April 16, 2018

Mr. Garrett Duquesne, AICP
Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607

RE: JMC Project 17099
Elmwood Preserve
850 Dobbs Ferry Road
Town of Greenburgh, NY

*Planned Unit Development Submission Criteria*

Dear Mr. Duquesne:

We represent Ridgewood Elmwood Owner LLC (the Applicant) who are the owners of the former Elmwood Country Club located at 850 Dobbs Ferry Road. The 106.8 acre property is split zoned with 20.4 acres of land falling in the R-20 district and the remaining 86.4 acres of land in the R-30 district. At this time, the Applicant is proposing a zoning amendment to rezone the entire property as R-20 to facilitate a Planned Unit Development (PUD). The PUD would consist of 175 two and three-bedroom age restricted townhouse units. The remaining 14.2 acres would be dedicated to the Town of Greenburgh as community recreational area.

In accordance with Town Code Section 285-24(D)(2)(a), we offer the following information on the sketch plan elements to meet the PUD criteria established therein:

1. NYSDEC Full Environmental Assessment Form, dated 04/05/2018.

2. Traffic Study, dated 04/05/2018.

3. **JMC, PLLC Drawings:**

<table>
<thead>
<tr>
<th>Dwg. No.</th>
<th>Title</th>
<th>Rev. #/Date</th>
</tr>
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<tr>
<td>R-1</td>
<td>“Site Rendering”</td>
<td>04/05/2018</td>
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<tr>
<td>PUD-1</td>
<td>“Existing Land Use Map”</td>
<td>04/05/2018</td>
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<tr>
<td>PUD-2</td>
<td>“Existing Conditions and Slope Analysis Map”</td>
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</tr>
<tr>
<td>PUD-3</td>
<td>“Density Unit Calculation Plan”</td>
<td>04/05/2018</td>
</tr>
</tbody>
</table>

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC
120 BEDFORD ROAD | ARMONK, NY 10504 | 914.273.5225 | MAIL@JMCPLLC.COM | JMCPLLC.COM
PUD Sketch Plan Approval Criteria 1

The disposition of various land uses and the areas covered by each, in acres.

The existing ±106.8 acre property is developed as a golf course known as Elmwood Country Club. The property is split zoned, with 20.4 acres of land in the R-20 district and 86.4 acres of land in the R-30 district. The property is bifurcated by Consolidated Edison electric transmission wires. These areas are shown on JMC drawing PUD-1, "Existing Land Use Map." Under proposed conditions, 92.6 acres of the parcel would be developed as a Planned Unit Development with 175 two and three-bedroom age restricted townhouse units. The remaining 14.2 acres would be dedicated as recreational area to compliment the adjacent Rumbrook Park.

PUD Sketch Plan Approval Criteria 2

The outline of the interior road system of all existing and proposed rights-of-way and easements, whether public or private.

Please refer to JMC drawing PUD-4, "Conceptual Site Layout Plan" which depicts the proposed road system to facilitate the redevelopment.

PUD Sketch Plan Approval Criteria 3

Delineation of the various residential areas, indicating the number of dwelling units and bedrooms by each housing type (one-family detached and semidetached, townhouse and garden apartments), plus a calculation of the net density, in dwelling units per acre, for each residential area.

Please refer to JMC drawing PUD-3, "Density Unit Calculation Plan" for a calculation of the net density for the Planned Unit Development under the existing zoning designations. The current mix of R-20 and R-30 districts will support 126 units. The Applicant is proposing to rezone the 106.8 acre Planned Unit Development as R-20 to support the development of 175 units. The proposed age restricted housing units are shown on JMC drawing PUD-4, "Conceptual Site Layout Plan."

PUD Sketch Plan Approval Criteria 4

The interior common open space system and a statement as to how said system is to be preserved as such throughout the life of the planned unit development and how it is to be owned and maintained.
Please refer to JMC drawing PUD-4, “Conceptual Site Layout Plan” and PUD-7, “Conceptual Site Open Space Plan.” These drawings both depict the proposed open space component of the plan. In addition to a walking trail connecting with adjacent subdivisions, a 14.2-acre portion of the PUD is proposed to be dedicated to the Town of Greenburgh as a recreational area including a multi-purpose field and two baseball fields. The walking trail will be located within a proposed easement, while the remaining open space throughout the property will be controlled by a future homeowner’s association.

**PUD Sketch Plan Approval Criteria 5**

An illustrative site plan, indicating the relationship between the proposed road system, parking lots, buildings and open spaces.

Please refer to JMC drawing PUD-4, “Conceptual Site Layout Plan” which depicts the relationship between the proposed road system, parking areas, building areas and open spaces.

**PUD Sketch Plan Approval Criteria 6**

The proposed water, storm and sanitary sewer systems and how they are proposed to be connected to the system of adjoining areas.

Please refer to JMC drawing PUD-6 “Conceptual Site Utilities Plan”. This drawing depicts the preliminary routing of the water mains in addition to storm and sanitary sewer routing. The proposed water main routing includes a connection with the existing main in Dobbs Ferry Road near the intersection with Westchester View Lane. The storm sewer network includes several potential stormwater management areas depicted on the drawing. Stormwater will be conveyed via a network of catch basins and curb inlets to these areas. Additionally, a storm sewer connection is proposed to an existing network within Worthington Road. The preliminary sanitary sewer network is also shown with a connection to an existing 8” sanitary sewer main within Worthington Road.

**PUD Sketch Plan Approval Criteria 7**

Environmental characteristics of the planned unit development, including topography, areas of slopes in excess of 20%, soils, rock outcrops, streams, swamps, lakes, ponds and other wetlands and all proposed alterations of said environmental characteristics.

Please refer to JMC drawing PUD-2, “Existing Conditions and Slope Analysis Map” which depicts the existing 106.8-acre property and all improvements. Additionally, areas of slopes in excess of 20% are shown on the plan with a shaded hatch.

**PUD Sketch Plan Approval Criteria 8**

Estimates of the school-age population supported by relevant criteria in the community, if available, or the county, and the possible allocation of school children to existing and any proposed schools.
The PUD is proposed to be age restricted senior housing for residents aged 55 and older. Due to this proposed age restriction, no school-age children will be generated as a result of the PUD.

**PUD Sketch Plan Approval Criteria 9**

Estimates of peak-hour traffic generation derived from the proposed development and its relation to surrounding development and its relation to surrounding roads and intersections, including methods developed for alleviating traffic problems.

Please refer to the Traffic Study prepared by JMC, dated April 5, 2018 for estimates of peak-hour traffic generation derived from the proposed development. Based on the Institute of Transportation Engineers Trip Generation Manual, 10th Edition the proposed development will generate 12 additional vehicle trips during the peak weekday AM hour and 13 additional vehicle trips during the peak weekday PM hour. An excerpt from this study is provided below:

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>PEAK WEEKDAY AM HOUR</th>
<th>PEAK WEEKDAY PM HOUR</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Reoccupied 116.3 Acre Golf Course Driveway Volumes (ITE Code 430)(1)</td>
<td>ENTER 17  EXIT 6  TOTAL 23</td>
<td>ENTER 11  EXIT 22  TOTAL 33</td>
</tr>
<tr>
<td>b. Proposed 175 Unit Senior Adult Housing Driveway Volumes (ITE Code 252)(2)</td>
<td>ENTER 12  EXIT 23  TOTAL 35</td>
<td>ENTER 25  EXIT 21  TOTAL 46</td>
</tr>
<tr>
<td>c. Net Driveway Volumes (Row c = Row b - Row a)</td>
<td>ENTER -5  EXIT 17  TOTAL 12</td>
<td>ENTER 14  EXIT -1  TOTAL 13</td>
</tr>
</tbody>
</table>

**PUD Sketch Plan Approval Criteria 10**

If the development is to be staged, a clear indication of how the staging is to proceed. The sketch plan shall show each stage of development with the dates of anticipated commencement and completion of the same. The site plan shall set forth the finalized stages with dates.
The development is proposed to be completed in one phase to achieve the full build out of the PUD.

**PUD Sketch Plan Approval Criteria 11**

Evidence of how the proposal would meet the official planning objectives of the Town of Greenburgh.

Please refer to the Verified Petition for Zoning Map Amendments prepared by Zarin & Steinmetz for information on how the proposed PUD would meet the official planning objectives of the Town of Greenburgh.

We trust that this information is sufficient for you to commence your review. Should you have questions or require additional information, please contact our office at 914-273-5225.

Sincerely,

JMC Planning, Engineering, Landscape Architecture and Land Surveying, PLLC

James A. Ryan, RLA
Principal

cc: Mr. Brett Owings
    Mr. Jonathan Grebow
    David Steinmetz, Esq.
    Zachary Mintz, Esq.
TOWN BOARD OF THE TOWN OF GREENBURGH
WESTCHESTER COUNTY, STATE OF NEW YORK

In the Application of

RIDGEMEED ELMWOOD OWNER, LLC

For an Amendment to the Zoning Map of
the Town of Greenburgh.

VERIFIED PETITION
FOR ZONING
MAP AMENDMENTS

Petitioner RIDGEWOOD ELMWOOD OWNER, LLC, by its attorneys, Zarin
& Steinmetz, located at 81 Main Street, Suite 415, White Plains, New York 10601, as and for its
Verified Petition (the “Petition”) requesting an Amendment to the Town Zoning Map (the “Zoning
Map”) to amend the zoning of 850 Dobbs Ferry Road, Greenburgh, NY 10523, hereby states the
following:

INTRODUCTION

1. Ridgewood Elmwood Owner, LLC (“Ridgewood” or “Petitioner”) owns the
property located at 850 Dobbs Ferry Road, Section 7.530, Block 320, Lots 1..SE and 1..SG in the
Town of Greenburgh (the “Town”), County of Westchester, State of New York, (the “Property”).

2. Petitioner is an experienced developer of residential real estate projects
throughout the country and, in particular, has designed and/or developed multi-family residential
projects, including age-restricted housing.

3. The Property, which measures ± 106.84 acres, is located on the north side
of Dobbs Ferry Road. Currently, the Property is split-zoned, with a small portion of the Property
zoned R-20 and the remainder of the Property being zoned R-30.
4. The Property is the former site of Elmwood Country Club. A dormant golf course occupies a vast majority of the Property. In addition to the golf course, there are several buildings, tennis courts, pool, children’s play area and a parking area on the Property.

5. Immediately to the north of the Property is a residential neighborhood, zoned R-10. Immediately to the west of the Property is a residential neighborhood zoned R-20. East Rumbrook Park and the Sprain Brook Parkway are located to the west of the Property. An assisted living facility is under construction across the street and several commercial properties are south of the Property.

6. Approximately ± 20.41 acres of the Property, located in the northwestern portion of the Property, are currently zoned R-20. The remaining ± 86.47 acres of the Property are zoned R-30.

7. Petitioner proposes redeveloping the Property with 175 two-story town homes, within 45 buildings. Sale of the townhouses will be restricted to buyers aged 55 and older. Petitioner also proposes the dedication to the Town of more than 14 acres of land, east of the Con Edison power lines, for incorporation into East Rumbrook Park (Petitioner’s entire development referred to hereafter as the “Project”). Petitioner is also committed to providing programming for the 14 acres of parkland above and beyond the Town’s required recreation fee, including the construction of baseball and soccer fields at the Town’s discretion. A sketch plan for the Project, as well as other documentation required under the Section 285-24(D)(2)(a) of the Town of Greenburgh Zoning Ordinance (the “Zoning Ordinance”) is annexed hereto as Exhibit A. The Project would also contain a modest clubhouse, pool, tennis courts and other amenities.
8. In order to facilitate the Project, Petitioner is seeking an amendment to the Zoning Map, to specifically zone the entirety of the Property R-20 and implement a PUD zone at the density allowed by R-20 zoning.

**PROPOSED ZONING AMENDMENT**

9. This Petition is submitted to the Town Board pursuant to Article IX, Section 285-64 and Article III, Section 285-24 of the Zoning Ordinance.

10. Petitioner seeks the following amendments to the Zoning Map:

   a. An amendment to the Zoning Map to rezone the entire Property from the R-20, and R-30 district to the R-20 district; and

   b. An amendment to the Zoning Map to concurrently rezone the entire Property to PUD Planned Unit Development District (referred to hereafter as “Rezoning” or “Rezoning the Property”).

**CONSISTENCY WITH TOWN COMPREHENSIVE PLAN**

11. Rezoning the Property to allow for development of the Project will satisfy numerous goals and policies of the 2016 Town of Greenburgh Comprehensive Plan (the “Comprehensive Plan”).

12. The Comprehensive Plan expressly recognizes the increase in Town residents aged 55 and over who are looking to downsize. (Comprehensive Plan, 11.6.3, p. 11-21).

13. Notably, the percentage of the Town’s population in the 55-64 and 65+ age groups has increased 28 percent and 20.6 percent, respectively, between 2000 and 2010, (Comprehensive Plan, 10.2.2, p. 10-4), and Ridgewood expects that trend to continue. In recognition of that trend, the Comprehensive Plan identifies the Town’s objective to “provide an
adequate supply of housing for the Town’s senior population.” (Comprehensive Plan, 10.2.2 p. 10-4).

14. Ridgewood seeks to add 175 units of age-restricted housing, which will undoubtedly help Greenburgh satisfy its objective to “[p]rovide an adequate supply of housing for the Town’s senior population and special needs groups.” (Comprehensive Plan, 10.8, Objective 10.2.1, p. 10-25).

15. As to the implementation of townhouse style development, one of the guiding principles of the current Comprehensive Plan is to allow for a variety of housing types within the Town (Comprehensive Plan, 1.5, p. 1-7; 10.1, p. 10-1 (housing types should provide a “spectrum of residential opportunities . . . for residents at all . . . ages.”)).

16. Regarding the Project’s proposed density, there is an R-20 district located adjacent to and west of the Property, and the Comprehensive Plan proposes rezoning the area to the east of the Property to an R-20 zone to correct an existing zoning boundary that bisects the parcel into two separate zoning districts. (Comprehensive Plan, Appx. E, pp. 79-80). In fact, the proposed R-20 zoning is less dense than the zoning of the neighborhood immediately to the north of the Property, which is zoned R-10. The R-20 districts surrounding and covering a portion of the Property support the rezoning of the full parcel to an R-20 district – simply to allow Ridgewood to achieve a density level that will permit it to donate and program a much needed 14 acre park extension with soccer and baseball fields at the Town’s discretion and to create and/or preserve a desirable vegetated buffer area. As stated above, the rezoning will also allow Greenburgh to advance its articulated goal to “provide an adequate supply of housing for the Town’s senior population.” (Comprehensive Plan, 10.2.2, p. 10-4).
17. The Comprehensive Plan also makes clear that Greenburgh takes great pride in its parks and open spaces (see Comprehensive Plan, 2.1 p. 2-4; 3.2, p. 3-1; 5.1, p. 5-1), and dedicates significant discussion to their preservation and enhancement. (Comprehensive Plan, Chapters 4, 7). The Comprehensive Plan also expressly recognizes PUDs as a planning tool that can and should be used to preserve and connect open spaces. (Comprehensive Plan, 7.6.1, p. 7-22). In this case, implementing a PUD in the fashion and at the level proposed will enable Ridgewood to dedicate over 14 acres of land to the Town for incorporation into East Rumbrook Park. The dedication of park land will also provide an opportunity to improve access to East Rumbrook Park, making the area safer for vehicle traffic.

18. In addition, implementing a PUD will enable Ridgewood to maintain a buffer of greater than 200 feet from all neighboring residential homes (the “Buffer Area”). Accordingly, we submit the Project can help Greenburgh satisfy its goal of preserving and enhancing parks and open spaces. (Comprehensive Plan, 7.9, Objective 7.3.1, p. 7-30).

19. The Buffer Area will include walking trails connected to already-existing trails in East Rumbrook Park, furthering the Comprehensive Plan’s goal of connecting open spaces, satisfying the Comprehensive Plan’s objective to “[a]dress the need for enhanced trail and bike path networks.” (Comprehensive Plan, 7.9, Objective 7.2.5, p. 7-29). Overall, the new park space, buffer area, and walking trails will unquestionably satisfy Goal 7.2 of the Comprehensive Plan, which states, “Continue to Support an Integrated System of Active and Passive Recreational Opportunities within a Network of Parks, Trails and Open Spaces.” (Comprehensive Plan, 7.9, p. 7-27). By comparison, under the existing zoning, 119 single-family homes could be developed on the Property. In addition, homes in the R-30 District can be 34 feet from rear property lines and pools and patios can be 18 feet from rear lot lines.
20. The Project, as currently contemplated, also calls for park programming, including the installation of ball fields at East Rumbrook Park, which was recommended as a part of the East Rumbrook Master Plan. (Comprehensive Plan, 7.2.4 p. 7-6).

21. The proposal to add ball fields has already been met with support from parks and recreation supporters, including local little league volunteers, parents and coaches. The Comprehensive Plan emphasizes the role that parks and open spaces play in community well-being, and the Project can provide parks that satisfy Greenburgh’s policy to “provide and enhance parks and facilities that encourage physical activity.” (Comprehensive Plan, 4.9, Policy 4.1.1.3, p. 4-9). Under the existing zoning, Ridgewood would not be required to complete any of these objectives. Likewise, an as-of-right single-family development would not yield the dedicated parkland.

22. Ridgewood also proposes adding sidewalks to Dobbs Ferry Road and the development’s internal roadways as a part of the Project, which will “[f]acilitate a safe and walkable environment.” (Comprehensive Plan, 9.7, Objective 9.1.1 p. 9-34).

23. Moreover, as calculated by JMC Site Development Consultants, LLC, restricting buyers to ages 55 and over will result in significantly less traffic during peak AM and PM hours than would the development of an as-of-right single-family development on the Property. In particular, the Project would generate 54 fewer peak weekday AM trips and 74 fewer peak weekday PM trips per day. Accordingly, the driving habits of buyers aged 55 and over will act as a mitigation measure to combat additional congestion on Dobbs Ferry Road. (See Comprehensive Plan, 9.7, Objective 9.6.1 p. 9-36). A traffic study, comparing the frequency of vehicle trips generated by residents on the Property when it is rezoned to when it is developed with single-family homes, is included with our application material.
24. In addition to preserving open space and providing the Town with new parkland, Ridgewood will seek approval for age-restricted housing. Restricting the sale of housing on the Property to buyers aged 55 and older will benefit the Greenburgh and Elmsford School Districts, by increasing the tax revenue payable to each district without generating any new school children.

25. Overall, the Project generates tax revenue for two local school districts without adding any new school children. It also preserves open space and creates new parkland, in accord with the Comprehensive Plan. The Proposed Development will also generate less traffic than would developing single-family homes on the Property under the current zoning. Accordingly, we submit that the Rezoning will benefit the Town as well as the Applicant.

SEQRA

26. In accordance with the New York State Environmental Quality Review Act (“SEQRA”), the proposed action is a Type I Action. Petitioner has elected to submit a Long Environmental Assessment Form to evaluate the proposed amendments to the Zoning Ordinance. A Full Environmental Assessment Form, dated April 5, 2018, accompanies this Petition.

27. Petitioner acknowledges that the proposed map amendments will be referred for review to other agencies, including the Town Planning Board.

28. Petitioner submits that all relevant areas of environmental concern will be identified, analyzed, and where appropriate, mitigated to the extent requested by any reviewing agency.

29. Petitioner respectfully requests that the Town Board determine whether it wishes to declare itself Lead Agency and conduct a coordinated SEQRA review of the proposed zoning map amendments, or to defer that review to the Planning Board.
REQUESTED RELIEF

30.  **WHEREFORE**, Petitioner respectfully requests that the Town Board of the Town of Greenburgh:

   i. Determine the appropriate agency to serve as Lead Agency under SEQRA;

   ii. Refer this Petition to the Planning Board for its report and recommendation pursuant to Zoning Ordinance Sections 285-64 and 285-24;

   iii. Refer this Petition to the Westchester County Department of Planning pursuant to New York State General Municipal Law Section 239-m;

   iv. Schedule, notice and conduct a Public Hearing on the Petition at the earliest possible date; and

   v. Amend the Greenburgh Zoning Map as contained herein.

Dated: April 16, 2018
White Plains, New York

Respectfully submitted,

ZARIN & STEINMETZ

By:
David S. Steinmetz, Esq.
Zachary R. Mintz, Esq.
*Attorneys for Petitioner*
81 Main Street, Suite 415
White Plains, New York 10601
(914) 682-7800
Serving as Petitioner, I hereby insist that the following Petition, attached hereto, be heard by the Board of the Town of Greenburgh on Petitioner's behalf.

**RIDGEWOOD ELWOOD OWNER, LLC**

By:

Name: Jonathan Grebow
Title: Authorized Signatory

Sworn to before me this ______ day of ______ 2013.

In the presence of: ___________________
April 16, 2018

By Hand Delivery

Hon. Paul Feiner  
Supervisor of the Town of Greenburgh  
And Members of the Town Council  
Greenburgh Town Hall  
177 Hillside Avenue  
Greenburgh, New York 10607

Re:  
Ridgewood Elmwood Owner, LLC  
850 Dobbs Ferry Road, Greenburgh, NY  
PUD Zoning Map Amendment For Age-Restricted Housing

Dear Supervisor Feiner and Members of the Town Council:

As you know, we represent Ridgewood Elmwood Owner, LLC (“Ridgewood”) in connection with the re-development and repurposing of the former Elmwood Country Club located at 850 Dobbs Ferry Road, Greenburgh, NY 10523 (the “Property”). As we described in greater detail during our presentation to your Town Council and other meetings with the Town Planning Board and Town Staff, Ridgewood intends to pursue a development of approximately 175 age-restricted, multi-family townhomes, for buyers aged 55 and older, together with substantial preservation and protection of open space, combined with a well amenitized common area for active adult purchasers of these condominium units (the “Project”). Ridgewood submits the accompanying Verified Petition for Zoning Map Amendment (the “Petition”) and respectfully requests placement on your Council’s next available Agenda.

The Petition would amend the Zoning Map so that the entire Property would be re-zoned to the R-20 district and converted to a PUD Planned Unit Development District (referred to hereafter as “Rezoning” or “Rezoning the Property”). Currently, the property is split-zoned, with 20.4 acres of land in the R-20 district and 86.4 acres of land in the R-30 district. As to the zoning
districts surrounding the Property, there is an R-20 district located adjacent to and west of the Property. The proposed R-20 zoning is less dense than the zoning of the neighborhood immediately to the north of the Property, which is zoned R-10. The Town of Greenburgh Comprehensive Plan also proposes rezoning the area to the east of the Property to an R-20 district. Accordingly, the density proposed as a part of this application is consistent with the density of the surrounding neighborhood, and the pattern of development in other PUDs in the Town.

We also submit that the proposed Petition and Project are fully consistent with the surrounding land uses. As is detailed more fully in the enclosed Petition, implementing a PUD will enable Ridgewood to maintain a buffer of greater than 200 feet from all existing residential development. Moreover, as calculated by JMC Site Development Consultants, LLC, restricting buyers to ages 55 and over will result in significantly less traffic during peak hours than would the development of an as-of-right single-family development on the Property. Since the Project will have legally enforceable age restrictions for this development community, we anticipate that no schoolchildren will reside on the Property, meaning that the tax revenue generated by the Project will provide a clear fiscal benefit to both the Greenburgh and Elmsford school districts. Overall, the Project will create a number of benefits to the Town and help provide housing to an underserved segment of the local population, all in satisfaction of the Town of Greenburgh Comprehensive Plan.

Enclosed, please find fifteen (15) sets of the following materials in support of this Petition:

(1) Verified Petition for Zoning Text Amendment, dated April _, 2018;

(2) Full Environmental Assessment Form, Part 1, prepared by John Meyer Consulting and dated April 16, 2018;

(3) Traffic Study, dated 04/05/2018.

(4) JMC, PLLC Drawings:

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<td>“Conceptual Site Open Space Plan”</td>
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</table>

(5) Application and Legal Fee of $3,000.00; and
(6) Escrow Fee of $400.00.

We respectfully request that the Council initiate review of the Petition, circulate a letter of intent for the Council to serve as Lead Agency, refer the Petition to the Planning Board and staff pursuant to Section 285-64 of the Greenburgh Zoning Ordinance, and to refer the Petition to the Westchester County Department of Planning pursuant to Section 239-m of the New York General Municipal Law. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

ZARIN & STEINMETZ

By: David S. Steinmetz
Zachary R. Mintz

cc: Hon. Judith Beville
Garrett Duquesne, AICP
Mr. Aaron Schmidt
Tim Lewis, Esq.
David Fried, Esq.
Mr. Jonathan Grebow
Mr. Brett Owings
James A. Ryan, RLA


Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Elmwood Preserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>850 Dobbs Ferry Road, Greenburgh, NY</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>Application for a Zoning Map Amendment of the Elmwood Country Club ±106.8 acre property as per the following: 1. Rezone the portion of the property that is not currently zoned R-20 from R-30 to R-20; 2. Provide a PUD &quot;Planned Unit Development District&quot; over the entire property. The purpose of this action is to permit the redevelopment of the Elmwood Country Club property as an age restricted community containing 175 2-story townhouses within 45 buildings, along with a clubhouse and recreation area, open space, and ±14.2 acres of land to be dedicated to the Town of Greenburgh.</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Name of Applicant/Sponsor:</th>
<th>Telephone: (973) 593-0003</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-Mail: <a href="mailto:bowings@ridgedwoodrep.com">bowings@ridgedwoodrep.com</a></td>
<td></td>
</tr>
<tr>
<td>Address: 850 Dobbs Ferry Road</td>
<td></td>
</tr>
<tr>
<td>City/PO: Greenburgh</td>
<td>State: NY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact (if not same as sponsor; give name and title/role):</th>
<th>Telephone: (914) 273-5225</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-Mail: <a href="mailto:anester@jmcpllc.com">anester@jmcpllc.com</a></td>
<td></td>
</tr>
<tr>
<td>Address: 120 Bedford Road</td>
<td></td>
</tr>
<tr>
<td>City/PO: Armonk</td>
<td>State: NY</td>
</tr>
<tr>
<td>Property Owner (if not same as sponsor):</td>
<td>Telephone:</td>
</tr>
<tr>
<td>E-Mail:</td>
<td></td>
</tr>
</tbody>
</table>

| Address: |

| City/PO: | State: | Zip Code: |
B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, <strong>Town Board</strong>, or Village Board of Trustees</td>
<td>☑ Yes ☐ No</td>
<td>Zoning Map Amendment</td>
</tr>
<tr>
<td>b. City, <strong>Town</strong> or Village Planning Board or Commission</td>
<td>☑ Yes ☐ No</td>
<td>Zoning Map Amendment &amp; Recommendation to Town Board</td>
</tr>
<tr>
<td>c. City Council, <strong>Town</strong> or Village Zoning Board of Appeals</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>e. County agencies Westchester Planning Board</td>
<td>☑ Yes ☐ No</td>
<td>Municipal Law Referral</td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>i. Coastal Resources.</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>iii. Is the project site within a Coastal Erosion Hazard Area?</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
</tbody>
</table>

C. Planning and Zoning

C.1. Planning and zoning actions.

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

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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

If Yes, identify the plan(s):

________________________________________________________________________

________________________________________________________________________
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
   If Yes, what is the zoning classification(s) including any applicable overlay district?
   R-20 and R-30

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

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
   i. What is the proposed new zoning for the site? R-30 to R-20; PUD overlay district

C.4. Existing community services.
a. In what school district is the project site located? Elmsford Union Free School District and Greenburgh Union Free School District

b. What police or other public protection forces serve the project site?
   Greenburgh Police Department

c. Which fire protection and emergency medical services serve the project site?
   Fairview Fire Department; Greenburgh Police Department EMS

d. What parks serve the project site?
   East Rumbrook Park, East Irvington Nature Preserve

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? ±106.8 acres
   b. Total acreage to be physically disturbed? ±70 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±106.8 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
   If Yes,
   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
      Residential
   ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
   iii. Number of lots proposed? TBD
   iv. Minimum and maximum proposed lot sizes? Minimum TBD Maximum 14.2 acres

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
   i. If No, anticipated period of construction: 30-36 months
   ii. If Yes:
      • Total number of phases anticipated
      • Anticipated commencement date of phase 1 (including demolition) __ month ____ year
      • Anticipated completion date of final phase __ month __ year
      • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Page 3 of 13
f. Does the project include new residential uses? ☑ Yes ☐ No

<table>
<thead>
<tr>
<th>Initial Phase</th>
<th>One Family</th>
<th>Two + Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>At completion of all phases</td>
<td>175</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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

i. Total number of structures

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

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

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

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water: ☑ Ground water ☐ Surface water streams ☐ Other specify:

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

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
   - Volume (specify tons or cubic yards):
   - Over what duration of time?

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

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

If yes, describe.

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

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

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

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

ix. Summarize site reclamation goals and plan:

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

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Freshwater pond adjacent to Dobbs Ferry Road, and wetland adjacent to watercourse on easterly portion of the property.
iii. Will proposed action cause or result in disturbance to bottom sediments? □ Yes □ No

If Yes, describe:

<table>
<thead>
<tr>
<th>Description of activity</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres of aquatic vegetation proposed to be removed:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expected acreage of aquatic vegetation remaining after project completion:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purpose of proposed removal (e.g., beach clearing, invasive species control, boat access):</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

v. Describe any proposed reclamation/mitigation following disturbance: Landscape plantings and stormwater management.

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>c. Will the proposed action use, or create a new demand for water?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Total anticipated water usage/demand per day:</td>
<td>45,320 gallons/day</td>
<td></td>
</tr>
<tr>
<td>ii. Will the proposed action obtain water from an existing public water supply?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of district or service area: Greenburgh Consolidated Water District No. 1</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Does the existing public water supply have capacity to serve the proposal?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Is the project site in the existing district?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Is expansion of the district needed?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Do existing lines serve the project site?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>iii. Will line extension within an existing district be necessary to supply the project?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Describe extensions or capacity expansions proposed to serve this project:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Source(s) of supply for the district:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iv. Is a new water supply district or service area proposed to be formed to serve the project site?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant/sponsor for new district:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date application submitted or anticipated:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed source(s) of supply for new district:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>v. If a public water supply will not be used, describe plans to provide water supply for the project: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>vi. If water supply will be from wells (public or private), maximum pumping capacity: N/A gallons/minute.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>d. Will the proposed action generate liquid wastes?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Total anticipated liquid waste generation per day:</td>
<td>45,320 gallons/day</td>
<td></td>
</tr>
<tr>
<td>ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>iii. Will the proposed action use any existing public wastewater treatment facilities?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of wastewater treatment plant to be used: Yonkers Joint WWTP</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Name of district: Saw Mill</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Does the existing wastewater treatment plant have capacity to serve the project?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Is the project site in the existing district?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Is expansion of the district needed?</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>
- Do existing sewer lines serve the project site? [☐ Yes ☐ No]
- Will line extension within an existing district be necessary to serve the project? [☐ Yes ☐ No]
  - If Yes:
    - Describe extensions or capacity expansions proposed to serve this project:

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

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

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? [☐ Yes ☐ No]
  - If Yes:
    - i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ ±0.6 acres (impervious surface) _____ Square feet or _____ ±0.6 acres (parcel size)
    - ii. Describe types of new point sources: New drainage infrastructure will be provided to convey on-site stormwater runoff.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
  - Stormwater runoff will be conveyed to on-site stormwater management facilities. Existing drainage patterns will be maintained to the maximum extent practicable.
  - If to surface waters, identify receiving water bodies or wetlands: Surface water bodies consist of an existing pond located adjacent to Dobbs Ferry Road and additional stormwater management basins to be created in conjunction with the redevelopment.
  - iv. Will stormwater runoff flow to adjacent properties? [☐ Yes ☐ No]

f. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? [☐ Yes ☐ No]
  - i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
  - ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
  - iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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

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

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? □ Yes ☒ No
   If Yes:
   i. Estimate annual electricity demand during operation of the proposed action: TBD
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
      Local utility ___________
   iii. Will the proposed action require a new, or an upgrade to, an existing substation? □ Yes ☒ No

1. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: 7 AM - 8 PM*
      • Saturday: 9 AM - 6 PM*
      • Sunday: ___________________________
      • Holidays: ___________________________

   ii. During Operations:
      • Monday - Friday: 24/7
      • Saturday: 24/7
      • Sunday: 24/7
      • Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  
☑ Yes ☐ No

If yes:
 i. Provide details including sources, time of day and duration:
   Typical temporary construction noise during permitted construction hours.

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

   Describe: The proposed PUD redevelopment will provide a minimum 200' buffer between the dwelling units and the adjacent homes.

n. Will the proposed action have outdoor lighting?  
☐ Yes ☑ No

If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
   Lighting will be standard, outdoor security lighting, high efficiency LED down lighting.

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

   Describe:
   The proposed PUD redevelopment will provide a minimum 200' buffer between the dwelling units and the adjacent homes.

o. Does the proposed action have the potential to produce odors for more than one hour per day?  
☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  
☐ Yes ☑ No

If Yes:
 i. Product(s) to be stored

ii. Volume(s) per unit time (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  
☐ Yes ☑ No

If Yes:
 i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  
☐ Yes ☑ No

If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
   • Construction: TBD tons per TBD (unit of time)
   • Operation : 15-16 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
   • Construction: Debris recycling
   • Operation: Recycling in accordance with County requirements.

iii. Proposed disposal methods/facilities for solid waste generated on-site:
   • Construction: Solid construction waste will be disposed of in accordance with all applicable requirements.
   • Operation: Private carting
s. Does the proposed action include construction or modification of a solid waste management facility? □ Yes ☑ No
If Yes:
  i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):
  ii. Anticipated rate of disposal/processing:
      • __________ Tons/month, if transfer or other non-combustion/thermal treatment, or
      • __________ Tons/hour, if combustion or thermal treatment
  iii. If landfill, anticipated site life: __________ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? □ Yes ☑ No
If Yes:
  i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:

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

  iii. Specify amount to be handled or generated __________ tons/month
  iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:

  v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? □ Yes ☑ No
If Yes: provide name and location of facility:
If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
  i. Check all uses that occur on, adjoining and near the project site.
     □ Urban □ Industrial □ Commercial ☑ Residential (suburban) □ Rural (non-farm)
     □ Forest □ Agriculture □ Aquatic □ Other (specify):
  ii. If mix of uses, generally describe:

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>9.3±</td>
<td>19.9±</td>
<td>+10.6±</td>
</tr>
<tr>
<td>Forested</td>
<td>6.8±</td>
<td>3.9±</td>
<td>-2.9±</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>1.5±</td>
<td>8.0±</td>
<td>+6.5±</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other: Describe Golf Course/lawn</td>
<td>89.2±</td>
<td>67.4±</td>
<td>-21.8±</td>
</tr>
<tr>
<td>Recreational Fields</td>
<td>0</td>
<td>7.6±</td>
<td>+7.6±</td>
</tr>
</tbody>
</table>
e. Is the project site presently used by members of the community for public recreation? □ Yes □ No

i. If Yes: explain:

f. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? □ Yes □ No

If Yes, identify facilities:

ii. Dam's existing hazard classification:

iii. Provide date and summarize results of last inspection:

g. Does the project site contain an existing dam? □ Yes □ No

i. Dimensions of the dam and impoundment:

- Dam height: ________________________ feet
- Dam length: ________________________ feet
- Surface area: ________________________ acres
- Volume impounded: ___________________________ gallons OR acre-feet

ii. Dam's existing hazard classification:

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? □ Yes □ No

If Yes:

i. Has the facility been formally closed?

- If yes, cite sources/documentation;

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

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

h. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? □ Yes □ No

If Yes:

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? □ Yes □ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:

- Yes – Spills Incidents database
- Yes – Environmental Site Remediation database
- Neither database

Provide DEC ID number(s): 9410523; 9812387; 1113337;

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

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? □ Yes □ No

If yes, provide DEC ID number(s): C360151

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

9410523: Fuel oil spill, Case closed 02/11/1995; 9812387 Fuel oil spill, Case closed 05/12/2000; 1113337 Fuel oil spill, Case closed 06/05/2012; C360151: 715 Dobbs Ferry Road: Fuel oil leaks from underground storage tanks. The contamination is contained to the site, with no off-site contamination found.
i. Is the project site subject to an institutional control limiting property uses? □ Yes □ No
   - If yes, DEC site ID number:
   - Describe the type of institutional control (e.g., deed restriction or easement):
   - Describe any use limitations:
   - Describe any engineering controls:
   - Will the project affect the institutional or engineering controls in place? □ Yes □ No
   - Explain:

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 2 - 6.5+ feet

b. Are there bedrock outcroppings on the project site? □ Yes □ No
   If Yes, what proportion of the site is comprised of bedrock outcroppings? %

c. Predominant soil type(s) present on project site:
   - PnB, PnC Paxton fine sandy loam 35%
   - SuB Sutton loam 20%
   - ChB, ChC, ChD Charlton fine sandy loam 20%

d. What is the average depth to the water table on the project site? Average: 2 - 6.5+ feet

e. Drainage status of project site soils:
   - Well Drained: 75% of site
   - Moderately Well Drained: 25% of site
   - Poorly Drained: % of site

f. Approximate proportion of proposed action site with slopes:
   - 0-10%: 68.1% of site
   - 10-15%: 15% of site
   - 15% or greater: 16.9% of site

g. Are there any unique geologic features on the project site? □ Yes □ No
   If Yes, describe:

h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? □ Yes □ No
   ii. Do any wetlands or other waterbodies adjoin the project site? □ Yes □ No
   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? □ Yes □ No
   iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
      - Streams: Name Classification
      - Lakes or Ponds: Name Classification
      - Wetlands: Name Federal Waters Approximate Size ±1.4 acres

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? □ Yes □ No
   If yes, name of impaired water body/bodies and basis for listing as impaired:

i. Is the project site in a designated Floodway? □ Yes □ No

j. Is the project site in the 100 year Floodplain? □ Yes □ No

k. Is the project site in the 500 year Floodplain? □ Yes □ No

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

Typical suburban species

n. Does the project site contain a designated significant natural community?  

\[ \square \text{Yes} \checkmark \text{No} \]

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

\[ \underline{\text{______________________________________________________________________________________________________}} \]

ii. Source(s) of description or evaluation:

\[ \underline{\text{______________________________________________________________________________________________________}} \]

iii. Extent of community/habitat:

- Currently: ____________________ acres
- Following completion of project as proposed: ____________________ acres
- Gain or loss (indicate + or -): ____________________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  

\[ \square \text{Yes} \checkmark \text{No} \]

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  

\[ \square \text{Yes} \checkmark \text{No} \]

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  

\[ \square \text{Yes} \checkmark \text{No} \]

If yes, give a brief description of how the proposed action may affect that use:

\[ \underline{\text{_________________________________________________________________________________________________________________________________________}} \]

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  

\[ \square \text{Yes} \checkmark \text{No} \]

If Yes, provide county plus district name/number:

\[ \underline{\text{____________________________________________________________________________________}} \]

b. Are agricultural lands consisting of highly productive soils present?  

\[ \square \text{Yes} \checkmark \text{No} \]

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

\[ \underline{\text{____________________________________________________________________________________}} \]

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

\[ \underline{\text{______________________________________________________________________________________________________}} \]

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  

\[ \square \text{Yes} \checkmark \text{No} \]

If Yes:

i. Nature of the natural landmark:  

\[ \square \text{Biological Community} \quad \square \text{Geological Feature} \]

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

\[ \underline{\text{_________________________________________________________________________________________________________________________________________}} \]

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  

\[ \square \text{Yes} \checkmark \text{No} \]

If Yes:

1. CEA name:

\[ \underline{\text{____________________________________________________________________________________}} \]

ii. Basis for designation:

\[ \underline{\text{____________________________________________________________________________________}} \]

iii. Designating agency and date:

\[ \underline{\text{____________________________________________________________________________________}} \]
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? □ Yes□ No  
   i. Nature of historic/archaeological resource: □Archaeological Site  □Historic Building or District  
   ii. Name:  
   iii. Brief description of attributes on which listing is based:

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

g. Have additional archaeological or historic site(s) or resources been identified on the project site? □ Yes□ No  
   i. Describe possible resource(s):
   ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? □ Yes□ No  
   i. Identify resource: Bronx River Parkway  
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic byway  
   iii. Distance between project and resource: ±2.0 miles

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? □ Yes□ No  
   i. Identify the name of the river and its designation:
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? □ Yes□ No

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

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

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

[Signature]

Applicant/Sponsor Name
JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, Agent

Date 04/05/2018
Title Project Manager