Honorable 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: River Towns Estates LLC
612 South Broadway
Tarrytown NY 10591

PUD Zoning Map Amendment For Carriage Trail - Greystone on Hudson

Dear Supervisor Feiner and Members of the Town Council:

Thank you for considering our Petition. As described in greater detail in our Petition, we are seeking an amendment to the zoning map to convert the 55.202 acres portion of the Greystone on Hudson Subdivision located in unincorporated Greenburgh (the “Property”) to a Planned Unit Development (“PUD”) at a density that does not allow additional residential units in excess of the number that the R-40 zoning district (our current zoning) would otherwise allow on the entire site, to allow flexibility to develop residential buildings suitable for estate living on large lots in a way current zoning doesn’t allow. We submit the accompanying Verified Petition for Zoning Map Amendment (the “Petition”) and respectfully request placement on your Council’s next available Agenda.

Based upon the site size and existing zoning district, a maximum density of 48 single-family homes could be built on the Property. In accordance with ideals of the Comprehensive Plan and zoning and subdivision regulations of the Town, the Project has preserved open space, wetlands and the forest because the Project has self up-zoned itself and consists of just 12 buildable lots of very large size (from 88,183 square feet to 239,413 square feet) over a total of approximately 55.202 acres, and is compatible with the surrounding land uses that are mostly single-family houses at a much higher density, or zoning-grandfathered parcels containing multiple residences. The creation of a limited number of large lots exceeding the requirements of the R-60 District in Tarrytown and the R-40 district in Greenburgh, in addition to re-using the existing carriage roads, enabled the preservation of much of the site in its natural state and reduced the amount of impervious roadway to be added. The zoning changes requested would require no additional roadways and would enable the preservation of much of the site in its natural state.

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

612 South Broadway Tarrytown NY 10591
(1) Verified Petition for Zoning Text Amendment

(2) Short Environmental Assessment Form

(3) Drawings

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-rn of the New York General Municipal Law. If you have any questions, please do not hesitate to contact us.

If you have any questions you can call me at 516-652-2195

Sincerely,

Andy Todd
President
River Towns Estates LLC
Greystone on Hudson
612 South Broadway
Tarrytown, NY 10591
Mobile – 516-652-2195

612 South Broadway Tarrytown NY 10591
TOWN BOARD OF THE TOWN OF GREENBURGH
WESTCHESTER COUNTY, STATE OF NEW YORK

In the Application of

RIVER TOWNS ESTATES LLC

VERIFIED PETITION FOR ZONING MAP AMENDMENTS

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

Petitioner RIVER TOWNS ESTATES LLC, as and for its Verified Petition (the "Petition") requesting an Amendment to the Town Zoning Map (the "Zoning Map") to amend the zoning of the portion of Carriage Trail located in unincorporated Greenburgh NY, hereby states the following:

INTRODUCTION

1. RIVER TOWNS ESTATES LLC ("Petitioner") owns or is acting with authority on behalf of the owner to make this Petition concerning the property located in the Greystone on Hudson Subdivision, Carriage Trail, Greenburgh NY, Section 7.290, Block 141, Lots 9.1, 9.15, 9.2, 9.3, 9.4, 9.5, 9.6, Section 7.300, Block 142, Lots 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13 in the Town of Greenburgh (the "Town"), County of Westchester, State of New York, (the "Property").

2. The Property, which measures 55.202 acres, is located on the east side of Carriage Trail in the unincorporated Town of Greenburgh. Currently, the Property is currently zoned R-40.

3. The Property is the former site of the historic Greystone Castle and Pinsley
Day Camp. Petitioner previously received Subdivision approval to create the Greystone on Hudson Subdivision ("Greystone") from the Planning Boards of the Town of Greenburgh and Village of Tarrytown.

4. The intent of this Planned Unit Development is to permit flexibility within a uniquely situated and previously approved subdivision. The site as a whole is buffered by protected open space bordering the north, south and east property boundaries, and to the west by a previously approved subdivision by the same Applicant and its affiliate.

5. Immediately to the south of the Property is Taxter Ridge Preserve as well as land containing the Village of Tarrytown water tower, bordered by homes zoned R-10. Immediately to the west of the Property are two parcels constructed under earlier land use regulations containing multiple residences on each parcel (1.201-126-2, 1.271-138-1.23), followed by the Tarrytown portion of the Greystone subdivision which is zoned R-60. To the North of the property are open space parcels followed by two parcels constructed under earlier land use regulations containing multiple residences on each parcel (1.190-115-50, 1.190-115-47.4), as well as four homes on lots ranging from 0.35 acres to 0.78 acres which are now zoned R-60. Taxter Ridge Preserve is located to the East of the property and Petitioner, in its original application for subdivision, has constructed a parking lot for the use of the public adjacent to Taxter Ridge Preserve and created trails for the use of the public within the Preserve.

6. A sketch plan for the Project, as well as other documentation required under the Section 285-24 of the Town of Greenburgh Zoning Ordinance (the "Zoning Ordinance") is annexed hereto as Exhibit A.

7. The Project is located on a private road nestled into the hillside with breathtaking views of the Hudson River, Pocantico and Palisades Hills, Tappan Zee Bridge and
surrounding Castles. It maintains a private guard house with doorman and concierge services for residents and their guests. The flexibility sought is a result of the large estate-style homes that are approved on lots in excess of two acres, with approved lots as large as 4.7 acres, in an R-40 District. The large estate-style homes, several of which have been constructed on the adjacent site in the Village of Tarrytown, with two under construction on the subject site in the Town of Greenburgh, lend themselves to having smaller detached accessory dwellings for caretakers, visiting family members, pool cabanas, and the like. Several prospective purchasers of lots have indicated that these smaller detached accessory dwelling units are desired. The primary flexibility sought is to allow an additional detached accessory dwelling on the previously approved subdivided lots, complementing the primary residence, and which would be constructed within the previously established disturbance footprint of the prior subdivision.

8. A secondary manner of flexibility sought coincides with a unique request from a prospective purchaser who has indicated a desire to purchase multiple (three) separate lots to create a more grand estate which would entail a primary residence and multiple detached accessory dwellings (the “Compound”). In this instance the residential unit yield per lot would range between 2-3 units, and as noted with the typical potential lot layout with a primary residence and one accessory dwelling, the grand estate style layout depicted on the attached concept site plan yielding less than three units per lot would be developed in previously established areas of approved land disturbance. In both instances, the small footprint of these potential detached accessory dwellings contribute to the adherence to the prior established areas of disturbance.

9. The Petitioner has multiple clients desiring to build estates consistent with pre-existing surrounding estates containing multiple structures on an individual lot, and the contract for the Compound on three separate lots is subject to Petitioner receiving permission from the Town
to build the Compound annexed hereto as Exhibit B. Current Town zoning limits accessory buildings to non-residential uses with maximum heights of 12 feet, and therefore would not permit the Petitioner to build this Compound even though there will be more open space and less square footage and ground coverage for the Compound than can be built as of right based on current zoning, and such construction would be consistent with neighboring pre-existing estates containing multiple residences on a single lot.

10. While estates with multiple residences on one lot were constructed in the past and four such estates surround the project, there is no precedent at the current time to obtain a variance permitting development of the Compound or similar estates on other lots within the Project, which is why Applicant is seeking a change in zoning for the Property to a Planned Unit Development District ("PUD") to allow flexibility to develop residential buildings suitable for estate living on large lots in a way current zoning doesn’t allow.

11. Without rezoning to a PUD, Petitioner would be unable to build the Compound required by this client containing significantly less square footage than current zoning allowed if all three lots were developed independently.

12. Petitioner has multiple other clients also interested in building similar compounds which were permitted under earlier land use rules and are currently reflected in surrounding pre-existing estates, but which would not be permitted under current zoning.

13. In order to facilitate the Project, Petitioner is seeking an amendment to the Zoning Map, to implement a PUD zone at a density consistent with the enclosed concept plan. In the grand estate-style development, the intent is to retain prior established lot lines, however, in development, it is necessary and without negative impact for internal driveways and other site features to cross or be adjacent to interior lot lines. In all instances of the grand estate-style buildout,
prior established setbacks would be adhered to. The concept plan:

a) does not exceed the currently existing R-40 zoning setbacks on each lot
within the Property, and

b) does not exceed the currently permitted R-40 measurements of the maximum
height of each residence within the Property, and

c) allows for driveways to cross over or impede on interior setback lines, and

d) allows multiple residential units on a single lot, or on multiple and commonly
owned lots, and

e) allows flexibility as to the placement and configuration of the permitted
dwelling units.

f) requires single ownership of a lot containing a primary home and accessory
home. Accessory buildings can’t be subdivided from the main building.

**PROPOSED ZONING AMENDMENT**

12. 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.

13. Petitioner seeks the following amendment to the Zoning Map:

a. An amendment to the Zoning Map to rezone the entire Property to

PUD Planned Unit Development District (referred to hereafter as "Rezoning" or "Rezoning the

Property").

**LOT AND BULK REQUIREMENT WAIVERS PROPOSED**

14. In substitution for the buffer areas specified in the PUD zoning regulations,

minimum yards for dwelling units on each individual lot shall be as follows, unless otherwise

specified:
a) Front: 40 feet  
b) One side: 25 feet  
c) Two sides: 50 feet  
d) Rear: 36 feet  
e) All yards must comply with § 285-39  
f) Driveways and parking areas shall not be subject to minimum yard requirements associated with interior lot lines of lots under common ownership, but should the ownership of such lots be separated in the future, such driveways and parking areas shall be restored to conformity with requirements for separate lots.  
g) Minimum distance from detached accessory buildings to:  
   (a) Principal building: 10 feet.  
   (b) Side lot line: 20 feet.  
   (c) Rear lot line: 20 feet.  
h) Related recreation and accessory uses shall be permitted in all yards. Pools are to be set in the rear yard except in the following cases in which pools shall be permitted in any yard:  
a) When two or more lots are under common ownership; and/or  
b) When all of the following conditions are fulfilled:  
   1) Lot size is a minimum of 70,000 square feet  
   2) Frontage is only on a private road  
   3) Private road frontage of at least 100 feet
4) Finished First Floor elevation is at least 10 feet higher than the lowest elevation of road frontage adjacent to lot

5) Landscaping shall shield the view of the pool from the adjacent road.

15. Maximum height: The maximum height for residential dwelling shall be 2 1/2 stories, not to exceed 35 feet. Accessory residences shall not exceed 2 1/2 stories, not to exceed 30 feet.

16. To provide for flexible use, Petitioner shall be permitted to reconfigure the placement and configuration of the permitted dwelling units within the PUD, provided the maximum number of dwelling units permitted under the PUD shall not exceed 30 units.

17. Following initial site plan approval, applicant shall not be required to return to the Planning Board for individual lot site plan approval, provided that disturbance does not extend beyond the original limits of the area of disturbance.

18. To preserve the residential character of the development, rentals of less than 60 days shall not be permitted.

**CONSISTENCY WITH TOWN COMPREHENSIVE PLAN**

19. The PUD proposal and related Project has preserved open space, wetlands and the forest because the Project consists of lots of very large size over a total of approximately 55.202 acres, and is compatible with the surrounding land uses that are mostly single-family houses at a much higher density, or zoning-grandfathered parcels containing multiple residences. The creation of a limited number of large lots exceeding the requirements of the R-40 district in Greenburgh, in addition to re-using the existing carriage roads, enabled the preservation of much of the site in its natural state and reduced the amount of impervious roadway to be added. (Comprehensive Plan Page
55 3.32; page 120 6.4.3; page 123 5.5). The zoning changes requested would require no additional roadways and would enable the preservation of much of the site in its natural state.

20. The houses are sited to disturb as little of each lot as possible with driveways that follow the natural contours of the site, thus blending into the surrounding wooded open space and preserving the visual character of the site. (Comprehensive Plan, Chapter 7).

21. The Comprehensive Plan talks about the importance of being able to access Parkland (Comprehensive Plan Page 144 7). Petitioner volunteered to build a parking lot on Taxter Road to access Taxter Ridge Preserve. Prior to this parking lot being built there were no public parking lots to access an over 200 acre Preserve. This significantly increased access to the Preserve. The zoning changes requested would preserve all existing access to parkland.

22. The Comprehensive Plan 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).

23. Petitioner created more open space and parkland access by donating the historic gateway and land for access from South Broadway to the Old Croton Aqueduct. This follows the perimeter of the portion of the Petitioner’s affiliate’s property which adjoins the Aqueduct. It links the path from its current exit point at Lyndhurst to the portion of the path which is to the north of South Broadway Route 9. This donation connects the Old Croton Aqueduct trail in perpetuity which previously dead ended at Petitioner’s site which increases quality of life which is encouraged in the Comprehensive Plan (Comprehensive Plan Page 80 4.2 Quality of Life)
24. For luxury homes on large pieces of land, buyers have repeatedly requested to build accessory structures such as an indoor pool or cabana with cooking and sleeping facilities, and/or a guest cottage on their property. Some purchasers have expressed interest in building a primary residence on one lot, and guest cottages for their family and friends to visit on an adjacent lot. Some purchasers have expressed an interest in constructing an accessory building on an adjacent lot without constructing a primary residence on that lot. Many of the older estates in the area have these features. The intention of the PUD zoning requested is to allow a homeowner to duplicate these old world features on their own large lots.

25. Subject to the approval of this PUD Petition, Petitioner is in contract with one purchaser to build a primary residence measuring approximately 8,800 sf, an indoor pool house of approximately 3,000 sf, and a greenhouse of approximately 400 sf on lot 7.300-142-3.10, three guest cottages totalling approximately 3,300 sf on the adjacent lot 7.300-142-3.9, and another smaller residence of approximately 3,000 sf with an ancillary residence of approximately 1,500 sf on the adjacent lot 7.300-142-3.8.

26. As of right Petitioner is permitted to build a primary residence of up to 11,500 on two of the lots plus a primary residence of 11,136 square feet on the third lot, plus a total of approximately 16,633 square feet of accessory structures on the 3 lots, plus three greenhouses of 150 sf each on each lot, for a total of approximately 51,219 sf of structures on the 3 lots Applicant has under contract.

27. In this scenario the Compound is proposing to build approximately 20,000 sf in total for all buildings listed above on the three lots that make up the Compound. Since as of right the Compound can build 51,219 sf on the three lots making up the Compound, the Petitioner is proposing 61% less square footage than would be permitted under existing zoning if the three lots
were developed individually. Constructing more buildings with smaller footprints would allow more environmentally sensitive placement and construction than finding the one spot on each lot that maximizes buildable area.

28. The Comprehensive Plan says Planned Unit Development was created to allow for flexible use to create residential developments with alternate dimensional criteria (Comprehensive Plan Page 157). Current zoning doesn’t allow the Petitioner to build the Compound the way the client desires and there is no precedent to get a variance which is why Applicant is seeking a PUD to give it the flexibility to create the Compound which current zoning doesn’t allow for. Without Rezoning to a PUD this client would choose not to purchase or build in Greenburgh which wouldn’t make sense considering they want significantly less square footage than current zoning allows which goes against the Town’s guidance in the Comprehensive Plan, and considering the substantial tax revenue that will be generated by the Project.

29. Petitioner has several other clients who wish to form a similar Compound which would not be compliant under current zoning. As a result Petitioner is proposing Rezoning to a PUD to give flexibility to build Compounds for other clients which it is not able to do today under current zoning.

30. The Comprehensive Plan looks very favorably upon sustainable Green Building (Comprehensive Plan Page 63 3.5) Petitioners homes at the Project exceed Greenburgh Home Energy Conservation Requirements. Spray foam insulation is deployed throughout the homes as well as LED lighting.

31. The Town encourages sustainable energy in its Comprehensive Plan. Most homes at Greystone so far have utilized geothermal heating and cooling which harnesses the energy
from the earth and eliminates gas bills in the winter. (Comprehensive Plan Page 71 Alternative Energy 3.6).

32. The proposed action is compatible with the surrounding area. While not required, mitigation has been provided by reducing the number of lots from the number permitted by Zoning in both the Village of Tarrytown and Town of Greenburgh; making the lots in both municipalities larger than required, providing a connection to the Old Croton Aqueduct in Tarrytown; and relocating an existing private roadway which reduces impacts on the Tarryhill subdivision.

33. Rezoning to a PUD will slightly decrease traffic on Broadway as in the example of the Compound that is under contract one family will be living on what is currently 3 lots. If Petitioner were to develop the lots independently three families would be living in the development so there would be more traffic.

34. Rezoning to a PUD will benefit the Irvington School District as it will create fewer families in the community so tax revenue payable to the school district will generate fewer school children. Currently all children who live in Greystone attend private school so Greystone adds tremendous tax revenue to the school district (with its large estates with high real estate value) without adding any students.

35. The Project generates tax revenue for the school districts without adding new school children. It also preserves open space and creates new parkland in accord with the Comprehensive Plan. Its homes are energy efficient and it brings affluent clientele to the Town which can add to the its prestige and increase the tax base. The Proposed Development will also generate less traffic than under current zoning. There will be less overall square footage by Rezoning to a PUD than if each lot were developed separately. Accordingly, we submit that the Rezoning will
benefit the Town as well as the Petitioner.

36. Because the Project has recently been fully reviewed through a Long Form Environmental Assessment Statement, Petitioner is requesting a waiver of any additional information required as part of the site development plan. § 285-63 permits this waiver by stating “Upon a finding by the approving agency that, due to the particular character or limited nature of a development or change in use, or to special conditions peculiar to a site, the submission of a preliminary and/or final site plan or of certain portions of the information normally required as part of the site development plan is inappropriate or unnecessary or that strict compliance with said requirements will cause extraordinary and unnecessary hardship, the approving agency may vary or waive such submission or requirements wherever, in the opinion of the approving agency, such variance and waiver will be consistent with the goal of promoting the public health, safety, comfort, convenience and general welfare of the community. The findings for granting such waiver shall become a part of the public record.”
SEQR A

1. In accordance with the New York State Environmental Quality Review Act ("SEQR A"), the proposed action is a Type I Action. Petitioner has elected to submit a Short Environmental Assessment Form to evaluate the proposed amendments to the Zoning Ordinance since it just went through SEQR A with a Long Environmental Assessment form a few years ago. A Short Environmental Assessment Form, dated XXXX, accompanies this Petition.

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

3. 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: XXXXXXX
Tarrytown, New York

Respectfully submitted,

[Signature]
Andrew Todd
President
River Towns Estates LLC
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

### Part 1 - Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Telephone: (516) 652-2195</th>
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<tbody>
<tr>
<td>RIVER TOWNS ESTATES LLC - Greystone on Hudson Conversion to Planned Unit Development (&quot;PUD&quot;)</td>
<td>E-Mail:</td>
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<tr>
<th>Project Location (describe, and attach a location map):</th>
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<tr>
<td>Carriage Trail, Tarrytown, NY 10591</td>
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<tr>
<th>Brief Description of Proposed Action:</th>
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<td>We are proposing an amendment to the zoning map to convert the 55,202 acres Greenburgh portion of the Greystone on Hudson Subdivision (the &quot;Property&quot;) to a Planned Unit Development (&quot;PUD&quot;) at the density allowed by R-40 zoning (our current zoning) to allow flexibility to develop residential buildings suitable for estate living on large lots in a way current zoning doesn't allow which is consistent with the Comprehensive Plan.</td>
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<tr>
<th>Name of Applicant or Sponsor:</th>
<th>612 South Broadway, Tarrytown, NY 10591</th>
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<tbody>
<tr>
<td>RIVER TOWNS ESTATES LLC (ATTN: Mr. Andy Todd)</td>
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<tr>
<th>City/PO:</th>
<th>State:</th>
<th>Zip Code:</th>
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<tr>
<td>Village of Tarrytown</td>
<td>NY</td>
<td>10591</td>
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<tr>
<th>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</th>
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<tr>
<td>NO</td>
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<td>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.</td>
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<th>2. Does the proposed action require a permit, approval or funding from any other governmental Agency?</th>
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<td>NO</td>
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<tr>
<td>If Yes, list agency(s) name and permit or approval:</td>
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<tr>
<td>Town of Greenburgh Town Board, Town of Greenburgh Planning Board</td>
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<th>3.a. Total acreage of the site of the proposed action?</th>
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<td>55.202 acres</td>
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<th>3.b. Total acreage to be physically disturbed?</th>
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<td>0 acres</td>
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<th>3.c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</th>
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<tr>
<td>55.202 acres</td>
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<tr>
<th>4. Check all land uses that occur on, adjoining and near the proposed action.</th>
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<tbody>
<tr>
<td>Urban</td>
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<tr>
<td>Parkland</td>
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Page 1 of 3
5. Is the proposed action,  
a. A permitted use under the zoning regulations?  

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

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

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<th>NO</th>
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<td>✓</td>
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7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
If Yes, identify:  

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✓  
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8. a. Will the proposed action result in a substantial increase in traffic above present levels?  

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✓  
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b. Are public transportation service(s) available at or near the site of the proposed action?  

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✓  
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c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  

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

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✓  
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10. Will the proposed action connect to an existing public/private water supply?  
If No, describe method for providing potable water:  

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✓  
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11. Will the proposed action connect to existing wastewater utilities?  
If No, describe method for providing wastewater treatment:  

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

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

```
✓  
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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?  

```
✓  
```

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

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✓  
```

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?  

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✓  
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b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe:  

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✓  
```

Stormwater runoff from all proposed impervious surfaces is to be captured and conveyed to a proposed attenuation/  
filtration practice located on each property which treats the required WQv and RRV as well as controls the flows for all  
storm events up to and including the 100-year storm. The systems then discharge to the existing municipal drainage system.
<table>
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<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
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<tr>
<td>18. Does the proposed action include construction or other activities</td>
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<td>✓</td>
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<td>that result in the impoundment of water or other liquids (e.g. retention</td>
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<tr>
<td>pond, waste lagoon, dam)? If Yes, explain purpose and size:</td>
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<td>19. Has the site of the proposed action or an adjoining property</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>been the location of an active or closed solid waste management facility?</td>
<td></td>
<td></td>
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<tr>
<td>If Yes, describe:</td>
<td></td>
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<tr>
<td>20. Has the site of the proposed action or an adjoining property</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>been the subject of remediation (ongoing or completed) for hazardous</td>
<td></td>
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<tr>
<td>waste? If Yes, describe:</td>
<td></td>
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</tbody>
</table>

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

Applicant/sponsor name: Andy Todd
Signature: Andy Todd
Date: 4/1/9

Page 3 of 3