January 30, 2019

Supervisor Feiner and 
Greenburgh Town Councilpersons 
177 Hillside Avenue 
Greenburgh, New York 10607

Chairman Walter Simon and 
Members of the Town of Greenburgh Planning Board 
177 Hillside Avenue 
Greenburgh, New York 10607

Re: Subdivision and Site Plan Application 
410-460 Saw Mill River Road 
Parcel ID Nos. 8.500-350-3 and 4; 8.430-305-7

Dear Supervisor Feiner, Town Councilpersons, Chairman Simon and 
Planning Board Members:

On behalf of BMR-Ardsley Park LLC ("BMR"), Keane & Beane, P.C. is pleased to submit the enclosed applications for Subdivision and Site Plan approval with respect to the above-referenced property located on Saw Mill River Road. The object of the applications is (1) to create three lots where two currently exist, and (2) to enhance surface parking areas on Lot 1, including relocation of parking from Lot 2, landscaping, sidewalks, retaining walls, and the addition of pervious pavement. An overall net reduction in impervious surface coverage is proposed. BMR is seeking approval of these applications in furtherance of its efforts to lease space in the existing buildings on Lot 1 and market the remaining property for sale.

Subdivision

The property currently consists of two lots as per the "Subdivision of Filed Map No. 25869 prepared for Ardsley Partners, L.P. and Purdue Pharma, L.P.," filed in the Westchester County Clerk's Office, Division of Land Records on June 18, 1998 as Filed Map No. 26185. BMR seeks to create a third lot by making minor adjustments to the existing lot line as shown on the enclosed Preliminary Subdivision Plan, Sheet C-100, prepared by John Meyer Consulting.

The Planning Board is the Approval Authority for the proposed Subdivision. Lot 1 would consist of approximately 16 acres which include the existing buildings fronting
Saw Mill River Road. Lot 2 would consist of approximately 9 acres directly to the south of Lot 1. Lot 3 would consist of approximately 17 acres to the rear of Lots 1 and 2 and adjacent to the New York State Thruway. Access to Lot 3 would be provided from Saw Mill River Road directly to the north of Lot 1. As proposed, this point of access along Saw Mill River Road will require a variance from the minimum lot width requirement.

The Site Plan application is for Lot 1, only. Due to the size of Lot 1, the Town Board is the Approval Authority for the Site Plan application. The proposed Site Plan relocates parking from Lot 2 so that it resides completely within the boundaries of Lot 1 while also making minor adjustments to the existing parking layout. Other site improvements are also proposed such as landscaping, sidewalks, retaining walls, and the use of pervious surfaces. Historically, variances were granted to allow the existing lot line between Lots 1 and 2 to bisect the surface parking area located in the southern area of the property along Saw Mill River Road. The parking area is currently utilized by Lot 1. The Site Plan application proposes to eliminate this nonconformity by relocating all parking utilized by Lot 1 within the boundaries of Lot 1. The Subdivision and Site Plan applications also propose to eliminate existing nonconformities with respect to building setbacks on Lot 1. No development is currently proposed on Lot 2 or Lot 3.

Accompanying this letter are the following application materials along with the requisite application fees:

**JMC Drawing List:**

C-000 Cover Sheet  
C-010 Existing Conditions Map  
C-011 Slope Analysis Plan  
C-020 Demolition Plan - Area A  
C-021 Demolition Plan - Area B  
C-100 Subdivision Plan  
C-101 Layout Plan - Area A  
C-102 Layout Plan - Area B  
C-300 Grading and Utilities Plan - Area A  
C-300 Grading and Utilities Plan - Area B  
C-400 Erosion and Sediment Control Plan - Area A  
C-400 Erosion and Sediment Control Plan - Area B  
C-900 Construction Details
Supervisor Feiner, Town Councilpersons, 
Chairman Walter Simon and Members of the Planning Board 
January 30, 2019 
Page 3

C-901 Construction Details 
C-902 Construction Details 
C-903 Construction Details

Applications:

- Subdivision Application Form 
- Site Plan Application Form 
- Affidavit of Ownership 
- Disclosure Form 
- Environmental Clearance Form 
- Slope Clearance Form 
- Steep Slope Permit Application 
- Tree Removal Permit Application 
- Wetland-Watercourse Clearance Form

We look forward to discussing the applications with the Town Board and the Planning Board at their next available meetings.

Thank you for your consideration.

Very truly yours,

Richard L. O'Rourke

RLO/sj

cc: Garrett Duquesne, AICP 
Edward McDonald, BMR-Arsdsley Park LLC 
Diego Villareale, P.E., John Meyer Consulting 
Jennifer L. Gray, Esq.
TOWN of GREENBURGH
WESTCHESTER COUNTY, NEW YORK
DEPARTMENT OF COMMUNITY
DEVELOPMENT AND CONSERVATION

SUBDIVISION PLAN APPLICATION FORM

Name of Application: BMR - Ardsley Park LLC

Location of Action: To create three lots where two currently exist and site plan for improvements to surface parking areas making landscaping and the addition of pervious pavement. An overall net reduction in impervious surface coverage is proposed.

Owner:

Name: BMR - Ardsley Park LLC
City: San Diego
Telephone: (617) 551-5927

Applicant:

Name: BMR - Ardsley Park LLC
City: San Diego
Telephone: (617) 551-5927

Subject Property:

Name or other identification of site (address): 410 - 460 Saw Mill River Road, Ardsley, NY 10502

Situated on the east side of Saw Mill River Road (Street) 1,700 feet from the intersection of Laurence Street (Street)

Volume: Section: 8 Sheet: 500 Block(s): 350 Lot(s): 3 & 4 Total site area (sq. ft.): 1,865,316

Conformity With Zoning: (Please complete one section for each proposed lot, indicating the existing and proposed setbacks)

1) Zoning District Requirements

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Is there an existing building on the lot?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>Permitted</th>
<th>Proposed</th>
<th>Building Height (ft.)</th>
<th>Feet</th>
<th>Permitted</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (sq. ft.)</td>
<td>80,000</td>
<td>710,335</td>
<td></td>
<td></td>
<td>45</td>
<td>-</td>
</tr>
<tr>
<td>Buildable Lot Area <em>See below for definition</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>-</td>
</tr>
<tr>
<td>Total Gross Floor Area (F.A.R.) (sq. ft.)</td>
<td>0.35</td>
<td>0.35</td>
<td></td>
<td></td>
<td>45</td>
<td>-</td>
</tr>
<tr>
<td>Lot Width (ft.)</td>
<td>200</td>
<td>1,077</td>
<td></td>
<td></td>
<td>25</td>
<td>245</td>
</tr>
<tr>
<td>Yard Setbacks (ft.) (Principle building)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard setback</td>
<td>50</td>
<td>52.1</td>
<td>From Rear Lot Line</td>
<td>25</td>
<td>39</td>
<td></td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>65</td>
<td>177</td>
<td>From Principal Building</td>
<td>25</td>
<td>108</td>
<td></td>
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<tr>
<td>Length of one side setback</td>
<td>100</td>
<td>110</td>
<td></td>
<td></td>
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<td>Length of second side setback</td>
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<td>132</td>
<td></td>
<td></td>
<td>0-15%</td>
<td>496,438</td>
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<tr>
<td>Percent Coverages</td>
<td>Principle Building</td>
<td>15</td>
<td>14</td>
<td>15-25%</td>
<td>76,458</td>
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</tr>
<tr>
<td>Accessory Building</td>
<td>5</td>
<td>N/A</td>
<td>25-35%</td>
<td>54,517</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Impervious Surface</td>
<td>80</td>
<td>60</td>
<td></td>
<td></td>
<td>35%+</td>
<td>82,922</td>
</tr>
<tr>
<td>Number of Parking Space</td>
<td>-</td>
<td>777</td>
<td>Wetlands and watercourse</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total
<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Is there an existing house on the lot?</th>
<th>Yes</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
<td></td>
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Zoning District:

<table>
<thead>
<tr>
<th>Lot Area (sq. ft.)</th>
<th>Permitted</th>
<th>Proposed</th>
<th>Building Height (ft.)</th>
<th>Feet</th>
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<tbody>
<tr>
<td>80,000</td>
<td>409,884</td>
<td></td>
<td></td>
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</table>

Buildable Lot Area * See below for definition

<table>
<thead>
<tr>
<th>Total Gross Floor Area (F.A.R.) (sq. ft.)</th>
<th>0.35</th>
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<tbody>
<tr>
<td>Lot Width (ft.)</td>
<td>200</td>
<td>377</td>
</tr>
<tr>
<td>Yard Setbacks (ft.) (Principal building)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard setback</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>Length of one side setback</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Length of second side setback</td>
<td>200</td>
<td></td>
</tr>
</tbody>
</table>

Yard Setbacks (ft.) (Accessory building)

| Total Impervious Surface | 80   |
| Wetlands and watercourse  |

| Percent Coverages | Principal Building | 15 |
| Accessory Building | 5  |
| Total Impervious Surface | 80 |
| Number of Parking Space | -  |

| Total | |

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Is there an existing house on the lot?</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>3</td>
<td></td>
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Zoning District:

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<tr>
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<th>Permitted</th>
<th>Proposed</th>
<th>Building Height (ft.)</th>
<th>Feet</th>
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<tbody>
<tr>
<td>80,000</td>
<td>745,097</td>
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Buildable Lot Area * See below for definition

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<tr>
<td>Front yard setback</td>
<td>50</td>
<td></td>
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<tr>
<td>Rear yard setback</td>
<td>65</td>
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<td></td>
</tr>
<tr>
<td>Length of second side setback</td>
<td>200</td>
<td></td>
</tr>
</tbody>
</table>

Yard Setbacks (ft.) (Accessory building)

| Total Impervious Surface | 80   |
| Wetlands and watercourse  |

| Percent Coverages | Principal Building | 15 |
| Accessory Building | 5  |
| Total Impervious Surface | 80 |
| Number of Parking Space | -  |

| Total | |

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<thead>
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<tr>
<td>Length of second side setback</td>
<td></td>
</tr>
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</table>

Yard Setbacks (ft.) (Accessory building)

| Total Impervious Surface |          |
| Number of Parking Space |          |

<table>
<thead>
<tr>
<th>Steep Slopes</th>
<th>Sq. ft.</th>
<th>Deductions</th>
</tr>
</thead>
</table>

| Percent Coverages | Principal Building | 15-25% |
| Accessory Building | 25-35% |
| Total Impervious Surface | 35%+ |
| Number of Parking Space | Wetlands and watercourse |

| Total | |

2) Slope categories of total site:  
   0%-15%  \[1,110,394\] sq. ft.  
   15%-25%  \[269,072\] sq.ft.  
   25%-35%  \[176,866\] sq.ft.  
   35%+  \[308,984\] sq.ft.  

   a) Will construction of homes or facilities involve disturbance to slopes 15% or greater?  
      Yes \[\checkmark\]  No \[\square\]

3) Is there an existing curb cut onto the site?  
   Yes \[\checkmark\]  No \[\square\]
   a) Will the action require new curb cuts onto the street?  
      Yes \[\square\]  No \[\checkmark\]
   b) What street(s) will have the new curb cuts?

   e) Will a traffic study be undertaken for the proposed project?  
      Yes \[\square\]  No \[\checkmark\]

4) Will the application need a tree removal permit?  
   Yes \[\checkmark\]  No \[\square\]
   If yes, what are the number of trees that will be removed from the site?  
   30

5) Will the application require a wetlands permit?  
   Yes \[\checkmark\]  No \[\square\]
   Flood hazard permit?  
   Yes \[\checkmark\]  No \[\square\]

6) If the subject property is located within either of the following, please indicate,  
   *Critical Environmental Area  
      Yes \[\square\]  No \[\checkmark\]
   *Conservation District  
      Yes \[\square\]  No \[\checkmark\]

7) List all public and private recreational facilities within a 1/4 mile radius of the subject property(s). If none exist, identify closest recreational facilities.
   **None known**

8) List variance or other modifications required. (Variances must be verified in writing by the Building Inspector and attached hereto.)
   **Zoning Code Reference** | **Minimum Lot Width** | **Variance sought** | **40 feet where 200 is required**
   --- | --- | --- | ---
   -- | -- | -- | --

9) Have you, or to your knowledge, any predecessor of interest in this property, previously applied to the Planning Board or the Zoning Board of Appeals?  
   Yes \[\checkmark\]  No \[\square\]
   *(Case Histories can be obtained from the Department of Community Development & Conservation)*
   If yes,  
   case number | application for | disposition  
   case number | application for | disposition  
   case number | application for | disposition  
   case number | application for | disposition

10) Is the action located on property within 500 feet of:  
   a) The boundary of an adjoining city, town or village  
   b) The boundary of an existing or proposed state or county park, recreation area or road right-of-way  
   c) An existing or proposed county drainage channel line  
   d) The boundary of state- or county-owned land on which a public building/institution is located  
   e) The boundary of a farm located in an agricultural district.
      Yes \[\checkmark\]  No \[\square\]

11) What is the current assessed value of the property?  
    TBD

12) Are there existing buildings on the site?  
    Yes \[\checkmark\]  No \[\square\]
    If so, give the date(s) of the Certificate(s) of Occupancy issued for each building. 
    Include case number.

13) Please list all the Civic Association(s) within 500 feet of the property.
    N/A
14) Please answer the following questions: (if additional space is needed, submit on attached sheet).

a) Is the owner/applicant a(n):
- [ ] Individual
- [x] Partnership
- [ ] Joint Venture
- [ ] Nominee
- [ ] Fiduciary
- [ ] Corporation

b) Please list all owners with a direct or indirect financial or beneficial interest in the property. List the names, addresses, and phone numbers of all owners, partners and limited partners, joint ventures, officers, directors and control persons. (Control is defined as any individual who owns 10% or more of the outstanding shares of the corporation or, notwithstanding the amount of stock owned, is in a position to influence management decisions and make policy on behalf of the corporation).

c) If the owner is a fiduciary, set forth name and address or other evidence of fiduciary, a copy of certificate of fiduciary authority and identify the beneficial owner of the property.

NOTE: All of the submission requirements outlined in this application must be approved by the Planning Board prior to the application being accepted in form and content.

By signing this application, the property owner and applicant will indemnify and hold the Town or its representatives harmless against any damage or injury and that the owner and applicant consent to the approval authority's (including its agents or employees) entry upon lands or waters for the purpose of undertaking any investigations, inspections, examination, survey, or other activity for the purposes of review of this application.

Signature of Applicant

BMR–Adelsley Park LLC
Print Applicant's Name

1/15/19
Date

Signature of Owner

BMR–Adelsley Park LLC
Print Owner's Name

1/15/19
Date

BUILDABLE AREA: The gross area of the lot less the density deductions for areas classified as steep slopes, very steep slopes, excessively steep slopes, wetlands and watercourses.

STEEP SLOPE AND WETLAND/WATERCOURSE CALCULATIONS - In calculating buildable area, the lot area of a given parcel shall be reduced by the sum of: (a) The area classified as steep slopes multiplied by 20%; (b) The area classified as very steep slopes multiplied by 50%; (c) The area classified as excessively steep slopes multiplied by 75 percent; and (d) The area classified as wetlands and watercourses multiplied by 75%. (3) Density calculations for multifamily districts. In multifamily districts, the number of dwelling units permitted shall be calculated by dividing the buildable area by the minimum square footage per unit requirement set forth in the multifamily district in which the proposed development is located.

IMPERVIOUS SURFACES, GROSS COVERAGE - The sum of the horizontal area of coverage or footprint of all buildings, structures, paved areas, patios and other improved surfaces on a lot preventing natural runoff to percolate into the soil, measured in square feet. Areas paved with gravel, crushed stone and other materials used to support vehicles shall be considered impervious surfaces for the purposes of this chapter. Swimming pools and tennis courts that are unenclosed shall not be considered impervious surfaces for the purposes of this chapter. [Added 7-8-1987 by L.L. No. 3-1987]

§617.16 CONFIDENTIALITY When a project sponsor submits a completed EAF, draft or final EIS, or otherwise provides information concerning the environmental impacts of a proposed project, the project sponsor may request, consistent with the Freedom of Information Law (FOIL), article 6 of the Public Officers Law that specifically identified information be held confidential. Prior to divulging any such information, the agency must notify the applicant of its determination of whether or not it will hold the information confidential.

Revised 04/04/06 TEM
Name of Application: BMR-Ardsley Park

Description of Action: To create three lots where two currently exist and site plan for improvements to surface parking areas making landscaping and the addition of pervious pavement. An overall net reduction in impervious surface coverage is proposed.

Owner:

Name: BMR-Ardsley Park LLC Street: 17190 Bernardo Center Drive
City: San Diego State: CA Zip: 92128
Telephone: (617) 551-5927 Fax: N/A

Applicant:

Name: BMR-Ardsley Park LLC Street: 420 Saw Mill River Road
City: Ardsley State: NY Zip: 10502
Telephone: (617) 551-5927 Fax: N/A

Subject Property:

Name or other identification of site (address): 420 Saw Mill River Road, Ardsley, NY 10502

Situated on the East side of Saw Mill River Road (Street) 1,700 feet from the intersection of Lawrence Street (Street)

Volume: 8 Section: 300 Sheet: - Block(s): 300 Lot(s): Total site area (sq. ft): 1,865,316

Conformity With Zoning:

1) Zoning District the property is located in: G.I. (General Industrial District)

Lot Area

<table>
<thead>
<tr>
<th>Permitted</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>80,000/SF</td>
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</tr>
</tbody>
</table>

Buildable Lot Area * See below for definition

Total Gross Floor Area (F.A.R.) sq. ft.

0.35

Percent Coverages

<table>
<thead>
<tr>
<th>Principle Building</th>
<th>Accessory Building</th>
<th>Total Impervious Surface</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>5</td>
<td>80</td>
</tr>
</tbody>
</table>

* See below for definition

Yard Setbacks (Principle building)

<table>
<thead>
<tr>
<th>Front yard setback</th>
<th>Rear yard setback</th>
<th>Length of one side setback</th>
<th>Length of second side setback</th>
<th>Total of both(2) sides setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>65</td>
<td>100</td>
<td>100</td>
<td>200</td>
</tr>
</tbody>
</table>

Refer to zoning compliance chart on site plan C-000 Cover Sheet
| Yard Setbacks (Accessory Building) | Front setback | 50 | --- | --- |
| Rear setback | 65 | --- | --- |
| Length of one side setback | 100 | --- | --- |
| Total of both(2) sides setback | 200 | --- | --- |
| Parking Setbacks | Principle Building | 25 | --- | --- |
| Front yard setback | 25 | 19 | 19 |
| Length of one side setback | 25 | 45 | 45 |
| Length of second side setback | 25 | 62 | 62 |
| Total of both(2) sides setback | 50 | 107 | 107 |
| Rear setback | 25 | 250 | 250 |
| Landscape Buffer | Front setback | 10 | 6 | 6 |
| Rear setback | 10 | >10 | >10 |
| Length of one side setback | 10 | 0 | 0 |
| Total of both(2) sides setback | 20 | 48 | 48 |

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

<p>| Loading Area | Feet | N/A | N/A |</p>
<table>
<thead>
<tr>
<th>Building Height</th>
<th>Stories</th>
<th>Total Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>1,2,3,4</td>
<td>1,2,3,4</td>
</tr>
</tbody>
</table>

2) Slope category of total proposed site: 0%-15% 1311.110.394 sq. ft. 15%-25% 269.072 sq. ft.

3) Is there an existing curb cut onto the site? Yes No
Will the action require new curb cuts onto the street? Yes No
What street(s) will have the new curb cuts? N/A
Has a traffic study been completed for the proposed project? Yes No

4) Does application need a tree removal permit? Yes No
If yes, what are the number of trees that will be removed from the site? 30

5) Does application need wetlands permit? Yes No
Flood hazard permit? Yes No

6) If the subject property is located within either of the following, please indicate.
*Critical Environmental Area Yes No
*Conservation District Yes No

7) List all public and private recreational facilities within a 1/4 mile radius of the subject property(s). If none exist, identify closest recreational facilities.

None Known

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

<table>
<thead>
<tr>
<th>Zoning Code Reference</th>
<th>Minimum Lot Width</th>
<th>Variance sought</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>40 feet where 200 is required</td>
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</tbody>
</table>
9) Have you, or to your knowledge, any predecessor of interest in this property, previously applied to the Planning Board or the Zoning Board of Appeals?  Yes  No

(Case Histories can be obtained from the Department of Community Development & Conservation)

If yes, case number TBD application for disposition

10) Is the action:
   a) less than 5,000 square feet of new or renovated floor area  Yes  No
   b) less than 10,000 square feet of land disturbance  Yes  No

11) Is the action located on property within 500 feet of:
   a) The boundary of an adjoining city, town or village  Yes  No
   b) The boundary of an existing or proposed state or county park, recreation area or road right-of-way  Yes  No
   c) An existing or proposed county drainage channel line  Yes  No
   d) The boundary of state- or county-owned land on which a public building/institution is located  Yes  No
   e) The boundary of a farm located in an agricultural district  Yes  No

12) What is the current assessed value of the property?  TBD

13) Are there existing buildings on the site? Yes  No

If so, give the date(s) of the Certificate(s) of Occupancy issued for each building. Please submit on attached sheet. Include case number.

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

N/A

15) Please answer the following questions: (if additional space is needed, submit on attached sheet).
   a) Is the owner/applicant a(n):
      Individual  Partnership  Joint Venture
      Nominee  Fiduciary  Corporation

   b) Please list all owners with a direct or indirect financial or beneficial interest in the property. List the names, addresses, and phone numbers of all owners, partners and limited partners, joint ventures, officers, directors and control persons. (Control is defined as any individual who owns 10% or more of the outstanding shares of the corporation or, notwithstanding the amount of stock owned, is in a position to influence management decisions and make policy on behalf of the corporation).  N/A

   c) If the owner is a fiduciary, set forth name and address or other evidence of fiduciary, a copy of certificate of fiduciary authority and identify the beneficial owner of the property.  N/A

NOTE: All of the submission requirements outlined in this application must be approved by the Planning Board prior to the application being accepted in form and content

Signature of Applicant

Signature of Owner

BMR-Ardley Park LLC  Print Applicant’s Name  1/15/19

BMR-Ardley Park LLC  Print Owner’s Name  1/15/19
TOWN OF GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION

ENVIRONMENTAL CLEARANCE FORM

Name of Application:

Applicant:
Name: BMR - Ardsley Park LLC
City: San Diego
Telephone: (617) 551-5927

Street: 17190 Bernardo Center Drive
State: N/A
Zip: 92128

Fax: N/A

Subject Property:
Name or other identification of site: 410 - 460 Saw Mill River Road
Streets which site abuts: East of Saw Mill River Road, 1,700 ft from Intersection of Lawrence Street
Parcel ID#: 8-500-350-3 & 4, 8-430-305-7
Total site area (sq. ft): 1,865,316

Proposed Action:

A. State Type I actions - This Type I list is not an exhaustive list of those actions that an agency determines may have a significant effect on the environment and may require the preparation of an EIS. Therefore, the fact that an action or project has not been listed as a Type I action does not carry with it the presumption that it will not have a significant effect on the environment. This list is provided as a convenience. Please check 6 NYCRR Part 617 for further information on classifying the type of action. (Please check all items that apply)

1. The following changes in the allowable uses within any zoning district, affecting 25 or more acres of the district:
   (a) Authorizing industrial or commercial uses within a residential or agricultural district; or
   (b) Authorizing residential uses within an agricultural district.

2. The granting of a zoning change at the request of an applicant for an action that meets or exceeds one or more of the thresholds given in other sections of this list.

3. Construction of new residential units which meet or exceed the following thresholds:
   (a) Fifty units not to be connected (at commencement of habitation) to community or publicly owned utilities.
   (b) In a city, town or village having a population of less than 150,000, 250 units to be connected (at the commencement of habitation) to community or publicly owned utilities.

4. Construction of a new or the expansion of existing nonresidential facilities which meet or exceed any of the following thresholds, provided that the expansion and the existing facilities, when combined, meet or exceed any threshold contained in this section:
   (a) A project or action which involves the physical alteration of 10 acres.
   (b) A project or action which would use ground- or surface water in excess of 2,000,000 gallons per day.
   (c) Parking for 1,000 vehicles.
   (d) In a city, town or village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area.

5. Any structure exceeding 100 feet above original ground level in a locality without any zoning regulation pertaining to height.

6. Any action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within or contiguous to any facility or site listed on the National Register of Historic Places or any historic building, structure or site or prehistoric site that has been proposed by the Committee on the Register for consideration by the New York State Board on Historic Preservation for a recommendation to the State Historic Officer for nomination for inclusion in said National Register.

7. Any project or action, which exceeds 25% of any threshold in this section, occurring wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space.

8. Any action which exceeds the locally established thresholds or, if no such thresholds are established, any action which takes place wholly or partially within or substantially contiguous to any critical environmental area designated by a local agency pursuant to Section 617.4
B. Local Type I - Activities located in: (Please check all items that apply)

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

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

D. State Type II actions. Action will in no case have a significant effect on the environment based on the criteria contained in Section 617.11 and any additional criteria contained in its procedures adopted pursuant to Section 617.4. This list is provided as a convenience. Please check 6 NYCRR Part 617 for further information on classifying the type of action. (Please check all items that apply)

1. The granting of individual setback and lot line variances.
2. Construction or placement of minor structures accessory or appurtenant to existing facilities, including garages, carpots, patios, home swimming pools, fences, barns or other buildings not changing land use or density.
3. Street openings for the purpose of repair or maintenance of existing utility facilities.
4. Agricultural farm management practices, including construction, maintenance and repair of farm buildings and structures and land use changes consistent with generally accepted principles of farming.
5. Repaving of existing highways not involving the addition of new travel lanes.
6. Installation of traffic control devices on existing streets, roads and highways.
7. Public or private forest management practices other than the removal of trees or the application of herbicides or pesticides.
8. Minor temporary uses of land having negligible or no permanent effect on the environment
9. Replacement of a facility, in kind, on the same site unless such facility meets any of the thresholds in Section 617.12.

Involved Agencies

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

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

Relationship to other actions:

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

2) List any actions, which are dependent upon this proposed action, and therefore should be reviewed as a part of this action (e.g., house construction in the case of a residential subdivision):
   N/A

---

Signature of Applicant ___________________________

Print Applicant's Name BMR- Ardsley Park LLC

Date 1/5/19

NOTE: The completion of this Environmental Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

Revised 04/05/16 3F
TOWN OF GREENBURGH  
DEPARTMENT OF PUBLIC WORKS  
Bureau of Engineering  
177 Hillside Avenue, Greenburgh, NY 10607  
Office (914) 989-1583 Fax (914) 989-1598  
Web Site HTTP://www.greenburghny.com

SLOPE CLEARANCE FORM

*THIS FORM MUST BE COMPLETED BY A LICENSED PROFESSIONAL (P.E., L.S. or R.A.)*
*UNLESS AN EXEMPTION IS CLAIMED AS PER § 245-11 OF THE TOWN CODE*

For a complete submission, please submit the following: (Incomplete submissions will be returned without review)
- Three (3) copies of this Slope Clearance Form;
- Three (3) copies of a Site Plan, which includes two (2) foot topographical contours. Site topography must be cross-hatched or colored to differentiate each individual slope category noted in parts 5 & 6 below.
  (If property slopes are certified to be limited to less than 15%, (2) foot topographic contours need not be shown on the site plan, unless requested);
- Show a delineation of the disturbed area for the proposed project on the site plan. The disturbed area should include any and all disturbance during construction, not just the final footprint;
- Initial Fee: $100.00 (Re-Review Fee: $200) Please make check payable to Town of Greenburgh

Owner Information:

Name: BMR - Ardsley Park LLC  
City: San Diego  
Street: 17190 Bernardo Center Drive  
State:  
Zip Code:  
Telephone:  
Alt. Telephone:  
Fax: N/A

Applicant Information:

Name: BMR - Ardsley Park LLC  
City: San Diego  
Street: 17190 Bernardo Center Drive  
State:  
Zip Code: 92128  
Telephone: (617) 551-5927  
Alt. Telephone:  
Fax: N/A

Subject Property:

Name, address, or other identification of site:  
410 - 460 Saw Mill River Road, Ardsley, NY 10502

Situated on the  East side of  Saw Mill River Road (Street) ±1,700 feet from the intersection of:  Lawrence Street (Street)

Section: 8  
Block: 350 305  
Lot(s): 3 & 4  
Total Site area (sq ft): 1,865,316

Proposed Action:

1) Type of Approval(s) Sought: Subdivision/Site Plan/Planning Board Steep Slope Permit/Tree Removal Permit

2) Description of Proposed Action: To create three lots where two currently exist and site plan for improvements to surface parking areas making landscaping and the addition of pervious pavement. An overall net reduction in impervious surface coverage is proposed

3) Are there any rights-of-way, easements, restrictive covenants or conditions of approval which encumber the property? If so, please indicate the nature of these restrictions and supply three (3) copies of the legal instrument (i.e. deed, covenant, conservation easement, approval letter, etc.) which created this restriction.

NOTE: The completion of this Slope Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

Rev. 10/2011
<table>
<thead>
<tr>
<th>4) Estimated Quantity of Earthwork:</th>
<th>Excavation: 14,000 yds$^3$</th>
<th>Imported Fill: 0 yds$^3$</th>
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<tr>
<td>5) Slope Categories for Lot Area:</td>
<td>Total Lot Area: 1,865,316 sq. ft.</td>
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<tr>
<td>Slope Category: 0%-15%</td>
<td>1,110,394 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>15%-25%</td>
<td>269,072 sq. ft.</td>
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<tr>
<td>25%-35%</td>
<td>176,866 sq. ft.</td>
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<tr>
<td>35%+</td>
<td>308,984 sq. ft.</td>
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<tr>
<td>6) Slope Categories for Disturbed Area:</td>
<td>Total Disturbed Area: 199,927 sq. ft.</td>
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<tr>
<td>Slope Category: 0%-15%</td>
<td>156,128 sq. ft.</td>
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<tr>
<td>15%-25%</td>
<td>25,479 sq. ft.</td>
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<tr>
<td>25%-35%</td>
<td>9,783 sq. ft.</td>
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<tr>
<td>35%+</td>
<td>8,537 sq. ft.</td>
<td></td>
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<tr>
<td>7) Buildable Area:</td>
<td>1,491,330 sq. ft.</td>
<td>Wetland/Watercourse Area: 0 sq. ft.</td>
</tr>
</tbody>
</table>

**Buildable Area:** To calculate buildable area, the lot area (indicated in section 5, above) shall be reduced by the sum of the following four slope and wetland area components, as defined in Zoning Code § 285-39E - Lot and bulk requirements: Areas of steep (15%-25%) slopes x 0.20; Areas of very steep (25%-35%) slopes x 0.50; Areas of excessively steep (35%+) slopes x 0.75; Areas of wetlands and watercourses x 0.75.

8) Professional of Record: (P.E., L.S., or R.A.)

<table>
<thead>
<tr>
<th>Name:</th>
<th>Street:</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>State: Zip Code:</td>
</tr>
<tr>
<td>Telephone:</td>
<td>Alt. Telephone: Fax:</td>
</tr>
<tr>
<td>Email:</td>
<td>License Number: License Type:</td>
</tr>
</tbody>
</table>

---

**Professional’s Signature**

Date

---

**Signature of Applicant**

Date

**Signature of Owner**

Date

---

**For Use By The Bureau of Engineering**

BMR-Ardsoley Park LLC

Print Applicant’s Name

Date

BMR-Ardsoley Park LLC

Print Owner’s Name

Date

---

**NOTE:** The completion of this Slope Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

Rev. 10/2011
WETLAND/WATERCOURSE CLEARANCE FORM

For a complete submission, please submit the following: (INCOMPLETE SUBMISSIONS WILL BE RETURNED)
- Three (3) copies of this Wetland/Watercourse Clearance Form;
- Three (3) copies of a Site Plan identifying the area of proposed work, and a delineation of the disturbed area for the proposed project. The disturbed area should include any and all disturbance during construction, not just the final footprint;
- Initial Fee: $100.00 Subsequent Review Fee: $50 Please make check payable to Town of Greenburgh

I) Owner Information

Name: BMR - Ardsley Park LLC
City: San Diego
Telephone: (617) 551-5927

II) Applicant Information

Name: BMR - Ardsley Park LLC
City: San Diego
Telephone: (617) 551-5927

III) Subject Property

1) Name or other identification of site (street address): 410 - 460 Saw Mill River Road, Ardsley, NY 10502
2) Situated on the East side of Saw Mill River Road (Street) ±1,700 feet from the intersection of Lawrence Street (Street)
3) Parcel ID#: 8-500-350-354; 8-430-305-7
4) Is there an existing structure(s) (i.e. home or building) located on the site: Yes ☑ No ☐ Year(s) built: unknown

IV) Approval(s)

1) Type of Approval(s) Sought: Subdivision/Site Plan/Planning Board Steep Slope Permit/Tree Removal Permit

V) Proposed Action

1) Description of Proposed Action: To create three lots where two currently exist and site plan for improvements to surface parking areas making landscaping and the addition of pervious pavement. An overall net reduction in impervious surface coverage is proposed.
2) If the subject property is located within either of the following, please indicate. (Please check box)
   - Critical Environmental Area ☑ No ☐
   - Conservation District ☑ No ☐
3) Are there any rights-of-way, easements, restrictive covenants or conditions of approval which encumber the property? If so, please indicate the nature of these restrictions and supply three (3) copies of the legal instrument (i.e. deed, covenant, conservation easement, approval letter, etc.) which created this restriction.
   TBD
4) Have any wetland/watercourse clearance forms or permit applications been made with respect to this property under Chapter 280 of the Greenburgh Town Code? If so, please give the date, name and case number of such application.
   N/A
5) Does this project, as proposed, meet all the recommended wetland and watercourse setbacks set forth in Chapter 280 of the Town Code? If not, identify those aspects of the project that do not meet recommended setbacks and state the proposed setback.
   (If more room is need please submit on a separate sheet)
   N/A
6) Has a wetlands permit or a letter of non-jurisdiction been obtained from the New York State Department of Environmental Conservation for this project? N/A Yes ☑ No ☐ If so, please provide a copy.
VI) Site Characteristics

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

2) Proposed Starting Date: TBD

3) Square Footage of Disturbed Area: 199,927
(as provided for on Site Plan)

4) Estimated Quantity of Excavation/Fill: Excavation: 14,000 yards³
imported Fill: 0 yards³

5) What are the predominant soil types on the property? Uf-Urban Land, ChE Charleston Loam, Cc Charleston-chafield complex

6) Approximately what percentage of the property is: 
   Well Drained 100 % of property
   Moderately Drained 0 % of property
   Poorly Drained 0 % of property

7) What is the approximate depth to groundwater? >6 feet

8) Are there any trees 6-inches or greater in diameter proposed for removal as part of this work? Yes X No □
   a) If yes, how many? 30

9) Does the property contain any species of plant or animal life listed as rare, threatened or endangered by New York State, the New York State Natural Heritage Program or the United States of America? Yes □ No X
   a) If yes, please identify each species and its status as classified by New York State, the New York State Natural Heritage Program or the United States.

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

VII) Project Information

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

2) Total area of Wetland, Watercourse, and adjacent Buffer Area on the property: 6,851 sq.ft.

3) Total area of disturbance proposed in Wetland, Watercourse and adjacent Buffer Area on the property: 0.00 sq.ft.

4) Functions provided by Wetland or Watercourse: N/A

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

6) Plans Prepared by: N/A License # N/A Dated: N/A Revised: N/A

VIII) Authorizations and Certifications

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

I/we hereby are aware that false or misleading statements or information provided on the clearance form or to the approval authority shall result in the invalidation of any authorization. The applicant shall be subject to the penalties and sanctions set forth in this chapter for any activities conducted which would have otherwise required a wetland/watercourse activity permit.

Signature of Applicant

Signature of Owner

BMR-Ardsley Park LLC

Print Applicant's Name

1/15/19

Date

BMR-Ardsley Park LLC

Print Owner's Name

1/15/19

Date

NOTE: The completion of this Wetland/Watercourse Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh. Additional fees including an escrow fee may be applicable if there is proposed work in a Wetland/Watercourse or Adjacent Buffer Area.

Chapter 280, WETLANDS AND WATERCOURSES

§ 280-6. Authorized clearance form required

A. All applications for any permit issued by the Building Department, Department of Public Works, Antenna Review Board, Town Board, Planning Board, or Zoning Board of Appeals of the Town of Greenburgh must be accompanied by an authorized wetland/watercourse clearance form. An applicant must provide sufficient information to enable the Wetland Inspector or other authorized representative to properly determine if the proposed activity is an allowable activity, as defined herein, or use that does not also require an activity permit; is a prohibited activity; or is a regulated activity or use which requires an activity permit as issued by the Planning Board in accordance with the standards and procedures set forth herewith. No permits, certificates of occupancy, or temporary certificates of occupancy may be issued without prior approval of the Planning Board for any project involving a wetland/watercourse permit.

Revised 03/13/12 AJS
TOWN of GREENBURGH
Department of Community Development and Conservation
177 Hillside Avenue, Greenburgh, New York 10607
Phone: (914) 989-1530

TREE REMOVAL PERMIT APPLICATION

INCOMPLETE SUBMISSIONS WILL BE REJECTED AND RETURNED

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<tr>
<th>Application Fee:</th>
<th>$30 for first five trees</th>
<th>$30</th>
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<tbody>
<tr>
<td>Additional Tree Removal Fee:</td>
<td>$10 for each additional tree X ___ trees</td>
<td>$</td>
</tr>
<tr>
<td>Total</td>
<td>$</td>
<td></td>
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</table>

Applicant Information

Name: BMR - Ardsley Park LLC
City: San Diego
Street: 17190 Bernardo Center Drive
State: CA
Zip: 92128
Telephone: 617 551 5927
Fax: N/A
Cell: N/A
Email: N/A

Subject Property

Address of subject property (include P.O.): 410 - 460 Saw Mill River Road
Streets which site abuts: East Saw Mill River Road
Parcel ID#: 8-500-350-384; 8-430-305-7
Total site area (sq. ft): 1,865,316

Proposed Action

1) Total number of regulated trees proposed to be removed from the site: 30
2) Description of Landscaping Plan or restoration associated with action. (Please include a Site Plan of the proposed work)
A landscaping plan consisting of a variety of native plantings for a courtyard, screening and street trees is proposed.

Relationship to other actions

1) List any further action that may be undertaken of which the proposed action is related to (e.g., subdivision, site plan, building permit):
Subdivision/Site Plan/Planning Board/Steep Slope Permit
2) List any actions, which are dependent upon this proposed action, and therefore should be reviewed as a part of this action (e.g., house construction in the case of a residential subdivision):

Additional Attachments

1) Tax Map showing subject property and all abutting properties.
2) Typed names and addresses of all abutting property owners on self-adhesive mailing labels.
3) 1" x 20" scale map of parcel showing existing trees and trees to be removed

Signature of Applicant
BMR-Ardsley Park LLC

Print Applicant's Name

Date: 1/15/19

NOTE: The completion of this Tree Removal Permit Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

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

Date: 

Revised 08/06/14 AJS
AFFIDAVIT

COMMONWEALTH OF MASSACHUSETTS

STATE OF NEW YORK

COUNTY OF WESTCHESTER

COUNTY OF MIDDLESEX

being duly sworn, deposes

and says:

that BNR - Ardsley Park LLC

is the owner in fee of the premises
to which this application applies; that I am duly authorized to make this application; and that the statements
contained here are true to the best of my knowledge and belief. I have received a copy of Tree Ordinance. I
further state that I understand that the cutting down or removal of trees is extremely dangerous and that it
should be done by competent tree personnel taking proper safety precautions.

SIGNATURE OF APPLICANT

SIGNATURE OF OWNER
(if other than applicant)

NOTE: If applicant is not owner of premises, signature (or written permission) of owner must be affixed to
this application.

SWORN TO BEFORE ME THIS

15th DAY OF January

(Notary Public, Westchester County)
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<th>Type of Tree</th>
<th>Diameter</th>
<th>Reason Code</th>
<th>Type of Tree</th>
<th>Diameter</th>
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<td>OK (Oak)</td>
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<td>4</td>
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<td>PR (Pear)</td>
<td>12&quot;</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EM (Elm)</td>
<td>38&quot;</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AP (Apple)</td>
<td>6&quot;</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total number of trees proposed for removal on the property: 30

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