

VENEZIANO & ASSOCIATES

COUNSELLORS-AT-LAW

84 BUSINESS PARK DRIVE

SUITE 200

ARMONK, NEW YORK 10504

TEL: (914) 273-1300

FAX: (914) 273-1303

June 19, 2018

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

**Re: 45 Bedford Road, Armonk Hamlet
Zoning Petition**

Honorable Supervisor and Members of the Town Board:

I. INTRODUCTION

This firm represents 45 Bedford Road LLC, the owner of the property located at 45 Bedford Road.¹ The subject property consists of approximately 4.2 acres and is the site of the Mariani Gardens Nursery. The property is located in the NB (Nursery Business) zoning district.

The purpose of this letter is to submit a zoning petition to: (i) create a new zoning district to be entitled R-MF-DA (Residential-Multifamily-Downtown Armonk) which would permit residential uses on the subject property and provide appropriate dimensional requirements; and (ii) map the foregoing new district to the subject property to permit residential use on the site. Site plan and subdivision approval, will also be required from the Planning Board.

II. PRESENT APPLICATION

As set forth in more detail in the petition, changing market conditions indicate that the highest and best use for the site is residential. While the nursery business has been profitable, over the years the property has petitioned the Town to provide additional alternative uses on the site. It has been underutilized for some time.

The residential market in Armonk is strong and, as described in the Petition, a residential use on the site provides many benefits to both the Town as a whole as well as the residents of the project. The Town benefits from additional taxes and support for the businesses in the hamlet, and the residents enjoy easy walkability to the retail and other facilities in the hamlet.

¹ The project team includes Rob Aiello of JMC and Jon Halper, architect.

Michael Schiliro, Supervisor
Town Board of the Town of North Castle

June 19, 2018
Page 2

The development proposal calls for the demolition of the existing structures on the property and the redevelopment of the site for residential use with the following components:

- Five 4-bedroom townhouse units of approximately 3,920 s.f. each, located in 2 buildings at the northern end of the site, closest to Bedford Road;
- Sixteen 3-bedroom townhouse units of approximately 3,000 s.f. each, located in 3 buildings in the eastern portion of the site and 3 buildings in the western portion of the site;
- A multi-family building at the southern portion of the site closest to Route 22, containing six 2-bedroom apartments with an average size of approximately 1,430 s.f. and sixteen 1-bedroom units with an average size of approximately 890 s.f.;
- Ten (10%) percent of the units will be AFFH units and will be located on-site.

III. APPROVAL PROCESS

As noted above, the zoning petition submitted herewith seeks the approval of certain zone text amendments to establish a new zoning district, and the mapping of that district to the subject property. Both of those actions are within the jurisdiction of the Town Board, and require a mandatory referral to the Planning Board for a report and recommendation back to the Town Board. Following receipt of the report from the Planning Board, the Town Board is required to conduct a public hearing with respect to the proposed zoning amendments.

Following the public hearing, and assuming the Town Board approves the zoning amendments, we will then be able to submit an application for site plan approval and subdivision approval from the Planning Board. Public hearings will be required on those applications as well.

The approval process will also require a review under the State Environmental Quality Review Act (SEQRA). A full Environmental Assessment Form is submitted as part of the petition for your consideration. The proposed action is a Type 1 Action under SEQRA, due to its location adjacent to a historic district. For the reasons set forth in detail in the petition, we respectfully submit that a Negative Declaration is appropriate in these circumstances.

VENEZIANO & ASSOCIATES

Michael Schiliro, Supervisor
Town Board of the Town of North Castle

June 19, 2018
Page 3

IV. CONCLUSION

Please place this matter on the Town Board agenda for June 27, 2018 to begin the review process. We respectfully request that, at that meeting, you refer the matter to the Planning Board for its report and recommendation on the proposed zoning amendments.

Thank you for your courtesy and cooperation.

Very truly yours,

ANTHONY F. VENEZIANO, JR.

AFV/kj

cc: 45 Bedford Road LLC
Rob Aiello, JMC
Jon Halper, Halper Architects

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

-----X

In the Application of

45 BEDFORD ROAD LLC

For an Amendment to the Zoning Ordinance of the Town of North Castle pursuant to Section 355-80 of the Town of North Castle Zoning Ordinance associated with the establishment of a new zoning district to be entitled Residential – Multifamily – Downtown Armonk (R-MF-DA) and the mapping of said district to the property shown on the Tax Assessment Map of the Town of North Castle as Parcel ID 108.03-1-65, commonly known as 45 Bedford Road, Armonk, New York.

PETITION

-----X

TO THE TOWN BOARD OF THE TOWN OF NORTH CASTLE:

The Petitioner, 45 BEDFORD ROAD LLC, by its attorney, Anthony F. Veneziano, Jr., Esq. of Veneziano & Associates, 84 Business Park Drive, Suite 200, Armonk, New York, 10504, as and for its Petition, alleges and states as follows:

A. DESCRIPTION OF PARTIES AND SUBJECT PROPERTY

1. 45 Bedford Road LLC (“Petitioner”) is a limited liability company organized under the laws of the State of New York, having offices at 45 Bedford Road, Armonk, NY 10504.

2. Petitioner is the owner of a parcel of property in the Town of North Castle, with Tax Map ID 108.03-1-65, commonly known as 45 Bedford Road, and the site of the Mariani Gardens nursery (the “Subject Property”). The parcel is approximately 4.213 acres in size.

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

4. The Subject Property is located within the NB (Nursery Business) Zoning District. Attached as **Exhibit C** is a copy of the relevant portion of the Zoning Map delineating the zoning of the Subject Property and the surrounding area. This is the only parcel in the Town with this zoning designation.

B. CURRENT ZONING AND DEVELOPMENT

5. The Subject Property is approximately 4.213 acres in size and is located on the south side of Bedford Road. As stated above, it is located in the NB Zoning District.

6. The Subject Property is currently developed with the Mariani Gardens nursery. That development consists of approximately 11,360 s.f. of greenhouse space, 6,600 s.f. of office space, 5,000 s.f. of storage space, 3,500 s.f. of wine bar/café space, and 6,077 s.f. of market space, a total of approximately 32,537 s.f. An Existing Conditions Plan is attached as **Exhibit D**.

7. Access to the Subject Property is provided by a driveway on Bedford Road.

8. Over time, Mark Mariani has petitioned the Town for relief in the nature of alternative uses on the site.

C. SURROUNDING ZONING AND DEVELOPMENT

9. The Subject Property is located on the south side of Bedford Road. To the east of the Subject Property is Maple Avenue, and on the east side of Maple Avenue is a Town park.

10. To the north of the Subject property is Bedford Road, and on the north side of Bedford Road are several properties comprising the Bedford Road Historic District, including several office/residences and St. Stephen's Episcopal Church. The residences/offices are in the RO (Residence Office) district and the church is in the R-10 one-family residence district. Located between the church and the other buildings is a driveway for Armonk Square.

11. To the west of the Subject Property are the American Legion property and Town Hall, both of which are in the R-10 one-family residence district.

12. To the south of the Subject Property is Route 22. The IBM property and the community park are located on the south side of Route 22.

D. PROPOSED DEVELOPMENT AND USE

13. An underpinning for this Petition is the change in circumstances with respect to both the Armonk Hamlet and the nursery use. Current market conditions indicate that the highest and best use of the Subject Property is residential. There is pressure on nurseries, which are often located in residential areas, to convert to residential use. The need for a nursery can be met elsewhere, as can the office.

14. The residential market in Armonk is strong and, as discussed below, a residential use on the Subject Property provides many benefits to both the Town as a whole as well as the residents of the project. The Town benefits from additional taxes and support for the businesses in the Hamlet, and the residents enjoy the easy walkability to the retail and other facilities in the Hamlet.

15. Petitioner is proposing to demolish the existing structures on the Subject Property and redevelop the site for residential use with the following components:

- a. Five 4-bedroom townhouse units of approximately 3,920 s.f. each, located in 2 buildings at the northern end of the site, closest to Bedford Road (the “A” buildings);
- b. Sixteen 3-bedroom townhouse units of approximately 3,000 s.f. each, located in 3 buildings in the eastern portion of the site and 3 buildings in the western portion of the site (the “B” buildings);

- c. A multi-family building at the southern portion of the site closest to Route 22, containing six 2-bedroom apartments with an average size of approximately 1,430 s.f. and sixteen 1-bedroom units with an average size of approximately 890 s.f. (the “C” building)
- d. Ten (10%) percent of the units will be AFFH units and will be located on-site.

16. The proposed site plan delineating the various components, their location on the site, and their relationship to each other, is attached as **Exhibit E**. Floor plans and elevations are attached as **Exhibit F**.

17. The project will maintain the significant 100 foot building setback along Bedford Road that currently exists with the existing NB Zone. The buffer area along the Bedford Road frontage is almost 2/3 of an acre, ample area for enhanced landscaping if necessary. The buffer area along Maple Avenue, including both the Subject property and the adjacent right-of-way, is just over an acre in size. The “B” unit closest to Maple Avenue is approximately 85 feet from the road. The existing 30 foot rear yard building setback required in the NB district will be maintained and the 0 foot side yard building setback will be increased to 25 feet.

18. The “A” units are approximately 28’ 10” in height as measured in accordance with the Zoning Ordinance. The “B” units are approximately 27’ 4” in height and the “C” building is approximately 40’ in height. The height of the “C” building is mitigated by locating it farthest from Bedford Road and closest to Route 22, where a significant change in grade limits the visibility of the building from the road.

19. This Petition is requesting the creation of a new zoning district and the mapping of that district to the Subject Property. The proposed district is entitled R-MF-DA (Residential –

Multifamily – Downtown Armonk) to reflect both the proposed use and the location. A copy of the draft local law to accomplish this is attached as **Exhibit G**.

20. There will be 132 parking spaces on the property. 38 spaces will be in garages, an additional 38 spaces will be in front of the garages, and 23 spaces will be located under the “C” building. The remainder of the parking spaces will be surface parking.

21. While the building coverage on the site will increase from 13.7% to 23.1%, the total impervious surface will be reduced from 63.8% to 56.5%.

E. COMPREHENSIVE PLAN

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

23. For example, in Section 8 at page 100, the Plan states as follows:

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

24. Similarly, in Section 12 at page 155 of the Comprehensive Plan, the following is stated:

“To preserve the character of the Bedford Road Historic District and surrounding area, the current Nursery Business (NB) zoning should be maintained on the south side of Bedford Road, and any change of

use at that location should be consistent with the intent of the zone. However, the Town may consider modifying the NB zoning to allow for limited professional office uses as well as limited residential.”

25. We recognize that the Comprehensive Plan does not anticipate a wholly residential project for the Subject Property. Nevertheless, we respectfully submit that the proposed project accomplishes the goals set forth above. First, the location of the property lends itself to walking to the hamlet as opposed to driving, thereby minimizing both traffic and parking impacts. A full range of shopping, commercial, and other amenities are but a short walk away. We note that eliminating retail uses on the Subject Property strengthens the existing retail core in the Hamlet.

26. In addition, the introduction of residential uses will provide an influx of shoppers and income for the Armonk businesses, with minimal, if any, impact on the Bedford Road Historic District. Also, by allowing a residential project of this density, both the Town and the property owner can resolve the need for changes to this site to address economics.

27. While the nursery business has been on the site and profitable for approximately 10 years, that business has been subsidized by other businesses of the owner, including home building and landscaping. Various plans have been put forth to expand the uses on the site. One such plan was for a wine bar/caf . That plan was approved but was not successful. Other proposals included a venue for events such as weddings and parties and, most recently, a Soul Cycle facility, none of which have gone forward.

28. We appreciate and understand the time and effort put into the recently adopted Comprehensive Plan. The decision to proceed with a wholly residential plan was not made until recently and, accordingly, the Town did not have input from the Petitioner during that process. Nevertheless, for the reasons set forth above, we believe that the proposal is consistent with the

Comprehensive Plan. However, if the Town Board would prefer to modify the Plan to confirm the consistency of the project, we would support such an amendment.

F. APPROVALS REQUESTED

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

- (a) Zone text amendments establish the new R-MF-DA (Residential – Multifamily – Downtown Armonk) zoning district (Town Board);
- (b) Mapping of the R-MF-DA district to the Subject Property (Town Board);
- (c) Comprehensive Plan amendment, if necessary (Town Board);
- (d) Site plan approval (Planning Board); and,
- (e) Subdivision approval, if necessary (Planning Board).
- (f) Wetland Permit (Planning Board)
- (g) Flood Plain Development Permit (Planning Board)

G. ENVIRONMENTAL REVIEW

30. While the proposed project does not meet any of the usual thresholds for classification as a Type 1 action, the Subject Property is “... substantially contiguous to...[a] historic...district...that is listed on the National Register of Historic Places....” Accordingly, the proposed action, including the items set forth above in paragraph 29, is a Type 1 action under the State Environmental Quality Review Act (SEQRA) and its associated regulations. Nevertheless, given that none of the other thresholds are met by the proposed project, we respectfully submit that it would be appropriate, following a review of the materials we will submit, for the Town to issue a negative declaration.

31. A Full Environmental Assessment Form is attached hereto as **Exhibit H**. We respectfully request that the Town Board commence the environmental review process.

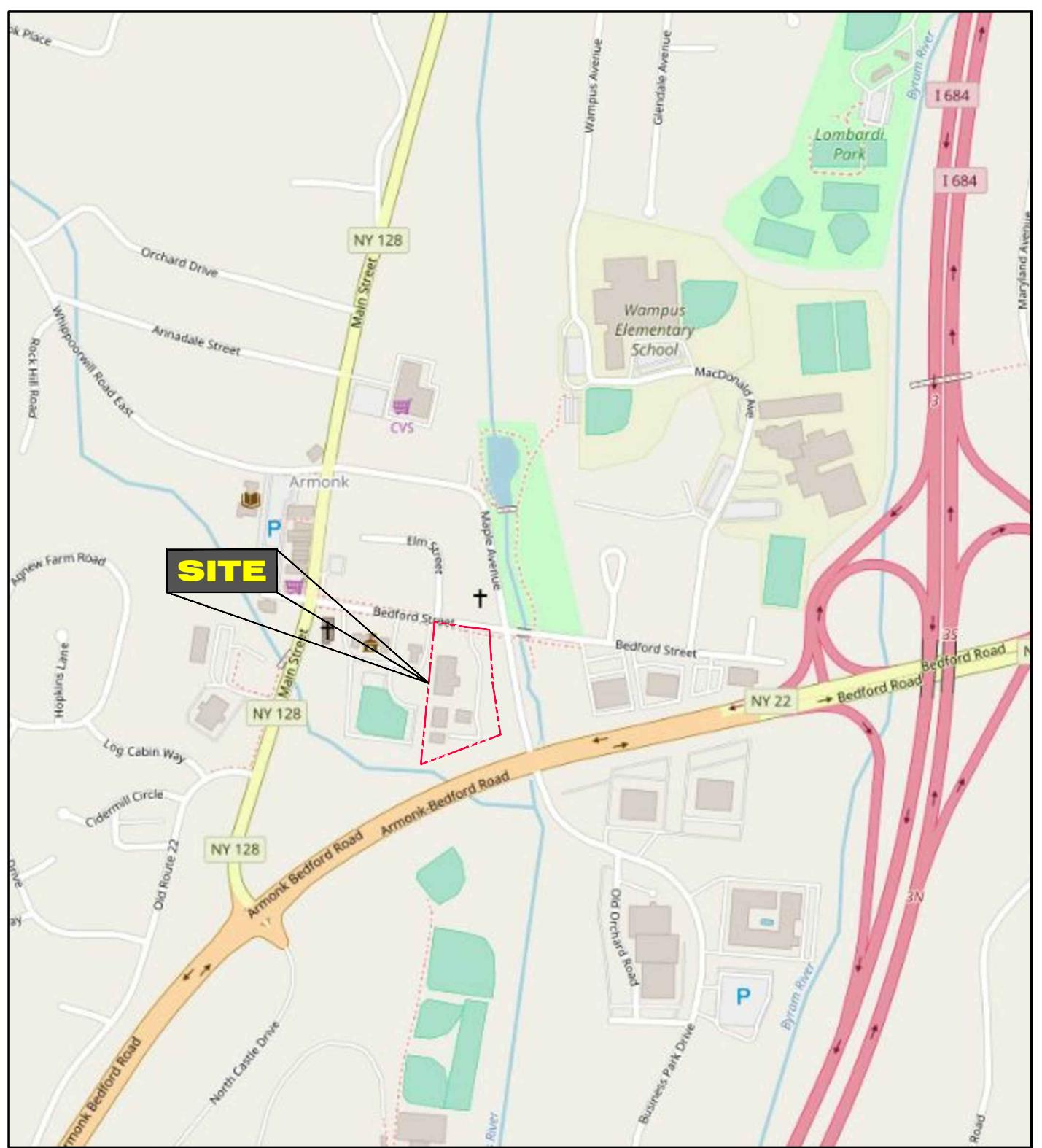
WHEREFORE, it is respectfully requested that this matter be placed on the June 27, 2018 agenda of the Town Board and referred to the Planning Board, and any other board, agency, or official which the Town Board deems appropriate, for formal recommendation and that the relief sought herein be, in all respects, granted.

Dated: June 19, 2018
Armonk, New York

Respectfully submitted,

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

EXHIBIT A



MARIANI GARDENS REDEVELOPMENT

45 BEDFORD ROAD

ARMONK, NY 10504

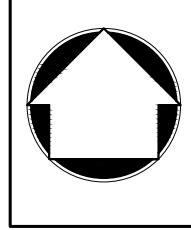
SITE LOCATION MAP

DATE: 06/18/2018

JMC PROJECT: 18053

FIGURE: SL-1

SCALE: 1" = 200'



120 BEDFORD RD
ARMONK
NY 10504

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JMCPLLC.COM



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EXHIBIT B



MARIANI GARDENS REDEVELOPMENT

45 BEDFORD ROAD
ARMONK, NY 10504

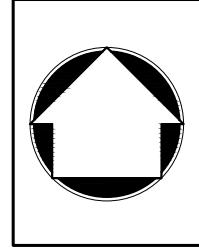
AERIAL PHOTOGRAPH

DATE: 06/18/2018

JMC PROJECT: 18053

FIGURE: SL-2

SCALE: 1" = 150'



120 BEDFORD RD
ARMONK
NY 10504

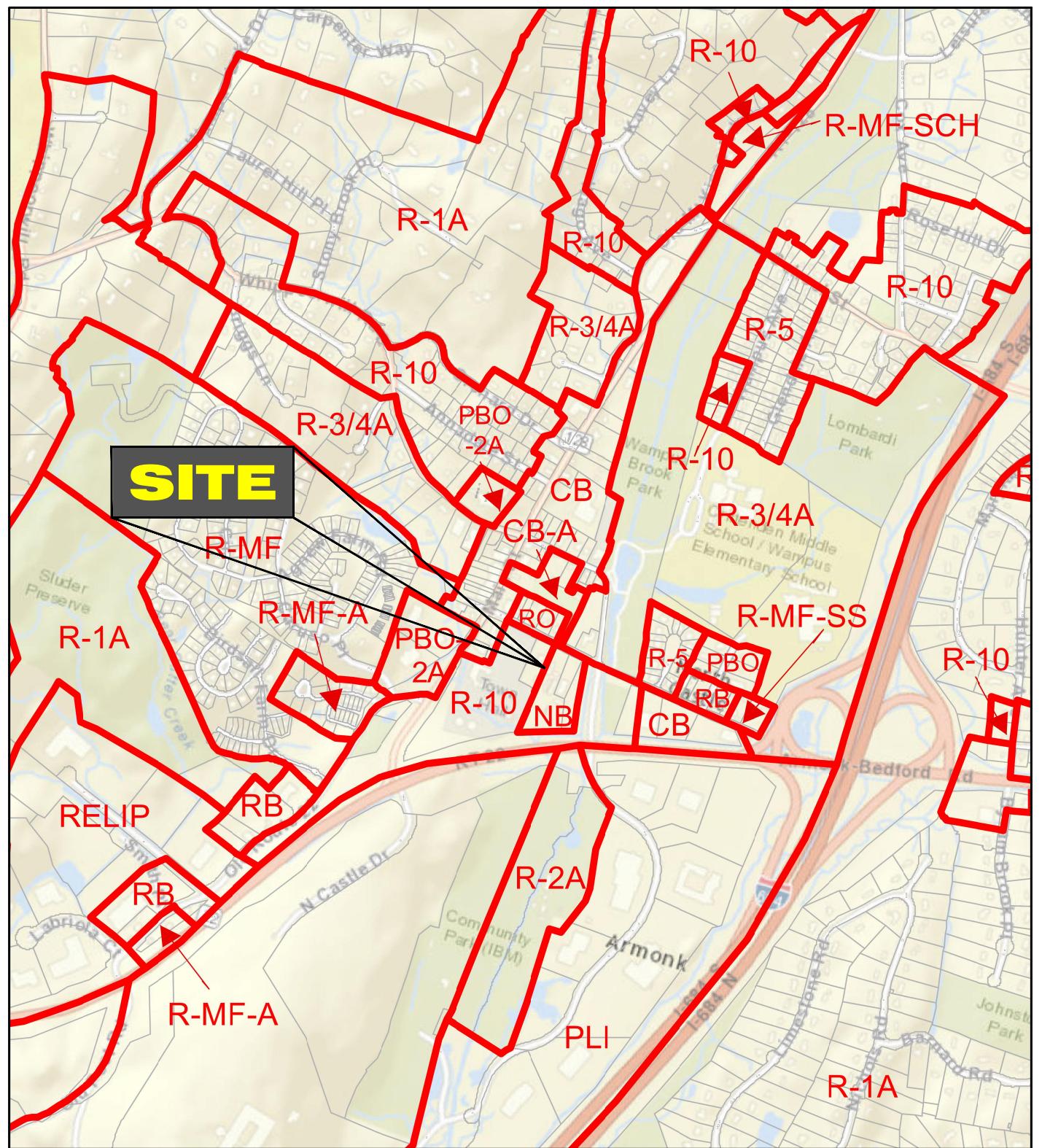
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EXHIBIT C



MARIANI GARDENS REDEVELOPMENT

45 BEDFORD ROAD

ARMONK, NY 10504

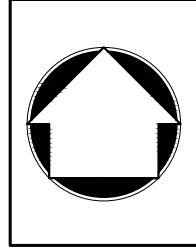
NORTH CASTLE ZONING MAP

DATE: 06/18/2018

JMC PROJECT: 18053

FIGURE: SL-3

SCALE: 1" = 1000'



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EXHIBIT D




EXHIBIT E



TABLE OF LAND USE		
TAX MAP NUMBER: 108.03-1-63,64,65		
EXISTING ZONE "NB" – NURSERY BUSINESS		
PROPOSED ZONE: "R-MF-DA" – RESIDENTIAL-MULTIFAMILY-DOWNTOWN- ARMONK		
PROPOSED USE: MULTIFAMILY RESIDENTIAL		
FIRE DISTRICT: ARMONK		
WATER DISTRICT: WATER DISTRICT NO. 4		
SEWER DISTRICT: SEWER DISTRICT NO. 2		
DESCRIPTION	REQUIRED	PROPOSED
LOT AREA (ACRES)	4 MINIMUM	4.21
LOT WIDTH (FEET)	200 MINIMUM	271
LOT FRONTAGE (FEET)	200 MINIMUM	260
LOT DEPTH (FEET)	200 MINIMUM	580
BUILDING HEIGHT (FEET)	40 MAXIMUM	40
FLOOR AREA RATIO	0.6 MAXIMUM	0.55
LOT COVERAGE BY BUILDING (PERCENT)	30 MAXIMUM	23.7
YARDS		
FRONT BUILDING SETBACK (FEET)	100 MINIMUM	100
REAR BUILDING SETBACK (FEET)	30 MINIMUM	30
SIDE BUILDING SETBACK (FEET)	25 MINIMUM	25
PARKING SUMMARY		
TOTAL SPACES REQUIRED (SPACES)	109	-
TOTAL SPACES PROVIDED (SPACES)	-	132
Garage Spaces Provided (Spaces)	-	38
Driveway Apron Spaces Provided (Spaces)	-	38
Covered Parking Spaces Provided (Spaces)	-	23
Surface Parking Spaces Provided (Spaces)	-	33

Proposed Site Plan

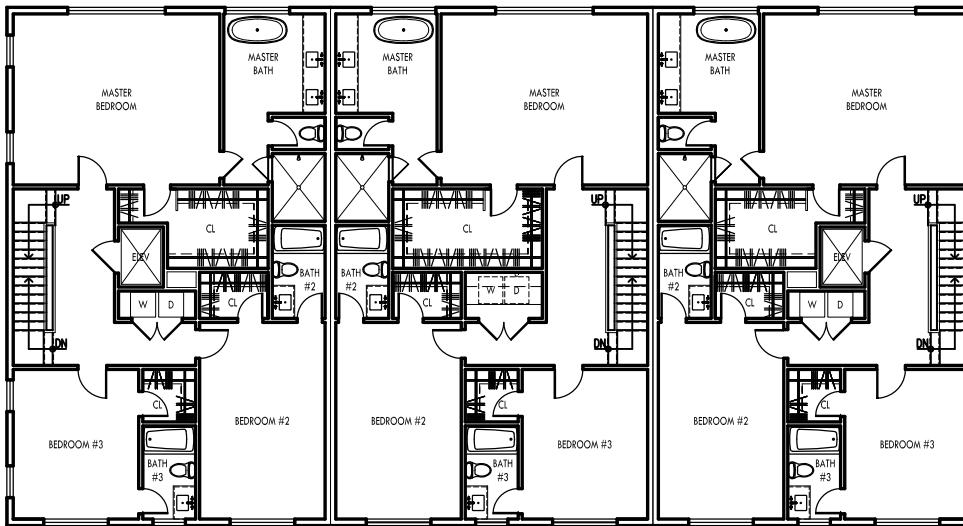
EXHIBIT F

MARIANI GARDENS

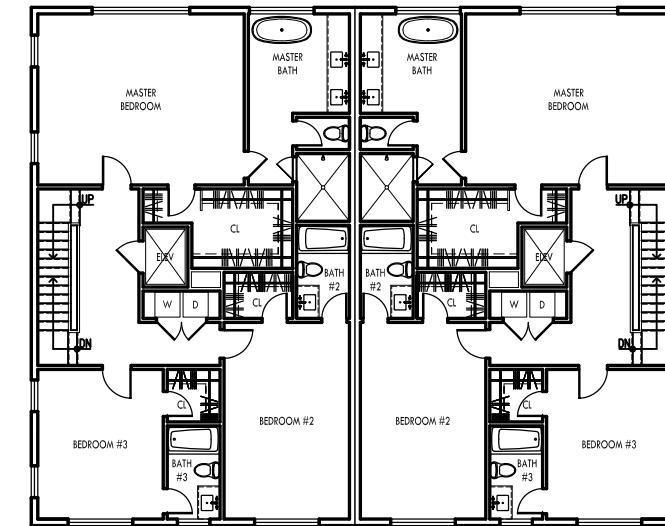
NORTH CASTLE, NEW YORK



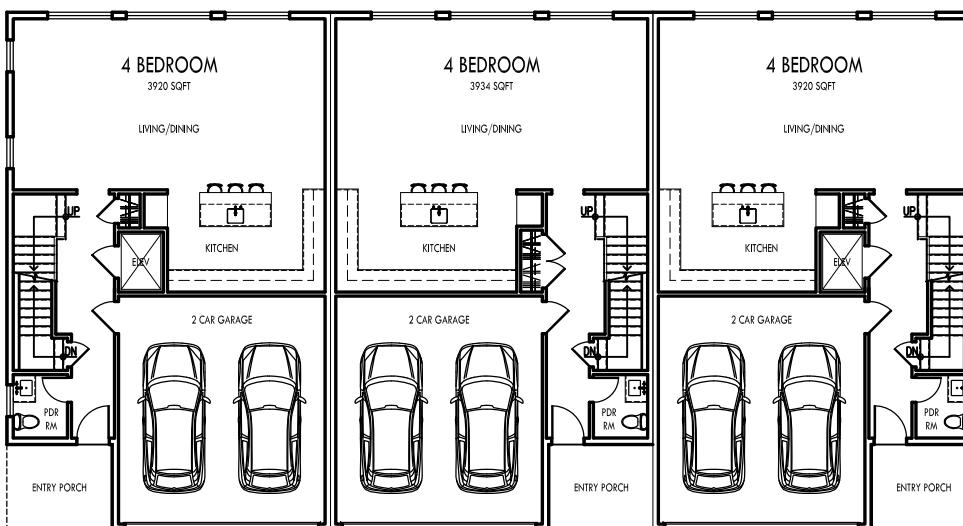
VIEW FROM BEDFORD ROAD



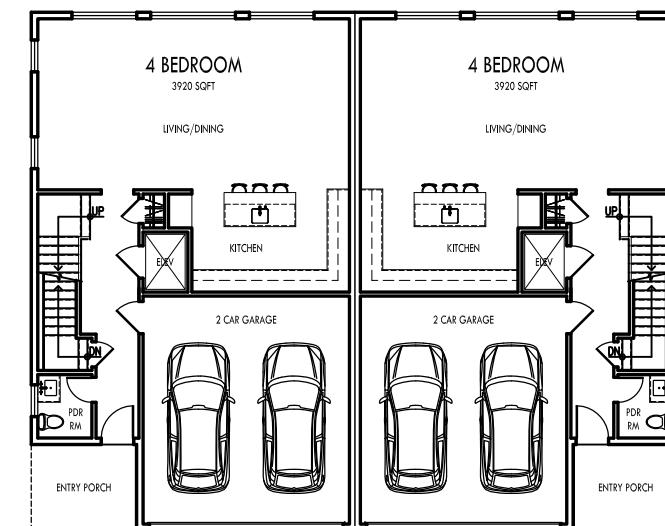
2 SECOND FLOOR UNIT A



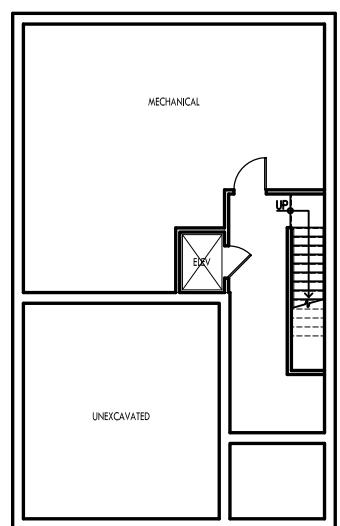
3 THIRD FLOOR UNIT A - TYPICAL



1 FIRST FLOOR UNIT A



4 BASEMENT UNIT A - TYPICAL





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www.halper.com

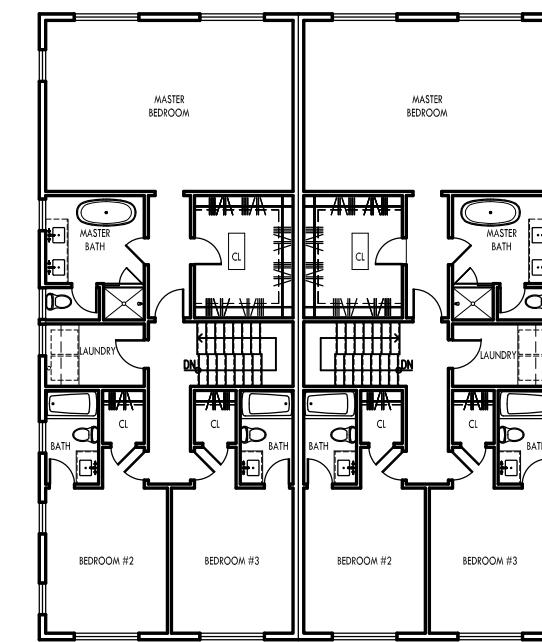
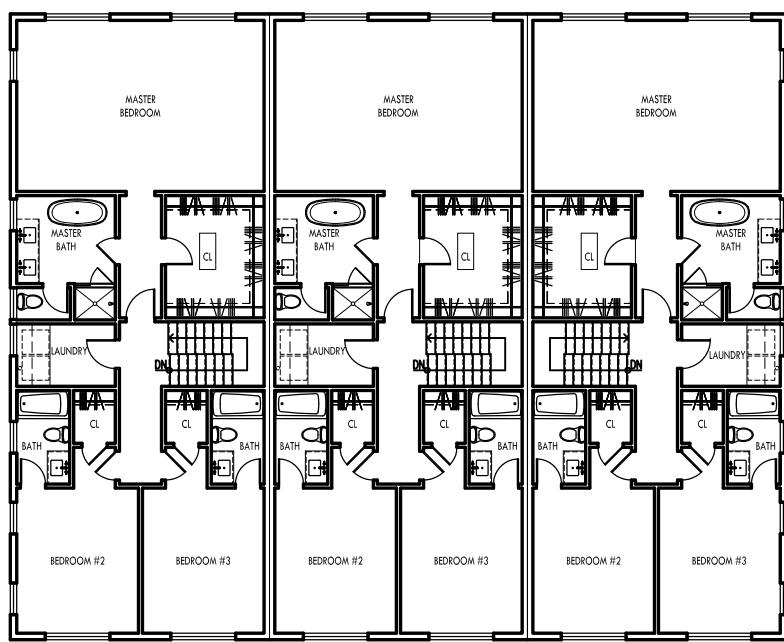
MARIANI GARDENS

NORTH CASTLE, NEW YORK

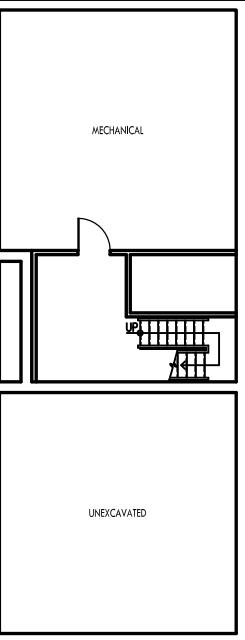
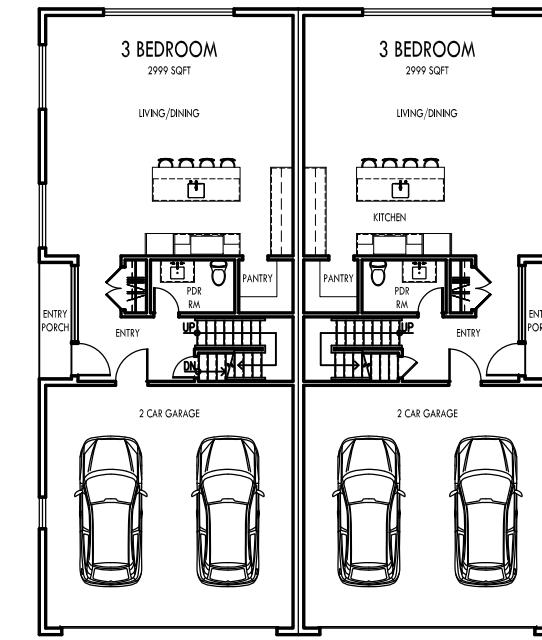
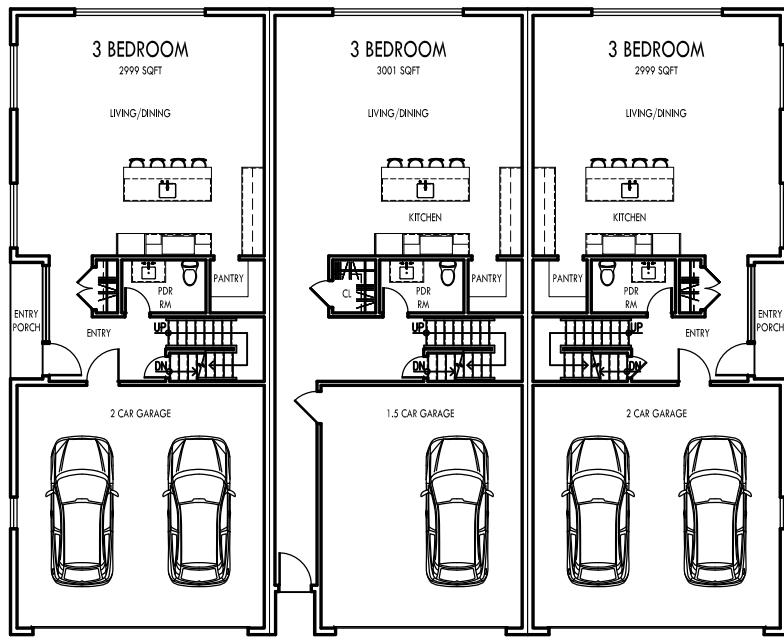
Revisions		
No.	Date	Description
	06.19.18	ZONING PETITION SUBMISSION

UNIT A EXTERIOR ELEVATIONS

Job: A200
Ced File: Drawn/Checked
Scale: 1/8"=1'-0"
Date: **A200**



2 SECOND FLOOR UNIT B



1 FIRST FLOOR UNIT B

3 BASEMENT UNIT B - TYPICAL



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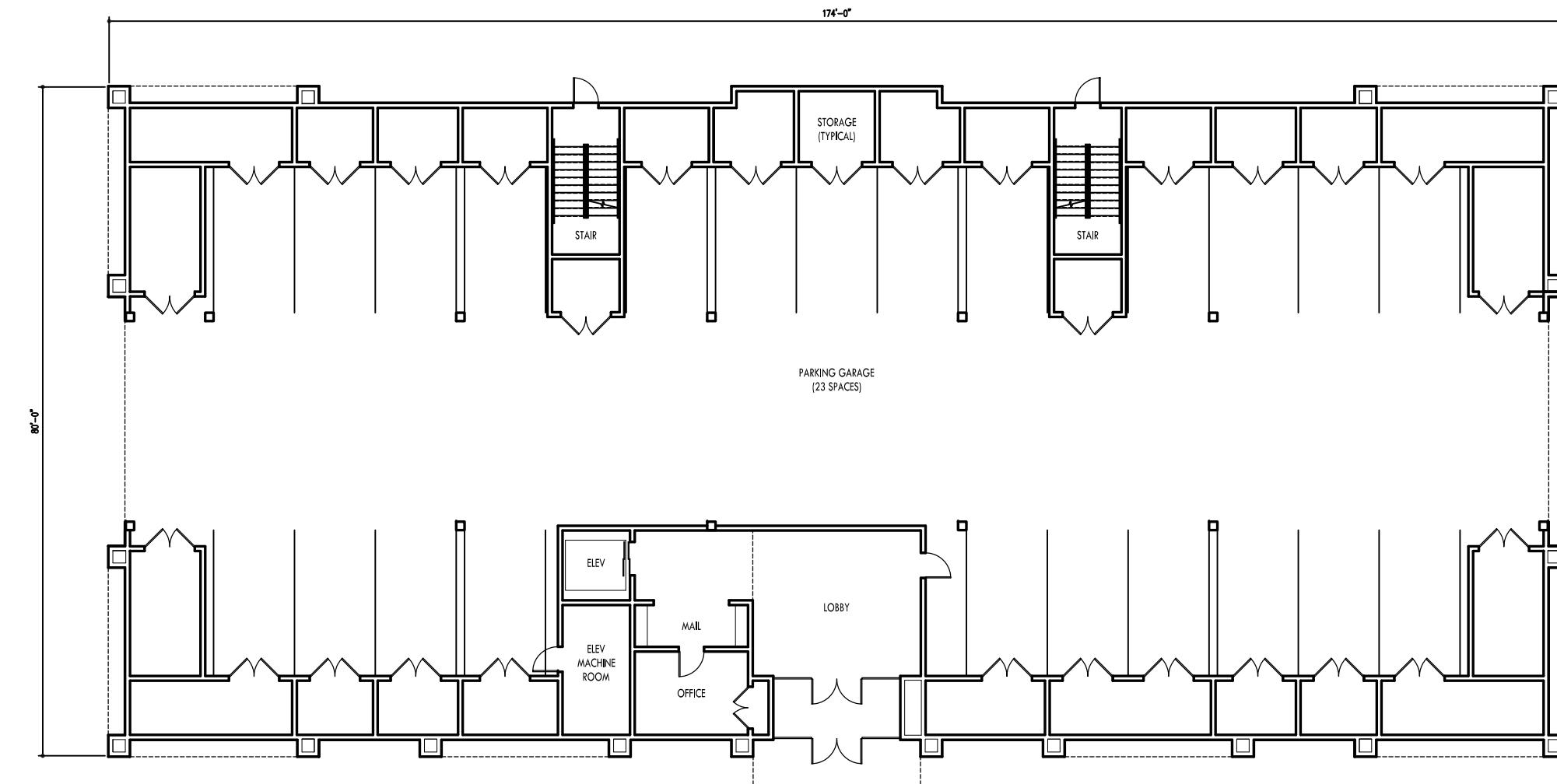
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MARIANI GARDENS
NORTH CASTLE, NEW YORK

Revisions
No. Date Description
D6.19.18 ZONING PETITION SUBMISSION

Title: UNIT B EXTERIOR ELEVATIONS

Job: B200
Ced File:
Drawn/Checked:
Scale: 1/8"=1'-0"
Date:



1 GROUND FLOOR

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MARIANI GARDENS
NORTH CASTLE, NEW YORK

Revisions
No. Date Description
D6.13.18 TOWN BOARD WORK SESSION

Job
Ced File
Drawn/Checked
Scale
1/8"=1'-0"
Date

Job
Ced File
Drawn/Checked
Scale
1/8"=1'-0"
Date

C111



1 SECOND AND THIRD FLOOR

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MARIANI GARDENS

NORTH CASTLE, NEW YORK

Revisions		
No.	Date	Description
	06.13.18	TOWN BOARD WORK SESSION

Title
UNIT C
SECOND AND THIRD FLOOR





1 UNIT C EXTERIOR ELEVATION



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MARIANI GARDENS NORTH CASTLE, NEW YORK

Revisions		
No.	Date	Description
	06.19.18	ZONING PETITION SUBMISSION

Title
STREETSCAPE

Job
SCH1
Ced File
1/16"=1'-0"
Drawn/Checked
Scale
Date

EXHIBIT G

TOWN OF NORTH CASTLE

Local Law No. ___ For the Year 2018

A Local Law to amend Chapter 355 of the Town of North Castle Town Code to add the R-MF-DA (Residential – Multifamily – Downtown Armonk) Zoning District and to map said district.

Section 1. In accordance with Section 355-80, Chapter 355 of the Town of North Castle Code is amended by amending § 355-5, “Enumeration of Districts,” by adding, in appropriate alphabetical order, a new district to be designated “R-MF-DA, Multifamily-DA Residence District.”

Section 2. Chapter 355 is further amended by adding thereto a new section to be known as § 355-25.1 entitled “Additional R-MF-DA Residence District Regulations” to read as follows:

In an R-MF-DA Multifamily District, all such uses shall be subject to site plan approval in accordance with Article VIII of this chapter.

- A. Intent. This district is established for the purpose of furthering the goals of the 2018 Town of North Castle Comprehensive Plan by increasing housing opportunities that respond to North Castle’s changing population, including young adults, through infill development in strategic locations with accessible infrastructure in the Downtown Armonk Hamlet area.
- B. Allowable density. The maximum permitted amount of development shall be a floor area ratio of 0.6. The lot area used in the calculation of floor area ratio in the R-MF-DA District shall be “net lot area” as defined in this chapter.
- C. AFFH Units. AFFH units shall be provided as set forth in §355-24I of this chapter.
- D. Water and sewage facilities. All dwelling units shall be served by public water and sewage treatment facilities only, and no certificate of occupancy shall be issued until all dwelling units are connected to approved and functioning public water and sewage treatment systems.
- E. Required parking. Parking spaces shall be provided in number and design according to the provisions of Article IX of this chapter.

Section 3. Chapter 355 is further amended by amending §355-21 “Schedule of Residence District Regulations” by adding thereto, in appropriate order, the following:

• Permitted Principal Uses	Attached, semidetached, detached, or multifamily dwellings, subject to the requirements of §355-25.1.
• Permitted Accessory Uses	Same as R-MF
• Minimum Lot Size	4 acres
• Minimum Lot Frontage	200 ft.

• Minimum Lot Width	200 ft.
• Minimum Lot Depth	200 ft.
• Minimum Yards	
○ Front	100 ft.
○ Side	25 ft.
○ Rear	30 ft.
• Maximum Building Height	
○ Feet	40 ft.
• Maximum Building Coverage	30%
• Minimum Dwelling Unit Size	As required by § 355-24

Section 4. Chapter 355 is further amended by amending §355-6 to apply the Residential Multifamily – Downtown Armonk (R-MF-DA) district to lot 108.03-1-65 as shown on the Tax Assessment Map of the Town of North Castle.

Section 5. Conflicting Standards.

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

Section 6. Severability.

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

Section 7. Effective Date.

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

Dated: _____, 2018

EXHIBIT H

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Mariani Gardens Redevelopment		
Project Location (describe, and attach a general location map): 45 Bedford Road, Armonk, NY 10504 - Town of North Castle, Westchester County		
Brief Description of Proposed Action (include purpose or need): The proposed action consists of a petition for a text amendment to create a new zoning district called the Residence - Multifamily - Downtown Armonk District (R-MF-DA) and to rezone the subject parcel from its current NB Nursery Business District to the proposed R-MF-DA Zone. The proposed action also includes site plan approval and subdivision approval for the construction of 43 multifamily dwelling units and associated site improvements in accordance with the requirements of the proposed R-MF-DA Zoning District.		
Name of Applicant/Sponsor: 45 Bedford Road LLC		Telephone: 914-273-4822 E-Mail: rglacy@markmariani.com
Address: 45 Bedford Road		
City/PO: Armonk NY		State: NY Zip Code: 10504
Project Contact (if not same as sponsor; give name and title/role): Rebekah J. Glacy		Telephone: 914-273-4822 E-Mail: rglacy@markmariani.com
Address: 45 Bedford Road		
City/PO: Armonk		State: NY Zip Code: 10504
Property Owner (if not same as sponsor): same		Telephone: same E-Mail: same
Address: same		
City/PO: same		State: same Zip Code: same

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	Zoning Text Amendment and Zone Change	06/19/2018
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan Approval, Subdivision Approval, Wetland Permit, Floodplain Development Permit	TBD
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Permit	TBD
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC SPDES General Permit GP-0-15-002	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No only approval(s) which must be granted to enable the proposed action to proceed?	
<ul style="list-style-type: none"> • 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	

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?

NB - Nursery Business Zone

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? Rezone from NB to R-MF-DA (Residence - Multifamily - Downtown Armonk R-MF-DA District)

C.4. Existing community services.

a. In what school district is the project site located? Byram Hills Central School District

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

North Castle Police

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

Armonk Fire District

d. What parks serve the project site?

Wampus Brook Park, Lombardi Park, Betsy Sluder Nature Preserve, Nichols Preserve

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)? Multifamily Residential

b. a. Total acreage of the site of the proposed action? 4.213 acres

b. Total acreage to be physically disturbed? 4.213 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.213 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)
Residential Subdivision

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

iii. Number of lots proposed? TBD

iv. Minimum and maximum proposed lot sizes? Minimum TBD Maximum TBD

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

i. If No, anticipated period of construction: 12-18 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? If Yes, show numbers of units proposed.				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	43
At completion of all phases	_____	_____	_____	43
g. Does the proposed action include new non-residential construction (including expansions)? If Yes,				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ol style="list-style-type: none"> 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?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,				
<ol style="list-style-type: none"> 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: _____ 				
<ol style="list-style-type: none"> iii. If other than water, identify the type of impounded/contained liquids and their source. 				
<ol style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)				
If Yes:				
<ol style="list-style-type: none"> 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"> • 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. _____ 				
<ol style="list-style-type: none"> iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes:				
<ol style="list-style-type: none"> i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Existing site includes an unnamed stream running through southwest corner of property that will remain and be protected. Adjacent locally regulated buffer area will be partially disturbed, however, an existing wetland mitigation area from prior development of site will remain. 				

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:

Proposed Building and parking areas encroaches into the 100' locally regulated wetland buffer. Wetland disturbance area to be determined.

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe:

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

If Yes:

i. Total anticipated water usage/demand per day: 7,000 * gallons/day

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

If Yes: * Increase estimated compared to site's current site plan approval

- Name of district or service area: North Castle Water District WD4
- Does the existing public water supply have capacity to serve the proposal? To be determined 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), maximum pumping capacity: _____ gallons/minute.

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

If Yes: * Increase estimated compared to site's current site plan approval

i. Total anticipated liquid waste generation per day: 7,000 * 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: Sewer District #2 Treatment Plant
- Name of district: North Castle Sewer District #2
- Does the existing wastewater treatment plant have capacity to serve the project? To be determined 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 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): _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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 2.38 acres (impervious surface)

_____ Square feet or 4.213 acres (parcel size)

ii. Describe types of new point sources. On-site stormwater management facilities with non-erosive discharges to existing swales / watercourses.

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)?

On-site stormwater management facilities with non-erosive discharges to existing swales / watercourses.

- If to surface waters, identify receiving water bodies or wetlands: _____
n/a

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

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)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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 Hydrofloucarbons (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: 28 peak hour weekday AM trips, 21 peak hour weekday PM trips and 30 peak hour Saturday trips (excludes existing uses' peak hour trips)

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 semi-trailer truck trips/day: _____ n/a

iii. Parking spaces: Existing 147 (129 built) Proposed 132 Net increase/decrease 3 built spaces

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:

Proposed site driveway connection to Bedford Road will be in same location as existing driveway.

vi. Are public/private transportation service(s) or facilities available within ½ 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: _____
TBD

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

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.

i. During Construction:

- Monday - Friday: In accordance with Town code
- Saturday: In accordance with Town code
- Sunday: In accordance with Town code
- Holidays: In accordance with Town code

ii. During Operations:

- Monday - Friday: n/a - Residential
- Saturday: n/a - Residential
- Sunday: n/a - Residential
- Holidays: n/a - Residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes:		
i. Provide details including sources, time of day and duration:	Periodic noise from construction activities to occur during permitted days and hours per Town of North Castle Code	
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Describe: _____		
n.. Will the proposed action have outdoor lighting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes:		
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	Lighting design to be determined. Proposed parking lot and driveway lighting will be residential in scale and character.	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Describe: _____		
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	TBD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:		
i. Product(s) to be stored	Diesel Fuel (if required for emergency generators)	
ii. Volume(s)	TBD per unit time	TBD (e.g., month, year)
iii. Generally describe proposed storage facilities:	If required for emergency power, diesel storage will be in above ground belly tanks integral with emergency generators.	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:		
i. Describe proposed treatment(s):	Routine landscape maintenance in accordance with state and local laws.	
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:		
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	<ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ TBD (unit of time) • Operation : _____ 3.5 tons per _____ month (unit of time) 	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	<ul style="list-style-type: none"> • Construction: Debris recycling will be in accordance with all applicable local requirements • Operation: Recycling will be in accordance with all county requirements 	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	<ul style="list-style-type: none"> • Construction: Solid construction waste will be disposed of in accordance with all applicable local requirements • Operation: Private carrier to licensed disposal facility 	

s. Does the proposed action include construction or modification of a solid waste management facility? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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:	<ul style="list-style-type: none"> • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or • _____ Tons/hour, if combustion or thermal treatment
iii. If landfill, anticipated site life: _____ years	
t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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.			
<input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
ii. If mix of uses, generally describe:	Site is located in the center of the downtown Armonk Hamlet Area with convenient walking access to amenities and commercial services.		
b. Land uses and covertypes on the project site.			
Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.71	2.38	- 0.33
• Forested	0.00	0.00	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	-
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.03	0.03	-
• Wetlands (freshwater or tidal)	0.07	0.07	-
• Non-vegetated (bare rock, earth or fill) Gravel	0.63	0.00	-0.63
• Other Describe: <u>Lawn/mulch</u>	0.76	1.72	+0.96

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, i. Identify Facilities: <u>H.C. Crittenden Middle School, The Bristal Assisted Living</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? 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: <input type="checkbox"/> Yes – Spills Incidents database _____ Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database _____ Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If yes, provide DEC ID number(s): 360005	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): <u>This is not on the Mariani Gardens/subject site. Site 3600005 Armonk is private wells in vicinity of Maple Avenue & Bedford Road (State Super-fund Program; classification 04; where treatment is on-going).</u>	

v. Is the project site subject to an institutional control limiting property uses?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ _____ 		
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project site? _____ over 10 feet		
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		
c. Predominant soil type(s) present on project site: _____ UrB - Urban Land _____ 100 % _____ % _____ %		
d. What is the average depth to the water table on the project site? Average: _____ over 6 feet		
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site		
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 98.97 % of site <input checked="" type="checkbox"/> 10-15%: _____ 0.39 % of site <input checked="" type="checkbox"/> 15% or greater: _____ 0.64 % of site		
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> Streams: Name _____ Classification C _____ Lakes or Ponds: Name _____ Classification _____ Wetlands: Name _____ Federal Waters, Federal Waters, Federal Waters Approximate Size 0.07 acres Wetland No. (if regulated by DEC) n/a 		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____		
i. Is the project site in a designated Floodway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
j. Is the project site in the 100 year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Name of aquifer: _____		

m. Identify the predominant wildlife species that occupy or use the project site: Typical suburban species of wildlife _____ and birds _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Bog Turtle	
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	
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 If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
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 If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
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 If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: Bedford Road Historic District	
iii. Brief description of attributes on which listing is based: <u>Subject site is adjacent to but not located within the Bedford Road Historic District.</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

F. Additional Information

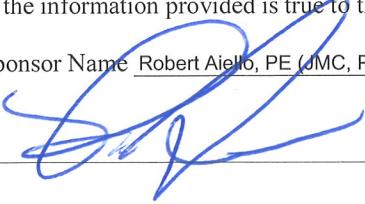
Attach any additional information which may be needed to clarify your project.

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

G. Verification

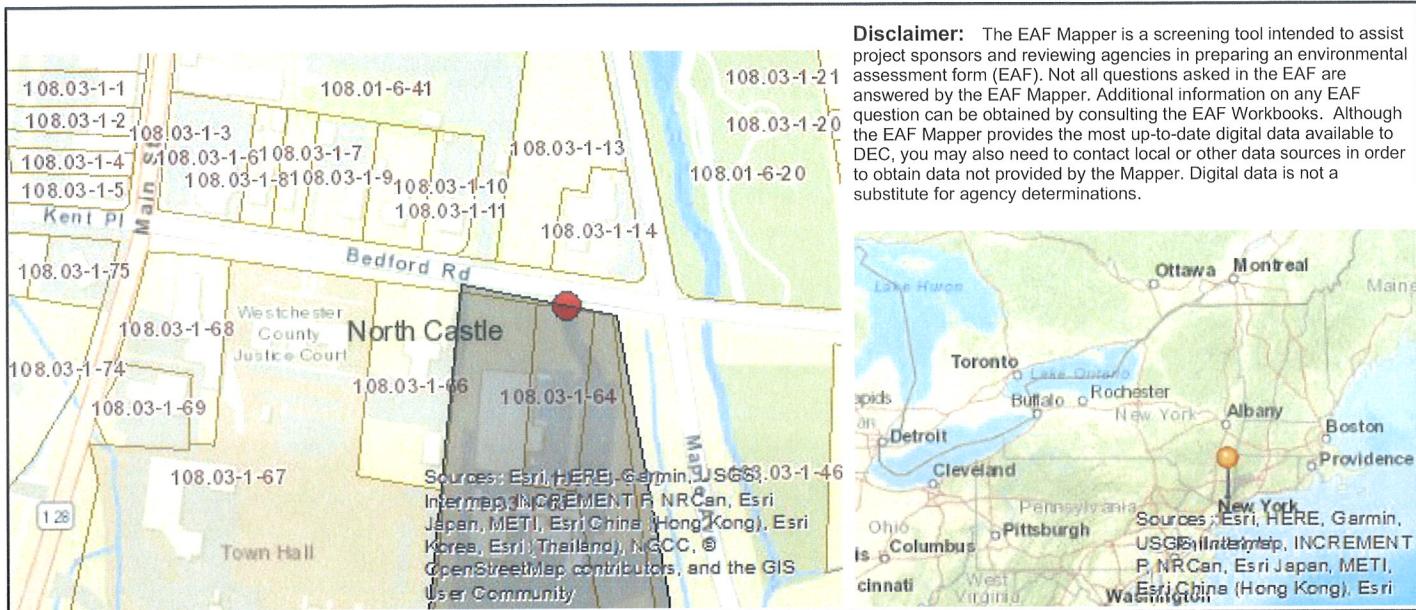
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Robert Aiello, PE (JMC, PLLC for applicant) Date 06/19/2018

Signature  Title Associate Principal

EAF Mapper Summary Report

Wednesday, May 23, 2018 1:53 PM



B.i.i [Coastal or Waterfront Area]	No
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.ii [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]	360005
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	935-106
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bog Turtle
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]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Bedford Road Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No