

# VENEZIANO & ASSOCIATES

COUNSELLORS-AT-LAW

84 BUSINESS PARK DRIVE  
SUITE 200  
ARMONK, NEW YORK 10504

TEL: (914) 273-1300

FAX: (914) 273-1303

June 5, 2018

Michael Schiliro, Supervisor  
Town Board of the Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

**Re: 113 King Street**  
**Zoning Petition**

Honorable Supervisor and Members of the Town Board:

## **I. INTRODUCTION**

This firm represents Airport Campus I LLC, Airport Campus II LLC, Airport Campus III LLC, Airport Campus IV LLC, and Airport Campus V LLC (hereinafter "Airport Campus"), the owners of the property located at 113 King Street.<sup>1</sup> The subject property, consisting of approximately 38 acres, was the former location of MBIA's corporate headquarters. The property is located in the DOB-20A (Designed Office Business 20A) zoning district.

The purpose of this letter is to submit a zoning petition to: (i) permit additional uses in the DOB-20A zoning district, including hotel, multi-family residential, townhouse residential units, and medical office; (ii) allow such uses, individually or in combination with the other permitted uses pursuant to the issuance of a special permit by the Town Board; and, (iii) establish special permit criteria for such uses. The application also requests approval from your Board of an amended Preliminary Development Concept Plan (PDCP) and special permit approval pursuant to the special permit provisions being requested. Site plan and subdivision approvals will also be required from the Planning Board.

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<sup>1</sup> The project team includes William Harrington, Esq. of Bleakley Platt & Schmidt, Anthony Guccione of JMC, Michael Berger of Perkins Eastman, and John Collins of Maser Consulting.

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Town Board of the Town of North Castle

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## **II. APPROVAL HISTORY**

The subject site was rezoned DOB-20A, together with Swiss Re and CitiGroup, to promote low density, environmentally sensitive development along the watershed. It was located "out of town" and resulted in minimal impacts with a very positive tax base contribution. That time has passed.

Office uses in general in Westchester County, in single tenant, large corporate campuses, are facing downward pressure and need to be repositioned. The former MBIA site was marketed by MBIA for perhaps 7 years with no takers. The current partnership has held this property and actively marketed it for approximately 3 years. These experiences, and that record, have resulted in the current Petition.

In addition, abutting municipalities are under similar pressure, for example:

1. 900 King Street in Rye Brook has a 210,000 s.f. office building that is before the Village Board for rezoning for an assisted living building, 160 independent rental units, and 24 townhouses;
2. On Westchester Avenue in Harrison, two sites have been sold and are in various phases of development; one for a 125,000 s.f. Wegman's supermarket and the other is being developed by Toll Brothers at a significant density;
3. In White Plains, an office building on North Broadway was converted to residential use and recently there was an announcement by Ginsburg that 50 Main Street and 11 Martine Avenue, both significant office buildings, were being repositioned for residential use, with some office remaining.

Support staff in Westchester is expensive. Large corporate uses have many places in the country that address the workforce, taxes, traffic, etc. in a superior way. Coupled with this trend is the fact that many new office buildings are being developed near metro stations to facilitate the movement of staff and access for meetings, etc.

The Petition submitted herewith has a complete and in-depth history of the prior development and approvals for this site.

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Town Board of the Town of North Castle

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### **III. PRESENT APPLICATION**

As noted above, efforts to rent out the existing office building have thus far been unsuccessful. The buildings have been vacant for more than 3 years. Accordingly, Airport Campus is seeking to expand the potential uses for this unique property. The recently adopted Comprehensive Plan recognizes in a number of places both the importance of this property and the need to expand its development potential. The attached Petition addresses in detail the Comprehensive Plan's discussions and recommendations for this property.

The Petition is requesting the incorporation of a new special permit use in the DOB-20A zone. In addition to office space, the Petition requests the incorporation of hotel, medical office use, as well as multi-family residential development including fee simple townhouse development.

The site has a 100,000 s.f. office building at the southwestern corner, to the left as one drives in, together with a 161,000 s.f. office building in the center of the site, i.e., the northern building, to the right as one drives in. The Petitioner is requesting that the following be permitted on the site:

1. The southwestern building of 100,000 s.f. remains, to be marketed to office tenants. Parking will be accommodated in the existing structure located in the southeastern corner of the property and in available at-grade parking on the site;
2. The "northern" office building will be repurposed as a 125 room hotel, with parking to be accommodated in the existing parking garage as well as at-grade parking available on the site. The existing "northern" parking area will be eliminated;
3. To the north, and in the area where a 165,000 s.f. office building, together with 53,000 s.f. of amenity space and a parking garage of 1,000 spaces was approved, will be a 151 unit multi-family building, together with 330 parking spaces; and,

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Town Board of the Town of North Castle

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4. Last, the Cooney Hill area would be developed in an environmentally sensitive manner with 22 townhouses of approximately 3,000 s.f. each.

#### **IV. APPROVAL PROCESS**

As noted above, the Zoning Petition submitted herewith seeks the approval of certain zone text amendments to permit the proposed development. In addition, the DOB-20A zoning regulations require an amended Preliminary Development Concept Plan (PDCP) approval. Both the zoning amendments and the amended PDCP approval are within the jurisdiction of the Town Board. In addition, both of those required approvals have a mandatory referral to the Planning Board for report and recommendation back to the Town Board. Following receipt of the reports from the Planning Board, the Town Board is required to conduct a public hearing with respect to both the zoning amendments and the amended PDCP.

Following the public hearings, and assuming the Town Board approves the zoning amendments and the amended PDCP, we will then be able to submit an application for special permit approval from your Board and site plan approval from the Planning Board. Public hearings will be required on both of those applications as well.

The approval process will also require a review under the State Environmental Quality Review Act (SEQRA). A full Environmental Assessment Form is submitted as part of the Petition for your consideration. The proposed action is a Type I action under SEQRA. We expect that the Planning Board will act as Lead Agency for the environmental review and that they will issue a positive declaration, thereby requiring the preparation of a draft environmental impact statement (DEIS). We anticipate that the DEIS will be limited to the relevant issues, including stormwater, traffic, visual, taxes, water, and sewer.

#### **V. CONCLUSION**

Please place this matter on the Town Board agenda for June 13, 2018 to begin the review process. We respectfully request that, at that meeting, you refer the matter to the Planning Board for its report and recommendation on both the proposed zoning amendments as well as the amended PDCP. We also request that you ask the Planning Board to act as Lead Agency for the



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Town Board of the Town of North Castle

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environmental review of this project so that they can commence that process when they receive the referral from you. Thank you for your courtesy and cooperation.

Very truly yours,

  
ANTHONY F. VENEZIANO, JR.

AFV/kj

cc: Airport Campus  
William Harrington, Esq.  
Anthony Guccione  
Michael Berger  
John Collins

TOWN BOARD: TOWN OF NORTH CASTLE  
COUNTY OF WESTCHESTER: STATE OF NEW YORK

-----X  
In the Application of

AIRPORT CAMPUS I LLC, AIRPORT CAMPUS II LLC,  
AIRPORT CAMPUS III LLC, AIRPORT CAMPUS IV LLC,  
AND AIRPORT CAMPUS V LLC

For an Amendment to the Zoning Ordinance of the Town of North Castle pursuant to Section 355-80 of the Town of North Castle Zoning Ordinance associated with the establishment of a new special permit use in the DOB-20A Zoning District permitting additional uses in the District and approving such special permit with respect to the properties shown on the Tax Assessment Map of the Town of North Castle as Parcel IDs 118.02-1-1, 113.04-1-13, and 113.04-1-14, commonly known as 113 King Street, Armonk, New York.

**PETITION**

-----X  
TO THE TOWN BOARD OF THE TOWN OF NORTH CASTLE:

The Petitioners, AIRPORT CAMPUS I LLC, AIRPORT CAMPUS II LLC, AIRPORT CAMPUS III LLC, AIRPORT CAMPUS IV LLC, AND AIRPORT CAMPUS V LLC, by their attorney, Anthony F. Veneziano, Jr., Esq. of Veneziano & Associates, 84 Business Park Drive, Suite 200, Armonk, New York, 10504, as and for their Petition, allege and state as follows:

**A. DESCRIPTION OF PARTIES AND SUBJECT PROPERTY**

1. Airport Campus I LLC, Airport Campus II LLC, Airport Campus III LLC, Airport Campus IV LLC, and Airport Campus V LLC (collectively “Petitioner” or “Airport Campus”) are limited liability companies organized under the laws of the State of New York, having offices c/o Pan Am Equities Inc., 18 East 50<sup>th</sup> Street, 10<sup>th</sup> Floor, New York, New York, 10022.

2. Petitioner is the owner of three contiguous parcels of property in the Town of North Castle. The first parcel is Tax Map ID 118.02-1-1, commonly known as 113 King Street,

and the former location of MBIA's corporate headquarters. This parcel is approximately 35.91 acres in size.

3. The second parcel is identified as Tax Map ID 113.04-1-13 and shown on the Tax Assessment Roll as 3 Weber Place. This parcel is approximately 1.01 acres in size. The third parcel is identified as Tax Map ID 113.04-1-14 and shown on the Tax Assessment Roll as 1 Weber Place. This parcel is approximately 1 acre in size. These two lots were part of the Cooney Hill assemblage accomplished by MBIA. Although they are shown on the Tax Map as separate parcels from the main campus property, they are part of the overall assemblage owned by Petitioner and the three parcels are considered a single property for both practical and zoning purposes.

4. For purposes of this Petition, the three properties will collectively be referred to as the "Subject Property" or "113 King Street."

5. Attached as **Exhibit A** is a Location Map and attached as **Exhibit B** is an aerial photograph of the Subject Property.

6. The total lot area of the Subject Property is approximately 37.92 acres and is located within the DOB-20A Zoning District. Attached as **Exhibit C** is a copy of the relevant portion of the Zoning Map delineating the zoning of the Subject Property and the surrounding area.

## **B. CURRENT ZONING AND DEVELOPMENT**

7. The Subject Property is approximately 37.92 acres in size and is located on the west side of King Street (Route 120). As stated above, it is located in the DOB-20A Zoning District. The primary intent of that district is to provide for "low-density, high-quality, non-residential development...." As will be discussed in more detail below in Section F,

“Comprehensive Plan,” changing market conditions, as reflected in the recently adopted updated Comprehensive Plan, have put significant pressure on large office campus parcels. The purpose of this Petition is to provide a solution to those problems with respect to the Subject Property.

8. Several examples of other office campus parcels that are being redeveloped with residential and other uses are as follows:

a. 900 King Street in Rye Brook has a 210,000 s.f. office building that is before the Village Board for rezoning for an assisted living building, 160 independent rental units, and 24 townhouses;

b. On Westchester Avenue in Harrison, two sites have been sold and are in various phases of development; one for a 125,000 s.f. Wegman’s supermarket and the other being developed by Toll Brothers at a significant density;

c. In White Plains, an office building on North Broadway was converted to residential use and recently there was an announcement by Ginsburg that 50 Main Street and 11 Martine Avenue, both significant office buildings, were being repositioned for residential use, with some office remaining;

9. The Subject Property is currently developed with what was previously MBIA’s corporate headquarters. That development, which is located generally in the southern half of the Subject Property, consists of approximately 235,000 s.f. of office space and 26,000 s.f. of amenity space. In addition, there is a parking structure at the southeastern end of the Subject Property that contains 316 parking spaces. There is at-grade surface parking that contains 328 parking spaces and 94 additional at-grade parking spaces have been approved but not yet constructed.

10. Access to the Subject Property is provided at a signalized intersection on King Street (Route 120).

### **C. APPROVAL HISTORY**

11. MBIA originally acquired a 93,000± s.f. office building developed in the early 1980's. As part of that acquisition, MBIA secured and transferred 60,000 s.f. of additional development rights from what is now the Swiss Re parcel and constructed a 60,000 s.f. expansion. After approvals were issued by the Town, construction of the expansion commenced in 1991 and occupancy commenced in 1993.

12. Following a period of rapid corporate growth, MBIA recognized the need to expand its headquarters. Toward that end, and following a complete environmental review, MBIA received approval to construct an additional 100,000 s.f. of space in 1996, including approximately 75,000 s.f. of additional office space and 26,000 s.f. of amenity space. This brought the total development to approximately 235,000 s.f. of office space and 26,000 s.f. of amenity space, which is the current development on the site. An Existing Conditions Plan is attached as **Exhibit D**.

13. In 2002, MBIA determined that it needed additional space to accommodate its growing business. Accordingly, a Petition was submitted to the Town Board seeking certain zoning amendments which would permit a further expansion of MBIA's corporate headquarters.

14. Following a complete environmental review, on October 8, 2003 the Town Board adopted an Environmental Findings Statement and approved the necessary zoning amendments, including an amended Preliminary Development Concept Plan ("PDCP") to permit the additional expansion.

15. Subsequently, the Town Board granted special permit approval and the Planning Board granted amended site plan approval to permit MBIA to develop an additional 165,000 s.f. of office space, together with 53,000 s.f. of additional amenity space, and a 20,000 s.f. meeting house.

16. These approvals would increase the size of the MBIA corporate headquarters from approximately 235,000 s.f. of office space and 26,000 s.f. of amenity space to approximately 400,000 s.f. of office space and 99,000 s.f. of amenity space, including the proposed meeting house. This approval also provided for the construction of a parking structure containing approximately 1,000 parking spaces. A site plan delineating the fully approved project is attached as **Exhibit E**. While the most recent approvals for the additional expansion have been extended and remain in full force and effect, the additional development contemplated by those approvals has not occurred.

17. It should be noted that the environmental review with respect to the most recent office expansion addressed all of the impacts associated with the fully expanded project, including traffic, water, sewer, and visual impacts.

#### **D. SURROUNDING ZONING AND DEVELOPMENT**

18. To the north of the Subject Property, and across Cooney Hill Road, is the southerly portion of the property owned by Swiss Re America, and utilized as its North American headquarters. The Swiss Re property comprises approximately 127 acres and is also located in the DOB-20A zoning district. That property has zoning approval for 720,000 s.f. of office space. Site plan approval was granted for 360,000 s.f. of office space, together with a parking structure, and those improvements are what is on the site today.

19. Located east and across King Street from the Subject Property is property owned by CitiGroup. The CitiGroup property is also located in the DOB-20A zoning district and is the site of the CitiGroup Executive Conference Center.

20. Also located to the northeast of the Subject Property, and across King Street, is the IBM World Headquarters property.

21. Located immediately to the south of the Subject Property is property owned by the New York City Department of Environmental Protection (“DEP”). This property is zoned R-2A, single-family residential. However, this property is vacant and unoccupied watershed land and is being utilized as an effective buffer for the Kensico Reservoir.

22. Located to the west of the Subject Property is additional land also owned by DEP and zoned R-2A. Similarly, this property is vacant, undeveloped, and unoccupied.

#### **E. PROPOSED DEVELOPMENT AND USES**

23. As described above, the downturn in the economy precluded MBIA from undertaking any of the approved additional expansion. Ultimately, MBIA moved out of its corporate headquarters and sold the property to Airport Campus. Since its acquisition of the property in 2015, Airport Campus has been marketing the property to potential tenants, to date without success.

24. Given the fact that efforts to rent out the existing office building have thus far been unsuccessful, Airport Campus is seeking to expand the potential uses for this unique property. As will be described in detail below in Section F, “Comprehensive Plan,” the recently adopted Plan recognizes in a number of places both the importance of the Subject Property and the need to expand its development potential.

25. The current primary development proposal for the property calls for a mix of uses, as described below. The development proposal is shown on the following plans, attached hereto as **Exhibit F**:

- Preliminary Development Concept Plan, PDCP-2, dated June 5, 2018 and prepared by JMC;
- Proposed Development Plan dated May 24, 2018 and prepared by Perkins Eastman; and
- Proposed Development Plan with overlay of previously approved building footprint dated May 24, 2018 and prepared by Perkins Eastman.

26. This Petition is requesting the incorporation of a new special permit use in the DOB-20A zone. In addition to office space, the Petition requests the incorporation of hotel use, medical office use, as well as multi-family residential development including fee simple townhouse development.

27. The site has a 100,000 s.f. office building at the southwestern corner, to the left as one drives in, together with a 161,000 s.f. office building in the center of the site, i.e., the northern building, to the right as one drives in. The Petitioner is requesting that the following be permitted on the site:

a. The southwestern building of 100,000 s.f. remains as office space. Parking will be accommodated in the existing structure located in the southeastern corner of the Subject Property and at-grade parking;

b. The “northern” office building can be repurposed as a 125 room hotel, together with typical accessory uses such as a spa, fitness facility, and restaurant, with parking to be accommodated in the existing parking garage as well as at-grade parking



available on the site. The existing “northern” parking area with 277 spaces will be eliminated;

c. To the north of the hotel, and in the area where a 165,000 s.f. office building, together with 53,000 s.f. of amenity space and a parking garage of approximately 1,000 spaces was approved, will be a 151 unit multi-family building, together with 330 parking spaces. That building would have a maximum height above grade of 85 feet<sup>1</sup>; and,

d. The Cooney Hill area would be developed in an environmentally sensitive manner with 22 townhouses of approximately 3,000 s.f. each.

28. The townhouses would be accessed from Cooney Hill Road, with a secondary access tied into the balance of the site.

29. AFFH units will be provided on site in accordance with the provisions of §355-24(I) of the Town of North Castle Zoning Ordinance.

30. As you may recall, during the approval process for the MBIA expansion, MBIA entered into an agreement with the Natural Resources Defense Council (NRDC) and The Riverkeeper, pursuant to which a conservation easement was imposed on a portion of the Cooney Hill Area, precluding development in the “easement area.” That conservation easement area included a 50’ deep component (totaling 1.95 acres) around the western and southern boundary of the Cooney Hill Area that is irrevocable. It also included a larger area (totaling 6.00 acres), to the east and north of the irrevocable area, that was revocable in the event MBIA did not build the office expansion and the parking structure and sold the property to a third party for development. Those conditions have been met. A copy of the conservation easement area map

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<sup>1</sup> The approved office building had a maximum height of 45 feet and the approved parking structure had a maximum height of 55 feet.

is attached as **Exhibit G** and delineates both the irrevocable and the revocable portions of the conservation easement area. Please note that the lot cross-hatched in green, which was not owned by MBIA at the time the easement agreement was executed, was subsequently acquired by MBIA and, according to the terms of the easement agreement, became subject to the agreement.

31. As part of this petition, in the event the proposed development is approved, Airport Campus would consider increasing the irrevocable conservation easement area to include the currently revocable portion. This would increase the irrevocable conservation easement area from 1.95 acres to a total of 7.95 acres.

32. One of the benefits of locating the multi-family building in the location shown on the plans is that it utilizes the footprint of the previously approved office expansion and parking garage, which were the subject of a thorough environmental review by the Town. As a result, many of the environmental impacts that would otherwise be associated with the proposed multi-family building have already been studied, addressed, and approved by the Town. While other aspects of the proposed development, e.g. stormwater, traffic, sewer, water, school impacts, and visual impacts, will have to be studied, the scope of the environmental review can be limited to issues and impacts that were not previously addressed.

33. Another benefit of the location of the prior approved office expansion and, accordingly, the proposed multi-family building, is that construction was to take place largely in the area of the existing substantial surface parking lot. This location limits the amount of new impervious surface on the Subject Property, which was a central issue during the prior review. As proposed, the total lot coverage, including buildings, parking, and all other impervious surfaces, will not exceed 30%.

## **F. COMPREHENSIVE PLAN**

34. The Town of North Castle has just completed the process of updating and revising its 1996 Comprehensive Plan. The new Comprehensive Plan was adopted on April 25, 2018. As part of that process, the Town considered, among numerous other matters, current market conditions with respect to office campuses such as the Subject Property. In fact, the Subject Property is specifically referenced in several places in the Comprehensive Plan with respect to both its importance and the need to expand its development potential.

35. For example, in Section 4 at page 34, the Plan states as follows:

“For the PLI, OB-H and DOB-20A zones, in particular (business park, portion of IBM property, Swiss Re and former MBIA campus), the Town should explore allowing for an introduction of residential uses, at a scale comparable to surrounding land-use patterns. In the PLI and DOB-20A zones, retail, hotel, personal-service, entertainment and ancillary education uses may also be permitted for these districts, but any retail should be limited to accessory uses to avoid competition with established shopping areas, especially downtown Armonk.”

36. Similarly, in Section 8 at page 100 of the Comprehensive Plan, the Town proposes to:

“Explore options to rezone business and office parks in order to create opportunities for infill mixed use residential development where office uses have become, or could become, obsolete. These locations could include the business park, the former MBIA site, Old Route 22, and Mariani Gardens, areas where affordable housing for smaller households will minimize traffic and parking impacts. Additional residential uses in these areas can also help to support Armonk businesses.”

37. Another reference to the former MBIA campus can be found in Section 9 at page 111 as follows:

“With several vacancies at Business Park Drive and the former MBIA headquarters, the Town’s supply of office space may exceed

demand given structural changes in the local economy, worker preferences toward urban environments near public transit and trends in open floor layouts. If long-term vacancies persist, property owners should consider renovations or conversions to meet current demand.”

38. With respect to hotels, the Comprehensive Plan notes that North Castle, compared to other communities, is under-served by hotels. In Section 9 of the Plan, at page 119, it is noted that the addition of 300 hotel rooms in North Castle would increase the ratio of rooms per worker to that of White Plains. Given the proximity of the Airport Campus property to the Westchester County Airport, we respectfully submit that a hotel use would not only be very successful, but would generate additional income to the Town in the form of the recently adopted hotel tax.

#### **G. APPROVALS REQUESTED**

39. The proposed redevelopment of the Subject Property will require a number of approvals from both the Town Board and the Planning Board. Those approvals include the following:

- (a) Zone text amendments to permit medical offices, hotels, and multi-family residential uses in the DOB-20A zoning district (Town Board);
- (b) Zone text amendments to create a special permit use in the DOB-20A zoning district to allow simultaneous multiple uses and establish appropriate bulk and area requirements for those uses (Town Board);
- (c) Special permit approval (Town Board);
- (d) Approval of amended Preliminary Development Concept Plan (Town Board);
- (e) Site plan approval (Planning Board); and,
- (f) Subdivision approval, if necessary (Planning Board).

40. A draft local law to address the necessary zoning amendments referenced above is attached hereto as **Exhibit H**.

#### **H. ENVIRONMENTAL REVIEW**

41. If approved, the proposal would include a change in the allowable uses within the DOB-20A zoning district, affecting 25 or more acres of the district. Accordingly, the proposed action, including the items set forth above in paragraph 38, is a Type 1 action under the State Environmental Quality Review Act (SEQRA) and its associated regulations.

42. It is anticipated that the Planning Board will act as Lead Agency for the environmental review of the proposal and, in that capacity, will issue a positive declaration and require the preparation of a draft environmental impact statement (DEIS). Given the prior extensive reviews undertaken by the Town in connection with the prior approvals for the site, we respectfully submit that the environmental review of the current proposal should be limited to addressing new impacts over and above those that were already studied and approved. The impacts to be studied could include stormwater, traffic, school children, taxes, visual, water, and sewer.

43. A Full Environmental Assessment Form is attached hereto as **Exhibit I**. It is respectfully requested that the Town Board refer this matter to the Planning Board for its review and recommendation as well as to declare its intent to act as lead agency for environmental review of this action and circulate a notice of such intent to all involved and interested agencies.

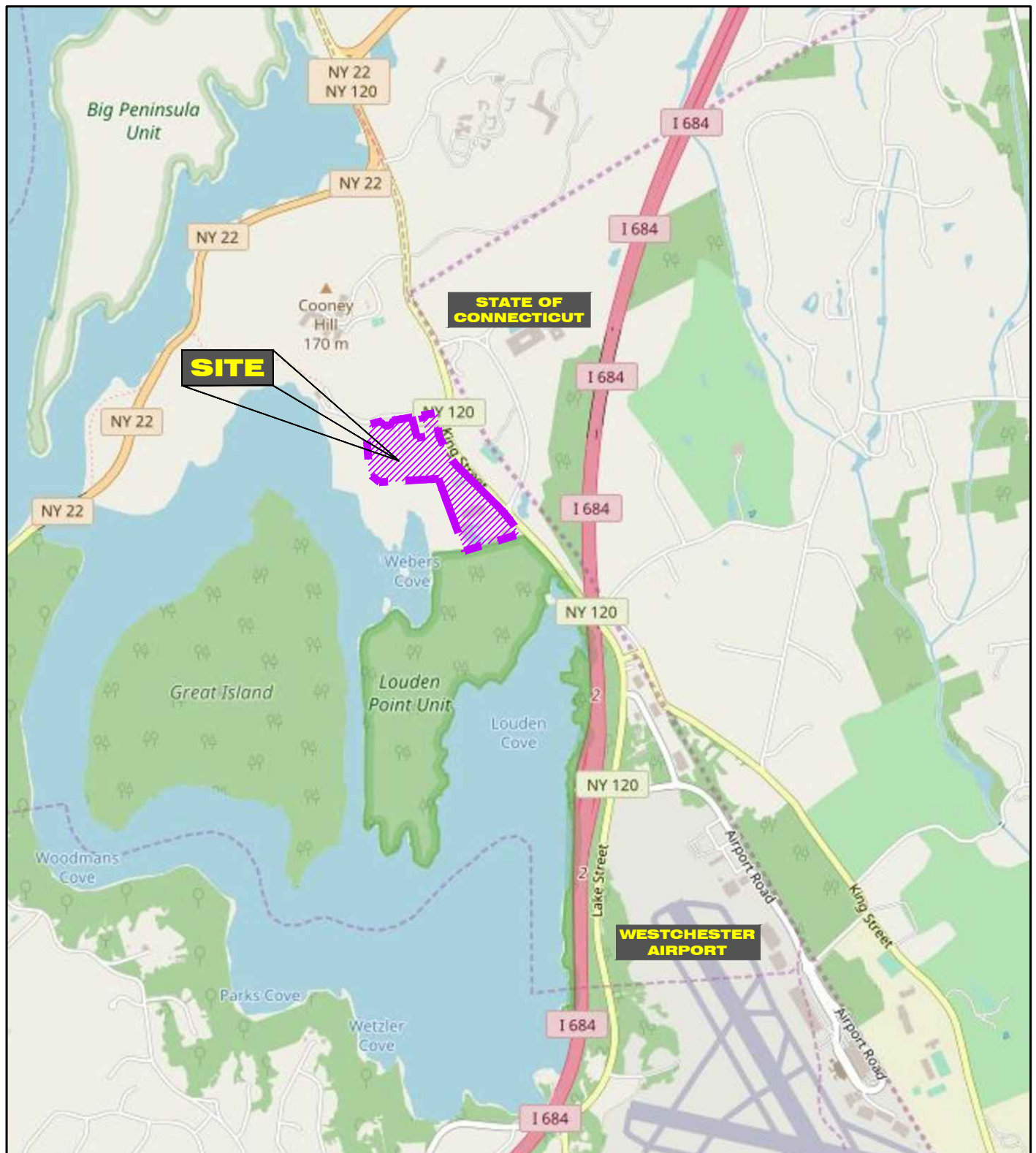
WHEREFORE, it is respectfully requested that this matter be placed on the June 13, 2018 agenda of the Town Board and referred to the Planning Board, and any other board, agency, or official which the Town Board deems appropriate, for formal recommendation and that the relief sought herein be, in all respects, granted.

Dated: June 5, 2018  
Armonk, New York

Respectfully submitted,

Anthony F. Veneziano, Jr., Esq.  
Attorney for Petitioner Airport Campus  
84 Business Park Drive, Suite 200  
Armonk, New York 10504  
Tel: (914) 273-1300  
Fax: (914) 273-1303

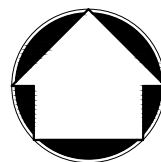
## **EXHIBIT A**



### AIRPORT CAMPUS

1113 KING STREET, TOWN OF NORTH CASTLE, NEW YORK

### SITE LOCATION MAP



120 BEDFORD RD  
ARMONK  
NY 10504

(914) 273-5225  
(FAX) 273-2102

JMCPLLC.COM



DATE: 06/05/2018

JMC PROJECT: 15072

SCALE: 1" = 2,000'

SOURCE: OPEN STREET MAP

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## **EXHIBIT B**



NOT FOR CONSTRUCTION

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ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: E  
Scale: 1" = 60'  
Date: 06/25/2018  
Project No: 15072

Checked by: JMC

AP-1

AERIAL PHOTO  
AIRPORT CAMPUS  
TOWN OF NORTH CASTLE, NEW YORK



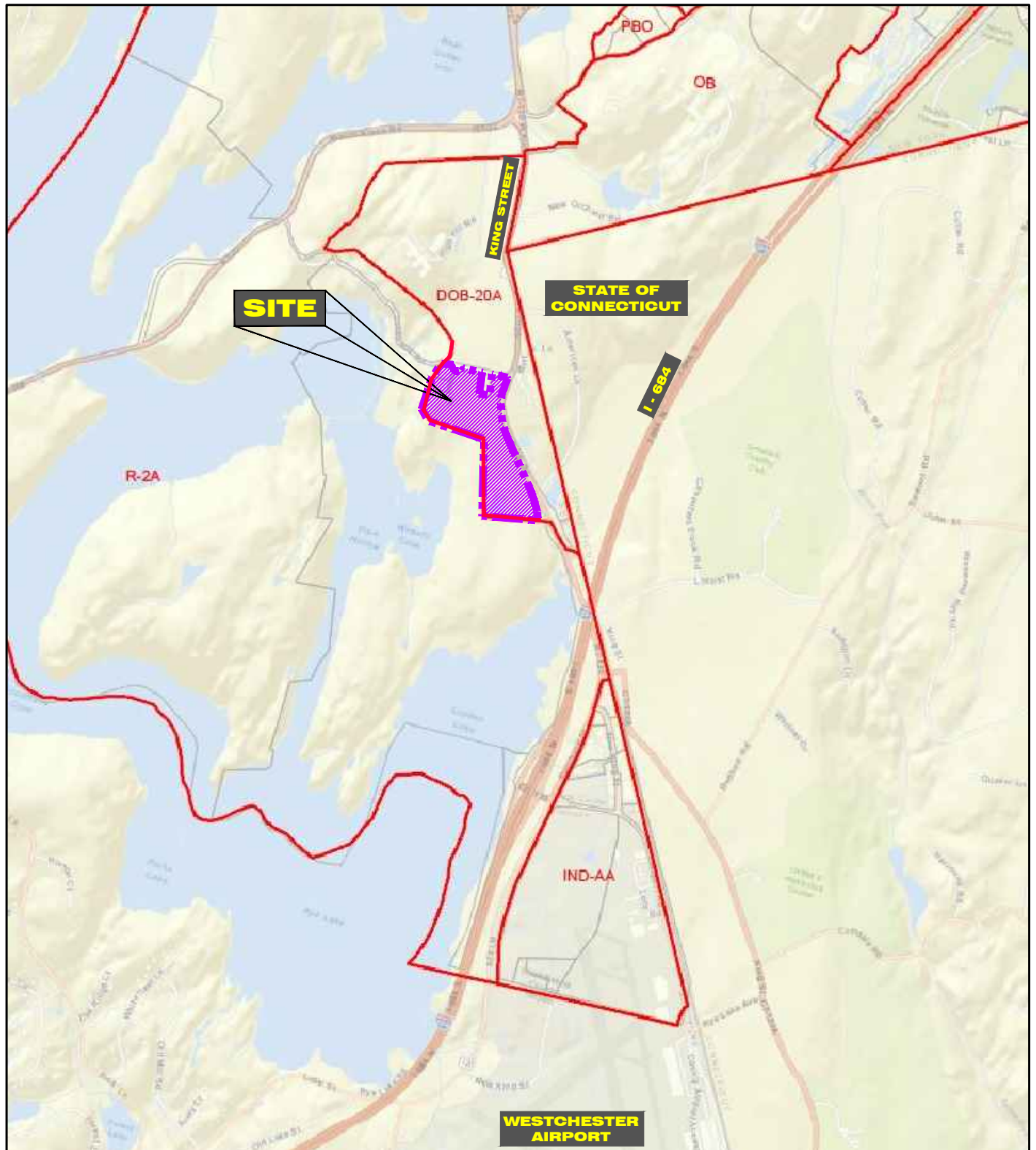
APPLICANT'S NAME: AIRPORT CAMPUS I-V LLC  
PROJECT: POND RELOC, NEW YORK 10576  
ARCHITECT: PERKINS-EASTMAN  
115 FIFTH AVENUE  
NEW YORK, NY 10003

No.	Revision	Date	By

Project Engineer's Signature



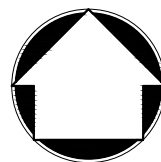
## **EXHIBIT C**



### AIRPORT CAMPUS

1113 KING STREET, TOWN OF NORTH CASTLE, NEW YORK

### ZONING MAP



120 BEDFORD RD  
ARMONK  
NY 10504

(914) 273-5225  
(FAX) 273-2102

JMCPLLC.COM



DATE: 06/05/2018

JMC PROJECT: 15072

SCALE: 1" = 2,000'

SOURCE: TOWN OF NORTH CASTLE

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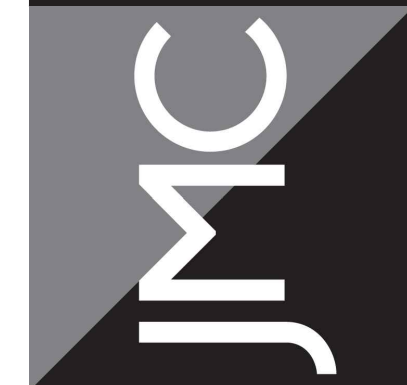
## **EXHIBIT D**



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**APPLICANT/TOWER:**  
**AIRPORT CAMPUS I-195**  
46 WESTCHESTER AVENUE  
POUND RIDGE, NEW YORK 10566

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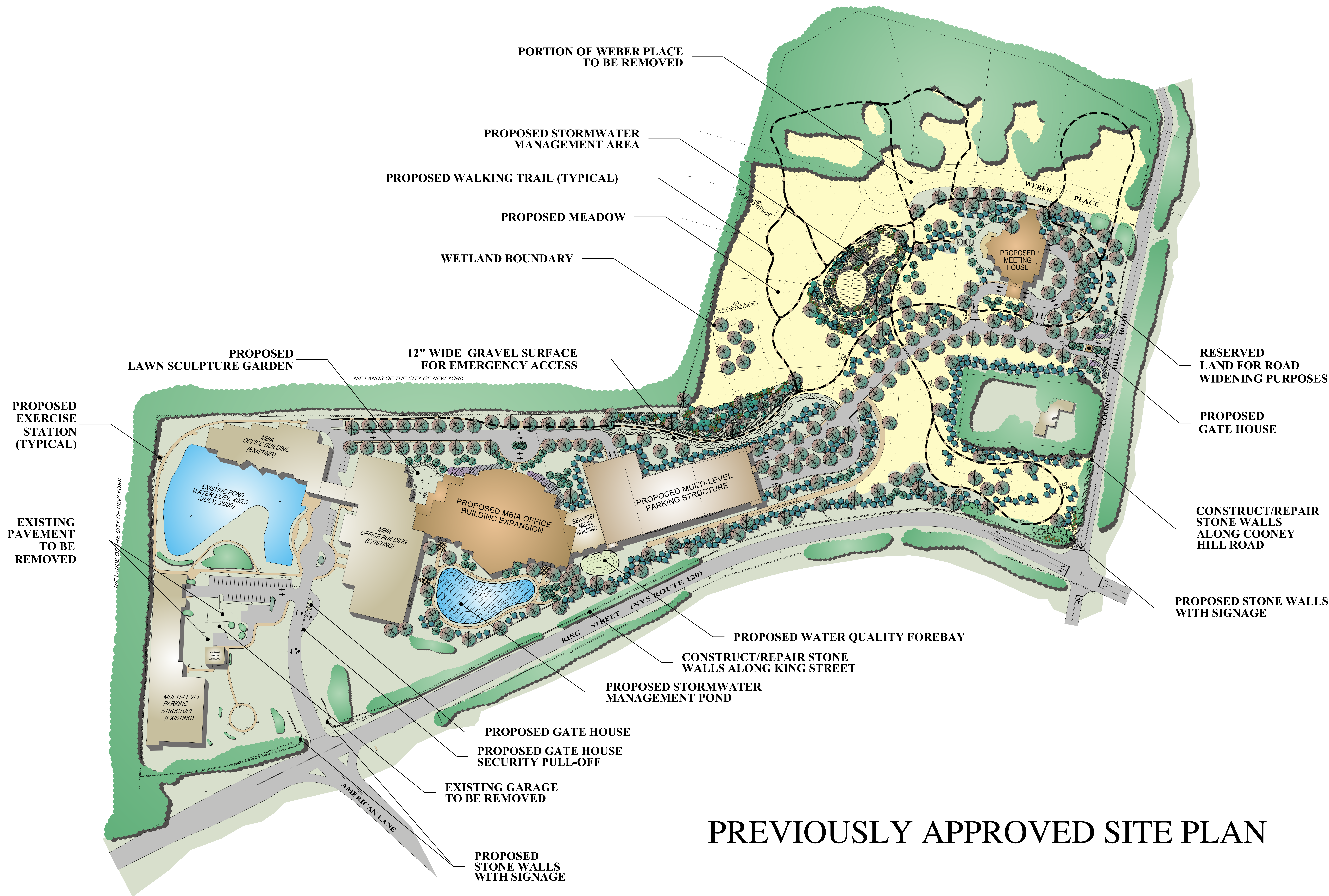
**ARCHITECT:**  
**PERKINS+ESTMAN**  
115 FIFTH AVENUE  
NEW YORK, NY 10003

[illegible]



## **EXHIBIT E**





PREVIOUSLY APPROVED SITE PLAN

DATE  
05/07/2004

REVISION

NO  
1

REVISION PER LINE COMMENTS

CLIENT  
MBIA INSURANCE CORPORATION  
100 WEST STREET  
ARMONK, NEW YORK 10504

ARCHITECT  
VENEZIANO & ASSOCIATES  
84 BUSINESS PARK DRIVE, SUITE 200  
ARMONK, NEW YORK 10504

ARCHITECT  
STUDIO III ARCHITECTS, P.C.  
9 RIPPON ROAD  
NEW CANAAN, CONNECTICUT 06840

120 Bedford Road  
Armonk, NY 10504  
voice: 914.273.5225 - fax: 914.273.2102  
mail: jhm@johnmeyerconsulting.com

**JMC**  
JOHN MEYER CONSULTING

PREVIOUSLY APPROVED SITE PLAN

MBIA OFFICE EXPANSION  
TOWN OF NORTH CASTLE, NEW YORK

OWNER  
KD

APPROVED  
JH

SCALE  
1"= 80'

DATE  
01/08/2004

PROJECT  
2000014

FILEDwg  
PRESENTATION SP-1 05-05-04\_15x11

DRAWING NO  
SP-1

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## **EXHIBIT F**



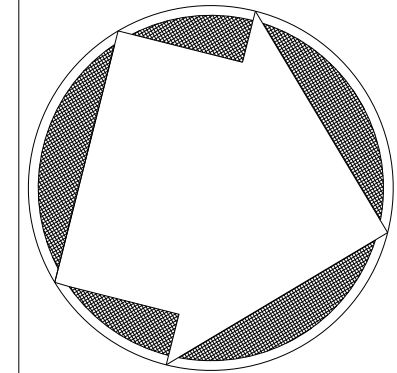
NOT FOR CONSTRUCTION

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Drawn: JSJ Approved: AG  
Scale: 1" = 60'  
Date: 06/05/2018  
Project No: 15072  
Drawing No: PDGP-2

PROPOSED DEVELOPMENT CONCEPT PLAN  
(OFFICE/HOTEL/RESIDENTIAL)  
AIRPORT CAMPUS  
TOWN OF NORTH CASTLE, NEW YORK



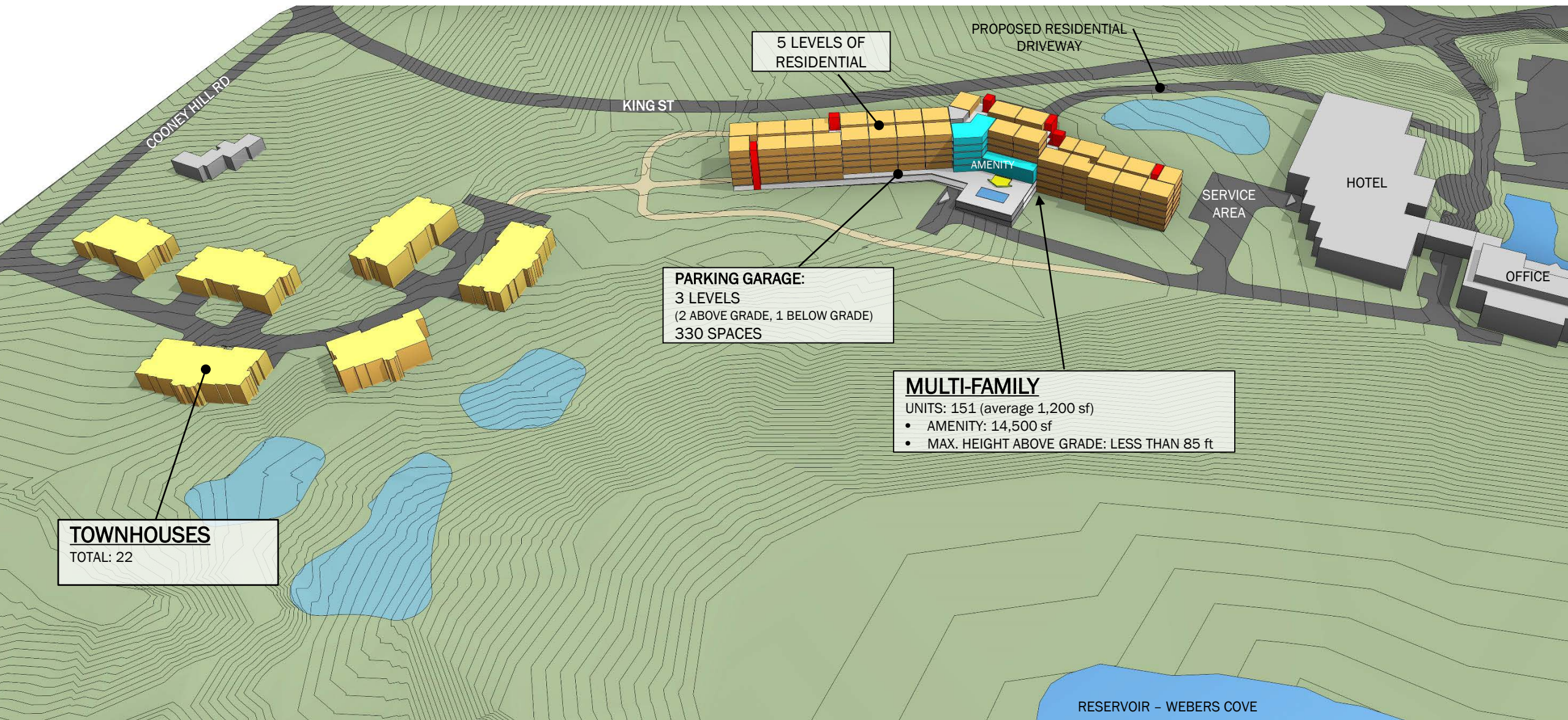
JMC Planning, Engineering, Landscape  
Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
100 BEAUFORT ROAD - AMONG, NY 10564  
Phone: 516-332-2222 Fax: 516-332-2102  
www.jmcpnc.com

APPLICANT/TOWN: AIRPORT CAMPUS I-V LLC  
100 VESCHER AVENUE  
PO BOX 1000 NEW YORK 10576  
ARCHITECT: PERKINS+ESTMAN  
NEW YORK, NY 10003

No.	Revision	Date	By

Project File: 000000











## **EXHIBIT G**



<b>CONSERVATION EASEMENT AREA PLAN</b>	
MBIA OFFICE EXPANSION 113 KING STREET TOWN OF NORTH CASTLE, NEW YORK	
DATE: 10/07/2003 SCALE: NOT TO SCALE PROJECT NO: 20000014 SHEET NO: SITE_80 DRAWN BY: JMC CHECKED BY: JMC	
<b>JMC</b> JOHN MEYER CONSULTING ARCHITECTS & ENGINEERS 113 KING STREET NORTH CASTLE, NEW YORK 11763 TEL: 631-552-1111 WWW.JMC-ARCHITECTS.COM	
MBIA INSURANCE CORPORATION 113 KING STREET ARMONK, NEW YORK 10504 VENEZIANO & ASSOCIATES 84 BUSINESS PARK DRIVE, SUITE 200 ARMONK, NEW YORK 10504 STUDIO III ARCHITECTS, P.C. 9 RIFPOWAM ROAD NEW CANAAN, CONNECTICUT 06840	
PROJECT NO: 20000014 SHEET NO: SITE_80 DATE: 10/07/2003 SCALE: NOT TO SCALE DRAWN BY: JMC CHECKED BY: JMC	

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## **EXHIBIT H**

## TOWN OF NORTH CASTLE

### Local Law No. \_\_\_\_ For the Year 2018

A Local Law to amend Chapter 355 of the Town of North Castle Town Code with respect to the DOB-20A Zoning District.

**Section 1.** In accordance with Section 355-80, Chapter 355 of the Town of North Castle Code is amended by amending § 355-14(A)(1), entitled “Lot for every building,” to read as follows:

“Every building hereafter erected shall be located on a lot as herein defined, and except as herein provided, there shall be no more than one main building and its accessory buildings on one lot, except for multifamily, townhouse, hotel, and nonresidential buildings in districts where such uses are permitted.”

**Section 2.** Chapter 355 is further amended by amending § 355-30(J)(1)(a) entitled “Designed Office Business 20A (DOB-20A) - Policy” to read as follows:

“It is the purpose of this subsection to provide for the implementation of the recommendation, as contained in the ~~Town Development Plan~~ 2018 Comprehensive Plan of the Town of North Castle, for the establishment of additional areas for ~~office-business~~ mixed use as shown on the ~~Town Development Plan Map~~ North Castle Future Land Use Plan, and subject to the other limitations and conditions as recommended in the ~~Town Development Plan~~ 2018 Comprehensive Plan. Specifically, this zone is designed to provide for ~~low-density~~, high-quality ~~nonresidential~~ development including office, medical office, and hotel uses, as well as multifamily and townhouse residential uses, provided that requisite highway access and proximity to the interstate highway system is available.”

**Section 3.** Chapter 355 is further amended by amending § 355-30(J)(2)(c) entitled “Criteria for Designed Office Business District establishment - Access” to read as follows:

“Each DOB-20A site shall have frontage on the access to an arterial ~~major~~ road as shown on the ~~Town Development Plan Map~~ Roadway Classification plan in the 2018 Comprehensive Plan. Traffic from within the DOB-20A shall not be permitted to enter directly upon any local residential roads. Access and service drives shall be laid out in such manner that connections with the street or streets on which the lot has frontage are located and designed in such manner as to avoid unsafe conditions or traffic congestion.

**Section 4.** Chapter 355 is further amended by amending §355-40 “Specific use standards and regulations” by adding thereto a new subsection (X), “Mixed Use Developments in the DOB-20A Zone,” to read as follows:

- (1) Purpose and Intent. It is the purpose and intent of this subsection to implement the recommendations of the 2018 Comprehensive Plan by allowing additional uses and



permitting a mix of uses in the DOB-20A zoning district, including office, medical office, hotel, multifamily residential development, and townhouse residential development.

(2) Hotel conversion. The conversion of existing office and related amenity space to hotel use, including typical accessory uses such as a spa, fitness facility, and restaurant, shall be permitted, subject to Town Board approval and subject to the following special conditions and requirements:

- a. No more than 2/3 of existing office and amenity space may be converted to hotel use.
- b. Hotel use shall be permitted on a single site in addition to office, medical office, multifamily residential, and townhouse residential uses.
- c. Parking requirements for hotel use shall be determined by the Planning Board in connection with site plan approval.

(3) Residential conversion. The conversion of approved but unbuilt expansion space to multifamily and/or townhouse residential space shall be permitted, subject to Town Board approval and subject to the following special conditions and requirements:

- a. Residential conversion shall only be permitted for office and related space that has received all necessary approvals from the Town of North Castle, including zoning, subdivision, special permit, and/or site plan approvals, but not including building permit approval.
- b. Each square foot of approved but unbuilt office and related space may be converted into one and one-quarter (1.25) square feet of residential space.
- c. Notwithstanding any other provisions of this chapter, the Town Board, by special permit, may modify certain physical dimensional requirements, as follows:
  - i. Minimum front yard setback for multifamily buildings: 65 feet.
  - ii. Minimum front yard setback for townhouses: 200 feet.
  - iii. Minimum side yard setback for townhouses: 60 feet.
  - iv. Minimum rear yard setback for multifamily buildings: 80 feet.
  - v. Maximum building coverage: 15%.
  - vi. Maximum building height for multifamily buildings: 85 feet.
  - vii. Maximum building height for townhouses: 35 feet.
  - viii. FAR: not applicable within the limitations set forth above.
  - ix. Parking requirements for multifamily and townhouse uses shall be determined by the Planning Board in connection with site plan approval.
- d. Residential uses shall be permitted on a single site in addition to office, medical office, and hotel uses.

**Section 5.** Chapter 355 is further amended by amending §355-23 (Schedule of Office and Industrial District Regulations (Part 1)) by adding the following permitted principal uses in the DOB-20A district:

- “4. Medical offices
- \*5. Hotels
- \*6. Multifamily and/or townhouse residential”

**Section 6.** Conflicting Standards.

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York, or other applicable rules or regulations, the requirements of this Local Law shall prevail.

**Section 7.** Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law that can be given effect without such invalid part or parts.

**Section 8.** Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.

Dated: \_\_\_\_\_, 2018

## **EXHIBIT I**

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**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.**

Name of Action or Project: Airport Campus		
Project Location (describe, and attach a general location map): 113 King Street, Armonk, NY 10504		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the following: <ul style="list-style-type: none"> <li>• Removal of a portion of the existing at-grade parking lot.</li> <li>• The existing building located to the southwest portion of the site is proposed to remain as office space. The office building will utilize the existing parking structure and at-grade parking.</li> <li>• The existing 'Northern' office building is proposed to be repurposed as a 125-room hotel with associated accessory uses such as a spa, fitness center and restaurant. The hotel building will utilize the existing parking structure and at-grade parking.</li> <li>• Construction of a 5-level apartment building (151 units) with 3-levels of parking beneath (330 parking spaces)</li> <li>• Construction of 22 Townhomes (approximately 3,000 sf each) located within 6 separate buildings (ranging from 3-4 units each).</li> </ul>		
Name of Applicant/Sponsor: Airport Campus I-V, LLC		Telephone: (914) 764-1000
		E-Mail: swassociates@optonline.net
Address: 46 Westchester Avenue		
City/PO: Pound Ridge	State: NY	Zip Code: 10576
Project Contact (if not same as sponsor; give name and title/role): Anthony Guccione, Jr., RLA		Telephone: (914) 273-5225
		E-Mail: aguccione@jmcpllc.com
Address: 120 Bedford Road		
City/PO: Armonk	State: NY	Zip Code: 10504
Property Owner (if not same as sponsor): Same as Sponsor		Telephone:
		E-Mail:
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.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, <u>Town Board</u> , <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Zone Text Amendments; Special Permit Approval; Amended Preliminary Development Concept Plan	06/05/2018
b. City, <u>Town</u> or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Planning Board</u> or Commission	Site Plan Approval Subdivision Approval	TBD TBD
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Permit (North Castle Building Dept.) Driveway Permit (North Castle Highway Dept.)	TBD TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No WCDH; WCDEF	Water System Approval/Realty Subdivision (WCDH); Sanitary Sewer Allocation (WCDEF)	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No NYCDEP	Stormwater Pollution Prevention Plan (SWPPP)	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No NYSDEC	SPDES General Permit GP-0-15-002; Wastewater Disposal; Water Withdrawal Permit (if necessary)	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): <u>NYC Watershed Boundary</u>	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? DOB-20A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? Zoning Text Amendments will be sought	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? Byram Hills Central School District	
b. What police or other public protection forces serve the project site? North Castle Police Department	
c. Which fire protection and emergency medical services serve the project site? Armonk Fire Department, Armonk EMS	
d. What parks serve the project site? Cranberry Lake Preserve, Nichols Preserve, North Castle Community Park, Kensico Dam Plaza	

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? residential, hotel, office	
b. a. Total acreage of the site of the proposed action?	±37.8 acres
b. Total acreage to be physically disturbed?	±17.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	±37.8 acres
c. Is the proposed action an expansion of an existing project or use? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 100 Units: Building Area (square feet)	
d. Is the proposed action a subdivision, or does it include a subdivision? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
iii. Number of lots proposed? TBD	
iv. Minimum and maximum proposed lot sizes? Minimum TBD Maximum TBD	
e. Will proposed action be constructed in multiple phases? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
i. If No, anticipated period of construction: TBD months	
ii. If Yes:	
• Total number of phases anticipated	TBD
• Anticipated commencement date of phase 1 (including demolition)	TBD month TBD year
• Anticipated completion date of final phase	TBD month TBD year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: TBD	

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	151 Apartments; 22 Town Homes; 125 Hotel Rooms
At completion of all phases	_____	_____	_____	151 Apartments; 22 Town Homes; 125 Hotel Rooms

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
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: _____ 0 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: <u>Stormwater Management</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: <u>Stormwater runoff</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u>	
iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ TBD acres	
v. Dimensions of the proposed dam or impounding structure: _____ TBD height; _____ TBD length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>TBD</u>	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
(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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Wetland buffer/adjacent area disturbance (previously approved).</u>	
_____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

\_\_\_\_\_

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ TBD gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☒ No  
If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
On-site well water supply system

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ TBD gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ TBD gallons/day

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

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No  
If Yes:

- Name of wastewater treatment plant to be used: Blind Brook Wastewater Treatment Facility
- Name of district: Blind Brook County Sewer District / North Castle Sewer District No. 3
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Will line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>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):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 20px;">±130,680 Square feet or ±3.0 acres (impervious surface)</p> <p style="padding-left: 20px;">1,648,262 Square feet or 37.8 acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>TBD</u></p>	
<p>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)?</p> <p><u>Stormwater Management Facilities</u></p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: <u>TBD</u></li> </ul> <p>_____</p> <ul style="list-style-type: none"> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;">No increase in runoff rate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>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) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ <math>\pm 2</math> (Net Increase)</p> <p>iii. Parking spaces: Existing <math>\pm 644</math> Proposed <math>\pm 866</math> Net increase/decrease <math>\pm 222</math> Increase)</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  <u>Project will include a driveway to a Town Road and a driveway to a State Highway.</u></p>			
<p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: <u>TBD</u></p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  <u>Grid/Local Utility (Consolidated Edison Company of New York)</u></p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>In Accordance with Town Code</u></li> <li>• Saturday: <u>In Accordance with Town Code</u></li> <li>• Sunday: <u>In Accordance with Town Code</u></li> <li>• Holidays: <u>In Accordance with Town Code</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>In Accordance with Town Code</u></li> <li>• Saturday: <u>In Accordance with Town Code</u></li> <li>• Sunday: <u>In Accordance with Town Code</u></li> <li>• Holidays: <u>In Accordance with Town Code</u></li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>In Accordance with Town Code</u></li> <li>• Saturday: <u>In Accordance with Town Code</u></li> <li>• Sunday: <u>In Accordance with Town Code</u></li> <li>• Holidays: <u>In Accordance with Town Code</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>In Accordance with Town Code</u></li> <li>• Saturday: <u>In Accordance with Town Code</u></li> <li>• Sunday: <u>In Accordance with Town Code</u></li> <li>• Holidays: <u>In Accordance with Town Code</u></li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>Typical construction noise during permitted work hours</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>n.. Will the proposed action have outdoor lighting?</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>General site lighting (i.e. Parking Lot, Security/Safety).</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day?</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p style="margin-left: 20px;"><u>Minimum use necessary for landscape maintenance.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will the proposed action use Integrated Pest Management Practices?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ TBD tons per _____ TBD (unit of time)</li> <li>• Operation : _____ TBD tons per _____ TBD (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: <u>Debris removal and recycling will be in accordance with all applicable requirements. Best management practices will be implemented.</u></li> <li>• Operation: <u>Recycling efforts will be in accordance with all local and state requirements.</u></li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: <u>Solid waste will be disposed of in accordance with all applicable local requirements.</u></li> <li>• Operation: <u>Private carter.</u></li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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): office park; NYCDEP lands

##### ii. If mix of uses, generally describe:

#### b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	6.74	9.73	+2.99
• Forested	4.55	4.55	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	16.15	5.60	-10.55
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.17	2.53	+1.36
• Wetlands (freshwater or tidal)	0.29	0.29	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaping</u>	8.88	15.08	+6.20

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No  
i. If Yes: explain: \_\_\_\_\_

d. 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,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam? ☐ Yes ☒ No  
If Yes:  
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? ☐ Yes ☐ No  
• 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: \_\_\_\_\_  
\_\_\_\_\_

g. 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 ☐ No  
☒ Yes – Spills Incidents database Provide DEC ID number(s): 0808465  
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
Spill was remediated and closed on 09/29/2009.  
\_\_\_\_\_

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): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
Spill closed 09/29/2009  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site?	8-30 feet
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
PnB Paxton fine sandy loam (3 to 8 percent slopes)	±72.2 %
ChB Charlton fine sandy loam (3 to 8 percent slopes)	±13.6 %
CrC Charlton-Chatfield complex (0 to 15 percent slope)	±10.0 %
d. What is the average depth to the water table on the project site? Average:	10 - 24 feet
e. Drainage status of project site soils:	
<input checked="" type="checkbox"/> Well Drained:	100 % of site
<input type="checkbox"/> Moderately Well Drained:	_____ % of site
<input type="checkbox"/> Poorly Drained	_____ % of site
f. Approximate proportion of proposed action site with slopes:	
<input checked="" type="checkbox"/> 0-10%:	77 % of site
<input checked="" type="checkbox"/> 10-15%:	11 % of site
<input checked="" type="checkbox"/> 15% or greater:	12 % of site
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
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 0.29 acres	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100 year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
k. Is the project site in the 500 year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Name of aquifer: Principal Aquifer	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p style="text-align: center;">suburban species</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>NYSDEC Environmental Resource Map depicts site within a generalized area of rare plants and animals. No rare plants and animals for the site were listed on the NYSDEC Nature Explorer website.</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: <u>No impact anticipated. Permit only fishing &amp; hunting on adjacent NYCDEP property.</u></p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: <u>Airport 60 Ldn Noise Contour</u></p> <p style="margin-left: 20px;">ii. Basis for designation: <u>Exceptional or unique character</u></p> <p style="margin-left: 20px;">iii. Designating agency and date: <u>Date: 1-31-90, Agency: Westchester County</u></p>	

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: Taconic Parkway & Bronx River Parkway at Kensico Dam Plaza	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic byways</u>	
iii. Distance between project and resource: _____ ±2.8 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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.

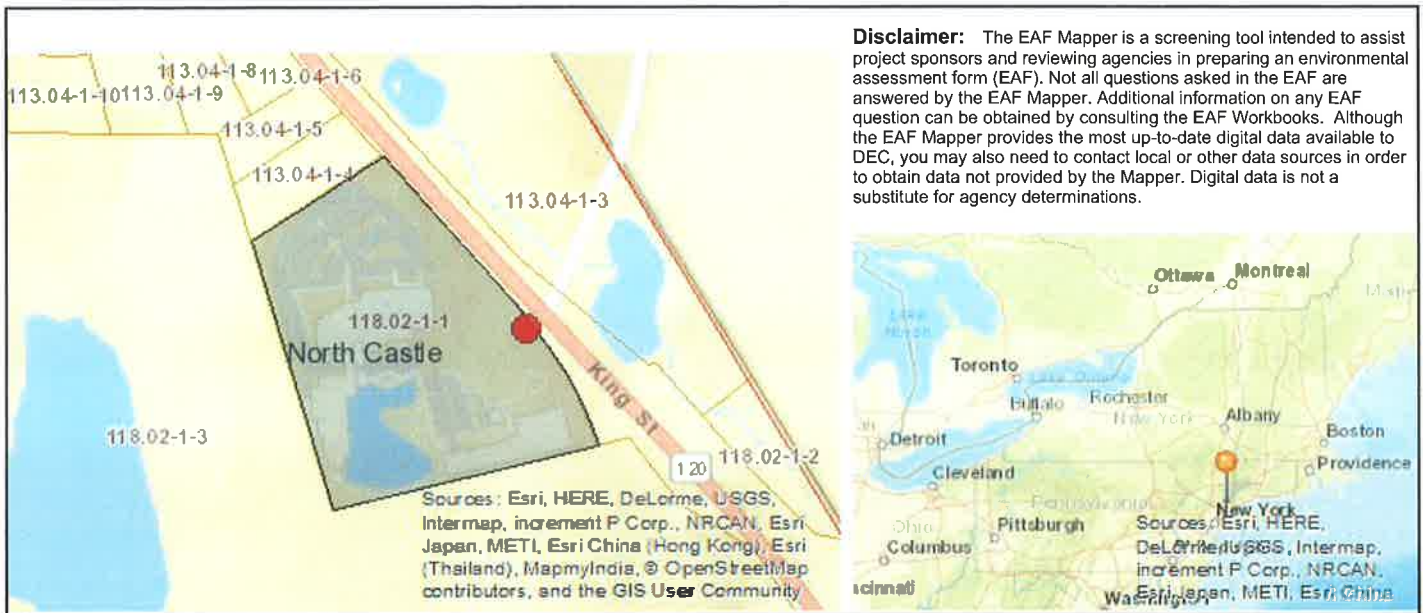
JMC Planning Engineering Landscape Architecture

Applicant/Sponsor Name & Land Surveying, PLLC, Agent Date 06/05/2018

Signature  Title Associate Principal

**PRINT FORM**





B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Airport 60 Ldn Noise Contour
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:1-31-90, Agency:Westchester County
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No