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Project Description

2.1 Introduction

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).

This Draft Environmental Impact Statement (DEIS) examines potential impacts of the proposed Jardim Estates East residential subdivision in the Village of Tarrytown. The subject property is located south of Sheldon Avenue and is bounded on the south and east by the Tarrytown village line. The Applicant, Holy Spirit Association for the Unification of World Christianity ("HSA" or the "Applicant") seeks subdivision approval for an approximately 46.6-acre parcel of land to 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. 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.



2.2 Project Description

2.2.1 Location and Site Definition

The property 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. See Exhibit 2-1, Site Location. The property comprises multiple contiguous parcels, which form an irregular shape. Generally, the site is bounded on the south by the Tarrytown village line, on the east by the village line and a right-of-way, on the north by Sheldon Avenue and by private property, and on the west by the Emerald Woods subdivision (formerly known as Jardim Estates).

According to tax and assessment records for the Village of Tarrytown and the Town of Greenburgh, the subject property is identified as section 3, sheet 27, parcels P9, P9B, P9E, P9F, P6, and P11, and section 3, sheet 29, parcels P50 and P50A. Tax parcels included as part of the proposed subdivision are highlighted in yellow on Exhibit 1-1, Existing On-Site Structures and Water Features. The size of each of these tax parcels are shown in the following table.

Table 2.1 Property Tax Parcels

Section	Block	Lot	Size
3	27	P9	15.656 ac.
3	27	P9B	3.93 ac.
3	27	P9E	1.48 ac.
3	27	P9F	12.6 ac.
3	27	P6	2.88 ac.
3	27	P11	9.6 ac.
3	29	P50	0.76 ac.
3	29	P50A	0.87 ac.
Total Area			46.6 ac.

* The sum of the tax parcels may be greater than 46.6 ac. due to the inclusion of roadways within parcels.

The project site encompasses a total of approximately 46.6 acres in size consisting of second and third generation forest cover, residential development, and a lake and a pond, which have a total combined water surface area of approximately 1.53 acres. Upper Gracemere Lake, which encompasses approximately 1.39 acres, is located on the western portion of the site. Turtle Pond, which is located near the southeastern corner of the site, has a water surface area of approximately 0.14 acres. Wetland areas are contiguous with Upper Gracemere Lake and Turtle Pond and additional wetland areas are located along the northern and southern parcel boundaries.



Within and adjacent to the project site, there are several parcels that are not included as part of the 46.6-acre project site. These "out-parcels" are not owned or controlled by the Applicant. See Exhibit 1-4, Adjoining Property Owners.

Private roads, which are owned by the Applicant, traverse portions of the site. A portion of the private road on the site extends from the westerly edge of the site (at the eastern edge of the Emerald Woods site) and continues east for approximately 540 linear feet before the roadway merges with another portion of the private road extended from Browning Lane. From this point, the road continues east for approximately 1,390 linear feet. Although the private road is owned by the Applicant; the "out-parcels" within the vicinity of the project site have access easements that call for a shared maintenance program.

The project site consists of 46.6 acres of land spread over a number of individual tax lots, and containing a variety of conditions. A large portion of the project site consists of the former Gracemere estate, which includes a number of standing and former structures, a man-made lake (Upper Gracemere Lake) and pond (Turtle Pond), and paved roads. For ease of understanding, the project site current conditions are presented moving generally from west to east.

(Exhibit 1-1, Existing On-Site Structures and Water Features, illustrates the locations of the properties described in the following section (a through h)).

Southwestern Gracemere property (part of Tax Lot P9)

The entrance to the project site from Broadway on the west is from a paved road running through the Emerald Woods property. There are stone columns on either side of the roadway marking the boundary of the property from this entrance. The southwestern corner of the project site contains a very steep hillside (with slopes in excess of 25 percent) with a medium density of forest cover. At the top of this hillside, just within the project site boundaries, is a large in-ground reservoir, which once provided water for the Gracemere estate buildings. The reservoir is roughly square shaped, with a concrete lining over a stone foundation. A small stone and concrete pump box is located on the east side of the reservoir, set partially above and partially below grade.

Northwestern Gracemere property (Tax Lot P9E)

To the north of the parcel containing the steep hillside and the reservoir is a lot containing two residences. The larger residence, known as "Gracemere Lodge," is a Colonial Revival style building which dates to the 1910s. It is an L-shaped, fieldstone-faced building, measuring 2½ to 3 stories with a basement. The front façade of the building faces east, toward the lake, and the rear façade, which includes a courtyard area, is on the west. The building has been extensively renovated, including replacing the original windows (many of which had arches on top and are



now covered with wood), adding dormers along the roofline, replacing the roof, and relining the exterior of the chimneys. The house originally was built for Gracemere owner Henry K. Browning's daughter Catherine and her husband, Alfred Thurber, but by the mid-twentieth century the house had been converted into apartments. According to Town of Greenburgh Tax Assessment Records, Gracemere Lodge contains three apartments. The grounds surrounding this building consist of a landscaped front lawn, and an overgrown area on the west. There is an above ground fuel tank at the northwest corner of the building.

The second residence on this lot is a 2-story (with basement) vernacular frame building known as the "Gate House" with an address of 19 Gracemere. It faces the second entry to the project site, a road off Sheldon Avenue known as Gracemere, which also has stone pillars marking the property boundary. The building is bounded by a paved driveway on the west, and an undeveloped and overgrown area further west, bordering the project site's western limit.

Lake parcel (part of Tax Lot P9)

To the east of the parcel containing the Gracemere Lodge and the Gate House is an area containing a man-made lake, measuring 1.65 acres, and known as "Upper Gracemere Lake". Upper Gracemere Lake is described in greater detail in this DEIS in Chapter 5: Natural Resources.

There are a number of in-ground features located to the east of Upper Gracemere Lake. Water feeding the lake enters the parcel on the southeast, through a metal conduit encased in a small stone semicircular basin. The water pipe is then split in two, to form two feeds to the lake. There are also several brick, stone, and concrete features on the east of the lake. These include a small stone arched walkway or "bridge" which may overlay one of the pipes leading to the lake, a small, rectangular shaped brick chamber, possibly a dry well northeast of the "bridge," and a concrete lined channel running along the east side of the lake to a large oval-shaped fieldstone and concrete lined feature, which appears to have drained into the lake. This oval shaped feature appears on historic maps by 1900 (e.g. Wulff 1900), and on a number of the maps is shown to be filled with water. It appears to date to the Graef occupancy of the property, from 1890-1907, and may have been an ice skating rink or large fish pond. The area east of this feature is moderately sloped and may be disturbed from grading or other construction associated with nearby features. The southeast corner of the lake parcel contains a modern residence that is not part of the project site, which sits on Tax Lot P9K (see Exhibit 2-2, Adjoining Property Owners, map reference #9).

Gracemere Hall parcel (part of Tax Lot P9)

Immediately east of the lake parcel is the parcel containing "Gracemere Hall," the original French Second-Empire style mansion house built on the project site. It was constructed by owner Robert Graves, probably in the late 1860s or early 1870s. The



building is three stories high, faced with fieldstone, and has a prominent mansard roof. The main façade faces northwest, toward the lake. A large square tower was built off the structure's southern corner sometime between 1890 and 1904. Like the other residences on the project site, this house also has been extensively renovated, including removal of a wraparound porch (which itself may have been a later addition) and main entryway features, the decorative brackets below the roofline, replacement and boarding up of windows, and additions on the west and north, and south facades. Like the Gracemere Lodge, the interior of this building was converted into apartments by the mid-twentieth century. According to Town of Greenburgh Tax Assessment Records, Gracemere Hall contains eight apartments.

The area surrounding Gracemere Hall is extensively landscaped, with rolling lawns. The southeast (or rear) yard of the house, which is mostly level, contains children's play equipment. The Gracemere Hall parcel is bounded on the east, west, and south by paved roadways and on the north by woods. The southwest corner of the parcel contains a modern residence that is not part of the project site, which sits on Tax Lot P9J (see Exhibit 2-2, Adjoining Property Owners, map reference #8).

Tax Lot 9B

North of the Gracemere Hall parcel is a property that contained another mansion house, which was demolished in 2005. The former development of this house and the surrounding area left this parcel extensively disturbed.

Tax Lot P9F

South of the Gracemere Hall parcel is a thin strip of land bounded on the north by a paved roadway and on the south by the Tarrytown village line. The stream that feeds the lake originally ran within this parcel; currently it is only visible in spots, including in a channelized trough along the southern side of the roadway, and wet areas south of the trough.

There are two one-story L-shaped stucco residences on the eastern side of this parcel, both probably dating to the 1940s and now in considerable disrepair. Collectively, they are known as "Gracemere Courts," although they post-date the Gracemere estate period of occupation. They appear in their present location on the 1950 Sanborn map.

The last structure on this parcel is what appears to be an ice house, located east of "Gracemere Courts," and cut into the side of a hill. The structure is one story with a loft. It is constructed of fieldstone on the main story, and wood on the loft, with a metal roof. The main entry to the ice house faces south, toward the stream that feeds the lake, suggesting that some ice harvesting may have occurred here. There is a large oil tank inside the structure and a small vent pipe at the northeast corner of the roof.



East of the strip of land described above is a large undeveloped area also part of Tax Lot P9F, which is bounded on the east and south by the Tarrytown village line. There are several former structures located within this area. Along the southern edge of this area, there is another stone and concrete lined reservoir located at the top of a knoll and cut into the hill. This reservoir is roughly semi-circular shaped. There is a square concrete pillar in the approximate center of the basin, which may have been truncated. No pipes or other conduits were visible emanating from this reservoir. A tree growing in the middle of the basin suggests that it has been abandoned for many years.

The remainder of this area is essentially undeveloped, with rolling hills covered by medium density woods. There are a number of knoll tops or ridges in this area. Running approximately north-south through this parcel is a perennial tributary that once fed into Sheldon Brook to the north, but today is channelized and dammed in a number of places. The largest pond along this drainage is off the project site to the northeast, and was historically used for ice harvesting. Within the project site, there is a small pond, known as Turtle Pond, near the southeast corner of the property that has a concrete dam. Turtle Pond was constructed sometime during the early 20th century.

There are a number of additional concrete features along the east side of the drainage, some of which presumably were related to channeling the stream.

The third entry to the project site is along a right-of-way running south from Sheldon Avenue on the east side of the project site. At the end of this roadway, there is a remnant of a former private driveway that led to a twentieth-century residence. Only the concrete foundation is visible today, and a large tree in the center attests to decades of abandonment.

Tax Lot P11

A large parcel along the eastern side of the project site was not formerly part of the Gracemere estate holdings. The majority of this parcel is undeveloped woodland, with a spring located near its southern end that creates another fork to the drainage discussed above. The terrain is generally steep, with only a few ridgetops exhibiting slopes less than 12 percent.

Near the Sheldon Avenue end of the parcel are remains of a former residence. The foundation, of fieldstone, is located along the side of a ridge. Remains of outbuildings are also visible.

Tax Lot P6

Tax lot P6 is a narrow strip of land lying along the south side of Sheldon Avenue. This parcel also was not part of the former Gracemere estate holdings. This parcel is steeply sloped (most areas are mapped as having greater than 12 percent slopes) and the central portion is wet. It appears that the wetland areas are recently created,



probably when I-287 was built to the north, as historic maps show structures along this strip of land during the nineteenth century.

Near the northeastern edge of the project site, a stone wall marks the boundary of this parcel with the adjoining lot to the south (which is not part of the project site). Several large rock outcrops are also visible along this area.

2.2.2 Project Description

The proposed project is the subdivision of an approximately 46.6-acre area into 12 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 project is a conventional residential subdivision. All lots will meet the minimum 60,000 s.f. lot size for the Residential R-60 Zoning District of the Village of Tarrytown. The proposed residential lots will range in size from 60,324 s.f. to 399,325 s.f. 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 two to four years. Site development plan approval will be required for individual building lots in the subdivision pursuant to §305-131 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 Gracemere roadway 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 existing road 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 existing 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 existing 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 1-2, Site 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.



2.2.2.1 Emergency and School Bus Access and Circulation

As described earlier and illustrated on the project site plans, 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, to the extent possible. The proposed roads will generally follow to the greatest extent possible the existing on-site private roads.

The Village of Tarrytown Police and Fire Departments have been notified of the proposed project and preliminary site plans were submitted for their review. See Appendix 16.2. Details regarding the anticipated impact to police and fire safety are provided in Chapter 8: Community Facilities and Services.

Information regarding school buses and bus routes is provided in this DEIS in Chapter 6: Traffic. Currently, children from the Gracemere area and the project site walk to the school bus stop located at Browning Lane and Walnut Street. There are no sidewalks currently provided within the project site and sidewalks are not proposed.

Generally, construction of the Jardim Estates East subdivision will occur over three phases of construction with roadway and utility infrastructure to be completed during phase 1.

Site Development and Construction Sequence

Currently the Applicant is seeking subdivision approval of the site, but anticipates selling the approved subdivision prior to development. As of this writing (December 2011), a potential buyer/developer has not been identified as it is too early in the subdivision process to seek a buyer for the site. As such, the site development and construction sequence discussed herein is a proposed schedule of construction activities including pre-construction activities, site preparation and general site improvements required prior to development of individual building lots.

It is anticipated that the construction of the roadway and utility infrastructures can be completed within a twelve-month time frame. This estimate applies once all other permits are in place and the developer receives approval from the Village to start construction. Typically, three to five homes/lots would be developed per year, resulting in a two to four year build-out of the site.

Pre-Construction Schedule

1. Satisfy all applicable conditions of Subdivision Plat Approval by the Planning Board and identify what other applicable permits for site development are required.



2. File pertinent documents with the Westchester County Department of Health, Utility Company, the Village of Tarrytown, and any other involved agency, for necessary reviews and approvals.
3. Obtain the services of a Site Engineer, licensed in the State of New York and as approved by the Village of Tarrytown. Obtain the services of a qualified professional to perform the necessary SWPPP inspections.
4. Post all necessary Performance Bonds for the proposed site work.
5. Submit all required insurance riders to the appropriate authorities.
6. Stake the property lines, flag the work limits, identify trees to be protected, if any, and establish elevation reference points (bench marks) on site.
7. Meet with representatives from the appropriate Village Departments to establish acceptable time restrictions for the scheduled delivery of materials and equipment to the site. This is intended to mitigate unnecessary conflicts between construction related traffic and rush hour related traffic.
8. Obtain any required Excavation Permits, Blasting Permits and Street Opening Permits, etc. from the Village of Tarrytown.
9. Confirm that all required fees to the Village of Tarrytown and any other involved agency have been paid, and that all outstanding fees for the Village's consultants have been paid in full.
10. Contact the Underground Line Location Service (Code 53) at 800-962-7962.
11. Secure the site with required fencing and gates, as necessary.
12. Confirm utility mark out with the Site Engineer and Contractor.

With the completion of the Pre-Construction Schedule, the construction can commence as follows:

Construction Schedule and SWPPP Plans

The construction schedule includes a construction sequence in accordance with the requirements of the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-10-001, which will ensure that there will be no more than five acres of disturbed soil at any one time.

Generally the construction of the Jardim Estates East subdivision will occur over three phases of construction. The phases are described below:



1. Phase 1

Upon the issuance of a Building Permit from the Village of Tarrytown, install all of the necessary stormwater pollution prevention plan best management practices prior to any excavation. Phase 1 will then include the installation of the water mains, sewer mains, stormwater system and private road. This includes all grading, erosion and sediment control, final grading and stabilization of the disturbed areas with a stabilized vegetative cover and the road paved to the binder course of asphalt.

Phase 1 includes approximately 1.7 acres of disturbance.

Phase 1 includes approximately 2,200 cubic yards of cut and 800 cubic yards of fill.

2. Phase 2

Involves the construction of the common driveway to lots 3/4, individual water services, sewer services and utility lines to the driveway split for lots 3/4. This includes the grading, erosion and sediment control, final grading, stabilization of all disturbed areas with a vegetative cover and the common driveway paved to the binder course of asphalt to the driveway split.

Phase 2 includes approximately 0.8 acres of disturbance.

Phase 2 includes approximately 1600 cubic yards of cut and 200 cubic yards of fill.

3. Phase 3

Involves the construction of individual houses and appurtenances, including the proposed stormwater management systems for each lot. Each house construction includes all grading, erosion and sediment control, final grading and stabilization of the disturbed areas with a stabilized vegetative cover and the driveway paved to the binder course of asphalt.

It is estimated that there is approximately 0.6 acres of disturbance per lot/house and therefore the maximum number of houses that can be under construction at any one time is eight. This will ensure that there is no more than 5 acres of disturbance at any one time. Construction and disturbance for the next house site may not occur until one of the constructed house sites is stabilized as deemed by the qualified inspector, site engineer and/or the Village.

Individual Lot Construction Schedule

1. Obtain all the necessary permits from the Village
2. Contact the underground line location service at 800.962.7962.
3. Stakeout of the house and other improvements by a licensed surveyor.



4. Trees to be preserved shall be clearly marked and protected as detailed.
5. Limits of disturbance shall be staked out and delineated with orange construction fencing.
6. Install the stabilized construction entrance.
7. Trees to be removed shall be removed to the stumps only. All branches and unwanted logs shall be chipped and utilized for landscaping or mulch. All logs to be kept shall be piled for use later.
8. All other erosion and sediment control practices shall be installed to the satisfaction of the qualified inspector and the Village.
9. Clear and grub and proceed with site excavations, fill/cut as necessary to get the site to rough grades.
10. Construct the necessary stormwater quality management features for the lot.
11. Proceed with house construction, utility (water, sewer, gas, etc.) service connections, driveway construction.
12. Proceed with final grading, seeding and mulching of the site, install any required landscaping plantings and planting beds.
13. Pave the driveway and provide final stabilization of any remaining disturbed areas.
14. Provide a general clean up of the site and inspect with the site engineer and/or qualified inspector for compliance with the stabilization requirements.
15. Obtain necessary permits/certificates from the Village.

Construction Operation and Maintenance Practices During Construction

It is important during all phases of construction that all the erosion and sediment control devices remain stable and effective to protect down slope areas and off site areas from sedimentation and erosion. Therefore, all erosion control measures shall be inspected on a regular basis. During construction, the owner/developer will inspect and maintain the erosion control devices in accordance with the construction schedule and the following:

1. All erosion, sediment, and site stability control measures will be checked for protection, stability, and operation following every rainfall (1/2 inch rain/24 hrs min) but in no case less than once every seven days. Any needed repairs will be made immediately to maintain practices as designed. The Site Inspector will also make inspections of protection measures and all corrective measures will be implemented without delay.



2. The street areas adjacent to the site entrances will be broom swept and washed down at the end of each day on which fill material has been delivered to the site and at other times as is necessary or directed by the Site Inspector. During wet weather, vehicle tires will be checked and washed down, if necessary, at the construction entrance before the trucks leave the site to prevent mud and dirt from being tracked onto the streets.
3. Sediment basins, if any, will be checked for protection, stability, and operation following every runoff-producing rainfall but in no case less than once every week and will be cleaned out when the level of sediment reaches 50% capacity of the basin. Gravel will be cleaned or replaced when the sediment pool no longer drains properly.
4. Sediment traps, if any, catch basins and drop inlet protection devices will be checked for protection, stability, and operation prior to and following every runoff-producing rainfall but in no case less than once every week and sediment will be removed when storage capacity has been approximately 50% filled. Gravel will be cleaned or replaced when the sediment pool no longer drains properly. Filter fabric will be replaced as necessary.

Silt fences and straw bale barriers will be checked for stability and operation following every rainfall (1/2 inch rain/24 hrs min) but in no case less than once every week and sediment will be removed from behind devices when it becomes about three inches deep. Silt fence will be repaired and straw bales will be replaced as necessary and as directed by the Site Engineer to maintain a barrier.

6. Drainage channels will be inspected following every rainfall (1/2 inch rain/24 hrs min) but in no case less than once every month to insure that the side slopes remain stable and to check for points of scour and breaches. Channels will be repaired and lined with riprap as necessary.
7. A minimum of 25 additional straw bales will be stored at the site from prior to initiating any cut or fill operation until final site stabilization has been completed. Stacked straw bales will be protected with a tarp cover. These straw bales are available for use as temporary measures to reduce stormwater runoff velocities and, in emergency situations, to prevent failures in the operation of drainage channels, temporary diversions, and silt fences. The stockpile of straw bales will be replenished following each event.
8. Markers and fencing utilized for traffic control, if any, will be inspected periodically to insure they are placed and functioning properly. All efforts will be taken to keep traffic off of all structural erosion control measures at all times. Where traffic must cross a structural measure, a suitable crossing will be constructed in accordance with the instructions and specifications of the Site Engineer.



9. Any tree protection fences and silt fences defining construction boundaries will be inspected weekly to insure that they are properly placed and will be repaired as necessary.

Mulch and gravel used to reduce dust in disturbed areas and parking areas will be inspected weekly and will be cleaned off with water, replenished or replaced as necessary.

11. Construction debris will be stored in designated refuse areas either in fenced enclosures or in dumpsters and will be removed from the site to a proper facility on a regular schedule. Full dumpsters will be removed from the site within 3 days. The site will be policed weekly and more often, if necessary, to collect debris which has not been properly placed in a designated refuse area. Food garbage will not be mixed with construction debris and will be removed from the site daily. Recycling containers will be provided in a designated area for recyclable cans and bottles.
12. All maintenance work on construction equipment will be done in a safe area away from drainage and drainage control structures. Maintenance items such as cans, boxes, and cartridges will be stored in a suitable temporary structure. Following use, all such items will be disposed of in a safe and proper manner and at a suitable facility.
13. All seeded areas will be fertilized, re-seeded as necessary, and mulched to maintain a vigorous, dense vegetative cover. Temporary seeding will be inspected every 30 days and damaged areas will be re-seeded and re-mulched as necessary.
14. The developer and/or owner of the project will have the site inspected each spring and each fall for three years following final stabilization. Plant material will be replaced as required and deficiencies in site stability corrected immediately.
15. A maintenance schedule for the proper watering, fertilizing, pruning, mowing, and weeding of planted materials as well as the use of herbicides and pesticides will be implemented and the ongoing responsibility for this maintenance schedule will be the developer and/or owner.
16. The sump sediment trap in each catch basin will be inspected following every runoff-producing rainfall but in no case less than once every two weeks during the construction process. Following the completion of construction, catch basins shall be inspected and cleaned semi-annually.
17. Ongoing site maintenance requirements of the completed project will be identified and the responsible parties so advised.



Critical Area Seeding

Once the roadway is complete, all disturbed areas (shoulders, staging areas, and miscellaneous disturbed areas) will require critical seeding to re-establish a vegetative cover. This will consist of the removal of debris, the final grading of these areas, seeding and mulching. This final grade will be left at the prescribed grades in an even and properly compacted condition so as to prevent the formation of depressions where water will stand.

During this entire process, the perimeter erosion control barrier shall be maintained in good working order and checked daily for breach or failure, and repaired or replaced as necessary. This perimeter barrier will prevent any sediment from leaving the site proper or entering the wetland system.

After final grading of the site has been brought to the proper grade, and immediately prior to the placement of top soil, this sub-grade shall be loosened by scarifying to a depth of at least 2" to permit bonding of the topsoil to the sub-grade.

Within 30 days of the completion of the final grading, topsoil shall be placed over the area. The topsoil used shall be free of stones >2", trash, debris, and have less than 10% gravel by volume. The soil shall have > 6% by weight fine textured stable organic material, muck soil will not be considered topsoil.

The topsoil shall not be placed in a frozen or muddy condition. Topsoil shall be uniformly distributed over the target areas and evenly spread to a depth of 2". After the topsoil installation is complete, ground limestone (calcium carbonate) shall be spread uniformly and thoroughly over the topsoil at a rate of approximately 100 lbs. per 1000 square feet or to achieve a soil pH of 6.0. Upon completion of the lime, the site soil shall be fertilized with 600 lbs. of 5-10-10 or equivalent per acre.

Immediately after the soil has been prepared, permanent seeding shall be applied. The seed mix shall contain the following ratios:

Kentucky Blue Grass	65%
Perennial Rye Grass	20%
Fine Fescue	15%

This seed mixture shall be applied at a rate of 175-200 lbs. per acre within a day of the completion of the soil placement. Upon placement of the seed mixtures, the entire seeded area shall be mulched. The mulch shall consist of Hay or Straw and shall be applied at a rate of 2 tons per acre or 100-200 bales per acre.

The erosion controls in place for these operations shall remain until a stable vegetative (grass) cover is established. The removal of the erosion control barriers shall be at the direction of the Site Engineer only. The above described critical area



seeding as well as the establishment of any trees and shrubs shall be in conformance with the standards presented in "New York Guidelines for Urban Erosion and Sediment Control", August 2005 or current.

2.3 Summary of Site History and Neighborhood Setting

The subject site was up-zoned by the Board of Trustees of the Village of Tarrytown in 2000. In September, 2000, the Board created two new zoning designations: R-60 (Single Family, 1.5-acre lots) and R-80 (Single Family, 2-acre lots) and mapped these zones at various locations in the Village. The subject site was rezoned from R-20 (½ acre) to R-60 (1½ acre lots) at the time. The rezoning was enacted by the Board with the goals of open space preservation and to reduce the impacts resulting from new residential development, including the effects on traffic and schools among others. Accompanying that rezoning was an overall environmental review, provided in accordance with the requirements of the New York State Environmental Quality Review Act. The environmental review concluded that the rezoning would be beneficial and would have no significant effect on the environment.

The subject proposal was originally submitted in May 2006. The Planning Board declared itself the Lead Agency for purposes of State Environmental Quality Review Act (SEQRA) review. Based upon its review of Environmental Assessment Form submitted for the Proposed Action, the Planning Board has designated the Proposed Action a Type I action under SEQRA. The Planning Board issued a Positive Declaration of Environmental Significance for the Proposed Action. Public scoping sessions were held on the proposed project and the Planning Board adopted the DEIS Scoping Document on July 23, 2007 with clarifications dated September 24, 2007.

HSA acquired the 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 this DEIS in Chapter 4: Cultural Resources. As part of the proposed project, the two existing cottages known as Gracemere Courts and the existing structure known as the Gate House will be demolished. Separate lots will be created for Gracemere Lodge and Gracemere Hall.

The proposed project is the last stage in the disposition of approximately 400 acres of HSA-owned property in Greenburgh, Tarrytown and Irvington. The re-use or disposition of HSA-owned properties includes the following projects and project sites: *(Exhibit 2-3, Re-Use and/or Disposition of HSA-Owned Properties, illustrates the location and disposition of properties the properties described in the following section.)*



2.3.1 Emerald Woods

The Emerald Woods subdivision, which is the development formerly known as Jardim Estates, received Conditional Final Subdivision Plat approval in April, 2004 for 17 lots. Pursuant to the conditions of approval, the Applicant sold Lot 17 (2.01) acres and an additional 13.44 acres of open space to the Village. The remaining 16 lots would include two lots for existing homes (Lots 1 and 11) and 14 new building lots.

Of the 14 new building lots, 13 lots have received individual site plan approval (all but lot #16). No individual site plans are under review at the time of this writing. Seven homes have been built and sold. Of the seven homes that have been sold, six are occupied. Six lots have received individual site plan approval, but have not been built yet.

2.3.2 Taxter Ridge Park Preserve

The Taxter Ridge Park Preserve is located along Taxter Road and the New York State Thruway and borders with the Village of Tarrytown and a portion of the Jardim Estates East project site. In 2004, the Town of Greenburgh, Westchester County and New York State acquired 183 acres of contiguous vacant property from HSA to be preserved as parkland. The property is located adjacent to a portion of the Jardim Estates East project site to the east of the Tarrytown/Greenburgh town line (in Greenburgh). Taxter Ridge Park also includes an additional 17.58 acres along Sheldon Avenue in Tarrytown.

2.3.3 Belvedere Estate / WestRock Church

The Belvedere Estate and WestRock Family Church site consists of four contiguous tax parcels, which, together, total 26.58 acres. The Belvedere portion of the site (18.5± acres) is located south of Lyndhurst. The WestRock Family Church portion of the site (7.6± acres) is south of Belvedere Estate and north of the residential property known as Shadowbrook. The Belvedere site is currently utilized for church related activities including Sunday services, religious holidays and special events, hosting visiting dignitaries, and other church related/educational purposes such as seminars, workshops and dinners for church members and visiting dignitaries and clergy. In 2006, HSA received Preliminary Site Plan approval relative to the development of a church building on the southern portion of the site, which would allow for the relocation of many church related activities from Belvedere portion of the site to the new church building.

As of this writing (December 2011), HSA has received site plan approval for a revised site plan for an at-grade parking area for existing church related activities on the Belvedere portion of the site. Roadway improvements, sidewalks and curb cuts have been completed and construction is pending.



2.3.4 County Open Space

West of the Old Croton Aqueduct between Lyndhurst and Sunnyside is an open space property on the Hudson River which was purchased from the Applicant by Westchester County. No further development is anticipated for the County-owned site, which will be maintained as parkland for passive recreational uses.

2.3.5 Taxter Road

HSA subdivided a 21+ acre site on Taxter Road in Greenburgh. A 5.2± acre portion of the site was subdivided to create four single family residential lots with construction of a new road (cul-de-sac). The remaining 16+ acres was donated to the Town of Greenburgh for open space.

2.3.6 Irvington

In the early-mid 1990s, HSA subdivided a 29.6 acre property into eight (8) lots (including lots for two existing structures). The property is located on the south side of Sunnyside Lane, east of Route 9 in Irvington.

2.3.7 East Belvedere Lane

Five (5) lot residential subdivision (in the 1990s).

Table 2.2 Prior Approvals

Site/Project	Location	Total Ac.	Types of Approvals and Date
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)
Irvington property	Irvington	29.6	Subdivision approval early-mid 1990s
East Belvedere Lane	Tarrytown	3.2	Subdivision approval early 1990s
Jardim Estates East	Tarrytown	46.6	Subdivision under review
TOTAL		401.56	



This plan for the disposition of property has resulted in approximately 272 acres dedicated to the preservation of open space as illustrated in the following table.

Table 2.3 Open Space Preservation

Emerald Woods	15 acres
Taxter Ridge Park Preserve	201 acres*
County Open Space	40 acres
Taxter Road	16+ acres
TOTAL	272 acres

*Includes: 183 acres in Greenburgh and 17.58 acres along Sheldon Ave. in Tarrytown.

2.4 Summary of Approvals Required

The Village of Tarrytown Planning Board is acting as Lead Agency on the proposed subdivision for the purposes of Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. The Proposed Action requires approval or permits from the following agencies:

Table 2.4 Required Review/Approvals/Permits

Agency	Review/Approval/Permit Required
Tarrytown Planning Board	SEQRA Process; Subdivision Approval, Site Plan Approval for individual building lots; Wetlands Permit for some road and infrastructure improvements within the wetland setback as well as razing of existing structures within the wetland setback
Westchester County Health Department	Realty Subdivision, Water and Sewer Extensions
Westchester County Planning Board	County Planning Board §239-m review
New York State Dept. of Environmental Conservation	NYSDEC General Stormwater SPDES Permit
New York State Department of State	Coastal Zone Consistency Review
U.S. Army Corps of Engineers	Nationwide Permit, if necessary



2.5 Project Purpose and Need

As stated earlier, the proposed project is the last stage in the disposition of approximately 400 acres of HSA-owned property in Tarrytown, Greenburgh and Irvington. For this final disposition project, the Applicant intends to subdivide the 46.6-acre site into 12 lots (including 10 new lots and two lots for existing structures) with the eventual goal of developing 10 new single-family homes. As part of the proposed project, the Applicant intends to demolish two existing cottages, known as Gracemere Courts and the existing structure known as the Gate House. Following demolition of the cottages, the area south of the existing private road, will be revegetated as part of an aggressive wetland mitigation program (described in greater detail in this DEIS in Chapter 5: Natural Resources).

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 Applicant is seeking subdivision approval of the site, but anticipates selling the approved subdivision prior to development. A potential buyer/developer has not been identified as it is too early in the subdivision process to seek a buyer for the site.

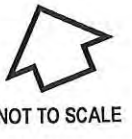
The Applicant anticipates a built out period of approximately two to four years. It would continue to own the two existing structures known as Gracemere Lodge and Gracemere Hall.




**Exhibit 2-2
Adjoining Property Data**

Map Ref. #	Owner(s)	Property Address	Area	Tax Parcel I.D.		
				Sheet	Block	Lot
1	Ralph Cerbone	256 Sheldon Ave		26	80	1
1	F & R Cerbone	256 Sheldon Ave		26	80	3
2	S & E Thomas	266 Sheldon Ave		26	80	7
3	S & E Thomas	276 Sheldon Ave	0.28 ac.	27	00	P-6A
4	Cornelia Bogarotti	300 Sheldon Ave	7.62 ac.	27	00	P-5
5	Islamic Cultural Center	Sheldon Ave	5.22 ac.	27	00	P-9A
6	Olga Maselli	Gracemere Manor House, 12 Lake Dr	0.767 ac.	27	00	P-9H
7	Olga Maselli	Gracemere Manor House, 12 Lake Dr	2.24 ac.	27	00	P-9C
8	Roy Cohen	Gracemere Terrace	0.349 ac.	27	00	P-9J
9	Robert Rochlin	9 Gracemere Ave	0.348 ac.	27	00	P-9K
10	M & H Baer	1 Gracemere Lake Dr	15,003 sf	27	00	P-9D7
11	W & S Heller	3 Gracemere Lake Dr	19,631 sf	27	00	P-9D6
12	Rosen & Golub	5 Gracemere Lake Dr	20,108 sf	27	00	P-9D5
13	J.J.A. Partnership	Gracemere Lake Dr	19,396 sf	27	00	P-9D4
14	D & E Aukland	Pennyworth Cottage, Lake Dr	0.784 ac.	27	00	P-9G
15	Thomas & Linda Viertel	Gracemere Manor House	3.18 ac.	27	00	P-9D
16	Viertel	Lake Dr	16,185 sf	27	00	P-9D2
17	Viertel	Gracemere Lake Dr	15,922 sf	27	00	P-9D3
18	M.B. Kelly	103 Gracemere	1.53 ac.	29	00	P-35B2
19	Government of Nigeria	548 South Broadway	16.66 ac.	29	00	P-37, P44, P46A, P51
20	Michelle Joy Copolla	620 South Broadway	14.38 ac.	29	00	P-42A
21	River Town Estates LLC	Tarrytown Rd	54.66 ac.	52*	--	P 247
22	S & N Dave	8 Walnut St		26	76	22
23	Richard & Susan Kilshimer	10 Walnut St		26	77	18
24	Nicholas & Evelyn Dinielli	12 Walnut St		26	77	5
25	Theresa M. De Fillippo	20 Walnut St		26	77	8
26	Jessica Schwartz	26 Walnut St		26	77	11
27	Joyce Davis	30 Walnut St		26	77	14
28	Robert Ray Brown & Anne Brown	34 Walnut St		26	77	17
29	Robert Ray Brown & Anne Brown	42 Walnut St		26	77	20
30	Robert Ray Brown & Anne Brown	48 Walnut St		26	77	23
31	John & Maria Stiloski	54 Walnut St		26	77	26
32	Daniel & Joan Rizzi, as Trustees	60 Walnut St		26	77	29
33	Frank & Rosemary Fenyvessy	30 Woodlawn St		26	81	51
34	Robert & Nancy Jones	20 Woodlawn Ave		26	81	43
35	T & L Walsh	10 Woodlawn Ave		21	81	40
36	Thomas & Mary Moriarty	46 Front St		26	79	26
43	Adelaide & Fernando Monteiro	38 Front St		26	79	1A
44	J & K Trumbetas	39 Front St		26	76	16
46	Lawrence & Lori Hrbek	61 Walnut St		26	82	16
47	Anne Hanley	73 High St		26	81	37
49	A & A Boldyrev	63 Embree St		26	80	11
50	Michael Bartas	61 Embree St		26	80	13
56	J & T Dias	64 Embree St		26	81	15
57	S & S Schur	66 Embree St		26	81	16
58	Linda Thomas & David Galgano	3 High St		26	78	29
59	Kensaku & Yasuku Takabashi	69 High St		26	81	35
60	Lorraine & Raymond Hughes	4 High St		26	79	1
61	Town of Greenburgh	Taxter Road	9.1 ac.	52*	--	P250
62	Village of Tarrytown	Sheldon Ave	17.4 ac.	19	00	P62
63	Min Ding	612 South Broadway	2.31 ac.	29	00	P42C, P42D
64	Broadway-on-Hudson Est., LLC	612 South Broadway	22.74	29	00	P42B, P42B2
65	Renata Deluca	77 Stephen Dr	0.54 ac.	29A	97	4
66	Pravin & Mahuri Patel	67 Stephen Dr	0.60 ac.	29A	97	5

* Located in the Town of Greenburgh

Data Source: Town of Greenburgh Tax Assessment Record. Compiled by VHB / Saccardi & Schiff

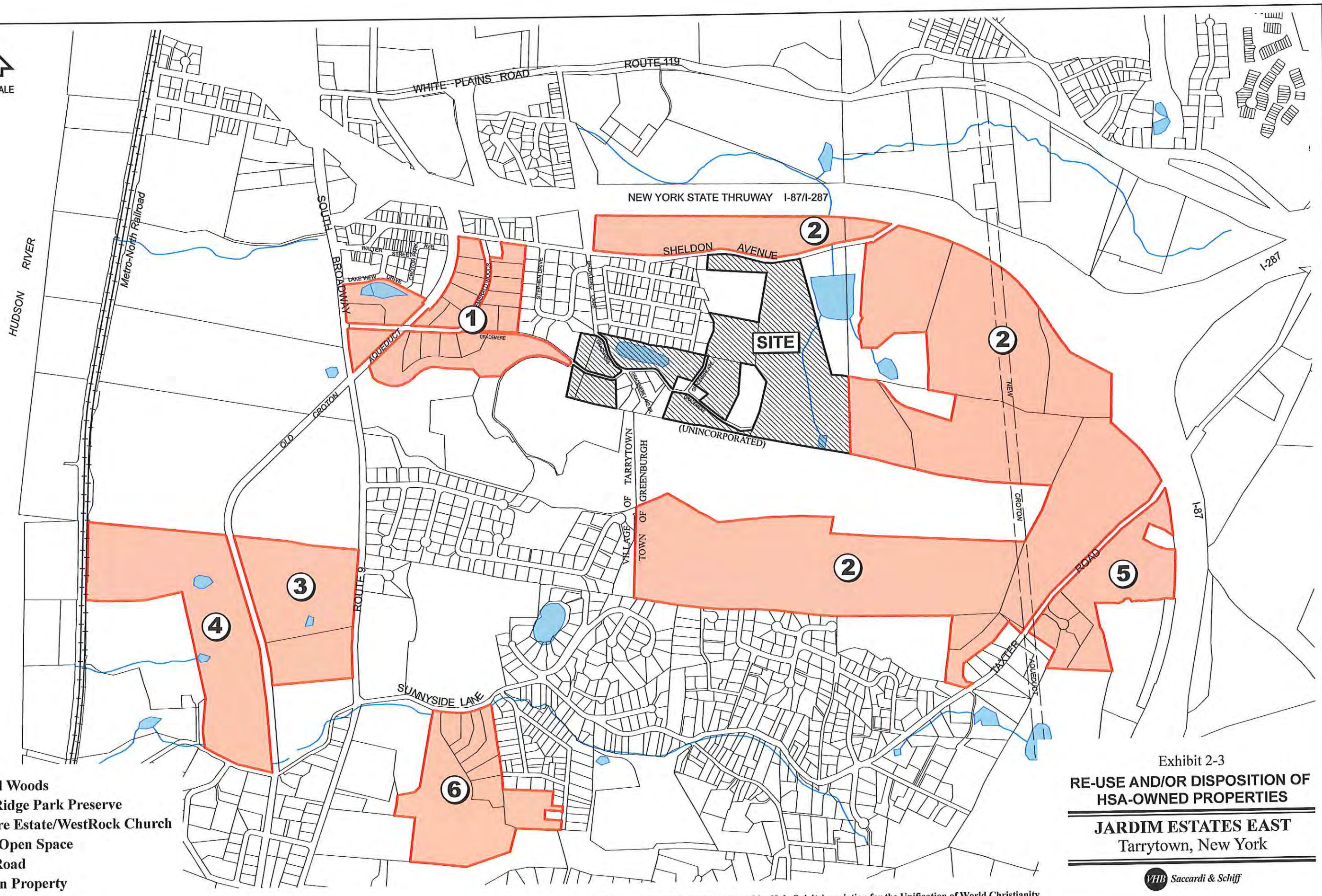


-  Jardim Estates East Site
-  Adjoining Property Owner*
-  Emerald Woods

* Numbers on map are keyed to Adjoining Property Data Table (Attached)

Exhibit 2-2
ADJOINING PROPERTY OWNERS
JARDIM ESTATES EAST
Tarrytown, New York

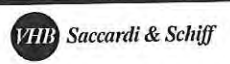




- ① Emerald Woods
- ② Taxter Ridge Park Preserve
- ③ Belvedere Estate/WestRock Church
- ④ County Open Space
- ⑤ Taxter Road
- ⑥ Irvington Property

Exhibit 2-3
**RE-USE AND/OR DISPOSITION OF
HSA-OWNED PROPERTIES**

JARDIM ESTATES EAST
Tarrytown, New York



* Properties now or formerly owned by Holy Spirit Association for the Unification of World Christianity