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James M. Palmer,  
Village Administrator

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Email: [jpalmer@villageofbronxville.gov](mailto:jpalmer@villageofbronxville.gov)

**BOARD OF TRUSTEES  
VILLAGE OF BRONXVILLE, WESTCHESTER COUNTY, NY**

**COORDINATED ENVIRONMENTAL REVIEW**

**NOTICE TO INVOLVED AGENCIES  
DECLARATION OF INTENT TO BE LEAD AGENCY**

**Phase I – Crawford Street Drainage Improvements**

Alder Lane, Middle Road, Grove Lane, and Dusenberry Road; Village of Bronxville and Town of Eastchester, Westchester County, NY

**July 17, 2025**

**PLEASE TAKE NOTICE**, that at its meeting held on July 2, 2025 the Village of Bronxville Board of Trustees declared its intent to serve as Lead Agency for the coordinated environmental review of the proposed Unlisted Action described below; agreement among the Involved Agencies is requested pursuant to the applicable requirements set forth in SEQRA, 6 NYCRR Part 617.

**PROPOSED ACTION**

Primarily located in an existing open field and existing parkland (Crawford Meadows), the proposed drainage and site related improvements are situated within the northeast section of the Village of Bronxville and the southwest section of the Town of Eastchester, NY. The following parcels owned by either the Village of Bronxville or the Town of Eastchester, are associated with the proposed drainage and site improvements.

*Village of Bronxville:*

7.G/7/3.D, 10./1/47.B, 10./1/16.

*Town of Eastchester:*

79.A/10/1, 79.A/1/150, 79.A/4/154, 79.A/4/155, 79.A/4/156, 79.A/4/157, 79.A/4/158, 79.A/4/159, 79.A/11/1, 79.A/7/160, 79.A/7/161, 79.A/7/162, 79.C/1/163, 79.A/7/164, 79.A/7/165, 79.C/1/166, 79.A/7/166, 79.C/6/1.

The subject properties listed above create a drainage-locked zone with low elevations and poor drainage which experiences frequent flooding of properties and roadways, resulting in hazardous and unsafe conditions. Existing storm drainage lines and infrastructure on and in the surrounding area have aged substantially. Off-set pipe joints, undersized lines, and deteriorated conditions have resulted in numerous surcharges and backups of stormwater also contributing to hazardous and unsafe conditions.

Proposed improvements include replacement of existing storm drainage lines, inlets, and the introduction of contemporary stormwater mitigation practices. For example, sediment control basins, bio-detention areas with outlet control structures, along with engineered soils and native plants have been designed to promote stormwater infiltration, groundwater recharge, and overall slowing the speed at which stormwater travels through the overburdened and aging system. Additional landscape features such as walkways, benches, signage, and native tree, shrub and meadow plantings are proposed to provide a multi-functional site and mitigation program. Overall, proposed site and drainage improvements will reduce the risk of flooding, enhance the overall effectiveness of the drainage system, and provide environmental benefits such as habitat creation, native wildlife food sources, pollinator pathway strengthening, and natural erosion control.

Phase I drainage improvements will not increase downstream flow rates or alter the capacity of stormwater pipes. However, proposed stormwater mitigation practices under Phase I will reduce peak flow rates in downstream pipes by temporarily storing stormwater and floodwater from the Village drainage system and releasing it slowly into the ground or back into the system after peak rates have returned to normal.

#### **SITE LOCATION**

Alder Lane, Middle Road, Grove Lane, and Dusenberry Road; Village of Bronxville and Town of Eastchester, Westchester County, NY

#### **SEQRA CLASSIFICATION AND IDENTIFIED INVOLVED AND INTERESTED AGENCIES**

The proposed action has been preliminarily classified as an Unlisted Action, pursuant to 6 NYCRR Part 617. The following potential Involved and Interested Agencies have been identified:

#### **INVOLVED AGENCIES:**

- New York State Department of Environmental Conservation (NYSDEC) - SPDES Construction General Permit (CGP) GP-0-25-001
- Westchester County Board of Legislators
- Westchester County Department of Health
- Village of Bronxville
- Town of Eastchester
- Village of Tuckahoe

**INTERESTED AGENCIES**

- Village of Tuckahoe

**COORDINATED ENVIRONMENTAL REVIEW PROCEDURES**

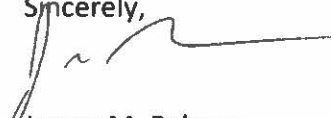
Under the applicable standards of SEQRA, 6 NYCRR Part 617, the Village of Bronxville Board of Trustees has concluded that it is the appropriate agency to serve as Lead Agency for the coordinated environmental review of the proposed action discussed above. At its meeting held on July 2, 2025 the Board of Trustees declared its intent to serve as Lead Agency and authorized the circulation of this Notice to the Involved and Interested Agencies.

This Notice, along with a copy of the Village of Bronxville Board of Trustees Resolution, the Short Environmental Assessment Form (EAF) Part 1, and the submitted plans, is being sent to all Involved and Interested Agencies. Each Involved Agency is hereby requested to fill out the attached Lead Agency Agreement. If any Involved Agency does not agree that the Village Board of Trustees should be designated as the Lead Agency, it may follow the procedures set forth in SEQRA 6 NYCRR Part 617. If you have any questions or comments, you may contact:

**James Palmer, Village Administrator**  
**Village of Bronxville**  
**200 Pondfield Road, Bronxville, NY 10708**  
**Phone: (914) 793-0721**  
**Email: [jpalmer@villageofbronxville.gov](mailto:jpalmer@villageofbronxville.gov)**

Please return the completed Lead Agency Agreement, and any comments you may have on the application, to the above address within 30 days of mailing. If you do not respond within 30 days, it will be interpreted as your consent that the Village of Bronxville Board of Trustees serve as Lead Agency.

Sincerely,



James M. Palmer  
Village Administrator

**BOARD OF TRUSTEES  
VILLAGE OF BRONXVILLE, WESTCHESTER COUNTY, NY  
COORDINATED ENVIRONMENTAL REVIEW  
LEAD AGENCY AGREEMENT**

**Phase I – Crawford Street Drainage Improvements**

Alder Lane, Middle Road, Grove Lane, and Dusenberry Road; Village of Bronxville and Town of  
Eastchester, Westchester County, NY

On behalf of \_\_\_\_\_,

**(INSERT NAME OF AGENCY)**

I acknowledge receipt of the Lead Agency Notice on the above referenced matter, which was mailed  
on \_\_\_\_\_.

The above named Involved Agency hereby:

***(Please Check One)***

- ( ) **AGREES** that the Village of Bronxville Board of Trustees serve as Lead Agency for the coordinated environmental review of the proposed action and requests that the undersigned continue to be notified of all filings and hearings on this matter.
- ( ) **DOES NOT AGREE** to the Village of Bronxville Board of Trustees serving as Lead Agency and wishes that \_\_\_\_\_ serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with SEQRA 6 NYCRR Part 617.6.

Please return within 30 days of the mailing of this correspondence. In addition, please specify the jurisdiction that your agency has over this project, what issues you believe are relevant in connection with this project and any additional comments or questions.

James Palmer, Village Administrator  
Village of Bronxville  
200 Pondfield Road, Bronxville, NY 10708  
Phone: (914) 793-0721  
Email: jpalmer@villageofbronxville.gov

**VILLAGE OF BRONXVILLE**

**BOARD OF TRUSTEES**

**RESOLUTION**

**AUTHORIZING THE ISSUANCE OF PART 1 OF THE EAF AND DECLARING ITS INTENT  
TO ACT AS LEAD AGENCY FOR THE  
CRAWFORD DRAINAGE IMPROVEMENTS PROJECT**

**WHEREAS**, the Village continues to plan for the construction of drainage improvements in the areas of the community that are subject to flooding; and

**WHEREAS**, one such area subject to flooding is the Crawford Drainage Basin which includes the residential areas located in or around Rose Avenue, North Road, Alder Lane, Middle Road, Grove Lane, Dusenberry Road, Archer Place, and Ridgescroft Road; and

**WHEREAS**, the aforementioned residential areas exist within the Village of Bronxville and the Town of Eastchester; and

**WHEREAS**, the Village of Bronxville has been working with the Town of Eastchester to develop a comprehensive plan to capture, detain, and convey stormwater from parcels in Bronxville and Eastchester to reduce flooding in residential areas; and

**WHEREAS**, the Village of Bronxville has retained an engineer and completed designs consisting of headwalls, drainage structures, pipes, and detention structures on lands owned by the Village. The Town of Eastchester has also retained an engineer to design improvements to connect to the Village's improvements; and

**WHEREAS**, the aforementioned design improvements in both municipalities will efficiently and effectively reduce flooding in residential areas; and

**WHEREAS**, the project is subject to the State Environmental Quality Review Act (SEQRA) regulations and the Village has prepared the Short Environmental Assessment Form (EAF);

**NOW THEREFORE, BE IT RESOLVED** the Village Board of Trustees hereby issues Part I of the EAF; determines the project to be an Unlisted Action; further declares its intent to act as Lead Agency in connection with this project.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Village of Bronxville, NY			
Name of Action or Project:			
PHASE 1 SANITARY SEWER AND DRAINAGE IMPROVEMENTS (CRAWFORD STREET DRAINAGE)			
Project Location (describe, and attach a location map):			
ALDER LANE, MIDDLE ROAD, GROVE LANE, AND DUSENBERRY ROAD			
Brief Description of Proposed Action:			
<p>The Phase-1 Sanitary Sewer and Drainage Improvement Project is located in the northeast section of the Village of Bronxville. The project area is primarily located in the open field and parkland (Dog Park), owned and operated by the Village. The area surrounding the project is a drainage-locked area with low elevations, which is subject to frequent flooding of properties and roadways, resulting in hazardous and unsafe conditions. The existing aged sanitary sewers and storm sewer lines have deteriorated, resulting in offset pipe joints, sewer surcharges, and backups. The existing pipes are subject to frequent blockages and poor drainage conditions. The proposed improvements will include the replacement of existing sanitary sewers with new sewer mains, the installation of drainage inlets and new storm sewer lines to facilitate drainage, the installation of check valves, and the creation of a detention area, as well as landscaping features such as walkways, benches, sediment control basins, and tree plantations. The proposed improvements and detention areas will reduce the risk of flooding and enhance the overall effectiveness of the drainage system. Phase-1 improvements do not increase the downstream flow rate or the capacity of the storm sewer pipes. However, the creation of a detention area will reduce the peak flow rate in downstream pipes by temporarily storing floodwater from the Village drainage system and releasing it slowly.</p>			
Name of Applicant or Sponsor:		Telephone: 914-337-6500	
Village of Bronxville		E-Mail: jpalmer@villageofbronxville.gov	
Address:			
200 Pondfield Road			
City/PO:		State:	Zip Code:
Bronxville		NY	10708
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
2. Does the proposed action require a permit, approval or funding from any other government Agency?			
If Yes, list agency(s) name and permit or approval: Dept of Health, NYSDEC SWPPP-NPDES Construction, County of Westchester Funding.			
3. a. Total acreage of the site of the proposed action?			2.50 acres
b. Total acreage to be physically disturbed?			2.50 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			2.50 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Existing area serves as a parkland, the proposed project use does not requires water supply connection.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ No wastewater facilities are present or proposed. Land use will remain as open-field.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:  Existing storm water system is directed to proposed detention area where temporary floodwater will be detained and release to the existing downstream storm pipe slowly. The project will reduce the local street and residential property flooding.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Approximately 2.25 acre of park land and open field will be used to detain water during storm events to reduce flooding in the nearby streets and residences. Approximate depth of temporary water retention will range between 2ft to 4ft.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>JR JAMES TALMOR</u> Date: <u>6-25-25</u>		
Signature: <u>[Signature]</u> Title: <u>VILLAGE ADMINISTRATOR</u>		

**PRINT FORM**





**NOTE:**

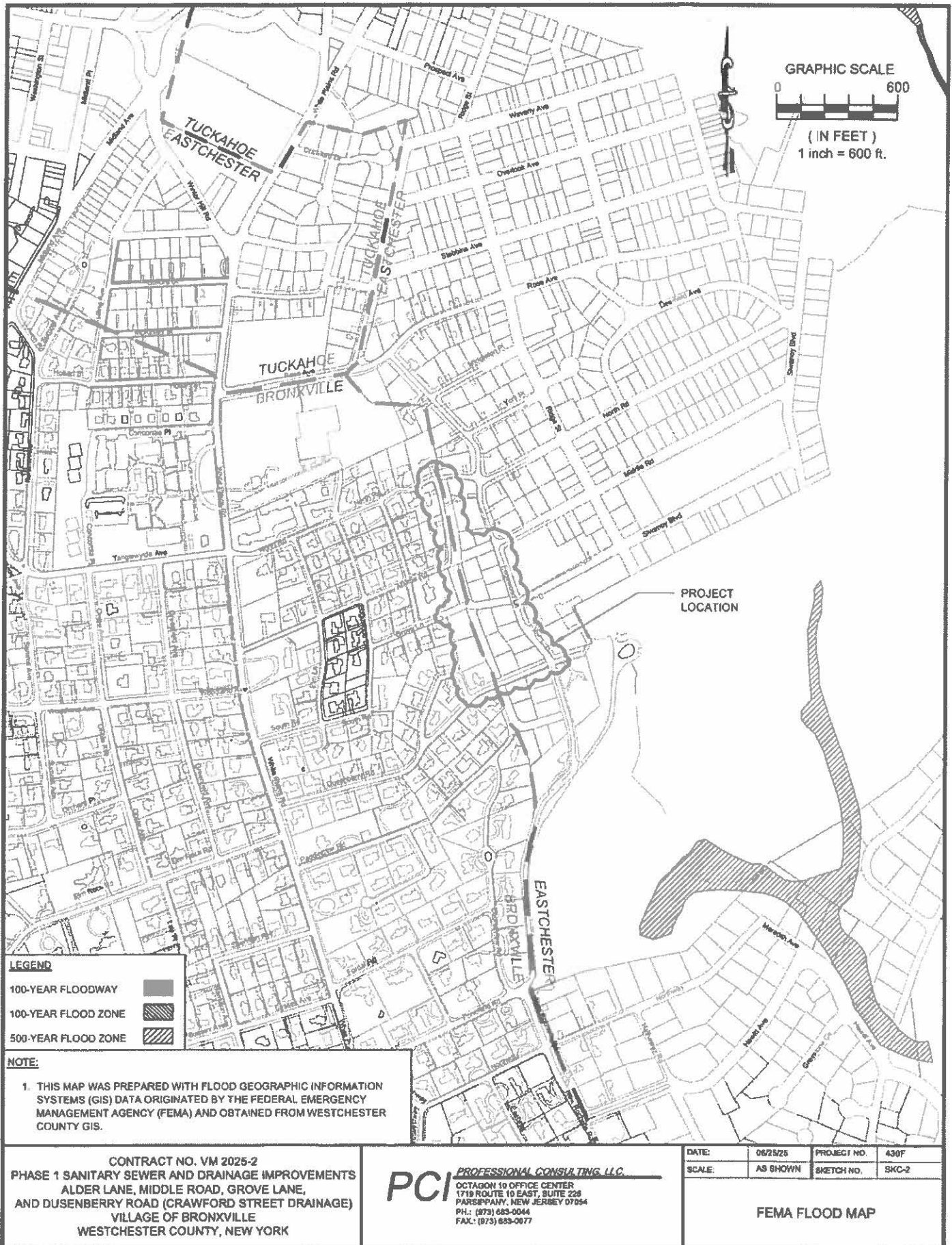
1. THIS MAP WAS PREPARED WITH INFORMATION SYSTEMS (GIS) DATA OBTAINED FROM WESTCHESTER COUNTY GIS.

CONTRACT NO. VM 2025-2  
 PHASE 1 SANITARY SEWER AND DRAINAGE IMPROVEMENTS  
 ALDER LANE, MIDDLE ROAD, GROVE LANE,  
 AND DUSENBERRY ROAD (CRAWFORD STREET DRAINAGE)  
 VILLAGE OF BRONXVILLE  
 WESTCHESTER COUNTY, NEW YORK

**PCI** PROFESSIONAL CONSULTING, LLC  
 OCTAGON 10 OFFICE CENTER  
 1719 ROUTE 10 EAST, SUITE 225  
 PARLISPARAY, NEW JERSEY 07034  
 PH: (873) 883-0044  
 FAX: (873) 883-0077

DATE:	08/25/28	PROJECT NO:	430F
SCALE:	AS SHOWN	SKETCH NO.:	8KC-1

PROJECT LOCATION MAP





GRAPHIC SCALE  
0 800  
( IN FEET )  
1 inch = 800 ft.



**LEGEND**

- FRESHWATER POND WETLANDS (NWI) [diagonal lines]
- LAKE WETLANDS (NWI) [cross-hatching]
- FRESH EMERGENT WETLANDS (NWI) [diagonal lines]
- FRESHWATER FORESTED / SHRUB WETLANDS (NWI) [solid black]
- NEW YORK STATE REGULATED WETLANDS (NYSDEC) [cross-hatching]

**NOTES:**

1. THIS MAP WAS PREPARED WITH INFORMATION SYSTEMS (GIS) DATA OBTAINED FROM WESTCHESTER COUNTY GIS.
2. NATIONAL WETLAND INVENTORY (NWI) WETLAND DATA WAS DERIVED FROM THE U.S. FISH AND WILDLIFE SERVICE.
3. NEW YORK STATE REGULATED WETLAND INFORMATION WAS DERIVED FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
4. HYDRIC SOILS WETLANDS DATA WAS DERIVED FROM SOILS DATABASE (WCISOIL) FROM THE 2013 WESTCHESTER COUNTY SOIL SURVEY, U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.

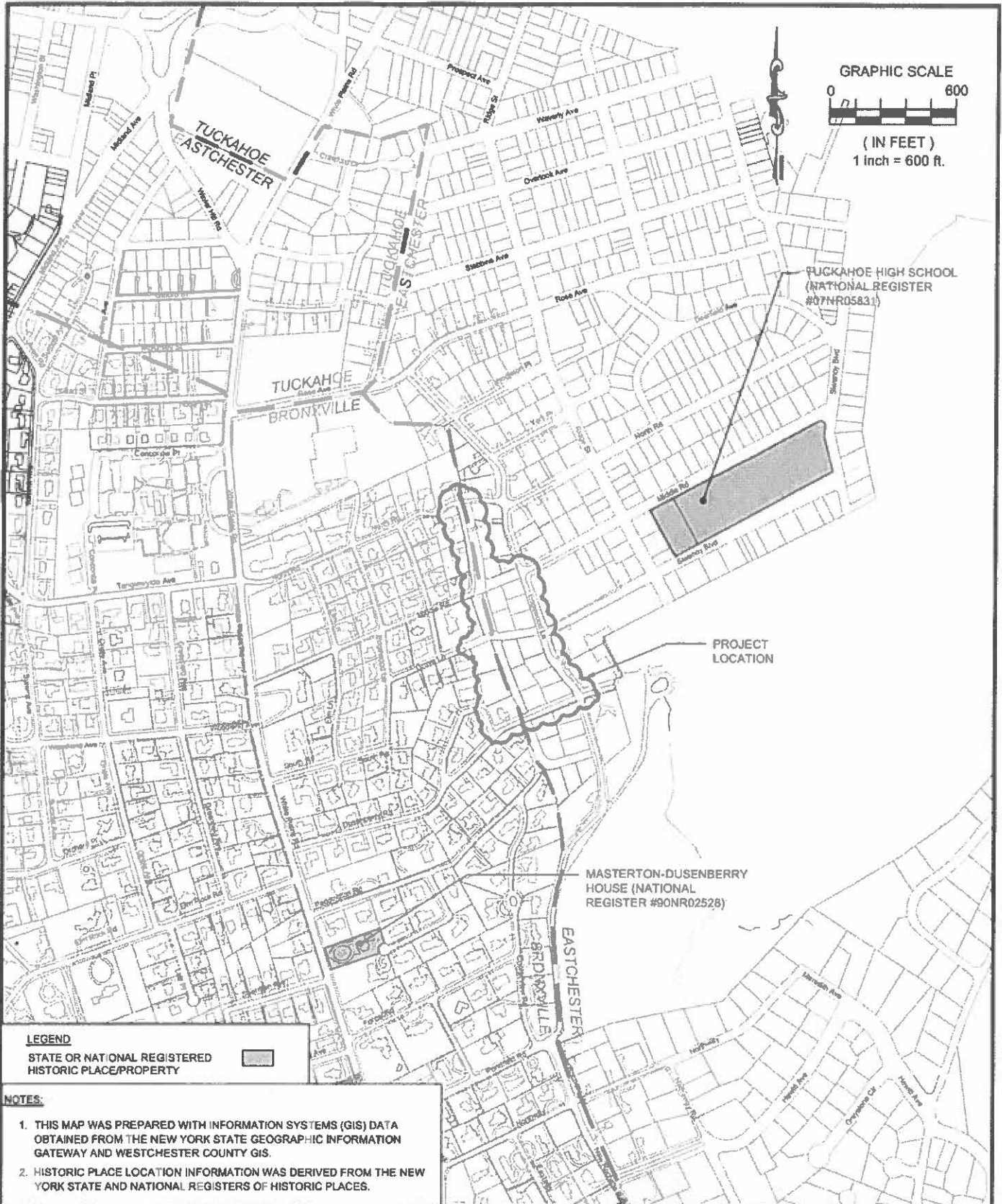
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1719 ROUTE 10 EAST, SUITE 225  
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PH: (973) 683-0044  
FAX: (973) 683-0077

DATE:	08/28/25	PROJECT NO.	430F
SCALE:	AS SHOWN	SKETCH NO.	SKC-3

WETLANDS MAP





**LEGEND**

STATE OR NATIONAL REGISTERED  
HISTORIC PLACE/PROPERTY



**NOTES:**

1. THIS MAP WAS PREPARED WITH INFORMATION SYSTEMS (GIS) DATA OBTAINED FROM THE NEW YORK STATE GEOGRAPHIC INFORMATION GATEWAY AND WESTCHESTER COUNTY GIS.
2. HISTORIC PLACE LOCATION INFORMATION WAS DERIVED FROM THE NEW YORK STATE AND NATIONAL REGISTERS OF HISTORIC PLACES.

CONTRACT NO. VM 2025-2  
PHASE 1 SANITARY SEWER AND DRAINAGE IMPROVEMENTS  
ALDER LANE, MIDDLE ROAD, GROVE LANE,  
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VILLAGE OF BRONXVILLE  
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**PCI** PROFESSIONAL CONSULTING, LLC  
OCTAGON 10 OFFICE CENTER  
1719 ROUTE 10 EAST, SUITE 228  
PARIS, NEW YORK 14559  
PH: (873) 883-0044  
FAX: (873) 883-0077

DATE:	08/25/25	PROJECT NO.	430F
SCALE:	AS SHOWN	SKETCH NO.	SKC-4

NEW YORK STATE HISTORIC  
PRESERVATION OFFICE (SHPO)  
HISTORIC PLACES MAP