



Paul Feiner
Supervisor

TOWN OF GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION

Garrett Duquesne, AICP
Commissioner

RECEIVED

Aaron Schmidt
Deputy Commissioner

ENVIRONMENTAL CLEARANCE FORM

APR 14 2022

Name of Application:

TOWN OF GREENBURGH
ZONING BOARD

Applicant:

Name: MARIAN WOODS, INC Street: 152 RIDGE ROAD
City: HARTSDALE State: NY Zip: 10530
Telephone: 914.750.6131 Fax:

Subject Property:

Name or other identification of site: 152 RIDGE ROAD
Streets which site abuts: 215 FEET FROM INTERSECTION WITH HILLCREST
Parcel ID#: B-241-181-4-2 Total site area (sq. ft): 488,417

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

Involved Agencies

1) Is the action located on property within 500 feet of:

- a) The boundary of an adjoining city, town or village Yes 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 No
If yes, who has jurisdiction? Westchester County NYSDOT NYSOPRHP
- c) An existing or proposed county drainage channel line Yes No
- d) The boundary of state- or county-owned land on which a public building/institution is located Yes No
- e) The boundary of a farm located in an agricultural district. Yes No

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

Relationship to other actions:

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

ZONING BOARD OF APPEALS FOR DIMENSIONAL VARIANCES

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):

MINOR SITE CONSTRUCTION FOR LOT B.

Sister Aileen Donovan
Signature of Applicant

SISTER AILEEN DONOVAN
Print Applicant's Name

12/7/21
Date

NOTE: The completion of this Environmental Clearance Form does not confer any rights, privileges, licenses, permits or other entitlement upon the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.
Revised 04/06/16 SP