March 4, 2019

Mr. Garrett Duquesne, AICP
Commissioner
Department of Community Development and Conservation
Town of Greenburgh
Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607

RE: St. Andrews Golf Course
Entrance Gates
10 Old Jackson Road
Hastings-on-Hudson, New York
Tax Map # 8.500-351-1

Dear Mr. Duquesne:

Enclosed please find ten (10) copies each of the following:

• Set of Drawings by Insite Engineering, Surveying and Landscape Architecture, P.C. (4 sheets), dated February 20, 2019.
• Project Narrative
• Environmental Clearance Form
• Wetland/Watercourse Application
  • Affidavit of Ownership
  • Disclosure Form
  • Wetland and Watercourse Application
• Short Environmental Assessment Form
• Wetland/Watercourse Clearance Form (Previously Submitted via Email / 3 Copies)
• Steep Slopes Clearance Form Application to the Engineering Department (1 Copy)
• Application Checks
  • Wetland/Watercourse Clearance Fee: $100
  • Minor Project Application Fee: $100
  • Escrow Review Fee: $400
  • Public Hearing Notice (Escrow): $200
  • Public Hearing Transcript (Escrow): $200
We respectfully request the above referenced matter be placed on your March 14, 2019 Conservation Advisory Council agenda. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: Scott W. Blakely, R.L.A.
Sr. Vice President/Principal Landscape Architect

SWB/kms

Enclosures

cc: Robert Milar

Insite File No. 18250.100
MEMORANDUM

TO: Mr. Garrett Duquesne, AICP
Commissioner
Department of Community Development
and Conservation
Town of Greenburgh

DATE: March 4, 2019

FROM: Scott W. Blakely, RLA

JOB #: 18250.100

RE: St. Andrews Golf Course
Entryway Project Narrative
10 Old Jackson Road
Hastings-on-Hudson, New York

PROJECT NARRATIVE

It is the intention of this application to obtain a permit for the reconfiguration of the entryway at 10 Old Jackson Road. The project intent is to improve the process of Club members / residents and guest arrival. The Club intends to remove the security guard from the gate house and install a gate system which will allow members / residents to access the property through a card reader. Guests will pull up to an intercom / camera system to permit access. Improvement include the installation of new gates, call box and cameras as well as the reconfiguration of the driveway and curbing.

The proposed project lies within the wetland / watercourse buffer and the floodplain. The adjacent watercourse has well defined side slopes and conveys runoff from the adjacent golf course property. The project will reduce impervious surface and a planting buffer is proposed between the driveway and watercourse/wetland.

Erosion and sediment control measure will be in place and maintained for the duration of the project.
TOWN OF GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION

ENVIRONMENTAL CLEARANCE FORM

Name of Application:

Applicant:
Name: St. Andrews Condominium I and St. Andrews Home Owners Association
City: Hastings-On-Hudson
Telephone: 914-478-5713

Street: 10 Old Jackson Ave
State: NY
Zip: 10706
Fax:

Subject Property:
Name or other identification of site: St. Andrews Golf Club
Streets which site abuts: Andrews Way
Parcel ID#: 8.500-351-1
Total site area (sq. ft): 13,068

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

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

D. State Type II actions. Action will in no case have a significant effect on the environment based on the criteria contained in Section 617.11 and any additional criteria contained in its procedures adopted pursuant to 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. [ ]

Involved Agencies

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

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

Relationship to other actions:

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

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):
   N/A

Signature of Applicant
Print Applicant's Name
Date

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 04/06/10 SP
AFFIDAVIT OF OWNERSHIP

State of New York ss:
County of Westchester

being duly sworn, deposes and says that (s)he resides at
Hudson
44 Villardos Avenue
in the Town of Greenburgh in the County
of Westchester in the State of New York that (s)he is the
owner in fee of all that piece or parcel of land situated and lying in the Town of Greenburgh
aforesaid and known and designated Parcel ID: 8.500-351-1
and that
(s)he hereby authorizes St. Andrews Condominium I and St. Andrews Home Owners Association
to make
application in his/her (its) behalf and that the statement of facts contained in said application is true.

Signature of Owner

Sworn to me before this 28th Day of February 2019

Notary Public

GIACINTO G. COLABATISTA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CO6146105
Qualified in Putnam County
My Commission Expires 06/30/2022
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:

10 Old Jackson Avenue Hastings-On-Hudson, NY 10706

Name of Applicant: St. Andrews Condominium I and St. Andrews Home Owners Association

Address of Applicant: 10 Old Jackson Avenue Hastings-On-Hudson, NY 10706

Date(s) of Application(s): March 4, 2019

Type(s) of Application(s): Minor Wetland Permit

Project Name: Saint Andrews Golf Club Entryway

2. Name and address of Owner(s) if different from Applicant: The Saint Andrews Golf Club

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? **NONE KNOWN**

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. **N/A**

Name of Applicant Legal Entity: **NONE KNOWN**

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

Name of Applicant: St. Andrews Condominium I and St. Andrews Home Owners Association

Signature: [Signature]

Date: 2/28/19
TOWN of GREENBURGH  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT AND CONSERVATION  
177 Hillside Avenue, White Plains, NY 10603  
Office (914) 989-1530  
Web Site: www.greenburghny.com

WETLAND/WATERCOURSE PERMIT APPLICATION FORM

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

1) Owner:
   Name: The Saint Andrews Golf Club
   Street: 10 Old Jackson Avenue
   City: Hastings-On-Hudson
   State: NY  Zip: 10706
   Telephone: 914-478-5713  Fax:  Email: rmilar@saintandrewsgolfclub.com

2) Applicant:
   Name: St. Andrews Condominium I and St. Andrews Home Owners Assoc
   Street: 10 Old Jackson Avenue
   City: Hastings-On-Hudson
   State: NY  Zip: 10706
   Telephone: 914-948-6100 X 304  Fax:  Email: rcoraci@rmreality.com

3) Subject Property:
   Name or other identification of site (street address): 10 Old Jackson Avenue
   Situated on the North side of Old Jackson Avenue (Street) 0 feet
   from the intersection of Andrew's Way (Street)  Zoning District: PUD
   Parcel ID#: 8.500-351-1  Total site area (sq. ft): 30,492

4) Project Information: (A narrative description of the proposed regulated activity or use)
   A) Please describe in detail, the proposed work on the property? (If more room is needed please submit on a separate sheet)

   Minor revision to Andrew's Way entrance in order to provide improved access. Entrance lanes will separate guests and club members / residents. Project includes the addition of three gates, cameras, call box, etc. and minor pavement reconfiguration.

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

   B) Where on the property is the proposed action located? (If more room is needed please submit on a separate sheet)

   Project is located at the entrance gate on the southern portion of the property at Andrew's Way.

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
C) What is the environmental impact assessment and description of the wetland, watercourse, and/or adjacent (buffer) area proposed to be disturbed or altered? (If more room is needed please submit on a separate sheet)

All work is to take place in the adjacent buffer area. The work is a minor alteration to the current club entrance which includes asphalt pavement, a gatehouse and landscaping. The proposed project will have a decrease in impervious surface.

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

The project intent is to improve the process of club members/residents and guest arrival. The Club intends to remove the security guard from the gate house and install a gate system which will allow members/residents to access the property through a card reader. Guests will pull up to an intercom/camera system to permit access.

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

As previously stated, the proposed project will have a decrease in impervious surface.

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

The project is improving an existing entrance that cannot be relocated to another portion of the property.
G) Please explain as to whether or not the proposed activity is dependent on the affected wetland, watercourse, and/or adjacent (buffer) area? (If more room is needed please submit on a separate sheet)

Since the entire project is located in the adjacent area, the project is dependent on the adjacent area.

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

The alternative is to leave the gate house functioning as is currently stands. The poses a hardship to the Club as it requires a person to be stationed at the gate house. The proposed project is intended to improve the efficiency of entering the Club and improve the experience for it's members and residents.

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

There is a row of existing planting between the driveway and watercourse. All planting to be disturbed will be replaced in order to maintain a vegetated buffer between the driveway and watercourse. As noted above, there is a decrease impervious surface associated with the proposal.

5) Site Characteristics:

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

2) Proposed Starting Date: 4/15/19  Proposed Completion Date: 8/15/19

3) Size of Activity (disturbance) Area: 321,744 sq ft

(as provided for on site plan)  Total Value of Work: TBD

4) Estimated Quantity of Excavation/Fill: Excavation: 15 yards³  Imported Fill: 20 yards³

5) What are the predominant soil types on the property?

6) Approximately what percentage of the property is:

Well Drained _____ % of property
Moderately Drained 100% of property
Poorly Drained _____ % of property

7) What is the approximate depth to groundwater? 4 feet

8) Are there any trees 6-inches or greater in diameter proposed for removal as part of this work? Yes ☐  No ☑
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? 
   a) If yes, please identify each species and its status as classified by New York State, the New York State Natural Heritage Program or the United States.

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

6) Project Information:

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

2) Total area of Wetland, Watercourse, and Adjacent Buffer Area on the property: 13,068 sq.ft. (in immediate project area)

3) Total area of disturbance proposed in Wetland, Watercourse and Adjacent Buffer Area on the property: 2741 sq.ft.

4) Functions provided by Wetland or Watercourse: Conveyance of stormwater runoff from adjacent golf course

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

6) Plans Prepared by: Scott Blakely, R.L.A  License #: 001074  Dated: 2/13/19  Revised:

7. Authorizations and Certifications:

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

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

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

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

Signature of Applicant  Print Applicant's Name  Date

Signature of Owner  Print Owner's Name  Date
Chapter 280, WETLANDS AND WATERCOURSES
§ 280-6. Authorized clearance form required
A. All applications for any permit issued by the Building Department, Department of Public Works, Antenna Review Board, Town Board, Planning Board, or Zoning Board of Appeals of the Town of Greenburgh must be accompanied by an authorized wetland/watercourse clearance form. An applicant must provide sufficient information to enable the Wetland Inspector or other authorized representative to properly determine if the proposed activity is an allowable activity, as defined herein, or use that does not also require an activity permit; is a prohibited activity; or is a regulated activity or use which requires an activity permit as issued by the Planning Board in accordance with the standards and procedures set forth herewith. No permits, certificates of occupancy, or temporary certificates of occupancy may be issued without prior approval of the Planning Board for any project involving a wetland/watercourse permit.
### III. Wetland/Watercourse Application Permit Requirements

**TOWN OF GREENBURGH**

**WETLAND/WATERCOURSE PERMIT FEE SCHEDULE**

*This form is to be included in the Application Package*

<table>
<thead>
<tr>
<th>Minor Wetland/Watercourse Permit</th>
<th>Fee</th>
<th>Totals</th>
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<tbody>
<tr>
<td>Minor Project Application</td>
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<td>$100</td>
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<tr>
<td>Escrow Review (separate check)</td>
<td>$400</td>
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<td>Public Hearing Notice (Escrow) (separate check)</td>
<td>$200</td>
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<tr>
<td>Public Hearing Transcript (Escrow) (separate check)</td>
<td>$200</td>
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<tr>
<td>Construction Inspection Fee</td>
<td>0.5% of the estimated project’s total site improvement costs, exclusive of the construction costs of all buildings</td>
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<th>Planning Board Wetland/Watercourse Permit</th>
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<tr>
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<td>Escrow Review (separate check)</td>
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**Subtotal**

Please include a separate check for each subtotaled portion of the application.

*All fees must be made payable to the “Town of Greenburgh”*

<table>
<thead>
<tr>
<th>Town of Greenburgh, Department of Community Development and Conservation – File Use</th>
<th>Date Received</th>
<th>Total</th>
<th>Staff initials</th>
</tr>
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<tbody>
<tr>
<td>Minor Wetland/Watercourse Permit</td>
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**Short Environmental Assessment Form**

**Part 1 - Project Information**

**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.

<table>
<thead>
<tr>
<th>Part 1 – Project and Sponsor Information</th>
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<tbody>
<tr>
<td><strong>Name of Action or Project:</strong></td>
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</table>
Saint Andrew's Golf Club Entryway |
| **Project Location (describe, and attach a location map):** |  
10 Old Jackson Avenue, Hastings-On-Hudson, New York, 10706 |
| **Brief Description of Proposed Action:** |  
The project intent is to improve the process of club members / residents and guest arrival. The Club intends to remove the security guard from the gate house and install a gate system which will allow members / residents to access the property through a card reader. Guests will pull up to an intercom / camera system to request access. Project includes the addition of three gates, cameras, call box and minor pavement reconfiguration. |
| **Name of Applicant or Sponsor:** |  
St. Andrews Condominium I and St. Andrews Home Owners Association |
| **Telephone:** |  
914-948-6100 X 304 |
| **E-Mail:** |  
rcoraci@mreality.com |
| **Address:** |  
10 Old Jackson 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?  
   - Yes ☑

2. Does the proposed action require a permit, approval or funding from any other government agency?  
   - Yes ☑

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

4. Check all land uses that occur on, are adjoining or near the proposed action:  
   - ☐ Urban  
   - ☐ Rural (non-agriculture)  
   - ☐ Industrial  
   - ☑ Commercial  
   - Residential (suburban)  
   - ☐ Forest  
   - ☐ Agriculture  
   - ☐ Aquatic  
   - ☑ Other(Specify): Golf Course / Club  
   - ☐ Parkland

Page 1 of 3
<table>
<thead>
<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
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<tr>
<td>5. Is the proposed action,</td>
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<td>a. A permitted use under the zoning regulations?</td>
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<td>b. Consistent with the adopted comprehensive plan?</td>
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<td>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</td>
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<td>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</td>
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<td>❌</td>
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</tr>
<tr>
<td>Name: Floodplains, Name: County &amp; State Park Lands, Reason: Protect water &amp; natural area, Reason: Exceptional or unique character, Agency: Greenburgh, Town of, Agency: Westchester County, Date: 1-30-79, Date: 1-31-90</td>
<td></td>
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<tr>
<td>8. Will the proposed action result in a substantial increase in traffic above present levels?</td>
<td></td>
<td>✅</td>
<td>❌</td>
</tr>
<tr>
<td>a. Will the proposed action result in a substantial increase in traffic above present levels?</td>
<td></td>
<td>✅</td>
<td>❌</td>
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<tr>
<td>b. Are public transportation services available at or near the site of the proposed action?</td>
<td></td>
<td>✅</td>
<td>❌</td>
</tr>
<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</td>
<td></td>
<td>✅</td>
<td>❌</td>
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<tr>
<td>9. Does the proposed action meet or exceed the state energy code requirements?</td>
<td></td>
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<tr>
<td>If the proposed action will exceed requirements, describe design features and technologies:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>N/A</td>
<td></td>
<td>✅</td>
<td>❌</td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private water supply?</td>
<td></td>
<td></td>
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<tr>
<td>If No, describe method for providing potable water:</td>
<td></td>
<td></td>
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<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
<td></td>
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<tr>
<td>If No, describe method for providing wastewater treatment:</td>
<td></td>
<td></td>
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<tr>
<td>12. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</td>
<td></td>
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<tr>
<td>Minimal site disturbance proposed in previously developed/disturbed areas.</td>
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<tr>
<td>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. 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?Site adjoins a well defined drainage channel conveying runoff from golf course.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</td>
<td></td>
<td>✅</td>
<td>❌</td>
</tr>
<tr>
<td>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:</td>
<td></td>
<td></td>
<td></td>
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</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

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>
<tbody>
<tr>
<td>☑</td>
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</tbody>
</table>

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

Located in upper reach of floodplain. Project proposes minimal disturbance and a decrease in impervious surface.

<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>

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?

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

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

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

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

<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>

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:

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

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:

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

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

Applicant/sponsor/name: [Signature]

Date: 2/27/19

Title: Sr. Principal Landscape Architect
**Part 1 / Question 7 [Critical Environmental Area]**

Yes

**Part 1 / Question 7 [Critical Environmental Area - Identify]**

Name: Floodplains, Name: County & State Park Lands, Reason: Protect water & natural area, Reason: Exceptional or unique character, Agency: Greenburgh, Town of, Agency: Westchester County, Date: 1-30-79, Date: 1-31-90

**Part 1 / Question 12a [National Register of Historic Places]**

No

**Part 1 / Question 12b [Archaeological Sites]**

Yes

**Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]**

Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

**Part 1 / Question 15 [Threatened or Endangered Animal]**

No

**Part 1 / Question 16 [100 Year Flood Plain]**

Yes

**Part 1 / Question 20 [Remediation Site]**

No

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**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.
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: The Saint Andrews Golf Club
City: Hastings-On-Hudson
Street: 10 Old Jackson Avenue
State: NY
Zip: 10706
Telephone: 914-478-5713
Cell Phone:
Fax:
Email: rmlar@saintandrewsgolfclub.com

II) Applicant Information

Name: St. Andrews Condominium I and St. Andrews Home Owners Association
City: Hastings-On-Hudson
Street: 10 Old Jackson Avenue
State: NY
Zip: 10706
Telephone: 914-948-6100 X 304
Cell Phone:
Fax:
Email: rcoraci@rmrealty.com

III) Subject Property

1) Name or other identification of site (street address): 10 Old Jackson Avenue
2) Situated on the North side of Old Jackson Avenue (Street) 0 feet from the intersection of Andrews Way (Street) Zoning District: PUD
3) Parcel ID#: 8.500-351-1 Total site area (sq. ft): 13,068
4) Is there an existing structure(s) (i.e. home or building) located on the site: Yes ☑ No ☐ Year(s) built: 1980's

IV) Approval(s)

1) Type of Approval(s) Sought: Minor Wetland/Watercourse Permit
V) Proposed Action

1) Description of Proposed Action: Minor revision to entrance including the addition of three gates, cameras, call box, etc. and minor pavement reconfiguration with reduction in impervious surface.
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 ☐
   Existing floodplain - project proposed reduction in impervious surface.
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.
   None Known
4) Have any wetland/watercourse clearance forms or permit applications 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.
   Not for Project Site
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)
   No, work is being done in the wetland buffer in previously disturbed area.
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. N/A
### VI) Site Characteristics

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

2) Proposed Starting Date: 4/15/19  Proposed Completion Date: 8/15/19

3) Square Footage of Disturbed Area: 2,794 sq ft  Total Value of Work: TBD

4) Estimated Quantity of Excavation/Fill:
   - Excavation: 205 yards³
   - Imported Fill: 195 yards³

5) What are the predominant soil types on the property? Pompton silt loam

6) Approximately what percentage of the property is:
   - Well Drained __% of property
   - Moderately Drained __% of property
   - Poorly Drained 100% of property

7) What is the approximate depth to groundwater? 4 feet

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

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 X
   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 X

### VII) Project Information

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

2) Total area of Wetland, Watercourse, and adjacent Buffer Area on the property: 13,068 sq ft (IN PROJECT SITE)

3) Total area of disturbance proposed in Wetland, Watercourse and adjacent Buffer Area on the property: 2,794 sq ft

4) Functions provided by Wetland or Watercourse: Conveyance of stormwater runoff from adjacent golf course

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

6) Plans Prepared by: Scott Blakely, R.L.A  License #: 001074  Dated: 2/20/19  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.

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**Signature of Applicant**

**Print Applicant’s Name**

**Date**

**Signature of Owner**

**Print Owner’s Name**

**Date**

---

**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 hereafter. 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.

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**Revised 02/17/2021**