

## TOWN OF YORKTOWN PLANNING BOARD

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Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

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### PUBLIC MEETING AGENDA YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

March 28, 2022  
7:00 PM

1. Correspondence
2. Meeting Minutes – March 14, 2022

### REGULAR SESSION

3. **Kitchawan Solar**  
**Decision Statement Site Plan & Special Permit**  
*Location:* 70.06-1-2 & 3; 716 Kitchawan Road  
*Contact:* Ecology Kitchawan Community Solar Farm, LLC  
*Description:* Proposed 2 MW ground mounted large-scale solar energy system.

### WORK SESSION

4. **Underhill Farm**  
**Discussion Site Plan**  
*Location:* 48.06-1-30; 370 Underhill Avenue  
*Contact:* Site Design Consultants  
*Description:* Proposed mixed use development of 148 residential units, 11,000 SF retail, and recreational amenities. Original main structure to remain and to be used for a mix of uses. Development is proposed on a 13.78 acre parcel in the R1-40 with Overlay District authorization from the Town Board.
5. **Home & Hearth**  
**Discussion Site Plan**  
*Location:* 15.12-1-2; 1750 East Main Street  
*Contact:* Site Design Consultants  
*Description:* Proposed demolition of two existing buildings to construct a new 5,500 SF showroom/warehouse and 4,500 SF storage building on 1.99 acres in the C-4 zone.
6. **Lakeview Estates Lot #6**  
**Discussion Site Plan**  
*Location:* 47.11-1-15; 1102 Gambelli Drive  
*Contact:* TJ Engineering, LLC  
*Description:* Proposed residence on the last subdivision lot in the Lakeview Estates subdivision.
7. **Bellamy Subdivision**  
**Discussion Minor Subdivision**  
*Location:* 37.10-1-38; 379 Hallocks Mill Road  
*Contact:* Burns Engineering Services, P.C.  
*Description:* Proposed 2-lot Subdivision on 1.417 acres in the R1-20 zone.

**8. Boniello Equities Subdivision**

**Discussion Subdivision**

*Location:* 37.09-1-67, 70, 71; 2012-2016 Crompond Road

*Contact:* Gus Boniello

*Description:* Proposed resubdivision of three lots to create 4 lots and construct two new two-family residences.

**9. Shrub Oak International School**

**Discussion Amended Site Plan**

*Location:* 26.05-1-4; 3151 Stony Street

*Contact:* DTS Provident Design Engineering

*Description:* Proposed amendments to the approved Phase II site improvements.

**Last revised: March 24, 2022**

# **Correspondence**

## Robyn Steinberg

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**From:** Gregory Gibbons <ggibbons@borregosolar.com>  
**Sent:** Thursday, March 24, 2022 4:25 PM  
**To:** Robyn Steinberg; John Tegeder  
**Cc:** Edward Kolisz; Corina Solis; Jonathan Worthley  
**Subject:** 3901 Gomer Court Battery Storage - Manufacturer Change  
**Attachments:** Megapack2\_Datasheet.pdf; Tesla\_Megapack\_Datasheet\_Safety.pdf; Megapack\_Safety\_App\_Note.pdf; Tesla Lithium-Ion\_Battery\_Emergency\_Response\_Guide.pdf; Megapack Safety Overview.pdf; 3901 Gomer Court\_C-2.0 Tesla Comparison.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Robyn and John,

I spoke to both Robyn and Ed (copied) earlier this week about the potential change from the permitted Fluence system to a Tesla system. As promised, I am providing additional information on the potential change below. Our obvious preference would be to avoid going back through the Planning Board process due to the similar 1:1 technology replacement and system footprint, but are looking for your input on the matter.

The amendment is due to global supply chain issues for lithium-ion battery storage products. We are partnering with an Independent Power Producer (IPP) to source the battery system, and they have confirmed they cannot procure the Fluence Gridstack battery storage system we previously permitted. However, they are very confident they can procure either the Tesla MegaPack 2 Launch (MP2L) or Tesla MegaPack 2 XL (MP2XL). For both systems the basics of the site and general functionality of the system are unchanged.

The comparison is as follows:

- Fenced Area – Unchanged from permitted system for both alternatives
- Equipment Pad Area:
  - Permitted Design: 45' x 122' (5,490 SF)
  - MP2L Design: 47' x 95' (4,935 SF)
  - MP2XL Design: 47' x 105' (4,465 SF)
- Battery Unit Quantity and Dimensions:
  - Permitted Design: 24 units - 8' Width x 8' Length x 9.5' Height
  - MP2L Design: 6 units - 5' Width x 24' Length x 8.5' Height
  - MP2XL Design: 6 units - 5' Width x 29' Length x 9.5' Height
- Both manufacturers have undergone extensive 3rd Party safety and are industry leaders in safety, emergency operations, and non-propagation technology and design. See below and attached for Tesla's documentation

We are providing the following documentation for review (attached):

- C-2.0 Layout Plan for each system design (24x36)
- Tesla Megapack 2 Datasheet
- Tesla Lithium-Ion Battery Emergency Response Guide

Because the files were protected, the attachments can be found in the Links section of the Meeting Book PDF.

- Tesla Megapack Safety Overview
- Tesla Megapack Safety Application Note

Thanks,  
Greg

--



**Gregory Gibbons, P.E.**

Civil Engineering Lead

E: [ggibbons@borregosolar.com](mailto:ggibbons@borregosolar.com) | T: [315.378.9567](tel:315.378.9567)



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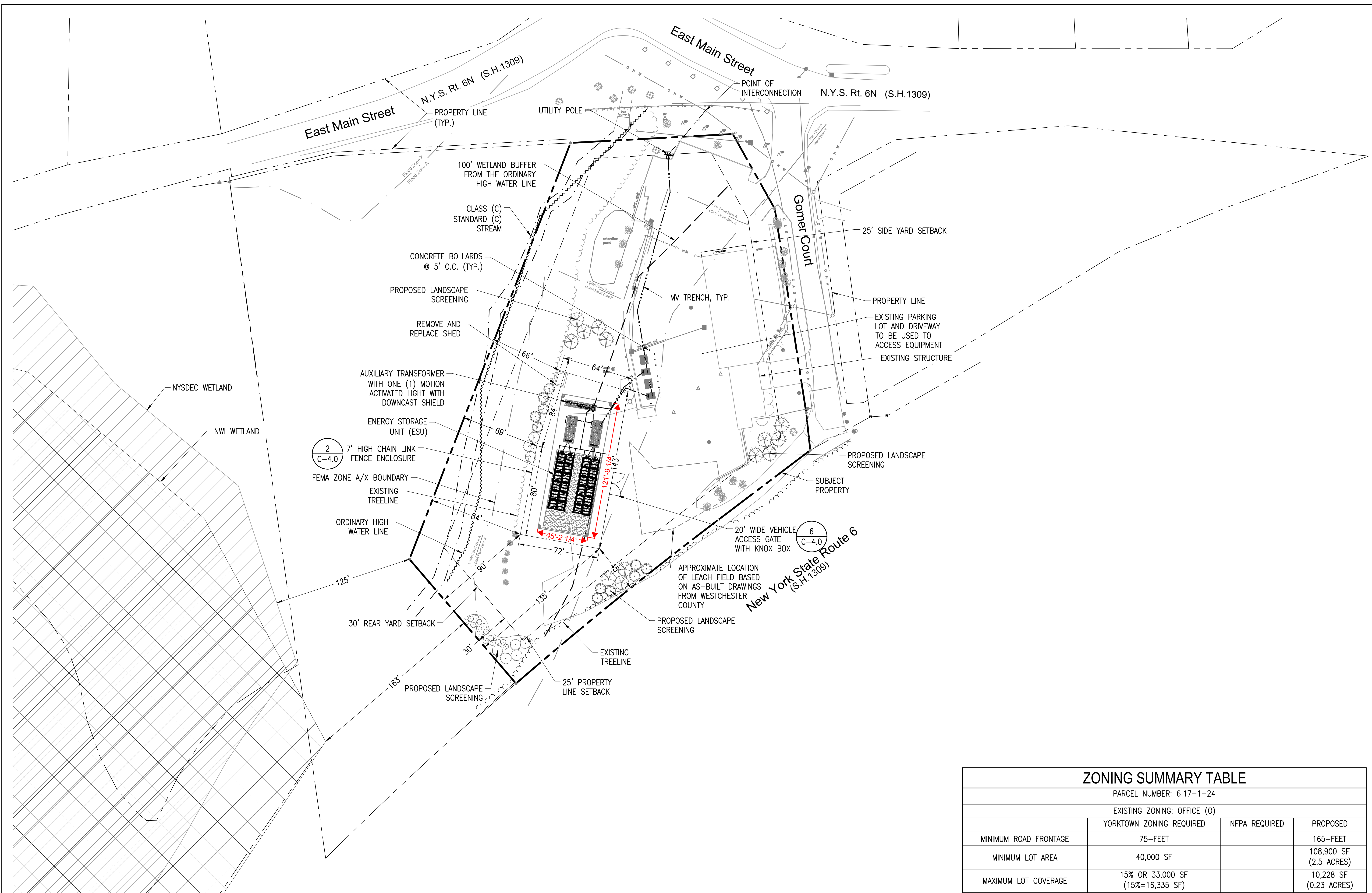
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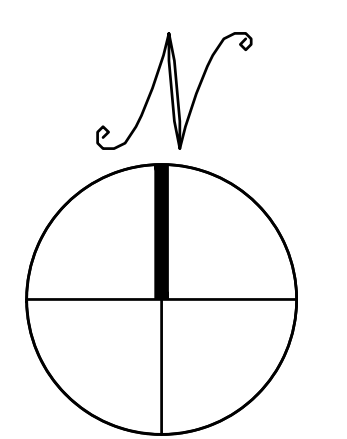
NOT FOR CONSTRUCTION

SITE USE PLANS  
3901 GOMER COURT, YORKTOWN, NY 10598

PROJECT NUMBER:  
908-1385

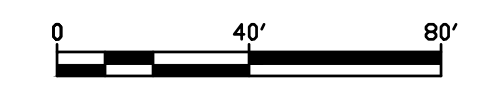


ZONING SUMMARY TABLE			
PARCEL NUMBER: 6.17-1-24			
EXISTING ZONING: OFFICE (O)			
	YORKTOWN ZONING REQUIRED	NFPA REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	75- FEET		165- FEET
MINIMUM LOT AREA	40,000 SF		108,900 SF (2.5 ACRES)
MAXIMUM LOT COVERAGE	15% OR 33,000 SF (15%=16,335 SF)		10,228 SF (0.23 ACRES)
FRONT SETBACK	15- FEET WITHOUT PARKING	25- FEET	45- FEET
SIDE SETBACK	NONE UNLESS USED AS ONE- WAY VEHICULAR ACCESS IT SHALL BE 17'	25- FEET	66- FEET
REAR SETBACK	30- FEET	25- FEET	90- FEET
SETBACK TO PERIMETER FENCING	NONE		45- FEET
MAXIMUM BUILDING HEIGHT	15- FEET		9.5- FEET
FENCE HEIGHT	7- FEET		7- FEET



LAYOUT AND MATERIALS PLAN

SCALE: 1" = 40'



**APPROVED DESIGN**

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/18/20	MS	MS	SUP SUBMISSION
	10/13/20	TB	MS	SUP SUBMISSION
	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	GG	SUP SUBMISSION

SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" X 36"

**C-2.0**  
LAYOUT AND MATERIALS  
PLAN

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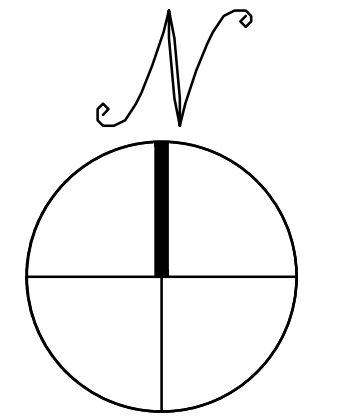
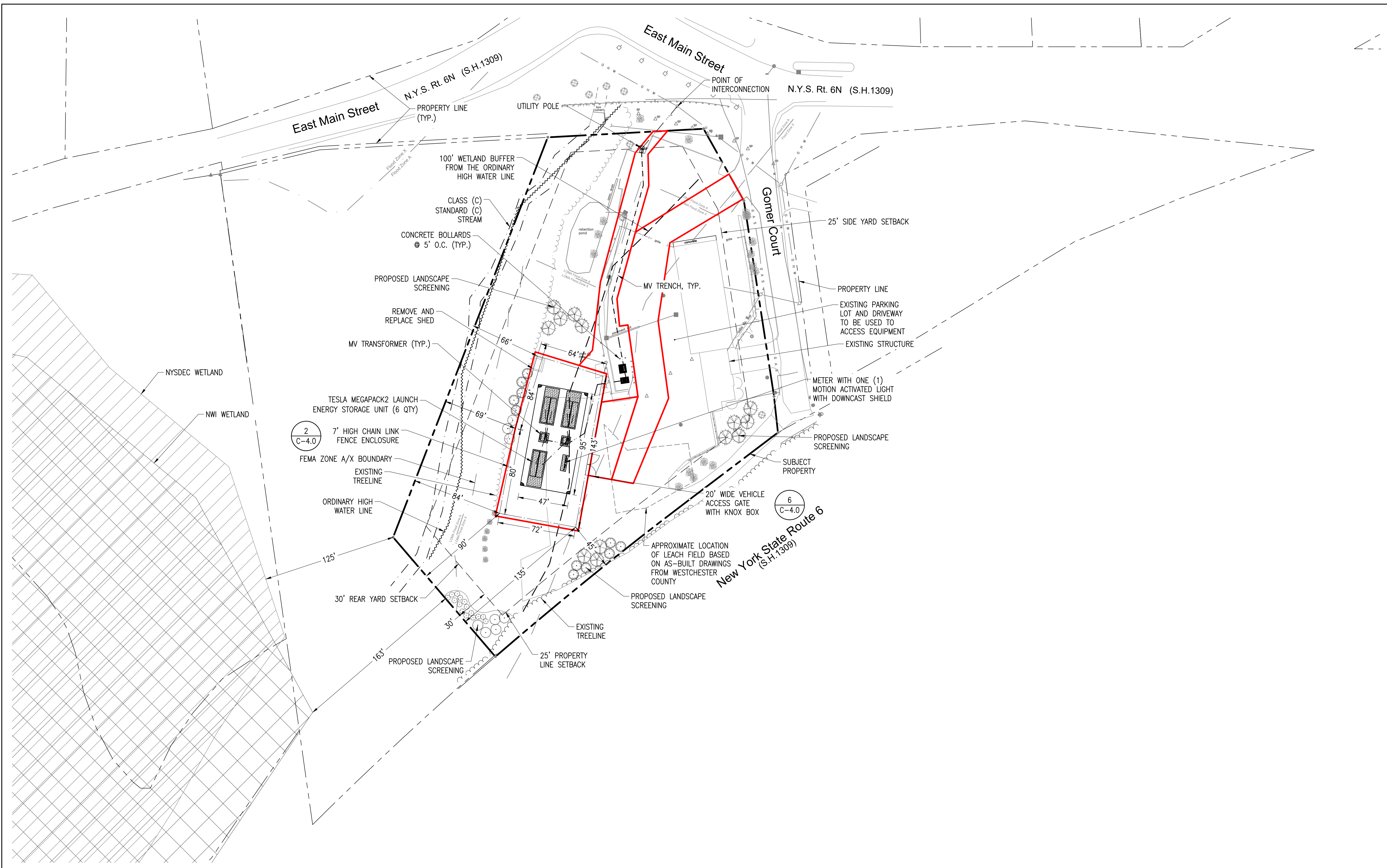
SITE USE PLANS  
 381 N. HIGHLAND AVE, OSSINING, NY 10562

PROJECT NUMBER:  
 908-1684

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
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	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
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	11/09/21	TB	GG	SUP SUBMISSION
	11/18/21	DC	GG	GRADING UPDATES

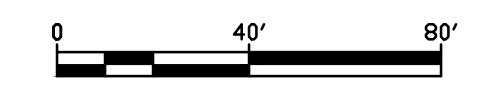
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**C-2.0**  
 LAYOUT AND MATERIALS PLAN



**LAYOUT AND MATERIALS PLAN - MEGAPACK 2 LAUNCH**

SCALE: 1" = 40'



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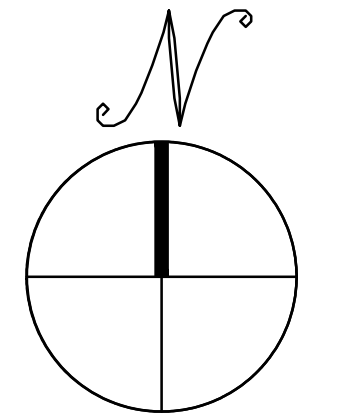
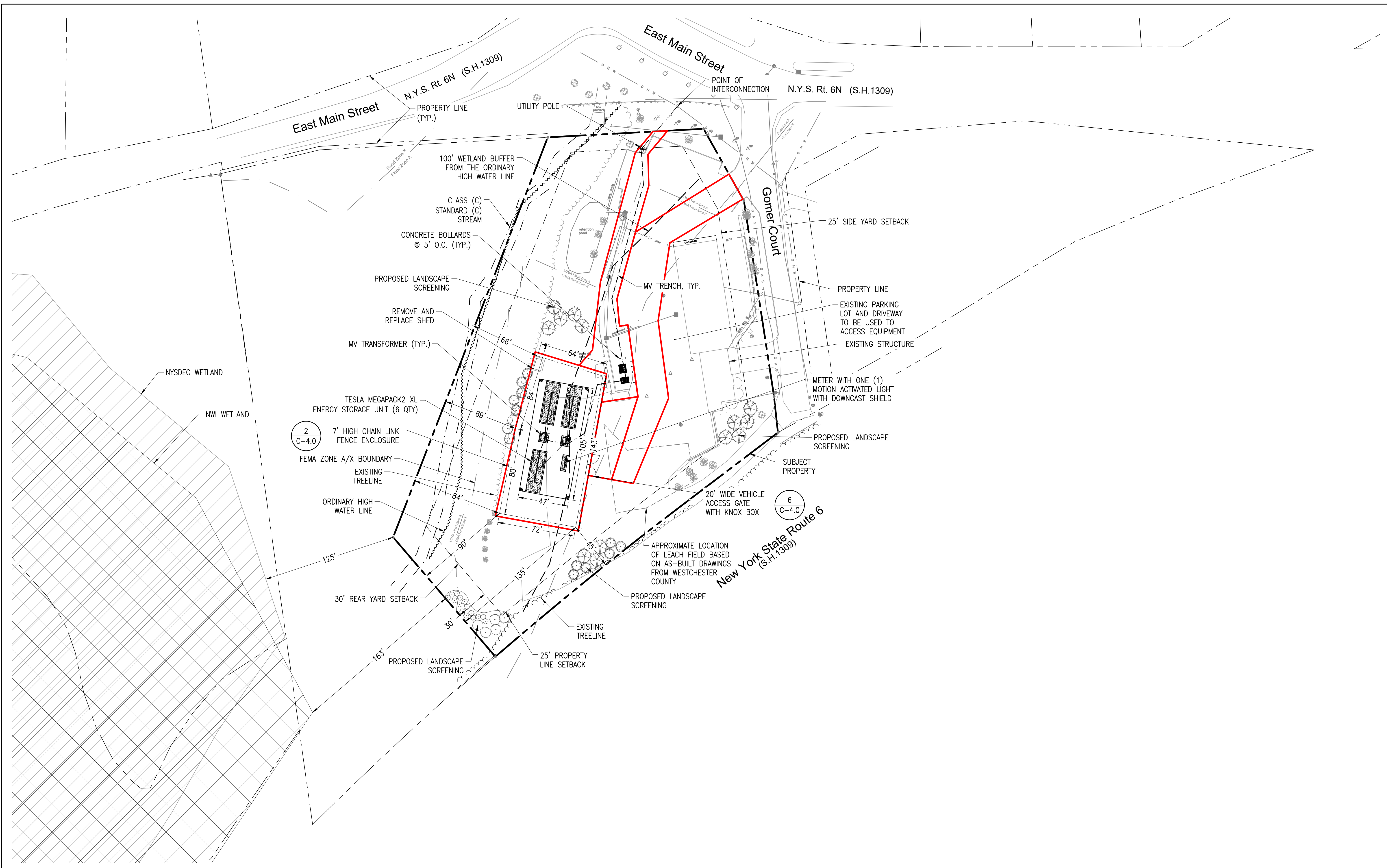
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 381 N. HIGHLAND AVE, OSSINING, NY 10562

PROJECT NUMBER:  
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	11/12/20	TB	MS	SUP SUBMISSION
	12/07/20	TB	MS	SUP SUBMISSION
	01/21/21	TB	MS	SUP SUBMISSION
	05/12/21	TB	MS	SUP SUBMISSION
	11/09/21	TB	CG	SUP SUBMISSION
	11/18/21	DC	CG	GRADING UPDATES

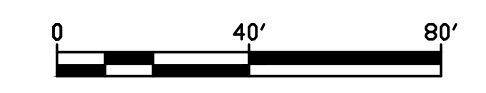
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**C-2.0**  
 LAYOUT AND MATERIALS PLAN



**LAYOUT AND MATERIALS PLAN - MEGAPACK 2 XL**

SCALE: 1" = 40'





# **Draft Minutes**

# **Kitchawan Solar**



# Memorandum

RECEIVED  
PLANNING DEPARTMENT  
FEB 2 2022  
TOWN OF YORKTOWN

**To:** Shelby Hang, Ecogy Energy  
**From:** Michael Gagnon, PE, SLR  
**Date:** February 1, 2022  
**Subject:** Kitchwawan Ground Mount Solar – Preliminary Stormwater Results

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Stormwater watershed cover and peak-flow calculations were calculated based on the solar facility layout received from Ecogy Energy on January 27, 2022, for the project located at 716 Kitchwawan Road in Ossining, New York. The proposed layout will include tree clearing south of the array and the installation of a new 18-foot-wide gravel access road. The revised layout contained additional tree clearing, which resulted in an increase in proposed peak-flows, as shown in Table 1.

**Table 1. Peak-Flow Rates for Revised Layout  
Without Stormwater Management Basin Attenuation**

	1-Year (Cpv)	10-Year (Qp)	25-Year	100-Year (Qf)
Existing	7.97	35.42	50.53	75.1
Proposed	8.16	35.65	50.85	75.58
Change	0.19	0.23	0.32	0.48
Percent Change	2%	1%	1%	1%

Since proposed peak-flow rates exceed existing rates for all storm events, various stormwater management options were reviewed to meet Town requirements for no net increase in peak flows. Consequently, it was determined that the installation of a stormwater management basin would attenuate peak-flow rates and result in an overall reduction for all storm events. For the purposes of this preliminary analysis, the stormwater management basin will be located at the northwest corner of the site to capture runoff from the northern and western parts of the site. This area is best suited for the siting of a stormwater management basin considering the adequate distance from the property line and the presence of an uninhabited wetland area north of the outlet of the basin, and deeper depth to groundwater. The stormwater management basin will have a V-notch weir wall to allow for overflow in higher storm events. It is estimated that 14,000 cubic-feet of storage is required to attenuate peak-flow rates.

Using a stormwater management basin storage of 14,000 cubic-feet, peak-flow rates under proposed conditions were reduced for all storm events. Results for the preliminary analysis with the stormwater management basin is shown in Table 2.

**Table 2. Peak-Flow Rates with Stormwater Management Basins**

	1-Year (Cpv)	10-Year (Qp)	25-Year	100-Year (Qf)
<b>Existing</b>	7.97	35.42	50.53	75.10
<b>Proposed</b>	7.7	34.55	49.4	75.10
<b>Change</b>	-0.27	-0.87	-1.13	0.00
<b>Percent Change</b>	-3%	-2%	-2%	0%


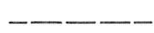

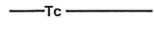

Installation of the solar facility and stormwater management basin will result in some ground disturbances throughout the site. There will be minor grading activities associated with the stormwater management basin, tree clearing, installation of solar panel racking support posts, addition of a new gravel access road, and installation of impervious equipment pads. Total disturbance area is anticipated to be approximately 1.50 acres. Disturbance types and areas are summarized in Table 3 below.

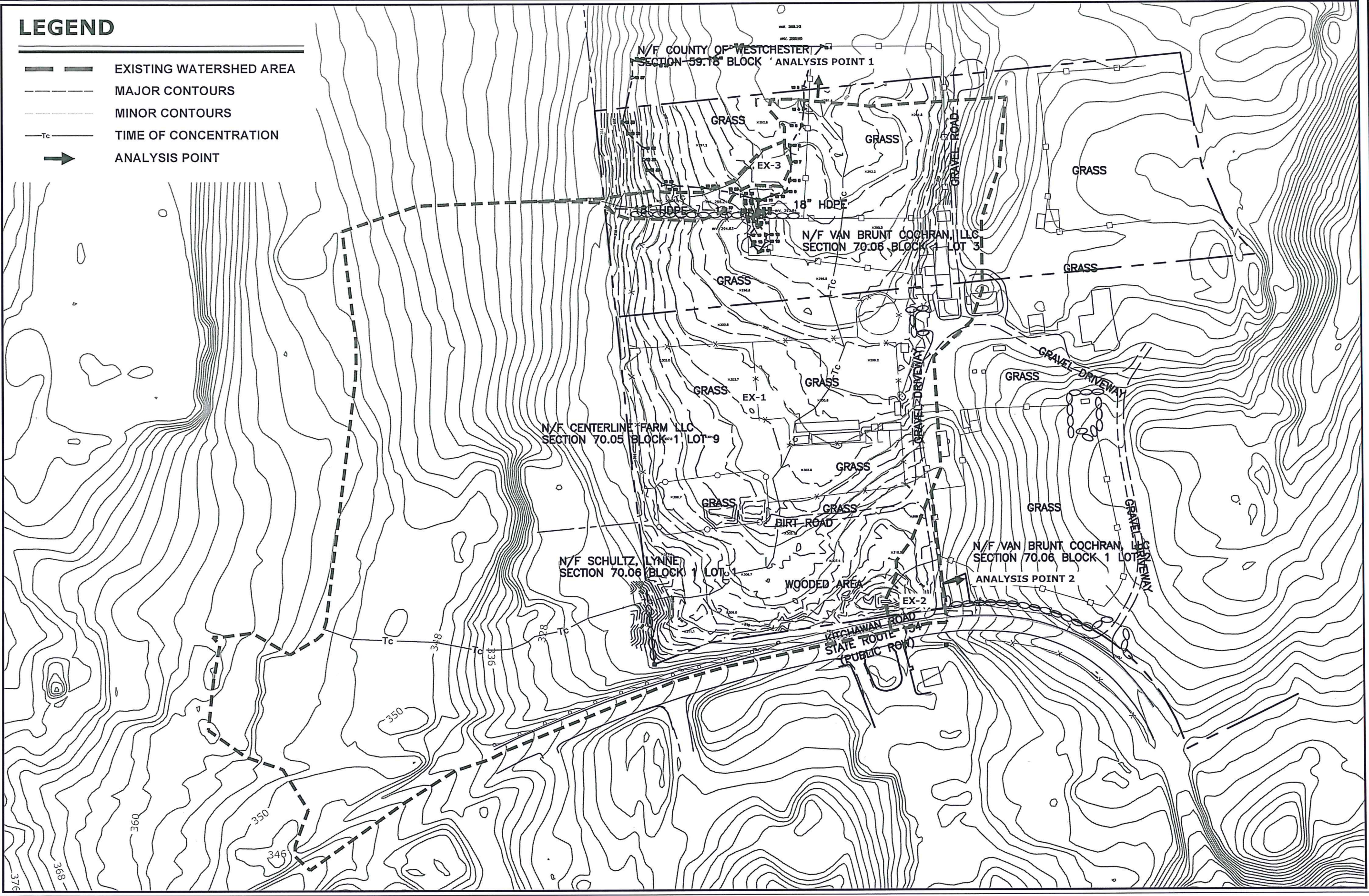
**Table 3. Summary of Land Disturbances**


Disturbance Type	Area (SF)
Tree clearing	37,000
Solar Equipment Pads	720
Solar Panel Racking Support Posts	10
New gravel access drive	20,450
Stormwater management basin (approx.)	7,000
<i>Total</i>	<i>65,180</i>


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# LEGEND

-  EXISTING WATERSHED AREA
-  MAJOR CONTOURS
-  MINOR CONTOURS
-  TIME OF CONCENTRATION
-  ANALYSIS POINT







231 MAIN STREET, SUITE 102  
NEW PALTZ, NY 12561  
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SLRENGINEERING.COM

SLR Engineering, Landscape Architecture,  
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Registration No. 083112

REVISONS

**WATERSHED MAP - EXISTING CONDITIONS**

**KITCHAWAN GROUND MOUNT**

716 KITCHAWAN ROAD  
OSSINING, NEW YORK

HMM DESIGNED	HMM DRAWN	MRG CHECKED
SCALE: 1"=150'		
DATE: FEBRUARY 1, 2022		
PROJECT NO: 17054.00017		
<b>EX-WS</b>		

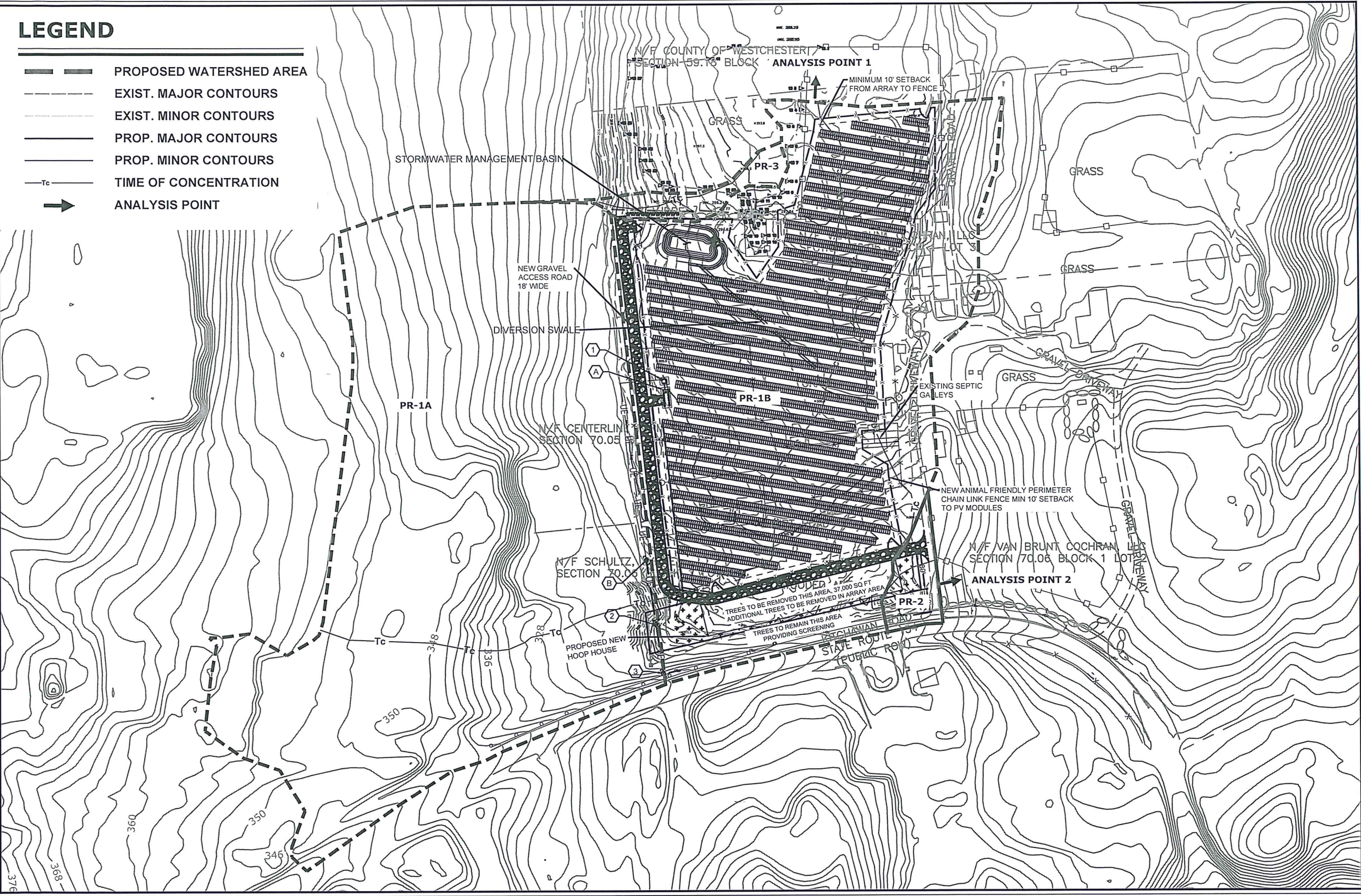
Printed by: HANUOT On this date: Tue, 2022 February 1 - 5:23 pm

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Drawing: 17054.00017 - DE VADU VADU UNPUNSEI WATERSHED PROPOSED LOT LAYOUT (PR-WS)  
 Plotted by: HANUOT On this date: Tue, 2022 February 1 - 5:21pm

# LEGEND

- PROPOSED WATERSHED AREA
- EXIST. MAJOR CONTOURS
- EXIST. MINOR CONTOURS
- PROP. MAJOR CONTOURS
- PROP. MINOR CONTOURS
- TIME OF CONCENTRATION
- ANALYSIS POINT



**SLR**  
 231 MAIN STREET, SUITE 102  
 NEW PALM, NY 12561  
 SLRCONSULTING.COM  
 SLR Engineering, Landscape Architecture,  
 and Land Surveying P.C.  
 Registration No. 083112

REVISIONS

**WATERSHED MAP - PROPOSED CONDITIONS**  
 KITCHAWAN GROUND MOUNT

716 KITCHAWAN ROAD  
 OSSINGEN, NEW YORK

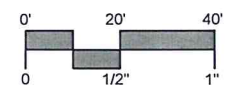
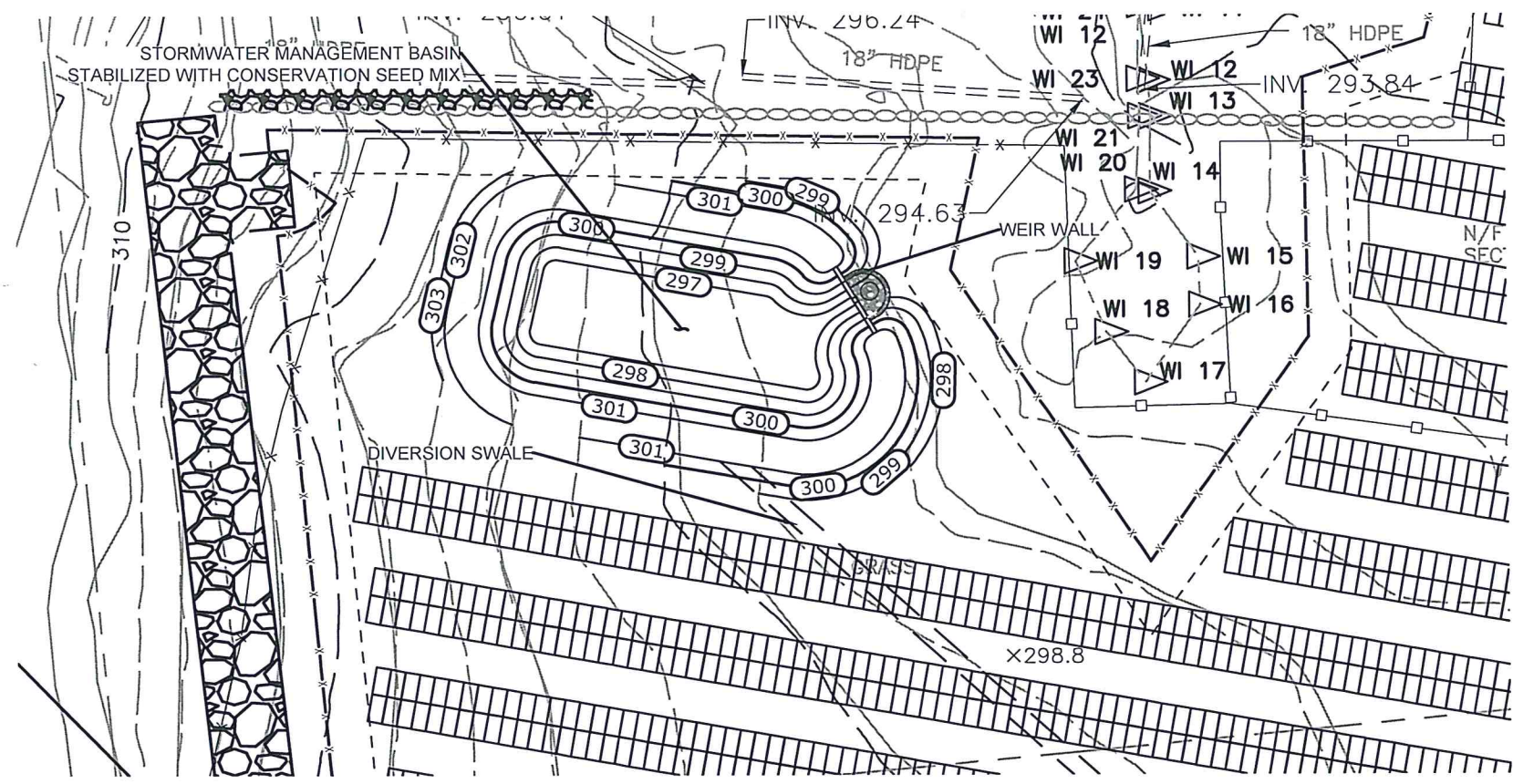
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DATE FEBRUARY 1, 2022		
PROJECT NO. 17054.00017		

**PR-WS**

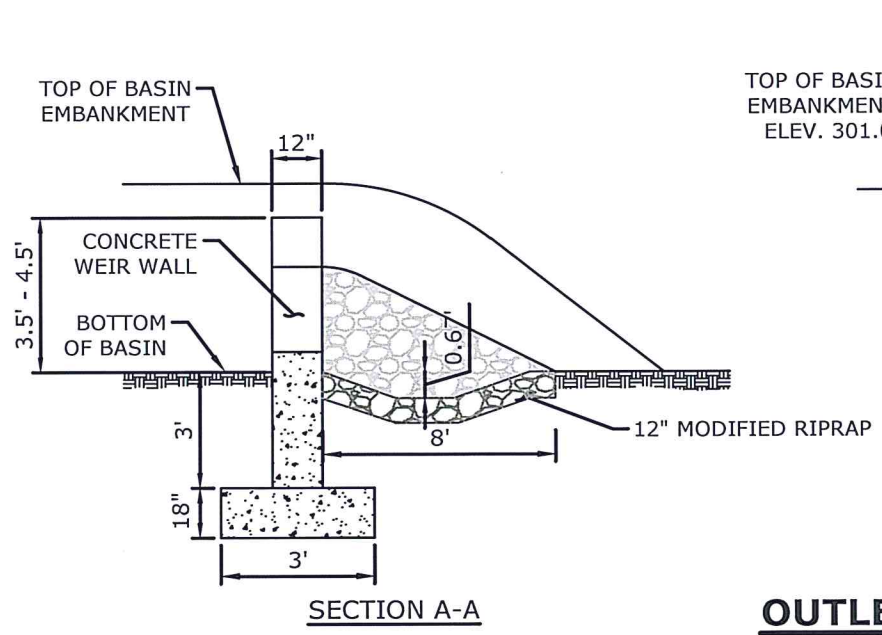
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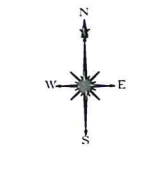
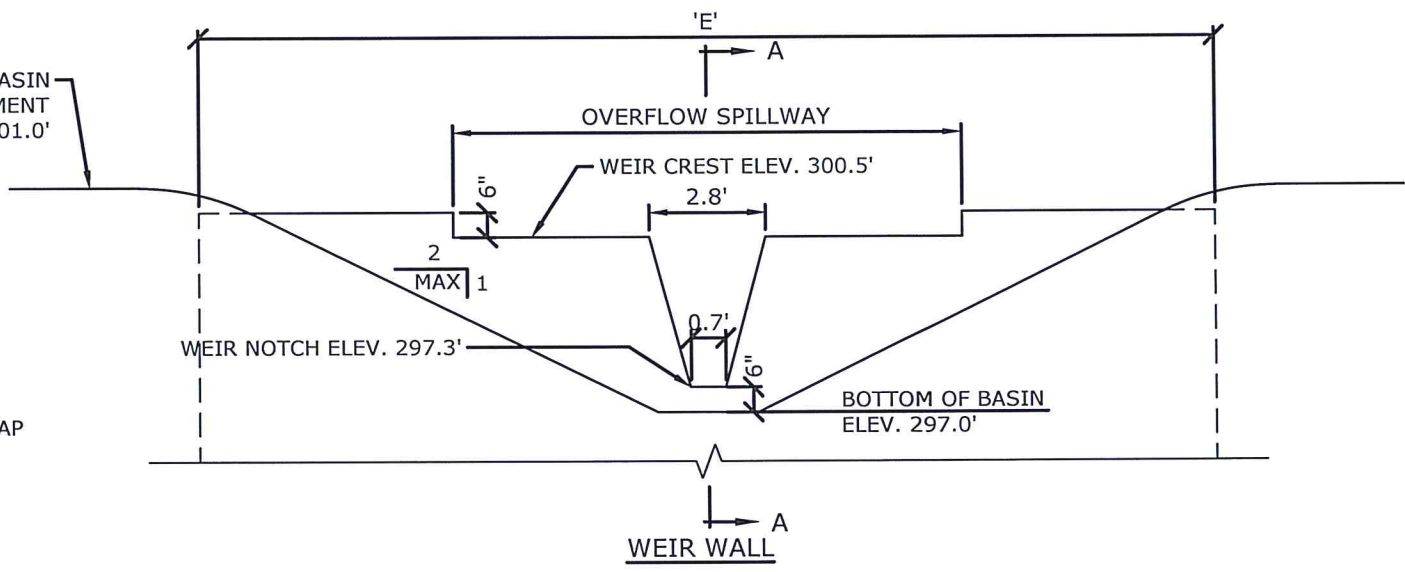
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**STORMWATER MANAGEMENT BASIN**  
1"=40'



**OUTLET WEIR WALL**  
NOT TO SCALE



**SLR**  
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SLR Engineering, Landscape Architecture,  
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NO.	DESCRIPTION	DATE

**PRELIMINARY STORMWATER MANAGEMENT BASIN**  
KITCHAWAN GROUND MOUNT  
716 KITCHAWAN ROAD  
OSSING, NEW YORK

HMM DESIGNED	HMM DRAWN	MRG CHECKED
SCALE 1"=150'		
DATE FEBRUARY 1, 2022		
PROJECT NO. 17054.00017		

**SMB**  
SHEET NO.

Plotted by: HMMOTT On this date: Feb, 2022 February 1 - 5:21pm

Copyright Engineers, Landscape Architects, and Land Surveyors P.C. Registration No. 08117-2021

**UTILITY EQUIPMENT KEY:**

- ① NEW UTILITY OWNED 2000 KVA TXFMR  
13.2 KV WYE PRIMARY, 480 V WYE SECONDARY
- ② EXISTING UTILITY POLE #W.55

**CUSTOMER EQUIPMENT KEY:**

- A AC DISCONNECT SWITCH (PV SYSTEM)  
SOLAREGE INVERTERS  
AC COMBINER PANEL  
PV SYSTEM UTILITY METER  
DAS
- B (NEW) CUSTOMER OWNED RISER POLE WITH GOAB
- C (NEW) CUSTOMER OWNED CLASS 1 POLE WITH UTILITY SUPPLIED RECLOSER

**NOTE:**

1. MEADOW SEED MIXTURE TO BE PLANTED BETWEEN PV ARRAY ROWS
2. FENCING AROUND THE ARRAY WILL BE WILDLIFE FRIENDLY

**SYMBOLS LEGEND:**

- ⊗ EXISTING UTILITY POLE
- ⊙ PROPOSED UTILITY POLE

**LINETYPE LEGEND:**

- - - - - APPROXIMATE PROPERTY LINE
- - - - - PROPERTY LINE SETBACK
- x-x-x- PROPOSED CHAINLINK FENCE
- OE-OE- OVERHEAD ELECTRIC
- UE-UE- UNDERGROUND ELECTRIC
- · · · - APPROXIMATE WETLAND BOUNDARY GIS
- - - - - 10' ARRAY SETBACK



MODULE COUNT = 5934  
LONGEI 450W MODULE  
190 DEG AZIMUTH  
2670.3 KW-DC



ECOGY ENERGY

ECOGY ENERGY  
315 FLATBUSH AVENUE, SUITE 393  
BROOKLYN, NY 11217  
projectmanagement@ecogyenergy.com  
(718)-304-0945

**Ecogy New York XI LLC**

Project Name:  
**KITCHAWAN**  
2670.3 KW-DC PV SYSTEM  
GROUND MOUNT

Project Site:  
**716 KITCHAWAN ROAD,  
OSSINING, NY, 10562**

Account No: xxxxx  
New Service Case #: xxxxx

			KT	DOP	SCG	BY
			1/31/2022	9/24/2021	7/8/2021	DATE
			REVISION DESCRIPTION			
3	UPDATED ACCESS ROAD, INCREASED SETBACK FROM ARRAYS					
2	UPDATED ACCESS ROAD					
1	UPDATED ARRAY LAYOUT AND MISC NOTES					
#						

**Professional Stamp**

**PRELIMINARY**

SHEET NAME:

**SITE PLAN**

PROJECT NUMBER: ---	DRAWN BY: SCG	CHECKED BY: JLA
DATE: 02/04/22	DWG. NUMBER: PV-100	
SHEET NUMBER: X of X		



To: Yorktown Planning Board

From: Yorktown Tree Conservation Advisory Commission (TCAC)

Date: 25 March 2022

cc: Yorktown Planning Dept. (J. Tegeder, R. Steinberg, N. Calicchia); Engineering Dept. (D. Ciarcia); Conservation Board (K. Hughes); Town Clerk Office (M. Weissleder); TCAC members (L. Klein, T. Schmitt, K. Schepart)

Re: Proposed solar facility at 716 Kitchawan Road

Dear Chairman Fon and members of the Planning Board:

The TCAC has reviewed the referral materials for the referenced project that were received on 18 March 2022. We find that this project is still not in compliance with the requirements of Chapter 270. We will address the points of the TCAC's 9 March 2022 memo and Ecogy's 18 February 2022 previous response as follows:

1. Ecogy has still not provided a mitigation plan. In their February response they stated that their landscape plan included "a significant number of trees and shrubs on the plans will be planted in areas of the property that do not require screening." In our 9 March 2022 memo we stated they needed "to create a separate plan showing what Ecogy considers mitigation plantings. Without such a plan, the TCAC cannot evaluate the adequacy of their mitigation. A plan showing the proposed mitigation needs to be provided." Ecogy has not complied with the requirement for the submission of a mitigation plan.
2. Ecogy has resubmitted their 11 February 2022 TREE WORK PLAN, L-100. However, their plan does not comply with Chapter 270-8.C.(1)(c) for a Tree Removal Plan. The TCAC has been very explicit about the need for a proper Tree Removal Plan. In our 9 March 2022 memo we stated that "The TCAC will not allow a precedent to be created that allows developers to avoid this requirement." The Chapter 270 Ordinance is very specific about the requirements of a Tree Removal Plan. The TCAC will not allow developers to decide which parts of Chapter 270 that they will comply with.
3. Ecogy has not addressed the TCAC's point 7 which states "The proposed increased diversity of the row of screening trees is, in the TCAC's view, insufficient. The original number of 85 Green Giant Arborvitae has been reduced to 77 trees. Adding 2 more White Pines and 6 White Spruces does not reduce the planting of a monoculture of Green Giant Arborvitae. Ecogy should do more to reduce such a monoculture." This issue needs to be addressed.

Until the above deficiencies and recommendations are addressed, this proposal should not be allowed to advance further in the Planning Board review process.

Sincerely,

Tree Conservation Advisory Commission

Lawrence W. Klein, P.E., Member

Keith Schepart, ISA, Member

Tom Schmitt, Member

## Nancy Calicchia

---

**From:** Julia Magliozzo <julia.magliozzo@ecogyenergy.com>  
**Sent:** Wednesday, March 16, 2022 2:01 PM  
**To:** Robyn Steinberg; John Tegeder  
**Cc:** Nancy Calicchia  
**Subject:** Re: Kitchawan Solar - TCAC Memo  
**Attachments:** 03-06-2021 Kitchawan Tree Location Map.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Robyn and John,

Please see attached a mark-up from our arborist identifying the approximate tree location ranges. All trees are tagged on site to correspond to the inventory and the attached shows the ranges within each tree removal area. I believe this should address the second comment from the TCAC. Let me know if I can provide anything further on this matter to respond to the TCAC.

Best regards,

### **Julia Magliozzo**

Director of Operations

Ecogy Energy

[www.ecogyenergy.com](http://www.ecogyenergy.com)

Brooklyn, NY

Office: 718-304-0945 ext 2

Mobile: 646-983-2831 \*new mobile number

Please consider the environment before printing this email.

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On Thu, Mar 10, 2022 at 3:58 PM Robyn Steinberg <[rsteinberg@yorktownny.org](mailto:rsteinberg@yorktownny.org)> wrote:

See attached memo from the TCAC.

\*\*\*\*\*  
**Robyn A. Steinberg, AICP, CPESC**  
Town of Yorktown Planning Department  
Albert A. Capellini Community & Cultural Center  
1974 Commerce Street, Room 222  
Yorktown Heights, NY 10598  
Phone | 914-962-6565  
Email | [rsteinberg@yorktownny.org](mailto:rsteinberg@yorktownny.org)  
Web | <http://www.yorktownny.org/planning>

**LINETYPE LEGEND:**

- APPROXIMATE PROPERTY LINE
- - - PROPERTY LINE SETBACK
- x-x-x- PROPOSED CHAINLINK FENCE
- OE-OE- OVERHEAD ELECTRIC
- UE-UE- UNDERGROUND ELECTRIC
- . . . - APPROXIMATE WETLAND BOUNDARY GIS (RIGIS)
- - - - - WETLAND 50' BUFFER



ECOGY ENERGY  
 315 FLATBUSH AVENUE, SUITE 393  
 BROOKLYN, NY 11217  
 assetmanagement@ecogyenergy.com  
 (718)-304-0945

**Ecogy LLC**

Project Name:  
**KITCHAWAN**  
 XXX.XX kW-DC PV SYSTEM

Project Site:  
**716 KITCHAWAN ROAD,  
 YORKTOWN, NY, 10562**

Account No: xxxxx  
 New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY

**Professional Stamp**

Professional Stamp area for signature and seal.

SHEET NAME:  
**TREE WORK PLAN**

PROJECT NUMBER: ---	DRAWN BY: SCG	CHECKED BY: ---
DATE: 02/11/2021	DWG. NUMBER:	
SHEET NUMBER: - of -	<b>L-100</b>	

March 6, 2021

Julia Magliozzo  
Director of Operations  
Ecogy Energy  
315 Flatbush Avenue #393  
Brooklyn, NY 11217

**Re: 716 Kitchawan Road, Yorktown, NY  
Tree Inventory + Evaluation Results**

Dear Julia:

As requested, Paul Cowie + Associates (PC+A) inventoried and evaluated the condition of existing trees at Farm on February 24 – 25 and March 3 – 4, 2021.

The goals of this study were to:

1. Identify, measure, and evaluate the current health and structural condition of existing 'Protected Trees' within the designated tree removal areas;
2. Estimate carbon storage and sequestration benefits provided by these inventoried trees;
3. Develop a shortlist of tree species suitable for mitigation plantings based on existing site conditions and species performance.

The data collected and the recommendations made for each inventoried tree are presented in the attached spreadsheet. The following is an explanation of the data parameters included and an overview of our general finding and recommendations.

### ***Tree Included***

This tree inventory and evaluation was limited to trees within the proposed tree removal areas, as indicated with hatched lines on the attached aerial image. Shrubs, vines, and other vegetation within these areas were not inventoried and evaluated. No other trees in any other portions of the property, or on adjacent properties, were inventoried and evaluated.

Within the designated tree removal areas, trees were included based on whether they met the definition of a 'Protected Tree,' as per Chapter 270 of the Yorktown Town Code, *Trees*. Specifically, trees rooted on the subject private property were included if they possessed at least one stem measuring at least 8.0-inches in diameter (DBH). 'Street Trees' (defined by Town Code as trees with their base at least 50-percent within the public right-of-way) were included regardless of size.

A temporary aluminum tag hand-embossed with the corresponding tree ID number was attached to each of the trees inventoried. Tag numbers ranged from #1 to #166. Please note that tags #2.1, #2.2, and #139.1 were used for trees that were initially missed and then added on a second pass through to maintain sequence with other tag numbers in the area. Tag #120 was not used.

The approximate location of the tag number series are indicated on the attached aerial image map.

A total of 168 trees were individually inventoried and evaluated. This included 130 trees in the former nursery area near Kitchawan Road and 38 trees in areas scattered elsewhere on the farm.

### ***Tree Species + Exotic Invasive Status***

Each tree is identified in the attached data table by both its regionally accepted common name and its botanical name.

The invasive status of each species is indicated based on species index information published by the Lower Hudson Partnership for Regional Invasive Species Management and accessed via <https://www.lhprism.org/species-information> on February 26, 2021.

### ***Tree Size + Age Classification***

The diameter of each inventoried tree was measured with a diameter tape to the nearest one-tenth inch at a point 4.5-feet above ground level (DBH), or at the height indicated when branching or abnormal swellings at 4.5-feet would produce an inaccurate measurement.

In the case of multiple-stem trees, the diameter of each stem was measured and recorded, and the root sum squared of the stems ( $RSS = \sqrt{D1^2 + D2^2 + D3^2 \dots}$ ) was calculated to provide a single-stem equivalence for the purpose of determining critical root zone radii.

Total tree height, crown height, and crown width were measured using a Leica Disto D810 Touch laser distance meter.

- Total tree height was measured to the nearest whole foot from the ground to the highest main body foliage.
- Crown height was measured from the ground to the bottom of main body foliage at the outer edge of the crown and/or lowest scaffold branch (whichever came first); individual low hanging small branches were excluded.
- Crown spread was measured at the widest point of the main body drip line; individual extended small branches were excluded. For asymmetrical crowns, the crown was measured in two opposing directions and the average of the two measurements was recorded.

The age class of each individually inventoried tree was recorded based on apparent age relative to the normal life expectancy of the species. Age was classified as 'Young' if the tree had exhausted up to 20% of the species' typical life expectancy, 'Mature' if it had exhausted 20% to 80% of the species' life expectancy, or 'Over-Mature' if it had exhausted more than 80% of the species' life expectancy.

### ***Critical Root Zone (CRZ)***

Critical root zone radius (CRZ) is the ground area around a tree which, if fully protected from soil compaction, grade changes, excavation, and other soil and root-damaging impacts, will ensure that tree health and structural integrity will not be compromised by construction activity. This information is provided to assist designers in locating grading, pavement, underground utilities, and other proposed improvements in a manner that minimizes impacts to any trees that may be retained.

### ***Tree Condition***

The condition of each inventoried tree was systematically evaluated and rated with consideration given to both the health and vigor and the structural integrity of the root system, primary stems, scaffold branching, small branches and twigs, and foliage.

A rating of 'Good', 'Fair', or 'Poor' was assigned separately to the health and vigor as well as to the structure and form of each inventoried tree. An 'Overall Condition' rating was then assigned, as follows:

- *Good*: The tree had no more than one or two minor health disorders and/or structural defects and was growing with normal vigor;

- *Fair*: The tree had 2 – 4 minor, or one major, health disorders and/or structural defects, and/or was growing with below-normal vigor or other limitations.
- *Poor*: The tree had several minor, or two or more major, health disorders and/or structural defects, and/or was declining in vigor.
- *Dead*: 75% or more of the crown was dead and any remaining live portions were deteriorating in health.

For the purpose of carbon benefits modeling, health and vigor ratings were converted to corresponding percentages (i.e. Good = 75% - 100%, Fair = 50% - 75%, Poor = 25% - 50%, Dead/Dying = 0% - 25%) and percent crown dieback and percent missing crown were recorded.

Please note that inspection of the inventoried trees was limited to visual observations from the ground and did not include climbing, aerial inspections, subsurface exploration, wood strength testing, or other advanced diagnostic techniques, which may be necessary to fully identify and evaluate the severity of certain health disorders and structural defects. Therefore, certain health disorders and/or structural defects may have not been noted or their extent may not have been fully determined.

### **Observations**

The 'Disorders + Defects, Comments, Additional Recommendations' column contains various comments regarding the nature and severity of disorders and defects noted, particularly where they resulted in reduced condition ratings and/or recommendations for tree removal.

Additionally, this column contains additional treatment recommendations not included in the subsequent recommendation columns.

### **Maintenance Recommendations**

It is PC+A's understanding that all existing trees within the designated areas are proposed for removal. Nevertheless, where appropriate, recommendations for pruning to remove dead, dying, damaged, and/or diseased limbs, pruning to improve branch architecture, cabling to reduce the risk of failure at certain branch defects, or other treatments were made based on conditions observed at the time each tree was evaluated.

This information is provided to further characterize the trees' current condition and provide guidance in the event that decisions are made to preserve any of the trees.

Terminology for various pruning types (e.g. 'Clean Crown', 'Raise Crown', 'Reduce Crown', 'Structural prune', etc.) correspond to ANSI A300 *American National Standard for Tree Care Operations*.

Each recommendation was prioritized based on the severity of potential safety risks first (e.g. large dead trees versus small dead trees, trees containing large dead limbs versus small dead branches, etc.) and addressing tree health and appearance second. The priority of each recommendation was ranked as High ('H'), Medium ('M'), or Low ('L'). These recommendations should be implemented in order of decreasing priority.

### **Tree Removal Recommendations**

Definitive recommendations for tree removal were made for trees that were dead, had substantial dieback and/or limited remaining life expectancy, or possessed severe, irreparable structural defects that pose potential safety risks.

It is PC+A's opinion that those trees for which a specific removal recommendation was made should be removed whether or not the project proceeds. Further, it is PC+A's that those trees satisfy the 'Permit Not Required' exemptions provided in Section 270-5 of the Yorktown Town Code.

At this time, 15 trees are recommended for removal due to their deteriorated and irreparable condition and/or limited remaining life expectancy (trees #21, #28, #34, #43, #53, #97, #101, #127, #150, #151, #152, #153, #155, #156, #157).

**Tree Inventory Summary**

Count of Protected Trees by Lower Hudson PRISM invasive status and current condition (Viable Trees = trees to be removed for design reasons only; Non-Viable Trees = trees requiring removal regardless of the design because they are dead, dying, diseased, or in an otherwise deteriorated and irreparable health or structural condition and, therefore, exempt from permit requirements.

INVASIVE STATUS	VIABLE TREES TO BE REMOVED	NON-VIABLE TREES REQUIRING REMOVAL DUE TO CONDITION	TOTAL
Invasive	13	7	20
Non-Invasive	140	8	148
<b>TOTAL</b>	<b>153</b>	<b>15</b>	<b>168</b>

**Carbon Benefits Estimation via iTree Eco**

The Eco module of the iTree software suite was used to calculate current carbon storage and annual sequestration rates for the inventoried trees.

iTree was developed and is under active review and constant improvement by a consortium of industry organizations and experts led by the U.S. Forest Service. It is widely considered to be the current state of the art and is the most widely used tool for calculating the level and value of a variety of ecosystem services that trees provide in urban and rural settings.

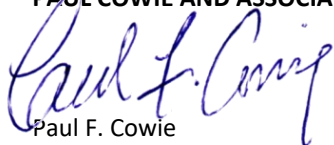
iTree Eco requires specific inputs to run its models. PC+A used the following data derived from the measurements described above to run the carbon models:

- Weather: 2018 weather data from the Westchester County Airport weather station in White Plains, NY.
- Species
- DBH: Diameter at breast height (4.5-feet above the ground), or the single-stem equivalent for multi-stem trees.
- Total Tree Height
- Crown Height
- Crown Width
- Crown Condition
- Crown Dieback / Missing Crown

The carbon storage and carbon sequestration models were run twice – once with the full dataset including all of the inventoried trees, and once with the invasive species and trees recommended for removal omitted. Reports produced by iTree Eco for the two datasets are attached.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,  
**PAUL COWIE AND ASSOCIATES**



Paul F. Cowie  
President

PFC:pc  
Encl.

INSERT SITE PLAN



#	SITE TYPE (SIZE)	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVALENT (RSS)	TREE HEIGHT (ft)	CROWN HEIGHT (ft)	CROWN WIDTH (ft)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR (%)	STRUCTURE + FORM	DIEBACK / MISSING CROWN (%)	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
1	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	16.9	16.9	67	25	35	Mature	21.1	80	Fair	5	Fair	Fence embedded in lower trunk (severe).	M							
2	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	12.8	12.8	75	30	32	Mature	16.0	85	Fair	10	Fair	---								
2.1	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	10.7	10.7	79	31	19	Young	10.7	85	Fair	10	Fair	---	M							
2.2	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	10.7	10.7	53	13	31	Young	10.7	60	Fair	10	Fair	---								
3	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.0	13.0	81	57	18	Mature	13.0	65	Fair	10	Fair	---	M							
4	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	9.4	9.4	72	33	20	Young	9.4	80	Fair	15	Fair	Fence embedded in lower trunk (severe).								
5	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.0	13.0	67	42	20	Mature	13.0	85	Fair	10	Good	---	M							
6	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	12.1	12.1	78	54	16	Mature	12.1	60	Fair	10	Fair	---	M							
7	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	8.0, 6.2	10.2	55	22	27	Young	10.2	85	Fair	10	Fair	---								
8	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	19.8	19.8	94	33	43	Mature	19.8	65	Good	10	Fair	---	H							
9	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	8.5	8.5	49	11	27	Young	8.5	85	Good	0	Good	---								
10	Former tree nursery	Black locust <i>Robinia pseudoacacia</i>	Tier 4	10.9, 7.8	13.4	72	37	24	Mature	10.1	60	Fair	15	Fair	Fence embedded in lower trunk (severe).	H							
11	Former tree nursery	Star magnolia <i>Magnolia stellata</i> or similar	---	8.0, 6.0, 4.2	10.9	26	7	28	Mature	13.6	85	Fair	10	Good	---								
12	Former tree nursery	Black birch <i>Betula lenta</i>	---	13.5	13.5	61	16	37	Mature	13.5	85	Fair	10	Fair	---	M							
13	Former tree nursery	Black locust <i>Robinia pseudoacacia</i>	Tier 4	8.4	8.4	64	27	23	Young	4.2	85	Fair	10	Fair	---								
14	Former tree nursery	Star magnolia <i>Magnolia stellata</i> or similar	---	9.0, 7.2, 7.1, 4.1	14.1	24	8	35	Mature	17.7	80	Fair	10	Fair	Decay in 9" trunk (severe).				M				
15	Former tree nursery	Red maple <i>Acer rubrum</i>	---	12.0	12.0	55	11	24	Mature	12.0	85	Fair	10	Good	---								
16	Former tree nursery	Star magnolia <i>Magnolia stellata</i> or similar	---	8.2, 7.2, 5.8	12.4	32	7	28	Mature	15.5	85	Good	10	Good	---								
17	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	10.2	10.2	51	31	15	Young	7.7	60	Poor	20	Fair	Suppressed by adjacent trees (moderate).								
18	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	16.2	16.2	81	39	22	Mature	16.2	85	Fair	10	Good	---								
19	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	8.5	8.5	61	30	8	Young	6.4	40	Fair	20	Poor	Suppressed by adjacent trees (moderately severe).								
20	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	18.0	18.0	82	40	23	Mature	18.0	85	Fair	10	Fair	---	M							



#	SITE TYPE (SIZE)	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVALENT (RSS)	TREE HEIGHT (ft)	CROWN HEIGHT (ft)	CROWN WIDTH (ft)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR (%)	STRUCTURE + FORM	DIEBACK / MISSING CROWN (%)	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
44	Former tree nursery	Northern red oak <i>Quercus rubra</i>	---	15.8	15.8	54	12	38	Mature	15.8	85	Good	0	Good	---	M							
45	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	11.3, 7.4	13.5	58	25	22	Mature	13.5	85	Fair	10	Good	---	M							
46	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.8, 10.9, 9.4	19.9	71	34	27	Mature	19.9	85	Fair	10	Fair	---	M							
47	Former tree nursery	Tulip <i>Liriodendron tulipifera</i>	---	14.8	14.8	67	27	28	Mature	14.8	85	Fair	0	Good	---								
48	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	8.3, 6.6	14.2	54	19	15	Young	10.6	55	Fair	10	Fair	Vine competition (moderately severe).	M							
49	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	15.5	15.5	72	37	25	Mature	15.5	85	Fair	10	Fair	---	M							
50	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	10.4	10.4	66	38	22	Mature	10.4	85	Fair	0	Good	---								
51	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	17.5	17.5	77	38	28	Mature	17.5	85	Good	5	Good	---	H							
52	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	14.7	14.7	75	38	24	Mature	14.7	60	Fair	10	Fair	---	M							
53	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	9.2	9.2	52	39	9	Mature	9.2	20	Poor	60	Poor	Decay in lower trunk (moderately severe). Dieback in scaffold limbs (severe). Limited remaining life expectancy.								M
54	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	12.1, 12.1	17.1	70	40	25	Mature	17.1	85	Fair	10	Fair	---	M							
55	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	12.1 @ 3.5'	12.1	57	19	30	Mature	12.1	85	Fair	10	Fair	---				M				
56	Former tree nursery	Black cherry <i>Prunus serotina</i>	---	10.0	10.0	52	15	31	Young	7.5	85	Fair	10	Fair	---								
57	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	14.2	14.2	59	28	28	Mature	14.2	60	Good	0	Fair	---	M							
58	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	8.7, 7.0	11.2	65	40	15	Young	8.4	60	Fair	10	Fair	---	M							
59	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.8	13.8	77	31	25	Mature	13.8	85	Good	0	Good	---								
60	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.4	13.4	72	36	27	Mature	13.4	85	Fair	10	Good	---	M							
61	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	11.4, 11.1	15.9	69	35	21	Mature	15.9	85	Fair	10	Fair	---	M							
62	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	12.4, 11.2	16.71	65	31	26	Mature	16.7	75	Fair	15	Fair	1 weak crotch in lower trunk (moderately severe). Vine competition (moderately severe).	M							
63	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	14.3	14.3	57	33	20	Mature	14.3	75	Good	15	Good	Vine competition (moderately severe).	M							
64	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	16.3	16.3	69	36	22	Mature	16.3	75	Fair	15	Good	Vine competition (moderately severe).	M							
65	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	10.5	10.5	43	27	17	Mature	10.5	55	Fair	15	Fair	Vine competition (moderately severe).	M							
66	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	10.1, 10.0	14.2	61	23	22	Mature	14.2	85	Fair	10	Good	---	M							





#	SITE TYPE (SIZE)	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVALENT (RSS)	TREE HEIGHT (ft)	CROWN HEIGHT (ft)	CROWN WIDTH (ft)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR (%)	STRUCTURE + FORM	DIEBACK / MISSING CROWN (%)	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)	
112	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.0, 11.8, 4.1, 3.4	18.4	63	31	33	Mature	18.4	60	Fair	10	Fair	Decay in 1 lower trunk (moderate).	M								
113	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	8.0	8.0	48	34	9	Young	6.0	85	Fair	10	Good	---									
114	Former tree nursery	Black oak <i>Quercus velutina</i>	---	10.0	10.0	60	14	19	Young	7.5	85	Good	10	Good	---									
115	Former tree nursery	Amur cork tree <i>Phellodendron amurense</i>	Tier 2	8.0	8.0	55	19	23	Young	8.0	85	Good	10	Good	---									
116	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	9.4, 8.2	12.5	49	23	21	Mature	12.5	60	Fair	15	Fair	Vine competition (moderate).	M								
117	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	9.6, 8.5	12.8	49	26	18	Mature	12.8	85	Fair	10	Fair	---	M								
118	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	17.4, 16.6	24.1	62	26	32	Mature	24.1	55	Poor	10	Poor	Decay in lower trunk and buttress roots (moderately severe).	H								
119	Former tree nursery	American linden <i>Tilia americana</i>	---	16.9	16.9	76	36	33	Mature	21.1	50	Good	15	Fair	Vine competition (severe).	H								
120	---	(Tag #120 not used)	---	---	---	---	---	---	---	---	---	---	---	---	---									
121	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	10.3	10.3	64	34	19	Mature	10.3	55	Fair	10	Fair	Vine competition (moderately severe).									
122	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.6	13.6	62	33	13	Mature	13.6	55	Good	15	Fair	Vine competition (moderately severe).									
123	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	15.6	15.6	64	23	27	Mature	15.6	85	Good	10	Good	---									
124	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	13.0, 12.3	17.9	68	27	31	Mature	17.9	80	Fair	10	Fair	Vine competition (moderate).	M								
125	Former tree nursery	Northern catalpa <i>Catalpa speciosa</i>	---	13.0	13.0	53	18	28	Mature	9.8	85	Good	0	Good	---	M								
126	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	15.9, 13.9	21.1	59	14	37	Mature	21.1	85	Fair	10	Good	---	M								
127	Former tree nursery	Star magnolia <i>Magnolia stellata</i> or similar	---	8.5	8.5	31	5	24	Mature	10.6	50	Poor	15	Poor	Decay in lower trunk and buttress roots (severe). Lean in main trunk (moderate). Partially uprooted.									M
128	Former tree nursery	Black oak <i>Quercus velutina</i>	---	17.9	17.9	64	11	32	Mature	17.9	85	Fair	10	Good	---	M								
129	Former tree nursery	Pin oak <i>Quercus palustris</i>	---	22.4	22.4	69	12	41	Mature	22.4	85	Good	10	Good	---									
130	Lawn	Katsura tree <i>Cercidiphyllum japonicum</i>	---	16.3 @ 1.5'	16.3	43	6	31	Mature	20.4	85	Fair	0	Good	---				L					
131	Lawn	Katsura tree <i>Cercidiphyllum japonicum</i>	---	11.9 @ 1.5'	11.9	36	6	22	Mature	14.9	60	Fair	0	Fair	---				L					
132	Lawn	Katsura tree <i>Cercidiphyllum japonicum</i>	---	14.1 @ 1.5'	14.1	43	7	25	Mature	17.6	85	Fair	0	Good	---				L					
133	Lawn	Katsura tree <i>Cercidiphyllum japonicum</i>	---	13.5 @ 1.5'	13.5	43	6	28	Mature	16.9	85	Fair	0	Good	---				L					







## Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Kitchawan Farm, Series: 1, Year: 2021

Generated: 3/6/2021



Species	Carbon Storage (ton)	Carbon Storage (%)	CO <sub>2</sub> Equivalent (ton)
Red maple	6.4	6.9%	23.5
Sugar maple	6.2	6.7%	22.7
Black birch	0.4	0.5%	1.6
River birch	0.4	0.4%	1.5
Northern catalpa	0.2	0.2%	0.7
Katsura tree	0.9	0.9%	3.1
hawthorn spp	0.2	0.3%	0.9
silverbell spp	12.8	13.7%	46.9
Eastern red cedar	0.6	0.7%	2.3
sweetgum spp	0.9	1.0%	3.5
Tulip tree	0.6	0.7%	2.3
magnolia spp	1.0	1.1%	3.7
Cucumber tree	27.9	29.9%	102.3
Star magnolia	1.2	1.3%	4.5
Crabapple 'Sugar Tyme'	1.1	1.2%	4.2
White mulberry	0.9	0.9%	3.1
Amur corktree	0.7	0.8%	2.7
Eastern cottonwood	0.1	0.2%	0.5
Quaking aspen	0.1	0.1%	0.5
Black cherry	5.1	5.5%	18.7
Kwanzan cherry	2.2	2.3%	8.0
Pin oak	1.1	1.2%	4.1
Northern red oak	0.6	0.6%	2.1
Black oak	3.0	3.2%	11.1
Black locust	16.0	17.2%	58.8
Sassafras	0.5	0.6%	1.9
Pussy willow	1.4	1.5%	5.3
American basswood	0.4	0.4%	1.4
<b>Total</b>	<b>93.3</b>	<b>100%</b>	<b>342.0</b>

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

## Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Kitchawan Farm, Series: 1, Year: 2021

Generated: 3/6/2021



Species	Gross Carbon Sequestration CO <sub>2</sub> Equivalent	
	(ton/yr)	(ton/yr)
Red maple	0.11	0.39
Sugar maple	0.09	0.33
Black birch	0.01	0.02
River birch	0.02	0.06
Northern catalpa	0.01	0.02
Katsura tree	0.01	0.05
hawthorn spp	0.00	0.01
silverbell spp	0.01	0.04
Eastern red cedar	0.00	0.02
sweetgum spp	0.02	0.07
Tulip tree	0.03	0.10
magnolia spp	0.01	0.04
Cucumber tree	0.55	2.02
Star magnolia	0.00	0.00
Crabapple 'Sugar Tyme'	0.00	0.00
White mulberry	0.01	0.05
Amur corktree	0.02	0.08
Eastern cottonwood	0.01	0.03
Quaking aspen	0.01	0.02
Black cherry	0.13	0.48
Kwanzan cherry	0.02	0.08
Pin oak	0.01	0.04
Northern red oak	0.01	0.05
Black oak	0.06	0.23
Black locust	0.01	0.04
Sassafras	0.01	0.04
Pussy willow	0.00	0.00
American basswood	0.01	0.02
<b>Total</b>	<b>1.19</b>	<b>4.35</b>

## Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Kitchawan Farm, Series: Removals + Invasives Omitted, Year: 2021

Generated: 3/6/2021



Species	Carbon Storage (ton)	Carbon Storage (%)	CO <sub>2</sub> Equivalent (ton)
Red maple	6.4	9.0%	23.5
Sugar maple	5.5	7.7%	20.1
Black birch	0.4	0.6%	1.6
River birch	0.4	0.6%	1.5
Northern catalpa	0.2	0.3%	0.7
Katsura tree	0.9	1.2%	3.1
hawthorn spp	0.2	0.3%	0.9
silverbell spp	12.8	17.9%	46.9
Eastern red cedar	0.6	0.9%	2.3
sweetgum spp	0.9	1.3%	3.5
Tulip tree	0.6	0.9%	2.3
magnolia spp	0.9	1.2%	3.3
Cucumber tree	26.2	36.6%	96.1
Star magnolia	1.1	1.5%	4.0
Crabapple 'Sugar Tyme'	1.1	1.6%	4.2
Eastern cottonwood	0.1	0.2%	0.5
Quaking aspen	0.1	0.2%	0.5
Black cherry	5.1	7.1%	18.7
Kwanzan cherry	2.2	3.1%	8.0
Pin oak	1.1	1.6%	4.1
Northern red oak	0.6	0.8%	2.1
Black oak	3.0	4.2%	11.1
Sassafras	0.5	0.7%	1.9
American basswood	0.4	0.5%	1.4
<b>Total</b>	<b>71.5</b>	<b>100%</b>	<b>262.2</b>

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

## Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Kitchawan Farm, Series: Removals + Invasives Omitted, Year: 2021

Generated: 3/6/2021



Species	Gross Carbon Sequestration (ton/yr)	CO <sub>2</sub> Equivalent (ton/yr)
Red maple	0.11	0.39
Sugar maple	0.08	0.31
Black birch	0.01	0.02
River birch	0.02	0.06
Northern catalpa	0.01	0.02
Katsura tree	0.01	0.05
hawthorn spp	0.00	0.01
silverbell spp	0.01	0.04
Eastern red cedar	0.00	0.02
sweetgum spp	0.02	0.07
Tulip tree	0.03	0.10
magnolia spp	0.01	0.03
Cucumber tree	0.52	1.91
Star magnolia	0.00	0.00
Crabapple 'Sugar Tyme'	0.00	0.00
Eastern cottonwood	0.01	0.03
Quaking aspen	0.01	0.02
Black cherry	0.13	0.48
Kwanzan cherry	0.02	0.08
Pin oak	0.01	0.04
Northern red oak	0.01	0.05
Black oak	0.06	0.23
Sassafras	0.01	0.04
American basswood	0.01	0.02
<b>Total</b>	<b>1.10</b>	<b>4.04</b>



**To: Town of Yorktown Tree Conservation Advisory Commission**  
**From: Ecogy Energy**  
**cc: Town of Yorktown Planning Board**  
**Date: March 3, 2022**  
**Re: Ecogy Kitchawan Community Solar Farm LLC Response to Memo Received from TCAC on February 18, 2022**

Dear members of the Yorktown Tree Conservation Advisory Commission,

Ecogy thanks you for your continued attention to the Kitchawan Farm Solar Farm project. We have been working in good faith to design a successful community solar project with low negative environmental impact and hope the TCAC will find our proposal acceptable. Please see below our explanations relative to the comments received in the TCAC Memo dated February 18, 2022 as well as an updated landscaping plan to demonstrate the requested changes. The responses are numbered to correspond to the comments as received in the TCAC Memo.

1. Ecogy would like to clarify a few points as they pertain to our proposed landscaping plan. First, the distinction between a landscaping plan for mitigation and a screening plan is not made clear in the solar code. The code states that “Landscape screening and buffering shall be required” and that “Mitigation for tree loss under Chapter 270, when required, will be developed”, but the code does not state that those items must be completed separately. Second, though we were not aware that screening and mitigation must be separated, it is not correct to say that Ecogy’s landscaping plan cannot count as mitigation given that a significant number of trees and shrubs on the plans will be planted in areas of the property that do not require screening. The landscaping plan includes both screening trees and additional plantings, at least some of which would count towards mitigation. Finally, given how far into the review process this comment has been made, it is not feasible for Ecogy to create a separate planting plan for only mitigation and we request the TCAC accept the landscaping plan as addressing both screening and mitigation.

2. Ecogy has submitted a Tree Removal Plan, which identifies the areas of tree removal. Ecogy recognizes that the TCAC would like to see exact tree locations but we suggest that there is no added value in such information. The largest area of tree removal requires removal of all trees within that area, so there is limited to no value in identifying exact tree locations given that all individual trees have been inventoried and their characteristics noted. Ecogy requests some leniency on this item as it would be too time consuming at this point to provide exact tree locations and providing such locations would not generate any new information to help evaluate the environmental impact of the project.

Regarding the protected woodlands area, the area on the southern end of the property is sufficiently large to be considered protected and Ecogy apologizes for not noting that earlier. We had mistaken the area as not protected given that it is an old magnolia grove that was planted by humans and not naturally occurring. The definition of protected woodlands is now clearer and as

such Ecology will offer an additional \$4,500 payment into the Tree Bank Fund for the 75,000 square feet of area disturbed. This brings the total payment into the Tree Bank Fund to \$21,300 and we are happy to provide such payment.

Ecology would ask the TCAC to note that Ecology is being asked to pay extra for the same trees (part of the payment being per tree and part of the payment being for the overall area containing said trees) and wishes to avoid setting a precedent for excessive payments being required of all projects in the future. In addition, had these comments been received earlier, Ecology may have been better able to address concerns about the protected woodland without offering only payment into the Tree Bank Fund.

3. Ecology has added the mitigation ratio to the landscaping plan (found on page 4 of the updated landscaping plan provided with this letter). The mitigation ratio is 4.18 new trees for each tree removed. Ecology cannot meet such a mitigation ratio given that 168 trees are being removed and a one for one replacement would require over 700 new trees to be planted. In the current landscaping plan, Ecology has maximized the amount of trees and shrubs that can be planted on site while still allowing for the Kitchawan Farm to use their land for continued farm operations, future growing, and other uses as they see fit. We cannot offer additional mitigation by planting trees on site, therefore, Ecology feels the payment of \$21,300 into the Tree Bank Fund is the next best thing for mitigation of the tree removal.

4. Ecology has added the dbh of all trees on the landscaping plan (page 4).

5. As explained in point 2, the total proposed payment for the Tree Bank Fund is \$21,300 to account for 168 trees being removed and 75,000 square feet of protected woodland.

6. Ecology has replaced both Sourwood trees with Dogwood trees as requested. Please see the new landscaping plans included with this memo.

7. Ecology has increased the diversity of the row of screening trees as requested. Please see the new landscaping plans included with this memo.

We thank the TCAC again for considering our response and hope this addresses the concerns sufficiently to allow for the project to move forward.



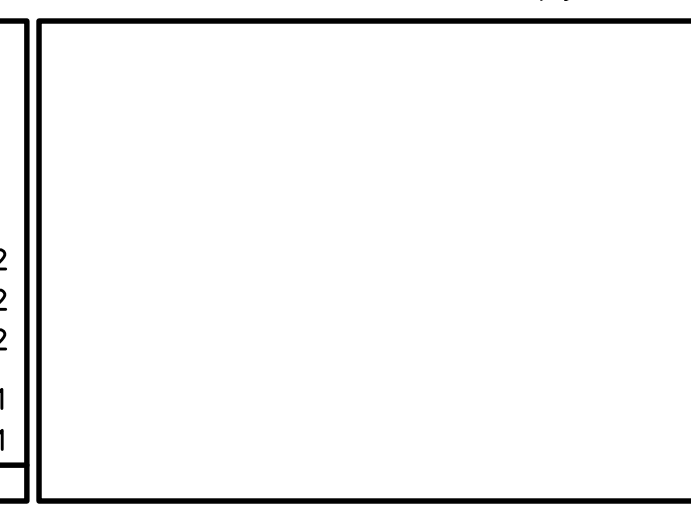
**GENERAL NOTES:**

- CONTACT CALL DIG SAFELY NEW YORK AT 811 OR WWW.DIGSAFELYNEWYORK.COM TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- BASE MAP INFORMATION WAS TAKEN FROM "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY TESTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, P.C., DATED OCTOBER 6, 2021.

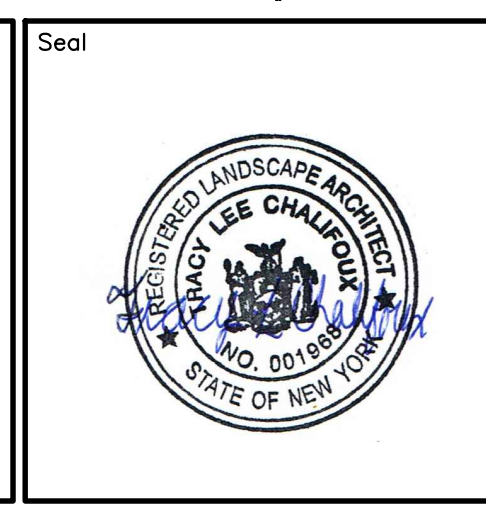
**CLEAN UP NOTES:**

- DEAD ASH TREES WITHIN THIS AREA TO BE REMOVED.
- PROTECT ALL HEALTHY TREES, WHICH ARE TO REMAIN.
- UNDERSTORY VEGETATION TO REMAIN.

Revised Plan & Plant List per Tree Commission comment	03.01.22
Revised Plan & Plant List per comment	01.31.22
Revised Plant List per P.B. comment to add screen trees to West	01.07.22
Revised Plant List per P.B. comment	11.01.21
Revised per Town review & comment	10.25.21
Revisions	Date



**Tracy Chalifoux LLC**  
 Landscape Architect  
 7 King Street, Danbury, CT 06811  
 Office: 845-364-1360  
 E-mail: tchalifoux@gmail.com



**LANDSCAPE MASTER PLAN**  
 ECOGY NEW YORK XI LLC  
 KITCHAWAN

Location: 716 KITCHAWAN ROAD, YORKTOWN, NY 10562

Graphic Scale and North Arrow

Date: June 3, 2021

Scale: 1"=60'-0"

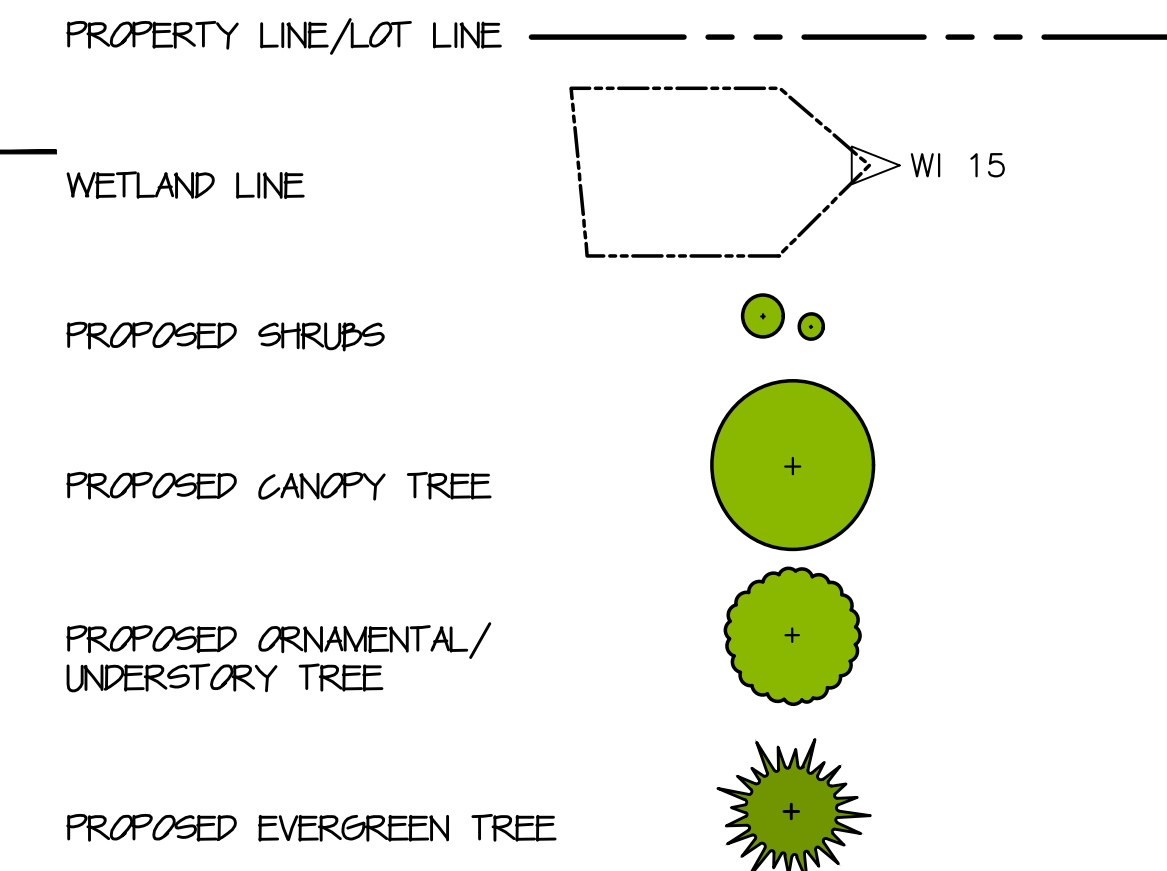
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 Drawn: TLC

Drawing Title: **OVERALL LANDSCAPE PLAN**

Drawing No.: **L-1**

SHEET 1 OF 4

PLANTING LEGEND



GENERAL NOTES:

- CONTACT CALL DIG SAFELY NEW YORK AT 811 OR WWW.DIGSAFELYNEWYORK.COM TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- BASE MAP INFORMATION WAS TAKEN FROM "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C., DATED OCTOBER 6, 2021.

REFER TO SHEET L-4 FOR PLANTING DETAILS, PLANT LIST AND PLANTING NOTES



- CLEAN UP NOTES:
- DEAD ASH TREES WITHIN THIS AREA TO BE REMOVED.
  - PROTECT ALL HEALTHY TREES, WHICH ARE TO REMAIN.
  - UNDERSTORY VEGETATION TO REMAIN

Revised Plan & Plant List per Tree Commission comment	03.01.22
Revised Plan & Plant List per comment	01.31.22
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Revisions	Date

<p><b>Tracy Chalifoux LLC</b> Landscape Architect 7 King Street, Danbury, CT 06811 Office: 845-364-1360 E-mail: tchalifoux@gmail.com</p>	
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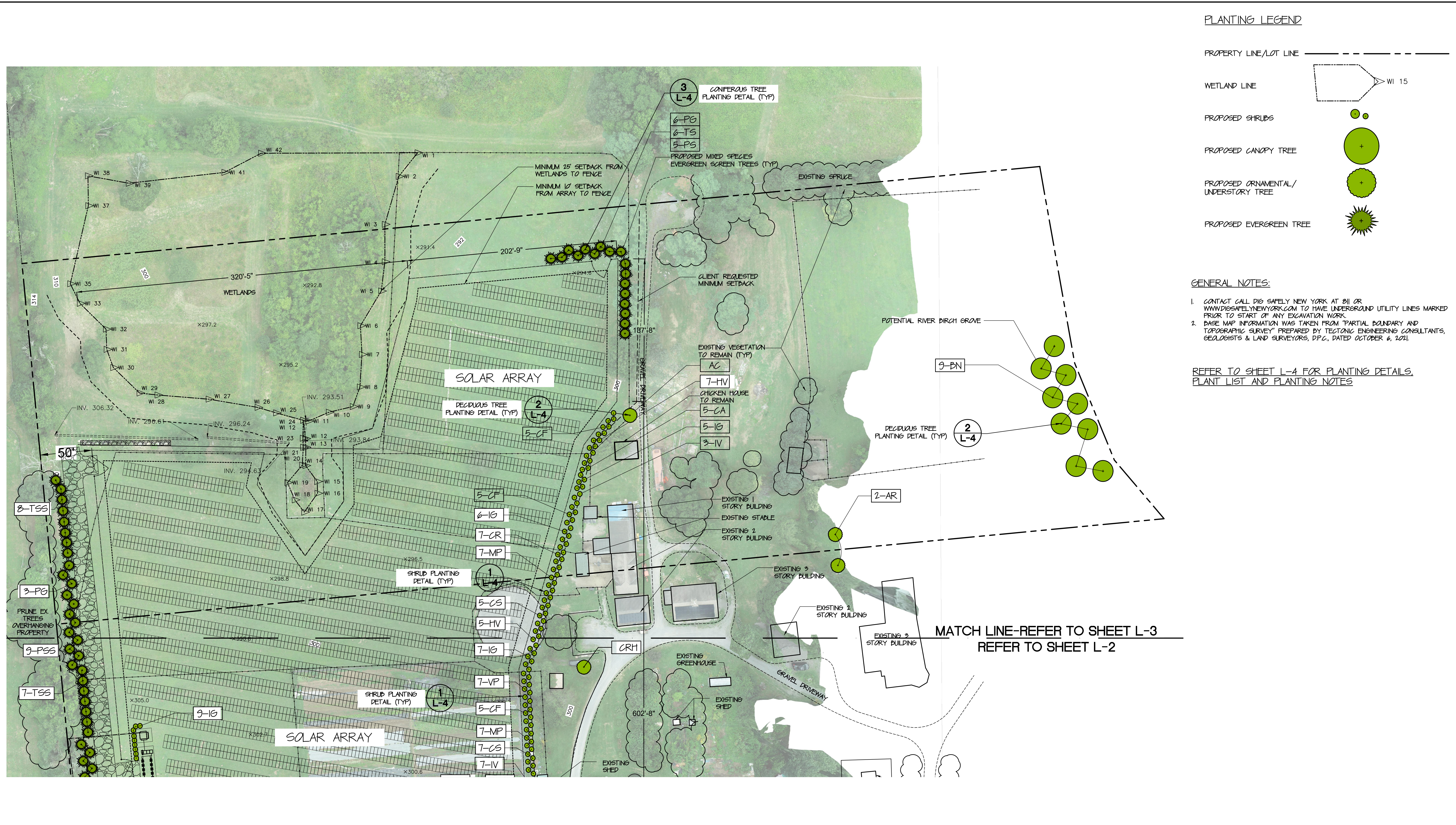
<p><b>LANDSCAPE MASTER PLAN</b> ECOGY NEW YORK XI LLC KITCHAWAN</p>
<p>Location: 716 KITCHAWAN ROAD YORKTOWN, NY 10562</p>

<p>Graphic Scale and North Arrow</p>
<p>Date: June 3, 2021</p>
<p>Scale: 1"=40'-0"</p>
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<p>Drawn: TLC</p>

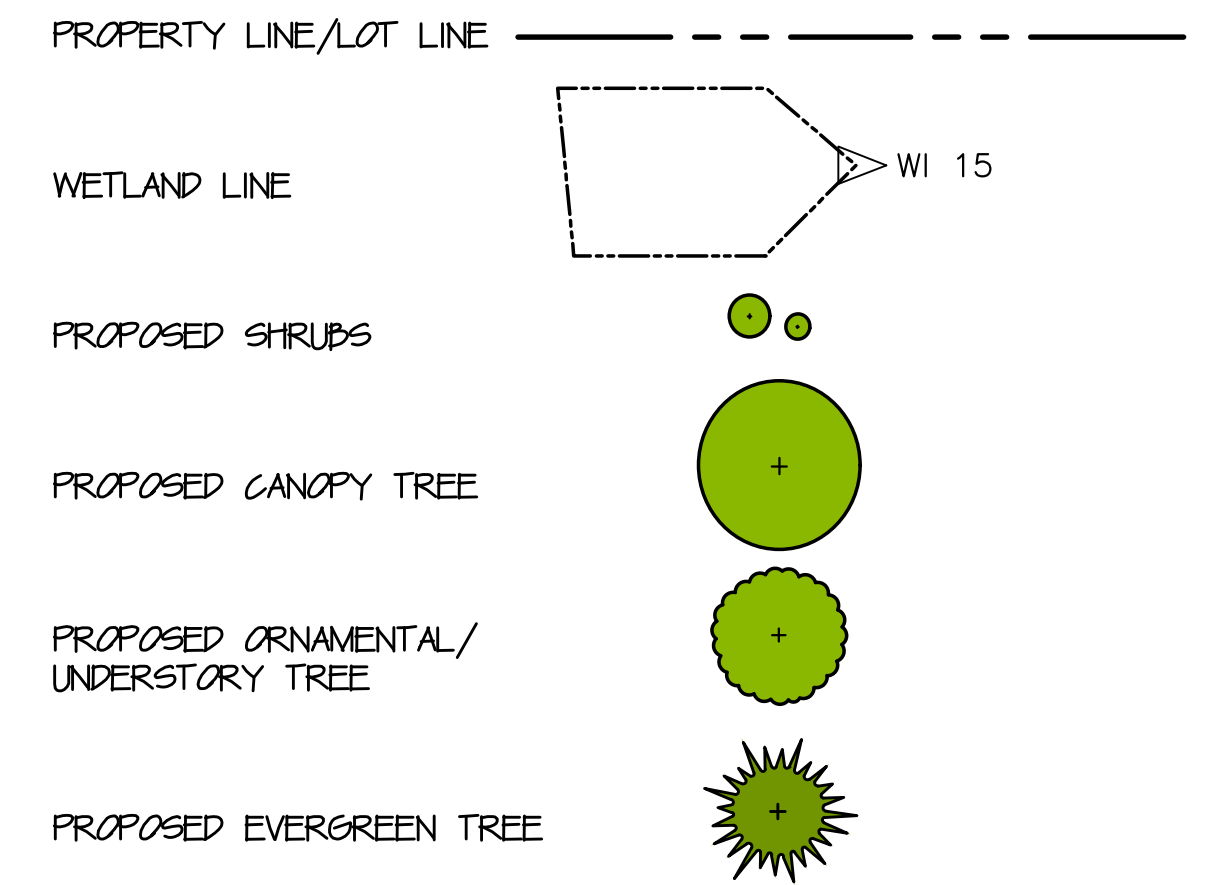
<p>Drawing Title</p> <p>PLANTING PLAN SITE SOUTHERN PORTION</p>
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<p>Drawing No.</p> <p><b>L-2</b></p> <p>SHEET 2 OF 4</p>
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**PLANTING LEGEND**



**GENERAL NOTES:**

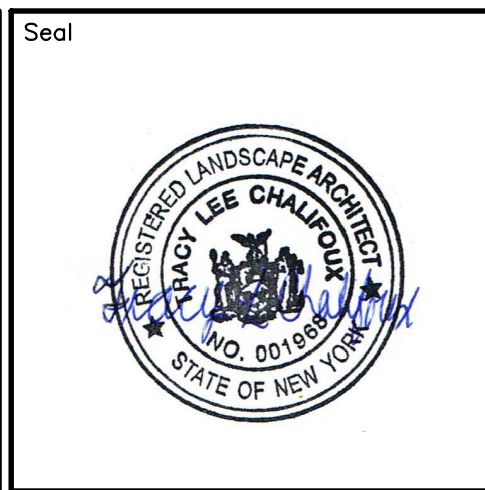
- CONTACT CALL DIG SAFELY NEW YORK AT 811 OR WWW.DIGSAFELYNEWYORK.COM TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- BASE MAP INFORMATION WAS TAKEN FROM "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, P.P.C., DATED OCTOBER 6, 2021.

REFER TO SHEET L-4 FOR PLANTING DETAILS, PLANT LIST AND PLANTING NOTES

Revisions	Date
Revised Plan & Plant List per Tree Commission comment	03.01.22
Revised Plan & Plant List per comment	01.31.22
Revised Plant List per P.B. comment to add screen trees to West	01.07.22
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Revised per Town review & comment	10.25.21

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**Tracy Chalifoux LLC**  
 Landscape Architect  
 7 King Street, Danbury, CT 06811  
 Office: 845-364-1360  
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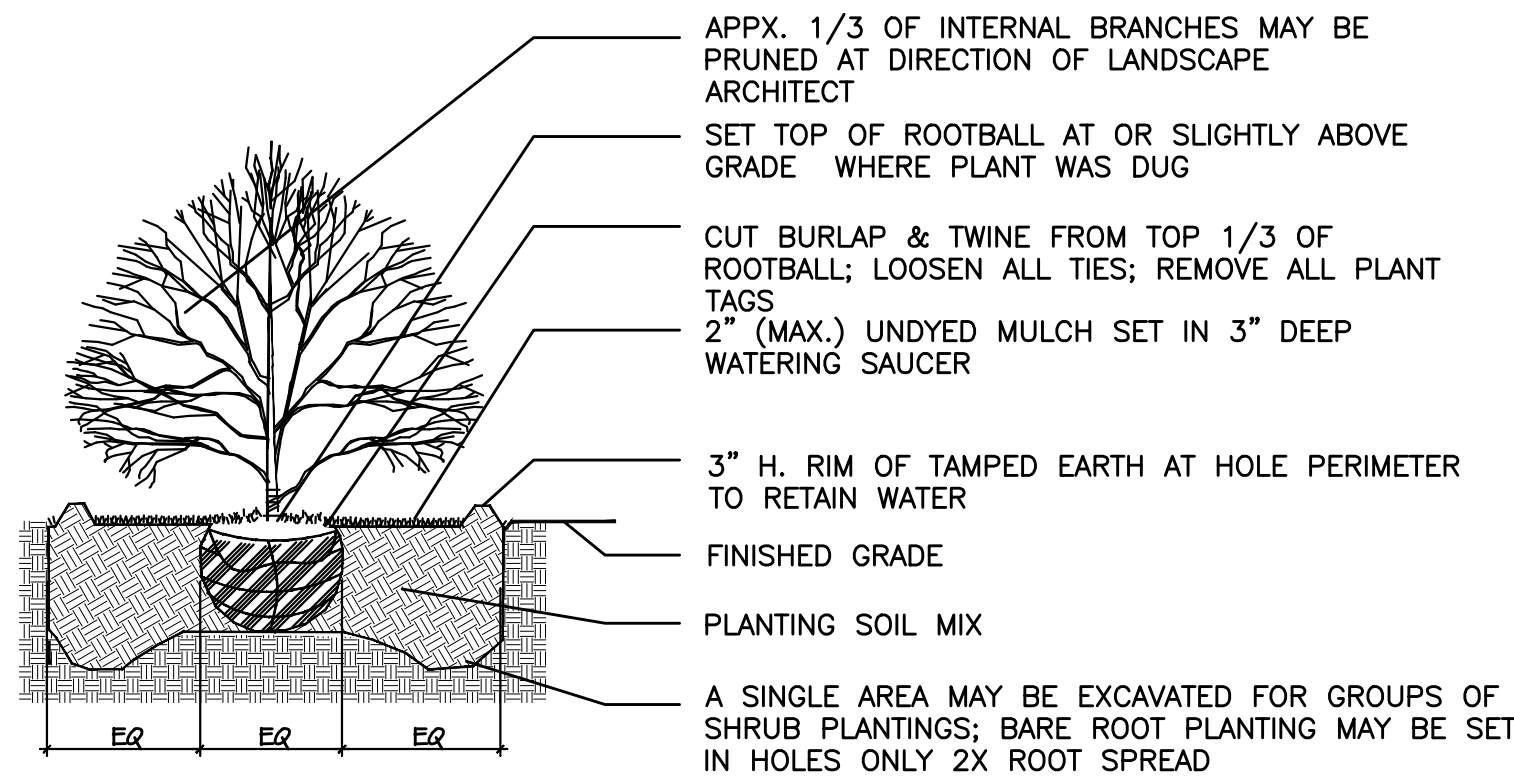


Project Title  
**LANDSCAPE MASTER PLAN**  
 ECOGY NEW YORK XI LLC  
 KITCHAWAN  
 Location  
 716 KITCHAWAN ROAD  
 YORKTOWN, NY 10562

Graphic Scale and North Arrow  
  
 Date  
 June 3, 2021  
 Scale  
 1"=40'-0"  
 Checked  
 TLC  
 Drawn  
 TLC

Drawing Title  
 PLANTING PLAN  
 SITE NORTHERN PORTION

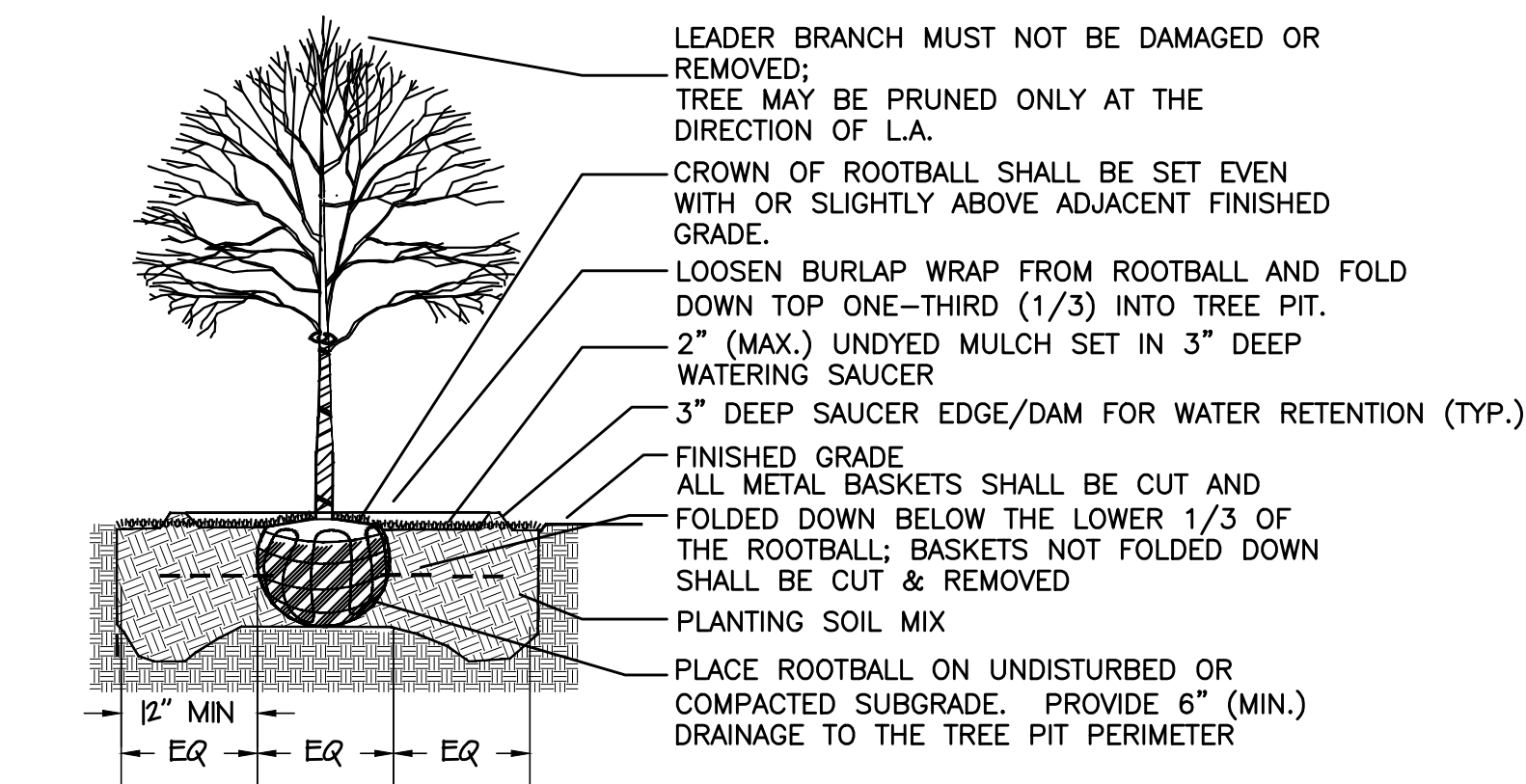
Drawing No.  
**L-3**  
 SHEET 3 OF 4



NOTE: FOR ALL CONTAINER GROWN PLANTS, REMOVE FROM CONTAINER JUST PRIOR TO PLANTING AND MAKE VERTICAL INCISIONS ALONG THE SURFACE OF THE ROOTBALL WITH A SHARP INSTRUMENT. CUT THROUGH CIRCULAR ROOTS AND GENTLY COMB OUT ROOTS.

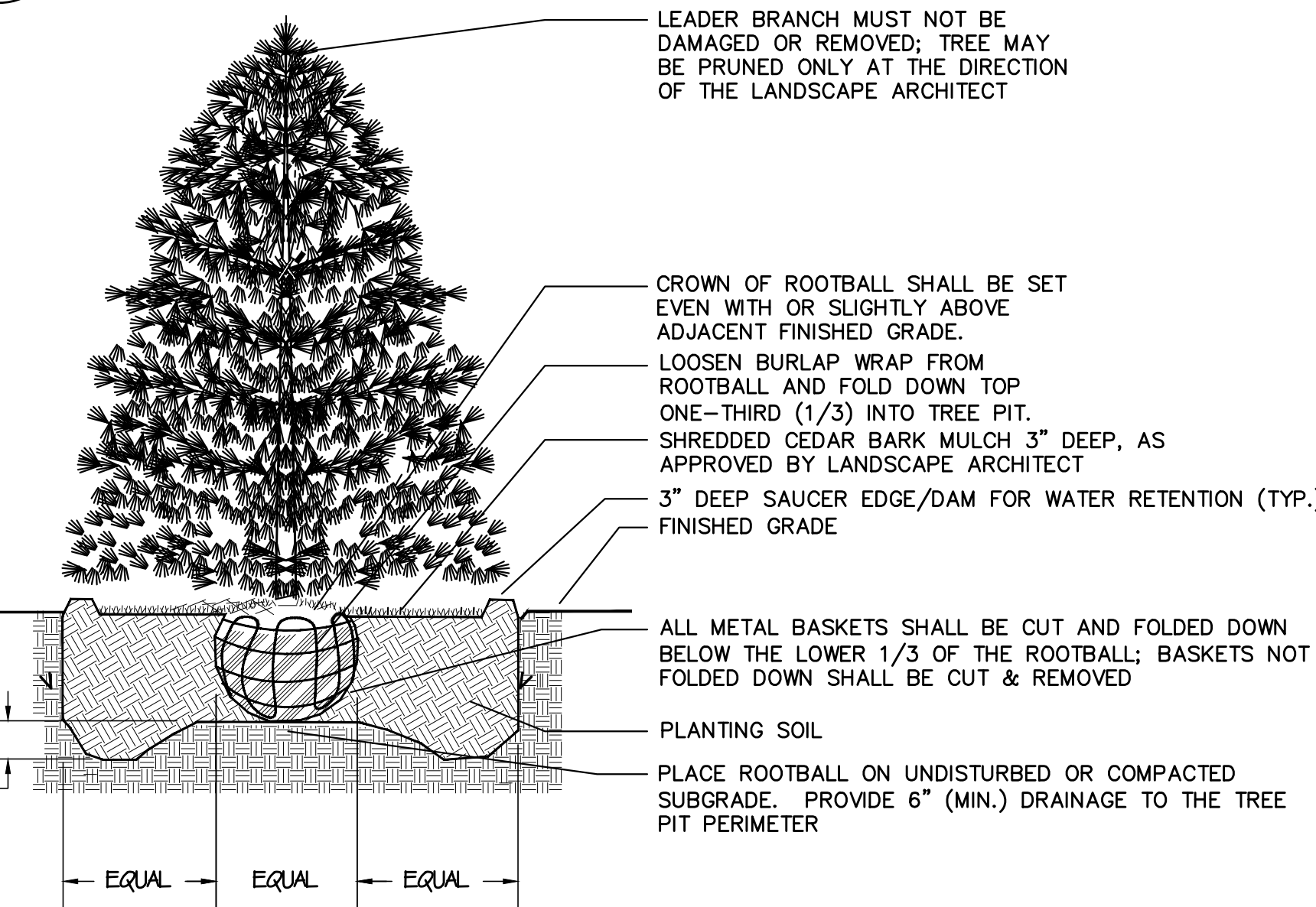
**1 SHRUB PLANTING DETAIL**

L-4 NOT TO SCALE



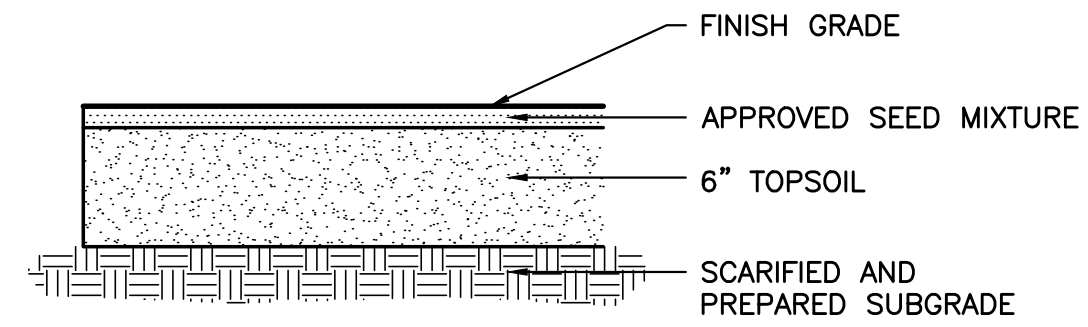
**2 DECIDUOUS TREE PLANTING DETAIL**

L-4 NOT TO SCALE



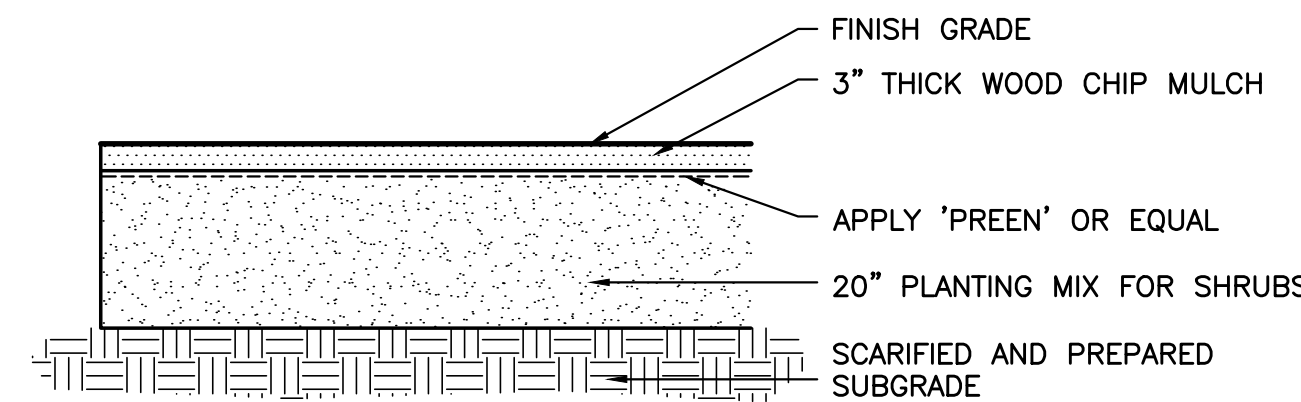
**3 CONIFEROUS TREE PLANTING DETAIL**

L-4 NOT TO SCALE



**4 TOPSOIL AND SEED DETAIL**

L-4 NOT TO SCALE



**5 SECTION THROUGH SHRUB BED DETAIL**

L-4 NOT TO SCALE

**PLANT LIST-Kitchawan Farm-Overall Site Plantings**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DBH	NOTES	SPACING	DECIDUOUS TYPE	AV. GROWTH PER YR	YRS TO MATURE HT.	MAX. HT./MAX SPREAD
<b>TREES</b>											
3	AR	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2 1/2" cal.	2.5	Full, Heavy, Matching		Deciduous	24"	26	50'/50'
5	AC	Amelanchier canadensis	Shadblow Serviceberry	8'-10' ht.	2	Full, Heavy, Multi-stem, B&B		Deciduous	24"	15	30'/20'
9	BN	Betula nigra 'Heritage'	Heritage River Birch	8'-10' ht.	2	Full, Heavy, Matching, Clumps	25' O.C.	Deciduous	24"	35	70'/60'
1	CC	Cercis canadensis	Eastern Redbud	8'-10' ht.	2	Full, Heavy, Multi-stem, B&B		Deciduous	12"-24"	15	30'/35'
4	CRH	Cornus rutgersensis 'Hyperion'	Hyperion Dogwood	2 1/2" cal.	2.5	Full, Heavy, Matching, Specimen, B&B	20' O.C.	Deciduous	12"-24"	10	20'/20'
3	CRS	Cornus rutgersensis 'Stellar Pink'	Stellar Pink Dogwood	2 1/2" cal.	2.5	Full, Heavy, Matching, Specimen, B&B	20' O.C.	Deciduous	12"-24"	10	20'/20'
15	IO	Ilex opaca	American Holly	8'-9 ht.	2	Full, Heavy, Specimen, B&B		Evergreen	12"-24"	15	30'/20'
6	JV	Juniperus virginiana	Eastern Red Cedar	8'-10' ht.	2	Full, Heavy, Specimen, B&B		Evergreen	24"	35	70'/25'
1	OV	Ostrya virginiana	American Hophornbeam	2 1/2" cal.	2.5	Full, Heavy, Specimen, B&B		Deciduous	12"-24"	20	40'/20'
27	PG	Picea glauca 'Black Hills'	White Spruce	8'-10' ht.	2	Full, Heavy, Specimen, B&B	9' O.C.	Evergreen	<12"	40	40'/15'
15	PG	Picea glauca 'Black Hills'	White Spruce	12'-14' ht.	2.5	Full, Heavy, Specimen, B&B	12' O.C.	Evergreen	<12"	40	40'/15'
5	PS	Pinus strobus	White Pine	8'-10' ht.	2	Full, Heavy, Specimen, B&B	9' O.C.	Evergreen	24"-36"	27	80'/40'
25	PSS	Pinus strobus	White Pine	12'-14' ht.	2.5	Full, Heavy, Specimen, B&B	9' O.C.	Evergreen	24"-36"	27	80'/40'
1	QB	Quercus bicolor	Swamp White Oak	2 1/2" cal.	2.5	Full, Heavy, Specimen, B&B		Deciduous	12"-24"	30	60'/60'
1	QR	Quercus rubra	Red Oak	2 1/2" cal.	2.5	Full, Heavy, Specimen, B&B		Deciduous	12"-24"	38	75'/75'
37	TS	Thuja standishii	Green Giant Arborvitae	8'-10' ht.	2	Full, Heavy, Specimen, B&B	10' O.C.	Evergreen	36"	20	60'/20'
40	TSS	Thuja standishii	Green Giant Arborvitae	10'-12' ht.	2.5	Full, Heavy, Specimen, B&B	10' O.C.	Evergreen	36"	20	60'/20'
<b>SHRUBS</b>											
18	CF	Calycanthus floridus	Common Sweetshrub	3'-3 1/2' ht.		Full, Heavy, Container	5' O.C.	Deciduous	12"-18"	6	9'/12'
5	CA	Clethra alnifolia	Sweet Pepperbush	3'-3 1/2' ht.		Full, Heavy, Container	6' O.C.	Deciduous	12"-18"	5	8'/6'
33	CS	Cornus sericea 'Bailey'	Redtwig Dogwood	3'-3 1/2' ht.		Full, Heavy, Container	6' O.C.	Deciduous	24"	5	9'/9'
13	CR	Corylus americana	American Hazelnut	3'-3 1/2' ht.		Full, Heavy, Container	6' O.C.	Deciduous	24"	8	16'/13'
24	HV	Hamamelis virginiana	Witchhazel	3'-3 1/2' ht.		Full, Heavy, Container	6' O.C.	Deciduous	12"-24"	10	20'/20'
51	IG	Ilex glabra	Inkberry	3'-3 1/2' ht.		Full, Heavy, Matching, Container	6' O.C.	Broadleaf Evergreen	<12"	10	8'/8'
12	IGC	Ilex glabra 'Shamrock'	Shamrock Inkberry	3'-3 1/2' ht.		Full, Heavy, Matching, Container	6' O.C.	Broadleaf Evergreen	<12"	7	5'/5'
34	IV	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3'-3 1/2' ht.		Full, Heavy, Container	6' O.C.	Deciduous	<12"	10	8'/8'
25	LB	Lindera benzoin	Spicebush	3'-3 1/2' ht.		Full, Heavy, Container	6' O.C.	Deciduous	12"-18"	8	12'/12'
57	MP	Myrica pensylvanica	Bayberry	3'-3 1/2' ht.		Full, Heavy, Matching, Container	6' O.C.	Semi-evergreen	12"-18"	8	12'/12'
7	RM	Rhododendron maximum	Rosebay Rhododendron	3'-3 1/2' ht.		B & B, Full, Heavy	6' O.C.	Broadleaf Evergreen	12"-24"	7	15'/20'
7	SC	Sambucus canadensis	Elderberry	3'-3 1/2' ht.		Full, Heavy, Container	6' O.C.	Deciduous	12"-24"	6	12'/12'
23	VL	Viburnum lentago	Nannyberry	3'-3 1/2' ht.		Full, Heavy, Container	6' O.C.	Deciduous	12"-24"	10	20'/20'
19	VP	Viburnum prunifolium	Blackhaw Viburnum	3'-3 1/2' ht.		Full, Heavy, Container	5' O.C.	Deciduous	12"-24"	7	15'/10'

Note: Provide 3" of shredded bark mulch in all planting beds.

**MITIGATION RATIO CALCULATIONS** based on Plans dated 3/1/22

QUANTITY	DBH (inches)	TOTAL DBH	NOTES
<b>REPLACEMENT TREES</b>			
105	2	210	
93	2.5	232.5	
<b>REPLACEMENT SHRUBS</b>			
328	0.25	82	8 shrubs equivalent to one 2 DBH tree
<b>TOTAL DBH OF REPLACEMENT PLANTS</b>		<b>524.5</b>	
DBH OF EXISTING TREES TO BE REMOVED PER PAUL COWIE AND ASSOCIATES REPORT DATED 3/6/21			
1,851.79			1,851.79
<b>TOTAL DBH OF REPLACEMENT PLANTS</b>		<b>524.5</b>	
1,851.79	EQUALS	3.53	MITIGATION RATIO 1 TO 3.53
524.5			
<b>MITIGATION RATIO = 1 TO 3.53</b>			

**MITIGATION RATIO CALCULATIONS** based on Plans dated 3/1/22

QUANTITY	DBH (inches)	TOTAL DBH	NOTES
<b>REPLACEMENT TREES</b>			
105	2	210	
93	2.5	232.5	
<b>REPLACEMENT SHRUBS</b>			
328	0.25	82	8 shrubs equivalent to one 2 DBH tree
<b>TOTAL DBH OF REPLACEMENT TREES</b>		<b>442.5</b>	
DBH OF EXISTING TREES TO BE REMOVED PER PAUL COWIE AND ASSOCIATES REPORT DATED 3/6/21			
1,851.79			1,851.79
<b>TOTAL DBH OF REPLACEMENT PLANTS</b>		<b>442.5</b>	
1,851.79	EQUALS	4.18	MITIGATION RATIO 1 TO 4.18
442.5			
<b>MITIGATION RATIO = 1 TO 4.18</b>			

**PLANTING NOTES:**

- CONTACT CALL DIG SAFELY NEW YORK AT 811 OR WWW.DIGSAFELYNEWYORK.COM TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- BASE MAP INFORMATION WAS TAKEN FROM "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, P.C., DATED APRIL 22, 2021.
- EXACT LOCATION OF PLANTINGS, SPECIES TYPES AND QUANTITIES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES OF PLANTS IN THE PLANT LIST AND THE ACTUAL QUANTITIES SHOWN ON THE PLAN THE PLAN SHALL GOVERN.
- ANY PLANTINGS SUSCEPTIBLE TO DEER BROWSING SHALL BE SPRAYED WITH ORGANIC DEER REPELLENT, OR PROTECTED BY PHYSICAL MEASURES, SUCH AS WITH TEMPORARY FENCING OR TREE TUBES, WHERE APPROPRIATE.
- ALL NEW PLANTINGS SHALL EITHER BE HAND WATERED, OR A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED UNTIL PLANTINGS ARE ESTABLISHED.
- THE LANDSCAPE CONTRACTOR SHALL READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-1936) PER THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLEE AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- PER OWNER'S DIRECTION, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY, PRIOR TO SELECTION OR DIGGING.
- CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH 1 TO JUNE 1, OR THE FALL PLANTING SEASON, SEPTEMBER 30 UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONIFEROUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15 TO OCTOBER 1. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.
- ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS APPLY AS PER THE MANUFACTURER'S SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.
- ALL TREE SAVERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE-GROUND HARDWOOD MULCH (NON-DYED). LANDSCAPE CONTRACTOR TO PROVIDE MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER.
- MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
- LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. LABELS SHALL NOT BE REMOVED UNTIL AFTER PROVISIONAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- STAKES AND GUY WIRES, IF USED, SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
- LOOSEN SOIL FOR ALL PLANTING ISLANDS AND SHRUB/PERENNIAL BEDS TO A DEPTH OF 12". TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STACKED TOPSOIL MAY BE USED IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEAS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
- THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTION THAT HAS NOT BEEN APPROVED SHALL BE REMOVED AND REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER AN UNCONDITIONAL 2-YEAR WARRANTY OF PLANT MATERIAL SHALL BEGIN FROM THE TIME OF HANDING PLANT MATERIAL AT TIME OF DELIVERY THROUGH INSTALLATION AND END AFTER SUBSTANTIAL COMPLETION AND FINAL PUNCH-LIST APPROVAL BY LANDSCAPE ARCHITECT. WARRANTY SHALL INCLUDE ALL LABOR REQUIRED REPLACING MATERIALS ON-SITE.
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

Revisions	Date
Revised Plan & Plant List per Tree Commission comment	03.01.22
Revised Plan & Plant List per comment	01.31.22
Revised Plant List per P.B. comment to add screen trees to West	01.07.22
Revised Plant List per P.B. comment	11.01.21
Revised per Town review & comment	10.25.21

<p><b>Tracy Chalifoux LLC</b> Landscape Architect 7 King Street, Danbury, CT 06811 Office: 845-364-1360 E-mail: tchalifoux@gmail.com</p>
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<p>Project Title</p> <p><b>LANDSCAPE MASTER PLAN</b></p> <p>ECOGY NEW YORK XI LLC</p> <p>KITCHAWAN</p>
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<p>Location</p> <p>716 KITCHAWAN ROAD</p> <p>YORKTOWN, NY 10562</p>
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<p>Graphic Scale and North Arrow</p>	<p>Drawing Title</p> <p>PLANTING DETAILS, PLANT LIST &amp; PLANTING NOTES</p>
<p>Date</p> <p>June 3, 2021</p>	<p>Drawing No.</p> <p><b>L-4</b></p>
<p>Scale</p> <p>AS SHOWN</p>	<p>Checked</p> <p>TLC</p>
	<p>Drawn</p> <p>TLC</p>

<p>Scale</p> <p>AS SHOWN</p>	<p>Checked</p> <p>TLC</p>	<p>Drawn</p> <p>TLC</p>
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**To: Town of Yorktown Planning Board**

**From: Ecogy Energy**

**Date: February 16, 2022**

**Re: Ecogy Kitchawan Community Solar Farm Timeline for Approval After Close of Public Hearing on November 8, 2021**

The Kitchawan Farm Solar Farm is a 2 MW ground-mounted community solar project under development by Ecogy Energy for the benefit of the Kitchawan Farm, community solar subscribers, and the environment. In reviewing the project at the February 14, 2022 Work Session of the Yorktown Planning Board, it was brought to Ecogy's attention that per Yorktown codes, the Planning Board has sixty-two (62) calendar days to issue a decision on a project after the public hearing for said project has closed.

The Kitchawan Farm Solar Farm project had a public hearing begin on September 27, 2021. At that meeting, the public hearing was adjourned. The public hearing was continued to November 8, 2021 and then closed on November 8, 2021. As such, the Planning Board should have made a decision on the Kitchawan solar project by January 9, 2022, 62 days after November 8.

Ecogy was informed by the Planning Department that the Planning Board would need feedback from the Town Engineer regarding the stormwater impacts of the project prior to issuing a Negative Declaration and Resolution and Ecogy has been working to receive such feedback. Ecogy provided a preliminary stormwater management design to the Town Engineer in December and, on February 2, Ecogy provided a memorandum from our stormwater engineer explaining the stormwater analysis and management plan. Ecogy was able to communicate with the Town Engineer on February 14 prior to the Planning Board meeting and we were informed that the stormwater information provided is not sufficient.

Given that the Planning Board has not yet issued a decision on the project as of the date of this Memo and the long time that Ecogy had awaited feedback from the Town Engineer, Ecogy requests that the Planning Board agree to a timeline by which to issue their decision. Ecogy proposes that the Planning Board issue a decision by March 14, 2022.

On February 10, Ecogy was instructed by the Planning Department to submit an MS4 for the Stormwater, Wetland, and Tree Permits to the Engineering Department. Ecogy is submitting electronic versions of the MS4 application concurrent with this memo and will submit the MS4 paper application this week. At the Work Session of the Yorktown Planning Board on February 14, 2022, Ecogy was instructed to address in writing comments received from the Tree Conservation Advisory Commission on February 11, 2022, provide a more in-depth SWPPP to the Engineering Department, and meet with the Conservation Board on February 16, 2022. Ecogy has prepared a Memo for the TCAC, which is being submitted concurrently with this Memo. Ecogy is working on the project SWPPP and plans to set up a call to provide additional information about the stormwater analysis and discuss the SWPPP with the Town Engineer the week of February 21. Ecogy will present the stormwater plans for the project to the Conservation Board on February 16.

If all of the above items are completed as described, then Ecogy requests that the Planning Board have a draft Negative Declaration and Resolution ready for a decision at the March 14, 2022 meeting. In particular, Ecogy asks that the Planning Department and Engineering Department work together to identify and address any outstanding items before February 28 to avoid further delays. Finally, Ecogy would like to make the Planning Board aware of a New York State imposed deadline for completion of the Kitchawan Farm Solar Farm. The deadline means construction of the project must begin by June at the latest to avoid putting the entire project in jeopardy. Successful completion of the Kitchawan Farm Solar Farm would bring numerous environmental and financial benefits to the Kitchawan Farm, the Cochran family, Yorktown residents, and the community at large. Ecogy has been working diligently on this project and hopes to receive a decision from the Board soon.



**To: Town of Yorktown Tree Conservation Advisory Commission**  
**From: Ecogy Energy**  
**cc: Town of Yorktown Planning Board**  
**Date: February 16, 2022**  
**Re: Ecogy Kitchawan Community Solar Farm LLC Response to Memo Received from TCAC on February 11, 2022**

Dear members of the Yorktown Tree Conservation Advisory Commission,

Please accept this Memo of explanation in response to the comments received in the TCAC Memo dated February 11, 2022 regarding the proposed Kitchawan Farm Community Solar Farm at 716 Kitchawan Road. The responses are numbered to correspond to the comments as received in the TCAC Memo.

1. *The TCAC states that we have not provided a mitigation plan.* Ecogy has provided such a plan as outlined in our Memo dated November 8, 2021 submitted to the Planning Board during the Public Hearing. As stated in the Memo, the mitigation plan includes planting trees per the landscaping plans as well as proposing a payment of \$16,800 (\$100 for every tree to be removed) into the Tree Bank Fund. Please note the exact number of trees to be planted will adhere to the most recent landscaping plans, submitted on February 1, 2022, and not the numbers listed in the previous Memo.
2. *The TCAC states we have not provided a tree removal plan or show protected woodlands.* Providing a tree removal plan is not reasonable. The largest area of tree removal is shown in our site plan and all trees have been inventoried, listed, and tagged on site. The complete list of inventoried trees has been submitted to the Town. Given the number of trees and the complexity of the large tree removal area, we were not able to pinpoint exact tree locations on the site plan. It would have been too cluttered and not useful information as all trees in that area will be removed. In addition, as far as we are aware, there are no protected woodlands on site and so we have not shown these on our plans.
3. *The TCAC states we have not provided a mitigation ratio or tree deficit calculation.* Ecogy has never stated we plan to mitigate the tree removal by planting replacement trees as required by the mitigation ratio. Instead, Ecogy has proposed a landscaping plan that focuses on screening, which will result in 198 trees and 328 shrubs being planted. We have also proposed a mitigation plan which involves paying \$100 for each of the 168 trees being removed. The new plantings and the payment into the Tree Bank Fund we believe should be considered sufficient mitigation, regardless of the mitigation ratio number.
4. *The TCAC requests the DBH for the plantings shown in the landscaping plan.* Related to point 3, the proposed plantings as described in the landscaping plan as not being considered for one-to-one replacement of the removed trees or to satisfy the mitigation ratio. Therefore, the DBH is not necessary.

5. *The TCAC states we have not provided a payment to the Tree Bank Fund.* Ecology has provided a proposed payment in a Memo dated November 8, 2021.

6. *The TCAC states two of the trees chosen, Wildfire Sourwood and Sourwood, are not native to New York and must be replaced.* The Wildfire Sourwood is native to the Northeastern United States, a range which does include New York. Regardless, given that we have proposed to plant one each of those trees and they have been shown on our landscaping plans since June, we question why the TCAC has chosen to point them out at this time. Rather than finding a replacement, it may be easier for Ecology to remove those two trees entirely from the plans.

7. *The TCAC states the choice to plant 85 Green Giant Arborvitae will create a monoculture and recommends they are replaced with other tree species.* The Arborvitae were chosen for their growth rate and screening ability. In addition, given the size of the site and the screening required, the Arborvitae need to remain in the plan because a large number of trees need to be planted along the access road and the Arborvitae are the most highly recommended species.

8. *The TCAC recommends we replace some of the Viburnums with another species.* Ecology believes this is unnecessary given previous discussions with the TCAC. On October 18, 2021 the TCAC sent a Memo stating that the Arrowwood Viburnum, as originally proposed in the landscaping plan, should be replaced with *Viburnum lentago* (nannyberry) and *Viburnum prunifolium* (Black Haw), because they are less susceptible to the leaf beetle. We made that change in the current landscaping plans and do not feel we should be forced to change the landscaping plans yet again when we have already adhered to previous TCAC recommendations.

Overall, we have been working diligently to address all TCAC comments throughout the planning process and thank the TCAC for considering our response. We feel strongly that the 716 Kitchawan solar project should not be held up due to this latest Memo and hope the TCAC will reconsider their recommendation.



**TO: Town of Yorktown Planning Board**

**FROM: Ecogy Energy**

**DATE: Nov 08, 2021**

**RE: Tree Removal & Mitigation Plan For Ecogy Kitchawan Community Solar Farm  
(Ecogy New York XI LLC)**

Ecogy Kitchawan Community Solar Farm is a proposed 2670.3 kW DC ground mounted system located at 716 Kitchawan Road, Yorktown, New York. This memo addresses the Tree Removal & Mitigation concerns associated with this project.

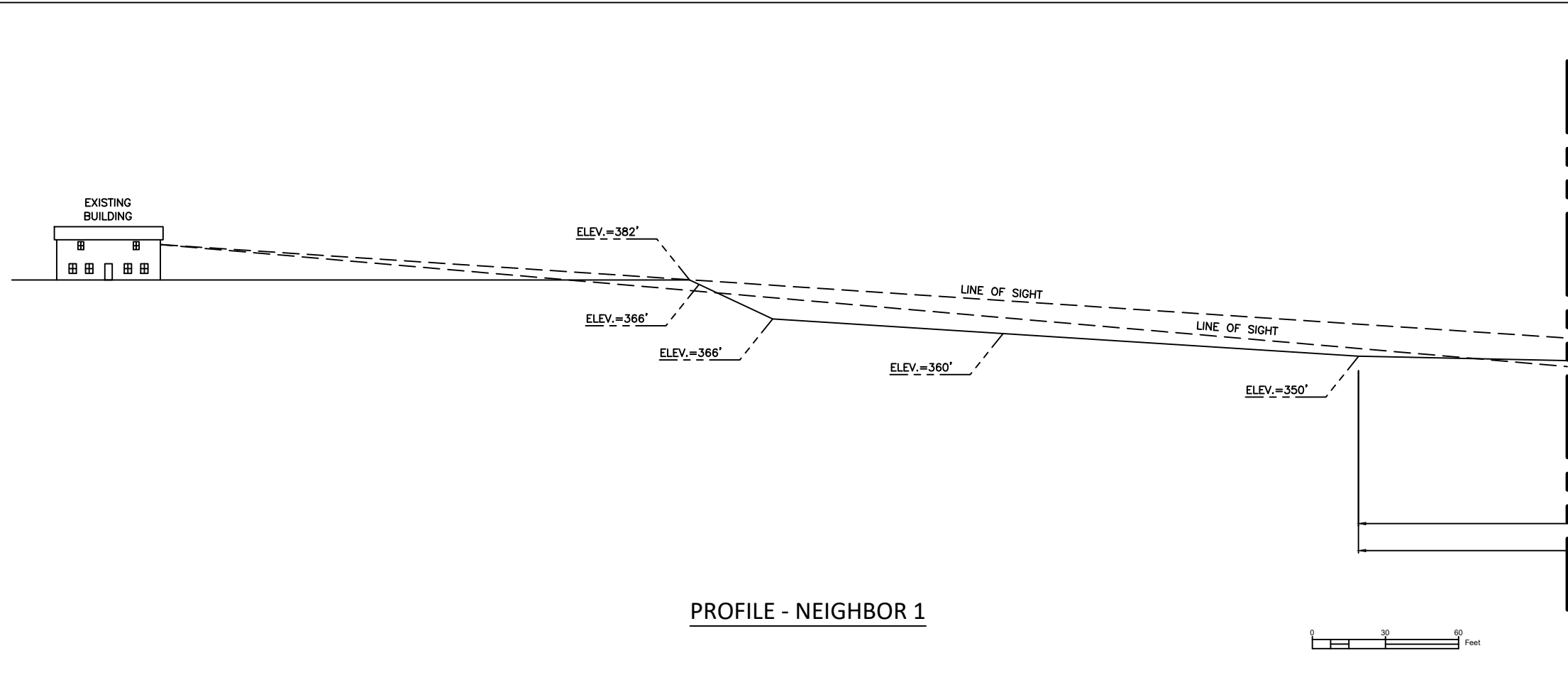
This project requires removal of a maximum of 168 trees, of which 20 are invasive and 148 are non-invasive. Out of the 168 trees, 15 are non-viable trees that require removal due to poor condition, whereas the remaining 153 trees are viable trees. The total area of tree removal is 75,000 square feet.

Ecogy's mitigation plan includes planting a total of 123 trees and 403 shrubs. Out of the 123 trees, 94 are Evergreens and 29 are Deciduous. Out of the 403 shrubs, 90 are Broadleaf Evergreen, 83 are Semi-Evergreens and the remaining 230 are Deciduous. There were some concerns from the Town about the visibility of the arrays from Kitchawan road, and Ecogy plans on addressing this concern by planting a total 33 trees and shrubs next to the road, in order to minimize the visibility of the arrays. A line of sight analysis from the road was requested by the Planning Board and it will be provided once it is ready.

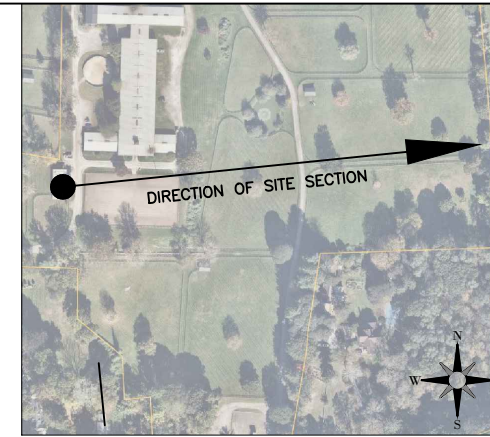
Moreover, the Yorktown code § 270-10D(4)(f) states that the mitigation plan may include but not be limited to "Payment into the Tree Bank Fund. In lieu of replacing a lost protected tree or disturbance to a protected woodland, the payment shall be \$100 for every protected tree removed". Ecogy plans to deposit \$100 for **each** tree removed regardless of status, which is more than the recommended number of trees requiring mitigation. With this payment of \$16,800 into the Tree Bank Fund, Ecogy hopes to ensure satisfactory mitigation per the Town code in our mitigation plan.







PROFILE - NEIGHBOR 1



LOCATION MAP



ECOGY ENERGY  
 315 FLATBUSH AVENUE, SUITE 393  
 BROOKLYN, NY 11217  
 projectmanagement@ecogyenergy.com  
 (718)-304-0945

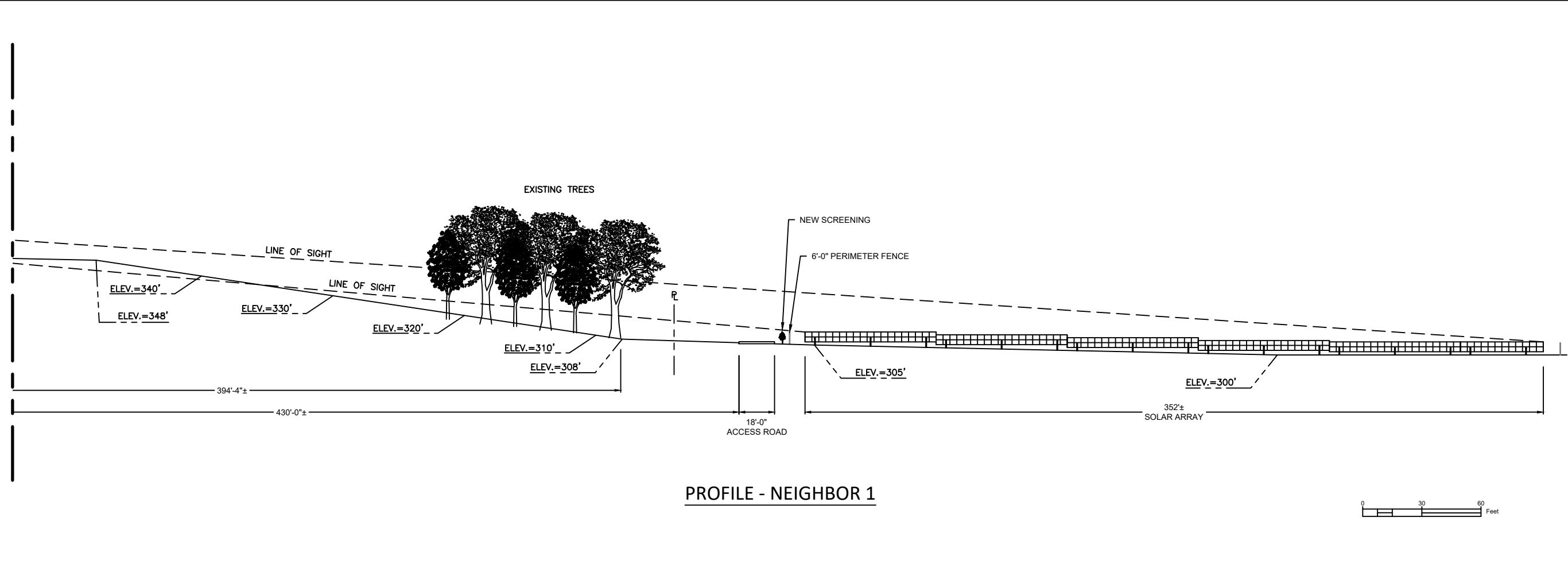
**Ecogy New York XI LLC**

Project Name:  
**KITCHAWAN**  
 2670.3 KW-DC PV SYSTEM  
 GROUND MOUNT

Project Site:  
**716 KITCHAWAN ROAD,  
 OSSINING, NY, 10562**

Account No: xxxxx  
 New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY



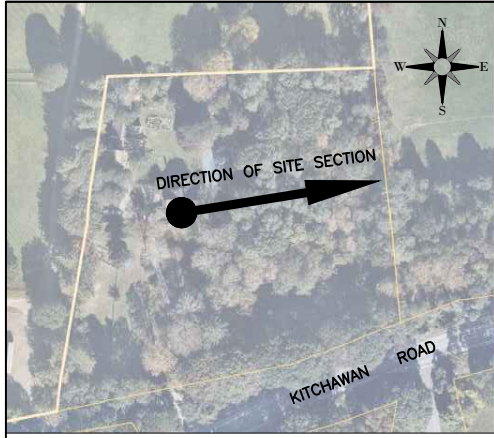
PROFILE - NEIGHBOR 1

Professional Stamp

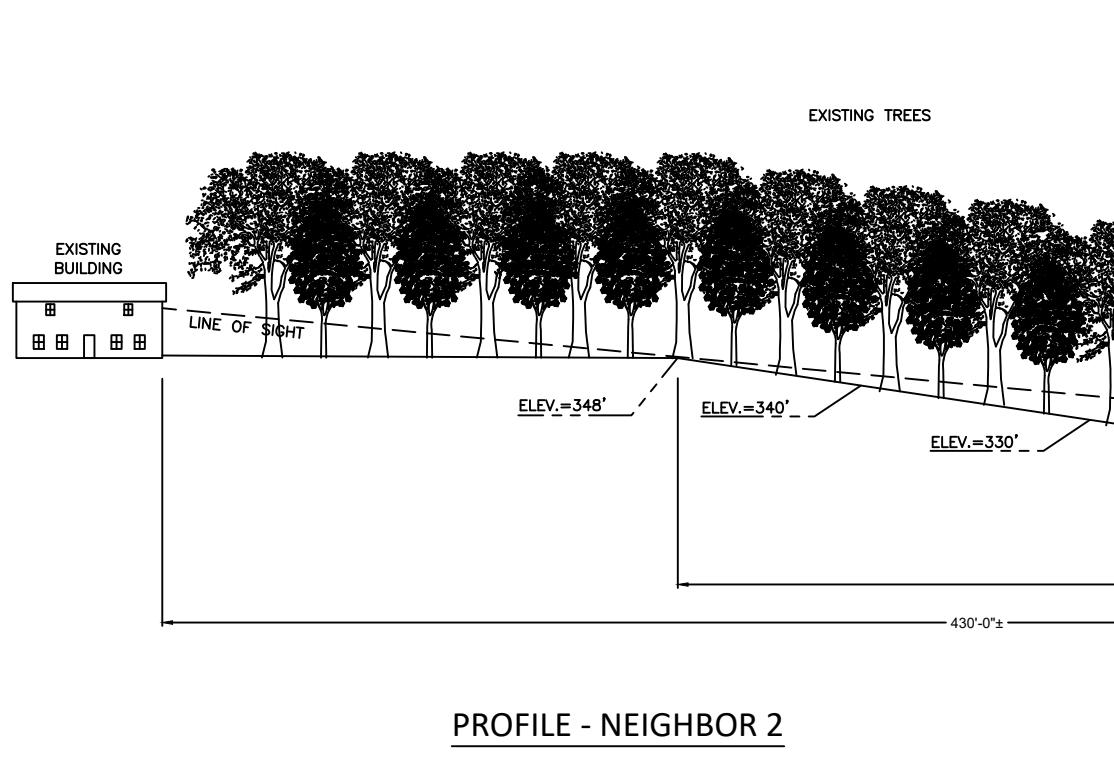
Professional Stamp area with lines for signature and title.

SHEET NAME:  
**SITE PROFILE**

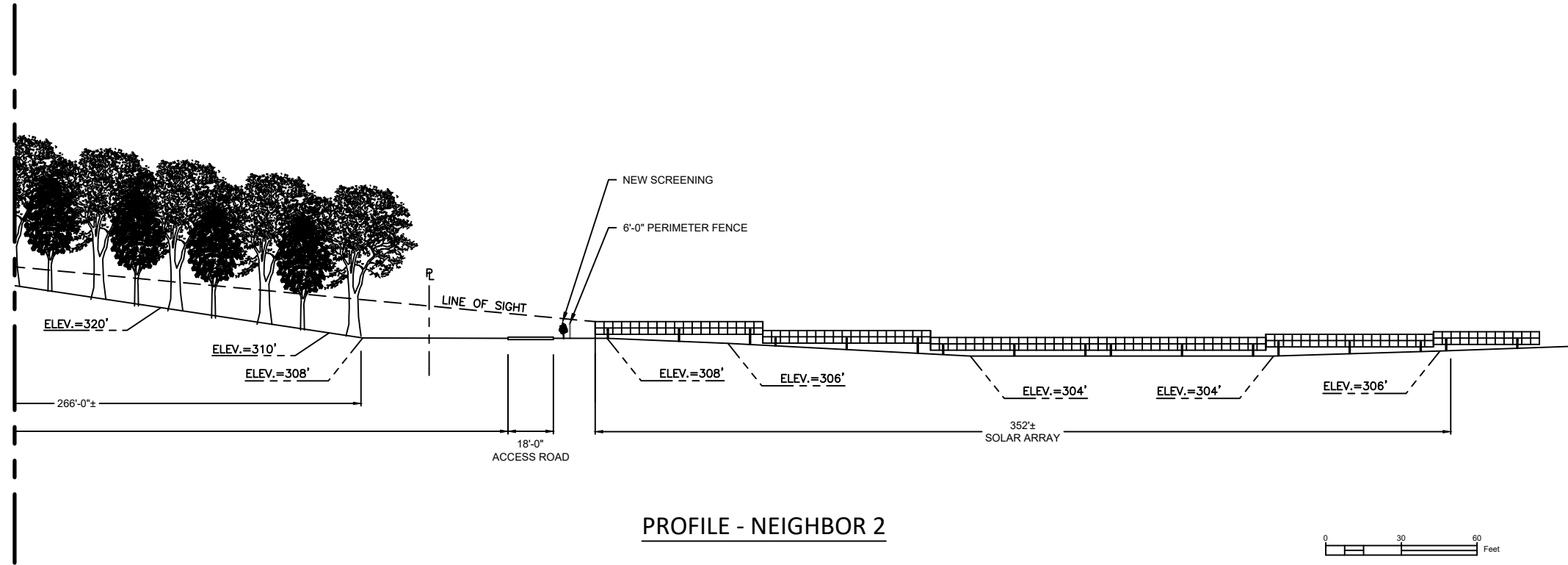
PROJECT NUMBER: ---	DRAWN BY: DQP	CHECKED BY:
DATE: 12/1/2021	DWG. NUMBER:	
SHEET NUMBER: of	<b>SP-002</b>	



LOCATION MAP



PROFILE - NEIGHBOR 2



PROFILE - NEIGHBOR 2



ECOGY ENERGY  
 315 FLATBUSH AVENUE, SUITE 393  
 BROOKLYN, NY 11217  
 projectmanagement@ecogyenergy.com  
 (718)-304-0945

**Ecogy New York XI LLC**

Project Name:  
**KITCHAWAN**  
 2670.3 kW-DC PV SYSTEM  
 GROUND MOUNT

Project Site:  
**716 KITCHAWAN ROAD,  
 OSSINING, NY, 10562**

Account No: xxxxx  
 New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY

**Professional Stamp**

Professional Stamp area (signature and seal lines)

**SITE PROFILE**

PROJECT NUMBER: ---	DRAWN BY: DQP	CHECKED BY:
DATE: 12/1/2021	DWG. NUMBER:	
SHEET NUMBER: of	SP-003	

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

### Instructions for Completing Part 1

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

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

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

#### A. Project and Applicant/Sponsor Information.

Name of Action or Project: Ecogy Kitchawan Ground Mount Community Solar System		
Project Location (describe, and attach a general location map): 716 Kitchawan Rd, Yorktown, NY 10562; parcel #s 70.06-1-2 and 70.06-1-3 (see tax parcel map attached)		
Brief Description of Proposed Action (include purpose or need): Proposed solar farm to be located on two parcels associated with Kitchawan Farm totaling 23.13 acres located at 716 Kitchawan Rd (parcel #s 70.06-1-2 and 70.06-1-3). The proposed solar farm would occupy approximately 8 acres of the site, with the remainder of the property continuing as farm operations. Access to the solar farm and associated electronic infrastructure will be provided via a new gravel access road built along the western side of a proposed wildlife-friendly chain-link fence that will surround the array. A new electric line across this access drive would connect the array to the utility's existing overhead electric lines adjacent to Kitchawan Road (NYS Route 134), with the northern portion of the new electric line being buried underground. Approximately 75,400 sq feet of trees will need to be removed at the southern end of Parcel 70.6-1-2. Steel pipe bollards will be used to anchor the racking that supports the modules.		
Name of Applicant/Sponsor: Ecogy New York XI LLC	Telephone: 718-304-0845, Ext. 2	E-Mail: projectmanagement@ecogyenergy.com
Address: 315 Flatbush Ave #393		
City/PO: Brooklyn	State: New York	Zip Code: 11217
Project Contact (if not same as sponsor; give name and title/role): N/A	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Van Brunt Cochran LLC	Telephone: (914) 602-4005	E-Mail:
Address: 716 Kitchawan Rd		
City/PO: Ossining	State: NY	Zip Code: 10562

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yorktown Planning Board Site Plan Approval and Special Use Permit Application	Submitted: 4/28/2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Yorktown Conservation Board	Approved: 8/19/2021
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Planning Board	Deferred to Yorktown Planning Board: 8/30/2021
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYC DEP review and approval of Stormwater Pollution Plan	Expected submission date: 12/15/2021
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NY DEC	Expected submission date: 12/15/2021
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**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYC Watershed Boundary _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<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?

Zoning classification is R1-200

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? \_\_\_\_\_

**C.4. Existing community services.**

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

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

Yorktown Police Department

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

Yorktown Fire Station 3

d. What parks serve the project site?

Adjacent to Kitchawan Preserve but none on project site

**D. Project Details****D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed: Addition of large scale solar energy generation system to existing Agricultural use

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 23.12 acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ 8 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 11 acres

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

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

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

If Yes,

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

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

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

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

i. If No, anticipated period of construction: \_\_\_\_\_ 5 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?  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

If Yes,

- i. Total number of structures 40 rows
- ii. Dimensions (in feet) of largest proposed structure: 7' - 5 5/8" height; 523' - 2" width; and 740' - 4" length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 0 square feet

Area given is total area of the solar system, not a single row

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? \_\_\_\_\_
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): \_\_\_\_\_
  - Over what duration of time? \_\_\_\_\_
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
\_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

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

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:  
• acres of aquatic vegetation proposed to be removed: \_\_\_\_\_  
• expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_  
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_  
• proposed method of plant removal: \_\_\_\_\_  
• if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
\_\_\_\_\_

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

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

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
\_\_\_\_\_

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

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 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): \_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will a line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
\_\_\_\_\_

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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 0.37 acres (impervious surface)

\_\_\_\_\_ Square feet or 11 acres (parcel size)

- ii. Describe types of new point sources. None

- 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)?

Stormwater runoff will flow over existing ground contours. Infiltration pattern is not expected to significantly change from existing conditions. Any runoff will be managed and controlled with a SWPPP.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
\_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

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

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- 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 (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



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

If Yes:

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

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

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend

Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

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

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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

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

Creation of gravel access road for utility access to array and equipment

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: \_\_\_\_\_

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

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: \_\_\_\_\_ 7 AM - 5 PM \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ Sunrise to Sunset \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

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

If yes:

i. Provide details including sources, time of day and duration:

During construction only, Monday through Friday, normal construction noise levels from small machinery are expected. During operation there will be no noise over existing ambient noise levels.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

\_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: \_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

\_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

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

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_

\_\_\_\_\_

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

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

If Yes:

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

• Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

• Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

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

• Construction: \_\_\_\_\_

• Operation: \_\_\_\_\_

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

• Construction: Dumpster will be located on site during construction, but solid waste generation will not be substantial.

• Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:  
 The site is used for Agricultural operations and a family residence. Neighboring properties are agricultural and residential uses also.

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	-	-	+0.37 acres
• Forested	1.73 acres	0.30 acres	-1.43 acres
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	N/A	No change
• Agricultural (includes active orchards, field, greenhouse etc.)	23 acres	15 acres	-8 acres
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	No change
• Wetlands (freshwater or tidal)	N/A	N/A	No change
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	No change
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No

i. If Yes: explain: \_\_\_\_\_

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

If Yes,

i. Identify Facilities:

\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_

iii. Provide date and summarize results of last inspection:

\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No

If Yes:

i. Has the facility been formally closed?  Yes  No

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

\_\_\_\_\_

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

\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No

\_\_\_\_\_

Yes – Spills Incidents database

Provide DEC ID number(s): \_\_\_\_\_

Yes – Environmental Site Remediation database

Provide DEC ID number(s): \_\_\_\_\_

Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_

\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No

If yes, provide DEC ID number(s): \_\_\_\_\_

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____            _____            _____</li> </ul>							
<b>E.2. Natural Resources On or Near Project Site</b>							
a. What is the average depth to bedrock on the project site? _____	28 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:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Fine sandy loam</td> <td style="border-bottom: 1px solid black; text-align: right;">45 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Other loam soils</td> <td style="border-bottom: 1px solid black; text-align: right;">49 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Chatfield complex</td> <td style="border-bottom: 1px solid black; text-align: right;">6 %</td> </tr> </table>	Fine sandy loam	45 %	Other loam soils	49 %	Chatfield complex	6 %
Fine sandy loam	45 %						
Other loam soils	49 %						
Chatfield complex	6 %						
d. What is the average depth to the water table on the project site? Average: _____							
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="text-align: right;">65 % of site</td> </tr> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">35 % of site</td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	65 % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	35 % of site	<input type="checkbox"/> Poorly Drained	_____ % of site
<input checked="" type="checkbox"/> Well Drained:	65 % of site						
<input checked="" type="checkbox"/> Moderately Well Drained:	35 % of site						
<input type="checkbox"/> Poorly Drained	_____ % of site						
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td style="padding-left: 20px;"><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site
<input checked="" type="checkbox"/> 0-10%:	100 % of site						
<input type="checkbox"/> 10-15%:	_____ % of site						
<input type="checkbox"/> 15% or greater:	_____ % 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 type="checkbox"/> Yes <input checked="" 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>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.							
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<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:							
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">• Streams: Name _____ Classification _____</td> </tr> <tr> <td style="padding-left: 20px;">• Lakes or Ponds: Name _____ Classification _____</td> </tr> <tr> <td style="padding-left: 20px;">• Wetlands: Name _____ Classification code: R4SBC; Classification code: R5UBH Approximate Size 1.25 acres; 0.03 acres</td> </tr> <tr> <td style="padding-left: 20px;">• Wetland No. (if regulated by DEC) _____</td> </tr> </table>		• Streams: Name _____ Classification _____	• Lakes or Ponds: Name _____ Classification _____	• Wetlands: Name _____ Classification code: R4SBC; Classification code: R5UBH Approximate Size 1.25 acres; 0.03 acres	• Wetland No. (if regulated by DEC) _____		
• Streams: Name _____ Classification _____							
• Lakes or Ponds: Name _____ Classification _____							
• Wetlands: Name _____ Classification code: R4SBC; Classification code: R5UBH Approximate Size 1.25 acres; 0.03 acres							
• Wetland No. (if regulated by DEC) _____							
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
If Yes:							
i. Name of aquifer: _____							

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Butterflies and moths</td> <td style="width: 33%; border-bottom: 1px solid black;">Flowering plants</td> <td style="width: 33%; border-bottom: 1px solid black;">Agricultural species</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Dragonflies</td> <td style="border-bottom: 1px solid black;">Conifers</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	Butterflies and moths	Flowering plants	Agricultural species	Dragonflies	Conifers		
Butterflies and moths	Flowering plants	Agricultural species					
Dragonflies	Conifers						
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Bald Eagle</p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>							
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: <u>WEST001</u></p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? <u>approximately 11 acres</u></p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>Web Soil Survey from USDA.gov</u></p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: <u>County &amp; State Park Lands</u></p> <p style="margin-left: 20px;">ii. Basis for designation: <u>Exceptional or unique character</u></p> <p style="margin-left: 20px;">iii. Designating agency and date: <u>Agency: Westchester County, Date: 1-31-90</u></p>							

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  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?  Yes  No

If Yes:

i. Identify resource: Kitchawan Preserve; NYS Route 134

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic park; scenic byway

iii. Distance between project and resource: \_\_\_\_\_ .01 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  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?  Yes  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

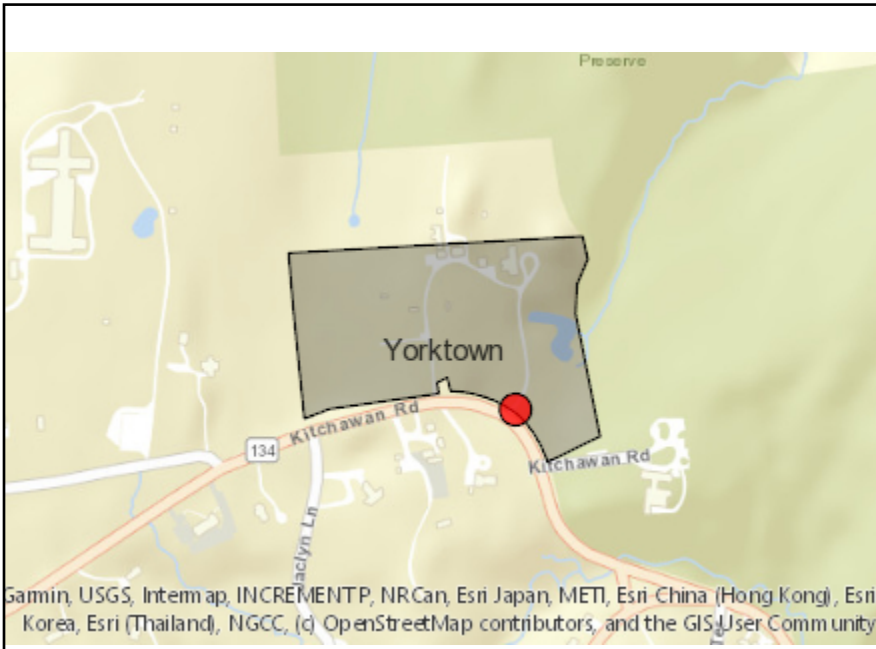
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name John A. Bertuzzi, Ecogy New York XI LLC Date 10/6/2021

Signature  \_\_\_\_\_ Title Chief Executive Officer, Ecogy Energy

## EAF Mapper Summary Report

Tuesday, September 28, 2021 8:56 AM



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



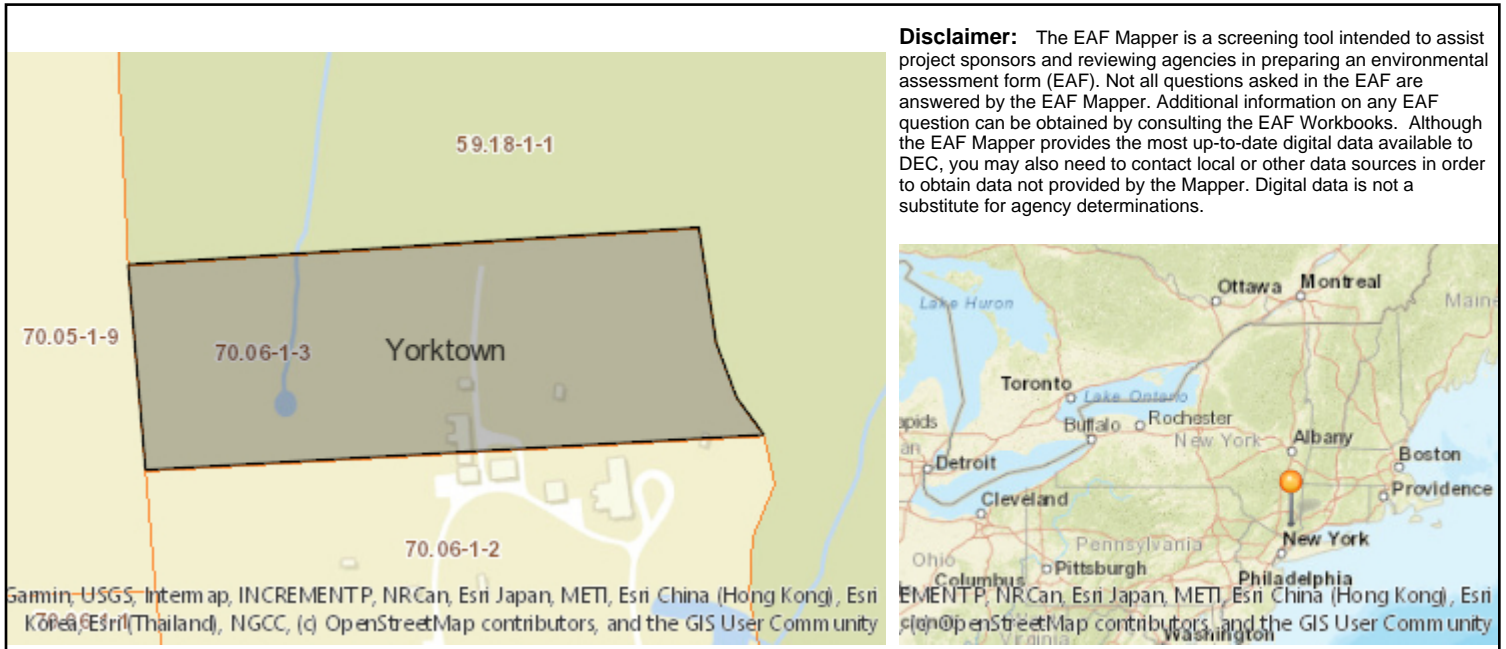
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	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 - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No



E.2.o. [Endangered or Threatened Species - Name]	Yes Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	WEST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

## EAF Mapper Summary Report

Tuesday, September 28, 2021 9:12 AM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	WEST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Project :

Date :

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b>			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>2. Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. Impacts on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**  
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  NO  YES  
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If “Yes”, answer questions a - h. If “No”, move on to Section 5.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**  
 The proposed action may result in development on lands subject to flooding.  NO  YES  
 (See Part 1. E.2)  
*If “Yes”, answer questions a - g. If “No”, move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

<b>6. Impacts on Air</b>			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b>			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>



<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b>			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b>			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>13. Impact on Transportation</b> The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>14. Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

<b>15. Impact on Noise, Odor, and Light</b> The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>16. Impact on Human Health</b>			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b>			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b>			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Project Number

Date:

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

The Town of Yorktown, Planning Board, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:**

Kitchawan Farm Solar Farm

**SEQR Status:** Type 1   
Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

The applicant has proposed to install a 2.67 MW ground-mounted solar energy system disturbing approximately 11 acres on a 23.12 acres in the R1-200 zoning district. The site is located at the address 716 Kitchawan Road, Ossining, NY 10562, also known as Section 70.06, Block 1, Lots 2 & 3 on the Town of Yorktown Tax Map.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

716 Kitchawan Road, Ossining, Town of Yorktown, Westchester County

**Reasons Supporting This Determination:**

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

- 1) This Negative Declaration is based on a Full Environmental Assessment Form last revised October 6, 2021.
- 2) The proposed solar array is allowed in all zoning districts and the installation of solar on farm land is a preferred location for ground-mounted solar in the Town Code.
- 3) The property is a working farm and will continue to operate once the solar array is installed.
- 4) The proposed solar array will have no impact on Town services.
- 5) Installation of the array proposes minor disturbance in the wetland buffer, which will be restored once construction is complete.
- 5) A stormwater management plan will attenuate stormwater runoff and peak discharge from the site to pre-construction conditions through several measures including seeding the area within the perimeter fence with low-growing wildflower and grass mix, the installation of level spreader/energy dissipaters installed parallel to the contours, and the potential installation of a detention basin.
- 6) While the project requires the removal of 168 protected trees and 75,000 square feet of protected woodland, the area within the perimeter fence will be seeded with a low-growing wildflower and grass mix, a mix of trees and shrubs will be planted along the perimeter of the fenced in area, and a contribution will be made to the Town's tree bank to mitigate this impact.
- 7) The trees and shrubs proposed along the perimeter of the fenced in area will also provide screening of the site and limit to the greatest extent practicable the view of the solar panels from outside the parcel boundaries.
- 8) Construction of the array will be phased to keep the limits of disturbance at any one time to under 5 acres.
- 9) Emergency access to the site has been approved by the Town Fire Inspector.
- 10) The perimeter fencing will allow 6 inches of clearance under the fence for small animals to pass through the area unimpeded.

**If Conditioned Negative Declaration**, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

**For Further Information:**

Contact Person: Robyn Steinberg, Town Planner

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: 914-962-6565

**For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:**

Chief Executive Officer , Town / City / Village of Yorktown

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750 (Type One Actions only)

**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION APPROVING  
SITE PLAN, SPECIAL USE PERMIT, STORMWATER PERMIT,  
WETLAND PERMIT, AND TREE REMOVAL PERMIT  
FOR KITCHAWAN FARM SOLAR FARM**

**RESOLUTION NUMBER: #22-00**

**DATE:**

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, and unanimously voted in favor by Fon, LaScala, Bock, and Garrigan the following resolution was adopted:

WHEREAS in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a site plan and special use permit for a large-scale solar power generation system with submitted plans titled, "Kitchawan Ground Mount PV System," prepared by Ecology Energy, and dated June 28, 2021, was submitted to the Planning Board on behalf of Ecology Kitchawan Community Solar Farm, LLC (hereinafter referred to as "the Applicant"); and

WHEREAS the Kitchawan Farm consists of two parcels totaling 23.12 acres located at 716 Kitchawan Road, in the Town of Yorktown and owned by Van Brunt Cochran, LLC; and

WHEREAS the solar array is proposed to have a capacity of 2.67 MW and will occupy 11 acres of the farm known as Section 70.06, Block 1, Lots 2 & 3 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS pursuant to SEQRA:

1. The action has been identified as a Type I action because Kitchawan Farm is located in the Westchester County Agricultural District and will be located on more than 2.5 acres for a non-agricultural purpose.
2. The Planning Board has been declared lead agency on \_\_\_\_\_.
3. A negative declaration has been adopted on \_\_\_\_\_ on the basis of a Full EAF dated October 6, 2021.

WHEREAS the applicant has submitted as part of his application the following maps and documents:

**Site Plans**

1. A survey, titled "Partial Boundary and Topographic Survey, Ecology New York XI LLC," prepared by Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C., dated February 4, 2021; and



2. A drawing, Sheet G-100, titled “Kitchawan Ground Mount PV System,” prepared by Ecology Energy, and dated September 24, 2021; and
3. A drawing, Sheet PV-100, titled “Site Plan,” prepared by Ecology Energy, and dated February 4, 2022; and
4. A drawing, Sheet PV-200, titled “Ground Mount Elevation,” prepared by Ecology Energy, and dated July 28, 2021; and
5. A drawing, Sheet PV-507, titled “Misc. Mechanical Details,” prepared by Ecology Energy, and dated July 28, 2021; and
6. A drawing, Sheet L-100, titled “Tree Work Plan,” prepared by Ecology Energy, and dated February 11, 2022; and
7. A drawing, Sheet L-1, titled “Overall Landscape Plan,” prepared by Tracy Chalifoux, LLC, dated June 3, 2021, and last revised March 1, 2022; and
8. A drawing, Sheet L-2, titled “Planting Plan Site Southern Portion,” prepared by Tracy Chalifoux, LLC, dated June 3, 2021, and last revised March 1, 2022; and
9. A drawing, Sheet L-3, titled “Planting Plan Site Northern Portion,” prepared by Tracy Chalifoux, LLC, dated June 3, 2021, and last revised March 1, 2022; and
10. A drawing, Sheet L-4, titled “Planting Details, Plant List & Planting Notes,” prepared by Tracy Chalifoux, LLC, dated June 3, 2021, and last revised March 1, 2022; and

**Additional Documents**

11. A Tree Inventory and Evaluation Results report, prepared by Paul Cowie and Associates, and dated March 6, 2021;
12. A Stormwater Report, prepared by SLR Engineering, Landscape Architecture, and Land Surveying, P.C., dated February 1, 2022; and last revised March 16, 2022; and
13. A decommissioning plan titled “Ecogy Kitchawan Solar Project Decommissioning Plan,” prepared by Ecology Energy, and submitted April 28, 2021; and
14. A maintenance plan titled, “Ecogy Kitchawan Solar Project Operation and Maintenance Plan,” outlining ongoing and scheduled maintenance, prepared by Ecology Energy, and submitted April 28, 2021; and
15. Specification sheets for the solar panels and equipment prepared by Ecology Energy, and

dated July 28, 2021, and revised August 16, 2021; and

WHEREAS in a letter dated November 8, 2021, and later updated in a memo to the Tree Conservation Advisory Commission dated March 3, 2022, EcoGY Energy outlined the Tree Removal & Mitigation proposed for Kitchawan Solar Farm which consists of the following:

- A) This project requires removal of 168 trees. The total area of tree removal is 75,000 square feet; and
- B) EcoGY's mitigation and landscaping plan includes planting a total of 198 trees and 328 shrubs of varying species and sizes as outlined therein, for the purpose of mitigating the trees removed and providing screening of the solar array from outside the property; and
- C) In addition, EcoGY will contribute \$21,300 into the Tree Bank Fund; and

WHEREAS the Planning Board has referred this application to the following boards and agencies and has received and considered reports of the following:

<b>Boards &amp; Agencies</b>	<b>Report Date</b>
Conservation Board	05/06/21, 08/19/21, 11/04/21, 02/17/22
Fire Inspector	09/14/21, 01/21/22
Tree Conservation Advisory Commission	09/27/21, 02/11/22, 02/18/22, 03/09/22, 03/25/22
NYC DEP	09/08/21
Westchester County Planning Board	08/30/21

WHEREAS an agricultural data statement and full referral was submitted to the Westchester County Planning Department Director of Environmental Planning on August 10, 2021; and

WHEREAS the requirements of this Board's Land Development Regulations, Town Code Chapter 195, have been met; and

WHEREAS the Applicant has applied for a Wetland Permit to allow the proposed temporary disturbance to install the solar energy system as shown on the drawings herein; and

WHEREAS pursuant to § 270-8(C), the Applicant is required to show the location of all protected trees and/or protected woodlands to be disturbed and to satisfy this requirement the Applicant has submitted a complete tree inventory, tagged all trees on the site to comply with the inventory, and submitted a plan showing the areas where the protected trees and woodlands are located; and

WHEREAS a Public Informational Hearing was held in accordance with §195-39(B)(1) of the Yorktown Town Code on the said site plan application at the Town Hall in Yorktown Heights, New York on July 12, 2021; and

WHEREAS having reviewed all current site plans, building plans, environmental plans and reports, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a public hearing held in accordance with §195-39(B)(2) of the Yorktown Town Code on the said site plan application commencing on September 27, 2021 and closing on November 8, 2022 at Town Hall in Yorktown Heights, New York;

RESOLVED the Planning Board finds the proposed site plan meets all the requirements and special use permit standards set forth in § 300-81.4 Solar power generation systems and facilities, except that the setback requirements applied are pursuant to § 300-81.4 as adopted when the Applicant's application was received on April 28, 2021; and

BE IT THEREFORE NOW RESOLVED that the application of Croton Energy Group for the approval of a site plan and special use permit for a large-scale solar power generation system at Kitchawan Farm with submitted plans titled "Site Plan," prepared by Ecology Energy, and dated June 28, 2021, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with such modifications and requirements as noted below:

**Modify plans to show:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Additional requirements prior to signature by the Planning Board Chairman:**

4. Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:

ABACA Review	\$250.00
Tree Bank Fund	\$21,300.00

5. Approval from the NYC DEP if determined to be required.

6. Submission of a final Stormwater Pollution Prevention Plan to the satisfaction of the Town Engineer and Planning Board.
7. Submission of any applicable inspection fees and security, in a form satisfactory to the Town Attorney, to the Engineering Department as required by the Town Engineer. Fees to be determined after Planning Board approval and a complete final set of drawings are submitted to the Town Engineer.
8. \_\_\_\_\_

**Additional requirements:**

9. Solar Energy Systems shall comply with all applicable laws, including, as applicable, the Fire Code of the State of New York and Applicant must obtain all necessary permits from outside agencies.
10. All Large-Scale Solar Energy Systems shall maintain an emergency key box on site to provide for emergency access to the system and to provide for the storage of vital system information.
11. Prior to the issuance of any permits, submission of a decommissioning bond in an amount sufficient to cover the cost of decommissioning the system.

BE IT FURTHER RESOLVED to the extent any real property with a Solar Energy System approved herein is exempt from taxation to the extent of any increase in the assessed value thereof by reason of the inclusion of such Solar Energy System under New York Real Property Tax Law § 487, the property owner shall be required to enter a contract with the Town for payments in lieu of taxes (“PILOT”), as set forth in N.Y. R.P.T.L. § 487(9). The amount of such PILOT shall be set by the Town Board, upon recommendation of the Town Assessor. Said recommendation shall be based upon industry-recognized standards (e.g., the New York State Energy Research and Development Authority (NYSERDA) PILOT calculators). Under N.Y. R.P.T.L. § 487, Solar Energy Systems are not exempt from special district ad valorem taxes, which will be the responsibility of the property owner in addition to any PILOT payments; and

RESOLVED because 130 of the 168 protected trees on the site were originally planted as part of a tree nursery and are therefore located very close together, the Planning Board has determined that the submitted tree inventory and plan satisfy § 270-8(C); and

BE IT FURTHER RESOLVED that in accordance with Town Code Chapter 248, Chapter 178, and Chapter 270, the application of Ecogy Energy for the approval of a Stormwater

Pollution Prevention Plan, Wetland, and Tree Removal Permit **#T-WP-FSWPPP-002-22** is approved subject to the conditions listed therein; and

RESOLVED Permit **#T-WP-FSWPPP-002-22** shall not be valid until it has been signed by the Chairman of this Board;

BE IT FURTHER RESOLVED the owner, operator or manager of the solar power generation system must conduct annual inspections of the site's approved landscaping, screening, buffering, and any other required vegetative plantings or structures required under this approval. The inspection shall ascertain the health, effectiveness, condition and viability of such landscaping, screening, buffering, and any other required vegetative plantings or structures. The findings of each annual inspection shall be reported to the Town Engineer as a written report with photographs where necessary. Any dead or diseased vegetative material or any other deficiencies shall be promptly replaced or repaired by the site owner, operator, or manager. If such diseased, dead or deficient material is not promptly replaced or repaired to the satisfaction of the Town Engineer, the Town Engineer shall exercise enforcement action pursuant to Section §300-193 of the Town Code; and

BE IT FURTHER RESOLVED that unless a building permit has been issued by **March 24, 2023**, or a time extension has been granted by the Planning Board, this approval will be null and void.

# **Underhill Farm**



**TOWN OF YORKTOWN**  
363 Underhill Avenue, P.O. Box 703  
Yorktown Heights, NY 10598

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on Tuesday, February 22, 2022.

WHEREAS, Underhill Soundview LLC (hereinafter the "Applicant") is owner of property located at 370 Underhill Avenue (hereinafter the "property"), Yorktown Heights, formerly Soundview Preparatory School, Beaver Conference Farm, and the Abraham and Edward Underhill Estate; and

WHEREAS, the Applicant has by letter dated January 11, 2022, requested authorization from the Town Board to apply the standards set forth in Article XXXI of the Yorktown Zoning Code in furtherance of a project to construct multi-family residential units and commercial space on the property; and

WHEREAS, the Town Board's consideration of the requested authorization to apply standards pursuant to Article XXXI is based on its intent to promote and encourage economic development, to stimulate growth and provide for revitalization, while utilizing smart-growth techniques capable of creating smarter, less wasteful, and more economically efficient development patterns that engender flexibility in land uses by providing a diverse array of mixed-use residential and commercial parcels; and

WHEREAS, the proposed project which is the basis of this request calls for the construction of 148 residential units of varying size and design distributed among 12 structures, and eleven thousand (11,000) square feet of commercial space in one of the 12 structures and the renovation and restoration and adaptive reuse of the existing historic mansion, accessed by two (2) proposed driveways from Underhill Avenue ("Proposed Project"); and

WHEREAS, applying the standards set forth in Article XXXI affords the project flexibility in the application of the zoning code's bulk requirements with respect to building height, lot frontage, lot coverage, lot area, and minimum floor area, floor area ratio, open space requirements, side yard requirements, front and rear yard requirements, maximum allowable coverage, parking regulations, unit density per acre, and off-street parking and loading spaces; and

WHEREAS, the applicant's request is a required step in obtaining the ability to apply Article XXXI as outlined in Section §300-251B of said Article which sets forth the procedure to request such authorization and the criteria by which the Town Board must consider the request; and

WHEREAS, Section §300-251B requires the Town Board consider the following factors when considering authorizing a project to apply the standards set forth in Article XXXI :

- (a) Whether the project is consistent with the general goals of the Comprehensive Plan;
- (b) Whether the project will likely be detrimental to the character of its immediate neighboring properties, or the district and Town at large;
- (c) Whether the scope of the project will likely cause operational difficulties on the site that have potential to negatively affect the health, safety, and welfare of the public;
- (d) Whether the Town's infrastructure is capable of servicing the project or that the impacts or deficiencies of the infrastructure can be appropriately mitigated;
- (e) Whether the project will eliminate a blight or potential blight within the district;
- (f) Whether the project is consistent with the goals and intent of the overlay district;
- (g) Whether the project is consistent with the requirements of the overlay district and does not exceed the limitations or requirements set forth therein;
- (h) Whether the project is likely to contribute to the economic development of the district and the Town at large.

WHEREAS, the Town Board considered the request at its meeting of January 25, 2022, at which time the applicant presented information in favor of authorizing the use of Article XXXI; and

WHEREAS, the Town Board under Section §300-251B is empowered, in its discretion, to hold a public hearing and determined a public hearing was not necessary as the Board has publicly discussed the adoption of Article XXXI, the inclusion of the project in the boundaries of the district in which the ARTICLE may be applied, and the merits of the project at various meeting throughout 2021, and heard comments from the public, its professional staff, advisory boards, and other interested parties; and

WHEREAS, the Town Board considered all the factors as above enumerated and notes the following :

- a) The Yorktown Comprehensive Plan in Chapter 2, Land Use, recommends the use of overlay zones to protect resources and to help implement various land uses or mixes of land uses, and Chapter 4, Economic Development and Hamlet Business Centers recommends actions that strengthen economic viability of Yorktown and maintain economic strength by addressing trends in the market place and the development industry, and recommends promoting a mix of uses in the hamlets as set forth, inter alia, in Goals 4-B, 4-D, and 4-E and in Policies 4-1 and 4-7; and
- b) The project is located on State Route 118 and Underhill Avenue, main arterial and collector roads, abutting and across a road from



existing multi-family residential developments of similar density, across a road from commercial development and across a road from single family residential development at which the project proposes low-rise town house style units and further that the projects proposes retention of the historic mansion and proposes complementary, historically inspired architecture of all new structures; and

- c) The project proposes a mix of development and open space that includes recreational areas, internal driveways, parking areas, a connection to a neighboring multi-family residential development, and two main driveway connections to Underhill Avenue; and
- d) The Town's professional staff has stated that water and sewer capacity are available to handle the scope of the project, and the applicant has submitted plans and data that indicated that the road infrastructure can be appropriately mitigated to accept the traffic impacts of the project; and
- e) The property contains the main mansion building and several other ancillary buildings, of varying quality and state of function and maintenance, any of which could fall to disrepair without sufficient attention and resources available to be applied to each.
- f) The goals of the Overlay district, Article XXXI, as stated herein seek to promote mixed uses, promote residential development within and near the hamlets, promote economic development, and preserve unique and historic structures, and further that the project is preserving and reusing the historic mansion, creating mixed use with residential dwelling units of varying design and type, creating small scale commercial space, creating open space and recreational amenities available to the public, and creating pedestrian amenities and connections that promote walkability, health, and economic viability; and
- g) The bulk requirements cited in Article XXXI support the project scope and physical characteristics and none have been shown to be exceeded; and
- h) The project will locate 148 units of residential which places consumers within walking distance of the hamlet and further proposes the creation of eleven thousand square feet of additional commercial space, proposes pedestrian connections and recreational amenities that attract users to the local hamlet area; and

WHEREAS, the application was referred to the Westchester County Planning Board under General Municipal Law § 239-m;

WHEREAS, the Westchester County Planning Board responded to the referral, and noted that it was supportive of the Town Board authorizing the application to proceed to the Yorktown Planning Board for consideration under Article XXXI; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act ("S.E.Q.R.A."), this action is considered a Type II action under N.Y.C.R.R. Title 6, section 617.5(c)(33), and (c)(34); and

WHEREAS, based on the entire record before the Town Board, the Town Board finds that the request to apply the standards of the Yorktown Heights Overlay District pursuant to Chapter 300, Article XXXI, Section §300-250 through Section §300-255 of the code of the Town of Yorktown to the Underhill Soundview, LLC property will achieve the Town's objectives of the Comprehensive Plan and the preservation and enhancement of hamlet of Yorktown Heights, promote economic development, pedestrian connections and complete street initiatives, open space, recreation, and high architectural design standards, and other areas economic and social value; now therefore be it

RESOLVED, that the Underhill Soundview LLC request for authorization to apply the standards pursuant to Chapter 300, Article XXXI, Section § 300.250 through Section § 300.255, to the Proposed Project, is granted; and

BE IT FURTHER RESOLVD, that the Proposed Project will require site plan approval by the Planning Board, and must comply with all applicable laws, including but not limited to the S.E.Q.R.A.; and

BE IT FURTHER RESOLVED, that the permission herein granted is subject to and contingent on the site plan being in substantial conformance with the Proposed Project as presented to the Town Board on the instant application.



Diana L. Quast, Town Clerk  
Certified Municipal Clerk  
Town of Yorktown

Date: February 23, 2022

To: Richard Fon, Planning Board Chairperson  
John Tegeder, Director of Planning

cc: Matthew J. Slater, Town Attorney  
Mark W. Blanchard, Esq.  
Adam Rodriguez, Town Attorney  
file



**Parks, Recreation,  
and Historic Preservation**

KATHY HOCHUL  
Governor

ERIK KULLESEID  
Commissioner

RECEIVED  
PLANNING DEPARTMENT

MAR 21 2022

TOWN OF YORKTOWN

March 21, 2022

John Tegeder, Director of Planning  
Town of Yorktown  
1974 Commerce Street  
Yorktown Height, NY 10598

Re: SEQRA, DEC  
Soundview-Underhill Farms Development  
Town of Yorktown, Westchester County  
21PR02382

Dear Mr. Tegeder:

It has come to the attention of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) that the State Environmental Quality Review Act (SEQRA) process for this project has been initiated. To allow for public comment and for potential updates to the alternatives analysis for the National Register eligible Underhill Estate Building District (11918.000175), the OPRHP will review and execute the Letter of Resolution at the completion of the SEQRA review process.

If you have any questions, I can be reached at [nancy.herter@parks.ny.gov](mailto:nancy.herter@parks.ny.gov).

Sincerely,

Nancy Herter  
Director, Technical Preservation Services Bureau

cc. Charles Vandrei, DEC Agency Preservation Officer  
Paul Guillaro, Unicorn Contracting

MARK W. BLANCHARD  
PARTNER



ALAN H. ROTHSCHILD  
OF COUNSEL

KRISTEN K. WILSON  
PARTNER  
*\*Also admitted in CT*

DENNIS E.A. LYNCH  
OF COUNSEL

BLANCHARD & WILSON LLP

235 Main Street / Suite 330 / White Plains, NY 10601  
P (914) 461-0280 F (914) 461-2369  
BlanchardWilson.com

RECEIVED  
PLANNING DEPARTMENT

MAR 16 2022

TOWN OF YORKTOWN

March 15, 2022

**VIA HAND DELIVERY**

Town of Yorktown Planning Board  
Albert A. Capellini Community & Cultural Center  
1974 Commerce Street  
Yorktown Heights, NY 10598  
Attention: c/o: Mr. John R. Tegeder, R.A., Director of Planning  
Ms. Robyn A. Steinberg, AICP, Town Planner

**Re: Application for Site Plan Review for the Underhill Farm Project  
370 Underhill Avenue**

Dear Chairman Fon and members of the Town of Yorktown Planning Board:

This letter and accompanying supporting materials are submitted on behalf of Underhill Soundview LLC (“Applicant”), owner of property located at 370 Underhill Avenue, Yorktown Heights. This package comprises the Applicant’s formal site-plan application and is the first such application to be found to be eligible for review under the recently adopted standards relating to the Town’s design overlay districts. In this instance, the Town of Yorktown Planning Board (“Planning Board”) will review the Project under the standards set forth in the Yorktown Heights Overlay Design District (“Yorktown Heights Overlay District”).

**The Project**

The Underhill Farm project is located on the campus of the former Soundview Preparatory School (“Project”), and is a mixed-use project with strong environmental, municipal and community benefits. The Project proposes revitalized recreation uses and new open space to be incorporated into the Project’s design. In addition, the Project will install improved infrastructure by including the following: newly established vehicular access for first-responders at the adjacent

Beaver Ridge residential project, fully compliant Project parking that allows for shared parking at a proposed senior center on the Beaver Ridge property, off-site traffic and sidewalk improvements, and proposed public access to passive and active recreation opportunities. One of the significant elements that bears attention is the Applicant's commitment to preserve the locally significant Captain Underhill residence and find an appropriate adaptive re-use of the structure within the scope of the Project.

### **Compliance with the Yorktown Heights Overlay Standards of Review**

On Tuesday, February 22, 2022, The Town of Yorktown Town Board ("Town Board") passed a resolution finding that the Project qualifies with all requirements of Article XXXI § 300-251B and is eligible for referral to the Planning Board for site plan review under those guidelines. Specifically, the Town Board adopted findings that the Project met the following criteria:

1. The project is consistent with goals of the Comprehensive Plan,
2. The project will not be detrimental to the character of its immediate neighboring properties, or the district and town at large,
3. The scope of the project will not cause operational difficulties that have potential to negatively impact the health, safety and welfare of the public,
4. The town's infrastructure is capable of servicing the project,
5. The project will eliminate a blight within the district,
6. The project shall be consistent with the goals and intent of the overlay district,
7. The project is consistent with the requirements of the overlay district and will not exceed the limitations or requirements; and,
8. The project is likely to contribute to economic development of the district and Town.

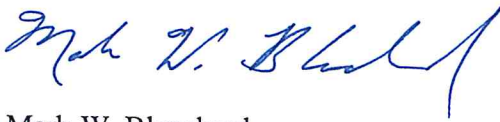
The above enumerated factors are the driving force behind this Project, and it can be stated without hesitation that the Project team members are excited to be bringing forth this application as the first project under the visionary overlay and economic development standards.

### **Requested Planning Board Action**

This letter is submitted with Town, SEQRA, engineering, traffic and architectural supporting material as a formal application for site plan review. The Applicant requests that the Planning Board accept the material and place the Application on the next available meeting agenda.

Thank you for your attention to this matter and please do not hesitate to contact the undersigned should you have any questions or concerns.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Mark W. Blanchard". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Mark W. Blanchard

Encls.

# Site Design Consultants

Civil Engineers • Land Planners

March 16, 2022

Ms. Robyn Steinberg, Town Planner  
Yorktown Planning Department  
1974 Commerce Street  
Yorktown Heights, NY 10598

RECEIVED  
PLANNING DEPARTMENT

MAR 16 2022

TOWN OF YORKTOWN

Re: Underhill Farm  
370 Underhill Avenue

Dear Robyn:

We are submitting the following items for the above referenced project for discussion at the Planning Board Meeting of March 28, 2022:

- Five copies of the project description letter prepared by Mark Blanchard dated March 15, 2022;
- Five copies of the updated EAF;
- Three full size prints and two 11" x 17" size prints of the Traffic Plan prepared by Maser;
- Three full size prints and two 11" x 17" size prints of the Architectural Plans prepared by Lessard Design Inc.;
- Three full size prints and two 11" x 17" size prints of the Mitigation Plan prepared by Tim Miller Associates;
- Three full size prints and two 11" x 17" size prints of the site plan prepared by Site Design Consultants, titled "Site Plan Prepared for Underhill Farm," Sheets 1-3 of 3, last revised 3-16-22;

In addition, we are submitting a digital copy for your use. If you have any questions or need additional information, please contact me. Thank you.

Yours Truly,

  
Joseph C. Riina, P.E.

cc: Town Supervisor  
Engineering Department  
Building Department  
Water Department  
Ed Lachterman  
Paul Guillaro

JCR / cm / Enc. / sdc 20-20

---

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



# TOWN OF YORKTOWN PLANNING BOARD

MAR 18 2022

TOWN OF YORKTOWN

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

## APPLICATION FOR SITE PLAN APPROVAL

Date March 17, 2022

1. Name of Project: Underhill Farm

2. Tax Map Designation (Section, Block, Lot) 48.06-1-30

3. Zone: R1-40 Total Acreage: 13.78 ac

4. Is a statement of easements relating to property attached?  Yes  None exist

5. Project narrative (brief description of proposed development):

Proposal for a mixed use development of 148 residential units, 11,000 sf retail use, and recreational amenities. Original main structure to remain and to be used for a mix use. Access will be provided to an adjacent parcel for a future senior center and parks and recreation offices.

6. Contact Person - CHOOSE ONLY ONE:

- |                                    |  |                                    |  |
|------------------------------------|--|------------------------------------|--|
| <input type="checkbox"/> Applicant | <input type="checkbox"/> Owner               | <input type="checkbox"/> Architect | <input type="checkbox"/> Wetland Scientist   |
| <input type="checkbox"/> Attorney  | <input checked="" type="checkbox"/> Engineer | <input type="checkbox"/> Surveyor  | <input type="checkbox"/> Landscape Architect |

7. Applicant

Name Paul Guillaro  
Firm Unicorn Contracting Corp.  
Address 10 Julia Lane, Suite 103 - Cold Spring, NY 10516  
Phone 845-809-5969  
Fax \_\_\_\_\_  
Email pguillaro@unicorncontracting.com

8. Owner of Record

Name Applicant  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_



**9. Attorney**

Name Mark W. Blanchard  
Firm Blanchard & Wilson, LLP.  
Address 235 Main Street, Suite 330 - White Plains, NY 10601  
Phone Office: (914) 461-0280  
Fax \_\_\_\_\_  
Email mblanchard@blanchardwilson.com

**10. Engineer**

Name Joseph C. Riina, P.E.  
Firm Site Design Consultants  
Address 251 F Underhill Avenue - Yorktown Heights, N.Y. 10598  
Phone 914-962-4488  
Fax 914-962-7386  
Email jriina@sitedesignconsultants.com  
Lic. No. 64431

**11. Surveyor**

Name Glenn Watson, L.S.  
Firm Badey & Watson Surveying & Engineering, P.C.  
Address 3063 Route 9 - Cold Spring, NY 10516  
Phone 845-265-9217  
Fax 845-265-4428  
Email gwatson@badey-watson.com  
Lic. No. 50389

**12. Architect**

Name Ricardo Tovar  
Firm Lessard Design  
Address 8521 Leesburg Pike - 7th Floor - Vienna, Virginia 22182  
Phone 571-830-1854  
Fax \_\_\_\_\_  
Email rtovar@lessarddesign.com  
Lic. No. \_\_\_\_\_

13. Wetland Scientist/Specialist

Name Steve Marino  
Firm Tim Miller Associates  
Address 10 North Street - Cold Spring, NY 10516  
Phone 845-265-4400  
Fax 845-265-4418  
Email smarino@timmillerassociates.com

14. Landscape Architect

Name Earl Goven  
Firm Blades & Goven Landscape Architects  
Address P.O. Box 1581 - Fairfield, Ct. 06825  
Phone 203-254-8530  
Fax \_\_\_\_\_  
Email egoven@bgsite.com  
Lic. No. \_\_\_\_\_

15. Is this project within 500 feet of the Town line?  Yes  No  
16. Is this project within 500 feet of the Putnam County line?  Yes  No  
17. Is this project within the Sustainable Development Study Area?  Yes  No

18. Is this project within 500 feet of:

- The right-of-way of any existing or proposed state or county road?  Yes  No  
The boundary of an existing or proposed state or county park or any state or county recreation area?  Yes  No  
The boundary of state or county-owned land on which a public building/institution is located?  Yes  No  
An existing or proposed county drainage line?  Yes  No  
The boundary of a farm located in an agricultural district?  Yes  No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination.  Yes  No

20. This project requires the following permits or approvals from the Town of Yorktown:

- Wetland Permit  
 Stormwater Permit  
 Tree Permit  
 Planning Board special permit: \_\_\_\_\_  
 Town Board variance or approval: \_\_\_\_\_  
 Zoning Board of Appeals variance or special permit: \_\_\_\_\_

21. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: \_\_\_\_\_

22. This parcel is in the following districts:

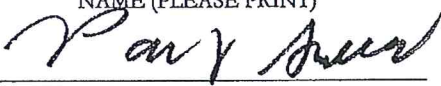
School District	<u>Yorktown</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>Hallocks Mill</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

<b>Applicant</b>	<b>Owner of Record</b>
<u>Paul Guillaro</u>	_____
NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
	_____
SIGNATURE	SIGNATURE
<u>3/17/22</u>	_____
DATE	DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Paul F. Guillaro, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Paul F. Guillaro

Sworn before me this

18th date of March, 2026

Diane Ferris  
Notary Public

DIANE FERRIS  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 01FE4960853  
Commission Expires January 2, 2026

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Paul F. Guillaro, being duly sworn, deposes and says that he resides at 75 Randonne Farms in the County of Westchester and State of NY. That he is the member of Undehill Somewell LLC the corporation which is owner in fee of the property described in the foregoing application for Undehill Farm and that the statements contained therein are true to the best of his knowledge and belief.

Paul F. Guillaro

Sworn before me this

18th date of March, 2026

Diane Ferris  
Notary Public

DIANE FERRIS  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 01FE4960853  
Commission Expires January 2, 2026

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**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

\_\_\_\_\_, being duly sworn, deposes and says that he is the agent named in the foregoing application for \_\_\_\_\_ and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

\_\_\_\_\_

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20 \_\_

\_\_\_\_\_  
Notary Public

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Last updated: December 2011

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

RECEIVED  
PLANNING DEPARTMENT

MAR 16 2022

TOWN OF YORKTOWN

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Underhill Farm		
Project Location (describe, and attach a general location map): 370 Underhill Avenue, Yorktown Heights, NY 10598		
Brief Description of Proposed Action (include purpose or need): The Underhill Farm development, to be located on the campus of the former Soundview Preparatory School ("Project"), is a proposed mixed-use residential/ retail and office project with elements of green and open space. The Project is brought forward under the Town's recently enacted Yorktown Heights Overlay Design District. Implementation of this district seeks to strengthen the Town's hamlets by re-invigorating economic corridors through additional density and walkable features, consistent with the goals of the Town's Comprehensive Plan. The Project consists of the following mixed uses: 64 apartment units for rent (including 20 reserved for seniors), 32 senior condominium units and 52 Townhouses for sale. The Project will also provide for public benefit amenities, such as a senior center, and space for Town offices and administrative services. As per the new zoning, the Project will preserve a locally significant structure through creative adaptive re-use of the existing building. Additionally, the Project will house retail spaces thereby increasing economic growth and activity. The Project will meet or exceed open space requirements set forth in the Town's code. The Project is proposed as an as-of-right application under the Yorktown Heights Overlay Design District, without the need for variances or other relief.		
Name of Applicant/Sponsor: Underhill Soundview LLC	Telephone: 845.809.5969	E-Mail: dferris@unicorncontracting.com
Address: 10 Julia Lane - Suite 103		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Project Contact (if not same as sponsor; give name and title/role): Paul Guillaro, President	Telephone: 845.809.5969	E-Mail: dferris@unicorncontracting.com
Address: 10 Julia Lane - Suite 103		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor): Soundview Preparatory School	Telephone:	E-Mail:
Address: 370 Underhill Avenue		
City/PO: Yorktown Heights	State: New York	Zip Code: 10598

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site plan approval	TBD
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GML Review	TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New York City DEP	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater review	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE Wetlands review	TBD
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**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Yorktown Heights Overlay Design District _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<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?  
 Currently zoned R1-40, now within Yorktown Heights Overlay Design District

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

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

b. What police or other public protection forces serve the project site?  
Yorktown Municipal Police. Protection

c. Which fire protection and emergency medical services serve the project site?  
Yorktown Heights Fire District

d. What parks serve the project site?  
Downing Town Park; FDR State Park; Junior Lake Pool Facilities.

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Use Townhouse, Condo, Apartment units plus retail and office space,

b. a. Total acreage of the site of the proposed action? 13.8 acres  
 b. Total acreage to be physically disturbed? 10.9 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 13.8 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated 2  
 • Anticipated commencement date of phase 1 (including demolition) 9 month 2022 year  
 • Anticipated completion date of final phase 12 month 2026 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
Phase 1 will include the site work plus Apartments & retail. Phase 2 will include the condominiums plus recreation facilities.



f. Does the project include new residential uses?  Yes  No  
 If Ycs, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				84
At completion				148
of all phases				

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,  
 i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (c.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:  
 i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:  
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Unnamed pond; Refer to Wetland Mitigation Plan

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:  
Creation of new Wetland Mitigation Area potential alteration of Channel & Banks

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 43,558 +/- gallons/day

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

- Name of district or service area: Yorktown Consolidated Water #1.
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
Extension of water pipes to serve the entire site
- Source(s) of supply for the district: Amawalk Reservoir and Catskill Aqueduct

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

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

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 43,558 +/- 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 - 100%

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: Yorktown Sewer District Treatment Plant - Hallocks Mill
- Name of district: Yorktown Sewer District #1
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

Do existing sewer lines serve the project site?  
 Will a line extension within an existing district be necessary to serve the project?  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

 Extension of the sewer lines to serve the entire site \_\_\_\_\_

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 6.1 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 13.8 acres (parcel size)
- ii. Describe types of new point sources. TBD
- 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)?  
Existing storm drains in Underhill Avenue
- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 None
  - Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- 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 (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (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): \_\_\_\_\_

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

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

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

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

iii. Parking spaces: Existing 46 Proposed 360+/- Net increase/decrease +314+/-

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:  
New Entrance Road for Townhouses across from Rochambeau Drive

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

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

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

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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: \_\_\_\_\_  
Electric use for up to 12,000 sf new retail facility

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8 am to 6 pm</u></li> <li>• Saturday: <u>8 am to 6 pm</u></li> <li>• Sunday: <u>None</u></li> <li>• Holidays: <u>None</u></li> </ul>	<p>ii. During Operations: Residential use 24/7</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7am to 11 pm</u></li> <li>• Saturday: <u>7am to 11 pm</u></li> <li>• Sunday: <u>7am to 11 pm</u></li> <li>• Holidays: <u>7am to 11 pm</u></li> </ul>
--	--

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

If yes:

i. Provide details including sources, time of day and duration:  
Tree Clearing and construction noise from 8 am to 6pm during construction

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: Tree removal required for Construction

---

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
TBD as site plan is developed

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: Tree removal required for Construction

---

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

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

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

iii. Generally, describe the proposed storage facilities:  
 \_\_\_\_\_

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

If Yes:

i. Describe proposed treatment(s):  
Lawn maintenance of common areas for townhouses, condos and apartments plus retail. All lawn chemicals will be applied by a licensed technician under the direction of the property management entity.

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

---

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

If Yes:

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

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ 30-50 tons per \_\_\_\_\_ 48 months (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

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

- Construction: All construction debris will be removed by a licensed hauler and disposed of in an approved facility.
- Operation: Residential units will be eligible for municipal recycling. Similar to other multifamily developments in Town, accommodations will need to be made to pick up recycled materials from private property.

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

- Construction: construction debris to be removed by a licensed hauler and deposited in a regulated facility
- Operation: Residential units will be eligible for municipal recycling. Similar to other multifamily developments in Town, accommodations will need to be made to pick up recycled materials from private property.

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): Town Hall and Caremount Facility located across NYS Route 118.

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

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.5	6.1	+4.6
• Forested	5.9	up to 0.75	-5.15
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.6	0.6	0
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn &amp; Landscaped Areas</u>	5.8	6.4	+0.6

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Soundview Preparatory School - now closed; Caremount Medical Facility  
\_\_\_\_\_

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): 0405235 - Site Remediated; Case Closed  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
N/A  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 5' feet

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

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

Paxton Fine Loam 3-8 % Slope	69.9 %
Paxton fine Loam 8-15% Slope	24.3 %
Charlton Chatfield	6 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ +6' feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	70 % of site
<input type="checkbox"/> Moderately Well Drained:	24 % of site
<input type="checkbox"/> Poorly Drained	6 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	8.07 % of site
<input checked="" type="checkbox"/> 10-15%:	2.06 % of site
<input checked="" type="checkbox"/> 15% or greater:	3.66 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name unnamed Stream Classification D
- Lakes or Ponds: Name unnamed Pond Classification D
- Wetlands: Name \_\_\_\_\_ Approximate Size 0.584 pond area
- Wetland No. (if regulated by DEC) none

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

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

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

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

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



m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 White Tail Deer \_\_\_\_\_ Woodchucks \_\_\_\_\_  
 Squirrels \_\_\_\_\_ Birds \_\_\_\_\_  
 Racoons \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 Institutional Landscape 50%; Second Growth Forest 50%  
 ii. Source(s) of description or evaluation: Field Visits to the Site by TMA Biologists  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ 7.0 +/- acres  
 • Following completion of project as proposed: \_\_\_\_\_ 0.5 +/- acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ -6.5 +/- 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?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_

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?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  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?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  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?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  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?  Yes  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 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?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Existing House to be preserved

iii. Brief description of attributes on which listing is based:  
TBD in Archaeology Review

---

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?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  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?  Yes  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?  Yes  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?  Yes  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.

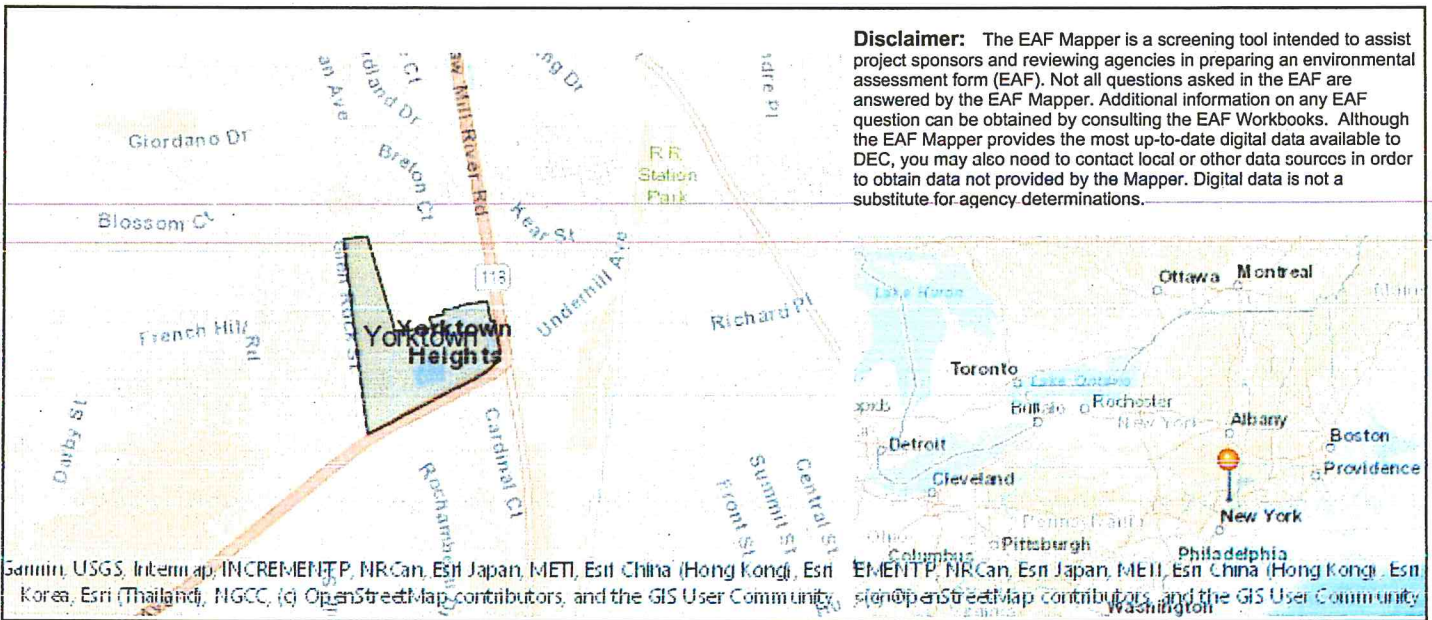
**G. Verification**

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

Applicant/Sponsor Name Ann Cutignola - AICP Date December 9, 2020

Signature  Title Senior Planner

**PRINT FORM**



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	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 - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

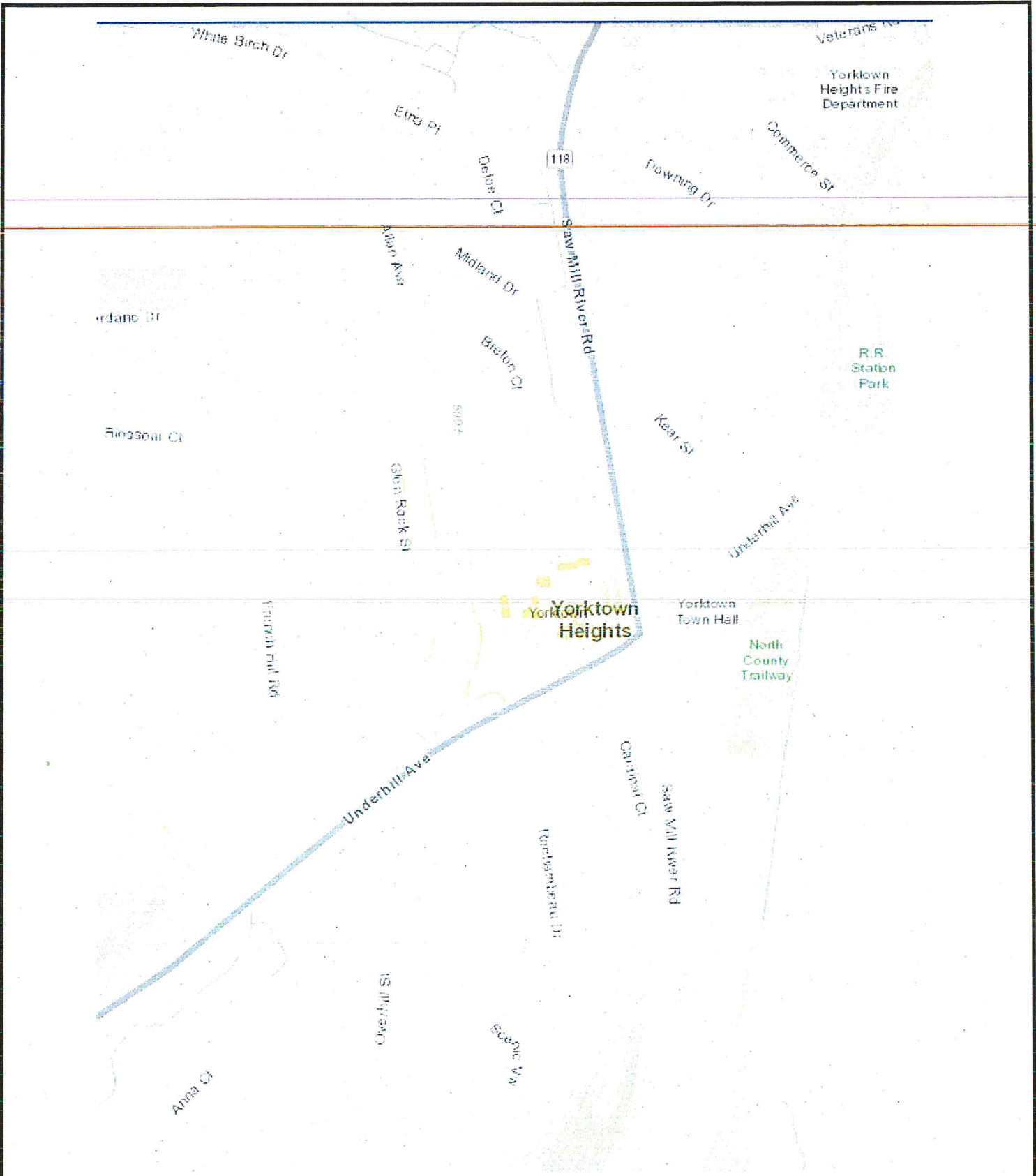


Figure 1: Location Map  
 Underhill Farm - Unicorn Contracting  
 Town of Yorktown, NY  
 Source: Westchester County GIS

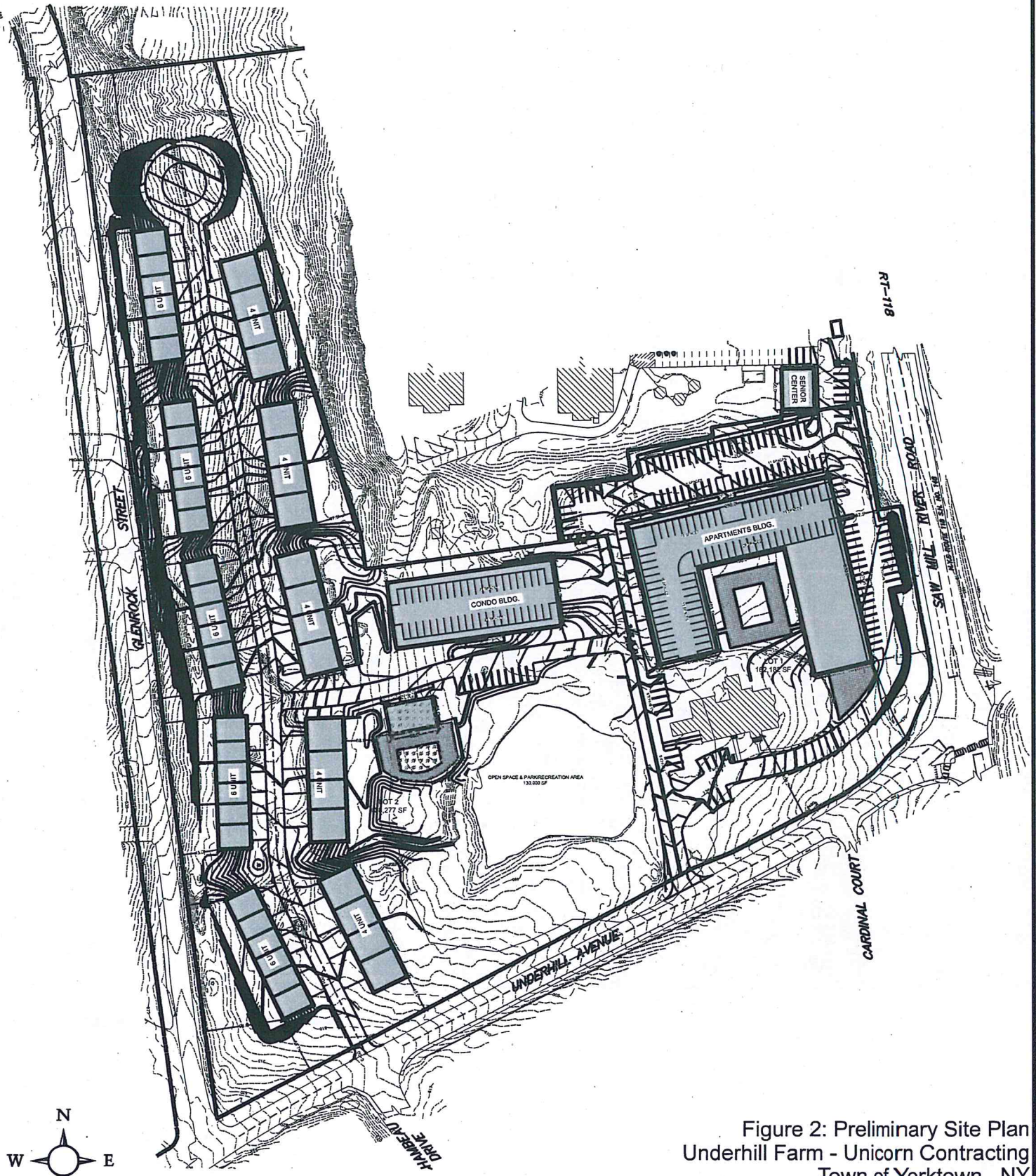


Figure 2: Preliminary Site Plan  
 Underhill Farm - Unicorn Contracting  
 Town of Yorktown, NY  
 Source: Site Design Consultants



1:3,000

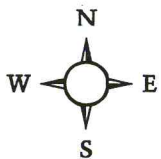
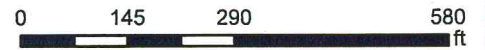


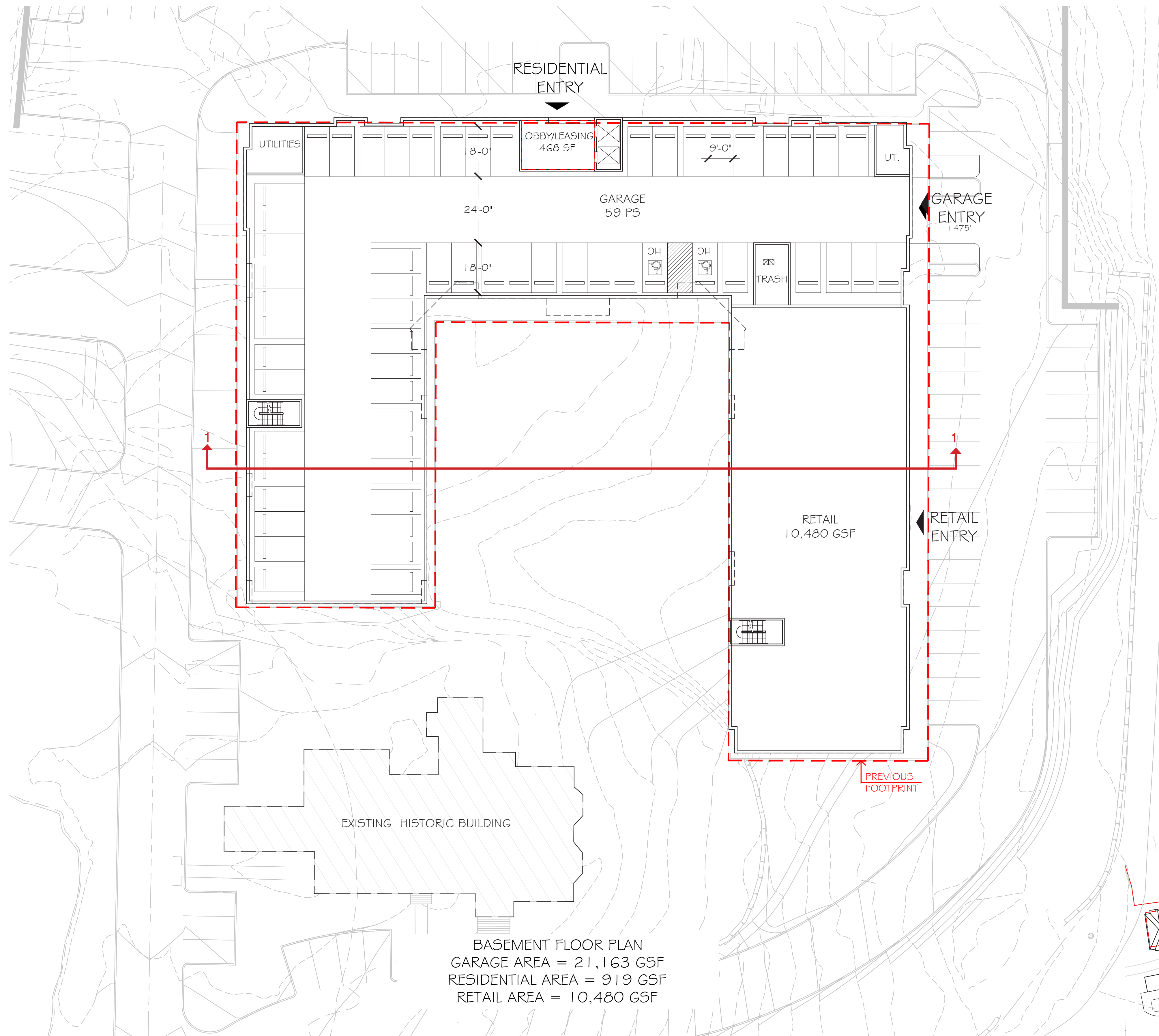
Figure 3: 2018 Site Aerial  
Underhill Farm - Unicorn Contracting  
Town of Yorktown, NY  
Source: Westchester County GIS











**SUMMARY OF PROVISIONS**

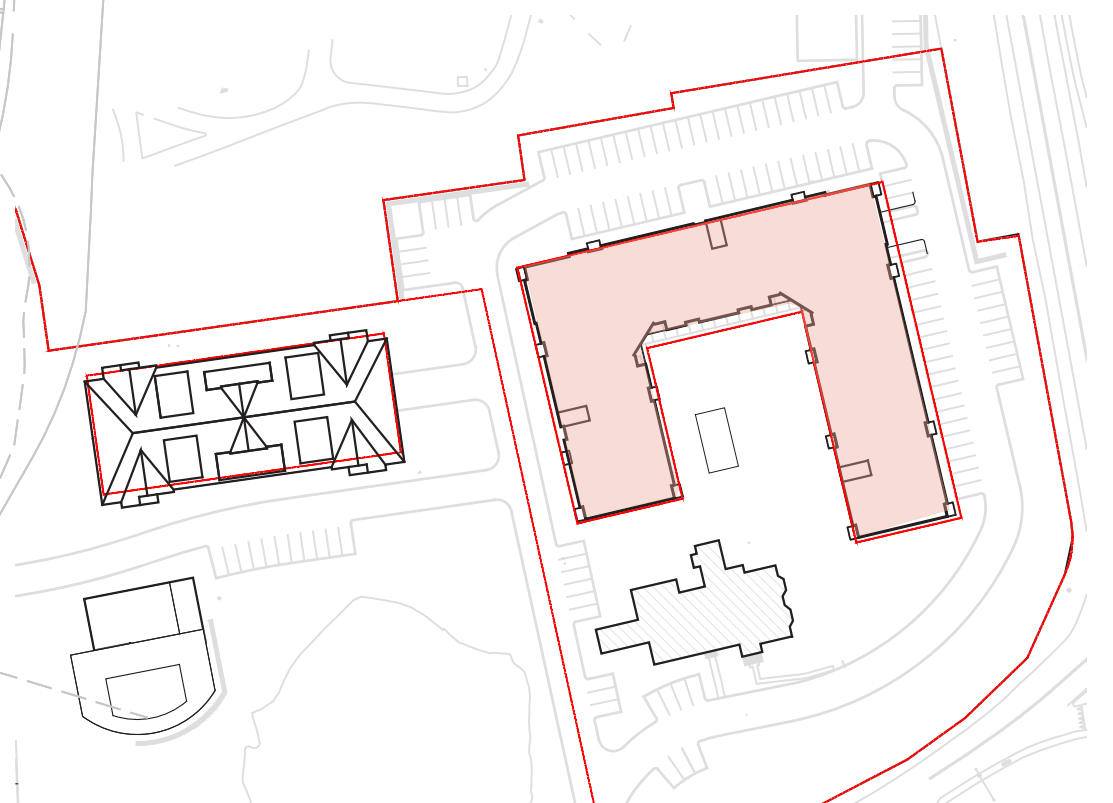
**TOTAL RESIDENTIAL AREA**  
= +/- 99,415 GSF

TOTAL UNITS = 85 UNITS

**GARAGE TOTAL PARKING = 59 PS**  
PARKING RATIO = 0.69 PS/UNIT

**TOTAL RETAIL AREA**  
= +/- 10,480 GSF

**BASEMENT FLOOR PLAN**  
GARAGE AREA = 21,163 GSF  
RESIDENTIAL AREA = 919 GSF  
RETAIL AREA = 10,480 GSF



KEY PLAN

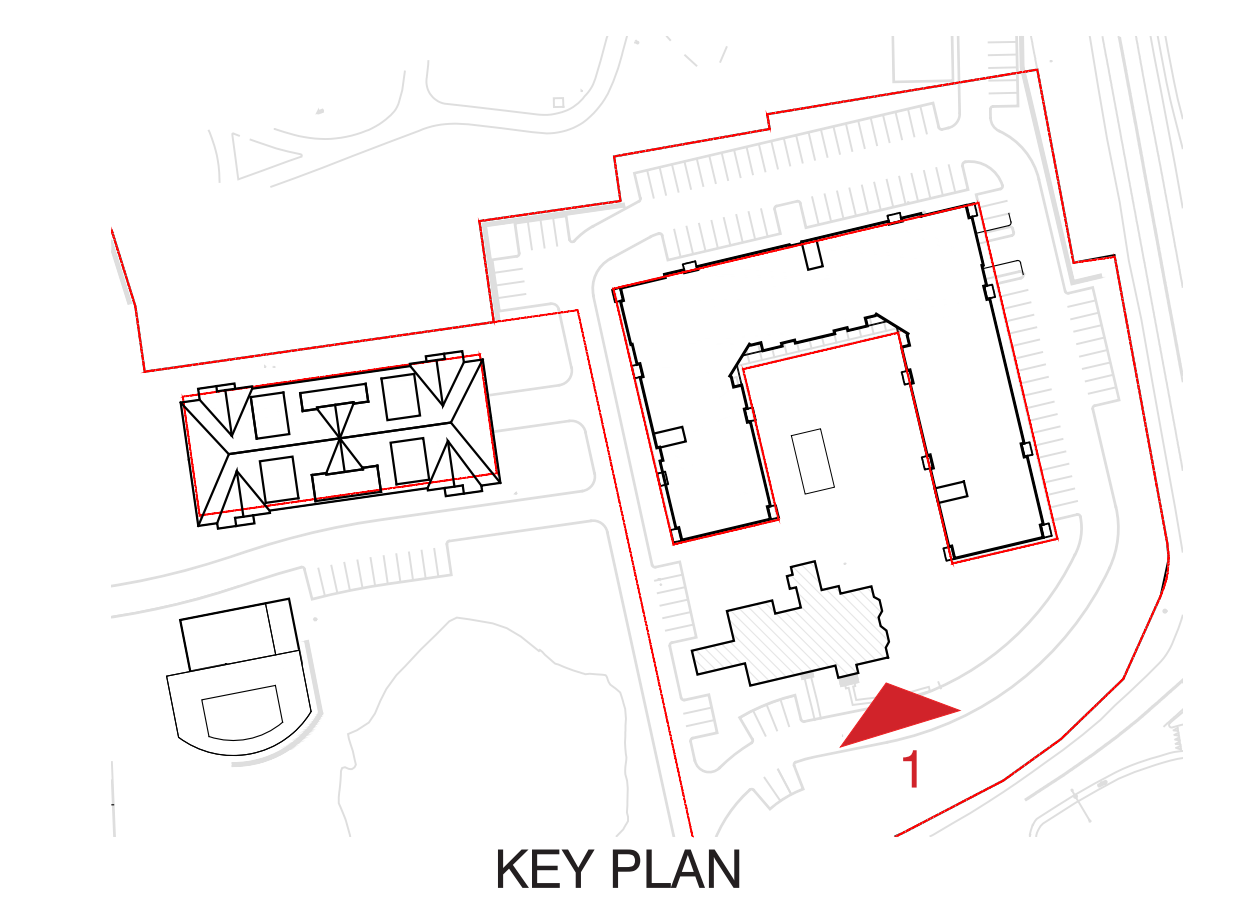
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BUILDING ELEVATION 1

**MATERIAL LEGEND**

- 01 ARCHITECTURAL STONE
- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



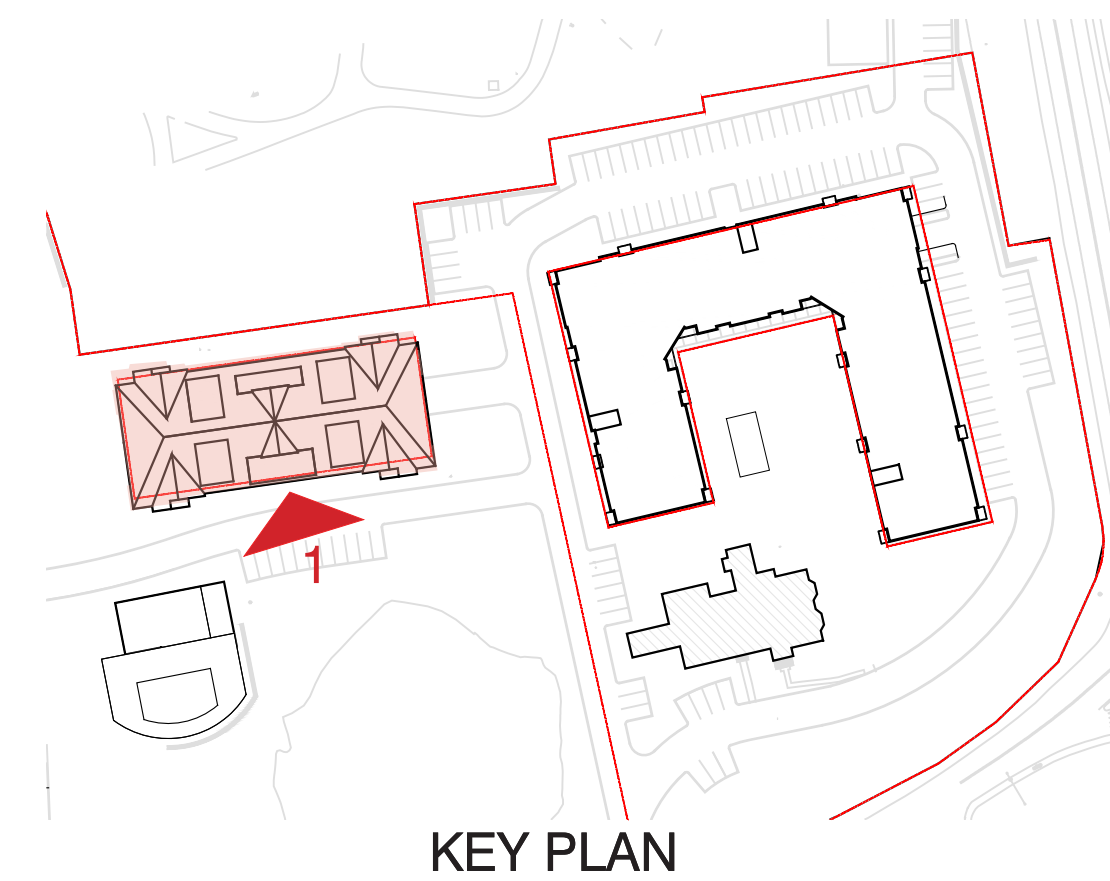
\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



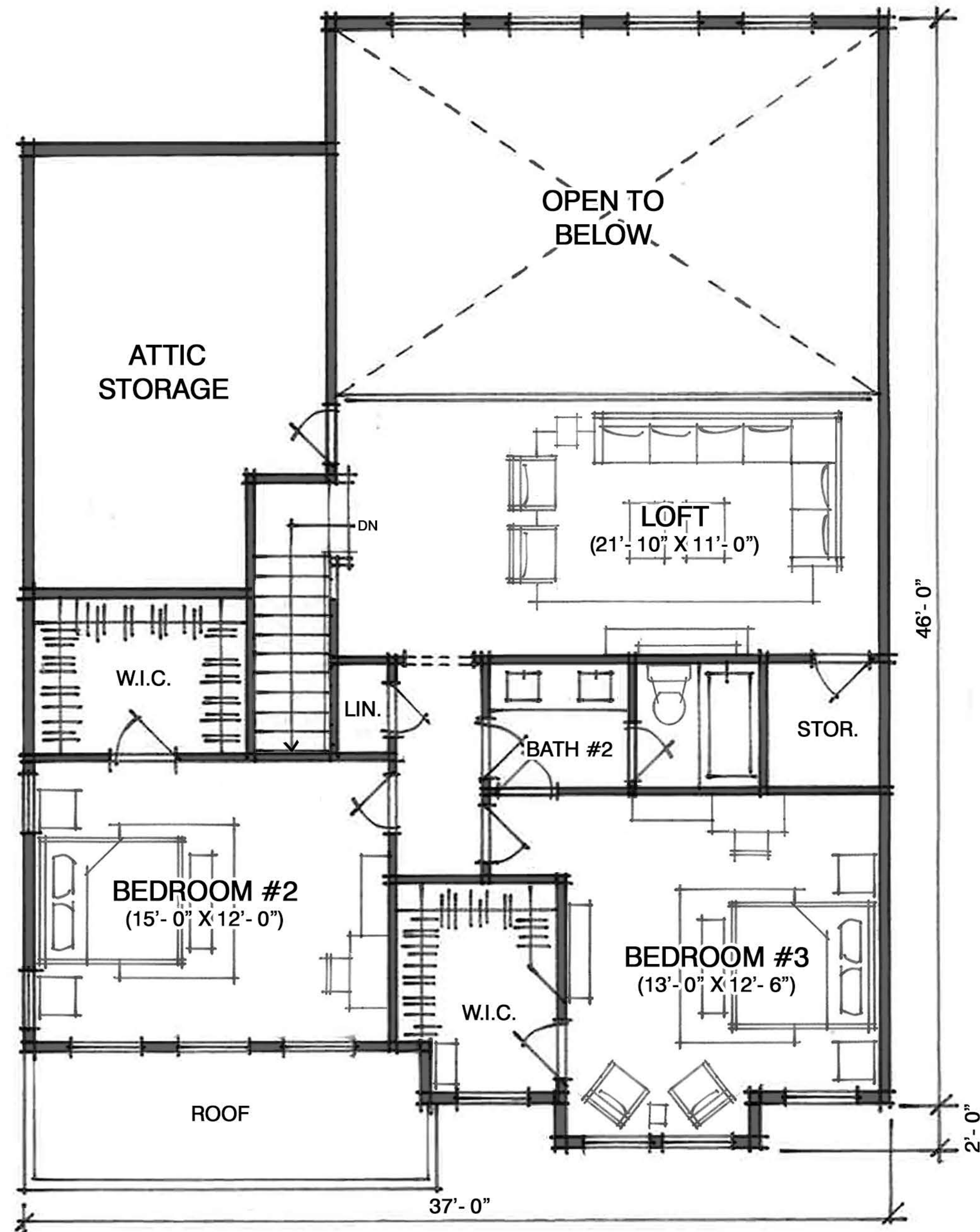
BUILDING ELEVATION 1

**MATERIAL LEGEND**

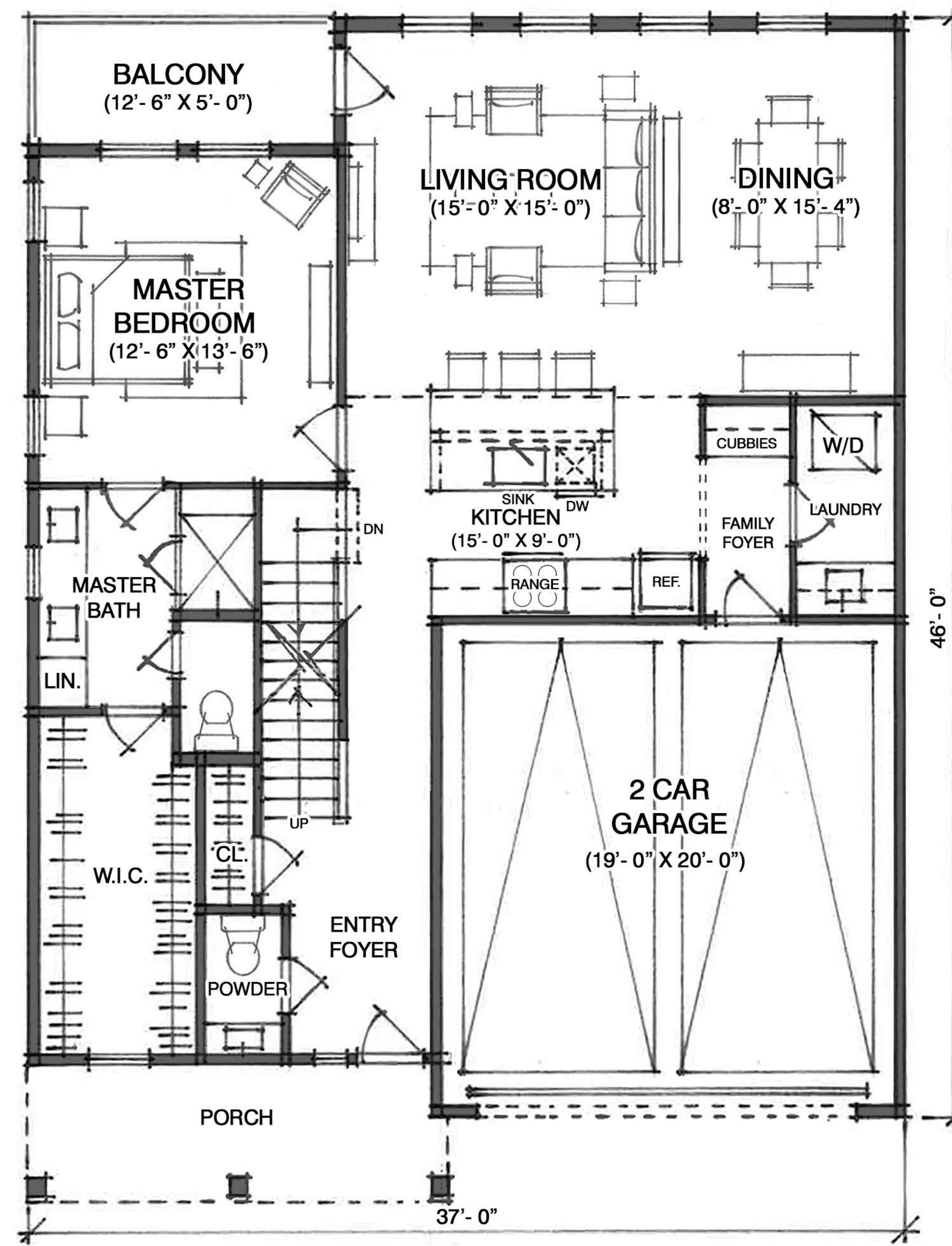
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- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



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2ND FLOOR PLAN  
1,010 S.F.  
971 S.F. = FAR



1 ST FLOOR PLAN	BASEMENT FLOOR	TOTAL
1,202 S.F.	814 S.F.	3,026 S.F.
1,157 S.F. = FAR	767 S.F. = FAR	2,895 S.F. = FAR

34x46 DOWNHILL TH  
FLOOR PLANS

HEARING



ELEV. 1

ELEV. 2

ELEV. 1

ELEV. 1

ELEV. 2

ELEV. 1

24X40 UPHILL TOWNHOMES ELEVATION



ELEV. 1

ELEV. 2

ELEV. 2

ELEV. 1

37X46 DOWNHILL TOWNHOMES ELEVATION

**MATERIAL LEGEND**

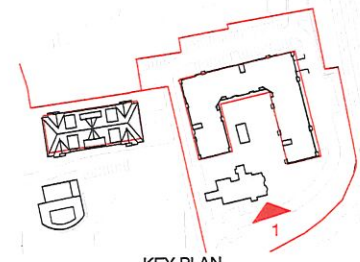
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- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



BUILDING ELEVATION 1

**MATERIAL LEGEND**

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- 06 METAL RAILING



KEY PLAN

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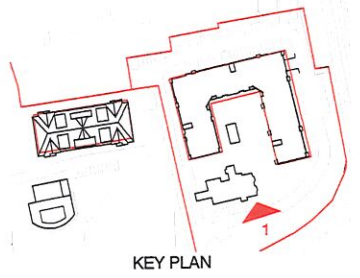




BUILDING ELEVATION 1

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KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

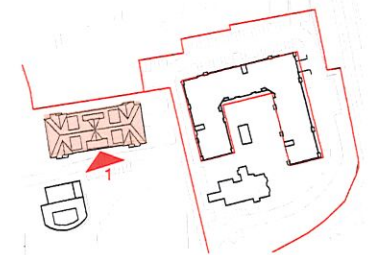
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BUILDING ELEVATION 1

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KEY PLAN

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ELEV. 1                      ELEV. 2                      ELEV. 1                      ELEV. 1                      ELEV. 2                      ELEV. 1

24X40 UPHILL TOWNHOMES ELEVATION

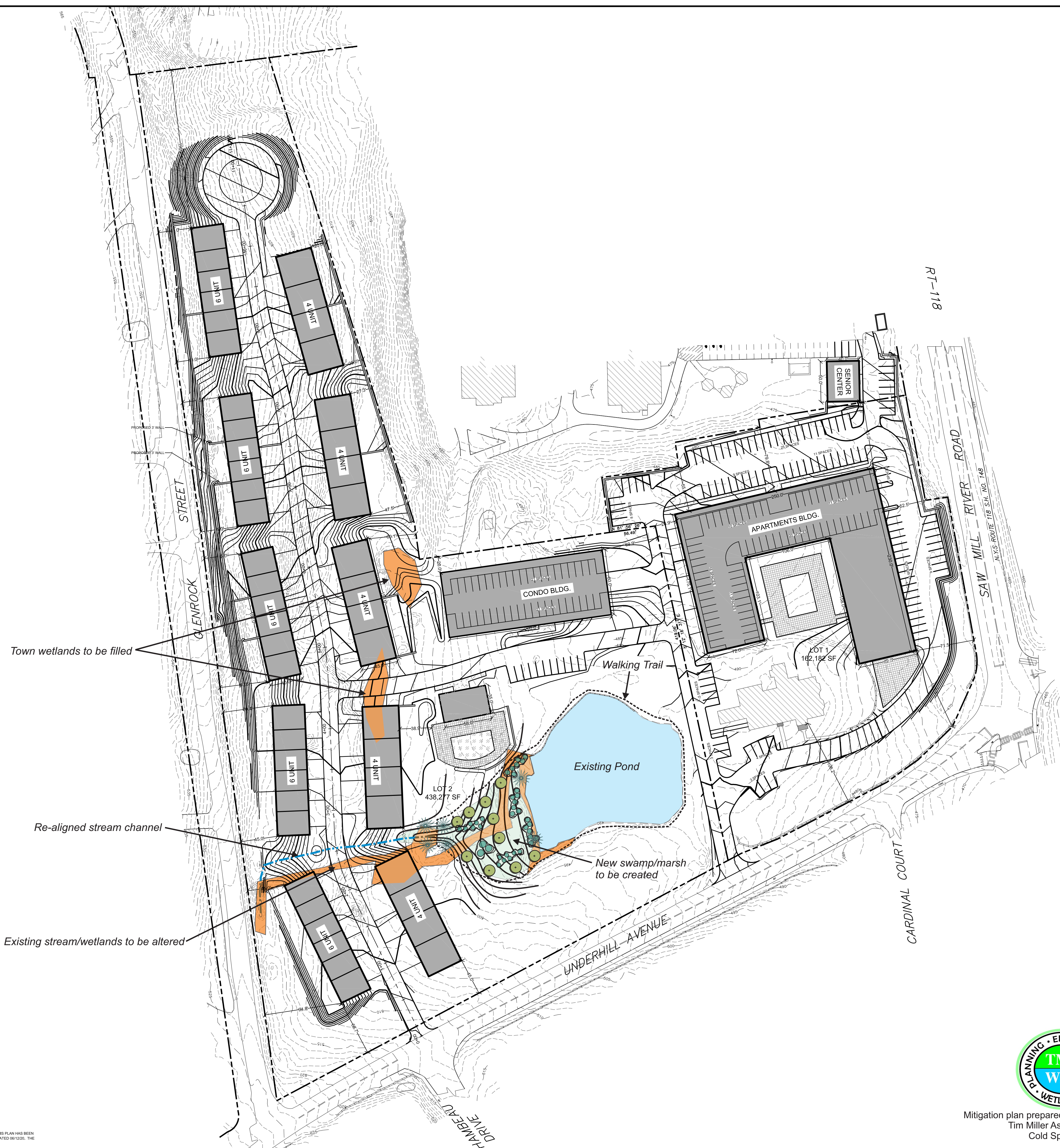


ELEV. 1                      ELEV. 2                      ELEV. 2                      ELEV. 1

37X46 DOWNHILL TOWNHOMES ELEVATION

**MATERIAL LEGEND**

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- 02 FIBER CEMENT SIDING - WHITE
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- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



Town wetlands to be filled

Re-aligned stream channel

Existing stream/wetlands to be altered

New swamp/marsh to be created

Existing Pond

Walking Trail

LOT 2  
438,277 SF

LOT 1  
162,192 SF

CONDO BLDG.

APARTMENTS BLDG.

SENIOR CENTER

GLENROCK STREET

UNDERHILL AVENUE

CARDINAL COURT

RT-118

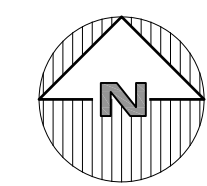
SAW MILL RIVER ROAD  
N.Y.S. ROUTE 118 STA. NO. 148

HAMBURG DRIVE

NOTE: THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAPS PREPARED BY BAILEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.  
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 1209 (2) OF THE NEW YORK STATE EDUCATION LAW.



Mitigation plan prepared by Steve Marino, PWS  
Tim Miller Associates, Inc.  
Cold Spring, NY



PRELIMINARY SITE PLAN  
PREPARATION

UNDERHILL FARM  
UNDERHILL AVENUE

Town of Yorktown  
Westchester County, New York

CONCEPTUAL WETLAND  
MITIGATION PLAN

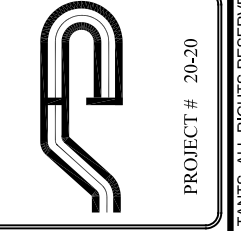
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DRAWN BY: TK  
DATE: 6-22-20

NO.	DATE	COMMENTS
1	12/2/20	Weather Mitigation Consent

NO.	DATE	COMMENTS

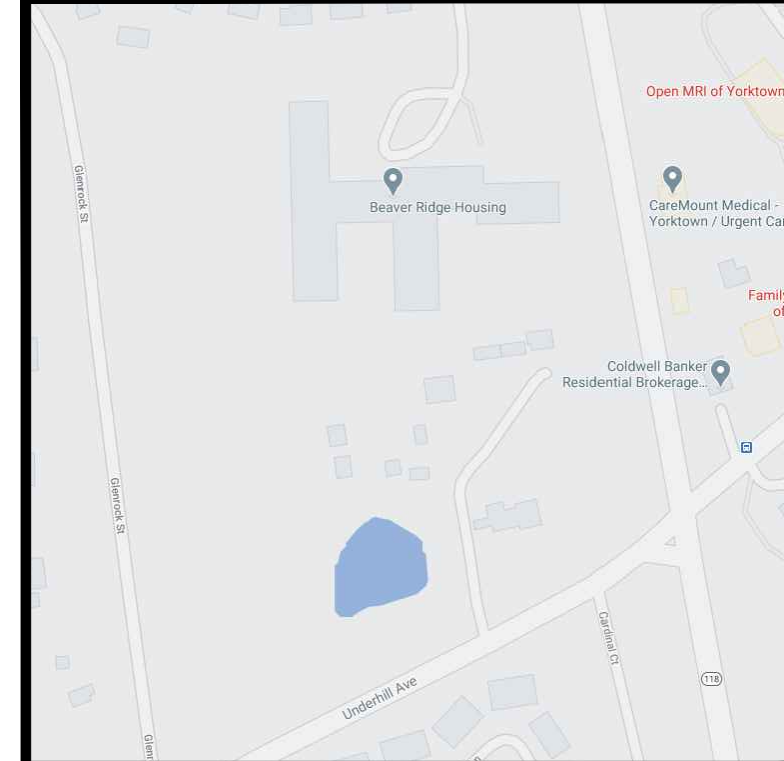
Engineer:  
Joseph C. Rizzo, P.E.  
NYS Lic. No. 48451

Site Design Consultants  
Civil Engineers • Land Planners  
251-F Underhill Avenue, Yorktown Heights, NY 10598  
(914) 962-4488 - Fax: (914) 962-7386  
www.sitedesignconsultants.com



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PROJECT # 2020

Sheet 1 of 1



LOCATION MAP  
NOT TO SCALE

**SITE DATA:**

OWNER / DEVELOPER: UNICORN CONTRACTING  
10 JULIA LANE  
COLD SPRING, NY, 10516  
370 UNDERHILL AVE  
YORKTOWN, NY, 10596

PROJECT LOCATION: UNICORN CONTRACTING  
10 JULIA LANE  
COLD SPRING, NY, 10516  
370 UNDERHILL AVE  
YORKTOWN, NY, 10596

EXISTING TOWN ZONING: R1-40, RESIDENTIAL DESCRIPTION  
PROPOSED USE: PLANNED DEVELOPMENT DISTRICT  
TOWN TAX MAP DATA: SECTION 48.06, BLOCK 1, LOT 30

SITE AREA: 13.78 ACRES (600,459 SF)  
SEWER FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PUBLIC WATER FACILITIES

**BULK ZONE REQUIREMENTS:**

ZONING DISTRICT: EXISTING: R1-40 RESIDENTIAL/ PROPOSED: YORKTOWN HEIGHTS PLANNED DESIGN DISTRICT OVERLAY ZONE	
<b>DIMENSIONAL REGULATIONS:</b>	
MINIMUM SIZE OF LOT:	600,459 SF / 13.78 ACRES
FLOOR AREA (WITH PUBLIC SEWERS):	12 UNITS/ACRE 10 UNITS/ACRE 9 UNITS/ACRE
MINIMUM LOT DEPTH:	510 FT.
MINIMUM YARD DIMENSIONS:	
PRINCIPAL BUILDING:	
FRONT YARD SETBACK:	45 FT.
REAR YARD SETBACK:	20 FT.
ONE SIDE YARD SETBACK:	26.9 FT.
COMBINED SIDE YARD SETBACK:	130.2 FT.
MAXIMUM HEIGHT:	
PRINCIPAL BUILDING - FEET:	40 FT MAX
MAXIMUM USABLE FLOOR AREA:	
MAXIMUM % OF LOT TO BE OCCUPIED:	21.0%
BUILDING COVERAGE:	
MAXIMUM ROAD FRONTAGE:	
DISTANCE BETWEEN MAIN WALLS OF BUILDINGS:	32.5 FT.
DISTANCE BETWEEN END WALLS OF BUILDINGS WITH WINDOWS:	28.7 FT.
DISTANCE BETWEEN WALLS IN ANY OTHER CASE:	28.7 FT.
MAXIMUM LENGTH OF ANY BUILDING:	250 FT.
DISTANCE OF PARKING TO PROPERTY LINE:	5 FT.
AT LEAST 400 SQUARE FEET OF USABLE OPEN SPACE IS PROVIDED ON THE SITE FOR EACH DWELLING UNIT FOR PLAY AREA AND OTHER OUTDOOR LIVING USES. THE DEVELOPER SHALL PROVIDE A SUITABLY IMPROVED PLAYGROUND/PLAY AREA. EACH SUCH PLAYGROUND/PLAY AREA SHALL HAVE A MINIMUM AREA OF 1,200 SQUARE FEET AND A MAXIMUM DISTANCE OF 1,000 FEET FROM THE UNITS TO BE SERVED.	65,000 SF
IN ADDITION TO THE ABOVE, THE DEVELOPER SHALL ALSO SET ASIDE 10% OF THE SITE FOR THE PROVISION OF PARK AND/OR RECREATIONAL FACILITIES. IF THE PROVISION OF SUCH FACILITIES IS IMPRACTICAL BECAUSE OF THE PARTICULAR LAYOUT OF THE DEVELOPMENT OR FOR OTHER REASONS, A RECREATION FEE OF \$4,000 PER UNIT SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE APPLICATION.	65,000

\* THE PLANNED DEVELOPMENT DISTRICT ALLOWS FOR UP TO A 60% REDUCTION IN THE REQUIREMENTS OF THE UNDERLYING ZONE.

**F.A.R. CALCULATION BASIS:**

TOTAL LOT AREA:	600,459 SF
ALLOWABLE F.A.R.:	= 0.55
PROVIDED F.A.R.:	
148 DWELLING UNITS:	
APARTMENTS:	99,415 GSF
CONDO FLATS:	54,800 SF
UPHILL TOWNHOUSE:	62,500 SF
DOWNHILL TOWNHOUSE:	65,252 SF
TOTAL:	301,967 SF
TOTAL F.A.R. = 301,967 / 600,459 = 0.50 < 0.55	
NOT INCLUDED IN F.A.R.:	
EXISTING BUILDING:	7,000 SF

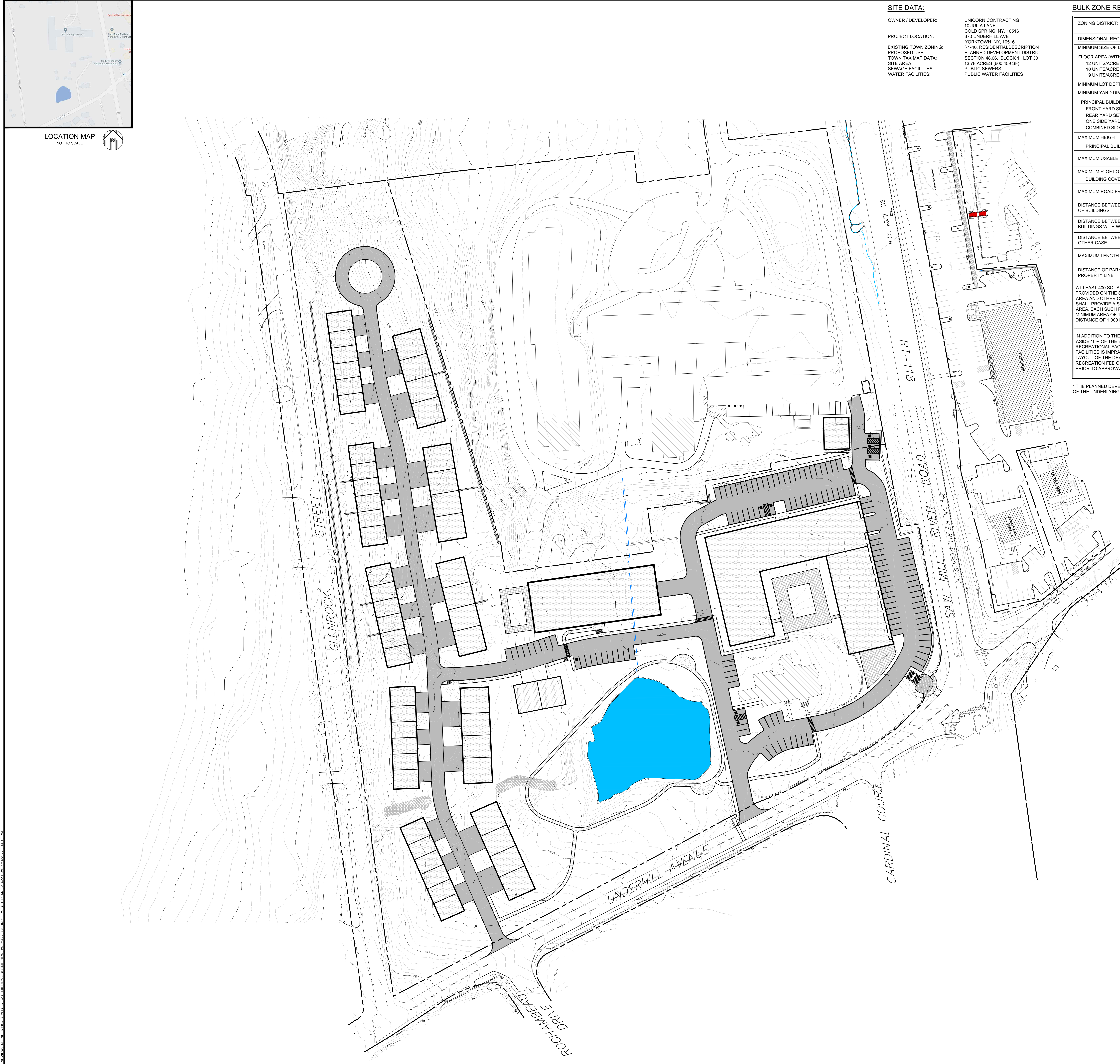
**PARKING SCHEDULE**

APARTMENT/CONDO PARKING:	1.5 SPACES/UNIT: APARTMENT BUILDING @ 64 UNITS = 96, 96 PROVIDED CONDO BUILDING @ 32 UNITS = 48, 51 PROVIDED
TOWNHOUSE PARKING:	2 SPACES/UNIT = 104 PROVIDED
RETAIL PARKING:	APARTMENT BUILDING 11,000 SF @ 4 SPACES/1,000 SF = 44 SPACES, 63 PROVIDED EXISTING BUILDING 8,000 SF @ 4 SPACES/1,000 SF = 32 SPACES, 32 PROVIDED

NOTE: 5 OF THE PARKING SPACES PROVIDED FOR THE APARTMENT BUILDING RETAIL WILL BE SHARED NON-OVERLAPPING USES.

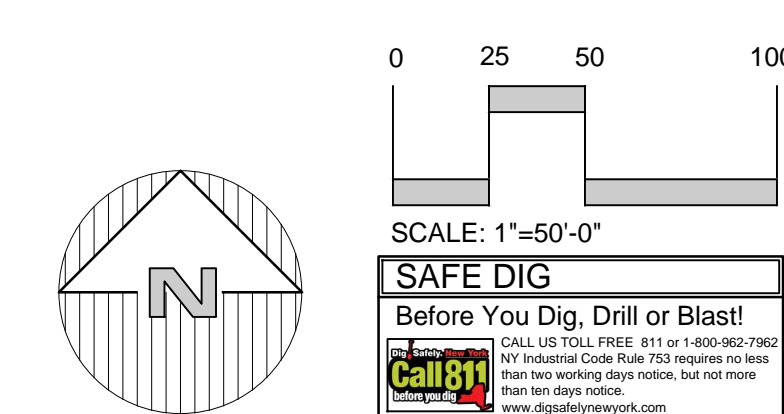
**BUILDING UNITS:**

APARTMENT BUILDING (64 UNITS):	16 - 1 BEDROOM UNITS @ 750 SF 42 - 2 BEDROOM UNITS @ 1,050 SF 6 - 3 BEDROOM UNITS @ 1,200 SF
CONDO BUILDING (32 UNITS):	2 - 1 BEDROOM UNITS @ 1,000 SF 18 - 2 BEDROOM UNITS @ 2,000 SF 12 - 2 BEDROOM UNITS @ 1,400 SF
TOWNHOUSES (62 UNITS):	22 - 4 BEDROOM UNITS @ 2,966 SF 30 - 3 BEDROOM UNITS @ 2,750 SF
TOTAL NUMBER OF DWELLING UNITS	148



**LEGEND**

---	PROPERTY LINE / RIGHT OF WAY
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	EDGE OF WETLAND
---	100' WETLAND BUFFER
---	PROPOSED RETAINING WALLS



NOTE: THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BAKER AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT # 20-20

**Site Design Consultants**  
Civil Engineers & Land Planners  
251-F Underhill, Yorktown Heights, NY 10596  
(914) 962-4488, Fax: (914) 962-2786  
www.sitedesignconsultants.com

SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

No.	Date	Comments
1.	6/23/20	Final Site Plan
2.	6/23/20	Final Site Plan
3.	6/23/20	Final Site Plan
4.	6/23/20	Final Site Plan
5.	6/23/20	Final Site Plan
6.	6/23/20	Final Site Plan

SCALE: 1" = 50'

DRAWN BY: TK  
DATE: 6-23-20

**TITLE SHEET**

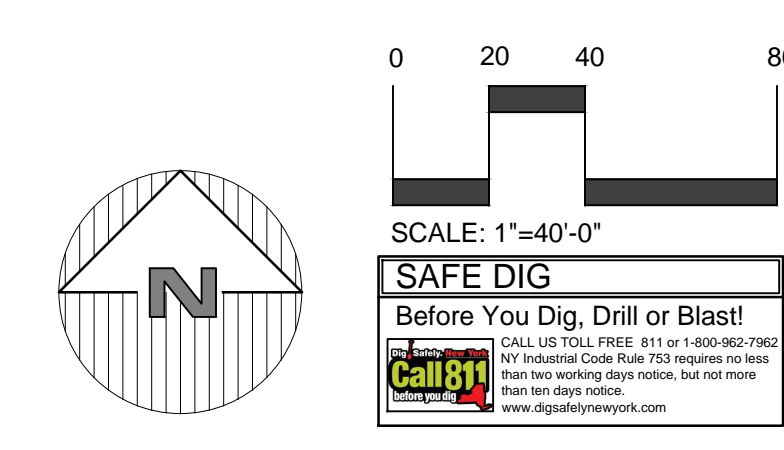
PRELIMINARY SITE PLAN  
PREPARED FOR  
**UNDERHILL FARM**  
UNDERHILL AVENUE  
Yorktown Heights, New York  
Westchester County, New York



NOTE:  
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BACEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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- LEGEND**
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  - PROPOSED CURB
  - EDGE OF WETLAND
  - 100' WETLAND BUFFER
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PROJECT # 20-20

REVISIONS:

No.	Date	Comments
1.	6/23/20	Issue Schedule, Door Annot.
2.	7/27/20	Update Landmarks and Utility Plans.
3.	7/27/20	Update Landmarks and Utility Plans.
4.	7/27/20	Update Landmarks and Utility Plans.
5.	7/27/20	Site Plan Revisions.
6.	3/12/21	Site Plan Revisions.

SCALE: 1" = 40'

DRAWN BY: TK

DATE: 6-22-20

**SITE PLAN**

PRELIMINARY SITE PLAN  
 PREPARED FOR

**UNDERHILL FARM**  
 UNDERHILL AVENUE  
 Westchester County, New York

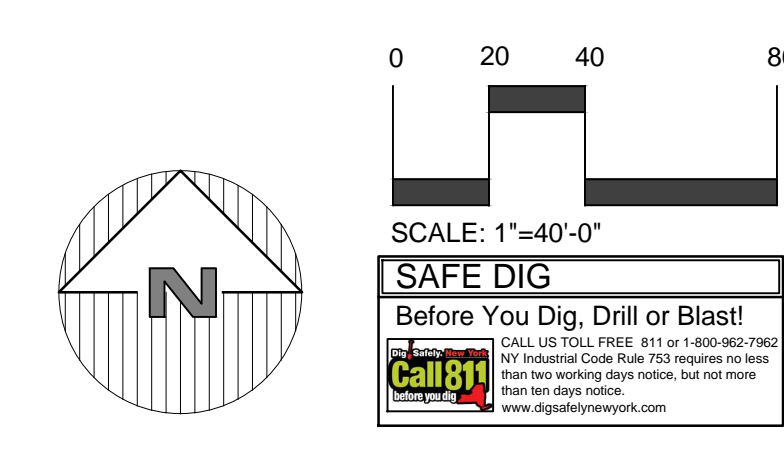
Sheet **2** of **2**



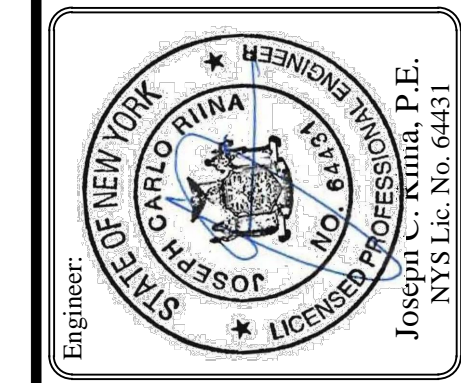
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Revisions	Comments
No. 1	Issue
No. 2	Issue
No. 3	Issue
No. 4	Issue
No. 5	Issue
No. 6	Issue

Revisions	Comments
No. 1	Issue
No. 2	Issue
No. 3	Issue
No. 4	Issue
No. 5	Issue
No. 6	Issue

SCALE: 1" = 40'  
 DRAWN BY: TK  
 DATE: 6-22-20

**EXISTING CONDITIONS**

**PRELIMINARY SITE PLAN**  
**UNDERHILL FARM**  
 UNDERHILL AVENUE  
 Westchester County, New York