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RECEIVED
JUL 24 2020
Village of Dobbs Ferry
Building Department

July 7, 2020

Honorable Chairperson Stephen Hunter and Members of the Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, New York 10522

Re: Mercy College
Extension of Existing Special Permit for Dormitory
555 and 565 Broadway, Dobbs Ferry, New York

Dear Chairperson Hunter and Members of the Board:

This firm represents Mercy College ("Mercy") in connection with its request for a five (5) year extension of the existing Special Permit for the dormitory known as Hudson Hall, located on the Dobbs Ferry side of the Mercy campus. The Special Permit is due to expire on January 7, 2021, so we are requesting a five (5) year extension, valid until January 7, 2026.

As you may know, the Village of Dobbs Ferry (the "Village" or "Dobbs Ferry") Planning Board first permitted Hudson Hall, a 350-bed dormitory located to the north of Mercy Hall and to the east of Main Hall, pursuant to a Special Permit resolution that was adopted by the Planning Board on May 27, 2014.[1] That resolution provided that the Special Permit would be valid for five (5) years from the issuance of the certificate of occupancy for the dormitory. A Temporary Certificate of Occupancy was issued on January 7, 2016; thus, the Special Permit is due to expire on January 7, 2021. The resolution further provides that Mercy must make application to the Planning Board for renewal of the Special Permit six months prior to the expiration of the five-year term.

[1] In addition, the Planning Board also adopted Environmental Findings under SEQRA on April 3, 2014; and the Dobbs Ferry Board of Trustees granted Site Plan approval by resolution dated June 24, 2014.

We are pleased to enclose, on behalf of Mercy, a Short EAF for the Board's consideration in connection with the extension request. We look forward to discussing this matter at the Board's August 6th meeting, at which time we respectfully request that the Board hold a pre-submission conference and schedule a public hearing for its September 3rd meeting in connection with Mercy's request.

If you have any questions, please do not hesitate to contact our office. Thank you for your consideration.

Very truly yours,

Seth M. Mandelbaum

SMM:alb
Enc.
cc: Dan Roemer—Building Inspector
Daniel Pozin, Esq.—Planning Board Attorney
Thomas R. Simmonds--Mercy College V.P. for Operations and Facilities
Kristen Bowes, Esq.--Mercy College General Counsel

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Mercy College

Name of Action or Project:
Extension of Existing Special Permit - Dormitory

Project Location (describe, and attach a location map):
555 and 565 Broadway, Dobbs Ferry, New York

Brief Description of Proposed Action:
Mercy College is requesting a five (5) year extension of its existing Special Permit for the 350-bed dormitory now known as Hudson Hall. The Special Permit is due to expire on January 7, 2021, so the requested extension is until January 7, 2026.

Name of Applicant or Sponsor:	Telephone: 914-674-7473	
Mercy College	E-Mail:	
Address: 555 and 565 Broadway		
City/PO: Dobbs Ferry	State: New York	Zip Code: 10522

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action?	2.02 acres
b. Total acreage to be physically disturbed?	0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	54 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Institutional
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: Name: Hudson River, Name: County & State Park Lands; Reason: Exceptional or unique character; Agency: Westchester County; Date: 1-31-90		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:		X	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
[If Yes, does the existing system have capacity to provide service? ☐ NO ☑ YES]			
If No, describe method for providing potable water:		X	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
[If Yes, does the existing system have capacity to provide service? ☐ NO ☑ YES]			
If No, describe method for providing wastewater treatment:		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		X	
b. Is the proposed action located in an archeological sensitive area?		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: N/A			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
☒ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional			
☒ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
		X	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: ☐ NO ☐ YES			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Mercy College Date: July 7, 2020

Signature: Jett M. Mandel, as attorney

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)