

**AGENDA PACKET - LEWISBORO PLANNING BOARD
JANUARY 26, 2016 MEETING**

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TOWN OF LEWISBORO
Westchester County, New York



Planning Board
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
Fax: (914) 763-3637
Email: planning@lewisborogov.com

AGENDA

Tuesday, January 26, 2016

Cross River Plaza, Cross River

Note: Meeting will start at 7:30 p.m. and end at or before 11:30 P.M.

I. PROJECT REVIEW

Cal# 7-15PB, Cal# 31-15WP

Fortune Home Builders – Duffy’s Bridge Road, Goldens Bridge, NY, Sheet 2, Block 10516, Lot 1 (Glickenhau Bedford Development, owner of record) – Application for Wetland Activity and Stormwater Permits for the construction of a single-family residence on an undeveloped lot.

Cal# 3-13PB, 03-16WP

“Silvermine Preserve,” Silvermine Drive & Lockwood Road, South Salem, NY, Sheet 48, Block 10057, Lot 15 (Ridgeview Designer Builders, Inc & Daniel Higgins, owners of record)- Applications for Subdivision, Wetland Activity and Stormwater Permits for the construction of a 12-lot subdivision.

Cal# 8-14PB, Cal# 95-14WP, Cal# 20-14SW

Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526, Sheet 4, Block 11126, Lot 07 (Stephen Cipes, owner of record) Application for Site Plan, Wetland Activity and Stormwater Permits in connection with the construction of new building, parking lot and modifications to the existing shopping center.

Cal#1-16 SW, Cal#1-16 WP

Lichtman, 192 Kitchawan Road, South Salem, NY 10590, Sheet 45, Block 10300, Lot 012 (Cheryl Chess and Aaron Lichtman, owners of record) - Application for demolition and removal of existing five-bedroom house, cottage and pool house. Application for Wetland Activity Permit and Stormwater Permit for the construction of a new five-bedroom house, garage, pool house, courtyard and modified driveway.

II. SKETCH PLAN REVIEW

Cal #10-15 PB

Wilder Balter Partners, NY State Route 22, Goldens Bridge, NY 10526, Sheet 5, Block 10776, Lots 19, 20 & 21 (Property Group Partners, LLC, owner of record) – Application for a 46 unit MF development on a ±35.4 acre parcel.

Cal #11-15PB

Elegant Banquets, 1410 Route 35, South Salem, NY 10590, Sheet 39, Block 10549, Lot 17 (South Salem Owners, LLC, owner of record) – Application for Site Plan Review in connection with an addition to the existing building and modification to the existing site.

III. EXTENSION OF TIME

Cal# 8-12PB

Rudolph Petruccelli, Oscaleta Road, South Salem, Sheet 33B, Block 11157, Lot 46 (Rudolph Petruccelli, owner of record) - Request for a 90-day Extension of Time to resolution granting Preliminary/Final Subdivision Plat, Negative Declaration Under SEQRA, dated October 21, 2014.

IV. CORRESPONDENCE AND GENERAL BUSINESS

McGahren (Conant Valley Road)/Wolfson (141 Old Church Lane, Pound Ridge) lot line change

Reduced copies of plans to Planning Board members.

V. MINUTES OF December 15, 2015

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM 
David J. Sessions, RLA, AICP 
Town Consulting Professionals

DATE: January 20, 2016

RE: Wetland Permit/Stormwater Permit Approvals
Aaron Lichtman
192 Kitchawan Road
Sheet 45, Block 10300, Lot 12

Project Description

The subject property consists of ±26.3 acres of land located on Kitchawan Road within the R-4A Zoning District. The site is developed with a 5-bedroom residence, cottage, in-ground pool, pool house, septic system, and driveway with two (2) curb cuts onto Kitchawan Road. The applicant is proposing to demolish the existing and construct a new 5-bedroom residence along with a new garage, pool house, and driveway. The proposal calls for the demolition of other existing accessory structures and the elimination of both existing curb cuts. The subject property contains wetlands that are jurisdictional to the Town of Lewisboro and the New York State Department of Environmental Conservation (NYSDEC) and work is proposed within the Town's 150-foot wetland buffer and, to a lesser extent, the State's 100-foot wetland adjacent area. Specifically, a portion of the new house, driveway, lower driveway courtyard, grading and stormwater management areas are located within the Town's 150-foot wetland buffer.

SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

Required Approvals

1. A Wetland Activity Permit and Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.
2. Work proposed within the Town right-of-way will require a permit from the Town Highway Superintendent.
3. The Westchester County Department of Health (WCDH) must approve use of the existing 7-bedroom septic system.
4. An Article 24 Freshwater Wetland Permit is required from NYSDEC.
5. Land disturbance will exceed one (1) acre outside of the NYC East of Hudson Watershed and, therefore, coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) is required.

Plan Comments

1. An existing conditions site and topographic survey should be submitted. Further, the plan set should include an existing conditions and demolition plan.
2. It appears that the subject property is comprised of more than one (1) tax parcel. All tax parcel/property lines and ownership information should appear on the drawing and the applications should be updated accordingly.
3. Zoning setback lines should appear on the plan. It is recommended that the Building Inspector review the proposed plans for zoning compliance; a report from the Building Inspector should be provided to the Planning Board.
4. The use of the existing building (to remain) located proximate to Kitchawan Road should be identified. If this is an existing residence, the number of bedrooms should be identified.
5. Once obtained, the applicant should submit copies of the applicable NYSDEC Freshwater Wetland and WCDH approvals.
6. The applicant must submit a wetland delineation report prepared to include the items required, per Section 217-7A(5) and (6) of the Wetland Ordinance. The wetland boundary line must be confirmed by this office and the NYSDEC; a fully executed NYSDEC wetland validation block must appear on the plan or survey.

7. Please quantify the area of disturbance proposed within the Town's 150-foot wetland buffer. Further, please quantify both the house footprint and total development coverage within the wetland buffer in the existing and proposed condition. The applicant should explain why the new house is being sited within the wetland buffer when there appears to be alternative locations outside of the buffer. We note that Section 217-8B of the Wetland Ordinance states that the Planning Board can only grant a Wetland Permit when it is determined that the impacts are necessary and unavoidable and that this Section provides criteria that should be consulted and reviewed in the context of this application.
8. A wetland mitigation plan prepared in conformance with Appendix B-Part II of the Wetland Ordinance must be submitted for review; please note that the stormwater facilities proposed would be required regardless and are, therefore, not considered wetland mitigation. We note that the Wetland Ordinance strives for a 1:1 mitigation ratio and a no-net-loss of wetlands and buffers.
9. Consideration should be given to preventing the area located between the residence and wetland/pond from being maintained lawn, particularly in proximity to the pond.
10. We note that there are several large trees in excess of 24" dbh that are proposed to be removed. Further, there are a number of trees located between the proposed house site and the pond that appear to be located outside of the proposed work area, but are shown to be removed. We encourage the applicant to save as many trees as possible and to develop a tree preservation plan to ensure that the trees to be preserved will be properly protected during construction.
11. Please identify the surface type of existing and proposed features, such as the proposed driveway, courtyards, terraces, walkways, and the existing traveled way located off of Kitchawan Road and adjacent to the wetland.
12. All existing and proposed water, sewage, electric, gas, and other applicable utilities shall be shown on the plan. How is the existing/proposed building heated? Is an emergency generator proposed? Please note that Section 220-17 of the Zoning Code requires that all utilities be installed underground.
13. Please illustrate and calculate the limits of land disturbance.
14. While locations for stormwater management have been identified on the plan, the stormwater mitigation system shall be sized to mitigate the net increase in the peak rate of stormwater runoff generated by the 25-year storm event for the proposed development. The applicant must provide the applicable hydrologic design calculations and additional detail and design of these systems must be incorporated. We note that the plan does not

appear to include drainage facilities for the proposed pool house or garage or for the winter draw down of the existing pool.

15. All existing drainage features, including all existing roof drains, shall be illustrated on the plan.
16. The applicant must develop a Stormwater Pollution Prevention Plan (SWPPP) compliant with Town and State standards. Please note that this office must witness soil testing (deep and percolation tests) for all applicable proposed stormwater practices.
17. Sight distances onto Kitchawan Road shall be provided on the plan.
18. All applicable construction details shall be provided for review; any retaining wall $\geq 4'$ must be designed by a NYS Professional Engineer.
19. Architectural elevations and floor plans of all proposed buildings shall be provided.
20. It is recommended that the Board conduct a site visit and that the centerline of the driveway and house corners be staked in the field.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plan Reviewed, prepared by Insite Engineering and dated December 29, 2015:

- Sketch Plan (Sheet SK-1)

Documents Reviewed:

- Letter, prepared by Insite Engineering, dated December 29, 2015
- Stormwater Permit Application
- Wetland Permit Application
- Short Environmental Assessment Form, dated December 29, 2015

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council (CAC)

SUBJECT: Lichtman Residence
12 Kitchawan Road
Sheet 45, Block 10300, Lot 012
Cal1-16 SW, Cal1-16 WP

DATE: January 12, 2016

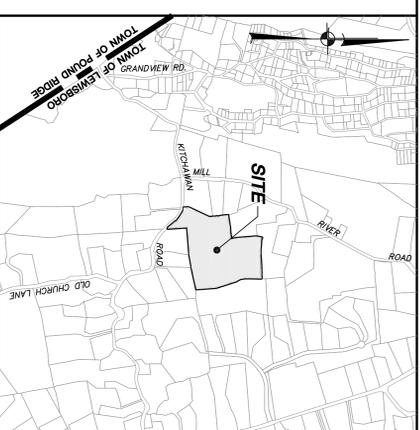
The Conservation Advisory Council (CAC) has received and reviewed the Sketch Plan (SK-1) Wetland Permit Application and Overall Existing Conditions Plan for the above referenced Lichtman Residence, specifically as the pertain to wetlands Act within 150' Town of Lewisboro regulated wetland. The plans are dated 12/2/2015.

The CAC would always prefer that new construction on large parcels be planned outside the wetlands buffer, and so we ask for the rationale that requires the new home to be placed within the buffer. We would also like to better understand the planned mitigation.

A site walk might clarify the reasons for both the expansive proposed access to the residence and for the location of the proposed Stormwater Management Area (handling both the residence and parking/driewap area) in the 100' N SDEC wetland buffer. The CAC is concerned that the stormwater facility could intersect the groundwater that supports the pond, and would like more information on that facility. The CAC would like to have more details on the extent of the ground disturbance required overall and especially how close the disturbance for the stormwater facility would be to the wetland.

The CAC would also like more information about how the water and wastewater would be handled for the new bathroom in the proposed pool house.

We note the number of structures on the site and would be interested in the results of the assessment of the compliance of this proposal with the zoning code.



LOCATION MAP
SCALE: 1" = 1,000'

OWNER/APPLICANT:
AARON LICHTMAN & KIMBERLY HAWKARD
192-218 KITCHAWAN ROAD
SOUTH AURORA, NY 14259

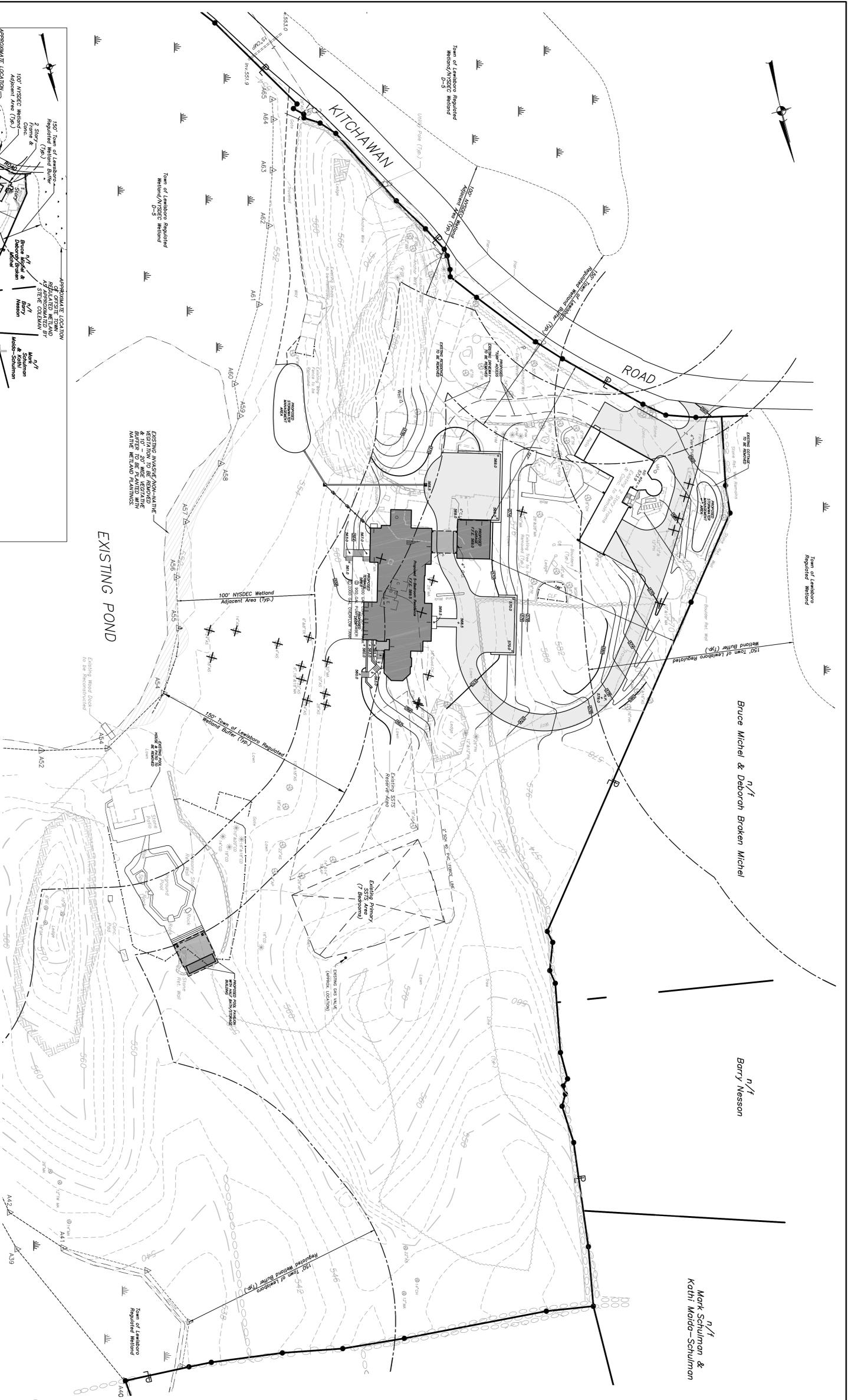
SITE DATA:
Zone: R-44
Total Acreage: 28.3 AC
100' Map No.: 05-1-41

- GENERAL NOTES:**
1. Property line set shown herein based on survey of property prepared by James J. Schmitt, dated 10/11/15.
 2. Topography shown herein is based on topographic map prepared by James J. Schmitt, dated 10/11/15.
 3. Engineering, Surveying & Landscape Architecture, P.C. dated October 9, 2015.
 4. October 1, 2015, one day survey located by James J. Schmitt, Surveying & Landscape Architecture, P.C.

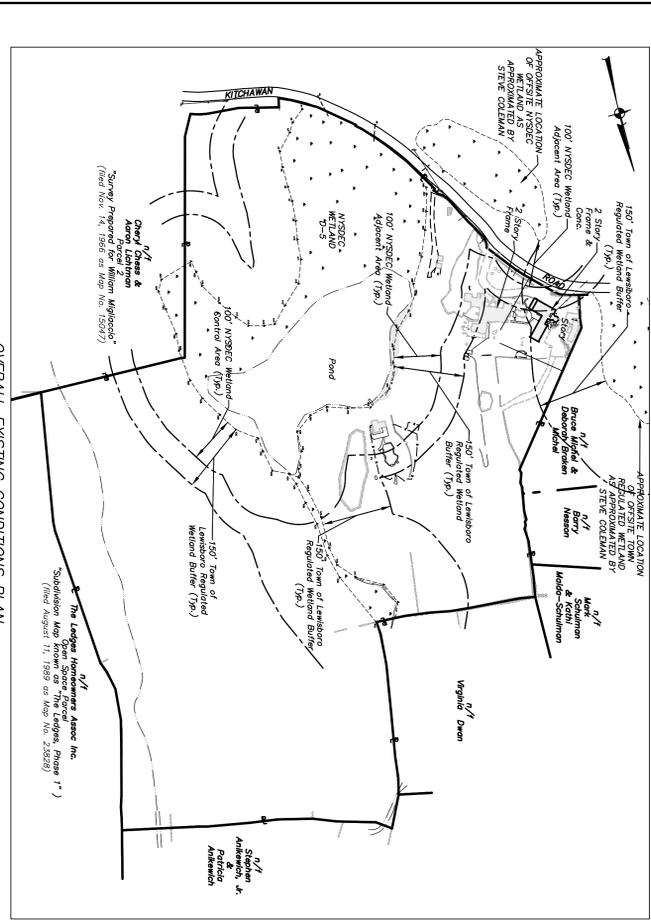
R-44 ZONE REQUIREMENTS

Minimum Lot Area:	REQUIRED	PROPOSED
4 AC.	4 AC.	28.3 AC
Minimum Lot Width:	200'	varies from 200'
Front Yard:	75'	75.5'
From Street Center Line:	50'	128.5'
Side Yard:	50'	147.5'
Rear Yard:	50'	451.5'
Maximum Building Height:	35'	LESS THAN 3 1/2 STORIES
Steepest:	1 1/2%	0.7%
Maximum Building Coverage (Percentage of Lot Area):	6%	0.7%

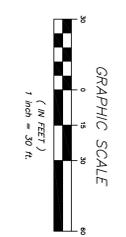
* Pre-existing non-conforming.



PROPOSED SKETCH PLAN
SCALE: 1" = 20'



OVERALL EXISTING CONDITIONS PLAN
SCALE: 1" = 100'



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

—	Property Line
—	2' Contour
—	10' Contour
—	50' Contour
—	Spot Grade
—	Utility Pole w/ Overhead Wires
—	Stone Wall
—	Stone Masonry Retaining Wall
—	Stone Retaining Wall
—	Electric Meter Post
—	Wetland Line & Poly No.
—	150' Town of Lanesboro Adjacent Wetland Buffer Line
—	150' Town of Lanesboro Wetland Buffer Line
—	Lot Line
—	Tree Line

A REPRESENTATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 205 OF ARTICLE 17-B OF THE DECISION LAW.

NO.	DATE	REVISION	BY

SITE ENGINEERING SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Cornell Place
(643) 225-8600
1000 Westway Drive
South Aurora, NY 14259

PROJECT: LICHTMAN RESIDENCE
192-218 KITCHAWAN RD., TOWN OF LANESBORO, WESTCHESTER CO., NY

DRAWING: SKETCH PLAN

PROJECT NUMBER	PROJECT MANAGER	S.W.B.	DRAWING NO.	SHEET
15260100	M.E.U.	M.E.U.	SK-1	1

DATE: 12-29-15
SCALE: AS SHOWN



December 29, 2015

Chairman Jerome Kerner
Town of Lewisboro Planning Board
20 North Salem Road
Cross River, NY 10518

RE: Lichtman Residence
Wetland Permit and Stormwater Permit
192 Kitchawan Road
Town of Lewisboro, New York

Dear Chairman Kerner and members of the Planning Board:

Enclosed please find the ten (10) copies of the following:

- Drawing SK-1, "Sketch Plan", dated December 29, 2015 (Five full scale, five reduced scale).
- Town of Lewisboro Wetland Permit Application.
- Town of Lewisboro Stormwater Permit Application.
- Short Environmental Assessment Form, dated December 29, 2015.
- Wetland Permit Fee Check in the amount of \$255.00 (Check No. 5372).
- Stormwater Permit Fee Check in the amount of \$150.00 (Check No. 5373).
- The Escrow Fee in the amount of \$2,000.00 (Check No. 1036)

The above mentioned materials are being submitted in support of a Wetland Permit and Stormwater Permit for the Lichtman Residence located at 192 Kitchawan Road. The project consists of the demolition and removal of the existing 5-bedroom residence, existing cottage and existing pool house. A portion of the existing driveway and one of the existing driveway curb cuts along Kitchawan Road will be removed. It is proposed to construct a 5-bedroom residence, new garage, new pool house and install a new driveway and courtyard area. The project also includes the removal of invasive species and overgrowth along a portion of the existing pond, installation of mitigation plantings along the existing pond edge, installation of decking around the existing pool, and provisions for stormwater management where none currently exist.

Portions of the proposed residence and the site improvements are located within the NYSDEC Wetland D-5, Town of Lewisboro Wetlands and their associated 100' Adjacent Area and 150' Buffer Areas, respectively. After an initial meeting with Jan Johannessen of Kellard Sessions, it was determined that a Wetland Permit and Stormwater Permit were required for this project. The wetlands have been flagged by Steve Coleman & the NYSDEC wetland limit was field verified by Heather Gierloff on December 15, 2015.

We respectfully request this project be placed on the January 26th Planning Board agenda for initial presentation & discussion of this Sketch Plan submission. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



Scott W. Blakely, RLA
Principal Landscape Architect

SWB/jll

Enclosures:

cc: Aaron Litchman and Kimberly Howard
Ralph Mackin, AI, Mackin Architects

Insite File No. 15260.100

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				
Name of Action or Project: Lichtman Residence				
Project Location (describe, and attach a location map): 192-218 Kitchawan Road, South Salem, NY 10590				
Brief Description of Proposed Action: The project consists of the demolition and removal of the existing 5-bedroom residence, existing cottage and existing pool house. A portion of the existing driveway and one of the existing driveway access points will be removed. It is proposed to construct a 5-bedroom residence, new garage, new pool house and install a new driveway and courtyard area. The project also includes the removal of invasive species and overgrowth along a portion of the existing pond, installation of mitigation plantings along the pond edge, installation of decking around the existing pool, and provisions for stormwater management where none currently exist.				
Name of Applicant or Sponsor: Aaron Lichtman		Telephone: E-Mail: alichtman@rytescompany.com		
Address: 192-218 Kitchawan Rd.				
City/PO: South Salem		State: NY	Zip Code: 10590	
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.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
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: Town of Lewisboro Planning Board - Wetland Permit & Stormwater Permit, Town of Lewisboro Building Department - Building Permit, NYSDEC Freshwater Wetland Permit & General Permit GP-0-15-002, WCDOH - Septic Approval (Modification)			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		26.3 acres		
b. Total acreage to be physically disturbed?		1.4 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		26.3 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

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: _____ Proposed stormwater management areas to be determined: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Scott W. Blakely, RLA Insite Engineering, Surveying & Landscape Architecture, P.C.</u>	Date: <u>12-29-15</u>	
Signature: <u><i>Scott W. Blakely</i></u>		

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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)

PRINT

Application No.: Cal # 01-165W
Fee: \$255.00 Date: 12-22-15

rec'd 12/29/15

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Onatru Farm, 99 Elmwood Road, South Salem, New York 10590
Phone: (914) 763-5592
Fax: (914) 763-3637
planning@lewisborogov.com

Project Information

Project Address: 192 Kitchawan Road

Sheet: 45 Block: 10300 Lot(s): 12

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): Demolition of the existing residence and pool house, construction of new residence and pool house, clean-up invasive species and overgrowth along a portion of the existing pond, relocate septic expansion area and installation of stormwater practices.

Owner's Information

Owner's Name: Aaron Litchman Phone: 914-277-3152

Owner's Address: 192 Kitchawan Road, Lewisboro, NY 10560 Email: _____

Applicant's Information (if different)

Applicant's Name: _____ Phone: _____

Applicant's Address: _____ Email: _____

Authorized Agent's Information (if applicable)

Agent's Name: Scott W. Blakely, RLA Insite Engineering, Surveying & Landscape Architecture, P.C. Phone: 845-225-9690

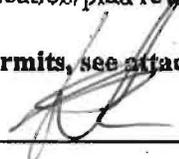
Agent's Address: 3 Garrett Place, Carmel, NY 10512 Email: sblakely@insite-eng.com

To Be Completed By Owner/Applicant

1. What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)
 Administrative Planning Board
2. Is the project located within the NYCDEP Watershed? Yes No
3. Total area of proposed disturbance: < 5,000 s.f. 5,000 s.f. - < 1 acre ≥ 1 acre
4. Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: _____

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner/Applicant Signature:  Date: 12-18-15

Application No.: Cal # 01-16 SW
Fee: \$150.00 Date: 12-22-15
rec'd 12/29/15

TOWN OF LEWISBORO STORMWATER PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-5592
Fax: (914) 763-3637

Project Information

Project Address: 192 Kitchawan Road

Sheet: 45 Block: 10300 Lot(s): 12

Project Description (describe overall project including all proposed land development activities):
Demolition of the existing residence and pool house, construction of new residence and pool house, clean-up invasive species and overgrowth along a portion of the existing pond, relocate septic expansion area and installation of stormwater practices.

Owner's Information

Owner's Name: Aaron Litchman Phone: 914-277-3152

Owner's Address: 192 Kitchawan Road, Lewisboro, NY 10560 Email: _____

Applicant's Information (if different)

Applicant's Name: _____ Phone: _____

Applicant's Address: _____ Email: _____

Authorized Agent's Information

Agent's Name: Scott W. Blakely, RLA Insite Engineering, Surveying & Landscape Architecture, P.C. Phone: 845-225-9690

Agent's Address: 3 Garrett Place, Carmel, NY 10512 Email: sblakely@insite-eng.com

To Be Completed By Owner/Applicant/Agent

1. The approval authority is? (see §189-5 of the Town Code)
 Town Engineer and SMO Planning Board
2. Is the project located within the NYCDEP Watershed? Yes No
3. Total area of proposed disturbance: 5,000 s.f. - < 1 acre ≥ 1 acre
4. Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? Yes No Requires post-construction stormwater practice
5. Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: Town of Lewisboro Wetland Activity Permit, Building Permit, Stormwater Permit, NYSDEC GP-0-15-002, WCDOH Septic Approval

Note: The applicant, owner and/or agent is responsible for reviewing and complying with Chapter 189, "Stormwater Management and Erosion and Sediment Control," of the Town Code. This application must be submitted with all applicable plans, reports and documentation specified under §189-8, "SWPPP requirements," of the Town Code; all SWPPP's shall be prepared in conformance with Chapter 189 and shall be prepared by a qualified professional, as defined therein. The provision for obtaining a Town Stormwater Permit is in addition to the requirement of obtaining coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity, if applicable.

Owner/Applicant Signature: 

Date: 12-18-15

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM 
David J. Sessions, RLA, AICP 
Town Consulting Professionals

DATE: January 20, 2016

RE: Wilder Balter Partners, Inc.
New York State Route 22
Sheet 5, Block 10776, Lot 19, 20 & 21

Project Description

The subject property is located on the east side of NYS Route 22, proximate to the I-684 northbound exit ramp, consists of three (3) tax parcels totaling 35.4 acres of land, and is located within the CC-20 Zoning District. The subject property consists of vacant undeveloped land, is predominately wooded, and portions of the property contain wetlands that are jurisdictional to the Town of Lewisboro and the New York State Department of Environmental Conservation (NYSDEC). The applicant is proposing a 46-unit multifamily development comprised of five (5) buildings, a clubhouse, recreational facilities, an access driveway off of NYS Route 22, parking for 92 vehicles, and stormwater management facilities. The project will be served by on-site potable wells and a septic system. The development is proposed to comply with Westchester County's fair and affordable housing programs and policies and 45 of the units are proposed to be Affordable Affirmatively Furthering Fair Housing (AFFH) Units.

SEQRA

The proposed action has been preliminarily identified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and it is recommended that the Planning Board conduct a coordinated review and seek to establish itself as the Lead Agency. Procedurally, the

Planning Board should declare its intent to serve as Lead Agency and circulate the application, EAF and plans to the Involved and Interested Agencies.

Part 1 EAF Review

Our comments related to the Part 1 EAF were outlined within our December 9, 2015 memorandum to the Planning Board. With the exception of some potential inconsistencies between steep slope and wetland area calculations between the plans and EAF, the applicant has satisfactorily satisfied the Part 1 EAF comments outlined in our last memorandum.

Plan Comments

Please note that the plans submitted thus far are preliminary in nature and the comments provided below should be considered preliminary as well. The main focus of our review thus far has been on zoning compliance and we will reserve comment on additional SEQRA-related documents, environmental studies, and the site development plans until such time as these items are received.

1. Multifamily dwellings are a permitted use within the underlying CC-20 Zone, subject to the requirements of Section 220-26, Multifamily Residence District (R-MF), of the Zoning Code. As such, it is our understanding that the dimension and bulk zoning requirements of the R-MF Zone would replace those of the underlying CC-20 Zone. While this is our interpretation, this point should be clarified by the Planning Board Attorney and/or Building Inspector.
2. Please include a zoning table on Sheet SP-1 and zoning setback lines on OP-1 and SP-1; please also dimension the distance between building/structures and property lines, as appropriate. The plans should reflect the expanded setbacks associated with property lines that are adjacent to a residential zone (double the R-4A minimum required setback).
3. The location and extent of the Density Transition Area, as shown on Sheet CM-1, appears to be correct based on our interpretation of the Code. The 200-foot "perimeter buffer" shown on OP-1 and SP-1 should be replaced with the 250-foot Density Transition Area boundary line; the 200-foot perimeter buffer is a requirement of the CC-20 Zone and does not appear to apply in this case (see Comment #2 above).
4. The site's Net Lot Area should be derived by subtracting the area of wetlands, waterbodies and watercourses from the Gross Lot Area and multiplying the resulting number by a factor of 0.75; the 150-foot wetland buffer area is not deducted from the Gross Lot Area as provided on Sheet CM-1; the Net Lot Area associated with lands located within and outside of the Density Transition Area should be revised accordingly. For the purposes of

the Net Lot Area calculation, we agree that separate calculations should be provided for lands within and outside the Density Transition Area.

5. The Density Unit Calculation provided on Sheet OP-1 should be revised to analyze the maximum permitted density site-wide and within the Density Transition Area, based on the resulting Net Lot Area for each. This table should clarify the maximum allowed and proposed number of density units within and outside of the Density Transition Area.
6. Sheet CM-1 should be revised to graphically shade all slopes $\geq 15\%$. Further, it would be helpful to graphically illustrate/shade all areas of the site which are being deducted to formulate the site's Net Lot Area. Area calculations (acres) of each category should be noted on Sheet CM-1 and the Net Lot Area and density unit calculation should be revised accordingly.
7. We note that a parking variance will be required from the Zoning Board of Appeals. Based on the plan submitted, the applicant is proposing a total of 92 spaces where 124 spaces are required.
8. Please ensure that area calculations for wetlands and steep slopes are consistently identified within the EAF and site development plans.
9. The applicant should identify whether the internal property lines are intended to be merged.
10. While not a zoning-related comment, please identify how the club house will be used as a recreation facility; we note that 4,100 s.f. is being allocated as "recreation" for the purposes of the 6,690 s.f. on-site recreation requirement. Further, the applicant may wish to consider relocating the sport court to a more central location.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plans Reviewed, prepared by Insite Engineering and dated January 6, 2016:

- Constraints & Net Lot Area Map (Sheet CM-1)
- Overall Site Plan (Sheet OP-1)
- Layout Plan (Sheet SP-1)
- Conceptual Grading Plan (Sheet SP-2)

Chairman Jerome Kerner, AIA
January 20, 2016
Page 4 of 4

Documents Reviewed:

- Letter, prepared by Wilder Balter Partners, Inc., dated January 6, 2016
- Letter, prepared by Insite Engineering, dated January 6, 2016
- Letters, prepared by Tim Miller Associates, Inc., dated January 4 and January 6, 2016
- Part 1 of the Full Environmental Assessment Form, dated January 6, 2016

JKJ/JMC/DJS/dc

T:\Lewisboro\Correspondence\LW4093JJ-LWPB-WilderBalter-Review-Memo-1-20-16.docx



January 6, 2016

FILE

VIA HAND DELIVERY

Town of Lewisboro Planning Board
Attn: Chairman Jerome Kerner
20 North Salem Road
Suite L/Lower Level
P.O. Box 725
Cross River, NY 10518

RECEIVED
JAN 13 2016
BY:

**Re: Application for Site Development Plan
Proposed multifamily development consisting of 45 AFFH Units (revised) with
clubhouse, caretaker's unit and recreational facilities to be constructed on a +/-35.4
acre parcel of vacant land located off NYS Route 22, Goldens Bridge
Tax Map: Sheet 5; Block 10776; Lots 19, 20 & 21 (the "Property")**

Dear Chairman Kerner and Members of the Planning Board,

At the Board's December meeting, a number of requests for information regarding the above referenced application were made by various members of the Board. This letter is intended to provide initial responses to most of those requests for information. Any questions raised by the Board members at the meeting which are not addressed below will be addressed in a future submission. It is expected that the information provided below will be also be expanded upon during the environmental and site plan review processes. As our proposed development is intended to be a smaller and therefore less impactful version of our fully occupied, 65-unit AFFH community named "Bridleside" located in North Salem and completed in 2014, several of the Board's requests were for specific information regarding Bridleside. Accordingly, such information has been provided and/or referenced herein. For presentation purposes, the questions have been paraphrased

The proposed development will comply with Westchester County's fair and affordable housing programs and policies, including the Westchester County Fair and Affordable Implementation Plan. The proposed development will assist the County in meeting its court mandated obligation to complete 750 affordable AFFH units with financing and building permits in place by December 31, 2016. The proposed AFFH apartments will also count towards the Town of Lewisboro's substantially unmet "fair share obligation" to create 239 units of affordable housing as established by the County's Affordable Housing Allocation Plan (2000-2015). Funding for the development is proposed to be provided by Westchester County and NYSHCR.

Wilder Balter Partners Inc. is a leading developer of award-winning, new construction homes in the New York metropolitan area. For more than 25 years, WBP companies have built affordable residential communities and luxury homes in Westchester, Nassau, Suffolk and Fairfield Counties and the Hudson Valley. WB Residential Communities Inc. (WBRES) is the property management affiliate of Wilder Balter



Partners. Our team oversees 32 WBP developed properties with more than 3,200 apartments located in New York, Connecticut and the US Virgin Islands. For additional info, please visit <http://wbhomes.com>.

Question 1: What are the sizes of the proposed units and will there be any occupancy requirements?

Answer 1: The buildings are proposed to be substantially similar to the buildings constructed at Bridleside with apartments ranging in size from 842 square feet (1-bedroom unit), 1,025 square feet (2-bedroom unit) and 1,285 square feet (3-bedroom unit). Attached is a sheet showing the typical floor plans of the units constructed at Bridleside. In addition to other amenities, each apartment has a private balcony/patio, energy efficient appliances and tenant controlled air conditioning. Heat and hot water will be provided by landlord. The apartments will be subject to the following occupancy requirements:

Apartment Size	Minimum Occupancy Size	Maximum Occupancy Size
1 BR	1	2
2 BR	2	4
3 BR	3	6

Question 2: What are the expected income qualifications/guidelines and rents for the units?

Answer 2: The development is proposed as a fair and affordable community subject to maximum income requirements. Units will be available to households at or below 60% of the median income of Westchester County, adjusted by household size. Nine (20%) of the units must be set aside for households at or less than 50% of the area median income. As of 2015, the maximum income for households is as follows:

Household Size	LIHTC Income Limits	
	60% of median income	50% of median income
1 Person	\$44,400	37,000
2 Person	\$50,780	42,300
3 Person	\$57,120	47,600
4 Person	\$63,240	52,850
5 Person	\$68,520	57,100
6 Person	\$73,620	61,350



The 2015 rents at Bridleside were as follows:

Bedroom Size	Percentage of area median income	Monthly Rent
1	50%	\$988
2	50%	\$1,183
3	50%	\$1,363
1	60%	\$1,191
2	60%	\$1,426
3	60%	\$1,643

Question 3: Can you provide more information about the expected marketing requirements and the renter's application process?

Answer 3: While the development will be funded by Westchester County and comply with the settlement between Westchester County and HUD, the development will be developed, built, marketed, owned and operated by Wilder Balter Partners, Inc. Marketing will comply with the Westchester County Affirmative Fair Housing Marketing Plan requirements. All advertising will be consistent with the Fair Housing Advertising Regulations (24 CFR 109) and the Fair Housing Act Regulations at 24 CFR 100.75. The community will be registered with www.NYHousingSearch.gov.

Together with our not-for-profit partner (expected to be Housing Action Council which was also our partner for Bridleside) the community will be affirmatively marketed for a period of 120 days to households whose total incomes are at or below 60% of the area median income adjusted for household size, making special efforts to reach and engage those in the "Outreach and Marketing Area" which will include Westchester, Putnam, Rockland and Fairfield counties, and New York City (Bronx, Queens, Kings, Richmond and New York counties).

Attached is the typical fair and affordable housing application. Applications must be received within the 120 day marketing period mentioned above, after which a public lottery will be held. All of the applications will be drawn in the lottery, creating an ordered list of applications for qualification. Once the lottery is completed, applications will be processed in lottery order by trained and experienced management staff. They will obtain income and asset information from the applicant and identify any other information or documentation that is needed. They will make certain that the applicant understands the nature of the housing arrangements for which they have applied, and will confirm that the applicant wants to pursue the application. If an applicant either withdraws or is deemed ineligible, they will be informed of such by a letter. Persons who submit an application after the lottery is conducted will be added to the end of the lottery list in the order their application is received.

As with any of WBP's other affordable apartment communities, applicants will be required to pass established credit and criminal screening processes. Specifically, prospective



tenants must demonstrate a clear ability to pay their rental obligation and must maintain a satisfactory credit history demonstrating their ability to pay their bills on time. Applicants will be notified of their application's rejection if any of the following exists:

- Previous housing evictions;
- History of lease violations, involving repeated late payments, failure to pay rent, public disturbances, damage to the living unit or the property of others and/or physical or verbal attacks on others as documented by police report or other reliable evidence;
- Applicants or household members 18 years of age or older convicted of a drug related offence as evidenced by a criminal history check;
- History of criminal offenses or disruptive behavior evidenced by a criminal record, specifically offenses involving but not limited to violence, prostitution, burglary, arson, child pornography and pedophile, substance abuse or drug use and trafficking;
- Failure to respond to request for verification of information or for additional information, within the time specified;
- Deliberate falsification of information on the application or during the initial interview;
- Individual and/or gross annual income in excess of maximum household income limit as established LIHTC requirements as well as those of the state and county regulatory entities;
- Family size is incompatible with available unit size; and
- Poor credit history (indicated by liens, judgments, inability to pay bills on time)

Question 4: Can you provide some demographic information for Bridleside?

Answer 4: 20% of the units (13) are occupied by residents who moved to the Bridleside community from the Town North Salem

50% of the units (32) are occupied by residents who moved to the Bridleside community from a Town located in Westchester County other than North Salem

4% of the units (3) are occupied by residents who moved to the Bridleside community from one of the five boroughs (all 3 from the Bronx).

26% of the units (16) are occupied by residents who moved to the Bridleside community from other locations, including the counties of Putnam, Rockland and Fairfield.

35 school aged children reside at Bridleside, of which 9 children were already attending North Salem schools



Question 5: Can you provide statistics regarding the impacts, if any, that the Bridleside community has had on emergency services?

Answer 5: We have reached out to the heads of the North Salem ambulance corps, fire and police and departments and requested emergency call statistical information which will be shared with your Board upon receipt. Initial indications are that the Bridleside Community has had no material adverse impact on the provision of emergency services.

I look forward to reviewing this information with you at the Board's January 26th meeting.

Sincerely,

A handwritten signature in cursive script that reads "John R. Bainlardi".

John R. Bainlardi
Director of Development

Floor Plans

One-Bedroom
Ground Floor
842 SF



Three-Bedroom
Ground Floor
1,285 SF



Two-Bedroom
Upper Level
1,025 SF



BRIDLESIDE

APARTMENTS

Floor plans are for illustrative purposes only

FAIR AND AFFORDABLE HOUSING APPLICATION

APPLICATION FOR BRIDLESIDE APARTMENTS

256-258 June Road, North Salem, NY 10560

1. Mail only one (1) application per household. If your name appears on more than one application you will be disqualified and the application will not be considered.
2. Applications must be signed in all requested places.

Mail or Hand Deliver Completed Application to:
Housing Action Council at 55 South Broadway, Tarrytown, NY 10591
Phone: 914-332-4144

Check whether you are interested in One Bedroom Two Bedroom Three Bedroom

This information is to be filled out by the APPLICANT!

1. APPLICANT INFORMATION:

Name: _____
Address: _____ Apt#: _____
City: _____ State: _____ Zip: _____
Home Phone: _____ Cell Phone: _____ Work Phone: _____
SSN: _____ DOB: _____ Gross Income: _____
Email: _____

2. CO-APPLICANT INFORMATION:

Name: _____
Address: _____ Apt#: _____
City: _____ State: _____ Zip: _____
Home Phone: _____ Cell Phone: _____ Work Phone: _____
SSN: _____ DOB: _____ Gross Income: _____
Email: _____

3. LIST ALL PERSONS WHO WILL LIVE WITH YOU, PLEASE START WITH YOURSELF:



Housing Action Council



Wilder Balter
PARTNERS INC.

06.27.13

FULL NAME

RELATIONSHIP

DATE OF BIRTH

SEX

ATTENDING SCHOOL

a. _____ H.O.H _____

Social Security #: _____ Occupation: _____

b. _____

Social Security #: _____ Occupation: _____

c. _____

Social Security #: _____ Occupation: _____

d. _____

Social Security #: _____ Occupation: _____

e. _____

Social Security #: _____ Occupation: _____

f. _____

Social Security #: _____ Occupation: _____

g. Do you expect any change (s) in your family size? _____ YES _____ NO

If YES, EXPLAIN: _____

4. **STATISTICAL INFORMATION**

a. The following information is required for statistical purposes so that the Department of Housing and Urban Development (HUD) may determine the degree to which its programs are utilized by people of different racial & ethnic backgrounds.

RACIAL GROUP IDENTIFICATION: Used for statistical purposes only. (Please check only one from this group for the head of household only).

- White
- Black or African American
- Asian
- American Indian or Alaska Native
- Native Hawaiian or Other Pacific Islander
- American Indian or Alaska Native & White
- Asian & White
- Black or African American & White
- American Indian or Alaska Native & Black or African American
- Other Multi Racial

b. **ETHNICITY:** (check **only one** from this group) _____ Hispanic _____ Non-Hispanic

c. Do you need a handicapped adapted/adaptable apartment? _____ YES _____ NO



Housing Action Council



Wilder Balter PARTNERS INC.

06.27.13

5. RENT:

What is your Current Monthly Rent \$ _____

Check Utilities paid by you now:

- Heat \$ _____ per month
- Electricity \$ _____ per month
- Gas \$ _____ per month
- Water \$ _____ per month
- Other \$ _____ per month

6. INCOME:

List **ALL** full-time, part-time, seasonal and/or temporary employment for **ALL** household members. Include overtime pay, commissions, fees, tips, bonuses and/or self-employed earnings.

HOUSEHOLD MEMBER	EMPLOYER'S NAME/ADDRESS	GROSS EARNINGS (Pre-Tax)	
		CURRENT	ANTICIPATED
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	



Housing Action Council



Wilder Balter
PARTNERS INC.

06.27.13

7. OTHER SOURCES OF INCOME:

(EXAMPLES: welfare, social security, SSI, pensions, disability compensation, unemployment compensation, interest, baby-sitting, care-giving, alimony, child support, annuities, dividends, income from rental property and/or Armed Forces Reserves.)

HOUSEHOLD MEMBER	SOURCE	AMOUNT
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)

8. HOUSEHOLD ASSETS:

Checking Accounts:

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Savings Accounts: (includes Passbook/Statement and Christmas/Vacation Clubs)

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Certificates of Deposit (CD's):

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Credit Union Shares:

Credit Union Name: _____ Amt.: _____

Address _____

Stocks/Bonds (value): \$ _____ Savings Bonds (value): _____

Other Amt.: (includes IRA's, trust, mutual funds, etc.) \$ _____

Does the applicant or co-applicant **NOW** own real estate: _____ YES _____ NO

If "yes", what is the value: _____

Has the applicant or co-applicant **EVER** owned real estate? _____ YES _____ NO

If "yes", when? _____



Housing Action Council



Wilder Balter
PARTNERS INC.

06.27.13

I DECLARE THAT THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. **WARNING: WILLFUL FALSE STATEMENTS OR MISREPRESENTATIONS ARE A CRIMINAL OFFENSE.**

Applicant Signature

Date

Co-Applicant Signature

Date

CONSUMER CREDIT INFORMATION

I/ We hereby authorize Housing Action Council and Wilder Balter Partners to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate references, or statements or other data obtained from me or from any person pertaining to my employment history, credit, prior tenancies, character, general reputation, personal characteristics and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to the organizations listed above, to the owner, and to agencies that made or will make funding available in connection with this property listed above in support of this application. I have been advised that I have the right, under 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of any investigation.

Applicant Signature

Co-Applicant Signature

Date

9. HOW DID YOU HEAR ABOUT THIS DEVELOPMENT?

- Friend
- Employer
- Sign Posted on Building
- Website/ Internet _____ (list site)
- Newspaper (Identify): _____ On-line Version? _____
- Church/ Synagogue (Identify): _____
- Community Organization (Identify): _____
- Other (Identify): _____



Housing Action Council



Wilder Balter
PARTNERS INC.

06.27.13



January 6, 2016

Town of Lewisboro Planning Board
Cross River Shopping Center @ Orchard Square
20 North Salem Road, Suite L (Lower Level)
P. O. Box 725
Cross River, New York 10518

RE: Wilder Balter Partners, LLC
Housing Development
NYS Route 22

Dear Chairman Kerner and Members of the Board:

Enclosed please find twelve (12) copies of the following in support of an application for site plan review of the above referenced project:

- Three (3) sheet site plan set, last revised January 6, 2016.
- Drawing CM-1 "Constraints & Net Lot Area Map", dated January 6, 2016.
- Letter to the Planning Board summarizing site walk discussions, prepared by Insite Engineering, Surveying & Landscape Architecture PC., dated December 14, 2015.
- Full EAF Part 1, prepared by Tim Miller Associates, last revised January 6, 2016.
- EAF response letter prepared by Tim Miller Associates, dated January 6, 2016.

As discussed at the December 15, 2015 meeting, the site plans have been modified based on discussions at the site walk on December 5, 2015. In addition to the revisions itemized in the attached December 14, 2015 letter, the following updates have been made to the site plans included in this submission for your consideration and discussion:

1. A new Constraints & Net Lot Area Map (Drawing CM-1) has been prepared with updated topography, slopes analysis and wetland delineation. The Map includes updated net lot area calculations and a 250' Density Transition Area along the neighboring residentially zoned properties.
2. The Development Density Calculations, the bedroom counts, the parking counts and the recreation requirement calculations have been updated in the tables provided on Drawing OP-1.
3. A 200' Perimeter Buffer has been added to the site plans along the neighboring residentially properties.
4. The site plans reflect minor parking space relocation to reduce grading impacts.
5. The circular turn-around and Building 5 have been shifted to the west, and the sport court has been relocated to the east of Building 5, to reduce grading impacts.
6. The play area has been relocated to the south of the recreation building (Building 2).
7. The approximate southern limits of the on-site wetland and the off-site continuation of the watercourse, with the associated buffers, have been updated on the site plans.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

8. The stormwater management areas and the graded access drive have been graded out on Drawing SP-2.

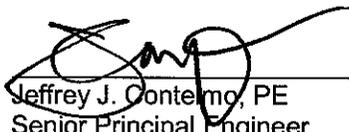
We look forward to continued discussion of the project with the Board at the January 26th, 2016 meeting.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



Jeffrey J. Contorno, PE
Senior Principal Engineer

JJC/dim

Enclosures

cc: John Bainlardi
Jon Dahlgren

Insite File No. 15246.100



December 14, 2015

Town of Lewisboro Planning Board
Cross River Shopping Center @ Orchard Square
20 North Salem Road, Suite L (Lower Level)
P. O. Box 725
Cross River, New York 10518

RE: Wilder Balter Partners, LLC
Housing Development
NYS Route 22

Dear Chairman Kerner and Members of the Board:

This letter is offered as a summary of our site walk discussions based on the site walk performed on December 5, 2015. The following items were discussed and resulting plan changes have been made as noted.

1. The intersection of the entry drive with NYS Route 22 has been moved to the north to maximize the separation with the I-684 exit ramp to the south. It was noted that Maser Consulting is currently reviewing the traffic conditions in the surrounding area, and will be providing recommendations relative to the overall project traffic impacts. In addition, we will be meeting with the New York State Department of Transportation to review the driveway location, and refine the entrance details in accordance with their Department's requirements.
2. It was noted that the wetland located along the southerly side of the property has been recently delineated, and the project wetland consultant is coordinating review of the delineation with both the Town and New York State Department of Environmental Conservation. These wetland flags have been survey located and are depicted on the updated concept plan.
3. The alignment of the entry drive for the initial several hundred feet was shifted to the east locating it within the existing depression that runs along the western property line. This new alignment is shown on the updated concept plan.
4. The orientation of the northerly building (Building 1) and its parking area have been further studied to minimize impacts to the steep slopes adjacent to this area. The updated concept plan shows an alternate layout, which we believe achieves the goals discussed at the site walk.
5. Building 5 was identified to be in a low depression requiring a significant amount of fill. This building has been moved to the east in the area of more gentle topography. The updated concept plan depicts the new arrangement.

We have enclosed copies of the updated concept plan and look forward to discussing it with the Board at the December 15, 2015 meeting.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:



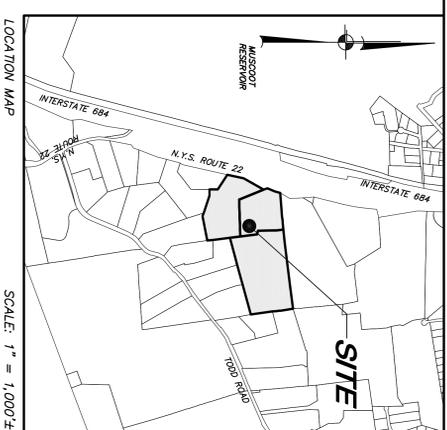
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/amh

Enclosures

cc: John Bainiardi

Insite File No. 15246.100



LOCATION MAP SCALE: 1" = 1,000'

OWNER:
 Property Group Partners, LLC
 609 Fifth Avenue, 6th Floor
 New York, NY 10017

APPLICANT:
 Wilder Balter Partners, Inc.
 570 Tower Road
 Emharts, NY 12523

SITE DATA:
 Zone: CC-20 (Comps Commercial)
 Total Area: 38 AC ±
 128 ACP No.: Block 10768 & 21
 Lots 18, 20 & 21
 Proposed Use: Multi-family Dwellings

GENERAL NOTES:
 1. Property lines as shown herein are based on a Survey of Property prepared by Bannoy Associates Land Surveyors, last revised October 31, 1984.
 2. Topography as shown herein is based on aerial photography dated April 2008, as prepared by George International. Contour Interval is 2'.
 3. The wetland logging as shown herein was delineated by Steve Kanno on November 25, 2015. The wetland delineation was completed by Steve Kanno on November 25, 2015. Surveying & Landscape Architecture PC, completed November 25, 2015.

PERMITS ZONING REQUIREMENTS (CC-20 DISTRICT):*

Requirement	Proposed
Minimum Permitted Gross Lot Area	5 acres
Minimum Lot Width	250'
Minimum Yard	75'
Front (from street center line)	335' ±
Side (from front lot line)	50'
Rear	40' ±
Maximum Height	50'
Maximum Building Coverage	3 stories or 35'
	To be determined
	Less than 25%

DEVELOPMENT DENSITY - DENSITY UNIT CALCULATIONS

Densitized Density Units within area of maximum permitted density:
 Net lot area eligible for maximum permitted density = 9.4 Acres
 Per Net Lot Area Calculations on Day Cal-1) = 22.0 Density Units = 18.8 *

Densitized Density Units within area of 100% density units:
 Net lot area eligible for 100% density units = 4.2 Acres
 Per Net Lot Area Calculations on Day Cal-1) = 4.4 Density Units = 4.4 *

Total Densitized Density Units = 23.2 Density Units

* Before any increases (up to 50%) in Density Units which may be authorized by the PB 1/2 applicant constitutes of less than 1/3 of additional Density Units or 40% units.

PARKING REQUIREMENTS:

Standard: 46 DU x 2.0 = 92 spaces plus 1 space for each unit with 2 bedrooms or more = 32 DU x 1.0 = 32 spaces
 Total Parking Spaces Required: 124 spaces

Total Parking Spaces Provided: 124 spaces

Total Parking Spaces Provided (12 spaces are Dwelling Units) = 92 spaces

* Based on applicant's experience with similar projects, the number of parking spaces provided would be more than adequate to meet the residents' needs.

RECREATION REQUIREMENTS:

Standard: 1.4 per Density Unit
 22.3 Density Unit x 300 s.f./Density Unit = 6,690 s.f. Recreation Area
 Total Recreation Area Required: 6,690 s.f.

Proposed: 7,000 s.f. Recreation Area
 - Clubhouse 4,100 s.f. ±
 - Play area 1,400 s.f. ±
 - Multi-use sport court 1,500 s.f. ±
 Total Recreation Area Provided: 7,000 s.f.

NO.	DATE	GENERAL REVISIONS	BY
1	12-14-15	GENERAL REVISIONS	PERKINS
2	1-6-16		

PROJECT:
 WILDER BALTER PARTNERS, INC.
 ROUTE 26, TOWN OF LEMBOURG, WESTCHESTER COUNTY, NEW YORK

PROJECT NUMBER: 13246.100
DATE: 10-20-15
SCALE: 1" = 100'

J.L.C. ENGINEERING SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
 3 Cornett Place
 Westchester County, NY 10590
 (914) 225-8600
 www.jlca.com

PROJECT NUMBER	DATE	SCALE	BY	CHECKED	DATE	SCALE	BY	CHECKED	DATE
13246.100	10-20-15	1" = 100'	OP-1			1" = 100'			



REFER TO ENLARGED SITE PLANS FOR MORE DETAIL

GRAPHIC SCALE
 1" = 100 FT

OWNER:
 Property Group Partners, LLC
 609 Fifth Avenue, 6th Floor
 New York, NY 10017

APPLICANT:
 Wilder Balter Partners, Inc.
 570 Tower Road
 Emharts, NY 12523

SITE DATA:
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 128 ACP No.: Block 10768 & 21
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	Less than 25%

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Proposed: 7,000 s.f. Recreation Area
 - Clubhouse 4,100 s.f. ±
 - Play area 1,400 s.f. ±
 - Multi-use sport court 1,500 s.f. ±
 Total Recreation Area Provided: 7,000 s.f.

PROJECT NUMBER	DATE	SCALE	BY	CHECKED	DATE	SCALE	BY	CHECKED	DATE
13246.100	10-20-15	1" = 100'	OP-1			1" = 100'			



LEGEND

- EXISTING PROPERTY LINE
- EXISTING WETLAND LIMIT LINE
- TOWN 150' CONTROL AREA
- WYSCOP 100' ADJACENT AREA
- EXISTING WETLAND SYMBOL
- EXISTING WELL OF WATER
- EXISTING EDGE OF WATER
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT GRADE

* REFER TO GENERAL NOTES ON DRAWING GP-1 *

NO.	DATE	GENERAL REVISIONS	REV.
2	1-6-16		
1	12-14-15		

PROJECT:	ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK
DRAWING:	CONCEPTUAL GRADING PLAN
PROJECT MANAGER:	J.L.C.
DRAWN BY:	S.J.C.
CHECKED BY:	D.L.M.

PROJECT NUMBER:	13246.100
DATE:	10-20-15
SCALE:	1" = 40'

PROJECT:	WILDER BALLET PARTNERS, INC.
ENGINEERING SUPERVISOR:	J. GONNET, P.E.
LANDSCAPE ARCHITECTURE P.C.:	3 Gonnet Place Rt. 225 - 8600 Lewisboro, NY 12543 Tel: 518-835-9900 Fax: 518-835-9901

PROJECT:	ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK
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LANDSCAPE ARCHITECTURE P.C.:	3 Gonnet Place Rt. 225 - 8600 Lewisboro, NY 12543 Tel: 518-835-9900 Fax: 518-835-9901

ATTENTION: THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2603 OF ARTICLE 17-B OF THE ENVIRONMENTAL CONSERVATION LAW.

CONCEPTUAL GRADING PLAN
SCALE: 1" = 40'



**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

Phone (845) 265-4400

Fax (845) 265-4418

January 6, 2016

Town of Lewisboro Planning Board
Attn: Chairman Jerome Kerner
20 North Salem Road
Suite L/Lower Level
PO Box 725
Cross River, New York 10518

Re: **Application for Site Development Plan
Proposed multifamily Development
NYS Route 22, Tax map: Sheet 5, Block 10776, Lots 19, 20 & 21
Town of Lewisboro, New York**

Dear Chairman Kerner and Members of the Planning Board:

Attached, please find twelve (12) copies of the revised Environmental Assessment Form (Part 1) in support of the above referenced Application. The EAF form has been revised to address the comments in the December 9, 2015 memorandum from Kellard Sessions Consulting P.C. and comments received from the Planning Board at the meeting on December 15, 2015. In addition, the EAF reflects modifications to the Site Plan as discussed at the December Planning Board meeting and as attached.

Specific responses to the Kellard Sessions memo are, as follows:

Page 2, Question B. Involved agencies and required approvals have been clarified. State and County funding agencies have been added and no federal permits are required.

Page 2, Question C.2.a: As indicated, the Town's Master Plan includes no specific recommendations for the subject property.

Page 3, Question C.4.d: The Lewisboro Town park has been added as well as parks recommended by the Planning Board.

Page 4, Question D.2.a.ii: As indicated, cut and fill is expected to be balanced during construction. Additional information regarding grading has been added.

Page 4, Question D.2.b.i: Given the modifications to the Site Plan, retaining walls will no longer encroach into the 150' Town wetland buffer.

Page 5, Question D.2.b.v: Reference to a planned wetland mitigation plan has been added.

Page 5, Question D.2.c.vi: The anticipated well pumping rate has been added.

Page 6, Question D.2.d.v: As indicated, project wastewater will be treated by an on-site subsurface septic system.

Page 7, Question D.2.h: As indicated, the project will not emit methane.

Page 7, Question D.2.j: A reference to a proposed traffic study has been added.

Page 8, Question D.2.p: The residential buildings will be heated with propane and fuel oil may be stored for emergency generators (less than 1,100 gallons).

Page 9, Question D.2.s: As indicated, the project will not involve the construction or modification of a solid waste management facility.

Page 11, Question E.2.c: Percentage of soil types add up to 100 percent.

Page 12, Question E.2.m: A reference to a planned report addressing on-site flora and fauna has been added.

Page 12, Questions E.2.n through p: These responses regarding significant natural communities and endangered, threatened, and/or rare species were answered using information from the NYSDEC EAF on-line Mapper (see attached EAF Mapper Summary Report). A letter has been sent to NYSDEC Natural Heritage Program requesting information on the potential presence / absence of the referenced species, communities and habitat (see attached).

We look forward to discussing the application and the site plan at the January 26, 2016 meeting of the Planning Board.

Please contact me if you have any questions or require additional information.

Sincerely,



Jon P. Dahlgren
Senior Geologist
TIM MILLER ASSOCIATES, INC.

Cc: J. Bainlardi, Wilder Balter Partners, Inc.
Enclosure

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

January 4, 2016

Ms. Jean Pietrusiak
NYS Department of Environmental Conservation
Division of Fish, Wildlife, and Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor
Albany, NY 12233-4757
518-402-8925

Re: Route 22, Town of Lewisboro Project, Westchester County, New York

Dear Ms. Pietrusiak:

Tim Miller Associates, Inc. (TMA) is preparing environmental documentation for a residential development on the above referenced 35.4 acre property located on Route 22 (south of Goldens Bridge), in the Town of Lewisboro, Westchester County. The project site location is shown on the enclosed maps for your reference.

We would like to know if your records show the presence of any rare or endangered plant or animal species or significant wildlife habitat communities on the project site or vicinity. Please notify this office by phone call and/or by letter of any such resources that may be affected by future development on this property.

Please feel free to call me at (845) 265-4400 should you have any questions or need additional information. Thank you for your prompt attention to this request.

Sincerely,



Jon P. Dahlgren
Senior Geologist
TIM MILLER ASSOCIATES, INC.

attachment

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

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: To Be Determined		
Project Location (describe, and attach a general location map): NYS Route 22, Goldens Bridge (Town of Lewisboro), New York, 10526		
Brief Description of Proposed Action (include purpose or need): The applicant proposes the development of a multi-family community consisting of 45 affordable (AFFH) residential units and a caretaker's unit (46 units total) in five buildings. The development will include a clubhouse, recreational facilities and supporting parking and stormwater management facilities. The development site is located in two zoning districts: the western portion of the site near NYS Route 22 is located in the CC-20 Campus Commercial district and the eastern portion of the site is located in the R-4A residential district. Based upon recent revisions to the Zoning Code, multi-family housing is a permitted use in the CC-20 zoning district. Water service will be provided from on-site wells and wastewater will be treated by a private on-site septic system. The development will provide needed affordable housing units in the Town of Lewisboro, in accordance with the recommendations detailed in the Affordable Housing Allocation Plan 2000-2015 prepared by Westchester County. It is intended that financing for the development of this affordable community will include funding from programs provided by Westchester County and NYSHCR.		
Name of Applicant/Sponsor: Wilder Balter Partners, Inc.	Telephone: (914) 610-3638	E-Mail: jbainlardi@wilderbalter.com
Address: 570 Taxter Road, Suite 673		
City/PO: Elmsford	State: New York	Zip Code: 10523
Project Contact (if not same as sponsor; give name and title/role): John Bainlardi, Vice President	Telephone: (914) 6010-3638	E-Mail: jbainlardi@wilderbalter.com
Address: Same as Above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Property Group Partners, LLC	Telephone: (212) 490-2626	E-Mail: jsussman@pgp.us.com
Address: 609 Fifth Avenue, 6th floor		
City/PO: New York	State: New York	Zip Code: 10017

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input 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	Planning Board: Site Plan, Wetlands, Stormwater	Pending
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	ZBA: Potential variances for parking, setbacks	Pending
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Building Dept: Building Permits	Pending
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	WCDOH: Septic System, Water Supply WC Planning: funding, WC Bd. of Legist: funding	Pending
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP: SWPPP, Septic System	Pending
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: Wetlands Permit, SPDES/SWPPP NYSDOT Highway Permit, NYSHCR: Funding	Pending
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the 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"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<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?
CC-20 and R-4A

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? Katonah-Lewisboro School District

b. What police or other public protection forces serve the project site?
Town of Lewisboro Police / NYS Police

c. Which fire protection and emergency medical services serve the project site?
Goldens Bridge Fire Department Lewisboro Volunteer Ambulance Corps

d. What parks serve the project site?
Mount Holly Sanctuary, Larson Park and Arboretum, Lewisboro Town Park, Fox Valley Town Park, Brownell Preserve, Hunt-Parker Memorial Sanctuary (Bedford Audubon Society).

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? _____ 35.4 acres
 b. Total acreage to be physically disturbed? _____ 9.0 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 35.4 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 proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 18 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? 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	_____	_____	_____	46
At completion of all phases	_____	_____	_____	46

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 (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? Excavation and grading is needed to provide for driveways, parking and foundations.
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): None - Cut and fill is expected to be balanced.
 • Over what duration of time? 12 months
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Material will be excavated for construction and cut and fill is expected to be balanced.
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. Excavated rock will be crushed on-site for use as fill.
 v. What is the total area to be dredged or excavated? 9.0 acres of grading acres
 vi. What is the maximum area to be worked at any one time? 5.0 acres
 vii. What would be the maximum depth of excavation or dredging? 20 feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan:
All disturbed areas will be stabilized and/or landscaped with lawn and landscaping.

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): Adjacent area of NYSDEC wetland F-29 and adjacent area of Town of Lewisboro wetland will be modified to accommodate stormwater management facilities.

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:
The project will involve encroachment into the 100-foot NYSDEC wetland adjacent area and the 150-foot Town of Lewisboro wetland area of control. No encroachment into or filling of wetland is proposed.

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____
A wetland mitigation plan prepared to Town and NYSDEC standards will be prepared and implemented.

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: 9,200 (design flow) 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: _____
Water will be provided from on-site wells.

vi. If water supply will be from wells (public or private), maximum pumping capacity: 12.5 gallons/minute.

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

i. Total anticipated liquid waste generation per day: 9,200 (design flow) 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 sewer.

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 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):
Project wastewater will be treated by an on-site subsurface septic system.

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 2.4 acres (impervious surface)
 _____ Square feet or 35.4 acres (parcel size)
 ii. Describe types of new point sources. Discharge from new stormwater management facilities.

 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)?
All run-off from new impervious surface will be directed to proposed stormwater management facilities.

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No
 iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? 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)
Mobile air emissions will be introduced from resident vehicle trips and occasional deliveries.
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Stationary sources during construction may include power generators.
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Stationary sources will include HVAC systems for the residential buildings.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of 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 semi-trailer truck trips/day: _____

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:
The project will include a new property access on NYS Route 22. A traffic impact study will be prepared.

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

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: _____ 8:00 AM and Sunset _____
- Saturday: _____ 8:00 AM and Sunset _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 24 hrs _____
- Saturday: _____ 24 hrs _____
- Sunday: _____ 24 hrs _____
- Holidays: _____ 24 hrs _____

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:
Noise will be produced during construction, during the periods 8:00 AM until sunset, for a period of 18 months.

ii. Will 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:
Outdoor lighting will be provided for residential access and safety.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: Existing trees will be removed as shown on the Site Plan.

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 proposed storage facilities: _____
Buildings will be heated with propane (underground tanks). Fuel oil may be stored in aboveground tanks for emergency generators (less than 1,100 gal.)

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 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): Transportation (Interstate 684)

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.4	+2.4
• Forested	31.9	22.9	-9.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	3.5	3.5	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn and landscaped area.</u>	0	6.6	+6.6

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: Limited use for hunting, although the property is private.

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? 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? _____ Approx. 6.0 - 9.0 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 15 %

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

Chatfield-Hollis Rock outcrop CuD	_____	29 %
Hollis Rock Outcrop HrF	_____	23 %
Other	_____	48 %

d. What is the average depth to the water table on the project site? Average: 6.0 to 9.0 feet

e. Drainage status of project site soils: Well Drained: _____ 55 % of site
 Moderately Well Drained: _____ 35 % of site
 Poorly Drained _____ 10 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 23 % of site
 10-15%: _____ 15 % of site
 15% or greater: _____ 62 % 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 _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name <u>Federal Waters, NYS Wetland, Federal Waters</u>	Approximate Size <u>14.4 ac. total</u>
• Wetland No. (if regulated by DEC)	<u>F-29</u>	

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: Principal Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">White-tailed deer</td> <td style="width: 50%; border-bottom: 1px solid black;">Raccoon</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Grey squirrel</td> <td style="border-bottom: 1px solid black;">Eastern chipmunk</td> </tr> <tr> <td style="border-bottom: 1px solid black;">American crow</td> <td style="border-bottom: 1px solid black;">Black-capped chickadee</td> </tr> </table>		White-tailed deer	Raccoon	Grey squirrel	Eastern chipmunk	American crow	Black-capped chickadee
White-tailed deer	Raccoon						
Grey squirrel	Eastern chipmunk						
American crow	Black-capped chickadee						
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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;">Responses E.2-n, o, p provided by NYSDEC EAF Mapper. A report regarding on-site flora and fauna will be prepared.</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"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 							
<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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>							
<p>E.3. Designated Public Resources On or Near Project Site</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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>_____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): (archaeological survey to be completed). _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Mt. Holly Sanctuary</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Nature Conservancy Park</u>	
iii. Distance between project and resource: _____ <u>4.4 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

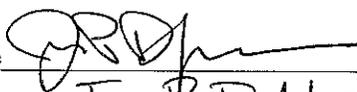
Attach any additional information which may be needed to clarify your project.

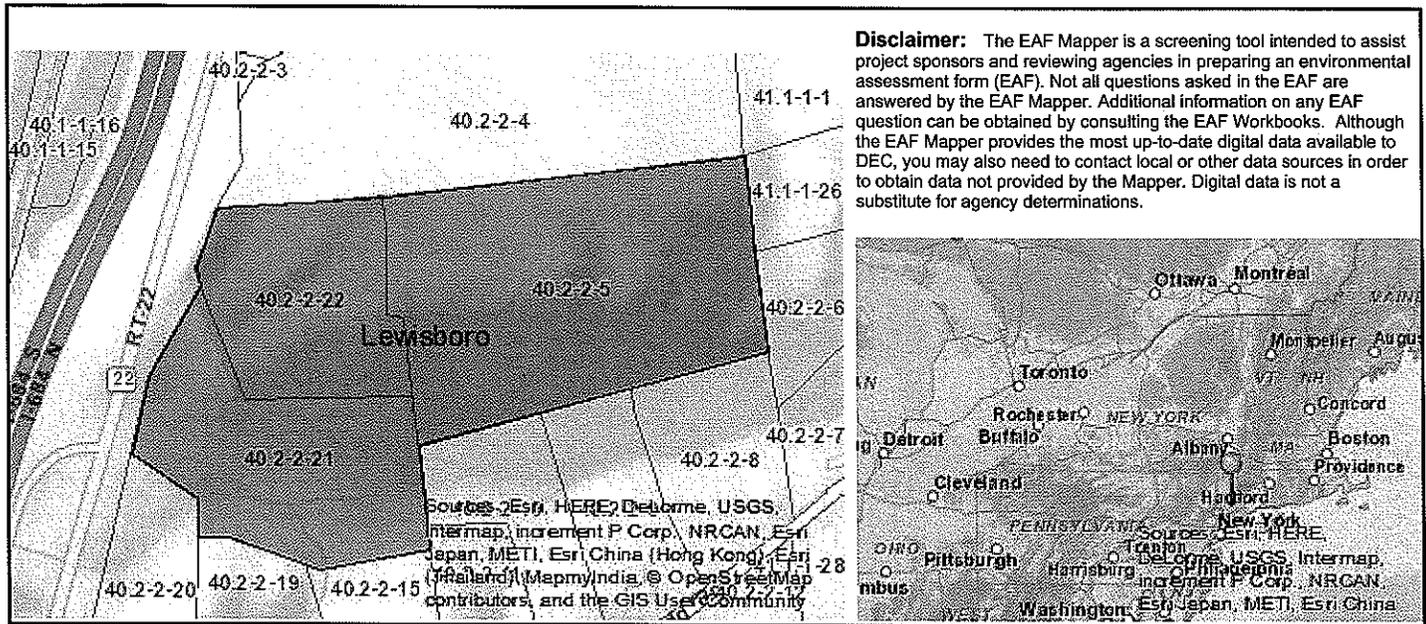
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Wilder Baltzer Partners, Inc Date 1.6.16

Signature  Title Planner for Applicant
Jon P. Dahlgren
Tim Miller Associates, Inc.



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, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):14.4
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	F-29
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.i. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer
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 Register of Historic Places]	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



INTERSTATE 684
INTERSTATE 684

N.Y.S. ROUTE 22

INTERSTATE 84
EXIT RAMP
(EXIT 6A NORTH)

CC-20
R-4A

CC-20
R-4A

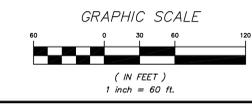
250' DENSITY
TRANSITION AREA

Town of Lewisboro
Regulated Wetland /
NYSDEC Regulated
Wetland E-29

Approximate southern
wetland boundary

LEGEND

	EXISTING PROPERTY LINE
	EXISTING WETLAND LIMIT LINE
	TOWN 150' CONTROL AREA
	NYSDEC 100' ADJACENT AREA
	EXISTING WETLAND SYMBOL
	EXISTING WELL
	EXISTING EDGE OF WATER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	ZONING DISTRICT BOUNDARY
	EXISTING STONEWALL
	EXISTING SLOPES 15% OR GREATER



NET LAND AREA CALCULATIONS:

	Area
Total Lot Area:	35.4 Acres ±
Lot Area Within Area of Maximum Permitted Density (Outside Density Transition Area):	22.2 Acres ±
Deduct:	
75% of Total Area of Wetlands, Watercourses and 150' Adjacent Area to said Wetlands and Watercourses (2.3 ac. X 0.75)	-(1.7 Acres ±)
Deduct:	
75% of Total Area of Slopes Greater Than 15% (14.8 ac. X 0.75)	-(11.1 Acres ±)
Net Land Area of Maximum Permitted Density*	9.4 Acres ±
Lot Area within the Density Transition Area:**	13.2 Acres ±
Deduct:	
75% of Total Area of Wetlands, Watercourses and 150' Adjacent Area to said Wetlands and Watercourses (4.25 ac. X 0.75)	-(3.2 Acres ±)
Deduct:	
75% of Total Area of Slopes Greater Than 15% (7.5 ac. X 0.75)	-(5.6 Acres ±)
Net Land Area in the Density Transition Area*	4.4 Acres ±

* Net land area calculation based upon total lot area less 75% of total area of wetlands, watercourses, 150' adjacent to wetland and watercourse areas, and slopes 15% or greater.
** "Density Transition Area" per Section 220-268(5) of the Town of Lewisboro Code.

NO.	DATE	REVISION	BY
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: WILDER BALTER PARTNERS, INC. ROUTE 22, TOWN OF LEWISBORO, WESTCHESTER COUNTY, NEW YORK			
DRAWING: CONSTRAINTS & NET LOT AREA MAP			
PROJECT NUMBER	15246.100	PROJECT MANAGER	J.J.C.
DATE	1-6-16	DRAWN BY	S.J.C.
SCALE	1" = 60'	CHECKED BY	D.L.M.
DRAWING NO.	CM-1		SHEET 1

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

**TOWN OF LEWISBORO PLANNING BOARD
DECLARATION OF INTENT TO BE LEAD AGENCY**

**Wilder Balter Partners, Inc.
Proposed Multifamily Development
Coordinated Environmental Review**

January 26, 2016

Date Mailed:_____

PLEASE TAKE NOTICE, that at its meeting held on January 26, 2016, the Town of Lewisboro Planning Board declared its intent to serve as Lead Agency pursuant to the State Environmental Quality Review Act (SEQRA) in connection with the proposed action described below; agreement among Involved Agencies is requested pursuant to the applicable requirements set forth in SEQRA, 6 NYCRR Part 617.

PROPOSED ACTION

The applicant is proposing the development of a multifamily community consisting of 49 affordable (AFFH) residential units and a caretaker's unit (50 units total) to be located within six (6) proposed buildings. The development is proposed to include a clubhouse, recreational facilities and supporting parking and stormwater management facilities. The subject property consists of ±35.4 acres of land and is located within the CC-20 and R-4A Zoning Districts, with the proposed buildings and supporting parking located entirely within the CC-20 Zone. Water service is proposed to be provided via on-site wells and wastewater will be treated via a private on-site septic system.

SITE LOCATION

NYS Route 22 (east side), located in proximity to the northbound I-684 exit ramp Goldens Bridge (Town of Lewisboro), Westchester County, NY 10526

The following potential Involved and Interested Agencies have been identified:

POTENTIAL INVOLVED AGENCIES

1. Town of Lewisboro Planning Board
2. Town of Lewisboro Zoning Board of Appeals
3. Town of Lewisboro Building Department
4. Westchester County Department of Health
5. New York City Department of Environmental Protection
6. New York State Department of Environmental Conservation
7. New York State Department of Transportation

POTENTIAL INTERESTED AGENCIES

1. Town of Lewisboro Architecture and Community Appearance Review Council
2. Town of Lewisboro Conservation Advisory Council
3. Goldens Bridge Fire Department
4. Town of Lewisboro Housing Committee
5. Westchester County Planning Board
6. Westchester County Board of Legislators
7. New York State Homes and Community Renewal (NYSHCR)

COORDINATED ENVIRONMENTAL REVIEW PROCEDURES

Under the applicable standards of SEQRA, 6 NYCRR Part 617.6, the Planning Board of the Town of Lewisboro has concluded that it is the appropriate agency to serve as Lead Agency for the coordinated environmental review of the proposed action. At its meeting held on January 26, 2016, the Planning Board of the Town of Lewisboro declared its intent to serve as Lead Agency and further authorized the circulation of its intent to other Involved and Interested Agencies.

This notification along with the Planning Board Application, Part 1 of the Environmental Assessment Form (EAF), the proposed preliminary site plans, and the Lead Agency Agreement will be sent to all Involved and Interested Agencies. Each Involved Agency will be requested by the Planning Board to fill out the attached consent form. However, if any Involved Agency does not agree that the Town of Lewisboro Planning Board should be designated as the Lead Agency, it may follow the procedures set forth in SEQRA 6 NYCRR Part 617.6. If you have any questions or comments, you may contact:

Ciorsdan Conran, Planning Board Secretary
Town Offices @ Orchard Square, Suite L (Lower Level)
20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-3060
Fax: (914) 533-0097

The Planning Board asks that each Involved Agency fill out the attached “*Lead Agency Agreement*” form either consenting or not consenting to the Lewisboro Planning Board serving as Lead Agency. Please return the completed form within 30 days to the Planning Board Secretary at the above address.

If you do not respond within 30 days, it will be interpreted as consent that the Lewisboro Planning Board serve as Lead Agency. You will continue to be notified of SEQRA determinations and hearing and copies of all environmental documents will be made available to you.

TOWN OF LEWISBORO PLANNING BOARD

LEAD AGENCY AGREEMENT

**WILDER BALTER PARTNER’S INC.
Proposed Multifamily Development
NYS Route 22 (East Side)
Goldens Bridge (Town of Lewisboro)
Westchester County, New York 10526**

On behalf of _____,
(INSERT NAME OF AGENCY)

Today’s Date _____

The above named Involved Agency hereby:

(Please Check One)

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

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

Ciorsdan Conran, Planning Board Secretary
Town Offices @ Orchard Square, Suite L (Lower Level)
20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-3060
Fax: (914) 533-0097

Print Name	Title
Signature	Title

**RESOLUTION
TOWN OF LEWISBORO PLANNING BOARD**

DECLARATION OF INTENT TO BE LEAD AGENCY

**Wilder Balter Partners, Inc.
Sheet 5, Block 10776, Lot 19, 20 & 21**

January 26, 2016

WHEREAS, the subject property consists of ±35.4 acres of land and is located within the CC-20 and R-4A Zoning Districts, with the proposed buildings and supporting parking located entirely within the CC-20 Zone (“the subject property”); and

WHEREAS, Wilder Balter Partners, Inc. (“the applicant”) is proposing the development of a multifamily community consisting of 49 affordable (AFFH) residential units and a caretaker’s unit (50 units total) to be located within six (6) proposed buildings (“the proposed action”); and

WHEREAS, the proposed action is intended to include a clubhouse, recreational facilities and supporting parking and stormwater management facilities; and

WHEREAS, water service is proposed to be provided via on-site wells and wastewater will be treated via a private on-site septic system; and

WHEREAS, the following potential Involved and Interested Agencies have been identified:

POTENTIAL INVOLVED AGENCIES

1. Town of Lewisboro Planning Board
2. Town of Lewisboro Zoning Board of Appeals
3. Town of Lewisboro Building Department
4. Westchester County Department of Health
5. New York City Department of Environmental Protection
6. New York State Department of Environmental Conservation
7. New York State Department of Transportation

POTENTIAL INTERESTED AGENCIES

1. Town of Lewisboro Architecture and Community Appearance Review Council
2. Town of Lewisboro Conservation Advisory Council
3. Goldens Bridge Fire Department
4. Town of Lewisboro Housing Committee
5. Westchester County Planning Board

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the applicable standards of SEQRA 6 NYCRR Part 617.6, the Lewisboro Planning Board concludes that it is the appropriate agency to serve as Lead Agency for the coordinated environmental review of the proposed action; and

BE IT FURTHER RESOLVED THAT, the Planning Board of the Town of Lewisboro hereby authorizes circulation of the attached Notice to the Involved and Interested Agencies indicating the Planning Board's intention to serve as Lead Agency, including circulation of a copy of the Planning Board Application, Part 1 of the Environmental Assessment Form (EAF), the preliminary site plans, and the Lead Agency Agreement, pursuant to the requirements set forth in SEQRA 6 NYCRR Part 617.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: _____

The motion was seconded by: _____

The vote was as follows:

JEROME KERNER	_____
JOHN O'DONNELL	_____
RON TETELMAN	_____
GREG LASORSA	_____
ANTHONY PALMESI	_____

January 26, 2016

Ciorsdan Conran

From: John O'Donnell <johnjodonnell3@aol.com>
Sent: Friday, January 22, 2016 5:25 PM
To: planning@lewisborogov.com
Cc: dsessions@kelses.com
Subject: Wilder Balter Partners, Inc. Rt. 22 / wetland sketch
Attachments: 201601221035.pdf

C.

Please send copy of Dave's email and sketch to the applicant and CAC with cc to Dave and Jan as well as Jud. Please bring a few copies to the meeting and place a copy of the transmittal and Dave's email and wetland sketch in the Board members' packets.

Thanks

J

-----Original Message-----

From: Dave Sessions <dsessions@kelses.com>
To: 'John O'Donnell' <johnjodonnell3@aol.com>; Jerome Kerner <jkerner35@optonline.net>; Jerome Kerner <jk@jkerner.com>; 'Ron Tetelman' <rontetelman@aol.com>; 'Greg La Sorsa' <gmlasorsa@yahoo.com>; apalmesi <apalmesi@smb.com>; palmesi <palmesi@optonline.net>
Cc: Jan Johannessen <jjohannessen@kelses.com>
Sent: Fri, Jan 22, 2016 12:09 pm
Subject: Wilder Balter Partners, Inc. Rt. 22

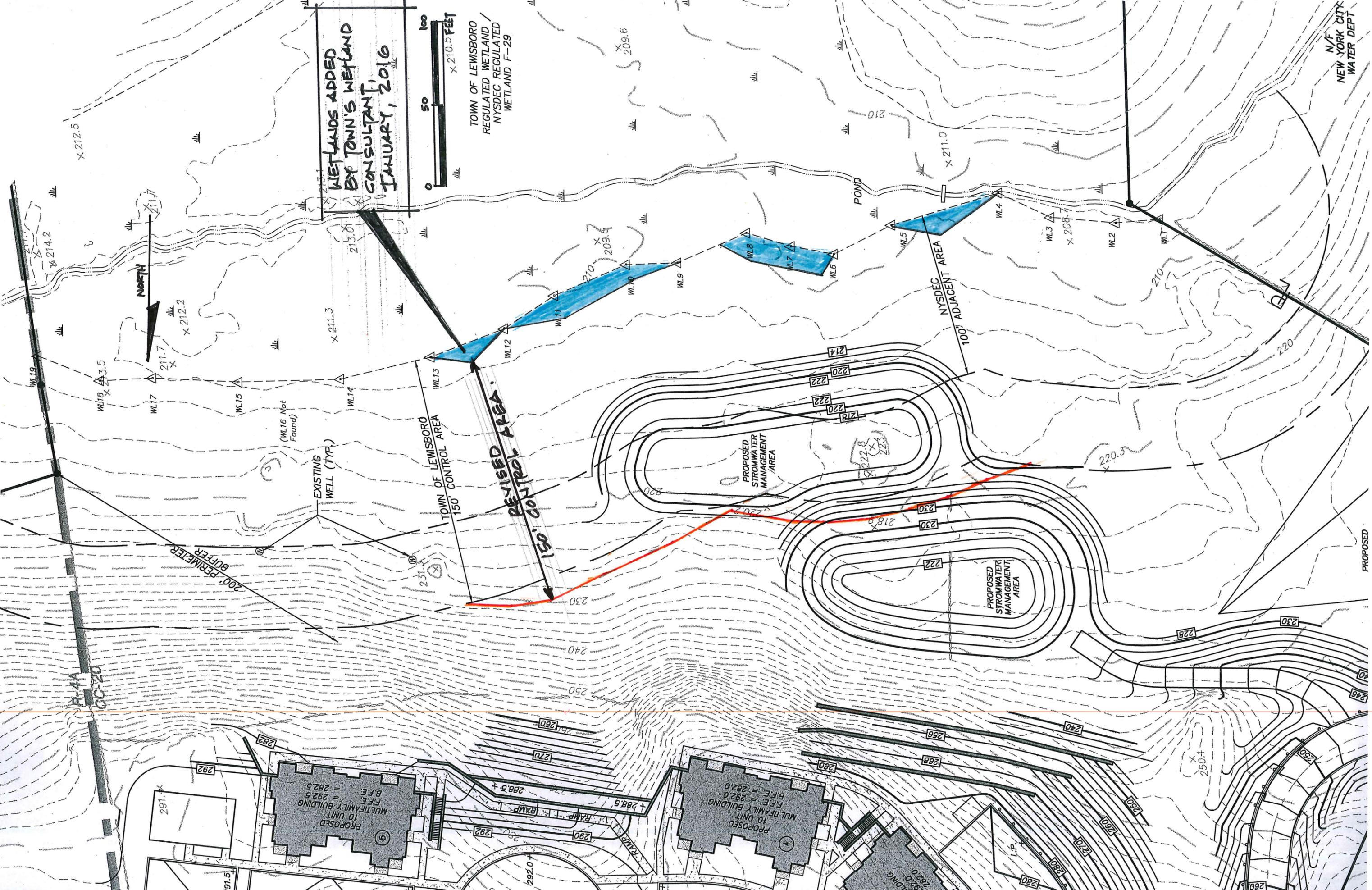
Please note that on January 21, 2016, Jan Johannessen and I conducted a wetland boundary confirmation of the wetland flagging established this fall by the applicant's wetland consultant, Tim Miller Associates. I have attached the relevant section of the applicant's plan which shows the surveyed wetland boundary established by the applicant's consultants. I have marked up, in blue and orange, the modified wetland boundary and the modified 150' wetland setback, respectively. Based on the hydrological conditions, soil auger samples, visible vegetation and topographical features of these areas, we are confident that the wetland boundary should be expanded to reflect the "blue" areas shown on the attached sketch. I'm of the opinion that these changes do not warrant a re-flagging and re-surveying of these expanded areas as we were extremely accurate with our measurements in the field and accurate with our plotting of these expanded areas on the plan. The applicant could simply revise its wetland boundary to reflect our expanded areas and use the newly-established boundary line going forward. However, I will leave it up to the Board to determine if these new areas should be flagged and ultimately surveyed in the field.

Please note that this wetland is also regulated by NYSDEC and the NYSDEC has not yet been out to the site to verify the boundary. Also note that the NYSDEC has a 100' wetland setback.

I wanted to forward this sketch to the applicant's wetland consultant, but I will hold off until I get a direction from the Board.

I look forward to the Board's comments. Kind regards.

David J. Sessions, RLA, AICP
Kellard Sessions Consulting, P.C.
500 Main Street



WETLANDS ADDED
BY TOWN'S WETLAND
CONSULTANT,
JANUARY, 2016



TOWN OF LEWISBORO
REGULATED WETLAND /
NYSDEC REGULATED
WETLAND F-29



REVISED AREA
150' CONTROL AREA

TOWN OF LEWISBORO
150' CONTROL AREA

EXISTING
WELL (TYP.)

(WL16 Not
Found)

200' PERMETER
BUFFER

NYSDEC
ADJACENT AREA
100'

PROPOSED
STORMWATER
MANAGEMENT
AREA

PROPOSED
STORMWATER
MANAGEMENT
AREA

PROPOSED
MULTIFAMILY BUILDING
10 UNIT
B.F.E. = 292.5
F.F.E. = 282.5

PROPOSED
MULTIFAMILY BUILDING
10 UNIT
B.F.E. = 292.0
F.F.E. = 282.0

N/Y
NEW YORK CITY
WATER DEPT

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of Lewisboro Planning Board

CC: Ciorsdan Conran
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP 
Joseph M. Cermele, P.E., CFM 
David J. Sessions, RLA, AICP 
Town Consulting Professionals

DATE: January 20, 2016

RE: Le Chateau Banquet Hall Addition (Elegant Banquets)
1410 NYS Route 35
Sheet 39, Block 10549, Lot 17

Project Description

The subject property consists of ±24.2 acres of land and is located on NYS Route 35 within the R-4A Zoning District. The site contains a former restaurant and banquet hall use known as “Le Chateau” which is now out of business. The applicant is proposing a ±6,000 s.f. banquet hall addition, along with additional parking, landscape improvements, lighting, stormwater management facilities, etc. It is our understanding that the former restaurant/banquet hall is being considered an existing legal nonconforming use.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a coordinated review is not required. Prior to making a decision on this pending application, the Planning Board must issue a Determination of Significance.

Required Approvals/Referrals

1. Site Development Plan Approval, a Wetland Permit and a Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.
2. The applicant is proposing the expansion of an existing nonconforming use and a variance and/or approval from the Zoning Board of Appeals is required.
3. The application must be referred to the Architecture and Community Appearance Review Council (ACARC) for review and recommendations; all signage must be approved by the ACARC.
4. The proposed addition and use expansion must be approved by the Westchester County Department of Health (WCDH).
5. The proposed action exceeds land disturbance thresholds and the applicant will require coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002).
6. The application must be referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law; the Planning Board Secretary will coordinate this referral.

Plan Comments

1. The applicant should provide a business plan for the proposed use. Please include, at a minimum, the hours of operation, maximum number of guests, anticipated number of events per week/month, whether two (2) or more events will be held at the same time, number of staff, extent of outdoor use, extent of outdoor seating, whether the restaurant will ever operate independently of the banquet hall, if overnight accommodation will be provided, etc.
2. An existing conditions site and topographic survey should be submitted.
3. The plan set should include an existing conditions and demolition plan. Further, it is recommended that the plan set include a site plan drawing at a larger scale so that adjacent off-site residences can be illustrated; smaller scale drawings should also be included for

portions of the site where work is proposed (1" = 30' max.). It would also be helpful to have a full size site plan laid over an aerial image.

4. It is recommended that the Building Inspector review the proposed plans for zoning compliance; a report from the Building Inspector should be provided to the Planning Board.
5. Limited topography is provided on the sketch plan. The site plan should be revised to include topography (2-foot contours) for the entire site. Topography for portions of the site located outside of the area of disturbance can be provided from Westchester County GIS or other acceptable source.
6. The applicant should clarify the necessary approvals, if any, from the WCDH and New York City Department of Environmental Protection (NYCDEP); correspondence from these agencies identifying their extent of jurisdiction should be provided.
7. Does the site contain an allocated septic expansion area? If not, is a septic expansion area proposed?
8. How is the existing/proposed building heated? Is an emergency generator proposed? Please illustrate existing and proposed utilities. Please note that Section 220-17 of the Zoning Code requires that all utilities be installed underground.
9. The applicant must develop a fully engineered site plan, including grading, drainage, utilities, erosion and sediment controls, traffic related signage, construction details, etc.
10. A zoning table must be provided on the site plan which compares the existing and proposed condition to the requirements of the underlying zoning district. Front, side and rear zoning setback lines must be illustrated on the site plan.
11. Please demonstrate existing and proposed building height; please provide an average grade calculation and illustrate the average grade on the appropriate building elevations along with the building height measurement.
12. The proposed use (banquet hall) is not a listed use within the Town's schedule of off-street parking requirements (Section 220-56D). Section 220-56E of the Zoning Code allows the Planning Board to specify reasonable and appropriate off-street parking requirements for unspecified land uses. As the applicant has stated that most guests arrive two (2) people per vehicle (based on their experience), the Board may wish to develop the parking requirement based on the number of seats, staff, and fleet vehicles (if any). For example, a reasonable parking formula for the proposed use may be: 1 space for each 2 seats, plus 1

space per employee, plus 1 space per fleet vehicle. Additional information may be required in order for the Planning Board to make this determination.

13. The applicant is proposing to “land-bank” 22 parking spaces, which is permissible under Section 22-55H of the Zoning Code (with Planning Board approval). Please note that land-banked parking spaces must be fully designed, engineered and included in any drainage and/or zoning analysis.
14. We note that the applicant is proposing tandem parking in certain parking lots (14 tandem parking spaces proposed). We note that there are no provisions for tandem parking within the code, that the Planning Board has not approved tandem spaces in recent history and that the approval of tandem spaces may be precedent setting.
15. The site plan should be revised to demonstrate compliance with Section 220-55F, which establishes a maximum parking space grade of 5%.
16. It appears that the row of parking stalls adjacent to the proposed building (Parking Area #2) includes 29 stalls, not 28 as identified (please clarify). Please identify why the opposite row of stalls within Parking Area #2 is not continuous.
17. The applicant must provide a loading space(s) in compliance with Section 220-57 of the Zoning Code.
18. It is recommended that the plan graphically differentiate paved versus gravel surfaces.
19. It is our understanding that the NYS Building Code and ADA Standards will require a total of five (5) accessible parking spaces not four (4) spaces as shown.
20. The applicant must develop a Stormwater Pollution Prevention Plan (SWPPP) compliant with Town and State standards. The level of stormwater mitigation required will be dependent upon the extent of land disturbance, which has not yet been established. Please illustrate and calculate the limits of land disturbance and be advised that any soil testing for stormwater practices (deep and percolation tests) must be witnessed by this office.
21. All existing roof and parking lot drainage features should be illustrated on the site plan.
22. The applicant should prepare a photometric lighting plan, designed to demonstrate conformance with Section 220-14 of the Zoning Code. The lighting plan shall identify illuminance levels as expressed in footcandles and measured in a grid pattern every 10 feet. All existing and proposed light fixtures shall be identified and detailed on the plan, along with proposed foundations and poles.

23. A landscaping plan, prepared by a NYS Licensed Landscape Architect, shall be prepared and shall demonstrate compliance with Sections 220-15 and 220-55E of the Zoning Code.
24. All on-site trees with a diameter of 8" dbh must be survey-located and illustrated on the site plan. The plan should identify the diameter and specie type of each tree and whether the tree is to be protected or removed.
25. According to the plan submitted, on-site wetlands were last delineated in March of 2006. An updated wetland delineation must be conducted and verified by this office. The applicant should submit a wetland delineation report prepared to include the items required per Section 217-7A(5) and (6) of the Wetland Ordinance.
26. The applicant should quantify the area of disturbance and area of impervious coverage proposed within the Town's 150-foot wetland buffer. A wetland mitigation plan, prepared in conformance with Appendix B-Part II of the Wetland Ordinance, must be submitted for review. We note that the Wetland Ordinance strives for a 1:1 mitigation ratio and a no-net-loss of wetlands and buffers.
27. The plans shall specify the extent of all NYCDEP jurisdictional watercourses and associated restrictive areas.
28. The plans should be revised to dimension all access and parking lot driveways. We note that the Code requires that all access driveways be a minimum of 20-feet wide and that all parking lot driveway aisles have a minimum dimension of 25-feet (see Section 220-55C(3) and 220-55D(1)).
29. Existing and proposed driveway profiles should be provided; we note that Section 220-55D(2) of the Zoning Code provides a maximum driveway grade of 12%.
30. Existing sight distance (both directions) onto NYS Route 35 should be provided on the plan.
31. In terms of fire protection, will the existing and/or proposed building be sprinklered? Are any underground water storage tanks proposed as a means of water supply? The components of any such design must be illustrated on the site plan. Following submission of a more detailed plan set, it is recommended that the project plans be referred to the Fire Department for review and comment.
32. The submitted floor plans should be revised to show greater detail, including seating, for portions of the existing building.

Chairman Jerome Kerner, AIA
January 20, 2016
Page 6 of 6

33. The existing site driveway is shared with a neighboring property; please submit the existing easement and maintenance agreement.
34. The applicant should prepare and submit Parts 1 and 2 of the Short EAF. Further, the applicant should submit the required Wetland and Town Stormwater Permit applications.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

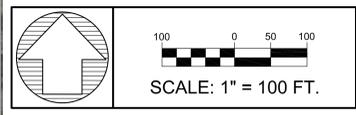
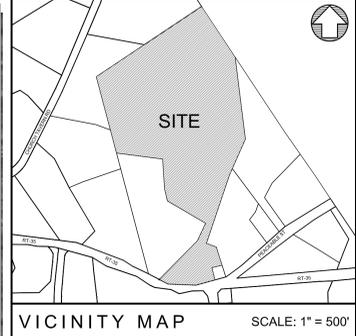
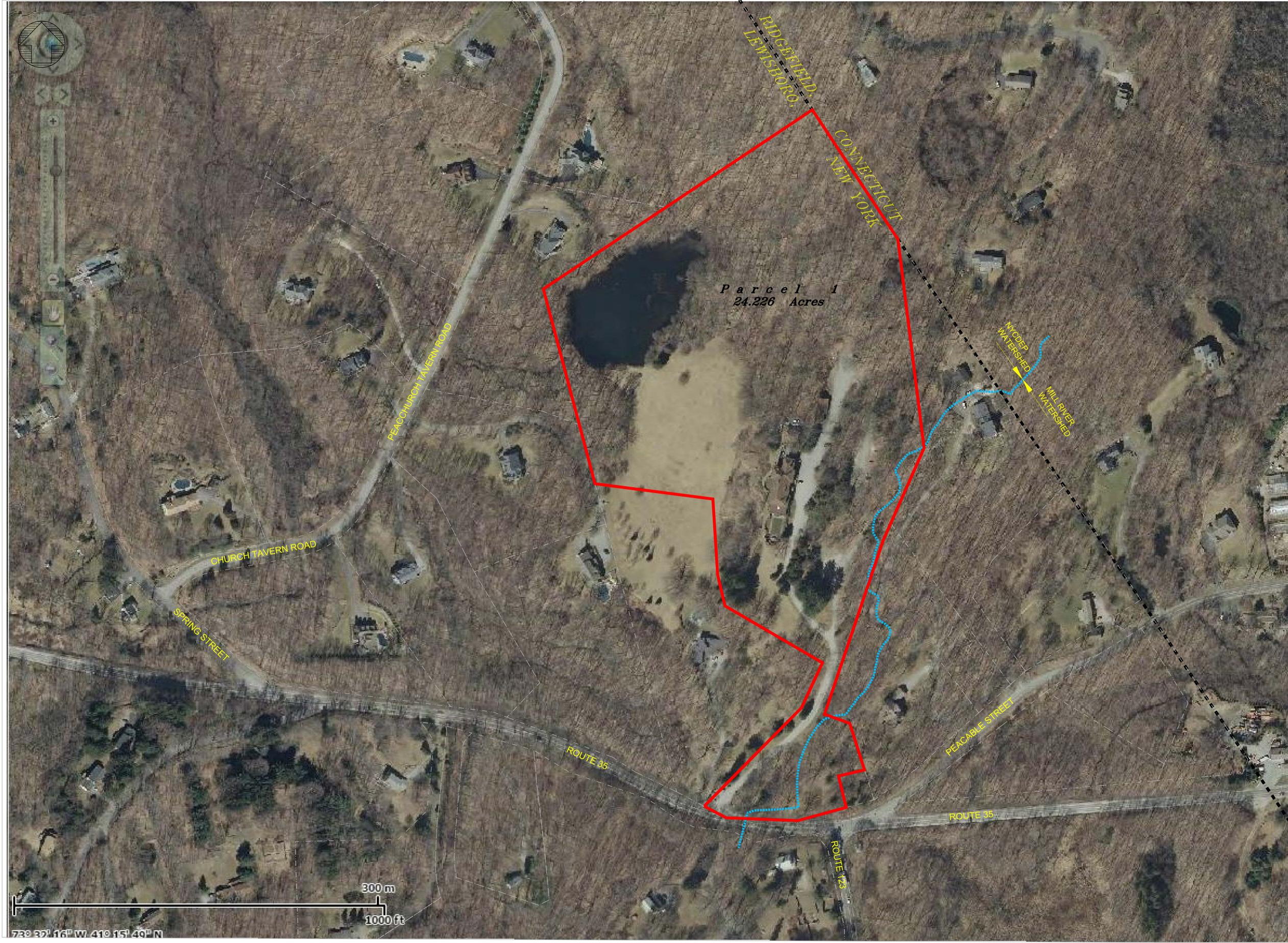
Plans Reviewed, prepared by Cronin Engineering and dated January 6, 2016:

- Sketch Plan (Sheet 1 of 1)
- Vicinity Plan (Sheet 1 of 1)

Plans Reviewed, prepared by KG & D Architects and dated January 7, 2016:

- Cover Sheet
- Architectural Site Plan (Sheet A0.1)
- Lower Floor Plan (Sheet A2.1)
- Main Floor Plan (Sheet A2.2)
- Roof Plan (Sheet A2.3)
- Front and Rear Elevations (Sheet A3.1)
- Right and Left Elevations (Sheet A3.2)
- Building Sections (Sheet A3.3)

JKJ/JMC/DJS/dc



LANDSCAPE ARCHITECT WESLEY STOUT ASSOCIATES, LLC C/O JAN GOLDFLUSS 96 MAIN STREET NEW CANAAN, CT 06840
SURVEYOR RKW LAND SURVEYING C/O FRANK WALSH PO BOX 788, 22 EAST AVENUE NEW CANAAN, CT 06840
ENVIRONMENTAL CONSULTANT EVANS ASSOCIATES C/O BETH EVANS 205 AMITY ROAD BETHANY, CT 06524
ATTORNEY MICHAEL FULLER SIRIGNANO, ESQ. OLD POST ROAD PROFESSIONAL BUILDING 892 ROUTE 35, PO BOX 784 CROSS RIVER, NY 10518
ARCHITECT KG&D ARCHITECTS & ENGINEERS, PC C/O RUSSELL DAVIDSON 285 MAIN STREET MT KISCO, NY 10549
OWNER/APPLICANT ELEGANT BANQUETS, LLC C/O SIMON CURTIS 506 CANDLEWOOD LAKE ROAD BROOKFIELD, CT 06804

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REVISIONS		
#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	55.01
BLOCK:	2
LOT:	6
SUBLOT:	----
DRAWN BY:	JCA/KCS
CHECKED:	KCS/TC3
PROJECT:	CURTIS-LE CHATEAU
DATE:	JANUARY 06, 2016
JOB #:	150504



CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

VICINITY PLAN
SITE DEVELOPMENT PLAN FOR LE CHATEAU
LOCATION: 1410 ROUTE 35 TOWN OF LEWISBORO, NEW YORK
SHEET 1 OF 1 AERIAL-1.0

VICINITY PLAN
SCALE: 1" = 100'
100 0 50 100

PARKING EXPANSION DATA		
PARKING AREA	# SPACES* EXIST/PROP	DESCRIPTION
1	±15 / 5	UTILIZES EXISTING ASPHALT AREA, PROVIDE WALKWAY TO UPPER LEVEL PARKING AREA 5
2	±42 / 57	REMOVE TWO BUILDINGS, EXPAND ASPHALT, PROVIDE SIDEWALK, GRADING
3	0 / 22	BRAND NEW PARKING AREA IN EXISTING WOODED AREA TO BE LAND-BANKED
4	±23 / 39	EXISTING MODERATELY LEVEL GRAVEL AREA, 8 SPACES STACKED, PRESUMABLY TO BE USED FOR EMPLOYEES, PROVIDE ASPHALT AND NEW WALKWAY TO LOWER LEVEL PARKING AREA 2, CARS ON BOTH SIDES OF ROAD
5	±16 / 26	EXISTING MODERATELY LEVEL GRAVEL AREA, CARS ON BOTH SIDES OF ROAD, IRREGULAR PARKING LAYOUT, PROVIDE ASPHALT
TOTAL	±96 / 127 (149)	THERE ARE APPROXIMATELY 100 PARKING SPACES ON SITE, MOST OF WHICH ARE NOT DELINEATED AND/OR LOCATED ON GRAVEL/GRASS AREAS

* EXISTING NUMBER OF PARKING SPACES AVAILABLE ON SITE ESTIMATED AND BASED ON SITE INSPECTIONS BY THIS OFFICE AND AN AVERAGE PARKING SPACE SIZE OF 9' X 18'.

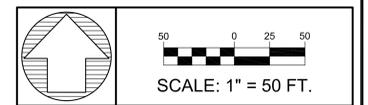
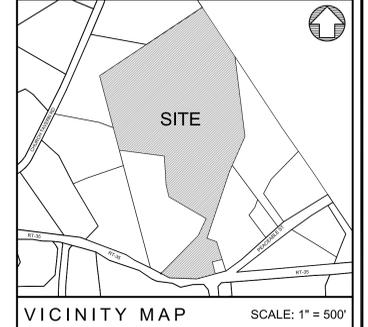
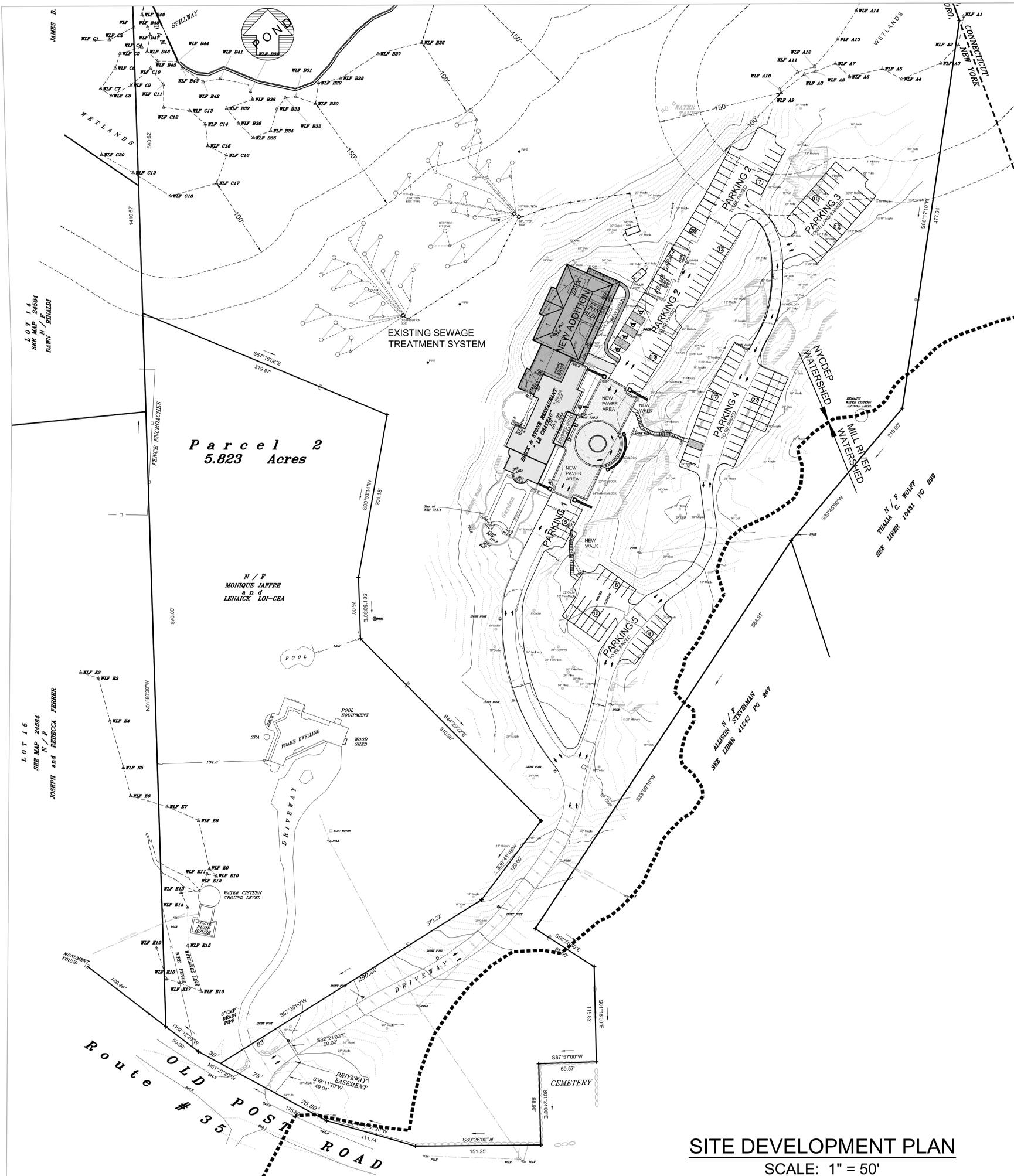
PARKING DATA CHART				
ITEM DESCRIPTION	GROSS AREA OF BUILDING	DEFINITION	REQUIRED	PROPOSED
EXISTING BUILDING	7,500	RESTAURANT	1 PER 100 SF	
NEW BUILDING	7,000	RESTAURANT	1 PER 100 SF	
TOTAL	14,500	N/A	145	127 (149)*
HANDICAP ACCESSIBLE SPACES (INCLUDED IN TOTAL)			4	4

* 127 PARKING SPACES WITHOUT PARKING AREA 3, 149 TOTAL SPACES WITH PARKING AREA 3.

- GENERAL NOTES**
- SURVEYING AND TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A MAP PREPARED BY RKW LAND SURVEYING.
 - WETLAND FLAGS SHOWN HEREON WERE FLAGGED IN MARCH OF 2006 BY PAUL JAEHNING, SOIL SCIENTIST AND ARE TO BE VERIFIED AND/OR RE-FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING.
 - PARKING AREAS ARE SHOWN SCHEMATICALLY AND ARE NOT FULLY ENGINEERED WITH RESPECT TO GRADING, SLOPES, DRAINAGE AND SIGHT LINES, APPROPRIATE LIGHTING WILL BE PROVIDED.
 - THE EXISTING WALKWAY CONNECTIONS FROM THE UPPER PARKING AREAS TO THE LOWER PARKING AREAS ARE IN DISREPAIR AND SHALL BE RE-CONSTRUCTED WITH SUITABLE MATERIALS, APPROPRIATE LIGHTING WILL BE PROVIDED.
 - THE MAIN ACCESS ROAD FROM ROUTE 35 IS TO REMAIN IN ITS CURRENT CONFIGURATION AND ALIGNMENT.
 - THE SEWAGE TREATMENT SYSTEM WAS FIELD LOCATED BY THIS OFFICE AND SURVEY LOCATED BY THE PROJECT SURVEYOR.
 - THIS PLAN WAS PREPARED FOR SKETCH PLAN REVIEW ONLY.

Dig Safely.
New York
800-962-7962
www.digsafelynewyork.org

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care



LANDSCAPE ARCHITECT
WESLEY STOUT ASSOCIATES, LLC
C/O JAN GOLDFLUSS
96 MAIN STREET
NEW CANAAN, CT 06840

SURVEYOR
RKW LAND SURVEYING
C/O FRANK WALSH
PO BOX 788, 22 EAST AVENUE
NEW CANAAN, CT 06840

ENVIRONMENTAL CONSULTANT
EVANS ASSOCIATES
C/O BETH EVANS
205 AMITY ROAD
BETHANY, CT 06524

ATTORNEY
MICHAEL FULLER SIRIGNANO, ESQ.
OLD POST ROAD PROFESSIONAL BUILDING
892 ROUTE 35, PO BOX 784
CROSS RIVER, NY 10518

ARCHITECT
KG&D ARCHITECTS & ENGINEERS, PC
C/O RUSSELL DAVIDSON
285 MAIN STREET
MT KISCO, NY 10549

OWNER/APPLICANT
ELEGANT BANQUETS, LLC
C/O SIMON CURTIS
506 CANDLEWOOD LAKE ROAD
BROOKFIELD, CT 06804

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REVISIONS	
#	REASON
1	PLANNING BOARD COMMENTS
	JANUARY 06, 2016

MUNICIPAL TAX IDENTIFICATION:
SECTION: 55.01
BLOCK: 2
LOT: 6
SUBLOT:
DRAWN BY: JCA/KCS
CHECKED: KCS/TC3
PROJECT: CURTIS LE CHATEAU
DATE: NOVEMBER 17, 2015
JOB #: 150504

STATE OF NEW YORK
TIMOTHY L. CRONIN III, P.E.
LICENSE #062960

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

SKETCH PLAN

SITE DEVELOPMENT PLAN FOR LE CHATEAU

LOCATION:
1410 ROUTE 35
TOWN OF LEWISBORO, NEW YORK

SHEET 1 OF 1 **SP-1.1**

SITE DEVELOPMENT PLAN
SCALE: 1" = 50'

KG+D Project No.
2015-1073

DESIGN TEAM

SKETCH PLAN SUBMISSION

JANUARY 7th, 2016

ARCHITECT
KG+D Architects

Kaehler, Garment & Davidson Architects PC
285 Main Street, Mount Kisco, NY 10540
Phone: 914.666.5000 fax: 914.666.0051

LANDSCAPE ARCHITECT
Wesley Stout Associates

16 Main Street,
New Canaan, CT
Phone: 203.266.3100 fax: 203.266.3131

CIVIL ENGINEER
Cronin Engineering

3 Arlo Lane
Cortland Manor, NY
Phone: 607.473.3664

ADDITION & RENOVATION

OWNER:

ELEGANT BANQUETS AT LE CHATEAU

1410 N-35

Town of Lewisboro, NY



LIST OF DRAWINGS

A0.1 TITLE SHEET

ARCHITECTURAL

A0.1 ARCHITECTURAL SITE PLAN

A2.1 LOWER FLOOR PLAN

A2.2 MAIN FLOOR PLAN

A2.3 ROOF PLAN

A3.1 FRONT AND REAR ELEVATIONS

A3.2 RIGHT AND LEFT ELEVATIONS

A3.3 BUILDING SECTIONS

LANDSCAPE ARCHITECTURAL

LT-1.0 TREE REMOVAL PLAN

LT-2.0 LANDSCAPING AND LIGHTING PLAN

CIVIL ENGINEERING

AERIAL-1.0

VICINITY PLAN

SP-1.1

SKETCH PLAN

Ciorsdan Conran

From: Michael Sirignano <michael@sirignano.us>
Sent: Thursday, January 14, 2016 3:44 PM
To: Ciorsdan Conran
Subject: Petruccelli

Ciorsdan,

As per our discussions with Jud Siebert earlier today, request is made for a 3 month extension of Mr. Petroccelli's subdivision approval.

Thank you.

Michael

—
Michael Fuller Sirignano

Attorney and Counselor at Law
Old Post Road Professional Building
892 Route 35, PO Box 784
Cross River, NY 10518
Telephone: (914) 763-5500
Fax: (914) 763-9589

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**NOTIFICATION OF APPLICATION FOR PLANNING BOARD
SUBDIVISION REVIEW
Town of Pound Ridge, New York**

Date January 7, 2016

To: Town of Lewisboro
11 Main Street
South Salem, NY 10590

Dear Madam or Sir:

Please be advised that an application has been made for subdivision review by the Planning Board of the Town of Pound Ridge for the following property:

Name 141 Old Church Lane, LLC and McGahren Properties, LLC
Address 141 Old Church Lane (Tax Lot 31)
Conant Valley Road (Tax Lot 32)
Block/Lot Block 9827/ Lots 31 and 32

You are being notified of this application since you are a property owner located within 1,000 feet of this property. Town law requires that the applicant circulate notice for:

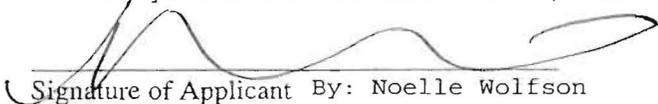
- Check one:** Initial Planning Board meeting, mailed certified, return receipt
 Initial Public Hearing, mailed certified, return receipt

Details of the proposed application are as follows:
This is an application for a lot line change to transfer .315 acres
of land from Tax Lot 9827/32 (the Conant Valley Road parcel) to
Tax Lot 9827/31 (141 Old Church Lane).

No physical improvements or disturbance of any kind is proposed in
connection with this application.

The meeting will be held at the Pound Ridge Town House, 179 Westchester Avenue on January 28, 2016 at 7:30 p.m., at which time the details of this application will be presented. For a complete agenda of hearings to be held on that date, consult our website at **townofpoundridge.com**. Plans will be available for review in the Planning Office.

Sincerely,
Hoeherman Tortorella & Wekstein, LLP
Attorneys for 141 Old Church Lane, LLC


Signature of Applicant By: Noelle Wolfson

1/11/2015

Ciorsden -

See Pound Ridge notice/pg 1.

Denise ;

CERTIFIED MAIL®

HOCHERMAN TORTORELLA & WEKST

ONE NORTH BROADWAY, SUITE 701
WHITE PLAINS, NEW YORK 10601-2319



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0001769239 JAN 07 2016
MAILED FROM ZIP CODE 10601

Town of Lewisboro
11 Main Street
South Salem, NY 10590

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