemetery intersects the easterly side of Saw Mill River Road; thence southerly along the easterly side of Saw Mill River Road, south thirty-nine degrees (39°), fifty-nine minutes (59'), fifty seconds (50") west, three hundred fifty-two and 75/100 (352.75) feet to a point; thence southerly and still along the easterly side of Saw Mill River Road south forty degrees (40°), eleven minutes (11'), forty seconds (40") west, one hundred twenty-two and 62/100 (122.62) feet to a point; thence south fifty-five degrees (55°), twenty-six minutes (26'), fifty-four seconds (54") east, four hundred eighty-nine and 68/100 (489.68) feet to a monument; thence north thirty-nine degrees (39°), forty-nine minutes (49'), twenty seconds (20") east, four hundred thirty and 68/100 (430.68) feet to a monument on the northerly boundary of said Cemetery; thence westerly along said boundary as follows:

N 58°34'53" W, 46.78 feet to a monument; thence north fifty degrees (50°), fifty-one minutes (51'), thirty seconds (30") west, two hundred twenty-five (225) feet to a monument; thence north forty-nine degrees (49°), nineteen minutes (19'), thirty seconds (30") west, one hundred fifty-four and 26/100 (154.26) feet to a monument; thence north forty-eight degrees (48°), twenty-six minutes (26') twenty seconds (20") west, sixty-three and 60/100 (63.60) feet to the point or place of beginning; all as more particularly shown on the map annexed hereto and marked "Exhibit A"; said lot containing an area of five (5) acres more or less.

TO HAVE AND TO HOLD the use of the above granted premises to the said party of the second part, its successors and assigns forever, subject, however, to the rules and regulations annexed hereto and marked "Exhibit B", and such other reasonable rules and regulations as the Trustees of said MOUNT HOPE CEMETERY ASSOCIATION may hereafter adopt, which are deemed conditions of and restrictions attached to this conveyance as though set forth at length herein.
And the said party of the first part does hereby covenant to and with the party of the second part, its successors and assigns, that the said MOUNT HOPE CEMETERY ASSOCIATION is lawfully seized of the above granted premises in fee simple; that it has good right to sell and convey the same for the use and purpose above expressed; that the party of the second part shall quietly enjoy the said premises for the use and purpose above expressed; that the said premises are free and clear from encumbrances; that the party of the first part will execute or procure any further necessary assurances of title to said premises for the use and purpose above expressed; and that it will warrant and defend the same unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be subscribed by its Vice-President and Treasurer, and its corporate seal to be hereunto affixed and attested by its Secretary, all as of the day and year first above written.

MOUNT HOPE CEMETERY ASSOCIATION,

By

Vice-President.

Attest:

R. Tappan
Secretary.

Treasurer.
STATE OF NEW YORK  
COUNTY OF NEW YORK

On the 11th day of January, 1933, before
me personally came

C. M. P.
to me known, who, being by me duly sworn, did depose and
say that he resides in Bronx;
that he is the Vice President of the Mount Hope Cemetery
Association, the corporation described in and which executed
the above instrument; that he knows the seal of said corpora-
tion; that the seal affixed to said instrument is such
corporate seal; that it was so affixed by order of the
Board of Trustees of said corporation, and that he signed
his name thereto by like order.

The proprietor of a lot shall have the right to:

1. Plant shrubs, trees, and grass.
2. Plant flowers and plants in the same lot. However, the
planting shall be done on the border of the lot designated for
the residence.
EXHIBIT B

Extracts from

Rules and Regulations

Mount Hope Cemetery Association

By the law of the state of New York, no transfer or assignment of a lot can be made after an interment has been made therein.

Disinterments may be made on consent of the Free Synagogue and the written consent of the owner or owners of the lot, and of the surviving wife, husband, children, if of full age, and parents of the deceased. If the consent of any such person cannot be obtained, or if the Free Synagogue refuses to consent, the consent of the Supreme Court shall be sufficient. Disinterments must be made by the Association.

An order in writing is required from a lot owner whenever a grave is to be opened.

All lot enclosures of any description are prohibited.

Corner posts or plot markers shall be set level with the ground and at the owner's expense.

The proprietor of a lot shall have the right to erect any proper stones, monument or sepulchral structures thereon, except that no slabs shall be set in any other than a horizontal position. All monuments and parts of vaults above ground shall be of marble, granite or other cut stone. The proprietor of a lot shall have the right to cultivate shrubs and plants in the same, but no tree shall be cut down on the border of the Free Synagogue lot without the consent of the Association.
February 17, 1932

Henry Silverman
217 Broadway
New York, N.Y.

Dear Sir:

We are enclosing herewith the Deed from
the Mount Hope Cemetery Association to The
Free Synagogue which has been recorded in the
Register's Office of Westchester County.

Very truly yours,
FIDELITY TITLE & GUARANTY CO.

J.X.C.: Please put this deed away in the Synagogue vault.

J.M.L.
January 23, 1932.

Rabbi J.X. Cohen,
40 West 68th Street,
New York City

Dear J.X.:

The deed to the First Section of the Cemetery was finally recorded in the Office of the Register of Westchester County. The cost of recording is $5.85, instead of $3.50 which we allowed Mr. Silverman. We, therefore, owe him the difference of $2.35.

He has had so much work in connection with this that I feel that the fee of $50.00 which we paid him is terribly inadequate. If it were my own personal matter I would send him a check for an additional fee. I wish you would take the matter up with Mr. Lustberg and if it is agreeable to him I believe that we ought to send him another $20.00. The service is worth that and double.

The next time you are at my office I will turn over certain papers in connection with the above which you can keep in your files.

Sincerely yours,

[Signature]
MOUNT HOPE CEMETERY ASSOCIATION

and

THE FREH SYNAGOGUE

DEED

Dated Jan 11, 1932.
THIS INDENTURE made the 11th day of January, nineteen hundred and thirty-two, by and between MOUNT HOPE CEMETARY ASSOCIATION, a corporation organized under the laws of the State of New York, with an office at 522 Fifth Avenue, Borough of Manhattan, New York City, party of the first part, and the FREE SYNAGOGUE, a religious corporation organized and existing under the laws of the State of New York, having an office at 40 West 68th Street, in the Borough of Manhattan, the City of New York, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One thousand dollars ($1,000.), lawful money of the United States, to it paid by the party of the second part and of other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said party of the second part, its successors and assigns forever, the use of a lot of land as a place of burial for the dead in the Cemetery of said Mount Hope Cemetery Association called MOUNT HOPE CEMETERY, situated at Mount Hope, in Westchester County, in the State of New York, which lot of land is delineated and laid down on the map of the said Cemetery in the possession of the said party of the first part, and which lot of land is known as Free Synagogue plot in Section Four of said Cemetery, and bounded and described as follows:
BEGINNING at the north west corner of said Cemetery where the northerly boundary of said Cemetery intersects the easterly side of Saw Mill River Road; thence southerly along the easterly side of Saw Mill River Road, south thirty-nine degrees (39°), fifty-nine minutes (59'), fifty seconds (50") west, three hundred fifty-two and 75/100 (352.75) feet to a point; thence southerly and still along the easterly side of Saw Mill River Road south forty degrees (40°), eleven minutes (11'), forty seconds (40") west, one hundred twenty-two and 97/100 (122.97) feet to a point; thence south fifty-five degrees (55°), twenty-six minutes (26'), fifty-four seconds (54") east, four hundred eighty-nine and 63/100 (489.63) feet to a monument; thence north thirty-nine degrees (39°), forty-nine minutes (49'), twenty seconds (20") east, four hundred thirty and 65/100 (430.65) feet to a monument on the northerly boundary of said Cemetery; thence westerly along said boundary as follows:

E 50° 42' 53" W, 42.73 feet to a monument; thence north fifty degrees (50°), fifty-one minutes (51'), naught seconds (00") west, two hundred twenty-five (225) feet to a monument; thence north forty-nine degrees (49°), nineteen minutes (19'), thirty seconds (30") west, one hundred fifty-four and 26/100 (154.26) feet to a monument; thence north forty-eight degrees (48°), twenty-six minutes (26') twenty seconds (20") west, sixty-three and 56/100 (63.56) feet to the point or place of beginning; all as more particularly shown on the map annexed hereto and marked "Exhibit A"; said lot containing an area of five (5) acres more or less.

TO HAVE AND TO HOLD the use of the above granted premises to the said party of the second part, its successors and assigns forever, subject, however, to the rules and regulations annexed hereto and marked "Exhibit B", and such other reasonable rules and regulations as the Trustees of said MOUNT HOPE CEMETERY ASSOCIATION may hereafter adopt, which are deemed conditions of and restrictions attached to this conveyance as though set forth at length herein.
And the said party of the first part does hereby covenant to and with the party of the second part, its successors and assigns, that the said MOUNT HOPE CEMETARY ASSOCIATION is lawfully seized of the above granted premises in fee simple; that it has good right to sell and convey the same for the use and purpose above expressed; that the party of the second part shall quietly enjoy the said premises for the use and purpose above expressed; that the said premises are free and clear from encumbrances; that the party of the first part will execute or procure any further necessary assurances of title to said premises for the use and purpose above expressed; and that it will warrant and defend the same unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be subscribed by its Vice-President and Treasurer, and its corporate seal to be hereto affixed and attested by its Secretary, all as of the day and year first above written.

MOUNT HOPE CEMETARY ASSOCIATION,

Attest:

By [Signature]
Vice-President.

[Signature] [Signature]
Secretary. Treasurer.
STATE OF NEW YORK

COUNTY OF NEW YORK

On the 11th day of January, 1887, before me personally came

C. W. P.

to me known, who, being by me duly sworn, did depose and
say that he resides in

Bronx

that he is the Vice President of the MOUNT HOPE CEMETERY
ASSOCIATION, the corporation described in and which executed
the above instrument; that he knows the seal of said corpora-
tion; that the seal affixed to said instrument is such
corporate seal; that it was so affixed by order of the
Board of Trustees of said corporation, and that he signed
his name thereto by like order.
EXHIBIT B

Extracts from

Rules and Regulations

Mount Hope Cemetery Association

By the laws of the state of New York, no transfer or assignment of a lot can be made after an interment has been made therein.

Disinterments may be made on consent of the Free Synagogue and the written consent of the owner or owners of the lot, and of the surviving wife, husband, children, if of full age, and parents of the deceased. If the consent of any such person cannot be obtained, or if the Free Synagogue refuses to consent, the consent of the Supreme Court shall be sufficient. Disinterments must be made by the Association.

An order in writing is required from a lot owner whenever a grave is to be opened.

All lot enclosures of any description are prohibited.

Corner posts or plot markers shall be set level with the ground and at the owner's expense.

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FIDELITY TITLE & GUARANTY CO.

MJS;T
Enc.

J.X.C.: Please put this deed away in the Synagogue vault.

J.M.L.
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Dear J.X.:

The deed to the First Section of the Cemetery was finally recorded in the Office of the Register of Westchester County. The cost of recording is $5.85, instead of $3.50 which we allowed Mr. Silverman. We, therefore, owe him the difference of $2.35.

He has had so much work in connection with this that I feel that the fee of $50.00 which we paid him is terribly inadequate. If it were my own personal matter I would send him a check for an additional fee. I wish you would take the matter up with Mr. Lustberg and if it is agreeable to him I believe that we ought to send him another $20.00. The service is worth that and double.

The next time you are at my office I will turn over certain papers in connection with the above which you can keep in your files.

Sincerely yours,