

VILLAGE OF TARRYTOWN PLANNING BOARD STATE ENVIRONMENTAL QUALITY REVIEW  
NOTICE OF INTENT TO BECOME LEAD AGENCY

This notice is issued pursuant to Part 617 of the implementation of regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Village of Tarrytown ("Planning Board") hereby declares its intent to serve as Lead Agency for the proposed application by the Applicant, 303 South Broadway Building Company, LLC. ("Applicant") to amend the zoning code to allow multi-family residential units as a permitted use in certain OB zoned properties through a new overlay or "floating" zone, together with appropriate dimensional standards. The eligible properties would have a minimum of 5 acres and a maximum of 10 acres and be located north of I-287. The proposed action also includes the adaptive reuse of the existing two office buildings for a mixed-use residential development on the Property. There would be approximately 300-320 residential units (including 10% affordable plus 5% moderate income/workforce housing), and approximately 4,700-sf of retail, together with surface and enclosed parking, landscaping, recreation trails, stormwater management, sustainability features, and other site improvements. There would also be an addition to the rear of the building, two additional tiered levels above the existing building stepped back from the street, and an elevated parking deck on the north side of the building. The proposed Project would have a total of 402 parking spaces, which is a reduction from the existing 546 parking spaces used for the office buildings. The impervious coverage would be reduced by 35,000- sf. The proposed Project would provide a shuttle to the Metro-North Train Station. The Applicant will also develop a ½ acre park in the front along Route 9 and provide a connection to the future planned Riverwalk and other public benefits. The property is known as 303 South Broadway (Sheet I.100 – Block 65-Lot 2) in the Village of Tarrytown, Westchester County, NY. Please be advised that an Environmental Assessment has been prepared and is attached with the proposed petition to amend the zoning ordinance and proposed site plan. The determination made for the proposed action is a Type I action.

If, within 30 days of mailing this notification, no Involved Agency submits a written objection to the Planning Board, the Planning Board has indicated that the Planning Board shall serve as Lead Agency pursuant to 6 N.Y.C.R.R. Part 617.

Name of Action: 303 South Broadway Building Company, LLC.

Date: June 23, 2025

SEOR Status: Type I Action

Description of Action: Amend the Village of Tarrytown zoning code to allow multi-family residential development as a permitted use in certain OB zoned properties and for site plan approval for the adaptive reuse of two office buildings for 300-320 multi-family residential units with a 4,700- sf retail component and parking.

Location: The site is located at 303 South Broadway, Tarrytown, NY. in the OB (Office Building) Zone.

Contact Person: Nina Scalercio, Secretary to the Planning and Zoning Boards  
Village of Tarrytown Planning and Zoning Department  
One Depot Plaza  
Tarrytown, NY 10591  
(914) 631-1487  
nscalercio@tarrytownny.gov

Agency Circulation: This notice is being sent to the following Involved Agencies along with Part 1 of the Full Environmental Assessment Form and the proposed Zoning Text Amendment.

**INVOLVED AGENCIES:**

Honorable Mayor Karen Brown and Village  
Board of Trustees of the Village of Tarrytown  
One Depot Plaza  
Tarrytown, NY 10591

Village of Tarrytown Zoning Board of Appeals  
One Depot Plaza  
Tarrytown, NY 10591  
Attn: Sally Lawrence, Chair

Village of Tarrytown Architectural Review Board  
One Depot Plaza  
Tarrytown, NY 10591  
Attn: Jane Greenwood, Chair and Members of the ARB

**INTERESTED AGENCIES:**

Donato R. Pennella, Village of Tarrytown Engineer  
One Depot Plaza  
Tarrytown, NY 10591

Village of Tarrytown Department of Public Works  
4 Division Street  
Tarrytown, NY 10591  
Attn: Lou Martirano, Superintendent

Village of Tarrytown Fire Department  
P.O. Box 158  
Tarrytown, NY 10591  
Attn: Chiefs

Tarrytown Village Police Department  
One Depot Plaza  
Tarrytown, NY 10591  
Attn: Chief Barbelet

TVAC (Tarrytown Volunteer Ambulance Corp)  
141 Franklin Street  
Tarrytown, NY 10591  
Attn: Jill Swanson

Tarrytown Environmental Advisory Council (TEAC)  
Village of Tarrytown 1 Depot Plaza  
Tarrytown, NY 10591  
Attn: Rachel Tieger and Dean Gallea- Co- Chairs

Tarrytown Housing Advisory Task Force  
Attn: Alec Roberts  
One Depot Plaza  
Tarrytown, NY 10591

Consolidated Edison – Eastview Yard  
315 Old Saw Mill River Road  
Tarrytown, NY 10591

The Quay – Home Owners Association  
261-299 South Broadway  
Tarrytown, NY 10591

Tappan Court Apartments Corp.  
1053 Saw Mill River Road, Suite 202  
Ardsley, NY 10502

Scenic Hudson  
J. Jeffery Anzevino  
Director of Land Use Advocacy (Tarrytown Riverwalk)  
85 Civic Center Plaza, Ste. 300  
Poughkeepsie, NY 12601  
janzevino@scenichudson.org

Tarrytown Municipal Housing Authority  
Wilfredo Gonzalez, Director  
50 White Street  
Tarrytown, NY 10591

**Village Agencies:**

Mayor Martin Rutyna  
Village of Sleepy Hollow  
28 Beekman Avenue  
Sleepy Hollow, NY 10591

Anthony Giaccio, Village Administrator  
Village of Sleepy Hollow  
28 Beekman Avenue  
Sleepy Hollow, NY 10591

Village Clerk Paula A. McCarthy  
Village of Sleepy Hollow  
28 Beekman Avenue  
Sleepy Hollow, NY 10591

Mayor Jonathan Siegel  
Village of Irvington  
85 Main Street  
Irvington, NY 10533

Lawrence Schopfer, Village Administrator  
Village of Irvington  
85 Main Street  
Irvington, NY 10533

Village Clerk Katie Bugna  
Village of Irvington  
85 Main Street  
Irvington, NY 10533

Mayor Robert Williams  
Village of Elmsford  
15 South Stone Avenue  
Elmsford, NY 10523

Michael Mills, Village Administrator  
Village of Elmsford  
15 South Stone Avenue  
Elmsford, NY 10523

Village Clerk Antoinette Fiorenza  
Village of Elmsford  
15 South Stone Avenue  
Elmsford, NY 10523

**Town Agencies:**

Supervisor Paul Feiner  
Town of Greenburgh  
177 Hillside Avenue  
Greenburgh, NY 10607

Town Clerk Lisa Maria Nero  
Town of Greenburgh  
177 Hillside Avenue  
Greenburgh, NY 10607

Garret Duquesne, AICP  
Town of Greenburgh  
Commissioner of Community Development  
& Conservation  
177 Hillside Avenue  
Greenburgh, NY 10607

Supervisor Carl Fulgenzi  
Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

Town Clerk Emily Costanza  
Town of Mt. Pleasant  
One Town Hall Plaza  
Valhalla, NY 10595

**School District:**

Raymond Sanchez, Superintendent of Schools  
Public Schools of the Tarrytowns  
200 North Broadway  
Sleepy Hollow, NY 10591

**Westchester County Agencies:**

Planning Commissioner, Blanca Lopez  
Westchester County Department of Planning  
Westchester County Office Building  
148 Martine Avenue, Room 432  
White Plains, NY 10601

Westchester County Board of Legislators  
Westchester County Office Building  
148 Martine Avenue – 8<sup>th</sup> Floor  
White Plains, NY 10601

Westchester County Department of Health  
25 Moore Avenue  
Mt. Kisco, NY 10549

Vincent Kopicki, Commissioner  
Westchester County Department of Environmental Facilities  
270 North Avenue, 6th Floor .  
New Rochelle, NY 10801

**NYS Agencies:**

Kelly Turturro, Regional Director  
New York State Department of Environmental Conservation  
Division of Environmental Permits, Region 3  
21 S. Putt Corners Road, New Paltz, NY 12561-1620

New York State Department of Environmental Conservation  
Tarrytown Sub Office  
220 White Plains Road – Suite 110, Tarrytown, NY 10591

New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 4<sup>th</sup> Floor  
Albany, NY 12233-1750

NYS Department of Transportation, Region 8 – SEQR Unit  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

NYS Thruway Authority  
Administrative Headquarters  
200 Southern Blvd.  
P.O. Box 189  
Albany, NY 12201-0189  
Attn: SEQRA Officer

New York State Homes and Community Renewal  
641 Lexington Avenue  
New York, NY 10022

New York State Energy Research and Development Authority (NYSERDA)  
17 Columbia Circle  
Albany, NY 12203-6399

NYSHFA – Division of Community Housing Renewal  
38-40 State Street  
Hampton Plaza, Albany, NY 12207

NYS Office of Parks, Recreation and Historic Preservation  
Field Services Bureau  
Peebles Island State Park  
P.O. Box 189  
Waterford, NY 12188-0189

U.S. Department of Housing and Urban Development (HUD)  
Jacob J. Javits Federal Building  
26 Federal Plaza #3541, New York, NY 10278

Historic Hudson Valley  
638 Bedford Road  
Tarrytown, NY 10591

**Federal Agencies:**

FEMA-REGION II  
26 Federal Plaza  
Room 1337  
New York, NY 10278

U.S. Army Corps of Engineers, New York District Regulatory Branch  
Jacob Javits Federal Building  
26 Federal Plaza, New York, NY 10278

**Other Agencies:**

Louis Oliva, Deputy General Counsel  
MTA Headquarters  
2 Broadway  
New York, NY 10004

MTA Construction and Development  
420 Lexington Avenue – 12<sup>th</sup> Fl, New York, NY 10170  
Attn: Robyn M. Hollander, AICP, Dep, Director-MNR-Station Area Planning and TOD

**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: 303 South Broadway		
Project Location (describe, and attach a general location map): 303 South Broadway, Tarrytown, NY 10591 (see attached Figure SLM-1)		
Brief Description of Proposed Action (include purpose or need):  The proposed action includes the adaptive reuse of the existing office building for a mixed-use residential development on the Property. There would be approximately 300-320 residential units (including 10% affordable plus 5% moderate income/workforce housing), and approximately 4,700sf of retail, together with surface and enclosed parking, landscaping, recreation areas, stormwater, sustainability features, and other site improvements. There would also be an addition to the rear of the building, two additional tiered levels above the existing building stepped back from the street, and an elevated parking deck on the north side of the building. The proposal would also provide a connection to the future planned RiverWalk and other public benefits.  The proposed action also includes an amendment to the Village's Local Zoning Law to allow multifamily residential housing on certain properties within the OB zoning district through a new overlay or “floating” zone, together with appropriate dimensional standards. The proposed action also includes an amendment to the Village's Zoning Map to apply the new floating zone to the Property to facilitate the proposed redevelopment.		
Name of Applicant/Sponsor: 303 South Broadway Building Company LLC	Telephone: 212-619-6919	
	E-Mail: <a href="mailto:jb@amtrustre.com">jb@amtrustre.com</a> (Jonathan Bennett)	
Address: 250 Broadway, 30th Fl		
City/PO: New York	State: NY	Zip Code: 10038
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:



## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Tarrytown Village Trustees - Amendment to Local Zoning Law & Zoning Map	TBD
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tarrytown Planning Board - Site Plan Approval	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	WCDOH - Sanitary Sewer Connection	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT - Highway Work Permit	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ 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):

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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):

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### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

Office Building (OB) District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Proposed overlay/floating district to permit multifamily housing on certain sites in OB district

### C.4. Existing community services.

a. In what school district is the project site located? Tarrytown School District

b. What police or other public protection forces serve the project site?

Tarrytown Police Department

c. Which fire protection and emergency medical services serve the project site?

Tarrytown Fire Department

d. What parks serve the project site?

Losee Park, Pierson Park, Village Park, Patriots Park, and Old Croton Trailway State Park

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed use development with multi-family residential and retail

b. a. Total acreage of the site of the proposed action? 7.44 acres

b. Total acreage to be physically disturbed? 7.33 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.44 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 18-24 months

ii. If Yes:

- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) month year
- Anticipated completion date of final phase month year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	+/- 300-320
At completion of all phases	_____	_____	_____	+/- 300-320

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes, A retail space of is proposed within the single building on-site.	
i. Total number of structures _____ 1 The dimensions provided in this section are of the retail component.	
ii. Dimensions (in feet) of largest proposed structure: _____ ±10 height; _____ ±66 width; and _____ ±60 length	
iii. Approximate extent of building space to be heated or cooled: _____ ±4,700 square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	
_____	
_____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	
_____	

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: \_\_\_\_\_

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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: \_\_\_\_\_ 39,710 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: Tarrytown Water Supply
- 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: \_\_\_\_\_

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

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 39,710 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: Yonkers Joint Treatment Plant (YJTP)
- Name of district: Saw Mill Sanitary Sewage 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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>±5.07</u> acres (impervious surface)</p> <p>_____ Square feet or <u>±7.44</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Stormwater will be discharged from the site via subsurface pipes connecting to the municipal storm sewer system.</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><small>The stormwater mitigation for the project consists of the reduction on impervious areas by approximately 10% of the existing conditions, which will help mitigate peak rates of runoff and volumes for proposed conditions. A series of water quality mitigation practices are proposed, for example, vegetated swales and bioretention systems prior to discharging stormwater into the existing municipal conveyance system as connected to under existing conditions</small></p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> </ul> <p>N/A</p> <ul style="list-style-type: none"> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No*</span></p> <p style="text-align: right;">*TBD based on forthcoming traffic study.</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p style="text-align: center;">The retail use on-site is anticipated to receive one box truck trip daily for deliveries.</p> <p>iii. Parking spaces: Existing <u>546</u> Proposed <u>402</u> Net increase/decrease <u>-144</u></p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  <u>The site driveway is proposed to be reconstructed without a median in the same location as the existing site driveway</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p><u>The annual electric use will conform to the Village Code</u></p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  <u>Con-Edison public utilities</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8 AM - 6 PM</u></li> <li>• Saturday: <u>8 AM - 6 PM</u></li> <li>• Sunday: <u>None (City Noise Code §215-6.B)</u></li> <li>• Holidays: <u>None (City Noise Code §215-6.B)</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>Residential 24/7 Commercial TBD</u></li> <li>• Saturday: <u>Residential - 24/Commercial - TBD</u></li> <li>• Sunday: <u>Residential - 24/Commercial - TBD</u></li> <li>• Holidays: <u>Residential - 24/Commercial - TBD</u></li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8 AM - 6 PM</u></li> <li>• Saturday: <u>8 AM - 6 PM</u></li> <li>• Sunday: <u>None (City Noise Code §215-6.B)</u></li> <li>• Holidays: <u>None (City Noise Code §215-6.B)</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>Residential 24/7 Commercial TBD</u></li> <li>• Saturday: <u>Residential - 24/Commercial - TBD</u></li> <li>• Sunday: <u>Residential - 24/Commercial - TBD</u></li> <li>• Holidays: <u>Residential - 24/Commercial - TBD</u></li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Temporary construction noise during permitted construction hours in accordance with Village Code.</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>TBD (Lighting will be standard outdoor security and street, with high efficiency LED downlighting, in accordance with Village Code)</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>General landscape maintenance and rodent control during operation.</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ TBD tons per _____ (unit of time)</li> <li>• Operation : _____ TBD tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: Recycling _____</li> <li>• Operation: Recycling _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: Non-recyclable construction waste to be disposed of in a licensed construction waste facility by a licensed contractor.</li> <li>• Operation: Private carting service _____</li> </ul>	



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): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±5.90	±5.07	-0.83
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaped Areas</u>	±1.54	±2.37	+0.83



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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam? ☐ Yes ☒ No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No  
If Yes:  
i. Has the facility been formally closed? ☐ Yes ☐ No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No  
If Yes: There have been no reported spills/remedial actions at the proposed project site. Spills/remedial actions conducted adjacent to the property site are listed below.  
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): 546031, 360017  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
546031: The disposal of PCB into the Hudson River has led to significant environmental damage as defined in 6 NYCRR Part 375. This site has been included in the Federal National Priorities List (NPL). The Lower Hudson River portion of the NPL site (from the Federal Dam in Troy to the Battery in New York City) has not been fully investigated to date. Preliminary sampling of sediment started in 2023 under an order between EPA and GE.  
360017: Tappan Zee Bridge Landfill, South Broadway, Tarrytown (DEC Region 3) - It has been determined that the wastes disposed at this site were successfully removed and that no significant threat to the public health or environment

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<ul style="list-style-type: none"> <li>If yes, DEC site ID number: _____</li> <li>Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>Describe any use limitations: _____</li> <li>Describe any engineering controls: _____</li> <li>Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ 23 feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Uf _____</span> <span>100 %</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>_____</span> <span>_____ %</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>_____</span> <span>_____ %</span> </div>	
d. What is the average depth to the water table on the project site? Average: _____ 11 feet	
e. Drainage status of project site soils: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input checked="" type="checkbox"/> Poorly Drained: _____ 100 % of site </div>	
f. Approximate proportion of proposed action site with slopes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input checked="" type="checkbox"/> 0-10%: _____ 87.8 % of site <input checked="" type="checkbox"/> 10-15%: _____ 5.6 % of site <input checked="" type="checkbox"/> 15% or greater: _____ 6.6 % of site </div>	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, describe: _____	
h. Surface water features. <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i.  iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <div style="margin-top: 5px;"> <ul style="list-style-type: none"> <li>Streams: Name _____ Classification _____</li> <li>Lakes or Ponds: Name _____ Classification _____</li> <li>Wetlands: Name _____ Approximate Size _____</li> <li>Wetland No. (if regulated by DEC) _____</li> </ul> </div> </div> </div> <div style="margin-top: 10px;"> v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If yes, name of impaired water body/bodies and basis for listing as impaired: _____ </div>	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <div style="margin-top: 5px;"> i. Name of aquifer: NYSDEC Mapper predetermines 'Yes' for the subject property. The project site is located greater than a mile from a mapped Principal Aquifer (Saw Mill River) per the USGS Unconsolidated Aquifers of Upstate New York. </div>	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Typical urban species _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): <u>The project site is ±450 feet from the limits of the Hudson River which is designated as a Tidal River defined as an aquatic community with continuously flooded substrates supporting no emergent vegetation.</u></p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: <u>Tidal River</u></p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ <u>74,248.64</u> acres *Area predetermined by EAF Mapper</li> <li>• Following completion of project as proposed: _____ <u>74,248.64</u> acres *Area predetermined by EAF Mapper</li> <li>• Gain or loss (indicate + or -): _____ <u>0</u> acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p><u>The project site is located ±450 feet from the limits of the Hudson River which is identified as a habitat containing Shortnose Sturgeon and Atlantic Sturgeon listed on the endangered or threatened species act.</u></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: <u>Hudson River</u></p> <p style="margin-left: 20px;">ii. Basis for designation: <u>Exceptional or unique character</u></p> <p style="margin-left: 20px;">iii. Designating agency and date: <u>Westchester County, Date: 1-30-90</u></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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District</li> <li>ii. Name: <u>Washington Irving Gardens, Tappan Zee Bridge</u></li> <li>iii. Brief description of attributes on which listing is based:  <u>Washington Irving Gardens: Resource Evaluation USN 11950.000542, Tappan Zee Bridge: Resource Evaluation USN 08748.000028 and 11950.000388</u> </li> </ul>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> The project site does not contain a SHPO designated area. The subject site is within an Archaeological Buffer Area and has extensive previous disturbance.	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>Bronx River Parkway, Taconic State Parkway, Palisades Interstate Parkway</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>All above are listed as designated scenic byways</u></li> <li>iii. Distance between project and resource: <u>4.62 mi., 4.48 mi., 4.60 mi.</u> miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

#### 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.

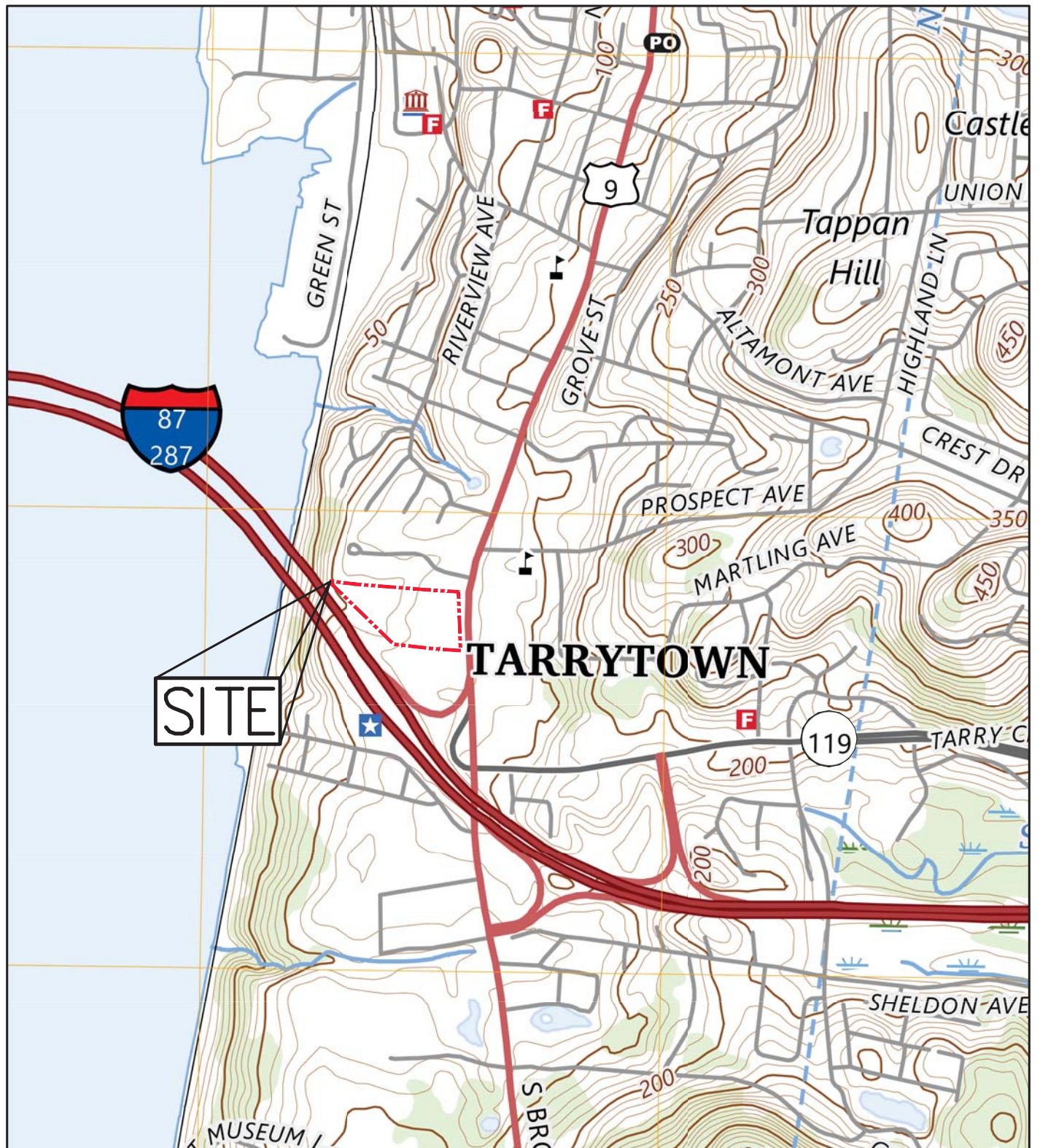
#### G. Verification

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

Applicant/Sponsor Name Robert Aiello, PE Date 4/10/2025

Signature  Title Principal





303 SOUTH BROADWAY

VILLAGE OF TARRYTOWN, NEW YORK

## SITE LOCATION MAP

DATE: 03/2025

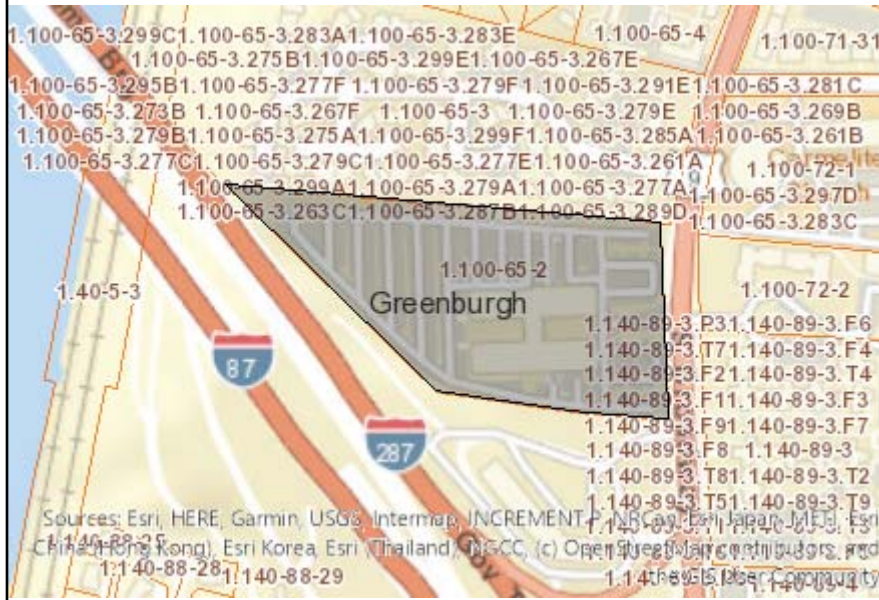
JMC PROJECT: 22036

FIGURE: SLM-1

SCALE: 1" = 1,000'







**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]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031, 360017
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]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes

E.2.n.i [Natural Communities - Name]	Tidal River
E.2.n.i [Natural Communities - Acres]	74248.64
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Shortnose Sturgeon, Atlantic Sturgeon
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]	
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Washington Irving Gardens, Eligible property:Tappan Zee Bridge
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No