

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending the enactment of the following:

Land Purchase and Conveyance. An Act (the “Land Acquisition Act”) to authorize the purchase and subsequent conveyance of approximately +/- 2.26 acres of real property located at 1 Dromore Road (the “Property”) in the Town of Greenburgh (the “Town”) to WB Edgemont LLC, its successors or assigns, (the “Developer”) as part of the County’s program to support the creation of housing units that affirmatively further fair housing (the “Affordable AFFH Units”). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Acquisition Financing. A New Homes Land Acquisition Bond Act (the “NHLA Bond Act”), prepared by the firm of Hawkins Delafield & Wood LLP, to authorize the issuance of bonds of the County in a total amount not to exceed \$3,825,000 as a part of Capital Project BPL30 New Homes Land Acquisition II. The Department of Planning (“Planning”) has advised that subject to the receipt of approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$3,825,000 to purchase the Property from the current owner to create forty-five (45) Affordable AFFH Units for rental including one superintendent’s unit.

Upon acquisition, the County will file a Declaration of Restrictive Covenants against the Property, to require that the proposed Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to households who earn at or below 40% and up to 80% of the Westchester County area median income and will remain affordable for a period of not less than 50 years.

In accordance with the Land Acquisition Act, the County will subsequently convey the Property to WB Edgemont LLC. (the “Developer”), its successors or assigns, for ONE (\$1.00) DOLLAR to construct the forty-five (45) Affordable AFFH Units including one superintendent’s unit. The

Developer will construct a new four-story building with ninety-six (96) parking spaces for use by the residents.

As your Honorable Board is aware, no action may be taken with regard to the proposed legislation until the requirements of the State Environmental Quality Review Act ("SEQRA") have been met. Planning has advised that on March 20, 2013, the Town of Greenburgh Planning Board, as Lead Agency, issued a Negative Declaration for the project. However, the Town did not include the County as an involved agency in its SEQRA review, therefore, the County must make its own determination of significance to fulfill the requirements of SEQRA. The proposed Development is an Unlisted action pursuant to 6 NYCRR 617.6(b)(3) of the SEQRA implementing regulations. A Short Environmental Assessment form has been prepared by Planning to assist your Honorable Board in complying with SEQRA. As you know, your Honorable Board may use such expert advice to reach its own conclusion. A copy of Planning's analysis is attached. A Resolution determining that the proposed action will not have a significant adverse impact on the environment is transmitted herewith for your review and approval. In making its review, your Honorable Board must approve the Resolution prior to enacting the NHLA Act.

Your Committee has been advised that on January 5, 2021, the Westchester County Planning Board (the "Planning Board") adopted Resolution No. 21-01 that recommends funding for the purchase and conveyance of the Property. Section 167.131 of the County Charter mandates that a Capital Budget Amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied by a report of the Planning Board with respect to the physical planning aspects of the project. Accordingly, the necessary Planning Board report for BPL30 has been annexed. In addition, the report of the Commissioner of Planning is annexed pursuant to Section 191.41 of the Westchester County Charter.

Based on the importance of creating more affordable AFFH units in the County, your favorable action on the annexed Acts is respectfully requested, noting that the Land Acquisition Act and the NHLA Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board. The Resolution determining that the proposed action will not have a significant adverse

impact on the environment requires a simple majority of the members of your Honorable Board to be adopted.

Dated: 5/10, 2021
White Plains, New York

Benjamin Bayliff
Catherine K

Benjamin Bayliff
Catherine K

Benjamin Bayliff
Kit Stovell

COMMITTEE ON

C/I/ 4/06/21

Labor & Housing

Budget &
appropriations

Public
Works
& Transportation

Dated: May 10, 2021
White Plains, New York

The following members attended the meeting remotely, as per Governor Cuomo's Executive Order 202.1 and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

Labor & Housing

Margaret A. Cunzio



Catherine F. Parker



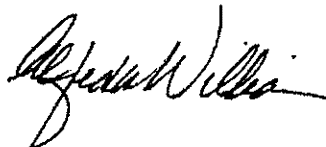
Budget & Appropriations

Catherine F. Parker

David A. Iulio



Margaret A. Cunzio



Nancy E. Pan



Public Works & Transportation



Catherine F. Parker



David A. Iulio



FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL30

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 3,825,000 PPU 30 Anticipated Interest Rate 1.53%

Anticipated Annual Cost (Principal and Interest): \$ 158,170

Total Debt Service (Annual Cost x Term): \$ 4,745,100

Finance Department: Interest rates from March 12, 2021 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: N/A

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Norma V. Drummond

Title: Commissioner

Department: Planning

Date: 4/20/21

Reviewed By: 

Budget Director

Date: 4/20/21

RESOLUTION 21-01

WESTCHESTER COUNTY PLANNING BOARD

**New Homes Land Acquisition II
Capital Project Funding Request
1 Dromore Street, Town of Greenburgh**

WHEREAS, the County of Westchester (the “County”) has established Capital Project BPL30 New Homes Land Acquisition II (“NHLA”) to assist in the acquisition of property associated with the development and preservation of fair and affordable housing; and

WHEREAS, WB Edgemont LLC c/o Wilder Balter Partners, Inc. (the “Developer”), its successors or assigns, desires to develop the real property located at 1 Dromore Road in the Town of Greenburgh (the “Town”), identified on the tax maps as Section 31; Block 1692; Lots 14A, 70A, 70B and 70C (the “Property”) to create 45 affordable residential units that will affirmatively further fair housing (“AFFH”; collectively the “Affordable AFFH Units”) and 96 parking spaces for the exclusive use of the residents (the “Development”); and

WHEREAS, the County proposes to purchase the Property from the owner of record, for a not to exceed amount of \$3,825,000 with funds from NHLA and subsequently convey the Property to the Developer for One (\$1.00) Dollar to underwrite the cost of the land; and

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units constructed on the Property be leased to households who earn at or below 40% and up to 80% of the Westchester County Area Median Income (“AMI”); and

WHEREAS, the County will transfer ownership of the Property to the Developer to construct a mix of one and two-bedroom apartments to be leased to eligible households, pursuant to an approved Affirmative Fair Housing Marketing Plan, for a minimum of 50 years; and

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL30 NHLA II to add the Property, 1 Dromore Road, Town of Greenburgh, and authorize bonding in a not to exceed amount of \$3,825,000 to develop the Property; and

WHEREAS, the Development is subject to approvals by the Town of Greenburgh; and

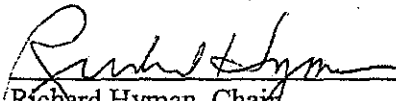
WHEREAS, the funding to support the development of the Affordable AFFH Units is consistent with and reinforces *Westchester 2025 – Policies to Guide County Planning*, the County Planning Board’s adopted long-range land use and development policies, by contributing to the development of “a range of housing types” “affordable to all income levels”; and

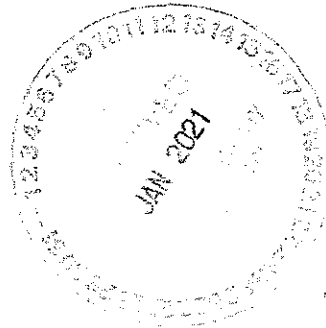
WHEREAS, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with acquisition of the Property; and

RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable AFFH Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of \$3,825,000 from BPL30 NHLA II for property acquisition; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2020 Capital Project requests to include 1 Dromore Road in the Town of Greenburgh, as a new component project in Capital Project BPL30 under the heading of Buildings, Land and Miscellaneous.

Adopted this 5th day of January 2021.


Richard Hyman, Chair



Department of Planning
432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

TO: Honorable George Latimer
County Executive

FROM: Norma V. Drummond
Commissioner



DATE: April 16, 2021

SUBJECT: Acquisition of Real Property – 1 Dromore Road, Town of Greenburgh

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 2.26 acres of real property located at 1 Dromore Street in the Town of Greenburgh, identified on the Town tax maps as Section 31, Block 1692, Lots 14A, 70A, 70B & 70C (the "Property") for the purpose of creating 45 affordable housing units (the "Affordable AFFH Units"), including one superintendent's unit that will affirmatively further fair housing ("AFFH"). The development will also provide approximately 96 parking spaces for residents.

The County of Westchester ("the County") intends to finance the purchase of the Property from the current owner in an amount not to exceed \$3,825,000 as a part of Capital Project BPL30 New Homes Land Acquisition II. Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and leased in accordance with an approved affirmative fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to WB Edgemont LLC (the "Developer"), its successors or assigns, for One Dollar (\$1.00).

The Developer proposes to construct a new four-story building on the Property that will include a mix of affordable one and two bedroom rental apartments that will be leased to households who earn at or below 40% and up to 80% of the area median income (collectively the "Development").

I recommend funding for acquisition and conveyance of the Property for the following reasons:

1. The acquisition of this Property will advance the County's efforts to provide fair and affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning Board as set forth in *Westchester 2025 - Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*, adopted May 6, 2008, and amended January 5, 2010, and the recommended strategies set forth in *Patterns for*

- Westchester: The Land and the People*, adopted December 5, 1995;
3. The Development is proposed to include green technology, such as energy efficient appliances, lighting and heating systems and water conserving fixtures. A solar array will both help to reduce electric consumption. The Development is designed to meet the green building standards of both LEED v4 and Energy Star v3.1 Tier II.;
 4. The Development is consistent with the land use policies and regulations of the Town of Greenburgh; and
 5. On January 5, 2021, the County Planning Board adopted a resolution to recommend County financing towards the purchase the Property to support the Development.

NVD/lg

cc: Kenneth Jenkins, Deputy County Executive
Joan McDonald, Director of Operations
John M. Nonna, County Attorney
Gary Friedman, Director of Real Estate
Westchester County Planning Board

RESOLUTION

WHEREAS, there is pending before this Honorable Board an Act to authorize the County of Westchester to purchase from the current owner(s) of record approximately +/- 2.26 acres of real property located at 1 Dromore Road in the Town of Greenburgh (the "Property") to construct 45 affordable rental housing units including one superintendent's unit that will affirmatively further fair housing and remain affordable for a period of not less than 50 years; and

WHEREAS, pursuant to SEQRA and its implementing regulations (6NYCRR Part 617), no action may be taken with regard to the proposed legislation until the requirements of the State Environmental Quality Review Act ("SEQRA") have been met.

WHEREAS, the Town of Greenburgh's Planning Board declared itself as Lead Agency and issued a Negative Declaration for the project on March 20, 2013 in conjunction with final site plan approval by the Town. However, the Town did not include the County as an involved agency in its SEQRA review; therefore the County must make its own determination of significance to fulfill the requirements of SEQRA.

WHEREAS, the Department of Planning has determined that the proposed purchase would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this project is classified as an "Unlisted action," which requires this Honorable Board

to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, the County of Westchester is conducting an uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations; and

WHEREAS, in accordance with SEQRA and its implementing regulations, a Short Environmental Assessment Form has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

WHEREAS, this Honorable Board has carefully considered the proposed action and has reviewed the attached Short Environmental Assessment Form and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached Short Environmental Assessment Form, to determine if this proposed action will have a significant impact on the environment.


NOW, THEREFORE, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

RESOLVED, that based upon the Honorable Board's review of the Short Environmental Assessment Form and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the purchase of approximately +/- 2.26 acres of real property at 1 Dromore Road in the Town of Greenburgh in support of the construction 45 affordable rental units including one superintendent's unit which will affirmatively further fair housing; and be it further

RESOLVED, that the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the Short Environmental Assessment Form, which is attached hereto and made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of of 6 NYCRR part 617; and be it further

RESOLVED, that the Resolution shall take effect immediately.

TO: Leonard Gruenfeld
Program Administrator

FROM: David S. Kvinge, AICP, RLA, CFM 
Director of Environmental Planning

DATE: April 2, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR
BPL30 NEW HOMES LAND ACQUISITION II
1 DROMORE ROAD, TOWN OF GREENBURGH**

Pursuant to your request, Environmental Planning staff has reviewed the above referenced project in connection with the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

The action involves the provision of County funding under capital project BPL30 - New Homes Land Acquisition II (ID# 1627) - to facilitate the acquisition and transfer of approximately 2.26 acres of property at 1 Dromore Road in the Town of Greenburgh to a developer who will create 45 units of rental housing that affirmatively furthers fair housing. The development will include one 4-story building and 96 onsite parking spaces.

Pursuant to SEQR, the Town of Greenburgh Planning Board classified the project as an Unlisted action, conducted an environmental review and issued a Negative Declaration for the project on March 20, 2013. However, since the County of Westchester was not included as an involved agency in the Town Planning Board's review, the County must conduct its own environmental review. As such, a Short Environmental Assessment Form is attached for consideration by the Board of Legislators. Also attached is the original Environmental Assessment Form and Negative Declaration that was adopted by the Town Planning Board.

Please contact me if you require any additional information regarding this document.

Att.

cc: Norma Drummond, Commissioner, Department of Planning
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Kim Holland, Program Administrator
Claudia Maxwell, Associate Environmental Planner

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Multi-Family Development			
Project Location (describe, and attach a location map): 1 Dromore Road, Scarsdale, NY 10583			
Brief Description of Proposed Action: Construction of forty-five (45) affordable/workforce multi-family residential units (7 one-bedroom & 38 two-bedroom units; 83 bedrooms total) with associated parking and landscaping improvements. The project involves the new construction of a 4-story building. The first floor of the building contains a lobby, elevator, and community room with kitchen. This first floor is approximately one quarter of the total footprint of the building. The balance of the footprint is covered surface parking, containing 46 spaces. There are an additional 50 outdoor surface parking spaces on site for a total of 96 spaces. The second, third and fourth floors of the building are residential. There will be seven one-bedroom apartments and 38 two-bedroom apartments. Total residential square footage is approximately 46,500 square feet. The building will also contain community amenities such as a laundry room, fitness center, and community lounge/library on the second, third, and fourth floors. The building will also have a partial green roof.			
Name of Applicant or Sponsor: WBP Development LLC, Attn: Deborah Post aka WB Edgemont		Telephone: 914-610-3637 E-Mail: dpost@wilderbalter.com	
Address: 480 Bedford Road			
City/PO: Chappaqua		State: NY	Zip Code: 10514
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: County of Westchester Department of Planning; NYS Homes and Community Renewal; NY Housing Trust Fund Corporation; NYSERDA; NYS Housing Finance Agency; Town of Greenburgh Planning Board - Site Plan Approval, Special Permit and Tree Removal Permit; NYSDOT Stormwater			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>2.258</u> acres	
b. Total acreage to be physically disturbed?		<u>1.6</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.258</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): vacant lot (residence demolished - 2006)			
<input checked="" type="checkbox"/> Parkland Institutional (public school, convent)			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>Detention will be provided in addition to water quality treatment. Thereafter, stormwater will be conveyed into the municipal system within Dromore Road.</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC, Applicant's Agent James A. Ryan, RLA</p> <p>Applicant/sponsor/name: _____ Date: 3/11/2021</p> <p>Signature: <u>James A. Ryan</u> Title: Principal / Managing Member</p>		

PRINT FORM

EAF Mapper Summary Report

Wednesday, December 16, 2020 12:57 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

8.471-346-15.1428, 8.471-346-15.422, 8.471-346-1
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 8.471-346-15.2238, 8.471-346-15.1228, 8.471-346-15.432
 8.471-346-15.4148, 8.471-346-15.1168, 8.471-346-15.126
 8.471-346-15.1128, 8.471-346-15.2118, 8.471-346-15.144
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 8.471-346-15.331, 8.471-346-15.211
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 8.471-346-15.424, 8.471-346-15.238, 8.471-346-15.147
 8.471-346-14, 8.471-346-10, 8.471-346-18, 8.471-346-31

Greenburgh

Map labels: Lake Huron, Toronto, Buffalo, Rochester, Albany, Boston, Providence, Cleveland, Detroit, Columbus, Pittsburgh, Philadelphia, New York, Ottawa, Montreal.

Attribution: Samir, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:	GRB 1 Dromore (BPL30)
Date:	March 2021

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: GRB 1 Dromore (BPL30)

Date: March 2021

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed multifamily housing development will not have a significant impact on the environment. The project site is surrounded by existing development, which includes a condominium complex to the west, parking lots for a nature center to the north, a convent to the east and school ballfields to the south. The property was previously developed with a residence and much of the site had been cleared. Much of the project will be cut and fill and no construction will occur on slopes greater than 15%.

The project minimizes impervious surfaces by incorporating some of the parking under the building and utilizing porous grass-crete for portions of the remaining surface parking. The development will also include a green roof over the lobby area to reduce runoff. Stormwater runoff will be managed using an underground infiltration system with hydrodynamic structures and isolator rows to provide water quality treatment.

Although more than 70 trees will need to be removed to accommodate the development, many of the trees along the perimeter of the property will be preserved and new plantings will be added to offset tree loss and provide additional screening.

For these reasons and the reasons more fully described in the Negative Declaration issued by the Town of Greenburgh Planning Department in connection with its site plan, special permit and tree removal permit approvals, this project will not have a significant impact on the environment.

The project will benefit the community by providing much needed workforce housing.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

County of Westchester

Name of Lead Agency

Malika Vanderberg

Print or Type Name of Responsible Officer in Lead Agency

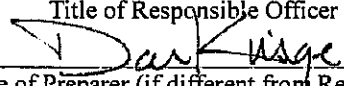
Signature of Responsible Officer in Lead Agency

Date

Clerk of the Board of Legislators

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)



Executive Summary
1 Dromore Road
Scarsdale (Town of Greenburgh), New York 10583



Development:	1 Dromore Road Scarsdale (Town of Greenburgh), New York 10583
Applicant:	WB Edgemont LLC C/O Wilder Balter Partners, Inc. 480 Bedford Road Chappaqua, New York 10514
Development Overview:	<p>WB Edgemont LLC, its successors or assigns, (the “Developer”) proposes to construct a new building on the approximately 2.26 acre site at 1 Dromore Road in the Town of Greenburgh (the “Property”). This Developer will construct a new four-story building that will have 45 units with approximately 96 parking spaces (the “Development”).</p> <p>The Development will include 7 one-bedroom and 38 two-bedroom units. All 45 of the units will be available to eligible households that earn at or below 40% and up to 80% of Westchester County Area Median Income (“AMI”); and all of the units will affirmatively further fair housing (“AFFH”) (collectively the “Affordable AFFH Units”). One unit will be a superintendent’s unit. The Development will also include a community room, lounges on each floor, fitness room and on-site laundry services. Approximately 96 parking spaces will be constructed on-site for the exclusive use of the residents, 46 of these spaces will be under the building while the remainder will be in a surface lot.</p> <p>The Development site, which is wooded and vacant, does not have any known environmental issues. A Phase I environmental study was completed by the Developer and does not call for any further investigation. With no environmental remediation, construction of the new 4-story building with a total of approximately 46,500 square feet can commence once all the financing is in place. Approximately 50% of the Development site will remain as undisturbed open space.</p> <p>The Development site was the subject of litigation that began in 2007 when the Town of Greenburgh (“Town”) rezoned the site such that a multifamily development was not a permitted use. The owner of the Development site, S & R Development Estates LLC (“S&R”), filed an Article 78 court proceeding against the Town regarding this rezoning and another rezoning that occurred in 2012. In 2015, the courts ruled in favor of S&R and ordered that the Town retain the original zoning for the Development site. Subsequently, in 2016, the Town Planning Board approved the site plan, special permit and tree removal application. The Developer is in contract to purchase the Development site from S&R.</p> <p>The Development will be constructed with energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources. A solar array will provide a large portion of the electric needs. The Development is designed to meet the green building standards of both LEED v4 and Energy Star v3.1 Tier II.</p>

Executive Summary
1 Dromore Road
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To support the creation of the Affordable AFFH Units, Westchester County (the “County”) will provide a total not to exceed amount of \$3,825,000 through Capital Project BPL30 New Homes Land Acquisition II (“NHLA II”) to fund a portion of the acquisition costs.

The County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units be marketed and leased pursuant to an approved affirmative fair housing marketing plan to households earning at or below 40% and up to 80% of AMI and will remain affordable for a minimum of 50 years. The average affordability of the units will be approximately 59.11% of AMI.

The Development is finalizing its financing with New York State Homes and Community Renewal, and will likely be funded with an allocation of federal low income housing tax credits, HTFC subsidy loan, and a conventional bank loan. The Development will also benefit from NYSERDA funding. The estimated total Development cost is estimated to be approximately \$22.326 million.

County Funds Requested:	Program	Amount	Per Unit Cost
	BPL30 New Homes Land Acquisition II (NHLA)	<u>\$3,825,000</u>	<u>\$85,000</u>
	TOTAL:	\$3,825,000	\$85,000
Proposed Total Funding:	Sources	Total Project	Per Affordable Unit
	Federal Low Income Housing Tax Credits	\$10,668,933	\$237,087
	NYS HTFC Subsidy	\$2,955,537	\$65,679
	Westchester County New Homes Land Acquisition II	\$3,825,000	\$85,000
	First Mortgage Conventional	\$4,832,000	\$107,378
	NYSERDA	\$45,000	\$1,000
	<i>Total Sources</i>	\$22,326,470	\$496,144
	Uses	Total Project	Per Affordable Unit
	Acquisition Cost	\$3,825,000	\$85,000
	Hard Construction Costs	\$11,545,350	\$256,563
	Soft Costs	\$3,258,450	\$72,410
	Contingency	\$730,670	\$16,237
	Reserves and Escrows	\$377,000	\$8,378
	Developer Fee	\$2,590,000	\$57,556
	<i>Total Uses</i>	\$22,326,470	\$496,144

Executive Summary
1 Dromore Road
Scarsdale (Town of Greenburgh), New York 10583



Universal Design:	The Affordable AFFH Units will comply with the Universal Design Requirements as identified in Board of Legislators Act #2011-93.		
Proposed Rents:	Affordable Units - Income Levels	Number of Units	Expected Monthly Rent/Unit
	1-Bedroom @ 40% AMI	1	\$944
	2-Bedroom @ 40% AMI	9	\$1,133
	1-Bedroom @ 50% AMI	1	\$1,180
	2-Bedroom @ 50% AMI	7	\$1,416
	1-Bedroom @ 60% AMI	3	\$1,416
	2-Bedroom @ 60% AMI	8	\$1,699
	1-Bedroom @ 70% AMI	1	\$1,652
	2-Bedroom @ 70% AMI	7	\$1,982
	1-Bedroom @ 80% AMI	1	\$1,888
	2-Bedroom @ 80% AMI	6	\$2,266
	2 Bedroom Superintendent @ 80% AMI	1	N/A
	Total Units 40%-80%:		45
Access to Recreation, Shopping, Transportation and Public Schools	<p>The Development site is conveniently located within a short walk to retail, parks, educational and healthcare facilities and is located 500 feet from NYS Route 100 (Central Park Avenue). It is located adjacent to the Greenburgh Nature Center and backs up to the Edgemont Junior/Senior High School campus. The Scarsdale Train Station, located approximately 1.8 miles from the Development, provides service via the MTA Metro-North Railroad Harlem Line. The Westchester County Bee-Line Bus System provides local transit. The following Bee Line bus routes have stops within 500 feet of the Development: 20, 21 and BxM4C, which provides express service into Manhattan. Routes 20 and 21 provide southbound service to Bedford Park in the Bronx and northbound service to the City of White Plains.</p> <p>The Town of Greenburgh Department of Parks and Recreation maintains several nearby parks and open spaces and offers a variety of programs for residents of all ages. .</p> <p>The Development is located in the Edgemont Union Free School District. The district has two elementary schools and one middle/high school.</p>		

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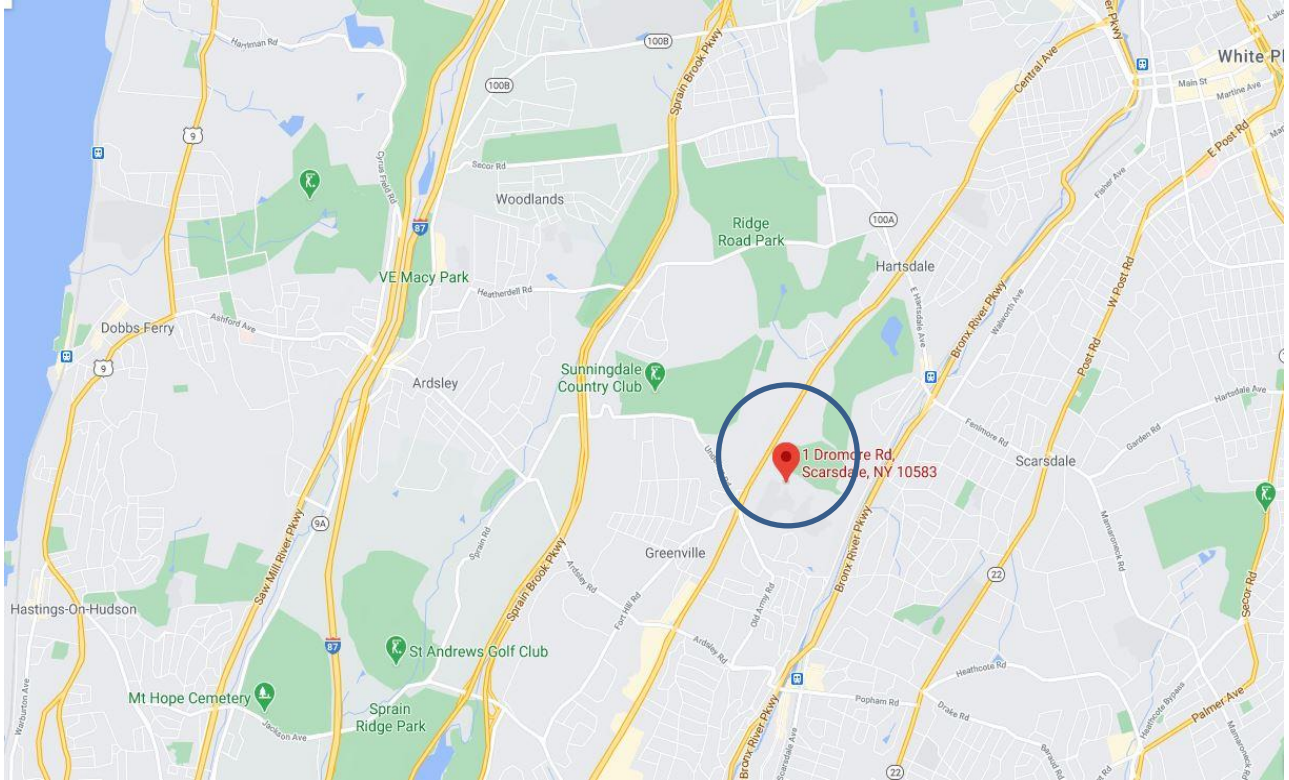


Tax Map ID:	Section 31, Block 1692; Lots: 14A, 70A, 70B, 70C	
Zoning:	The Development sits in the Central Avenue Mixed Use Impact District.	
Variance/Zoning Change:	N/A	
Site Plan Approval:	The Town of Greenburgh Planning Board granted site plan, special permit and tree removal approval on January 6, 2016.	
SEQRA:	The Town of Greenburgh Planning Board classified the Proposed Development as an Unlisted action and issued a Negative Declaration for the Development on March 20, 2013.	
Flood Plain:	This Development is not located in a designated flood zone, per FEMA FIRM Map #36119C0268F, effective September 28, 2007.	
Site Control:	WB Edgemont LLC is under contract to purchase the property.	
Appraised Value:	Newmark Knight Frank Valuation and Advisory, LLC is preparing an appraisal certified to the County.	
Purchase Price:	\$3,825,000	
Development Site Owner:	S & R Development Estates LLC	
Development Team:	Developer:	Attorney/Architect/Engineer:
	WB Edgemont LLC C/O Wilder Balter Partners, Inc. 480 Bedford Road Chappaqua, New York 10514 914-347-3333	Warshauer Mellusi Warshauer Architects P.C. 100 Clearbrook Road Elmsford, New York 10523 914-592-4466
	Attorney:	Marketing Consultant:
	Cuddy & Feder, LLP 445 Hamilton Avenue, 14 th Floor White Plains, New York 10601 914-761-1300	Housing Action Council, Inc. 55 South Broadway Tarrytown, NY 10591 Rosemarie Noonan, Executive Director 914-332-4144

Executive Summary
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Location Map



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Location Map



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Existing Conditions



Executive Summary
1 Dromore Road
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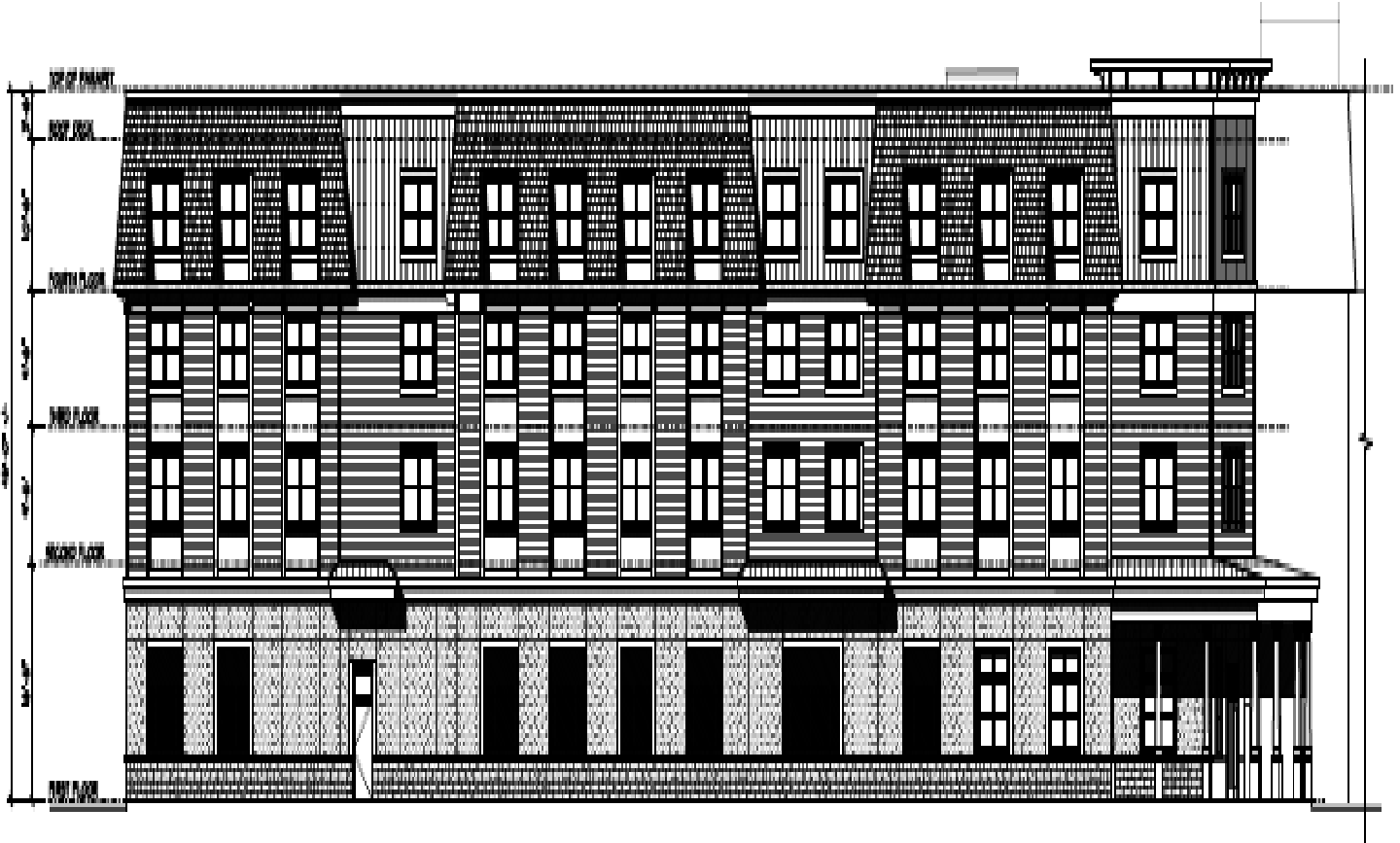
Existing Conditions



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Elevation



② DROMORE ROAD (EAST) ELEVATION
SCALE: 1/8" = 1'-0"