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Executive Summary

The proposed project is the last stage in the disposition of approximately 400 acres of HSA-owned property in Tarrytown, Greenburgh and Irvington resulting in approximately 272 acres dedicated to the preservation of open space.

For this final disposition project, the Applicant intends to subdivide the 46.6-acre site into 12 single-family lots (including 10 new lots and two lots for existing structures). Three of the five existing structures on the project site will be demolished.

For purposes of clarity and to facilitate review and understanding of this DEIS, the following is a brief list naming the existing buildings and water features located on the project site and referenced, by name, in various sections of this DEIS. Exhibit 1-1, Existing On-Site Structures and Water Features illustrates the location of the following:

- **Gate House** – Existing residential structure containing one dwelling unit.
- **Gracemere Lodge** – Existing residential structure containing three dwelling units.
- **Gracemere Hall** – Existing residential structure containing eight dwelling units.
- **Gracemere Courts** – Two separate single-family residential structures, each containing one dwelling unit.
- **Upper Gracemere Lake** – A manmade lake of approximately 60,332 square feet (1.39 acre).
- **Turtle Pond** (also referred to as “ice pond”) – A manmade pond of approximately 6,130 square feet (0.14 acre).



1.1 Introduction

The following Draft Environmental Impact Statement (DEIS) examines the potential impacts of the Jardim Estates East subdivision in which an approximately 46.6-acre parcel of land would be divided into 12 single-family residential lots, including lots for two existing residential structures. The two existing structures known as Gracemere Courts and the existing structure known as the Gate House will be demolished. The proposed Jardim Estates East subdivision layout under the R-60 zoning classification results in subdivision of the 46.6-acre site for 12 residential lots of no less than 60,000 square feet and the associated roadways. The residential lots will cover virtually the entire 46.6-acre site, including Upper Gracemere Lake and Turtle Pond as well as those sections of the property with steep slopes and wetlands.

The property, which is owned by the Holy Spirit Association for the Unification of World Christianity (HSA), is located south of Sheldon Avenue in the Village of Tarrytown, approximately 0.9 mile east of the Hudson River and about 0.24 mile south of the New York State Thruway I-87/I-287. The property comprises multiple contiguous parcels, which form an irregular shape. A detailed description of the project site is provided in Chapter 2: Project Description.

This DEIS is submitted in compliance with the provisions of the State Environmental Quality Review Act (SEQRA) and the regulations and procedures of the Village of Tarrytown. The proposed action is a Type I Action as designated by the Planning Board. Accordingly, the Applicant will comply in all respects with the requirements of SEQRA as regards a Type I Action.

1.2 Description of the Proposed Action

Access will be provided from the existing private roads, which will be modified as necessary (widened) to accommodate the anticipated traffic and to meet generally accepted road standards. The proposed roads will generally follow to the greatest extent possible the existing on-site private roads.

The Jardim Estates East subdivision will involve new road construction required to extend the existing private road into the site to develop the proposed new single family lots with houses, driveways and lawns. Two existing residences are to remain on individual lots and the two residential structures known as Gracemere Courts and the existing structure known as the Gate House will be demolished. All but one of the existing and proposed structures are to be served with municipal sanitary sewage disposal and public water supply systems. This remaining single proposed residence will be served by an individual sewage treatment system and water supply system due to the site configuration and lot isolation from the subdivision. There will be a total site disturbance of approximately 7.92 acres (approximately 17% of the 46.6 acre



site) for the construction of all infrastructure, lots, residences and utilities. It is anticipated that the project would be constructed over a period of three to six years. Site development plan approval will be required for individual building lots in the subdivision pursuant to §305-52.A of the Tarrytown Zoning Ordinance.

Primary access to the subdivision would be provided from the existing private road known as Gracemere located at the westerly edge of the site (at the eastern edge of the Emerald Woods site) and from Browning Lane. Two new extensions of the existing private road will be developed to permit access to the new lots.

Lot 1 will be located on both sides of the existing private road (known as Gracemere) that extends from Browning Lane and will include all of Upper Gracemere Lake with the proposed house being located on the portion of Lot 1 located across the roadway. The existing structure known as the Gate House will be removed (demolished) and a new house constructed on lot 1. Lot 2 will be located on both sides of the road (Gracemere) with the existing structure known as Gracemere Lodge occupying the portion of the lot located on the north side of the road.

The existing structure known as Gracemere Hall will occupy lot 11. Driveway access to Gracemere Hall will be relocated as illustrated on Exhibit 1-2, Site Plan - Conventional Layout. Lots 7, 8, 9, 10 and 12 will have access from a new extension of the Gracemere roadway. This portion of the site will also include a cul-de-sac layout, which will allow vehicular maneuverability and turning.

Lots 3 and 4 will have access from a new common driveway extension off of the Gracemere roadway.

Lots 5 and 6 will have will have access from the existing private driveway access off Sheldon Avenue.

The conventional layout plan will result in the development of the entire 46.6-acre site for 12 residential lots and the associated roadways. The residential lots will cover virtually the entire 46.6-acre site, including Upper Gracemere Lake and Turtle Pond as well as those sections of the property with steep slopes and wetlands.

The portion of the project site that is Upper Gracemere Lake will become part of lot 1, as shown on Exhibit 1-3, Layout Plan - Conventional Layout. A deed restriction will require the owner of lot 1 to maintain Upper Gracemere Lake. The deed restriction will appear on the final subdivision plat with maintenance provisions as specified as part of the subdivision approval process.

Lot #5 will include Turtle Pond. The owner of lot #5 will be required to maintain Turtle Pond pursuant to a deed restriction, which will appear on the final subdivision plat with maintenance provisions as specified as part of the subdivision approval process.



All existing and proposed roads will be owned and maintained by a homeowners association. Several properties have access easements for ingress and egress over the private road owned by the Applicant. These easements were in place prior to the HSA's purchase of the property in 1975, and no changes are proposed to the existing easements. A 25' wide easement is proposed over a portion of lot 5 to provide access to the two houses located to the east of the site.

Drainage easements over individual lots will be reserved by the Developer for the construction and maintenance of drainage facilities. All drainage facilities will be maintained by a Homeowners Association. As described earlier in this chapter, water and sewer facilities would be constructed by the Developer, according to Village standards and, once constructed, these facilities would be dedicated to the Village.

1.3 Site History and Description of Prior Approvals

1.3.1 Historic Use of the Property

The following summary of the historic use of the property is taken from the Phase 1A/1B Archaeological and Architectural Investigation (for the complete Phase 1A/1B Archaeological and Architectural Investigation, see Section 16.3 of this DEIS). Names and other references in this section reflect historic records and may differ from current names and references used elsewhere in this DEIS.

The project site is located within the former colonial lands of Philipsburg Manor. Philipsburg, which had remained intact for over eighty years, was finally dissolved following the American Revolution when the Philipse family, who sided with the British, lost their land rights. The former tenant farmers quickly subdivided and purchased their holdings. The southern part of the project site fell within a 100-acre parcel given to the Dutch Church as farm land. The northern part of the project site fell within a 240-acre parcel purchased by John Van Wart, and from which the Pennybridge district was later carved. There is no evidence that the project site was used for any purpose other than farm land or grazing land during the colonial period.

In 1849 the Hudson River Railroad had been laid out through Tarrytown along the Hudson River, nearly one mile west of the project site. The introduction of the train brought new residents to the area. A number of these new residents were wealthy businessmen, moving here to establish country residences. Substantial parcels of former farmland were purchased to create large and sometimes extravagant estates.

In 1856, merchant Robert Graves of Brooklyn purchased a 69-acre parcel (including two right-of-ways) from New York City merchant Ambrose Kingsland, who in turn



had acquired the land the year before from local landowner James Campbell. Graves appears to have made the first documented improvements on the project site including the construction of the Gate House (circa 1860).

The most significant change to the project site, however, occurred in the late 1860s or early 1870s, when Robert Graves began converting his farmland into a country estate, which he called "Rockview." During this period, Graves constructed what is now known as Gracemere Hall. He also had the lake (now known as Upper Gracemere Lake) built, by damming a stream that ran through the property. The stone reservoir at the southwest corner of the project site dates to this period. By the early 1880s, the site also contained a large greenhouse, a windmill and tower, and an ice house.

Robert Graves died in 1886, and in 1890 his Tarrytown estate was sold at public auction to businessman Charles Graef of New York City. Graef renamed the estate "Gracemere" and utilized it as a summer home. During the Graef occupancy of the property, large greenhouses and stables were constructed east of Gracemere Hall. During this period, the Gracemere estate was home to not only the Graef family, but a large number of estate workers and their families including eight servants in the main house, as well as separate households led by the head butler, two gardeners, a coachman and several stablemen.

In 1907, Graef's heirs sold the Gracemere estate to New York City merchant Henry K. Browning. Browning was the owner of The Browning-King Company, a successful chain of men's clothing stores in Manhattan and the maker of uniforms for the American armed forces during World War I. Browning and his wife had four daughters; as each one grew up and got married, Browning had a mansion house built for each newlywed couple on the Gracemere property. The estate houses that were constructed for Browning's daughters include the house formerly located north of Gracemere Hall, which was demolished in 2005, and the building now known as Gracemere Lodge.

Two of the houses Browning had constructed for his daughters are outside of the project site. These include Gracemere Manor House (n/f Maselli) and Gracemere Manor House (n/f Viertel). In addition, the residence now known as Pennyworth Cottage (n/f Aukland) was associated with the Gracemere estate. These structures are identified on Exhibit 1-4, Adjoining Property Owners.

By 1930, there was a camp for underprivileged city boys located on the Gracemere property (although exactly where is unclear). By the late 1930s, the heyday of the Gracemere estate had waned. Henry King Browning died in October 1936, and it appears that his death as well as the hard financial times of the Great Depression contributed to the downfall of the property. After Henry King Browning's death, his widow moved in with her daughter Adelaide Green to the more modern house north of Gracemere Hall (now demolished) and lived there until her death in 1951. Much of the remaining Gracemere estate property was sold to a Swiss watch manufacturer



named Kocher. By 1950, the two one-story frame residences along the southern side of the project site had been built, as had a house on the extreme southeastern side of the project site (remains of which were observed during the field walkover). The two mansion houses within the project site (Gracemere Hall and Gracemere Lodge) had both been divided into apartments.

During the 1970s, the Holy Spirit Association for the Unification of World Christianity (the current owner of the property) began buying parcels of land from the Kocher family and others, to create the project site that exists today. Since that time, the Browning mansion was demolished (in 2005), but there appears to have been no new construction on the project site since the 1950s. Today, the buildings are used primarily as housing for church members.

1.3.2 Past Approvals and Disposition of the Original 400 Acres Owned by the Applicant

The proposed project is the last stage in the disposition of approximately 400 acres of property owned by the Applicant in Tarrytown, Irvington and Greenburgh. The following table lists the past subdivision approvals or other form of disposition for the original 400± acres owned by the Applicant.

Table 1.1 Prior Approvals

Site / Project	Location	Total Ac.	Types of Approvals and Date
East Belvedere	Tarrytown	3.2	Subdivision early 1990s
Irvington property	Irvington	29.6	Subdivision approval early-mid 1990s
Emerald Woods	Tarrytown	34	Subdivision approval (4/27/04)
Taxter Ridge Park Preserve	Greenburgh	183	No subdivision. Sold for open space (2004).
	Tarrytown	17.58	
Belvedere	Tarrytown	26.58	No subdivision. Preliminary site plan approval (2006).
County Open Space	Tarrytown	40	No subdivision.
Taxter Road	Greenburgh	21+	Subdivision approval (4/30/08).
Jardim Estates East	Tarrytown	46.6	Subdivision under review.
TOTAL		401.56 Ac.	

HSA acquired the Jardim Estates East property in 1975 with several buildings. As shown on Exhibit 1-1, Existing On-Site Structures and Water Features, the existing buildings include the Gate House, Gracemere Lodge, Gracemere Hall, and Gracemere Courts. Another building known as the Browning Estate was demolished in 2005. These buildings are described in greater detail in Chapter 2: Project Description.



1.4 List of all Local, County, State, and Other Approvals Required

1.4.1 Local

The proposed project will require subdivision approval from the Tarrytown Planning Board. Pursuant to §305-52.A of the Village of Tarrytown Zoning Code (as amended 12-1-2008), the Planning Board has the authority to review and approve site plans for those proposed lots which it deems appropriate in the interest of the general welfare and to minimize any potential adverse impact. The Tarrytown Planning Board will also review the project for the purposes of Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. Wetlands impacts associated with road and infrastructure improvements within the wetland setback as well as razing of existing structures within the wetland setback would require a permit from the Tarrytown Planning Board pursuant to §302-9 of the Village of Tarrytown Code.

1.4.2 County

Water and sewer extensions will require approval from the Westchester County Health Department. The action will be referred to Westchester County for §239-m review by the County Planning Board.

1.4.3 State

A NYSDEC General Stormwater SPDES Permit will be required from New York State Department of Environmental Conservation. Since the site is located in a Local Waterfront Revitalization Area (LWRP), the New York State Department of State, Division of Coastal Resources will make a consistency determination relative to Local Waterfront Revitalization Area Program policies.

1.4.4 Other

A Nationwide Permit may be required from the US Army Corps of Engineers for activity in the vicinity of the existing pond.



1.5 Summary of Significant Impacts Identified and Mitigation Measures

The following table summarizes the potentially significant environmental impacts of the proposed action, proposed improvements and mitigating measures as described in detail in this DEIS.

Table 1.2 Summary of Impacts and Mitigation

	Anticipated Impacts	Proposed Mitigation Measures
Land Use, Zoning and Public Policy	The Proposed Action is consistent with Village Zoning and all land use policy documents.	No significant impacts are anticipated.
Cultural Resources	Phase II fieldwork will be conducted for the two house sites (Sheldon Avenue historic site and Schneider historic site) prior to any development of these locations in order to further elucidate the extent and integrity of the existing resources.	Results will be shared with the State Historic Preservation Officer and mitigation measures will be developed and coordinated with the SHPO as appropriate.
Natural Resources	<p>The project will result in total site disturbance of 7.92 acres ($\pm 17\%$ of the 46.6 acre site).</p> <p>Of the 2,098 trees surveyed, 365 will be removed as part of the development.</p>	The applicant proposes a number of activities that will result in improvements to existing wetlands and watercourses on the site. Landscaping will utilize native vegetative species.
Traffic	The proposed development will generate 12 vehicular trips in the AM peak and 16 trips in the PM peak. It will have no measurable impact on traffic operating conditions in the area.	An "All-Way Stop" is recommended at the intersection of Browning Lane and Walnut Street.
Infrastructure	<p>The proposed development would generate 4,080 gpd of sewage and would require 4,800 gpd of water.</p> <p>Implementation of the proposed stormwater management plan will result in a net reduction of stormwater peak flows leaving the site and therefore a reduction a reduction of stormwater flow downstream than currently exists.</p>	<p>The new water mains will be 8" ductile iron pipe, extending to the end of the proposed cul-de-sac and a spur running along the common driveway serving lots 3 and 4. Each run will dead-end and be provided with a fire hydrant near each end.</p> <p>The proposed sanitary sewer system is a low pressure sewer (LPS) system that is powered by grinder pumps. A low pressure sewer system uses small-diameter pipes and grinder pumps that will be installed at each residence. The grinder pump station collects all of the wastewater from the residence and grinds it into slurry. The wastewater will then be pumped to existing sewer manhole located in the roadway at Gracemere.</p>
Community Facilities and Services	The development will generate approximately \$481,896 per year in taxes, including approximately \$121,438 for the Village and approximately \$293,957 for the Irvington School District. The project will result in an increase in school district enrollment by an estimated 5 students. The Applicant will pay the Village of Tarrytown a \$8,568 per lot recreation fee, which is levied on subdivision developers to meet village recreation needs. The 12 lots proposed for the site would result in an additional \$102,816 toward capital funding for parks and recreation funding in the village.	No significant adverse impacts are anticipated.



1.6 Description of Alternatives Analyzed

Three separate alternatives to the proposed action Subdivision Plan are considered in this DEIS. Each of these alternatives is briefly described below and evaluated in detail in Chapter 9: Alternatives. For a table that compares the proposed project to each of the alternatives, see Chapter 9: Alternatives.

1.6.1 Alternative 1 - No Action

The No Action alternative is required by SEQRA. In this case, No Action would mean the Site would remain in its current condition, with none of the beneficial, or adverse, impacts of the proposed development. The property would continue as it is, with the existing buildings maintained in their current condition. No additional generation of taxes is anticipated under a "No Action" scenario.

1.6.2 Alternative 2 – Cluster Subdivision

Alternative 2 examines development of the site as a 12 lot Cluster Subdivision. The proposed lots would be clustered, as allowed by the provisions of the Tarrytown Zoning Code (§ 305.131). The clustering would be used to enhance the overall physical and visual character of the proposed development and to preserve open space areas totaling approximately 27.16 acres (58% of the site) including Turtle Pond, Upper Gracemere Lake, and trail access to Taxter Ridge Park.

The cluster plan is shown on Exhibit 9-2 and examined in detail in Chapter 9: Alternatives.

1.6.3 Alternative 3 – Taxter Ridge Park

Adding the property to Taxter Ridge Park has been suggested by the Planning Board for consideration as a potential alternative.

As with other properties in the Village and County, it is conceivable that the site could be purchased as open space using a combination of Village, County, State, and/or not-for-profit funding sources, although it is noted that no such purchase options or proposals currently exist.



**1.6.4 Alternative 4 – Sheldon Avenue Alternative
Access Plan**

Alternative 4 examines the potential for access to the site from Sheldon Avenue. Although this alternative access from Sheldon Avenue has been aligned to avoid wetlands and to work with the topography to the maximum extent possible, access from Sheldon Avenue is both very environmentally damaging and prohibitively expensive to construct.



NOT TO SCALE

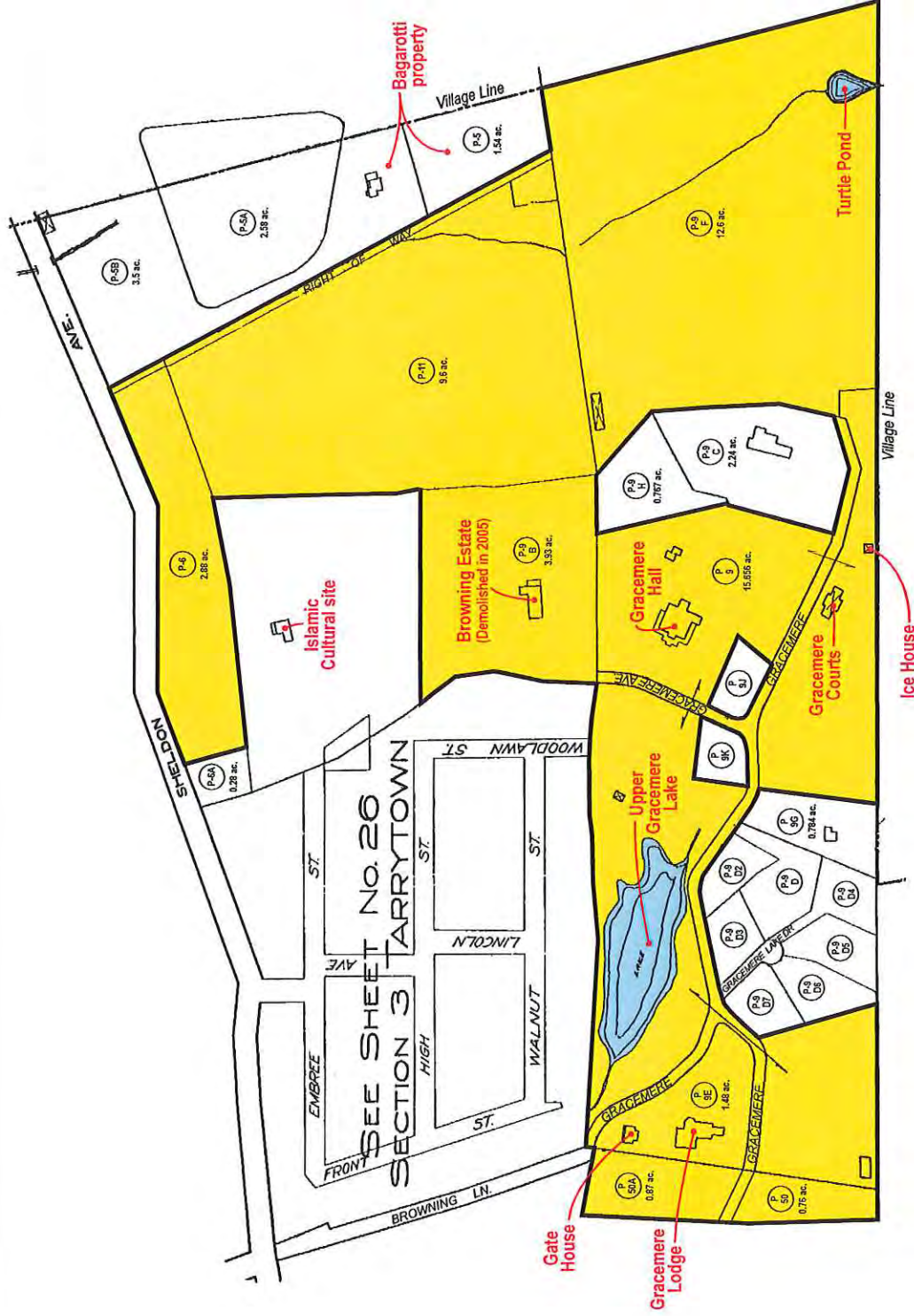


Exhibit 1-1

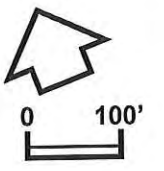
EXISTING ON-SITE STRUCTURES AND WATER FEATURES

JARDIM ESTATES EAST

Tarrytown, New York

VHB Saccardi & Schiff

Project Site



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOURS
	EXISTING TRAIL
	EXISTING WETLAND LIMIT
	EXISTING 150' WETLAND BUFFER
	EXISTING WATERCOURSE
	EXISTING POND
	EXISTING FENCE
	EXISTING WALL
	EXISTING STEEP SLOPES (>25%)
	EXISTING DRIVEWAY
	PROPOSED PAVEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED CONTOURS
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	LIMIT OF DISTURBANCE
	PROPOSED BUILDING

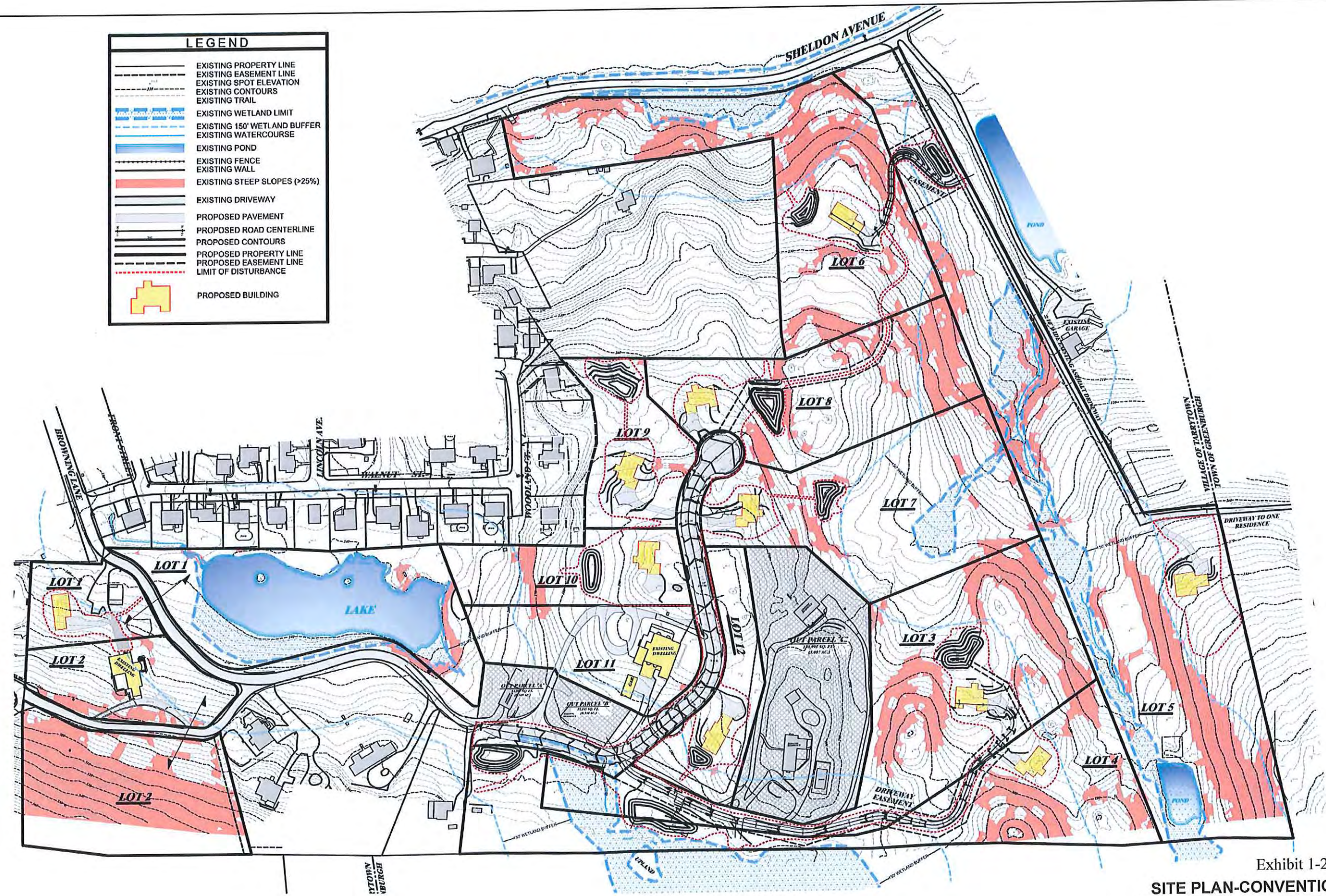


Exhibit 1-2
SITE PLAN-CONVENTIONAL LAYOUT
JARDIM ESTATES EAST
Tarrytown, New York

CONVENTIONAL BULK ZONING REGULATION SCHEDULE R-60 ZONING DISTRICT (VILLAGE OF TARRYTOWN)

DESCRIPTION	LOT AREA (SQ. FT.)	LOT AREA (ACRES)	STREET FRONTAGE (L.F.)	MINIMUM FRONT SETBACK (L.F.)	PRINCIPAL BUILDING COVERAGE (% LOT AREA)	ACCESSORY BUILDING COVERAGE (% LOT AREA)	TOTAL BUILDING COVERAGE (% LOT AREA)	FRONT YARD (L.F.)	ONE SIDE YARD (L.F.)	BOTH SIDE YARD (L.F.)	REAR YARD (L.F.)	REAR HEIGHT (FT.)	REAR YARD HEIGHT (STORIES)
REQUIRED	60,000 MIN.	1.377 MIN.	150 MIN.	150 MIN.	100 MAX.	2.0 MAX.	12.0 MAX.	40 MIN. 45 MIN.	25 MIN. 50 MIN.	50 MIN.	45 MIN.	2.5 MAX.	30
LOT 1	189,252	4.34	1,173	174	1.3	0.0	1.3	100	35	58	46	TBD	TBD
LOT 2	177,736	4.08	1,131	182	2.0	0.0	2.0	77	29	82	173	AS IS	AS IS
LOT 3	229,038	5.26	195	405	1.2	0.0	1.2	688	81	312	228	TBD	TBD
LOT 4	182,867	4.20	161	219	1.4	0.0	1.4	878	41	181	148	TBD	TBD
LOT 5	399,325	9.17	150	383	0.7	0.0	0.7	136	51	269	513	TBD	TBD
LOT 6	214,967	4.93	711	314	1.1	0.0	1.1	105	185	443	110	TBD	TBD
LOT 7	171,756	3.94	227	150	1.6	0.0	1.6	42	42	102	520	TBD	TBD
LOT 8	140,589	3.23	150	199	1.9	0.0	1.9	51	28	156	54	TBD	TBD
LOT 9	64,411	1.48	185	273	4.3	0.0	4.3	91	81	180	49	TBD	TBD
LOT 10	68,642	1.60	166	162	3.9	0.0	3.9	41	27	52	408	TBD	TBD
LOT 11	79,228	1.82	201	192	7.5	1.2	8.8	40	58	131	312	AS IS	AS IS
LOT 12	60,324	1.38	547	194	4.6	0.0	4.6	41	94	445	45	TBD	TBD

* PER SECTION 305 ATTACHMENT 5, THE VILLAGE OF TARRYTOWN ZONING SCHEDULE FOR SINGLE-FAMILY RESIDENCE DISTRICTS

** PRE-EXISTING NON-CONFORMING SIDE YARD SETBACK AND PRIMARY BUILDING SETBACK FOR ACCESSORY STRUCTURE

CONVENTIONAL BUILDABLE AREAS

LOT NUMBER	GROSS LOT AREA (SQ. FT.)	WETLAND AREA (SQ. FT.)	30% OF WETLAND AREA (SQ. FT.)	STEEP SLOPE AREA (SQ. FT.)	30% OF STEEP SLOPE AREA (SQ. FT.)	HIGH GROUND AREA (SQ. FT.)	30% OF HIGH GROUND AREA (SQ. FT.)	TOTAL ENVIRONMENTAL EXCLUDED AREA (SQ. FT.)	NET LOT AREA (SQ. FT.)
LOT 1	189,252	91,326	27,398	7,019	2,106	0	0	49,173	140,080
LOT 2	177,736	0	0	77,987	23,396	0	0	38,994	138,743
LOT 3	229,038	13,375	4,013	49,484	14,845	7,555	1,889	33,318	195,720
LOT 4	182,867	18,407	5,522	27,783	8,335	10,161	2,540	25,635	157,232
LOT 5	399,325	63,798	19,139	73,744	22,123	15,504	3,876	72,647	326,678
LOT 6	214,967	14,878	4,463	66,914	20,074	0	0	40,846	174,021
LOT 7	171,756	11,208	3,362	13,573	4,072	6,787	0	12,361	159,366
LOT 8	140,589	0	0	31,457	9,437	0	0	15,729	124,841
LOT 9	64,411	0	0	1,158	349	0	0	579	63,832
LOT 10	68,642	0	0	4,445	1,334	584	141	2,564	67,279
LOT 11	79,228	0	0	1,213	364	0	0	607	78,622
LOT 12	60,324	0	0	197	59	8,033	2,008	99	60,226

* PER § 305-47-B, FIFTY PERCENT OF SAID WETLANDS AND STEEP SLOPE AREAS SHALL BE EXCLUDED FROM ANY AND ALL DENSITY CALCULATIONS PERTAINING TO MINIMUM LOT SIZE, COVERAGE AND OTHER DENSITY CALCULATIONS.

** PER § 305-47-C, AREA DEFINED AS HIGH GROUND IN SUBSECTION, 25% OF SAID AREA OF HIGH GROUND BE EXCLUDED FROM ALL DENSITY CALCULATIONS PERTAINING TO MINIMUM LOT SIZE, COVERAGE AND OTHER DENSITY CALCULATIONS.

*** PER § 305-47-C, IF THE MAXIMUM HEIGHT OF ANY STRUCTURE OR BUILDING IN THE AREA OF HIGH GROUND IS LIMITED TO 30 VERTICAL FEET AS MEASURED ON THE EASTERNLY SIDE OF THE STRUCTURE OR BUILDING ERECTED ON THE EASTERNLY SLOPE OF THE AREA OF HIGH GROUND OR MEASURED ON THE WESTERNLY SIDE OF ANY STRUCTURE OR BUILDING ERECTED ON THE WESTERNLY SLOPE OF THE AREA OF HIGH GROUND, FROM THE NATURAL SLOPE, THE TWENTY-FIVE PERCENT REDUCTION IN DENSITY CALCULATIONS SHALL NOT APPLY.

Exhibit 1-3

CONVENTIONAL PLAN ZONING COMPLIANCE CHART

JARDIM ESTATES EAST
Tarrytown, New York

THB Saccardi & Schiff

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LIMIT
- EXISTING WATERCOURSE
- EXISTING POND
- EXISTING ROAD TO REMAIN
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED PAVEMENT
- PROPOSED YARD SETBACK
- PROPOSED BUILDING

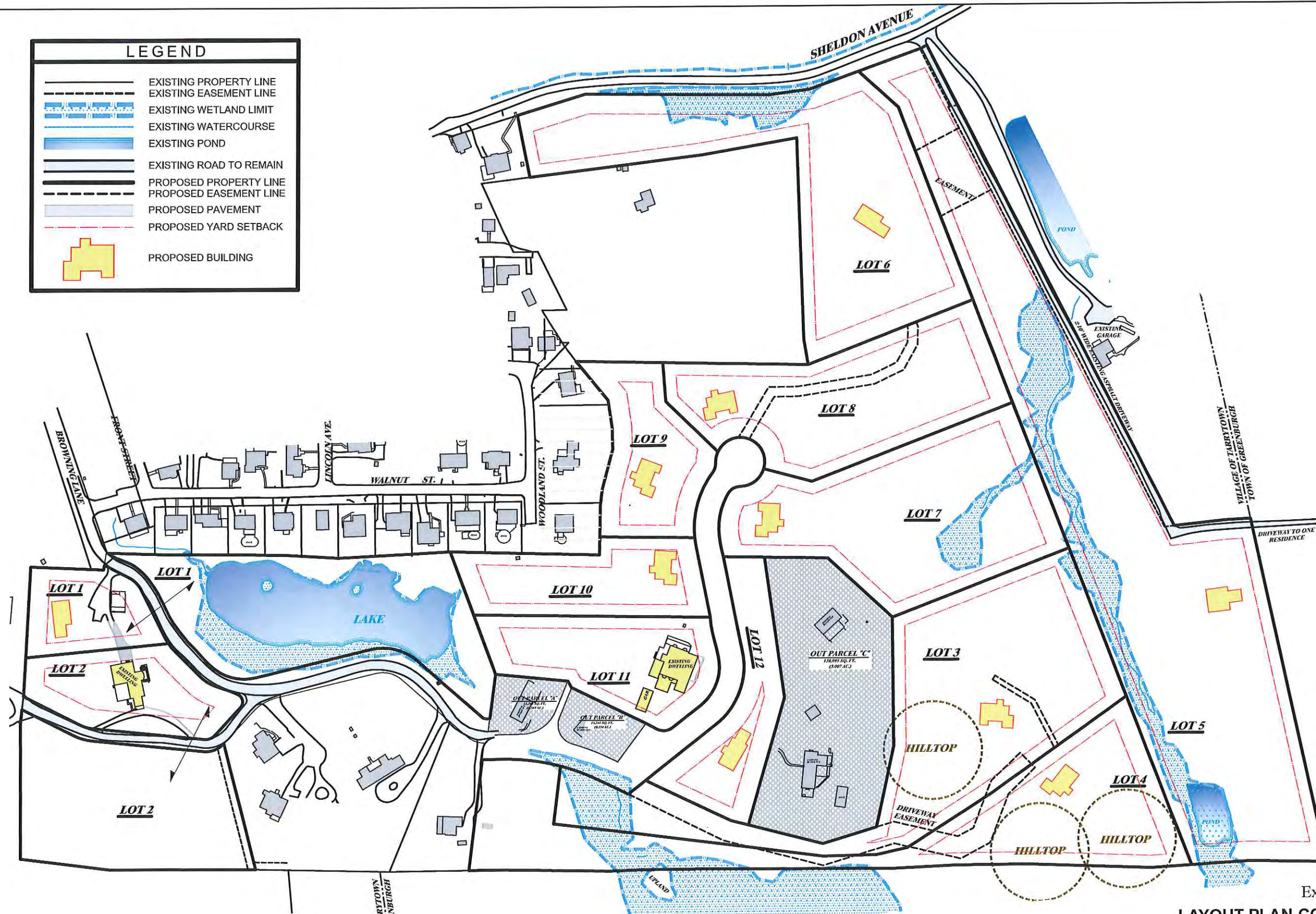
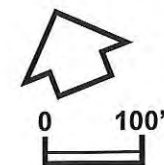


Exhibit 1-3
LAYOUT PLAN-CONVENTIONAL LAYOUT
JARDIM ESTATES EAST
 Tarrytown, New York