



TOWN OF BEDFORD

NOTICE OF INTENT TO DECLARE LEAD AGENCY

PROPOSED ACTION:

This Notice is issued pursuant to Part 617.6 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law to designate a lead agency.

PROJECT DESCRIPTION

LEAD AGENCY DESIGNATION

Under the applicable standards of SEQRA 6 NYCRR Part 617.6(b), the above-listed entity of the Town of Bedford concludes that it should be designated as the Lead Agency in the coordinated environmental review of the proposed action. This notification is being sent to involved agencies with the request that you consent to our agency serving as lead agency. If, however, you do not agree, you may follow the procedures outlined in 6 NYCRR 617.6(b)(5).

We ask that each involved agency fill out the annexed form either consenting or not consenting that our agency serve as lead agency and return it either by postal delivery or via email no later than . Responses should be sent to the within named contact person, who may be contacted for further information.

IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTREPRETED AS CONSENT THAT THE TOWN BOARD OF THE TOWN OF BEDFORD TO SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQRA DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS, AS PROVIDED BY LAW.

NOTICE OF INTENT TO SERVE AS LEAD AGENCY

Agency Declaring Intent:

SEQR Status: Type I Action
 Type II Action
 Unlisted Action

Location of Action:

Town/Municipality: Town of Bedford
County: Westchester County

For further information:

CONTACT PERSON

Name:
Title/Department:
Address:
Email:
Phone:

Thank you for your
cooperation.

DATED:

ATTACHMENTS TO THIS NOTICE:

Environmental Assessment Form (EAF), Part 1
SEQRA Long Form Addendum(s)
Site Plan
Reports
Engineering Drawings
Other _____

A copy of this Notice is being sent to the following INVOLVED AND INTERESTED AGENCIES:

Attached additional pages, if necessary

INVOLVED AGENCIES:

INTERESTED AGENCIES:

**RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD
AGENCY REGARDING THE ABOVE ACTION**

On behalf of _____, I, _____, acknowledge receipt of the Lead Agency Notice in this matter.

The above-named involved agency hereby:

[PLEASE PICK ONE]

- CONSENTS** that the proposed agency serve as lead agency in this application, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearings in this matter.
- DOES NOT CONSENT** to the proposed agency serving as lead agency in this application and wishes that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(b)(5).
- TAKES NO POSITION** on Lead Agency designation.

DATED: _____,
_____, New York

Agency Name

By: _____
[signature]

[print signer's name]

Please return to:

Name:
Title/Department:
Address:
Email:
Phone:

STATE OF NEW YORK
TOWN OF BEDFORD

----- X

In the Matter of

BENZI & GOODRICH DEVELOPMENT
GROUP, LLC

&

BLUE MOUNTAIN HOUSING DEVELOPMENT
CORPORATION

----- X

**PETITION FOR
ZONING MAP CHANGE**

TO: Supervisor Calves and Members of the Town Board

1. Petitioner Benzi & Goodrich Development Group LLC (the “Developer” or “Petitioner”) is a New York Limited Liability Corporation with offices located at 292 Katonah Avenue, Suite 409, Katonah NY 10536 and 1149 Rogers Avenue, Brooklyn, New York 11226. The Developer is a 16-year resident of Bedford and is a locally owned New York City Certified MBE with over 30 years of affordable housing experience and development¹.

2. Petitioner is proposing to develop a parcel of land located at 12 McLain Street in the Town of Bedford, Westchester County, NY (the “Property” or “Project Site”). The 2.01-acre Property is defined on Town of Bedford Tax Maps as Section 82.12, Block 1, Lot 4. A copy of the applicable Tax Map of the Town of Bedford is annexed hereto as **Exhibit A**.

3. Blue Mountain Housing Development Corporation, Inc. (“Blue Mountain”), was created by the Town of Bedford Town Board to promote the social welfare, common good and general welfare of the Town by strengthening the local residential housing stock. Blue Mountain will be the ultimate Owner of the Property.

¹ Certification from New York State is pending.

4. The architect of record, John P. Sullivan of Sullivan Architecture, P.C., 31 Mamaroneck Avenue, White Plains, New York 10601 (the “Architect”). The Architect is an experienced local architect who has designed over 6,000 homes (350 affordable) in addition to serving as a past member of the Town of Bedford’s Planning Board and 2002 Comprehensive Planning Committee and who currently serves as a member of the Historic Building Preservation Commission.

5. Ed Delaney represents Bibbo Associates, LLP, 293 NY-100, Somers, New York 10589 (the “Engineer”), a local engineering firm with 60 years of site and civil experience in both the public and private sectors. The Developer, Blue Mountain, the Architect and Engineer are described herein collectively as the “Development Team.”

6. Petitioner respectfully submits this Petition for a Zoning Map change pursuant to Section 125-130 of the Zoning Code of the Town of Bedford.

7. Petitioner seeks a zoning map change to permit four (4) multi-family affordable housing units to be constructed on the Property (the “Project”). A conceptual site plan and elevation drawing showing the location of the proposed housing and its associated on-site parking and landscaping is attached hereto as **Exhibit B**. The four units will be styled as townhouses and will be for sale under the New York State Homes and Community Renewal (HCR) Affordable Housing Ownership Program (AHOP). Additional funding will come from Westchester County Home Funds for land acquisition and infrastructure. Community Preservation Corporation are the project underwriters and will finance the pre-development and development costs. These homes will remain affordable under regulatory requirements detailed under the HCR Program. The Development Team intends to construct 2 two-bedroom and 2

three-bedroom townhouse styled units with on-site parking for 12 cars, which exceeds the required 9 spaces pursuant to the Town's Zoning Code.

8. The Property is presently located within the R-2A Residence Two-Acre Zoning District of the Town of Bedford. To develop the Property for the aforementioned multi-family affordable housing, Petitioner respectfully requests a rezoning to the enumerated MF Residence Multifamily Zoning District. A copy of the proposed amendment to the Town of Bedford Zoning Map is annexed hereto as **Exhibit C**.

9. Submitted along with this Zoning Petition as **Exhibit D**, is Part 1 of the Full Environmental Assessment Form prepared by the Engineer pursuant to the requirements of the New York State Environmental Quality Review Act ("SEQRA"). Petitioner has preliminarily qualified this proposal and its subsequent construction as an Unlisted Action pursuant to SEQRA. A letter from the State Historic Preservation Office, dated July 6, 2023, found that the Proposed Project would have no impact on any archaeological and/or historic resources (see **Exhibit D.1**).

10. The development has received written support from both Northern Westchester Hospital (**Exhibit E.1**), the Bedford Community Church (**Exhibit E.2**), and the Housing Action Council (**Exhibit E.3**).

11. Historically, the Property was originally developed with two structures that were likely used as part of a cider mill in the early 1900s and were later converted to a residential use (a dwelling and standalone garage). The former structures were demolished between 1976 and 1990, and the Property has consisted of vacant land ever since.

12. Project Area Zoning Characteristics (Use): The immediately-adjacent properties are zoned as R2A Residence Two-Acre to the north and east and PB-O Planned Business Office

to the west. The R2A Residence Two-Acre Zoning District permits as-of-right residential development by way of single- and two-family homes, townhouse dwellings, and multi-family dwellings². Other as-of-right permitted uses include crop farming, public schools, municipal uses, and a railroad station or passenger bus shelter. Additionally, the Project Site could be redeveloped as a hospital, landscape nursery, child-care/day-care center, or private club as one of many special permit uses allowed in the R-2A Residence Two-Acre Zoning District³.

13. When considering the wide range of as of right permitted development alternatives available, it is clear the Project Site could *already* be developed as a more intense use than the proposed four residential units, which alternative uses could generate significantly more traffic and result in more significant environmental, aesthetic, and natural resource impacts. It is important to note that the request to amend the Zoning Map for the Project Site to the MF Zoning District will change neither the permitted uses nor uses by special permit, except as noted in Footnote #1 below.

14. Project Site Zoning Characteristics (Dimensional): The Project Site is presently zoned R-2A Residence Two-Acre, which requires a minimum lot size of two acres, a fifty-foot front yard setback, a side yard setback of 40 feet, a fifty-foot rear yard setback, and a 2 ½ story or 35-foot height maximum. The proposed rezoning to the MF Multi-Family Residence Zoning District nearly mirrors the bulk regulations of the R-2A District as shown in the ‘Table of Dimensional Requirements for Residential Districts’ below.

² Use permitted in all residential districts if approved as a conservation subdivision under §281 of the Town Law (see Bedford Land Subdivision Regulations) or as a conservation development (see Article VI of the Zoning Code). Under Article VI of the Bedford Zoning Code, multi-family development in the R-4A, R-2A, R-1A, R-1/2A and R-1/4A Districts must have a minimum contiguous area of 10 acres or five times the minimum lot size of the zoning district in which they are located, whichever is greater.

³ Schedule of Use Regulations – Special Permit Uses.

Town of Bedford
TABLE OF DIMENSIONAL REQUIREMENTS - RESIDENTIAL
 [Amended 10-18-1994 by L.L. No. 3-1994; 5-4-1985; 9-17-1985; 10-1-2002; 9-3-2019 by L.L. No. 11-2019]

Zoning District	Minimum Lot Area	Minimum Lot Area Per Unit ¹	Minimum Effective Square Side (feet)	Minimum Yard Requirements			Maximum Height ²		Maximum Coverage		Maximum Building Length (feet)	Minimum Cubage (cubic feet)	Minimum Building Separation
				Front (feet)	Lesser Side/ Total Both Sides (feet)	Rear (feet)	Stories	Feet	Building	Impervious surface			
R-4A	4 acres	4 acres	250	75	50/100	50	2 ½	35	3%	8%	--	14,000	--
R-2A	2 acres	2 acres	200	50	40/80	50	2 ½	35	6%	14%	--	14,000	--
R-1A	40,000 sq. ft.	40,000 sq. ft.	150	35	30/60	50	2 ½	35	10%	20%	--	14,000	--
R-½A	20,000 sq. ft.	20,000 sq. ft.	100	35	20/45	50	2 ½	35	15%	30%	--	14,000	--
R-¼A	10,000 sq. ft.	10,000 sq. ft.	75	35	15/35	40	2 ½	35	20%	40%	--	11,000	--
TF	10,000 sq. ft.	5,000 sq. ft.	75	35	15/35	40	2 ½	35	20%	40%	125	1-family: 9,000 2-family: 12,600 or 6,300 per unit	--
VA	--	3,500 sq. ft.	--	50	50/100	50	2	35	20%	40%	150	--	--
MF	2 acres	Efficiency: 3,500 sq. ft. 1-bedroom: 4,000 sq. ft. 2-bedroom: 5,500 sq. ft. 3-bedroom: 7,000 sq. ft. 4-bedroom: 8,500 sq. ft.	250	50	50/100	50	2	35	15%	35%	150	--	--
EL	5 acres	6,000 sq. ft.	250	50	50/100	50	2 ½	--	20%	40%	200	--	Not less than height of taller building
DH Diversified Housing	5 acres	Efficiency: 3,500 sq. ft. 1-bedroom: 4,000 sq. ft. 2-bedroom: 4,750 sq. ft. 3-bedroom: 7,000 sq. ft. 4-bedroom: 8,500 sq. ft. (based upon gross parcel area)	250	20	1	20	2 ½	--	15%	35%	200	--	--

These features are important to note as the layout scheme of the Proposed project will look and act, essentially, as the single-family homes located north of the Project Site which are zoned R-2A.

15. Under MF Zoning Regulations, the Project would comply with all zoning requirements, including meeting the required two-acre minimum lot size; all yard setbacks; height restrictions; and coverages (see **Exhibit B**). It is equally important to note that the Project Site will ultimately be *under-developed*, meaning the site will not be built-out to the maximum extent permitted under MF Zoning District regulations. It is the Petitioner’s intent to create a development that: (i) is transitional between single-family (R-2A) and commercial/office uses (PB-O); (ii) aesthetically assimilates with the existing community character; (iii) does not create negative impacts to traffic; and (iv) is well-screened from abutting properties with landscaping to provide the utmost privacy possible and causing minimal disturbance to neighboring property owners.

16. Compliance with Town Comprehensive Plan (2003): The Project aligns with several goals and recommendations as outlined in the adopted 2003 Comprehensive Plan (the “2003 Plan”). As part of the general principles guiding future land uses for the Town, the 2003 Plan emphasized creating a range of housing densities and lower-cost housing types, including multi-family housing and affordable housing. Aptly, the 2003 Plan states, “Bedford is committed to providing a range of housing that creates housing opportunities and choices for various household types, sizes, and incomes⁴” and “the existing pattern of diverse housing types and densities must continue in order to reflect the different housing needs of various segments of the population.⁵” This recognition is substantiated using Census Data, which shows that, “Bedford’s population has continued to become more diverse in the last decade. The size of families and households continues to decrease while young adults and senior citizens have grown as components of the town’s population. These trends, coupled with ever-climbing increase in real estate values, show an increasing need for alternate forms of housing. Multi-family housing in various forms has been traditionally sought in the past to meet the needs of these groups.” For more than 20 years, the Town has supported housing developments meeting these goals, such as through the Antioch Housing Project and as well as the intended Project Scope contained herein. The 2003 Plan also includes future land use recommendations, such as including adding new, diverse housing stock at a variety of income levels. Specifically, one of the recommendations for increasing multi-family housing is to, “pursue creating additional multi-family housing through the: 1) use of Blue Mountain Housing Corporation... 3) rezonings to VA Village Apartment, MF

⁴ Pg. 138 of the 2003 Bedford Comprehensive Plan.

⁵ Pg. 45 of the 2003 Bedford Comprehensive Plan.

Multi-Family, and DH Diversified Housing.⁶ The Project will achieve exactly this goal and result in an increase in the affordable housing stock. Further, another future land use recommendation includes selecting sites for multi-family development outside of the hamlets under certain circumstances⁷. Based on the reasoning provided within this Petition, the Development Team affirms the Project Site warrants the intended actions necessary to create additional affordable housing for the Town and complies with the goals of the 2003 Plan with respect to affordable housing.

17. Town of Bedford's Affordable Housing Law: Adopted in 2005, the Law affirms the Town's commitment to addressing the shortage of affordable housing and recognizes the need to provide more affordable housing. The Proposed Project is fully compliant with the intentions and objectives of the Town's Affordable Housing Law.

18. The Project provides a 100% rate of affordable housing units. All four (4) of the units will be available to prospective homeowners earning no more than 80% of the area median income for Westchester County pursuant to HUD requirements. These units will be deed restricted to ensure the units remain an AAFH units.

19. Site Characteristics: The Property is presently vacant and densely-vegetated. The topography slopes in a south-to-southeast direction with a relatively flat area at the northern portion of the Property. Given the Project Site topography and that of the surrounding area, it is important to note that McClain Street slopes down when traveling southbound. Therefore, the Project is located at the lowest elevation along the proximate vicinity of McClain Street. Any

⁶ Pg. 143 of 2003 Comprehensive Plan.

⁷ Pg. 143 of the 2003 Comprehensive Plan.

existing residential structure is likely a *minimum* of approximately 60' *above* the elevation of the Project Site,⁸ which helps provide a separation or transition from the single-family homes north of the Project Site⁹.

20. The Project Site is bounded by presently undeveloped land to the north; however, the area to the north was approved as a four-lot subdivision and a house is being developed at that site at the present time. State Route 172 (South Bedford Road) completes the southern border of the property, followed by undeveloped, heavily-wooded land; and to the east by McLain Street and west by office buildings and associated parking lots. A local and state regulated wetland exists on the east side of McClain Street, but the Proposed development has been specifically laid out to avoid any land disturbance within the 100-ft regulated buffer in order to protect this natural resource

21. Architecturally, the proposed development will be a single structure to aesthetically conform with the surrounding neighborhood character with both on-site parking and landscaping. Additional attention to detail regarding the size of the floor plate (~5,500 sqft) is intended to generally reflect the bulk and massing of the single-family homes located north of the Project Site and along McClain Street. Access to and from the Project Site is through an existing access driveway easement (see **Exhibit F**) on the west-side of the property; as such, no new curb cuts will be established off of McClain Street to help reduce turning movements and improve traffic flow. The Project has been designed with elements of sustainability in mind, including the Bedford Stretch Code at minimum and potentially Net Zero Ready construction contingent on subsidies. Together, these efforts complement the goals and recommendations of *Bedford 2030*, the Town's adopted sustainability plan. Further,

⁸ Figures based on topography using the Westchester County GIS Mapping Service.

⁹ In conformance with guiding principles for new multi-family developments described on Pg. 49 of the 2003 Comprehensive Plan.

the Project will comply with the New York State Stretch Code with the possibility of reaching 'net zero ready' building.

22. The Project Site is walkable to an array of amenities and services accessed both by sidewalks and less than a half-mile walk or 10-minute walk to the nearest Westchester County Bee Line Bus Stop (Route 19). Further, the Project Site is located approximately 0.2 miles (< 5-minute walk) from the medical complex Optum (previously, CareMount Medical); approximately ½ mi (8-minute walk) to the nearest retail establishment (CVS + Pharmacy); approximately 0.48 miles (10-minute walk) to Northern Westchester Hospital; and approximately ¾ miles (15-minute walk) to additional retail and commercial establishments along Route 117.

WHEREFORE, Petitioner respectfully requests that the Town Board refer this matter to the Town of Bedford Planning Board for a report and recommendation regarding the proposed Zoning Map amendment pursuant to Town Code § 126-133. It is also requested that in the event the Planning Board is in favor of the proposed Zoning Map amendment, that the Planning Board declare itself Lead Agency pursuant to SEQRA in conjunction with this Petition for a Zoning Map amendment and the proposed four-unit development.

Dated: Bedford, New York
August 4, 2023

Yours etc.,

**BENZI & GOODRICH DEVELOPMENT
GROUP, LLC**

By: _____


John Goodrich
CEO / Managing Partner
Benzi & Goodrich Development Group LLC

Date: 8/4/2023

TO: Lisabeth "Boo" Fumagalli, Town Clerk
Town of Bedford
321 Bedford Road
Bedford Hills, New York 10507

Eric L. Gordon Esq., Town Attorney
Town of Bedford
321 Bedford Road
Bedford Hills, New York 10507

Jesica Youngblood, Director of Planning
Town of Bedford
425 Cherry Street
Bedford Hills, New York 10507

CC: Julie Stern – Board Chair
Blue Mountain HDC
425 Cherry Street
Bedford, New York 10507

John P. Sullivan, FAIA
Sullivan Architecture, PC
31 Mamaroneck Avenue,
White Plains, New York 10601

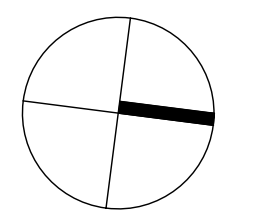
Ed Delaney
Bibbo Associates, LLP
Consulting Engineers
293 Route 100 – Suite 203
Somers, NY 10589

Steve L. Yonaty Esq. / Jonathon J. Ling
Cannon Heyman & Weiss, LLP
Real Estate Attorney
726 Exchange St. #500
Buffalo, NY 14210

Exhibit A – Town of Bedford Tax Map

Exhibit B – Conceptual Plans

ZONING INFORMATION			
28 MCLAIN STREET BEDFORD, NEW YORK			
SECTION: 02.12			
BLOCK: 1			
LOT: 4			
ZONE: MF			
LOT SIZE: 0.163 SQ. FT. (2.001 ACRES)			
	PERMITTED / REQUIRED	EXISTING/PROPOSED	
MINIMUM LOT AREA	2 ACRES	2.001 ACRES	
MINIMUM EFFECTIVE SQUARE SIDE	250'		
MINIMUM LOT AREA PER UNIT	EFFICIENCY	3,500 SQ. FT. - 24 UNITS	0
	1-BEDROOM	4,000 SQ. FT. - 21 UNITS	0
	2-BEDROOM	5,500 SQ. FT. - 15 UNITS	2 UNITS
	3-BEDROOM	7,000 SQ. FT. - 12 UNITS	2 UNITS
	4-BEDROOM	8,500 SQ. FT. - 10 UNITS	0
MINIMUM YARD REQUIREMENTS	FRONT	50'	227.4' / 58.4'
	LESSER SIDE/ TOTAL BOTH SIDES	50' / 100'	54.8'
	REAR	50'	89.7'
MAXIMUM HEIGHT	STORIES	2	2
	FEET	35'	26'-2"
MAXIMUM COVERAGE	BUILDING	15%	9.5%
	IMPERVIOUS SURFACE	35%	16.3%
MAXIMUM BUILDING LENGTH		150'	114'
OFF-STREET PARKING REQUIREMENTS	2 SPACES PER DWELLING UNIT - 8 SPACES	12 SPACES	



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Sullivan Architecture, P.C.
31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919

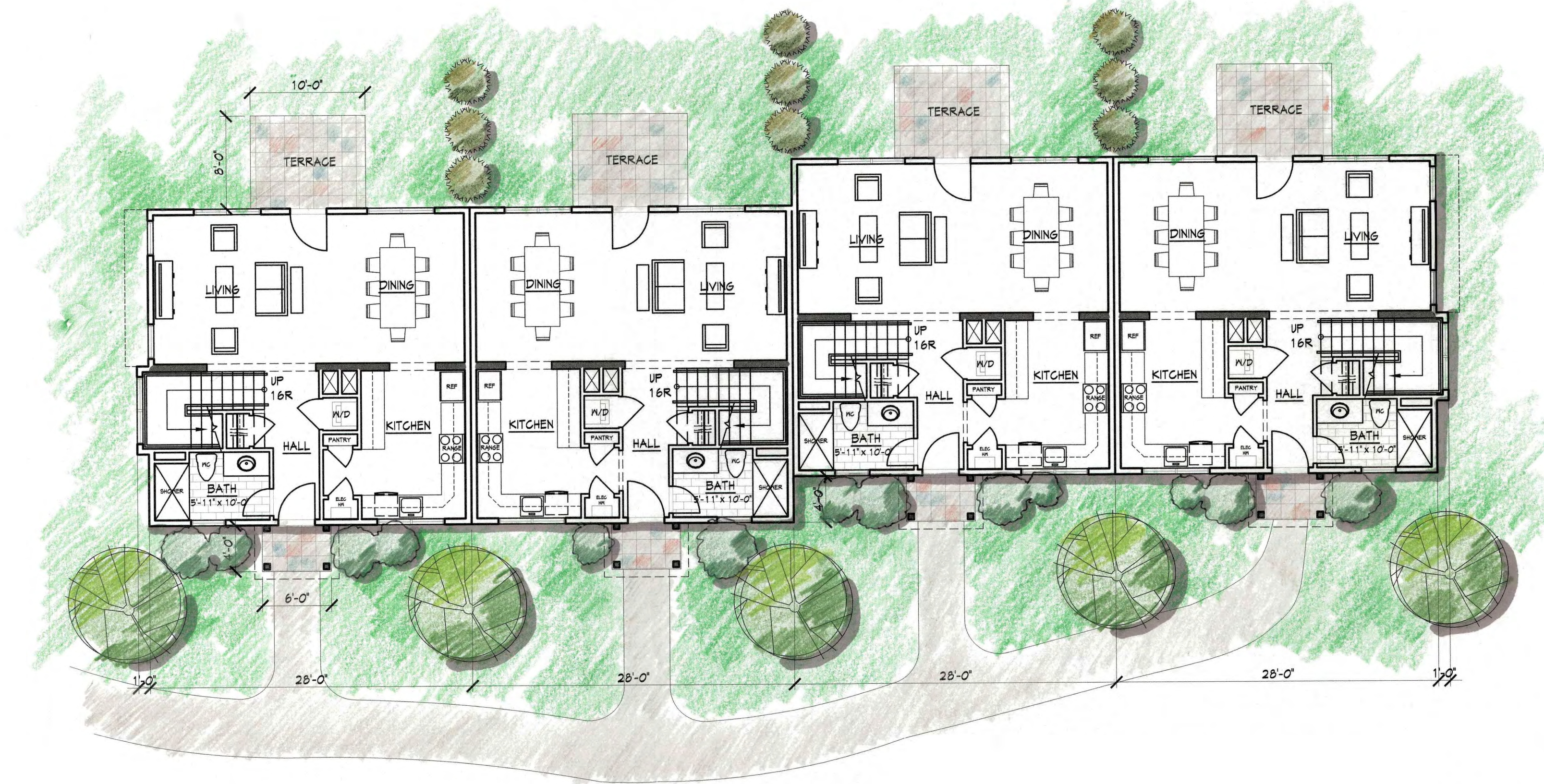
Project Title
Bedford Park South
South Bedford Road
Mt. Kisco, New York

Date Issue
07-05-23 TOWN BOARD SUBMISSION

Project No. 202108
Date 12.15.21
Drawing By cjp
Scale 1" = 30'-0"

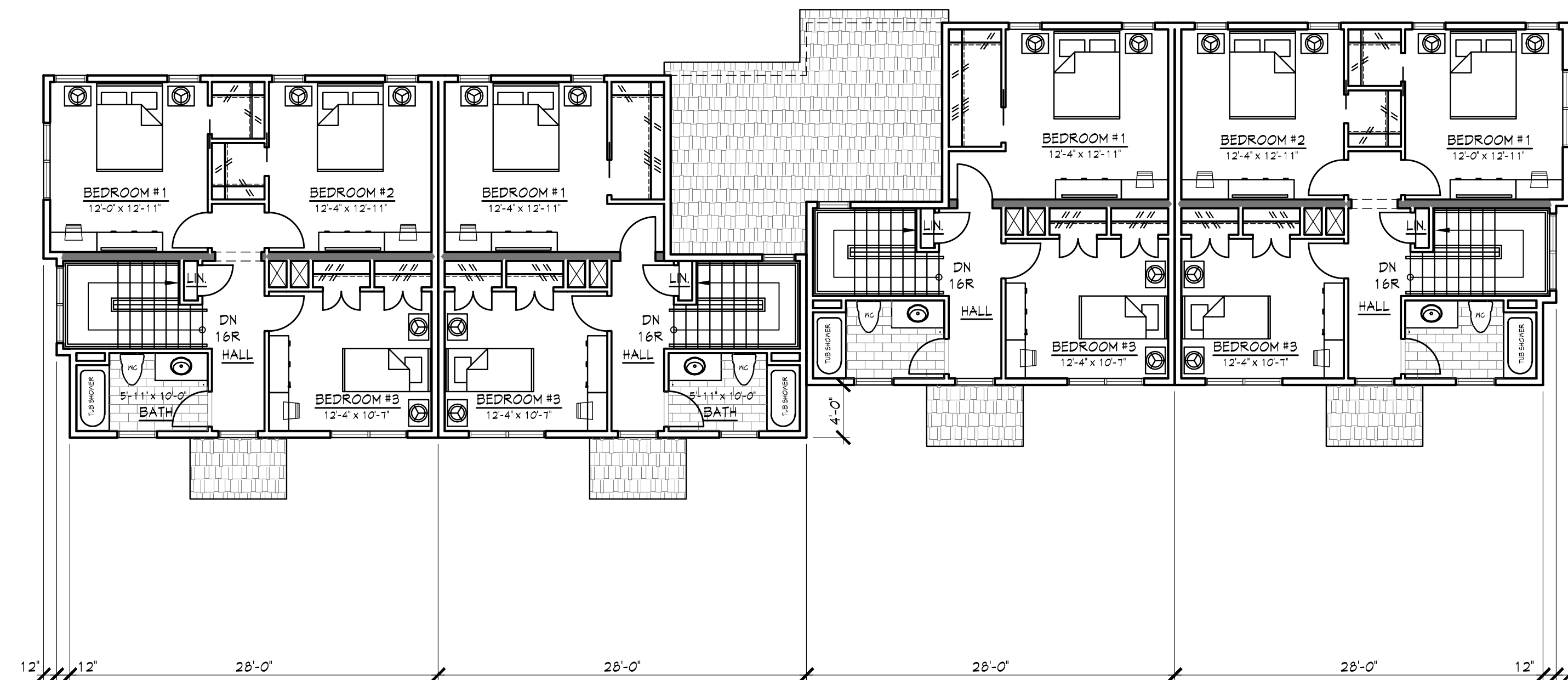
Drawing Title
ARCHITECTURAL SITE PLAN

Drawing No.
SP-1



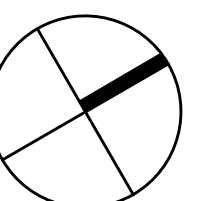
PROPOSED FIRST FLOOR PLAN
 (2) (3BR + 2BA = 1,516 SQ. FT. UNITS)
 (2) (2BR + 2BA = 1,334 SQ. FT. UNITS)

1
 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"

2
 1/8" = 1'-0"





1 PROPOSED EAST ELEVATION
3/16" = 1'-0"

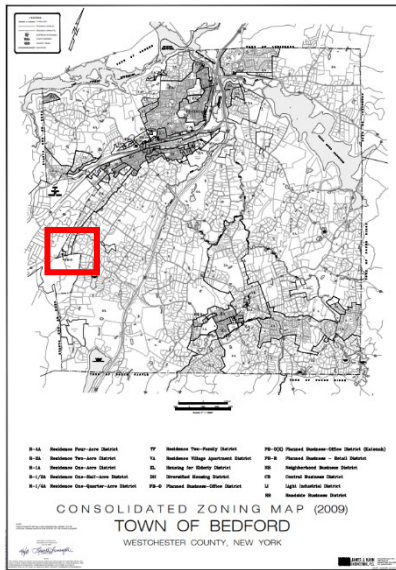


2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

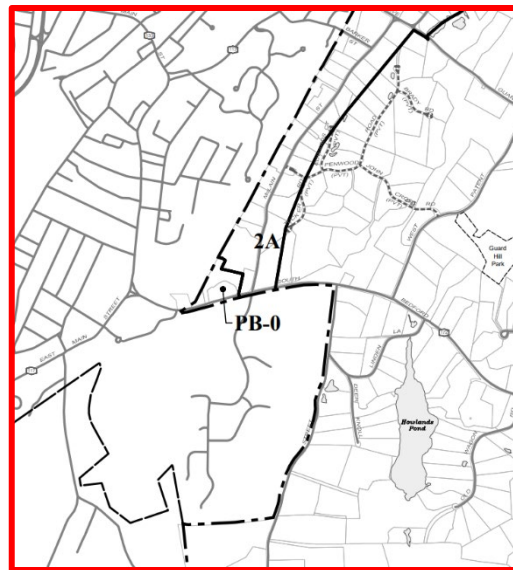
3 PROPOSED WEST ELEVATION
1/8" = 1'-0"

4 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

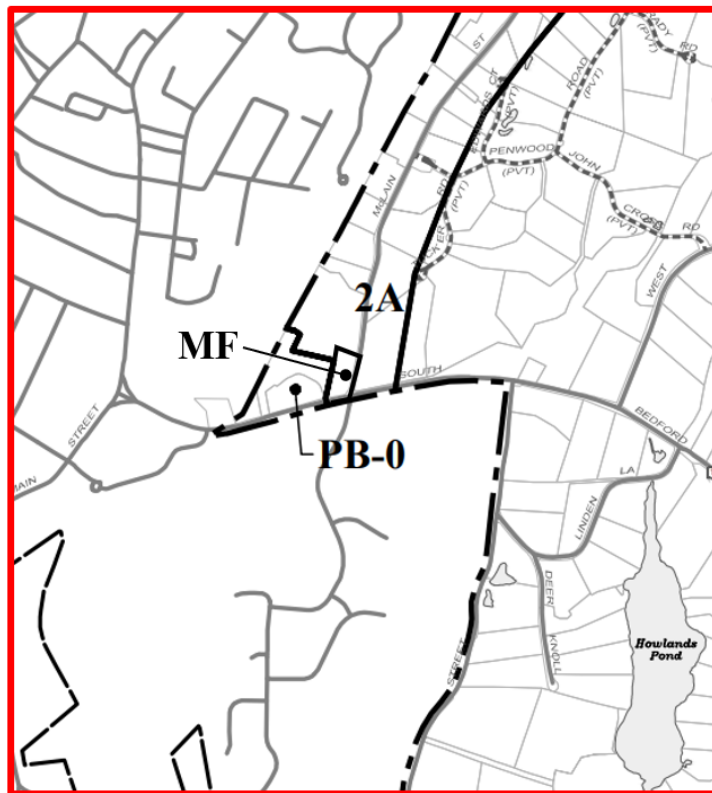
Exhibit C – Proposed Zoning Map Amendment



Existing Zoning Map: Full Scale



Existing Zoning Map Showing Subject Parcel



Proposed Zoning Map Change Showing Affected Parcel

AFFECTED PARCEL: SECTION-BLOCK-LOT	EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
82.12-1-4	R-2A - Residence Two-Acre	MF - Multifamily

The listing of all Zoning Districts on the Official Zoning Map would also be amended to include the un-mapped MF Residence Multifamily District as shown below.

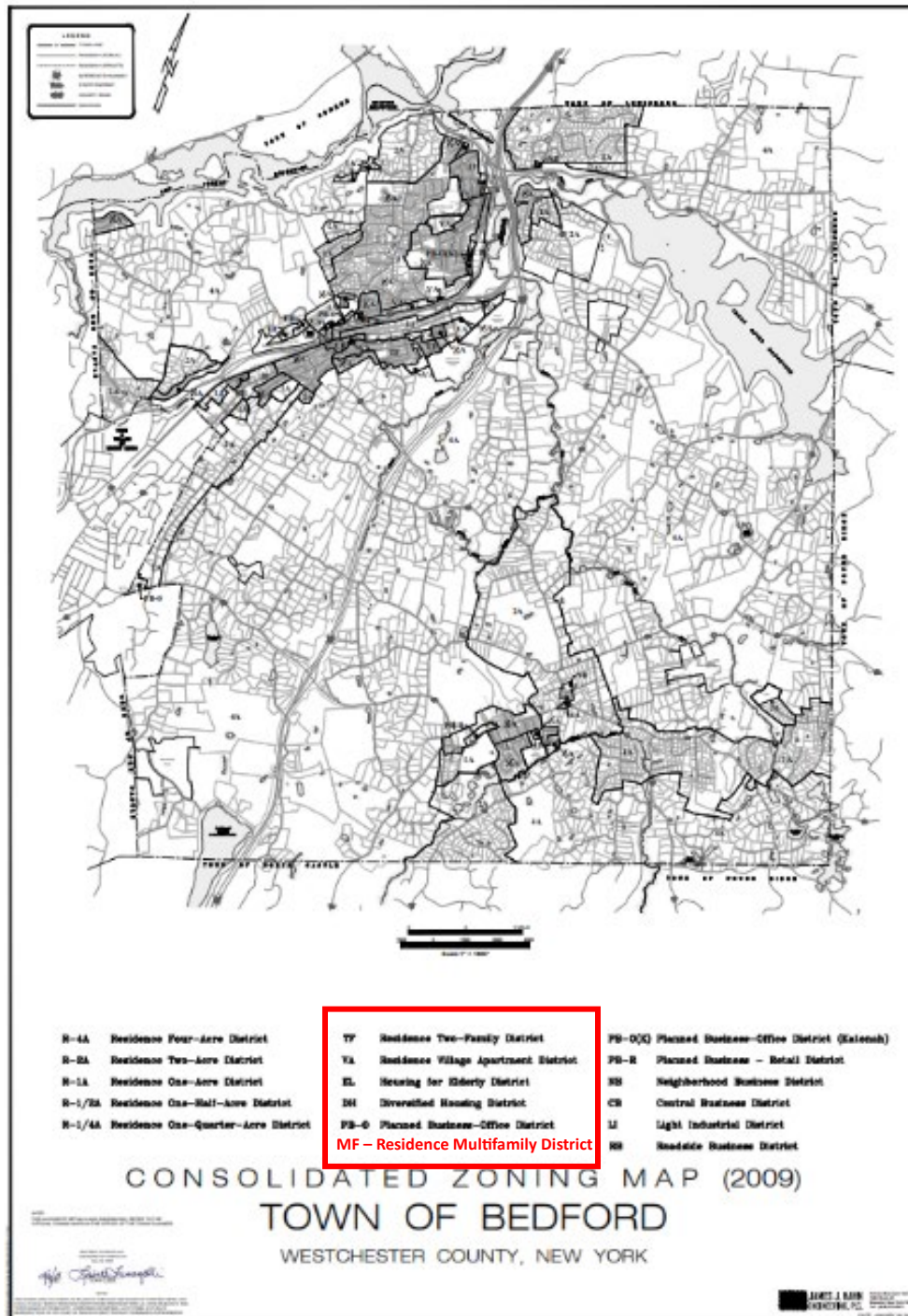


Exhibit D – Full EAF Part 1

**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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Bedford South Project		
Project Location (describe, and attach a general location map): 12 McLain Street, Bedford (T), Intersection of State Route 172. T.M.# 82.12-1-4		
Brief Description of Proposed Action (include purpose or need): Proposed construction of a 4-unit, 10-bedroom, multi-family structure, with parking and landscaping on a vacant lot to be served by an on-site wastewater treatment system and an existing well. Zoning map change from R-2A to MF.		
Name of Applicant/Sponsor: Blue Mountain HDC & Benzi Goodrich Development Group	Telephone: (914) 260-8174	E-Mail: jstern60@gmail.com; jxgoodrich@gmail.com
Address: 321 Bedford Road		
City/PO: Bedford Hills	State: NY	Zip Code: 10507
Project Contact (if not same as sponsor; give name and title/role): Julie Stern, Chair & John Goodrich	Telephone: same as above	E-Mail: same as above
Address: same as above		
City/PO: same as above	State: same as above	Zip Code: same as above
Property Owner (if not same as sponsor): Northern Westchester Professional Park II	Telephone: 914-271-0100	E-Mail: apa@airprofs.com
Address: 39 Fields Lane		
City/PO: North Salem	State: NY	Zip Code: 10560

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	Zoning Petition	Summer/Fall 2023
b. City, <u>Town</u> or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site Plan approval Wetlands Commission - permit	Fall/Winter 2023 Fall/Winter 2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department - Building permit	2024
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Dept. of Health - Septic permit, water supply	Fall 2023
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYC Dept. of Environmental Protection - Septic approval	Fall 2023
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Dept. of Environmental Conservation - SPDES permit	June 20, 2023
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</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</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

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? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes No

If Yes, identify the plan(s):

NYC Watershed Boundary

East of Hudson Watershed

CEA: Aquifer Protection Zone

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? Yes No

If Yes, identify the plan(s):

f. Does the project include new residential uses? Yes No
 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	_____	_____	_____	4 units _____
At completion of all phases	_____	_____	_____	4 units _____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 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: _____ 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? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (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? Yes No
 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? Yes No
 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? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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 the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the 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: _____ 1,100 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: _____

Existing drilled well on property.

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ 5 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes: *See attached letter from Westchester County Dept. of Health*

i. Total anticipated liquid waste generation per day: _____ 1,100 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: _____
- Name of district: _____
- 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

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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):
 New proposed septic system. _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 None. _____

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? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

 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)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

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? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Excavators, Dump Trucks, Delivery Trucks _____
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 None _____
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 None _____

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? Yes No
 If Yes:
 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) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

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? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
4 units @ 1000 KW/month each. Approximately 50,000 KW/year.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Existing local grid.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8 AM - 6 PM • Saturday: _____ 8 AM - 6 PM • Sunday: _____ ----- • Holidays: _____ ----- 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7/365 as 4-unit bldg • Saturday: _____ same as above • Sunday: _____ same as above • Holidays: _____ same as above
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
 Normal new construction noise during Town code allowable hours/days. _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Some vegetation/trees to be removed. _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 All proposed lighting will be downward facing residential lighting to be compliant with the applicable Town Code. _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Minimal tree clearing. _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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 the 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): Freshwater wetland

ii. If mix of uses, generally describe:

This residential lot abuts existing office building.

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.5	+ 0.5
• Forested	2.01	1.5	- 0.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-----		
• Agricultural (includes active orchards, field, greenhouse etc.)	-----		
• Surface water features (lakes, ponds, streams, rivers, etc.)	-----		
• Wetlands (freshwater or tidal)	-----		
• Non-vegetated (bare rock, earth or fill)	-----		
• Other Describe: _____	-----		

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:
Leonard Park; Caremount/Optum Medical Buildings at 100 S. Bedford Road

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): _____
 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: _____

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):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 7+ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Sutton loam	_____	70 %
Charlton loam	_____	25 %
Fluvaquents	_____	5 %

d. What is the average depth to the water table on the project site? Average: _____ 7+ feet

e. Drainage status of project site soils: Well Drained: _____ 70 % of site
 Moderately Well Drained: _____ 25 % of site
 Poorly Drained _____ 5 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 70 % of site
 10-15%: _____ 15 % of site
 15% or greater: _____ 10 % of site

g. Are there any unique geologic features on the project site? Yes No
 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)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

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? Yes No

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 NYSDEC Wetland & Local Town of Bedford Approximate Size 0.5 acre
- Wetland No. (if regulated by DEC) K46-1 _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer, Bedford _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Deer _____ Chipmunk _____ Squirrel _____</p> <p>Song birds _____ _____ _____</p>		
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 		
<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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p> <p>_____</p>		
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>		
<p>E.3. Designated Public Resources On or Near Project Site</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>		
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: <u>Geographic Area Overlaying Aquifer</u></p> <p>ii. Basis for designation: <u>Exceptional or unique character</u></p> <p>iii. Designating agency and date: <u>Agency:Bedford, Town of, Date:11-3-84</u></p>		

<p>e. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>
<p>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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>
<p>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</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

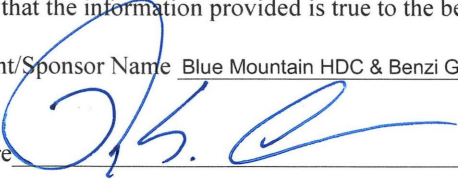
Attach any additional information which may be needed to clarify your project.

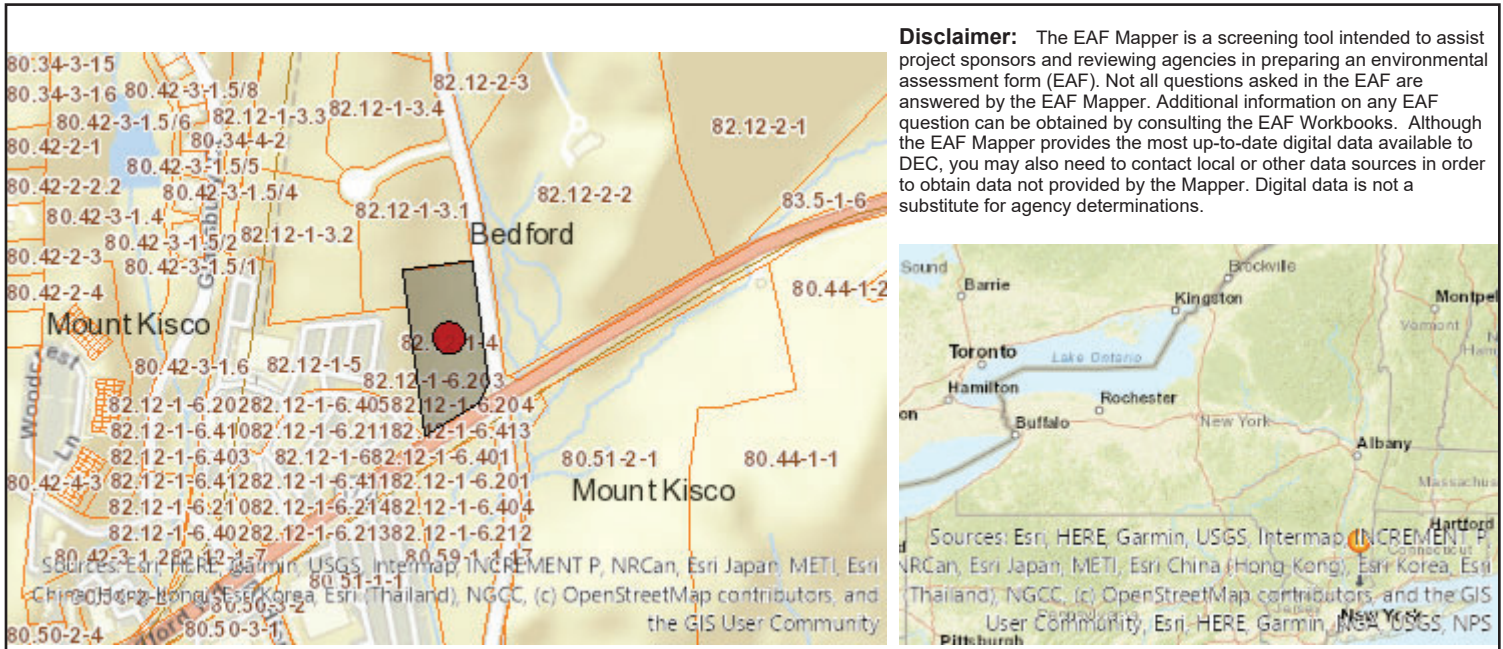
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Blue Mountain HDC & Benzi Goodrich DG Date 6-30-2023, rev. 7-19-2023

Signature  Title Senior Partner, Bibbo Associates, LLP



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.

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]	No
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.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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]	Geographic Area Overlaying Aquifer
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Bedford, Town of, Date:11-3-84
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	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



George Latimer
County Executive
Sherlita Amler, M.D.
Commissioner of Health

May 8, 2023

Bibbo Associates, L.L.P.
293 Route 100 – Suite 203
Somers, NY 10589
Attn: Timothy Allen, P.E.

Re: Design Flow Confirmation
Blue Mountain HDFC & Benzi &
Goodrich Development Group, LLC
Section 82.12 Block 1 Lot 4
12 McLain Street
Bedford (T)

Dear Mr. Allen:

The Department has reviewed the Engineers Report and Design Plans and Details, dated April 17, 2023, submitted with respect to your application to the New York State Department of Environmental Conservation (NYSDEC) for a State Pollution Discharge Elimination System (SPDES) for an Onsite Wastewater Treatment System (OWTS) at the above referenced property.

GENERAL

The proposed design flow of 1100 gallons per day (gpd) is acceptable based on NYSDEC Standards. The project consists of:

A four (4) unit multi-family structure with a total of ten (10) bedrooms.

Ten (10) bedrooms

10 bedrooms X 110 gpd/bedroom = 1100 gpd

SUB-SURFACE DISCHARGE

Based on our review of the site conditions and on your submission, we believe that you have demonstrated that a disposal system can be constructed consistent with the standards and should not contravene groundwater standards.

With all these items completed, you may proceed with the filing of a SPDES Permit application to:

Regional Permit Administrator
NYS Department of Environmental Conservation – Region III
21 South Putt Corners Road
New Paltz, NY 12561



Please include the following:

1. A completed application form D" (original and one copy)
2. A completed Environmental Assessment Form (or other appropriate SEQRA determination)
3. Two (2) copies of U.S.G.S. quadrangle map showing the property boundaries
4. Two (2) copies of this letter
5. Two (2) copies of the site plan for the project identifying the discharge location(s) and all other purposed site disturbances.

A copy of the SPDES application (Item 1) should be sent to this office at the time of the submission to the Regional Permit Administrator.

Please recognize that the Department of Environmental Conservation may have additional submission requirements relating to other regulatory programs under which your project may fall. You may wish to contact the Division of Environmental permit at 845-256-3054.

Please note that following issuance of by the NYSDEC, details plans and specifications shall be submitted to this office for review and approval. Construction of the sanitary facilities is prohibited prior to this approval.

Should there be any questions concerning this matter, please fell free to contact this office.

Thank you for your cooperation.

Very truly yours.



Delroy Taylor, P.E.
Assistant Commissioner
Bureau of Environmental Quality

Cc: NYSDEC – Regional Permit Administrator
Blue Mountain HDFC & Benzi & Goodrich Development Group, LLC - owners
Dan Shedlo, P.E. – NYCDEP
Meena George, P.E. – NYSDEC – White Plains
Al Ciraco – Building Inspector – Town of Bedford
Heather McVeigh, P.E. – WCDOH
Zaw Thein, P.E. - WCDOH
Anthony Kunny – WCDOH
File

Exhibit D.1 – Letter, Finding of No Impact, State Historic Preservation Office



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

July 06, 2023

Jesica Youngblood
Director of Planning
Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507

Re: DEC
McClain Street Affordable Housing Project - 4 Units
12 McLain St, Mount Kisco, NY 10549
23PR05589

Dear Jesica Youngblood:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: J. Betsworth

Exhibit E – Letters of Support

Exhibit E.1 – Letter from Northern Westchester Hospital



March 2, 2022

Attn: Tom McGrath, Chairman
Blue Mountain Housing Development Corp.
321 Bedford Road
Bedford Hills, New York, 10507

Dear Mr. McGrath,

On behalf of Northern Westchester Hospital, thank you for taking the time to discuss Blue Mountain Housing Development Corporations plans to build additional affordable housing for the Mt. Kisco community, and specifically to the area near Northern Westchester Hospital. After internal review and discussion, we are writing this letter in support of Blue Mountain's development of 8 affordable housing units at the intersection of South Bedford Road and McLain Street in Mt. Kisco, NY.

As Mt. Kisco's largest employer we are very aware of the needs of affordable housing in the community and how this development will support the residents and working community of Mt. Kisco. Because of our desire to support our community we have also maintained affordable housing for our staff on our hospital grounds. Although almost 100 of our employees reside in our staff housing complex, there are still an additional 130 employees seeking affordable housing and on our internal wait list. Based on attrition and turnover rates in the housing units, our current average wait time is over 3 years for requesting staff to obtain housing.

We understand the process, legal and financial requirements your future residents must undertake to occupy the Bedford South Affordable Housing units and we look forward to our eligible employees applying for this new available housing and finding the much-needed housing they are looking for.

Thank you again for your support to our community, we greatly appreciate it and look forward to working with you in the future.

Sincerely,

A handwritten signature in cursive script that reads "Jason Lightbody".

Jason M. Lightbody, PA-C, MBA
Associate Executive Director, Hospital Operations
Northern Westchester Hospital
400 East Main St, Mt. Kisco, NY 10549
Tel. No. (914) 666-1109
Fax No. (914) 666 -1270
E-mail: jlightbody@northwell.edu

Exhibit E.2 – Letter from Bedford Community Church



July 9th, 2023

The Town Board
Town of Bedford
321 Bedford Road
Bedford Hills, NY 10507

Greetings, Town Board:

On behalf of the leadership and congregation of Bedford Community Church, I am writing this letter in support of the proposed affordable housing project proposal, at 12 McLain Street, currently under review by your Board. As an active member of the greater Bedford community, we have witnessed first-hand the need for workforce/affordable housing within the greater Northern Westchester region, and particularly within the Town of Bedford. It is my hope that approval of this project will be another step in the direction of providing care and support to local families who work hard to enrich our community and do not want to be forced to leave the area due to the rising cost of housing.

Let me also take a moment and affirm the leadership of John Goodrich, who has been a member of Bedford Community Church for several years and is current serving as the Vice Chair of our Board of Elders. His example and leadership have been invaluable to the success of our institution throughout the COVID season, as well as our continued growth in the post-COVID environment. He is a pillar of this community, and I am excited to see his love for this region translate into the tangible, positive impact that this project would have on our greater community.

We are excited about the vision and direction of our leadership team within the Town, and pledge our support as a faith community in any manner possible. It is with great enthusiasm that we support this project and look forward to many more in the future.

Sincerely yours,

A handwritten signature in black ink, appearing to be "J. Stewart", written over a white background.

The Reverend Joshua A. Stewart, M.Div.
Lead Pastor

Exhibit E.3 – Letter from Housing Action Council



55 South Broadway, 2nd Fl • Tarrytown • NY 10591
Phone (914) 332-4144 • Fax (914) 332-4147

July 20, 2023

TO: Benzi & Goodrich Development Group, LLC
Blue Mountain Housing Development Corp.

FROM: Rose Noonan
Executive Director

RE: 12 McLain St.
Town of Bedford

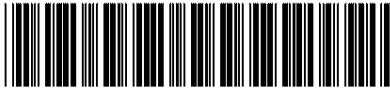
The Housing Action Council wholeheartedly supports your application to the Town of Bedford to re-zone the area that includes 12 McLain St. to a multi-family zone. I understand that your plan is to develop four (4) townhomes affordable to households of modest income.

The need for affordable homeownership opportunities throughout the County is great. There were nearly 500 applications for four (4) affordable townhomes that we recently marketed in Rye Brook and nearly two hundred (200) applications for two homes in Greenburgh. New York State and the County continue to incentivize the development of affordable ownership housing through funding programs.

I am familiar with the McLain site and am of the opinion that multi-family is an appropriate use of the land and know that you have done your due diligence to support your application. The Town has a long history of facilitating the development of affordable housing, including the goal of a diversified housing stock in its Comprehensive Plan, its appointment of a Bedford Housing Agency, the formation of Blue Mountain Housing Development Corp., its support of the redevelopment of the Antioch Baptist Church's surplus property for affordable housing, and its recent participation in the ADU Plus One Program to support preservation and development of accessory apartments.

I look forward to approval of your application.

Exhibit F – Access Easement and Filed Map



430730075EASU

Control Number 430730075	WIID Number 2003073-000043	Instrument Type EAS
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**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
*** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT EAS - EASEMENT
FEE PAGES 12 **TOTAL PAGES** 12

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$36.00
RECORD MGT. FUND	\$19.00
RP 5217	\$0.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$66.00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

TRANSFER TAXES

CONSIDERATION	\$0.00
TAX PAID	\$0.00
TRANSFER TAX #	13821

**SERIAL NUMBER
DWELLING**

RECORDING DATE **03/24/2003**
TIME **20:34:00**

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
TOWN OF BEDFORD**

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

Record & Return to:
HECKER COLASURO & SEGALL P C
108 CORPORATE PARK DRIVE
WHITE PLAINS, NY 10604

EAS
TP584
NWP
Bed

EASEMENT AGREEMENT

AGREEMENT made the 24th day of October, 2002, by and between, Northern Westchester Professional Park Associates, a limited partnership having offices c/o Merv Blank 128 Radio Circle, P.O. Box 458, Mount Kisco, New York 10549 and, Northern Westchester Professional Park Associates, II a limited partnership having offices c/o Merv Blank 128 Radio Circle, P.O. 458, Mount Kisco, New York.

WITNESSETH

WHEREAS, Northern Westchester Professional Park Associates is the owner of certain premises located at 103-105 South Bedford Road, Mount Kisco, New York, and more particularly described in Schedule "A" annexed hereto, which premises are adjacent to certain premises of Northern Westchester Professional Park Associates, II, more particularly described in Schedule "B" annexed hereto, and

WHEREAS, the parties hereto wish to create declare and establish and grant to Northern Westchester Professional Park Associates, II, its successors and assigns, a means of ingress and egress over the premises described in Schedule "A" annexed hereto for ingress and egress over said lands and a certain driveway easement more particularly described in Schedule "C" annexed hereto.

NOW THEREFORE, in consideration of the mutual covenants contained herein, in the sum of one dollar (\$1.00) and other good and valuable consideration each to the other and hand paid, the undersigned hereby agree as follows:

1. The area of the easement shall consist of the Northwesterly 50 feet of said premises of Northern Westchester Professional Park Associates, adjacent to premises now or formally of Judith C. Murecheck and Roberts, and now the premises owned by Northern Westchester Professional Park, II (Parcel "B") and the certain driveway easement more particularly described as Parcel "C".
2. This easement is created for the sole purpose and benefit of providing non-exclusive and limited ingress and egress by vehicular and pedestrian traffic between Parcel B and over the driveway easement described in Parcel "C" annexed hereto.
3. The easement area described in Parcel "A" shall be maintained by and repaired by, Northern Westchester Professional Park Associates, II.
4. Northern Westchester Professional Park Associates, for itself, its heir, successors and assigns, agrees not to obstruct, interfere, or build over said easement and agrees that so long as said easement is utilized by the owner of

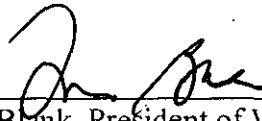
the premises described in Parcel "B" annexed hereto, the same should not be interfered by the owner of the premises described in Parcel "A".

5. The parties agree that the aforementioned easement shall run with the land and shall be binding upon and inure to the benefit of subsequent owners, the legal representatives, successors and assigns in interest thereof.
6. The parties hereto, and their successors and assigns, shall execute any and all documents, in recordable form, which may be necessary or convenient to facilitate the easement provided for herein.

IN WITNESS WHEREOF, the undersigned have executed this declaration this 24th of October, 2002.

Northern Westchester Professional Park
Associates

By:


Merv Blank, President of White Chip Family
Corp., The General Partner of White Chip
Family Partnership, L.P., General Partner

Northern Westchester Professional Park
Associates, II

By:


Merv Blank, General Partner

Acknowledgments Attached

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

On this 24th day of October, 2002 before me personally Merv Blank, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

ROBERT J. HECKER
Notary Public, State of New York
No. 60-8828425
Qualified in Westchester County
Commission Expires Dec. 31, 2002



First American Title Insurance Company of New York

Title No. NY-00026464-NYW
(AMENDED 10/23/02 vlp)

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Bedford, County of Westchester and State of New York, being bounded and described as follows:

BEGINNING at a point on the northwesterly side of South Bedford Road, where the same is intersected by the northeasterly line of lands now or formerly of Bessie G. Glass, said point being distant 250.00 feet northeasterly from the point on the northwesterly side of South Bedford Road, where the same is intersected by the northeasterly side of lands now or formerly of Widim G. Gaewsky and Alida Gaewsky;

RUNNING THENCE along lands now or formerly of Bessie G. Glass, North 18 degrees 24 minutes 10 seconds West, a distance of 277.26 feet to the approximate boundary line between the Village of Mount Kisco and the Town of Bedford;

RUNNING THENCE along said line, North 22 degrees 45 minutes 12 seconds East, a distance of 639.69 feet to lands now or formerly of Douglas H. and Ruth G. Robertson;

RUNNING THENCE along said lands, the following eleven (11) courses and distances:

- 1) South 61 degrees 39 minutes 00 seconds East, a distance of 36.09 feet;
- 2) South 72 degrees 32 minutes 40 seconds East, a distance of 14.07 feet;
- 3) North 89 degrees 20 minutes 30 seconds East, a distance of 8.58 feet;
- 4) North 45 degrees 49 minutes 30 seconds East, a distance of 10.66 feet;
- 5) South 60 degrees 31 minutes 20 seconds East, a distance of 3.23 feet;
- 6) South 61 degrees 45 minutes 20 seconds East, a distance of 50.71 feet;
- 7) South 64 degrees 36 minutes 00 seconds East, a distance of 10.48 feet;
- 8) South 25 degrees 33 minutes 30 seconds East, a distance of 10.14 feet;
- 9) South 17 degrees 50 minutes 20 seconds West, a distance of 119.78 feet;
- 10) South 26 degrees 32 minutes 20 seconds West, a distance of 52.46 feet, and
- 11) South 84 degrees 06 minutes 20 seconds East, a distance of 400.54 feet to lands now or formerly of Judith C. Murcek;

RUNNING THENCE along said lands South 05 degrees 53 minutes 40 seconds West, a distance of 369.56 feet to the northwesterly side of South Bedford Road;

RUNNING THENCE along said northwesterly side of South Bedford Road, South 71 degrees 29 minutes 08 second West, a distance of 13.04 feet;

RUNNING THENCE North 17 degrees 30 minutes 00 seconds West, a distance of 57.45 feet to a point of curve;

PARCEL "A"



First American Title Insurance Company of New York

Title No. NY-00026464-NYW

SCHEDULE "A" CONTINUED

RUNNING THENCE along a curve to the left having a radius of 200.50 feet, a distance of 202.96 feet to a point of tangency;

RUNNING THENCE North 75 degrees 30 minutes 00 seconds West, a distance of 52.05 feet to a point of curve;

RUNNING THENCE along a curve to the left having a radius of 155.00 feet, a distance of 154.20 feet to a point of tangency;

RUNNING THENCE South 47 degrees 30 minutes 00 seconds West, a distance of 117.91 feet to a point of curve;

RUNNING THENCE along a curve to the left having a radius of 102.50 feet, a distance of 32.86 feet to a point on a curve having a radial bearing of South 60 degrees 52 minutes 12 seconds East to its center;

RUNNING THENCE North 60 degrees 52 minutes 12 seconds West, a distance of 27.29 feet to a point;

RUNNING THENCE South 55 degrees 12 minutes 00 seconds West, a distance of 108.00 feet to a point;

RUNNING THENCE South 20 degrees 10 minutes 00 seconds East, a distance of 212.00 feet to the northwesterly side of South Bedford Road, and

THENCE South 67 degrees 35 minutes 38 seconds West, a distance of 80.50 feet to the point or place of **BEGINNING**

EXCEPTING so much of the premises as appropriated for street widening pursuant to Notice of Appropriation recorded in Liber 11445 cp 173.

TOGETHER with a roadway easement bounded and described as follows:

BEGINNING at a point on the northwesterly side of South Bedford Road, distant 422.50 feet northeasterly from the point on said northwesterly side of South Bedford Road where the same is intersected by the northeasterly side of lands now or formerly of Widim G. Gaewsky and Alida F. Gaewsky;



First American Title Insurance Company of New York

Title No. NY-00026464-NYW

SCHEDULE "A" CONTINUED

RUNNING THENCE North 22 degrees 24 minutes 22 seconds West, a distance of 133.39 feet to a point of curve;

RUNNING THENCE in a general northerly direction along a curve to the right having a radius of 102.50 feet, a distance of 125.06 feet to a point of tangency;

RUNNING THENCE North 47 degrees 30 minutes East, a distance of 117.91 feet to a point of curve;

RUNNING THENCE in a general easterly direction along a curve to the right having a radius of 155.00 feet, a distance of 154.20 feet to a point of tangency;

RUNNING THENCE South 75 degrees 30 minutes East, a distance of 52.05 feet to a point of curve;

RUNNING THENCE in a southeasterly direction along a curve to the right having a radius of 200.50 feet, a distance of 202.96 feet to a point of tangency;

RUNNING THENCE South 17 degrees 30 minutes East, a distance of 51.45 feet to the northwesterly side of South Bedford Road;

RUNNING THENCE along said northwesterly side of South Bedford Road, south 72 degrees 09 minutes 55 second West, a distance of 31.00 feet;

RUNNING THENCE North 17 degrees 30 minutes West, a distance of 57.63 feet to a point of curve;

RUNNING THENCE in a northwesterly direction along a curve to the left having a radius of 140.00 feet, a distance of 120.95 feet to a point of tangency;

RUNNING THENCE North 67 degrees 00 minutes West, a distance of 47.24 feet to a point;

RUNNING THENCE North 80 degrees 30 minutes West, a distance of 68.39 feet to a point of curve;

RUNNING THENCE in a southwesterly direction along a curve to the left having a radius of 130.00 feet, a distance of 117.98 feet to a point of tangency;

RUNNING THENCE South 47 degrees 30 minutes West, a distance of 98.09 feet to a point of curve;



First American Title Insurance Company of New York

Title No. NY-00026464-NYW

SCHEDULE "A" CONTINUED

RUNNING THENCE in a southerly direction along a curve to the left having a radius of 71.50 feet, a distance of 87.24 feet to a point of tangency;

RUNNING THENCE South 22 degrees 24 minutes 22 seconds East, a distance of 133.39 feet to the northwesterly side of South Bedford Road;

THENCE along said northwesterly side of South Bedford Road, South 67 degrees 35 minutes 38 seconds West, distance of 31.00 feet to the point or place of **BEGINNING**.

SCHEDULE "B"

PARCEL A

ALL that certain plot, piece or parcel of land situate, lying and being partly in the Town of Bedford and partly in the Village and Town of Mount Kisco, County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of McLain Street where the same is intersected by the northerly line of lands now or formerly belonging to Fremil Realty Corp.;

THENCE RUNNING along the northerly and westerly line of lands of said Fremil Realty Corp., North 84 degrees 06' 20" West 200.00 feet and South 05 degrees 53' 40" West 100.00 feet to lands now or formerly belonging to Merv Blank;

THENCE turning and running along said lands of Merv Blank, North 84 degrees 06' 20" West 400.54 feet to a stone wall;

THENCE still along lands of said Merv Blank and along the mean center line of a stone wall the following courses and distances:

North 26 degrees 32' 20" East 52.46 feet;
North 17 degrees 50' 20" East 119.78 feet;
North 25 degrees 33' 30" West 10.14 feet;
North 64 degrees 36' 00" West 10.48 feet;
North 61 degrees 45' 20" West 50.71 feet;
North 60 degrees 31' 20" West 3.23 feet;
South 45 degrees 49' 30" West 10.66 feet;
South 89 degrees 20' 30" West 8.58 feet;
North 72 degrees 32' 40" West 14.07 feet;
North 61 degrees 39' 00" West 45.81 feet and
North 63 degrees 45' 20" West 25.03 feet to lands now or formerly belonging to the Northern Westchester Hospital;

THENCE turning and running along said lands of the Northern Westchester Hospital, North 17 degrees 36' East 646.06 feet to lands now or formerly belonging to the Evangelical Lutheran Church of the Resurrection;

THENCE turning and running along the southerly line of said lands of the Evangelical Lutheran Church of The Resurrection as described in a boundary line agreement recorded in Liber 6314 Page 263 the following two courses and distances:

South 70 degrees 23' 40" East 304.61 feet and
South 61 degrees 21' 20" East 267.83 feet to the westerly line of McLain Street;

THENCE turning and running along the westerly line of McLain Street the following courses and distances:
South 10 degrees 52' 10" West 46.73 feet;
South 01 degrees 56' 20" East 347.13 feet and
South 05 degrees 53' 40" West 185.29 feet to the point or place of BEGINNING.

PARCEL B

Tract
ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Bedford, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of South Bedford Road, also known as New York State Route 172, where the same is intersected by the westerly line of McLain Street;

THENCE RUNNING along the said northerly side of South Bedford Road, South 72 degrees 09' 55" West 218.47 feet to the easterly line of lands now or formerly belonging to Merv Blank;

THENCE turning and running along said lands of Merv Blank and also along lands now or formerly belonging to Douglas H. and Rith G. Robertson, North 05 degrees 53' 40" East 479.56 feet to a point;

THENCE turning and running along lands of said Robertson, South 84 degrees 06' 20" East 200.00 feet to a point on the westerly side of McLain Street;

THENCE turning and running along the westerly side McLain Street, South 05 degrees 53' 40" West 391.64 feet to the point of BEGINNING.

SCHEDULE "C"

DESCRIPTION OF EASEMENT

PREPARED FOR

NORTHERN WESTCHESTER PROFESSIONAL PARK

ALL that certain piece or parcel of land situate, lying and being in the Town of Bedford, County of Westchester and the State of New York, bounded and described as follows;

BEGINNING at a point on the northerly line of South Bedford Road, said point being distant S.72°09'55W 218.47 feet as measured along said northerly line of South Bedford Road from its intersection with the westerly line of McLain Street; thence running along said northerly line of South Bedford Road, S.72°09'55"W 9.07 feet; thence running along the northerly line of a 50 foot right-of-way and also along the division line between lands now or formerly belonging to Northern Westchester Professional Park, on the north, and lands now or formerly belonging to Northern Westchester Professional Park I, on the south, the following courses and distances, N.17°30'W 57.45 feet to a point of curve; thence running along said curve to the left, having a radius of 200.50 feet, a distance of 96.93 feet; thence running through lands of Northern Westchester Professional Park, N.51°00'E 55.35 feet and N.5°53'40"E 215.00 feet to lands now or formerly belonging to Northern Westchester Professional Park II; thence running along said lands of Northern Westchester Professional Park II, S.84°06'20"E 50.00 feet and S.5°53'40"W 379.56 feet to the point or place of beginning.

NY 00026464NYW

SECTION 82.12
BLOCK 1
LOTS 5 AND 6.201

AND

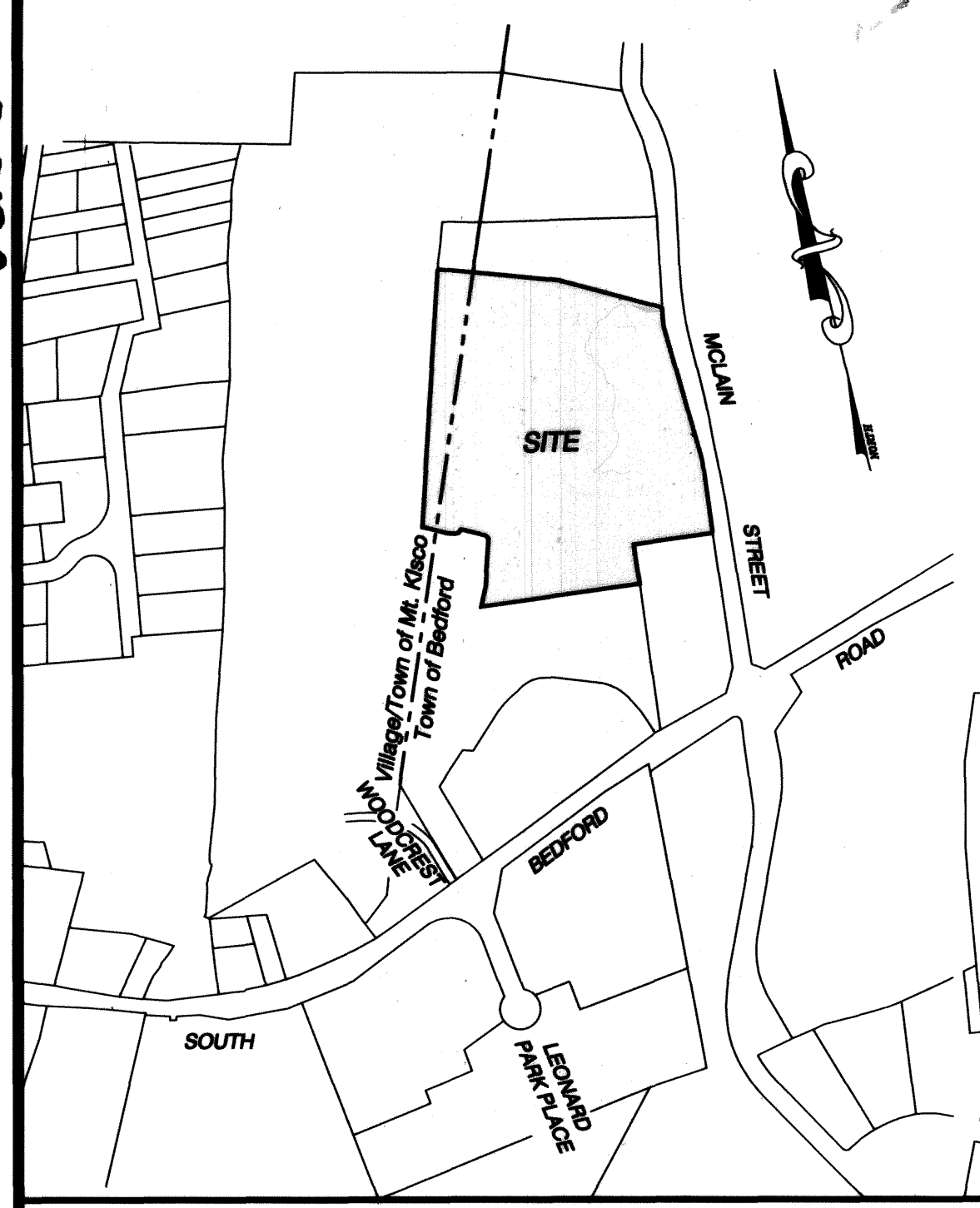
SECTION 13
BLOCK 4
LOTS 12 + 13

COUNTY WESTCHESTER

RECORD AND RETURN TO:

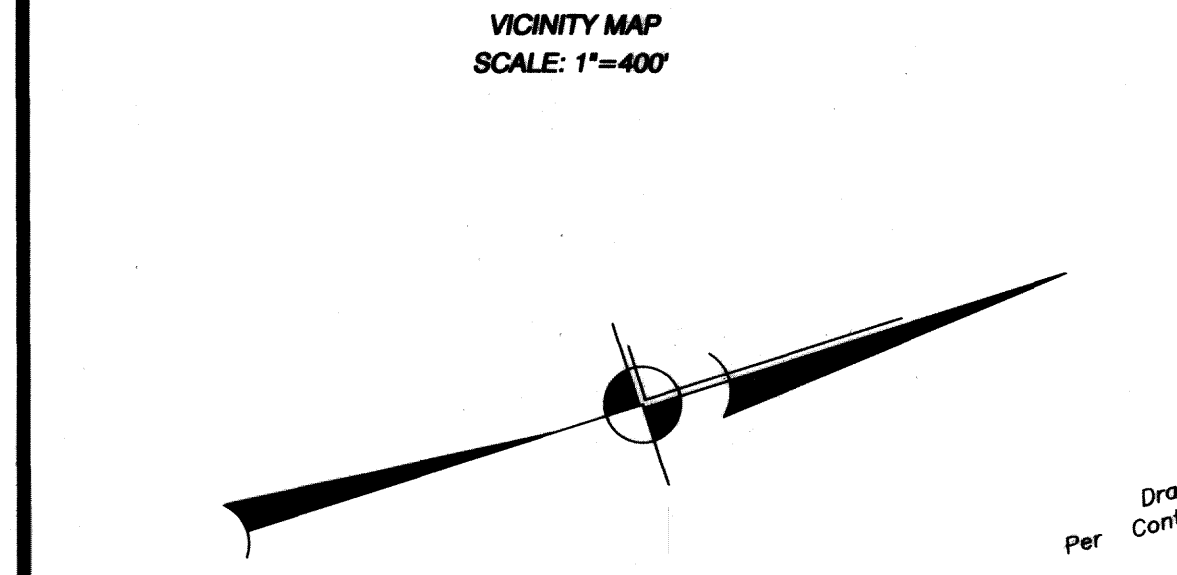
ROBERT J. HECKER, ESQ.
HECKER, COLASURDO + SEGALL, PC
108 CORPORATE PARK DRIVE
WHITE PLAINS, NEW YORK 10604

80051



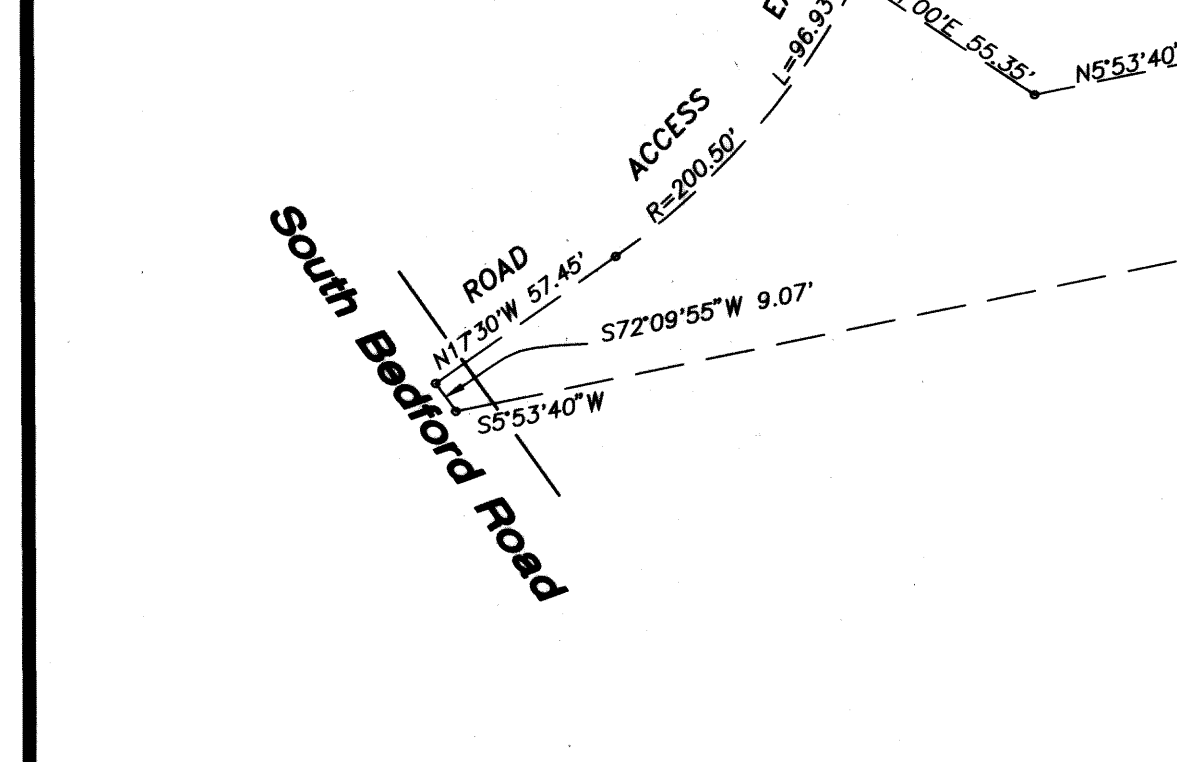
LOT #	LOT AREA (AC.)	TEST PIT DESCRIPTIONS	SOS AREA (S.F.)	% SLOPE AREA	PERC RATE (MIN./IN.)	DEPTH TO WATER	DEPTH TO IMPERV.	LINEAL FEET OF FIELDS		R.O.B. FILL		CURTAIN DRAIN		REMARKS
								S BDRM	ADDL BDRM	DEPTH	VOLUME	DEPTH	LINEAL FEET	
1	2.18	6" Topsoil, 24" Brown Sandy Loams, 54" Mod. Sands	6,000	8.5%	8-10	7'	NO	560	NA	-	-	-	-	PUMPING IS REQUIRED
2	3.08	6" Topsoil, 24" Brown Sandy Loams, 54" Mod. Compacted Loams	7,000	12%	11-15	5'	NO	625	NA	2'	848 CY	-	-	2' ROB FILL IS REQUIRED PUMPING MAY BE REQUIRED
3	2.75	6" Topsoil, 24" Brown Sandy Loams, 54" Mod. Compacted Loams	7,000	8.1%	11-15	NO	NO	625	NA	-	-	-	-	PUMPING IS REQUIRED
4	2.00	6" Topsoil, 24" Brown Sandy Loams, 54" Mod. Sands	6,000	8.7%	8-10	NO	NO	560	NA	-	-	-	-	PUMPING IS REQUIRED

"Subdivision of Woodcrest at Leonard Park LLC." Filed on November 12, 2003 as Map No. 27262
Now or Formerly Glassbury Court Homeowners Association, Inc.



NOTES: (1) All disturbance, including construction of any structure, grading, filling or removal of vegetation shall be located within the Limits of Disturbance as shown on this plan. A Declaration of Covenants describing this restriction shall be recorded in the Westchester County Clerk's Office, Division of Land Records.
(2) All new utility service connections, including lines and equipment for providing power and/or communications, including cable television, shall be installed underground.
(3) The proposed road is a private road to be owned and maintained by a Homeowners Association as described in an agreement filed in the Office of the Westchester County Clerk, Division of Land Records, Liber _____ Page _____.
(4) Temporary Grading Easements are in place until required grading across property lines is complete.

☒ - Denotes Proposed Monument
- Limits of Disturbance Line as depicted on plans prepared by Bibbo Associates, LLP, Sheet GP-1 dated August 3, 2012 and revised February 22, 2016.



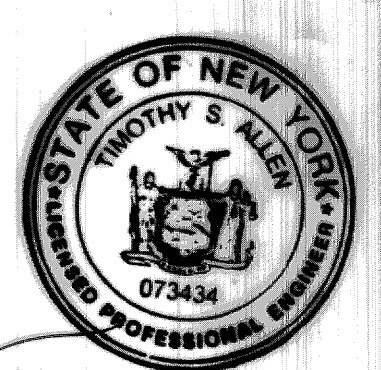
If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.
This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Sub-division 2, of the New York State Education Law.

I, Jeffrey B. DeRosa, the surveyor who made this map do hereby certify that the field work upon which it is based was completed on February 3, 2016 and that this map was completed on February 18, 2016.
License No. 50745



Site Engineer
Bibbo Associates LLP
293 Route 100 Suite 203
Somers, New York 10589



Approved by Resolution of the Village/Town of Mount Kisco Planning Board
1-6-17
8-24-16

Approved by Resolution of the Town of Bedford Planning Board
Chairman Date

Owner / Applicant:
Northern Westchester Professional Park Associates II
c/o Mr. Merv Blank
18 Black Swan Court
Brookfield, CT 06804
Name: Merv Blank Date: 8/12/2016

Zoning District: R-2A (Residential)
Tax I.D. #: Sheet 82.12, Block 1, Lot 3
County Sheet: 175 & 176
County Block: 9705

Westchester County Department Of Health
New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001 and Articles VII AND VIII of the Westchester County Sanitary Code subject to the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plan showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health
8-16-16

Property shown hereon is subject to the "Rules and Regulations for the Protection from Contamination of the City of New York Water Supply and its Sources".

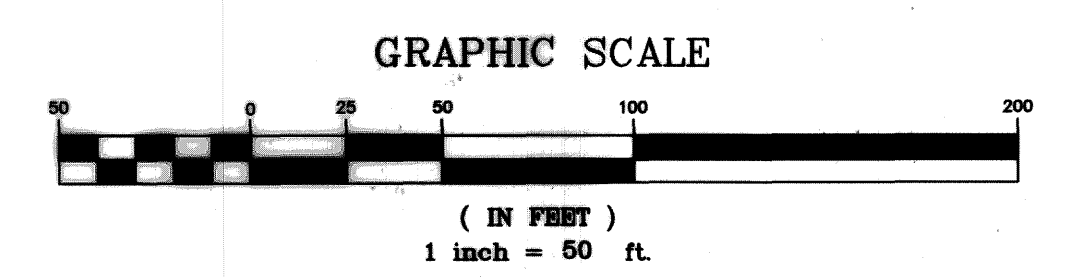
Area Chart	
Lot No.	Area
Lot 1	2.188 Ac.
Lot 2	3.087 Ac.
Lot 3	2.746 Ac.
Lot 4	2.090 Ac.
Road	0.496 Ac.
Total area	10.607 Ac.

FILED 1-9-17
NUMBER 29027
FEE PWD \$10.00

Filed in the Office of the County Clerk of Westchester County, Division of Land Records
Jeffrey B. DeRosa
Surveyor

Subdivision of Property
Prepared for
Northern Westchester Professional Park Associates II
Situate in the
Town of Bedford
and the
Village/Town of Mount Kisco
Westchester, New York

Scale 1" = 50'
Date: February 18, 2016
Revised: April 19, 2016
Revised: May 23, 2016
Revised: May 31, 2016
Revised: August 11, 2016



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