VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JUNE 22, 2021
AGENDA ITEM SECTION: PRESENTATIONS
AGENDA ITEM NO. : 1
AGENDA ITEM: PRESENTATION OF PROPOSED SITE PLAN BY APPLICANT TO CONSTRUCT 8 TOWNYOUSES ON A VACANT LOT WHICH EXCEEDS 1 ACRES IN AREA, AT 19 LIVINGSTON VENUE
ITEM BACKUP DOCUMENTATION: 1. MEMORANDUM DATED JUNE 16, 2021 FROM VALERIE MONASTRA, AICP/VILLAGE'S CONSULTING PLANNER TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES 2. PLAN SUBMITTAL FORM 3. LETTER DATED JUNE 14, 2021 FROM LINDA WHITEHEAD/ATTORNEY FOR APPLICANT TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES 4. SITE PLAN APPLICATION – 19 LIVINGSTON AVENUE 5. SITE PLAN DRAWINGS 6. FULL ENVIRONMENTAL ASSESSMENT FORM 7. WESTCHESTER COUNTY INCOME LIMITS AND HOUSING COSTS

NELSON POPE VOORHIS
environmental • land use • planning

MEMORANDUM

TO: Mayor Rossillo and Members of the Village Board of Trustees

FROM: Valerie Monastra, AICP

Re: 19 Livingston Avenue

DATE: June 16, 2021

CC: Richard Leins Esq., Village Administrator
Lori Lee Dickson Esq., Village Attorney
Ed Manley, Building Official and Land Use Officer

Livingston Development Group LLC., (the "Applicant" and "Owner") is seeking Site Plan and Subdivision approvals to construct eight (8) townhomes. The property is located at 19 Livingston Avenue, Section Block and Lot 3.12-104-1 ("Project Site"). The property is located in the MDR-1, Mixed Density Residential-1, zoning district.

This Application will be before the Village Board for initial review of the application and referral to the Planning Board. A detailed planning review will be undertaken after the Applicant submits to the Planning Board. This review memorandum highlights initial steps required to process this application.

General and Procedural Comments

1. SEQR. The SEQR process has not yet commenced. The Applicant has provided a Full Environmental Assessment Form (EAF) and this application is categorized as an Unlisted Action under SEQR. The Village Board will be the Lead Agency for this application due to its site plan approval authority. The Village Board and Planning Board are both involved agencies and therefore, it is recommended that the Village Board undertake a coordinated SEQR review for the entire action, which also includes subdivision approval. It is recommended that the Village Board circulate a Notice of Intent to be Lead Agency. See further SEQR comments below.

2. Site Plan Approval. Per Section 300-52 of the Zoning chapter, this application requires Site Plan approval by the Village Board of Trustees because it is located on a property that is over one acre, and it requires a recommendation by the Planning Board. A public hearing conducted by the Village Board will be required for Site Plan approval.

3. Subdivision Approval. This application will a Subdivision approval from the Planning Board per Section 300-70 of the Zoning chapter. A public hearing conducted by the Planning Board will be required for Subdivision approval.

4. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval and falls within the area covered by the Downtown Design Guidelines.

5. Local Waterfront Revitalization Consistency. The Village Board will need to make a consistency determination with the Village's LWRP per Section 300-52.D as part of the final Site Plan approval.

6. County Board Referrals. This project will require a referral to the Westchester County Planning Board per Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code as it is greater than 5,000 square feet and within 500 feet of state or county road right-of-way.

7. Affordable Housing. This application requires the set-aside of one (1) affordable housing unit per Section 300-40 of the Zoning chapter. The Applicant is requesting a waiver to the affordable housing set aside per Section 300-40.C(4). In order to grant a waiver to the set-aside, the Village Board will need to undertake the following process:

    a. The Village Board must vote during a public meeting whether to take further action on the request. In the event that the Board of Trustees affirmatively votes to consider the request, a final determination may be made only following a public hearing duly published noticed between four (4) and 20 days prior to the date of the hearing.

    b. At the hearing, the applicant needs to provide information to the Village Board to justify the waiver in light of the goals of the affordable housing program and provide evidence, that the inclusion of any or all the affordable housing units required would render the development financially infeasible.

    c. After conducting a public hearing, the Board of Trustees is to deliberate by balancing the request for waiver against the goals of the affordable housing program and may vote to grant or deny, in whole or in part, the request for the waiver. In the event the request is granted in whole or part, the Board of Trustees must require an applicant to undertake the following actions:

        i. To purchase, construct or affirmatively facilitate the construction of the affordable housing unit(s) at alternate location(s) within the Village; or

        ii. To deposit into the affordable housing fund a per-unit fee in lieu, in an amount to be determined by the Board of Trustees based upon the unique facts and circumstances of the proposed development; or

        iii. To undertake a combination of both construction of a unit(s) at another location or payment of per-unit fee in lieu, but in no event should the combination fail to represent the totality of the applicant's obligation for required affordable housing units in the proposed development.

    It is recommended that the Village Board commence discussions on the consideration of the request.

8. Technical Review of Application. In order for the engineering and planning review to begin on this application, the Applicant will need to submit a full submission package to the Planning Board including but not limited to clearing and grading, utilities, erosion and sediment control, stormwater, full site plan, subdivision plan, completed zoning table, landscape, and lighting plans.

SEQR/Environmental Review Comments

1. A review of the Full EAF was undertaken. The Applicant should make the following edits to the EAF form:
   a. The total acres of the site in Section D.1.b does not match the acres reported in Section E.1.b, Land Use or Cover Types. Please check the calculations.

2. Potential Contamination History. The EAF identified that the Project Site is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYSDEC) Environmental Site Remediation database, the remediation refers to the Hudson River and this project will have no impact on the Hudson River.

3. Wetlands. While the EAF identified that the Project Site is located adjacent to a regulated wetland area, there are no wetland or wetland buffer areas on the Project Site.

4. Threatened or Endangered Species. The EAF identified the following threatened or endangered species: Shortnose Sturgeon and Atlantic Sturgeon. These species are related to the Hudson River and not the Project Site. However, a consultation with NYSDEC is recommended as part of this SEQR review.

5. Archeological Site. The Project Site is substantially contiguous to the Hyatt-Livingston House and the Old Croton Aqueduct and is within an archeologically sensitive area. Consultation with SHPO is required as part of this SEQR review. Preparation of the SWPPP and coverage under a NYSDEC SPDES for General Construction Activities also requires consultation.

6. Construction. The project will take 12 months to complete. The Applicant should provide additional information on construction impacts including daily truck trips and truck routes.

7. Stormwater. The project will disturb more than one (1) acre. The Applicant will need to comply with Chapter 262, Stormwater Management and Erosion and Sediment Control of the Village code. Preparation of the SWPPP and a NYSDEC SPDES for General Construction Activities permit will also be required.

8. Steep Slopes. The EAF identified that 51% of the Project Site contains slopes greater than 15%. The Applicant will need to comply with Section 300-46.C of the Zoning chapter.

9. Excavation. Question D.2 of the EAF states that "2,000 required to be removed" during construction but does not identify the units. Is that tons or cubic yards?

10. Visual. The Project Site falls within an identified significant scenic view or view corridor (Appendix E of the Zoning chapter). The Applicant will need to provide a view protection analysis as required by Section 300-46.D of the Zoning chapter as part of its submission to the Planning Board.

Submission Materials

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Site Plans by Christina Griffen Architects dated June 14, 2021
- Architectural Plans by Christina Griffen Architects dated June 14, 2021
- Site Plan application dated June 14, 2021
- Cover Letter by Linda Whitehead dated June14, 2021
- Long Form Environmental Assessment Form dated June 8, 2021

Plan Submittal Form

Address: 19 Livingston Avenue, Dobbs Ferry, NY 10522

Application #: A2020-0561

Project: Townhouses at 19 Livingston Avenue

Name: Christina Griffin Architect p.c.

Email: cg@cgastudio.com

Phone: 914-478-0799

Plans attached are being submitted for:

- ☐ Building permit application 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit, 2 sealed copies
- ☐ Final As Built to close permit, 1 sealed copy
- ☐ Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board:

- ☒ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☐ PB - 1 PDF copy + 7 paper copies ¼ scale
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☐ AHRB – 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:

McCULLOUGH, GOLDBERGER & STAUDT, LLP
ATTORNEYS AT LAW
1311 MAMARONECK AVENUE, SUITE 340
WHITE PLAINS, NEW YORK
10605
(914) 949-6400
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FRANK S. McCULLOUGH, JR.
JAMES STAUDT
LINDA B. WHITEHEAD
SETH M. MANDELBAUM

AMANDA L. BROSY
EDMUND C. GRAINGER, III
PATRICIA W. GURAHIAN
MEREDITH A. LEFF
MORGAN H. STANLEY
KEVIN E. STAUDT
STEVEN M. WRABEL

CHARLES A. GOLDBERGER
COUNSEL

FRANK S. McCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2005)

June 14, 2021

Mayor Vincent Rossillo and
Members of the Village Board of Trustees
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY 10522

Re: Site Plan Application, The Townhouses at 19 Livingston Avenue

Dear Mayor Rossillo and Members of the Village Board:

This firm represents Livingston Development Group, LLC (the "Applicant"), and Victor Serricchio, Brian Dyer and Andrew Sokolik, the owners of the approximately 1.219 acre property known as 19 Livingston Avenue (the "Property"), formerly the location of Rudy's Beau Rivage. The Property is located on the west side of Livingston Avenue, just north of the intersection with Route 9 and is in the MDR-1 Zoning District. The Property has been vacant and unused for several years since the building was demolished. Following up on our preliminary presentation to your Board on May 25th, we are submitting to you herewith a site plan application for a proposed development of eight (8) townhouses on the Property, each of which will be located on its own lot (the "Project"). Townhouses are a permitted use in this District. As the Property exceeds one acre in size, the Board of Trustees is the approving Board for the site plan approval. Subdivision approval from the Planning Board will also be required.

As shown on the site plans submitted herewith, the townhouses are proposed in two groupings of three units located along the Livingston Avenue frontage of the Property, and an additional grouping of two units to the rear. Within the attached groupings the units are staggered to break up the appearance and allow for additional windows for light and air to each unit. A single driveway will provide access into the Property. Each unit has its own two car garage and additional parking is provided in the common area. In addition to the additional parking, the common area includes the driveway and lawn areas available for use by the residents. The Project has been carefully designed to minimize disturbance to the steepest slopes at the rear of

the Property. The design of the Project is consistent with the surrounding neighborhood which is a mix of single family and multi-family homes as well as townhouses also fronting on Livingston Avenue. The proposed density of the Project is far below what is permitted, and the Project is fully compliant with the dimensional requirements of the Zoning Code. The development will serve as transitional residential development in keeping with the surrounding area, and the intended purpose of the MDR-1 District. See Zoning Ordinance § 300-35.A(2)(b).

We are providing to you herewith a Site Plan Application form, full Environmental Assessment Form and site plans including architectural renderings. We will also have the requested 3D renderings to present at your June 22, 2021 meeting. We request that at that meeting you indicate your intent to act as Lead Agency under SEQRA and refer the application to the Planning Board. As was discussed previously, once the application has been referred to the Planning Board we look forward to a joint meeting of your Board with the Planning Board and AHRB.

Finally, as was discussed at the May 25th meeting, we are aware that the Code requires one affordable unit to be included in the eight unit Project. We would like to discuss with the Board the possibility of granting a waiver of the requirement pursuant to §300-40.C(4) with the payment of a fee in lieu or assistance in constructing an affordable unit at another location. We have reviewed the economics and financial viability of providing an affordable unit available to someone making 80% of AMI pursuant to the requirements of the Code and do not believe it makes sense for many reasons. The eight units as currently proposed are all essentially identical layouts of approximately 3400 square feet with three (3) bedrooms. The requirements of the Code would therefore require that the affordable unit be a three (3) bedroom unit with a minimum of 2720 square feet (80% of the average size of the market units). As set forth on the attached *Westchester County 2021 Income and Rent Program Guidelines*, for 2021 the income level at 80% AMI is between approximately $102,000 and $118,000 for a household size of four (4) to six (6) persons, the likely household size for a 3 bedroom unit (minimum of 4 persons required), and considering the standard of 30% of income going towards housing costs, the maximum monthly expense is between approximately $2550 and $3000. The monthly expenses to be included as part of the this expense include mortgage payments, taxes, and HOA fees. Utility costs also must be taken into account. I am aware of issues in other projects identifying qualified purchasers for affordable units for purchase. A purchaser must have sufficient funds for the down payment and sufficient income to qualify for the mortgage, but not exceed the income limits. In addition, the utility costs, taxes and HOA fees to support this affordable unit will be significant leaving a smaller amount which can be used towards the mortgage payment, thereby requiring a smaller mortgage and larger downpayment. Again this can be problematic in identifying qualified purchasers. In addition, the limitation on the purchase price to meet these

affordability requirements considering the required minimum unit size, will likely result in a purchase price less than the cost of construction of the unit. With only seven (7) market rate units the Project cannot afford the significantly reduced price of a unit affordable at 80% AMI. We will be happy to provide the Board with additional financial analysis to support this request.

Thank you for your consideration and we look forward to continuing to work with you on this Project.

Very truly yours,

Linda B. Whitehead

Enclosures

cc: Livingston Development Group, LLC
Christina Griffin AIA
Paul Petretti, P.E., L.S.

Village of Dobbs Ferry
Site Plan Application

Please check appropriate box:

_____Preliminary Date_____ _____Final Date_____

Name of proposed development Townhouses at 19 Livingston

Applicant:

Name Livingston Development Group, LLC

Address 19 Livingston Avenue

Dobbs Ferry, NY

Telephone 914-403-6756

Plan Prepared By:

Name Paul J. Petretti, Civil Engineer & Land Surveyor

Address 30 Gould Avenue

Dobbs Ferry, NY 10522

Telephone 914-672-1518

Owner (if different):

If more than one owner, provide information for each:

Name Victor Serricchio, Brian Dyer, Andrew Sokolik

Address P.O. Box 331, Centuck Station

Yonkers, NY 10703

Telephone 914-469-4709

Ownership intentions, i.e., purchase options N/A

Location of site West side of Livingston Avenue, northwest of the intersection with Livingston Avenue and Broadway.

Tax map description:

Sheet 3.120 Block 104 Lot/Parcel 3

Current Zoning Classification MDR-1

State and federal permits needed (list type and appropriate department):

N/A

Proposed uses(s) of site

Townhouse development with eight (8) units

Total site area (square feet or areas) +/- 1.22 acres

Anticipated construction time 12 months

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.) Vacant

Current condition of site (buildings, rush, etc.) N/A

Character of surrounding lands (suburban, agriculture, wetlands, etc.)

Suburban residential

Estimated cost of proposed improvement $ 8,000,000 (approximately)

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

+/- 32

Describe the proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

For residential buildings, include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

other proposed structures.

(Use separate sheet if needed)

The project consists of eight 2 ½-story townhouse units, each with 3 bedrooms and 2.5 baths. There are 26 total parking spaces proposed - each townhouse unit has an enclosed garage with 2 parking spaces, and an additional 10 spaces are provided at an exterior parking lot.

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss:
~~VILLAGE OF DOBBS FERRY~~)

Linda B. Whitehead being duly sworn, deposes and says, that (s)he ~~resides~~ has an address at 1311 Mamaroneck Ave, White Plains, NY

that (s)he is the authorized ~~owner~~/representative of the owner and that the foregoing answers are true to the best of (his) knowledge and belief, that the plat if approved by the Planning Board will be filed in the Office of the County Clerk within ninety (90) days following the date approval and that all regulations of the Planning Board have been complied.

Linda B Whitehead

SWORN TO BEFORE ME THIS 14th DAY
OF June 2021

My Hanh Retherford

MY HANH RETHERFORD
NOTARY PUBLIC, State of New York
No. 01RE6023103
Qualified In Westchester County
Commission Expires April 12, 2023

Proposed Development:

Name Townhouses at 19 Livingston

Applicant:

Name Livingston Development Group, LLC

Address 19 Livingston Ave., Dobbs Ferry, NY

Telephone 914-403-6756

Procedural Sequence — Date

Initial contact with enforcement Officer
Presubmission conference
Preliminary application
Fee paid: Amount $
Public hearing notice
Public hearing
Tentative action:

Approval

Approval with modification

Disapproval
Resubmitted

Lapse date for final approval
Final application
Referral
Comments returned
Final Action:

Approval
Approval with modifications
Conditions satisfied
Disapproval
Resubmitted

Building permit granted
Performance bond required

Amount
Period

Improvements covered

Performance bond satisfied

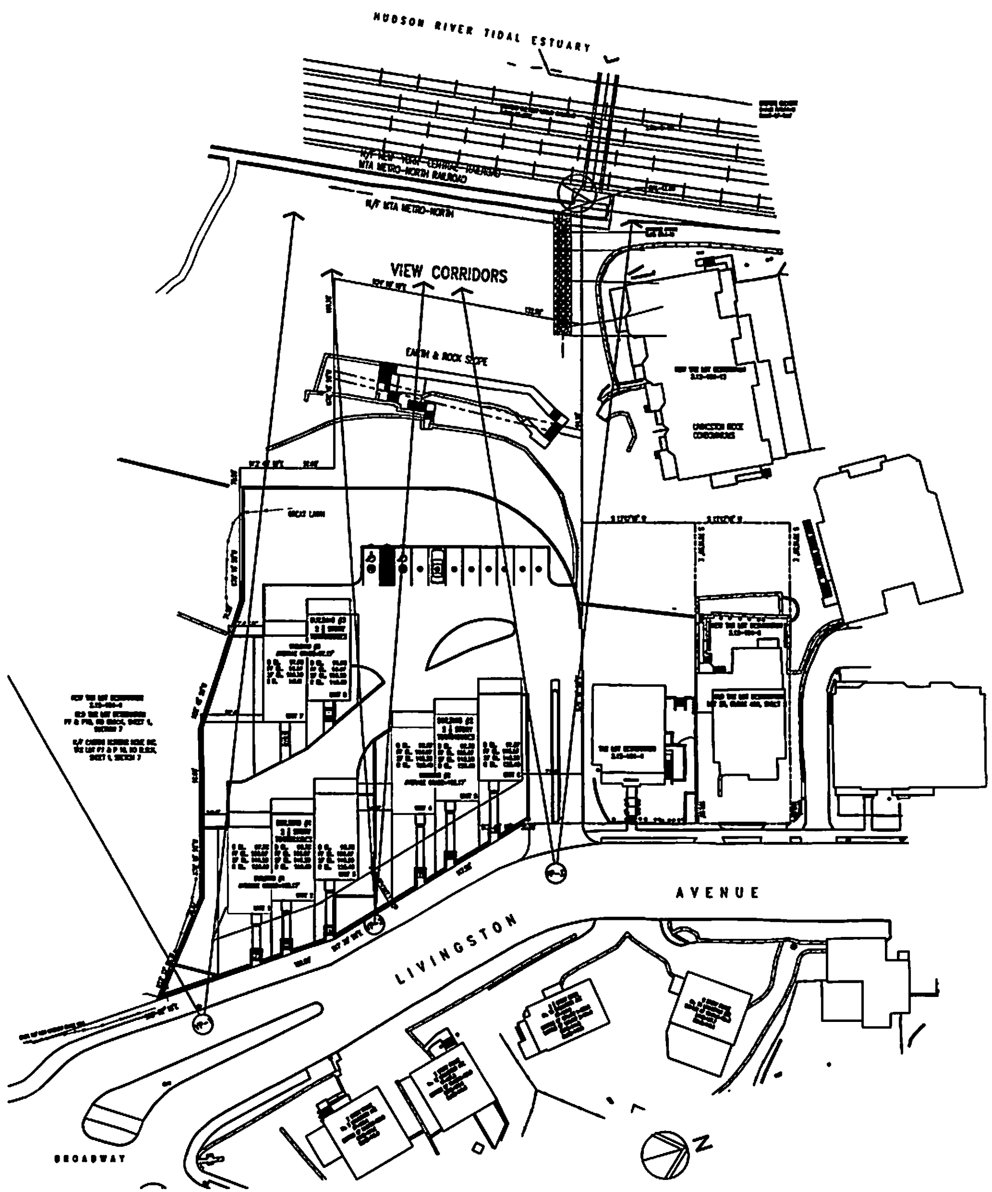
Site Development Plan Review

Checklist (cont'd)

Technical Considerations	Item Satisfied
North arrow, scale date	_____
Property boundary, dimensions and angles	_____
Easements and deed restrictions	_____
Names, locations and widths of adjacent streets	_____
Land use, zoning, ownership and physical improvement of adjacent properties	_____
Conformity with comprehensive plan	_____
Impact on environs:	
Land use	_____
Transportation	_____
Community facilities and services	_____
Aesthetics	_____
Environmental, i.e. air, water, noise, etc.	_____
Energy conservation	_____
Historic preservation	_____
Environmental impact statement	_____
Existing, on-site physical improvements	_____
Existing natural features:	
Geological features	_____
Soil characteristics	_____
Topography	_____
Vegetation	_____
Hydrologic features	_____
Proposed development:	
Grading and drainage plan	_____
Buildings and other structures	_____
Improvements such as parking, storage and recreation areas	_____
Vehicular and pedestrian ways including ingress and egress	_____
Utility lines and appurtenances	_____

Outdoor lighting and public address systems _____

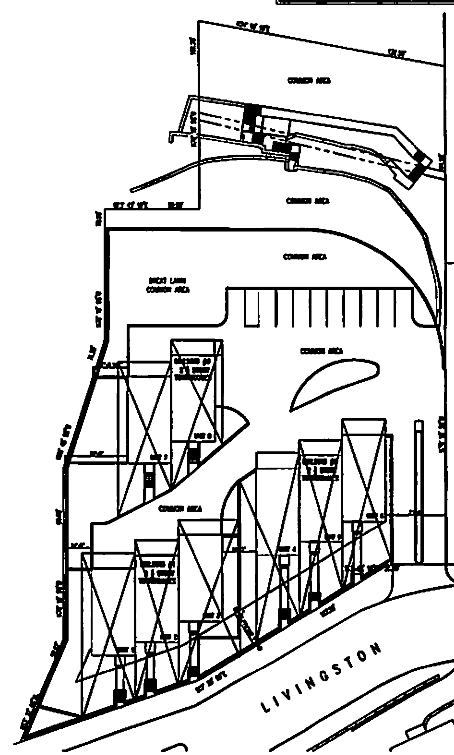
Outdoor signs _____
Landscaping plans _____
Architectural plans _____
Materials specifications _____
Construction schedule _____



BASED ON SURVEY & SITE PLAN PREPARED BY PAUL J. PETRETTI P.E., CIVIL ENGINEER

SITE PLAN

SCALE: 1/32" = 1'-0"



LAYOUT OF COMMON & INDIVIDUAL AREAS

SCALE: 1/32" = 1'-0"

SITE DATA for ZONING CODE COMPLIANCE

OWNERS: LIVINGSTON DEVT GROUP
ZONING DISTRICT: MDR-1
PRESENTLY CONFORMING: N/A

SHEET: 3.12
BLOCK: 104
LOT: 1

SURVEYED BY: PAUL J. PETRETTI, P.E. CIVIL ENGINEER
SURVEY DATE: JULY, 2020
MUNICIPALITY: VILLAGE OF DOBBS FERRY

	ZONING CODE REQ.	EXISTING	PROPOSED
ZONING DISTRICT	MDR- 1	MDR-1	MDR-1
ALLOWABLE USE	1-,2- and 3-Family Dwelling Units and Townhouses	-	2 & 3 Unit Attached Townhouses
LOT SIZE	MIN. 5,000 SF	56,243 SF	56,243 GSF 47,413 NSF AFTER REDUCTIONS FOR STEEP SLOPES
LOT AREA PER UNIT	MIN. 2,500 SF	-	7,031.3 SF
LOT COVERAGE	MAX. 27%	-	15.05 %
IMPERVIOUS SURFACES COVERAGE	MAX. 54%	-	40.51%
FRONT	20 FT	-	20 FT
REAR	25 FT	-	77.50 FT
SIDE 1 (North Side)	10 FT	-	14.5 FT
BOTH SIDES	20 FT	-	41.5 FT
MAX. RIDGE HEIGHT	Calc for Context Limit Area: 1.25 x 31.46 = 39.33FT	-	BLDG. #1 = 34.16 FT BLDG. #2 = 34.16 FT BLDG. #3 = 36.16 FT
MAX. EAVE HEIGHT	Calc for Context Limit Area: 1.15 x 23.76 = 27.32 FT	-	BLDG. #1 = 22.59 FT BLDG. #2 = 22.59 FT BLDG. #3 = 24.66 FT

TOWNHOUSES AT 19 LIVINGSTON AVENUE

DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC
12 Spring Street
Hastings-on-Hudson, NY10706
www.christinagriffinarchitect.com

Drawing Title
SITE PLAN

Scale
AS SHOWN

Date
BOT SUBMISSION 12-23-20
ZBA SUBMISSION
BOT SUBMISSION 03-14-21
BOT SUBMISSION 06-14-21

S-1

UNITS 1, 2 & 3

UNITS 4,5 & 6

EAST ELEVATION

SCALE: 1/8" = 1'-0"

UNITS 3, 2 & 1

UNITS 5,6 & 4

WEST ELEVATION

SCALE: 1/8" = 1'-0"

COLOR SCHEME

SCALE: 1/8" = 1'-0"

TOWNHOUSES AT 19 LIVINGSTON AVENUE
DOBBS FERRY, NY 10522

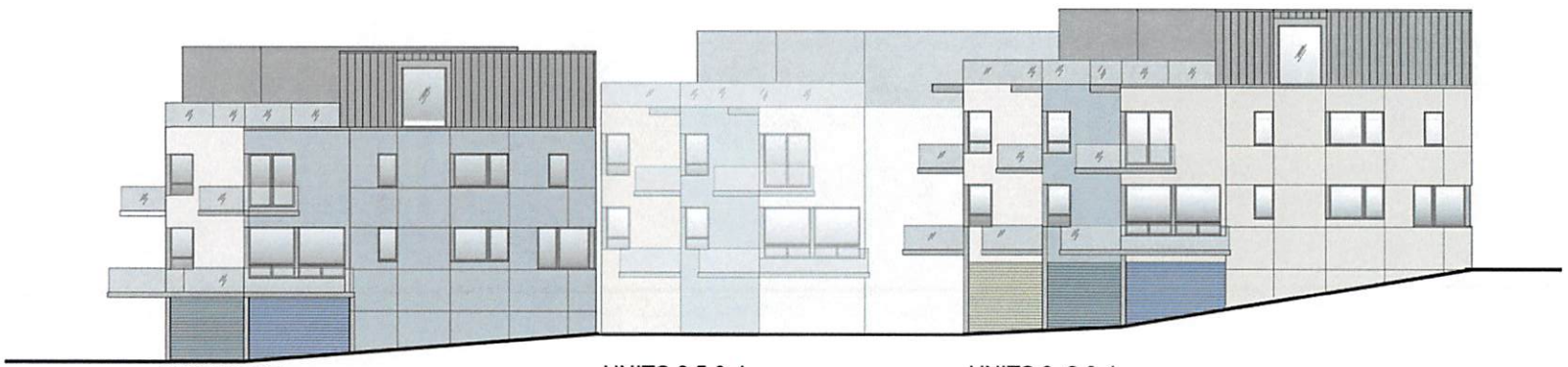
CHRISTINA GRIFFIN ARCHITECT PE
12 Spring Street
Hastings-on-Hudson, NY10706
www.christinagriffinarchitect.com

Date
BOT SUBMISSION 12-22-20
ZBA SUBMISSION
BOT SUBMISSION 05-14-21
BOT SUBMISSION 06-16-21

Drawing Title
COLOR SCHEME

Scale
AS SHOWN

R-1



UNITS 8 & 7
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

UNITS 6,5 & 4

UNITS 3, 2,& 1

UNITS 1, 2 & 3
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

UNITS 4, 5 6

UNITS 7 & 8

UNITS 7 & 8
EAST ELEVATION
SCALE: 1/8" = 1'-0"

UNITS 8 & 7
WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEME

SCALE: 1/8" = 1'-0"

TOWNHOUSES AT 19 LIVINGSTON AVENUE
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PE
12 Spring Street
Hastings-on-Hudson, NY10706
www.christinagriffinarchitect.com

Date
BOT SUBMISSION 12.22.20
BOT SUBMISSION 05.14.21
BOT SUBMISSION 05.14.21

Drawing Title
COLOR SCHEME

Scale
AS SHOWN

R-2

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Townhouses At 19 Livingston Avenue		
Project Location (describe, and attach a general location map): 19 Livingston Avenue, Dobbs Ferry, New York		
Brief Description of Proposed Action (include purpose or need): This is an application for an eight (8) unit Townhouse residential complex with access and and parking areas.		
Name of Applicant/Sponsor: Livingston Development Group	Telephone: 914-965-3222 E-Mail: asoko922@gmail.com	
Address: Box 331, Centuck Station		
City/PO: Yonkers	State: New York	Zip Code: 10703
Project Contact (if not same as sponsor; give name and title/role): Paul J. Petretti, Civil Engineer & Land Surveyor	Telephone: 914-672-1518 E-Mail: PJPCELS @aol.com	
Address: 30 Gould Avenue		
City/PO: Dobbs Ferry	State: New York	Zip Code: 10522
Property Owner (if not same as sponsor): Victor Serricchio, Adam Sokolik, Brian Dyer	Telephone: 914-965-3222 E-Mail: asoko922@gmail.com	
Address: P.O. Box 331, Centuck Sta		
City/PO: Yonkers	State: New York	Zip Code: 10710

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Site Plan	
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Subdivsion	
c. City, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	Westchester County Dept. of Health Westchester County Dept. of Environmental Fac.	After Planning Board Approval & Village Board Approval
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	DEC SPDES Permit	
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☐No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? • **If Yes,** complete sections C, F and G. • **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1	☐Yes☑No
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☑Yes☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☑Yes☐No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) If Yes, identify the plan(s):	☐Yes☑No
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? If Yes, identify the plan(s):	☐Yes☑No

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?
MDR-1

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? Dobbs Ferry Union Free School District

b. What police or other public protection forces serve the project site?
Village of Dobbs Ferry

c. Which fire protection and emergency medical services serve the project site?
Village of Dobbs Ferry

d. What parks serve the project site?
Village of Dobbs Ferry Waterfront Park, Gould park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 1.219 acres
b. Total acreage to be physically disturbed? 1.13 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.219 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 8
iv. Minimum and maximum proposed lot sizes? Minimum 1,800 Maximum 2,000

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	8	0	0	0
At completion of all phases	8	0	0	0

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: N/A million gallons; surface area: N/A 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):

N/A

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? General Exacvation for site dévelpoment purposes

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 2,000 to be removed, miscellaneous debris
- Over what duration of time? Two (2) years.

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Native soils and some historical fill and it is anticipated that excavated material will remain on site.

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? 0.91 acres

vi. What is the maximum area to be worked at any one time? 0.92 acres

vii. What would be the maximum depth of excavation or dredging? 30 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:
N/A

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: 3,500 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: Suez Westchester
- 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: Westchester County Joint Sewage Treatment Plant, Yonkers, New York
- Name of district: North Yonkers
- 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 0.49 acres (impervious surface)

_____ Square feet or 1.219 acres (parcel size)

ii. Describe types of new point sources. Direct discharge to Hudson River

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)?

To stormwater collection, stormceptor with bypass to drainage system, direct discharge to Hudson River.

- If to surface waters, identify receiving water bodies or wetlands: Hudson River
- 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_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 0 Proposed 26 Net increase/decrease 26

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:

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: 7:30 - 6:00
- Saturday: 8:00 - 5:00
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: All Day
- Saturday: All Day
- Sunday: All Day
- Holidays: All Day

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:

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:

Normal outdoor security lighting

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:
- 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

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

If Yes:

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

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

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

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

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	0.52	0.52
• Forested	0.00	0.00	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.60	0.30	-0.30
• 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:

Cabrini of Westchester, Dobbs Ferry, NY

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): 546031

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

Hudson River PCB issue.

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? Greater than 100 feet 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:

Native soil	97 %
Miscellaneous fill	3 %
	%

d. What is the average depth to the water table on the project site? Average: 100 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☐ 0-10%: 24 % of site
☐ 10-15%: 25 % of site
☐ 15% or greater: 51 % 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 None Classification _____
- Lakes or Ponds: Name None Classification _____
- Wetlands: Name None Approximate Size _____
- 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: _____

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): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No
If Yes:
i. Species and listing (endangered or threatened): _____
Atlantic Sturgeon, Shottnose Sturgeon, not on site in Hudson River

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: Hudson River, County & Sate Parks
ii. Basis for designation: Exceptional or unique character
iii. Designating agency and date: Agency Wectchester County, 1-31-90

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: Hyatt-Livingston House,Old Croton Aqueduct

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 fives 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.

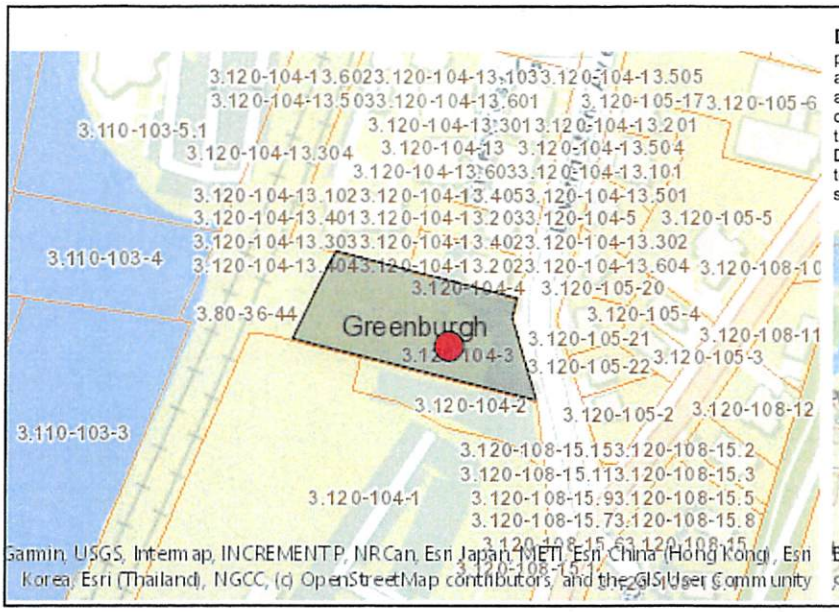
Applicant/Sponsor Name Livingston Developmnet Group Date June 8, 2021

Signature Victor Serricchio Title Owner Partner

PRINT FORM

EAF Mapper Summary Report

Tuesday, June 8, 2021 3:44 PM



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

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031
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.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River, 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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Hyatt-Livingston House, Old Croton Aqueduct
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

WESTCHESTER COUNTY

2021INCO ME & RENT PROGRAM GUIDELINES AREA MEDIAN INCOME (AMI), SALES & RENT LIMITS

INCOME LIMITS & HOUSING COSTS

In determining housing affordability, all housing costs must be included in the calculation. In rental units, housing costs include rent and any tenant paid utilities. In ownership units, costs include the mortgage payment (principal and interest), property taxes and homeowners insurance; Condominiums and cooperatives, will add common charges or Home Owners Association (HOA) fees.

The U.S. Department of Housing and Urban Development (HUD) sets income limits annually for a variety of housing programs known as the Area Median Income (AMI) for each Metropolitan Statistical Area (MSA). The base AMI is estimated for an average household of 4 persons (highlighted in **red** in the table below). The maximum income by family size is then adjusted by a percentage determined by HUD:

HOUSEHOLD SIZE PERCENTAGE

NUMBER OF PERSONS ADJUSTMENT

1	2	3	4	5	6	7	8
70%	80%	90%	**100%**	108%	116%	124%	132%

In the cases where the AMI for Westchester County is lower in a following year, the County policy is to hold-harmless any existing property with tenants in place or new homebuyers ready to purchase a home who have signed a Contract of Sale prior to the effective date of any new AMI.

The AMI are published by HUD in accordance with federal guidelines, including the limits to be applied to ***Multifamily Tax Subsidy Projects (MTSP)*** and the HOME program. In 1999, Westchester County was designated by HUD to be an Exception Criteria community, which exempted the County's 80% AMI from being capped at the National Average. Westchester County is allowed to use its true 80%.

2021 Maximum Income Guidelines

Household Size

Income Limits	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	$107,100	$122,400	$137,700	$153,000	$165,250	$177,500
100% AMI	$89,250	$102,000	$114,750	**$127,500**	$137,700	$147,900
80% AMI	$71,400	$81,600	$91,800	$102,000	$110,150	$118,300
60% AMI	$53,550	$61,200	$68,850	$76,500	$82,600	$88,750
50% AMI	$44,650	$51,000	$57,400	$63,750	$68,850	$73,950
30% AMI	$26,800	$30,600	$34,450	$38,250	$41,300	$44,400

Effective Date

* MTSP, Section 8 & NSP Income Limits, April 1, 2021

* HOME Income Limits and 80% Uncapped Income Limits, July 1, 2020

* While Westchester County is authorized to use the "true" 80% AMI numbers, these have not been published by HUD, so are subject to HUD's confirmation. HUD will generally round (up or down) to the closest $50.

Housing Costs

Westchester County uses the AMI standard to set eligibility requirements for its funding programs for both rental and ownership housing. Affordability is broadly defined as a household paying no more than 30% of their monthly GROSS income towards their housing costs. Based on the AMI for Westchester County, the following table calculates 30% of each income group's total monthly gross income—the maximum that should be dedicated towards housing costs. The table below is intended to provide a quick estimate of affordability for a given household size at various income levels.

Estimated Monthly Housing Cost Limits Based on 30% of Income

Family Size	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
120% AMI	$2,678	$3,060	$3,443	$3,825	$4,131	$4,437
100% AMI	$2,231	$2,550	$2,869	$3,188	$3,443	$3,698
80% AMI	$1,785	$2,040	$2,295	$2,550	$2,754	$2,958
60% AMI	$1,339	$1,530	$1,721	$1,913	$2,065	$2,119
50% AMI	$1,116	$1,275	$1,435	$1,594	$1,721	$1,849
30% AMI	$ 670	$ 765	$ 861	$ 956	$ 1,034	$1,110

The Housing Costs in the table above are calculated based on household size. To estimate costs by unit size, typically HUD and New York State use a general rule of 1½ persons per bedroom to determine rent limits based on the unit size. Please note, however, that municipalities may have their own occupancy requirements based on the square footage of each bedroom. In some cases, the size of a bedroom may only accommodate one person and the rent must be proportioned accordingly. It is best to verify the municipality's occupancy requirements before finalizing rents.

Westchester County will use the standard of 1½ persons per bedroom in its underwriting for new rental housing developments. Ownership units must be affordable to the minimum family size for the unit, per the County's occupancy standards (e.g. 3 persons for a 3 bedroom unit).

Sale Price Limits

For ownership developments, underwriting is based on the household spending no more than 33% of their income on their total housing costs. This includes the mortgage payment (principal and interest), taxes, insurance and HOA or common charges where applicable. Ownership households can earn no more that 80% AMI to qualify for most programs. To assure that a broad range of families can both afford to purchase the unit and qualify for a mortgage, Westchester County will work with developers to set sales prices to be affordable to a family at 70% AMI.

Rent Limits

HUD annually publishes HOME Program Rent Limits for each MSA based on affordability for households with incomes at or below 50% AMI or up to 60% AMI. The published High HOME

Rent is for units targeted to households that earn up to 60% AMI; and the Low HOME Rent is for units targeted to households that earn no more than 50% AMI. To assure that a broad range of households can afford to rent any unit, the County encourages that rents be set to be affordable to households with incomes below the maximum income limits. Westchester County has adopted the HOME rent limits for all its funding programs.

The monthly rent includes all housing costs associated with the unit. If there are any tenant paid utilities, the appropriate utility allowance must be deducted from the maximum rent allowed to arrive at the Net Rent that may be charged the tenant under a lease. The utility allowance used by Westchester County is provided annually by New York State Homes and Community Renewal.

Please note that the ***Housing and Economic Recovery Act of 2008*** requires that income and rent limits be calculated separately for ***Multifamily Tax Subsidy Projects (MTSP)*** funded under Section 42 of the Internal Revenue Code. Rent calculation information is provided by New York State. To check for this information, go to www.nyshcr.org.

HOME Program 2020 Rent Limits (Effective Date – July 1, 2020)

Unit Size	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
High HOME	$1,354	$1,452	$1,744	$2,007	$2,220	$2,431
Low HOME	$1,101	$1,180	$1,416	$1,635	$1,825	$2,013

CALCULATING NET RENT

To calculate the maximum Net Rent that may be charged to the tenant on a lease, unit, start with the rent limit in the above table for the unit size, then deduct any tenant paid utilities based on the table on the back of this page.

For example, to set the rent for a 2-bedroom unit for a household with an income at or below 60% AMI (the High HOME rent), where the tenant will also pay for these utilities, Natural Gas for Heating, Cooking, Hot Water and Electricity, follow the below process:

High Home Rent for a 2-Bedroom Unit: $1,744

Utility Allowance

- Natural Gas Heat: $94
- Natural Gas Cooking: $17
- Natural Gas Hot Water: $10
- Electricity: $26

Total Utility Allowance: $147

Maximum Net Rent charged to Tenant $1,597

It should be noted that rents should be set to be affordable to a wide range of families, not just those with incomes at the maximum income limits allowed.

Interested municipalities, non-profit and for-profit developers should call or e-mail Leonard Gruenfeld at 914-995-2409 or lnga@westchestergov.com with any questions.

Utility Allowance Schedule (Effective January 2021)

The following tables (Low-Rise, High Rise with Elevator, Semi-Detached and Rowhouse/Townhouse and Single Family Detached) are the current Utility Allowance Schedules used to calculate tenants' utility costs. Add up the various tenant paid utilities to determine the total utility allowance for that unit size

Single Family Detached

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating							
Natural Gas	$105	$117	$133	$148	$163	$179	$195
Bottle Gas	$98	$115	$134	$152	$171	$190	$211
Electric Resistance	$101	$116	$132	$149	$166	$183	$202
Electric Heat Pump	$46	$54	$64	$72	$80	$87	$96
Fuel Oil	$71	$83	$97	$111	$124	$138	$153
Cooking							
Natural Gas	$2	$3	$7	$10	$13	$17	$21
Bottle Gas	$8	$9	$14	$18	$22	$26	$31
Electric	$10	$11	$15	$20	$25	$30	$36
Other Electric	49	58	81	104	128	151	178
Air Conditioning	5	6	13	20	27	35	44
Water Heating							
Natural Gas	$19	$23	$33	$43	$54	$64	$76
Bottle Gas	$24	$28	$41	$53	$66	$79	$94
Electric	$30	$35	$44	$54	$63	$73	$84
Fuel Oil	$20	$20	$30	$39	$48	$57	$68
Water	$21	$22	$33	$49	$65	$80	$100
Sewer	$9	$10	$12	$15	$18	$21	$24
Trash Collection	$20	$20	$20	$20	$20	$20	$20
Range/Microwave	$12	$12	$12	$12	$12	$12	$12
Refrigerator	$13	$13	$13	$13	$13	$13	$13

Semi-Detached and Rowhouse/Townhouse

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating							
Natural Gas	95	108	120	133	146	158	172
Bottle Gas	87	103	118	134	149	165	185
Electric Resistance	68	78	96	115	133	151	172
Electric Heat Pump	39	46	54	61	68	74	82
Fuel Oil	63	74	86	97	108	120	132
Cooking							
Natural Gas	$2	$3	$7	$10	$13	$17	$21
Bottle Gas	$8	$9	$14	$18	$22	$26	$31
Electric	$9	$11	$15	$20	$25	$30	$36
Other Electric	$42	$50	$70	$90	$110	$130	$153
Air Conditioning	$6	$7	$13	$18	$23	$28	$35
Water Heating							
Natural Gas	19	23	33	43	54	64	76
Bottle Gas	$24	$28	$41	$53	$66	$79	$94
Electric	$29	$35	$44	$54	$63	$73	$84
Fuel Oil	$17	$20	$30	$39	$48	$57	$68
Water	$21	$22	$33	$49	$65	$80	$100
Sewer	$9	$10	$12	$15	$18	$21	$24
Trash Collection	$20	$20	$20	$20	$20	$20	$20
Range/Microwave	$12	$12	$12	$12	$12	$12	$12
Refrigerator	$13	$13	$13	$13	$13	$13	$13

High Rise with Elevator

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating							
Natural Gas	$80	$89	$100	$111	$122	$132	$144
Bottle Gas	$68	$80	$94	$107	$120	$133	$148
Electric Resistance	$52	$59	$74	$89	$10	$118	$136
Electric Heat Pump	$32	$38	$45	$50	$56	$61	$67
Fuel Oil	$50	$58	$68	$77	$87	$96	$108
Cooking							
Natural Gas	$2	$3	$7	$10	$13	$17	$21
Bottle Gas	$8	$9	$14	$18	$22	$26	$31
Electric	$9	$10	$15	$20	$25	$30	$36
Other Electric	$33	$39	$55	$71	$86	$108	$121
Air Conditioning	$6	$7	$10	$13	$16	$19	$22
Water Heating							
Natural Gas	$15	$18	$27	$35	$43	$51	$61
Bottle Gas	$19	$23	$33	$43	$53	$63	$75
Electric	$23	$28	$35	$43	$51	$58	$67
Fuel Oil	$14	$16	$24	$31	$38	$46	$54
Water	$21	$22	$33	$49	$65	$80	$100
Sewer	$9	$10	$12	$15	$18	$21	$24
Trash Collection	$20	$20	$20	$20	$20	$20	$20
Range/Microwave	$12	$12	$12	$12	$12	$12	$12
Refrigerator	$13	$13	$13	$13	$13	$13	$13

Low Rise

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating							
Natural Gas	$91	$137	$146	$154	$163	$171	$180
Bottle Gas	$103	$139	$149	$160	$170	$181	$192
Electric Resistance	$65	$78	$96	$115	$133	$151	$172
Electric Heat Pump	$38	$48	$57	$65	$72	$79	$87
Fuel Oil	$86	$101	$108	$116	$124	$131	$139
Cooking							
Natural Gas	$1	$3	$7	$10	$13	$17	$21
Bottle Gas	$8	$9	$14	$18	$22	$26	$31
Electric	$10	$11	$15	$20	$25	$30	$36
Other Electric	$44	$48	$67	$86	$106	$125	$148
Air Conditioning	$12	$8	$11	$15	$18	$21	$25
Water Heating							
Natural Gas	$15	$23	$33	$43	$54	$64	$76
Bottle Gas	$24	$28	$41	$53	$66	$79	$94
Electric	$30	$35	$44	$54	$63	$73	$84
Fuel Oil	$20	$20	$30	$39	$48	$57	$68
Water	$19	$22	$33	$49	$65	$80	$100
Sewer	$19	$10	$12	$15	$18	$21	$24
Trash Collection	$20	$20	$20	$20	$20	$20	$20
Range/Microwave	$12	$12	$12	$12	$12	$12	$12
Refrigerator	$13	$13	$13	$13	$13	$13	$13