

**VILLAGE OF TARRYTOWN
BOARD OF TRUSTEES
WORK SESSION 6:00 P.M.
WEDNESDAY, AUGUST 16, 2023
Tarrytown Village Hall
One Depot Plaza, Tarrytown, New York**

Members of the public may attend in person or remotely. For those members of the public interested in viewing the meeting remotely visit:
<https://www.tarrytownny.gov/home/events/42141> for instructions on how to view via Zoom.

Open Session

1. Board of Trustees Concerns
2. Request to Schedule Work Session on Tuesday 8/29/23 at 6.m. and Board Meeting on Tuesday 9/5/23 at 6 p.m.
3. West Sunnyside Lane Flood Control Project
4. Local Law – Equipment and Shed Setback Changes, Fee in Lieu of Parking
5. Senior Van Specifications
6. Route 9 Advisory Committee – Community Representation
7. Hudson View Way – Roof Access
8. 25 South Washington Street
9. Veterans Banners
10. Clean Energy Communities Program Grant Award
11. Appointment Temporary Laborer – Highway Department
12. Docks and Kayak Launch Issues at Tarrytown Lakes and Losee Park
13. Firehouse Roof Project Quote
14. Graffiti at Library

Executive Session

- A. Tax Certiorari
- B. Personnel
- C. Gracemere Road – Advice of Counsel
- D. Appointment – Housing Affordability Task Force
- E. Proposal for Use of Village Property
- F. Potential Litigation

Project Number: _____
(County use only)

3



STORMWATER MANAGEMENT LAW
FLOOD MITIGATION PROJECT
APPLICATION FORM

Complete Section 1 and submit along with any available supporting information to the Commissioner of Planning. A meeting with County staff will be scheduled to review the proposal. After initial review, a full application with information addressing the remaining sections will be required for detailed review.

1.0 PROJECT INFORMATION

Project Name: West Sunnyside Lane Flood Control Project

Project Description: Replacement of a significantly undersized culvert that originates on County of Westchester property, crosses through the Village of Tarrytown, and into the Village of Irvington.

Municipality: County of Westchester, Village of Tarrytown, Village of Irvington

Contact Name and Title: Lawrence Schopfer, Irvington Village Administrator

Address: 85 Main St., Irvington, NY 10533

Phone: 914-591-4358 E-Mail: Lschopfer@irvingtonny.gov

Does the municipality control the property? Yes No

If no, have written agreements been secured from all property owners? Yes No

Has an engineering analysis been performed? Yes (attach a copy) No

If yes, does the engineering analysis address all items listed in Section 3? Yes No

Has SEQR been completed? Yes (attach a copy) No

Stormwater Reconnaissance Plan: _____

Flood Problem Area ID: _____ Flood Study ID: _____

Funding Request for:

Phase I: Preliminary Engineering (design development and project feasibility)

Phase II: Construction Documents and Bid Specifications

Construction Implementation

Total Project Cost: \$1,023,825

Requested County Funding Assistance: \$406,049 (Tarrytown, Irvington) + \$211,728 (100% of County portion)

Local Funding Amount and Source: \$43,142 (Tarrytown), \$362,906 (Irvington) - Source: Capital Budget

Please attach information describing the competitive process used to select the consultant as well as consultant qualifications.

3

West Sunnyside Flood Control Project
Villages of Tarrytown and Irvington
Supplemental Information

2.0 Existing Conditions

2.1 Description of Flooding Problem.

Culverts 1 and 2 make up the West Sunnyside Flood Control Project. These culverts accept water from a wide, multi-jurisdictional tributary area. The area includes significant portions in the Village of Tarrytown, Town of Greenburgh and the Village of Irvington.

2.2 Description of Historic/Repetitive Flood Damage or Flood Risk.

The lower portion of West Sunnyside Lane was heavily damaged by Hurricane Ida on September 1, 2021. The flood waters washed out roadway asphalt, caused sink holes, damaged curbs and caused roadside slope erosion. The culvert that is the subject of this project was heavily damaged with the exit wingwalls completely blown out causing damage to the patio of the caretakers home of the historic Sunnyside Washington Irving homestead.

Additionally, the heavy rain storm event from July 10, 2023 caused in the overtopping of this culvert and additional washed-out debris to cascade down the roadway.

See Attachment A for pictures.

2.3 Description of Municipal Efforts to Address Flooding or Flood Risk

2.3.1

Situated between the Saw Mill River and the Hudson River, Irvington is a densely developed urban area with mild to steep slopes. The Village suffers from flooding, with the value of damages increasing through the years as storms have become more frequent and intense. To plan for mitigation of storm flooding, the 2011 Village-wide Flood Study was commissioned to analyze the Village's brooks and water courses, identify and evaluate locations prone to flooding in the present and future, and recommend, prioritize and sequence solutions to alleviate the flooding conditions. Eleven high priority projects on public property were specified in the Study.

As the Village has identified funding opportunities, projects have been implemented. Four of the eleven projects recommended by the Flood Study are complete, two are underway, NYSDEC and NYSDOT grant funding has recently been secured for two additional projects.

One of the completed projects raised the Irvington Reservoir outlet weir and replaced the outlet valves to facilitate drawdown prior to a forecast storm to increase the retention capacity, and to control reservoir releases down the Barney Brook during the storm. This project was successful but is one of a suite of solutions necessary to protect the Village's infrastructure. In August 2021 well over \$1 Million of damage was sustained from Hurricane Ida impacts, as stormwater overtopped culverts and streams. Flood flows washed sidewalks away, undermined the road surface, undermined a playground, broke through a retaining wall, and flooded out the Dept of Public Works offices. Many private properties also flooded including Downingwood, Downing Court, Monte Nido, and the project site on West Sunnyside Lane.

Post-Ida, in 2021-2022 the Village's engineering consultant updated flood flow calculations and did pencil drawings of chokepoint area projects. A FEMA Hazard Mitigation Grant Program application was investigated, but the high cost of the projects (very preliminarily estimated to exceed \$12 million) produce a FEMA Benefit Cost Analysis unfavorable to Hazard Mitigation funding. With its limited finances, the Village of Irvington is not able to undertake all of the necessary stormwater improvements, and has determined that a more realistic approach is to tackle the projects individually.

2.3.2

The Village of Irvington has a currently-approved Hazard Mitigation Plan, prepared in conjunction with the County of Westchester.

2.3.3

The Village of Irvington regularly publicizes best practices with respect to stream management and mitigation of stormwater flows. Also, the Village's Sustainability Director is actively working on expanding this educational effort.

3.0 Proposed Project

3.1 Project Description

Replace two existing culverts within the lowest section of the Sunnyside Brook, directly upstream of the Hudson River. The Sunnyside Brook carries stormwater from the Town of Greenburgh, Village of Tarrytown and Village of Irvington. The two culvert are referred to as the lower and upper culverts, and identified on the drawings as Culvert 1 (lower) and Culvert 2 (upper).

Culvert 1 is 80 feet in length and is located primarily in the Village of Irvington right-of-way, with a portion of the outlet exiting on property owned by Historic Hudson Valley (Historic Sunnyside). The culvert appears to change direction, shape, and material. The inlet is stone and brick, is arched on the top and square on the bottom. The outlet is stone and rectangular in shape. There appears to be a

3

bend in the middle as the orientation appears to change. The majority of the culvert is below the roadway with the lower portion under a private patio. The culvert under the patio was damaged during Tropical Storm Ida in 2021. See photos in Attachment A.

Culvert 1 is proposed to be replaced with two culvert pipes in parallel. Other alternatives were evaluated that include 3 and 4 sided rectangular culverts and a bridge structure, however the dual pipes carry the peak flow of the 100 year storm event and appear to be most economical. One pipe proposed is a concrete elliptical pipe 63 inches by 98 inches. The other pipe is a 60 inch HDPE pipe. Other work included in the replacement of the culvert includes two reinforced concrete headwalls and wingwalls, rip rap stone, catch basins and drainage pipe in the roadway, and restoration of the asphalt, curbs and soil stabilization.

Culvert 2 is 70 feet in length and is located on property owned by Westchester County, the Village of Tarrytown, and the Village of Irvington. The culvert changes material and dimensions. The upper 20 to 30 feet is a 72 inch corrugated metal pipe. The middle 5 or 10 feet appears to be a 42 or 48 inch reinforced concrete pipe. The remaining portion is stone and rectangular in shape. The Village sewer is visible at the bottom of the stone portion of the culvert. The culvert frequently overtops causing damage downstream. Most notably, during Tropical Storm Ida in 2021, much damage was caused to the roadway and downstream property. See photos in Attachment A.

Similar to the lower culvert, Culvert 2 is proposed to be replaced with two culvert pipes in parallel. Other alternatives were evaluated that include 3 and 4 sided rectangular culverts and a bridge structure, however the dual pipes carry the peak flow of the 100 year storm event and appear to be most economical. One pipe proposed is a concrete elliptical pipe 63 inches by 98 inches. The other pipe is a 60 inch HDPE pipe. Other work included in the replacement of the culvert includes two reinforced concrete headwalls and wingwalls, rip rap stone, catch basins and drainage pipe in the roadway, and restoration of the asphalt, curbs and soil stabilization.

The culverts were designed to convey the 100 year storm event based on the precipitation data from the Northeast Regional Climate Center. The tributary area is 411.4 acres which was originally identified in the Village of Irvington Flood Study in 2010. The rainfall data from the flood study was updated and the areas verified. Based on the most recent information the hydrologic and hydraulic calculations were calculated to determine the size of the required culverts. Attached is the original flood study, updated peak flow calculations and culvert sizing calculations. Please note, the Sunnyside Brook is identified as Area A in the original flood study. The 100 year design flow for the culverts is 1,470 cfs.

3.2 Plans (See Attachment B)

3.3 Benefits of the Project

The benefits of the culvert replacements includes eliminating overtopping of the culvert during medium to large storms. During Ida there was approximately \$150,000 of damage repaired, however overtopping and other damage also frequently occurs yearly, including most recently on July 10, 2023. While there aren't numerous houses or structures downstream these culverts, there is an historic home directly downstream that has been impacted from overtopping and structural damage to the culvert. The flooding endangers the integrity of the building's foundation. See attached photo from the storm that shows the amount of flooding in the roadway. In addition, there is flooding within the brook upstream. Those areas need to be addressed, however that cannot be completed until these culverts are sized accordingly, or they will add to the damage. This work will improve the properties of 4 separate entities including Westchester County, the Village of Tarrytown, the Village of Irvington, and a private entity, Historic Hudson Valley.

3.4 Third Party Agreement

The project includes property owned by 4 different entities: County of Westchester, Village of Tarrytown, Village of Irvington, and Historic Hudson Valley. A Third Party agreement will be necessary with Historic Hudson Valley to accommodate a portion of the culvert and the outlet as shown on the attached plans.

3.5 SEQR Review

The project is considered a Type II action, requiring no environmental review, as it satisfies both of the following sections of NYSCCR 617.5:

- (c)(1) maintenance or repair involving no substantial changes in an existing structure or facility
- (c)(2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.

3.6 Cost Estimates (See Attachment C)

3.7 Cash match breakdown

Village of Tarrytown \$43,142
Village of Irvington \$362,906

Additionally, 100% of the work to be performed on County of Westchester property is \$211,728.

3.8 Schedule (See Attachment D)

3.9 Feasible alternatives

The location of the sewer for the upper culvert greatly affected the design. The culvert had to be above the sewer or a large section of sewer would need to be relocated causing substantial cost and time.

3.10 Project evaluation and monitoring

The project will be publicly bid and in accordance with municipal law. The construction will be overseen by a licensed professional engineering firm that will ensure compliance with the approved plans and specifications. The engineering firm will have experience in projects of similar size and scope.

3.11 Maintenance

The facility will be maintained by the County of Westchester, Village of Tarrytown and the Village of Irvington.

3.12 Engineer's Certification

Forthcoming

3.13 Additional Information

Attachments A-D

4.0 Commitment to project funding

For Irvington, funding for the project was approved as part of the 2023 Capital Budget, adopted on June 22, 2023. A resolution from the Village Board is forthcoming. For Tarrytown, a resolution from the Tarrytown Village Board is forthcoming.

5.0 Commitment to Flood Reduction

5.1 Methods to reduce flooding

Past efforts to reduce flooding, flood damage and flood risk are fully documented in 2.3.1 above.

5.2 Municipal regulations

The Village of Irvington adopted stormwater management, illegal discharges and erosion and sediment control regulations originally in 2006 and updated in 2011. Link: <https://ccode360.com/11799451>

5.3 Flood mitigation strategies

Irvington's flood mitigation strategies were identified in the 2011 Flood Study (as discussed in 2.3.1 above). Link to Flood Study:

<https://www.irvingtonny.gov/234/VillageWide-Flood-Study>

Also, flood mitigation strategies are contained in the Irvington and Tarrytown Annexes of the County Hazard Mitigation Plan. www.westchesterhmp.com (link currently not working)

6.0 Commitment to Intermunicipal Collaboration

Resolutions from Irvington and Tarrytown are forthcoming.

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ATTACHMENT A



Lower culvert stone and brick inlet.

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Lower culvert outlet (post restoration from Tropical Storm Ida)

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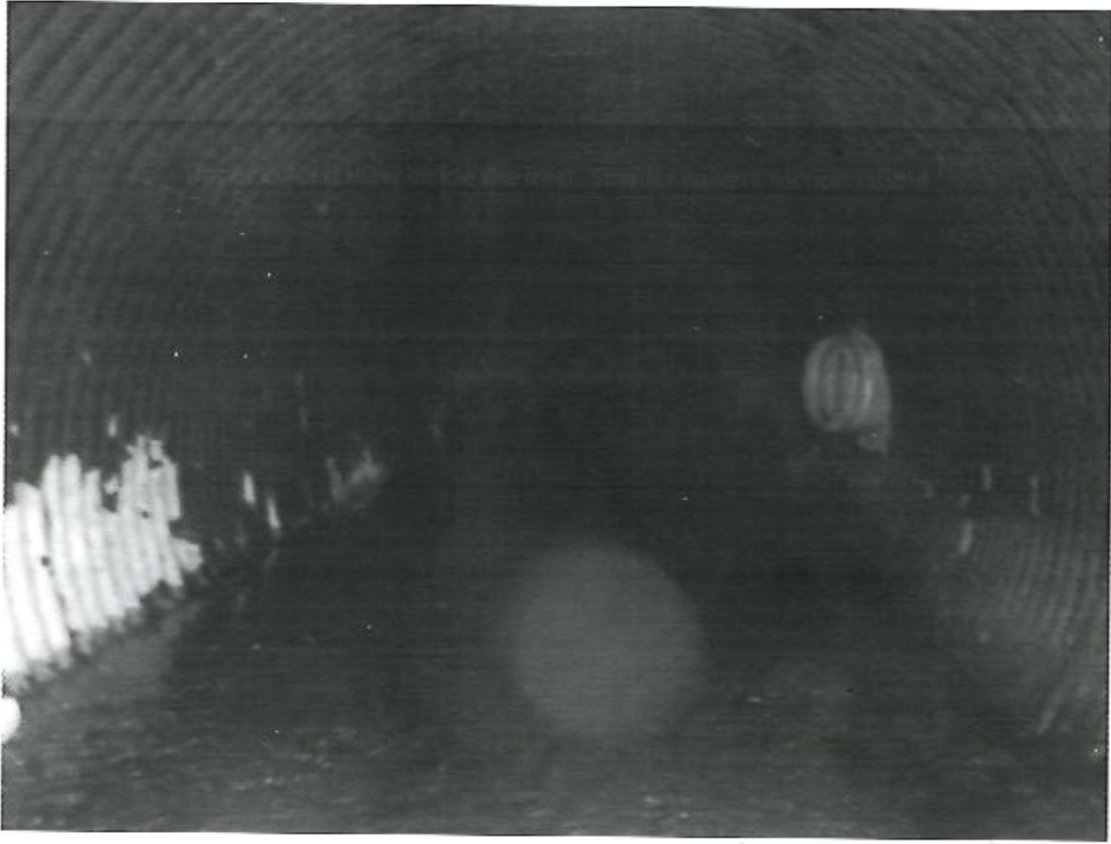


Lower culvert damage from Tropical Storm Ida



Upper culvert inlet.

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Upper culvert view inside the inlet. Smaller culvert section visible.

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Upper culvert outlet.



Some damage caused during Tropical Storm Ida due to overtopping of upper culvert.



Damaged caused by July 10, 2023 rain storm

3

**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

			COMBINED TOTAL		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
BBC	Bituminous Base Course	TON	70	\$280.00	\$19,600.00
BBG	Box Beam Guide Rail	LF	95	\$350.00	\$33,250.00
BTC	Bituminous Top Course	TON	60	\$280.00	\$16,800.00
CB	Catch Basins	EA	3	\$6,000.00	\$18,000.00
CC	Concrete Curbs	LF	340	\$75.00	\$25,500.00
CEDS	Connection to Existing Drainage Structure	EA	2	\$500.00	\$1,000.00
CLF	Furnish and Install Chain Link Fence (4ft)	LF	200	\$65.00	\$13,000.00
CPP	Corrugated Polyethylene Pipe (12" Dia.)	LF	85	\$115.00	\$9,775.00
CPP	Corrugated Polyethylene Pipe (15" Dia.)	LF	10	\$175.00	\$1,750.00
CPP	Corrugated Polyethylene Pipe (24" Dia.)	LF	50	\$220.00	\$11,000.00
CPP	Corrugated Polyethylene Pipe (60" Dia.)	LF	150	\$550.00	\$82,500.00
CSG	Crushed Stone and Gravel (Item 4)	CY	140	\$120.00	\$16,800.00
ECD	Erosion Control Devices	LS	1	\$10,000.00	\$10,000.00
MPT	Maintenance and Protection of Traffic	LS	1	\$20,000.00	\$20,000.00
PM	Pavement Markings	LF	180	\$2.50	\$450.00
RC	Reinforced Concrete (Culvert 1 Inlet Concrete Headwall and Wingwalls)	LS	1	\$25,000.00	\$25,000.00
RC	Reinforced Concrete (Culvert 1 Outlet Concrete Headwall and Wingwalls)	LS	1	\$45,000.00	\$45,000.00
RC	Reinforced Concrete (Culvert 2 Inlet Concrete Headwall and Wingwalls)	LS	1	\$40,000.00	\$40,000.00
RC	Reinforced Concrete (Culvert 2 Outlet Concrete Headwall and Wingwalls)	LS	1	\$30,000.00	\$30,000.00

3

**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

					COMBINED TOTAL	
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL	
RCP	Concrete Elliptical Pipe (63"x 98")	LF	150	\$2,800.00	\$420,000.00	
RR	Rip Rap	SY	117	\$275.00	\$32,175.00	
RR	Rip Rap (Mortared)	SY	133	\$300.00	\$39,900.00	
SW	Stone Wall, Patio, and Steps Restoration	LS	1	\$10,000.00	\$10,000.00	
TSS	Top Soil and Seed	SF	2100	\$2.50	\$5,250.00	
UFG	Unclassified Excavation, Filling, and Grading (export)	CY	50	\$80.00	\$4,000.00	
ESTIMATED CONSTRUCTION TOTAL					\$930,750.00	
Estimated Engineering and Construction Administration (10%)					\$93,075.00	
ESTIMATED TOTAL					\$1,023,825.00	

3

**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

			WESTCHESTER COUNTY		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
BBC	Bituminous Base Course	TON	0	\$280.00	\$0.00
BBG	Box Beam Guide Rail	LF	0	\$350.00	\$0.00
BTC	Bituminous Top Course	TON	0	\$280.00	\$0.00
CB	Catch Basins	EA	0	\$6,000.00	\$0.00
CC	Concrete Curbs	LF	12	\$75.00	\$900.00
CEDS	Connection to Existing Drainage Structure	EA	1	\$500.00	\$500.00
CLF	Furnish and Install Chain Link Fence (4ft)	LF	50	\$65.00	\$3,250.00
CPP	Corrugated Polyethylene Pipe (12" Dia.)	LF	48	\$115.00	\$5,520.00
CPP	Corrugated Polyethylene Pipe (15" Dia.)	LF	0	\$175.00	\$0.00
CPP	Corrugated Polyethylene Pipe (24" Dia.)	LF	25	\$220.00	\$5,500.00
CPP	Corrugated Polyethylene Pipe (60" Dia.)	LF	33	\$550.00	\$18,150.00
CSG	Crushed Stone and Gravel (Item 4)	CY	30	\$120.00	\$3,600.00
ECD	Erosion Control Devices	LS	1	\$2,500.00	\$2,500.00
MPT	Maintenance and Protection of Traffic	LS	1	\$5,000.00	\$5,000.00
PM	Pavement Markings	LF	0	\$2.50	\$0.00
RC	Reinforced Concrete (Culvert 1 Inlet Concrete Headwall and Wingwalls)	LS	0	\$25,000.00	\$0.00
RC	Reinforced Concrete (Culvert 1 Outlet Concrete Headwall and Wingwalls)	LS	0	\$45,000.00	\$0.00
RC	Reinforced Concrete (Culvert 2 Inlet Concrete Headwall and Wingwalls)	LS	1	\$40,000.00	\$40,000.00
RC	Reinforced Concrete (Culvert 2 Outlet Concrete Headwall and Wingwalls)	LS	0	\$30,000.00	\$0.00

3

**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

			WESTCHESTER COUNTY		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
RCP	Concrete Elliptical Pipe (63"x 98")	LF	29	\$2,800.00	\$81,200.00
RR	Rip Rap	SY	76	\$275.00	\$20,900.00
RR	Rip Rap (Mortared)	SY	.0	\$300.00	\$0.00
SW	Stone Wall, Patio, and Steps Restoration	LS	0	\$10,000.00	\$0.00
TSS	Top Soil and Seed	SF	1800	\$2.50	\$4,500.00
UFG	Unclassified Excavation, Filling, and Grading (export)	CY	12	\$80.00	\$960.00
ESTIMATED CONSTRUCTION					\$192,480.00
Estimated Engineering and Construction Administrati					\$19,248.00
ESTIMATED					\$211,728.00

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**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

			VILLAGE OF TARRYTOWN		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
BBC	Bituminous Base Course	TON	5	\$280.00	\$1,400.00
BBG	Box Beam Guide' Rail	LF	0	\$350.00	\$0.00
BTC	Bituminous Top Course	TON	4	\$280.00	\$1,120.00
CB	Catch Basins	EA	1	\$6,000.00	\$6,000.00
CC	Concrete Curbs	LF	12	\$75.00	\$900.00
CEDS	Connection to Existing Drainage Structure	EA	0	\$500.00	\$0.00
CLF	Furnish and Install Chain Link Fence (4ft)	LF	0	\$65.00	\$0.00
CPP	Corrugated Polyethylene Pipe (12" Dia.)	LF	0	\$115.00	\$0.00
CPP	Corrugated Polyethylene Pipe (15" Dia.)	LF	0	\$175.00	\$0.00
CPP	Corrugated Polyethylene Pipe (24" Dia.)	LF	18	\$220.00	\$3,960.00
CPP	Corrugated Polyethylene Pipe (60" Dia.)	LF	17	\$550.00	\$9,350.00
CSG	Crushed Stone and Gravel (Item 4)	CY	20	\$120.00	\$2,400.00
ECD	Erosion Control Devices	LS	1	\$2,500.00	\$2,500.00
MPT	Maintenance and Protection of Traffic	LS	1	\$5,000.00	\$5,000.00
PM	Pavement Markings	LF	20	\$2.50	\$50.00
RC	Reinforced Concrete (Culvert 1 Inlet Concrete Headwall and Wingwalls)	LS	0	\$25,000.00	\$0.00
RC	Reinforced Concrete (Culvert 1 Outlet Concrete Headwall and Wingwalls)	LS	0	\$45,000.00	\$0.00
RC	Reinforced Concrete (Culvert 2 Inlet Concrete Headwall and Wingwalls)	LS	0	\$40,000.00	\$0.00
RC	Reinforced Concrete (Culvert 2 Outlet Concrete Headwall and Wingwalls)	LS	0	\$30,000.00	\$0.00

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**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

			VILLAGE OF TARRYTOWN		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
RCP	Concrete Elliptical Pipe (63"x 98")	LF	16	\$2,800.00	\$44,800.00
RR	Rip Rap	SY	0	\$275.00	\$0.00
RR	Rip Rap (Mortared)	SY	0	\$300.00	\$0.00
SW	Stone Wall, Patio, and Steps Restoration	LS	0	\$10,000.00	\$0.00
TSS	Top Soil and Seed	SF	0	\$2.50	\$0.00
UFG	Unclassified Excavation, Filling, and Grading (export)	CY	12	\$80.00	\$960.00
ESTIMATED CONSTRUCTION					\$78,440.00
Estimated Engineering and Construction Administration					\$7,844.00
ESTIMATED					\$86,284.00

**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

			VILLAGE OF IRVINGTON		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
BBC	Bituminous Base Course	TON	65	\$280.00	\$18,200.00
BBG	Box Beam Guide Rail	LF	95	\$350.00	\$33,250.00
BTC	Bituminous Top Course	TON	56	\$280.00	\$15,680.00
CB	Catch Basins	EA	2	\$6,000.00	\$12,000.00
CC	Concrete Curbs	LF	286	\$75.00	\$21,450.00
CEDS	Connection to Existing Drainage Structure	EA	1	\$500.00	\$500.00
CLF	Furnish and Install Chain Link Fence (4ft)	LF	100	\$65.00	\$6,500.00
CPP	Corrugated Polyethylene Pipe (12" Dia.)	LF	37	\$115.00	\$4,255.00
CPP	Corrugated Polyethylene Pipe (15" Dia.)	LF	10	\$175.00	\$1,750.00
CPP	Corrugated Polyethylene Pipe (24" Dia.)	LF	7	\$220.00	\$1,540.00
CPP	Corrugated Polyethylene Pipe (60" Dia.)	LF	86	\$550.00	\$47,300.00
CSG	Crushed Stone and Gravel (Item 4)	CY	60	\$120.00	\$7,200.00
ECD	Erosion Control Devices	LS	1	\$2,500.00	\$2,500.00
MPT	Maintenance and Protection of Traffic	LS	1	\$5,000.00	\$5,000.00
PM	Pavement Markings	LF	160	\$2.50	\$400.00
RC	Reinforced Concrete (Culvert 1 Inlet Concrete Headwall and Wingwalls)	LS	1	\$25,000.00	\$25,000.00
RC	Reinforced Concrete (Culvert 1 Outlet Concrete Headwall and Wingwalls)	LS	0	\$45,000.00	\$0.00
RC	Reinforced Concrete (Culvert 2 Inlet Concrete Headwall and Wingwalls)	LS	0	\$40,000.00	\$0.00
RC	Reinforced Concrete (Culvert 2 Outlet Concrete Headwall and Wingwalls)	LS	1	\$30,000.00	\$30,000.00

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**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

			VILLAGE OF IRVINGTON		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
RCP	Concrete Elliptical Pipe (63"x 98")	LF	82	\$2,800.00	\$229,600.00
RR	Rip Rap	SY	41	\$275.00	\$11,275.00
RR	Rip Rap (Mortared)	SY	39	\$300.00	\$11,700.00
SW	Stone Wall, Patio, and Steps Restoration	LS	1	\$5,000.00	\$5,000.00
TSS	Top Soil and Seed	SF	0	\$2.50	\$0.00
UFG	Unclassified Excavation, Filling, and Grading (export)	CY	14	\$80.00	\$1,120.00
ESTIMATED CONSTRUCTION					\$491,220.00
Estimated Engineering and Construction Administration					\$49,122.00
ESTIMATED					\$540,342.00

**PRELIMINARY COST ESTIMATE FOR
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VILLAGE OF IRVINGTON, NY
July 13, 2023**

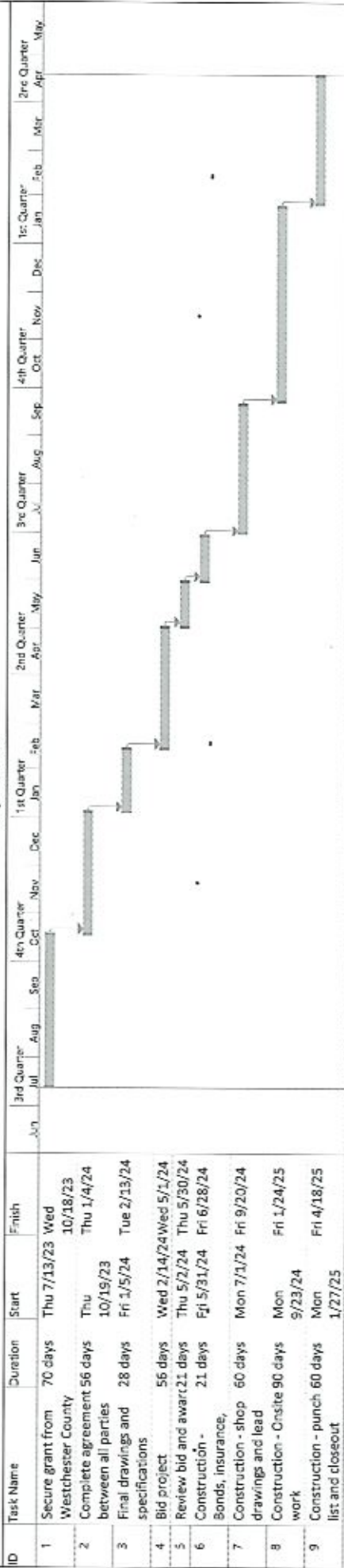
			HISTORIC HUDSON		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
BBC	Bituminous Base Course	TON	0	\$280.00	\$0.00
BBG	Box Beam Guide Rail	LF	0	\$350.00	\$0.00
BTC	Bituminous Top Course	TON	0	\$280.00	\$0.00
CB	Catch Basins	EA	0	\$6,000.00	\$0.00
CC	Concrete Curbs	LF	30	\$75.00	\$2,250.00
CEDS	Connection to Existing Drainage Structure	EA	0	\$500.00	\$0.00
CLF	Furnish and Install Chain Link Fence (4ft)	LF	50	\$65.00	\$3,250.00
CPP	Corrugated Polyethylene Pipe (12" Dia.)	LF	0	\$115.00	\$0.00
CPP	Corrugated Polyethylene Pipe (15" Dia.)	LF	0	\$175.00	\$0.00
CPP	Corrugated Polyethylene Pipe (24" Dia.)	LF	0	\$220.00	\$0.00
CPP	Corrugated Polyethylene Pipe (60" Dia.)	LF	14	\$550.00	\$7,700.00
CSG	Crushed Stone and Gravel (Item 4)	CY	30	\$120.00	\$3,600.00
ECD	Erosion Control Devices	LS	1	\$2,500.00	\$2,500.00
MPT	Maintenance and Protection of Traffic	LS	1	\$5,000.00	\$5,000.00
PM	Pavement Markings	LF	0	\$2.50	\$0.00
RC	Reinforced Concrete (Culvert 1 Inlet Concrete Headwall and Wingwalls)	LS	0	\$25,000.00	\$0.00
RC	Reinforced Concrete (Culvert 1 Outlet Concrete Headwall and Wingwalls)	LS	1	\$45,000.00	\$45,000.00
RC	Reinforced Concrete (Culvert 2 Inlet Concrete Headwall and Wingwalls)	LS	0	\$40,000.00	\$0.00
RC	Reinforced Concrete (Culvert 2 Outlet Concrete Headwall and Wingwalls)	LS	0	\$30,000.00	\$0.00

3

**PRELIMINARY COST ESTIMATE FOR
THE PROPOSED WEST SUNNYSIDE LANE CULVERT REPLACEMENT PROJECT
VILLAGE OF IRVINGTON, NY
July 13, 2023**

			HISTORIC HUDSON		
SECT	ITEM	UNIT	EST. QUANT.	UNIT PRICE	TOTAL
RCP	Concrete Eliptical Pipe (63"x 98")	LF	23	\$2,800.00	\$64,400.00
RR	Rip Rap	SY	0	\$275.00	\$0.00
RR	Rip Rap (Mortared)	SY	94	\$300.00	\$28,200.00
SW	Stone Wall, Patio, and Steps Restoration	LS	1	\$5,000.00	\$5,000.00
TSS	Top Soil and Seed	SF	300	\$2.50	\$750.00
UFG	Unclassified Excavation, Filling, and Grading (export)	CY	12	\$80.00	\$960.00
ESTIMATED CONSTRUCTION					\$168,610.00
Estimated Engineering and Construction Administratio					\$16,861.00
ESTIMATED					\$185,471.00

**PROJECT SCHEDULE FOR THE
WEST SUNNYSIDE CULVERT REPLACEMENT PROJECT
July 13, 2023**



Project: Westsunside Culvert
Date: Thu 7/13/23

Task: Task Split Milestone Summary

Project Summary: Project Summary Inactive Task Inactive Milestone Inactive Summary

Manual Task: Manual Task Duration-only Manual Summary Rollup Manual Summary

Start-only: Start-only Finish-only External Tasks External Milestone

Deadline: Deadline Progress Manual Progress



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LOCAL LAW __ - 2023

A local law to amend Chapter 305 of the Tarrytown Code, entitled "Zoning" to: (1) amend Section 47 to add new exemptions to the Yard requirements for mechanical equipment and certain other structures; (2) to amend Section 63 regarding the parking fund payment requirement to exempt the RR (Restricted Retail) Zone applicant from having to obtain a variance when the Planning Board requires payment in the parking fund.

Be it enacted by the Village Board of the Village of Tarrytown as follows:

Section 1. Legislative Intent

The purpose of these Zoning Code amendments is to simplify the land use process for certain types of improvements and to potentially proceed without the need for Zoning Board of Appeals approval, which will reduce costs and the burden upon property owners. Regarding the yard setback amendment, the purpose is to allow certain minor improvement to be sited within the setbacks, which may potentially reduce the need for residential property owners to seek variances for such minor improvements, but to still require a minimum 3-foot setback for these improvements. Regarding the parking fund amendment, the purpose is to establish that the where the Planning Board requires payment into the parking fund with respect to a property in the RR Restricted Retail Zone (or where the Building Inspector waives site plan approval), the applicant need not also have to obtain a variance for parking from the Zoning Board of Appeal, which will reduce the burden on proposed businesses in the RR Restricted Retail Zone but still ensure a process remains through the Planning Board for payment in lieu of parking.

Section 2. Amending Section 305-47 entitled "Yards, setbacks", Subsection B to add additional permitted exceptions to obstructions in yard for certain mechanical equipment and sheds as follows (language in **Bold and Underlined** to be added, language in ~~**Strikethrough and bold and underlined**~~ to be deleted):

§ 305-47 **Yards; setbacks.**

- A. Yard for every building. No part of a required yard or other open space provided about any building or on any lot for the purpose of complying with the provisions of this chapter shall be included as any part of the required yard or open space for any other building or any other lot.
- B. Obstructions in yards. No building, paving, parking, structures or any use whatsoever or any projection from buildings or structures on any site in any district shall be permitted in a required yard (principal or accessory), except as follows:

4

- (1) Entrance and exit roads, driveways, sidewalks, drainage structures and other utilities may be permitted in a required yard if approved by the Planning Board in the process of site plan or subdivision review and approval.
- (2) Cornices, canopies, eaves or any similar features, none of which is less than 10 feet above grade, may extend three feet.
- (3) Uncovered front stairs and landings connected to the primary structure may extend a maximum of five feet into the required front yard.
- (4) An open fire escape may extend four feet, but no required fire escape on any structure shall be constructed on the front or any side thereof which faces on a street or be roofed over or enclosed.
- (5) A terrace or uncovered porch or deck with its floor level no higher than that of the main entrance to the building may extend six feet but, in the case of a side yard, not nearer than six feet to any side lot line. A railing no higher than 42 inches may be placed around any such terrace or porch.
- (6) A chimney may extend two feet.
- (7) A fence or wall no higher than six feet may be placed on any property, subject to the additional restrictions in Subsection D. Barbed wire shall be prohibited in the Village of Tarrytown.

(8) Mechanical equipment for providing heating and/or cooling for a residential dwelling provided the equipment, which does not include a generator, complies with the following:

- (a) the equipment shall not exceed 12 square feet and shall not be located in the front yard nor be nearer than 3 feet to any side or rear lot line;**
- (b) the equipment shall not discharge any air onto an adjacent property; and**
- (c) the equipment shall not emit noise exceeding 62 decibels at the 1 foot from the unit.**

(9) Sheds/toolhouses and child's playhouse not within the front yard and not nearer than three feet to any side or rear lot line provided the shed/toolhouse and child's playhouse complies the following:

- (a) They not exceed 100 square feet; and**
- (b) They not be higher than 12 feet.**

10) Side or rear stairs no higher than grade level and attached to the principal building provided they are not nearer to any side or rear lot line than 3-feet.

Section 3. Amending Section 305-63 entitled "Off Street parking and loading", Subsection C(7)(d) to provide that where the Planning Board requires a monetary contribution to the parking fund, the applicant shall not also be required to seek a variance for parking form the Zoning Board of Appeals as follows (language in **Bold and Underlined** to be added, language in ~~**Strikethrough and bold and underlined**~~ to be deleted):

C. Location, use, design, construction and maintenance of parking and loading facilities.

(1) Location. Required parking and loading spaces shall be provided upon the same lot as the use or structure to which they are accessory, except that off-street parking spaces required for structures or land uses on two or more adjacent lots may be provided in a single common facility on one or more of said lots, provided that a legal instrument, satisfactory to the Village Attorney, assures the continued existence of the parking facility to serve said structures or land uses as long as they may exist. Such agreements shall also guarantee that upon the termination of such joint use, each subsequent use of the premises will provide off-street parking facilities for its own use in accordance with all requirements of this section. The Zoning Board of Appeals may also permit the substitution of space on another lot under certain conditions where, by reasons of difficult topography or abnormal shape of lot, strict compliance with the minimum off-street parking requirements specified in this chapter or in particular cases found to be necessary and so ordered by the Planning Board or by the Board of Appeals cannot be attained on the lot to which such space would be appurtenant. The Board of Appeals, after notice and hearing and upon recommendation of the Planning Board, may permit the substitution therefor of equivalent off-street parking space on another lot in the same ownership or under lease for a term of not less than five years, the entrance to which is not over 300 feet by normal pedestrian travel from the building or use to which such off-street parking space is appurtenant, and if such alternate off-street parking space is authorized, such space shall be deemed to be required open space appurtenant to such building or use and thereafter may not be used for any other purpose unless other alternative space complying with this subsection is substituted therefor and approved by the Board of Appeals. In no event shall such parking and/or loading spaces for a nonresidential use be so located without approval of the Zoning Board of Appeals.

(2) Size of parking spaces. Each parking space shall be at least nine feet wide and 18 feet long. If enclosed, the Planning Board may require the size of the space to be increased for maneuverability.

(3) Additional standards as to size and location. Off-street parking spaces shall be set back from any side-street line a distance equal to the front yard requirements on such side street unless lots are back to back, in which case they shall be set back 15 feet. Enclosed parking structures and paved parking areas shall constitute an accessory building and shall conform to the required setback requirements for the applicable zoning district as delineated in the Tarrytown Zoning Schedule. Notwithstanding the provisions of Subsection C(1) and (2):

(a) Parking units required for one-family dwellings may be reduced in width to eight feet and may be provided in accessory garages or carports or in a side or rear yard or in a driveway not less than eight feet nor more than 30 feet in width or in a combination thereof but may

4

not otherwise encroach upon a required front yard, and the driveway may not be less than five feet from any side or rear lot line, except in any R-5 District.

- (b) Parking units for all other uses shall be nine feet in width and may not encroach upon a required front yard. No driveway accessory to such uses shall be closer than 10 feet to any side or rear lot line. No parking space or parking area other than approved entrance and exit drives shall be permitted in any front yard.
- (c) A required front, side or rear yard shall be defined as the minimum yard required for the applicable zoning district as delineated in the Tarrytown Zoning Schedule.
- (4) Grades, drainage, paving and marking. Required off-street parking facilities may be enclosed in a structure or may be open, except as required specifically herein or by the Planning Board in site plan review. All required parking facilities shall be graded, surfaced, drained and maintained throughout the duration of their use to the extent necessary to avoid nuisances of dust, erosion or excessive water flow across public ways or adjacent lands. The maximum slope within a parking area shall not exceed 5%. In multifamily residential developments and in nonresidential developments, the Planning Board shall require the provision of suitable markings to indicate individual parking spaces, maneuvering area, entrances and exits.
- (5) Parking and loading area landscaping. Except for parking spaces accessory to a one-, two- or three-family dwelling, all off-street parking areas shall be developed in accordance with Planning Board site plan approval and guidelines established by the Planning Board.
- (a) Notwithstanding the above provisions in this subsection, where an off-street parking area in any business or multifamily residence district adjoins a one-family residence district or is adjacent to a street, park or other public open space, there shall be a suitably maintained landscaped strip of a width specified in Subsection C(5)(c), below. Each such landscaped strip shall consist of an evergreen hedge, wall or fence not less than two feet in height, located at the inner edge of such required landscaped strip, exclusive of entrances and exits, and in front or outside of any such wall or fence there shall be a planting screen of shrubbery not less than four feet in width, at least 1/2 of which shall consist of evergreens not less than two feet in height. Each such landscaped strip shall be maintained by the property owner.
- (b) The shrubbery shall be of sufficient density to conceal in midsummer of the year succeeding the planting thereof 25% of the vertical area of such wall or fence. Any portion of such landscaped strip not occupied by shrubbery shall be planted with a good quality grass seed or permanent plant cover such as ivy or pachysandra or similar growth and shall be kept free of trash, suitably watered except when prohibited in times of drought and suitably trimmed and maintained. Wherever motor vehicles are to be parked adjacent to such landscaped strip, there shall be a suitable curb or bumper guard, approved as to design and construction by the Code Enforcement Officer.
- (c) Minimum widths of landscaped strips shall be:
 - [1] Along a street frontage, except as to entrances and exits: 10 feet.

[2] Along any boundary abutting directly on a residence district, except as specified below: 10 feet.

[3] Along any boundary of a multifamily residence use, the adjacent portion of which is used for the parking of passenger vehicles or for access and turning areas appurtenant thereto: five feet.

(6) Traffic circulation. In order to encourage safe and convenient traffic circulation, the Planning Board may require the interconnection of parking areas via access drives within and between one or more adjacent lots. The Board shall require written assurance and/or deed restrictions, satisfactory to the Village Attorney, binding the owners and their heirs and assignees to permit and maintain such internal access, circulation and inter-use of parking facilities by the users of the facilities.

(7) Miscellaneous parking requirements.

(a) Deemed required open space. Such off-street parking and off-street loading space, together with the necessary entrances, exits, passageways, turning areas and landscaped borders, shall be deemed to be required open space on the lot on which it is situated and shall not thereafter be encroached upon or reduced in any manner except as specified in Subsection C(7)(b) below.

(b) On application by the owner or lessee or in the course of site plan review and recommendation by the Planning Board and after due notice and hearing, if the Board of Appeals shall find that the minimum off-street parking space specified for any use by this chapter is, in a particular case, in excess of the number required to comply with Subsection D, Schedule of Off-Street Parking Requirements, it may, in such case and subject to such conditions as it may impose, waive temporarily the construction of such number of units so found to be in excess of those so required, but the land necessary to provide the parking units, temporarily waived, and the access and turning areas appurtenant thereto shall not be built upon but shall be deemed to be required open space to be kept available for the construction of the required parking units, temporarily waived, and the Board of Appeals shall have the power, after notice and hearing, to rescind such waiver when, in its judgment, the public interest so requires.

(c) With respect to any use for which the required parking units are not specifically set forth in this chapter or upon recommendation of the Planning Board, the Board of Appeals shall determine the number of off-street parking units which will bear a reasonable relation to the minimum off-street requirements for specified uses as set forth in the schedule and shall require that such number of units be provided.

(d) Parking fund.

[1] Upon the establishment of a parking fund For the RR Restricted Retail Zone by the Village Board of Trustees, should the Planning Board or the Zoning Board of Appeals, depending upon which of these two Village agencies is responsible for the review and approval of the particular parking requirement, determine that such parking requirement cannot be fulfilled because the applicant does not have land on site available for parking or

4

has land on site that cannot be accessed from public rights-of-way, said Board **may shall** require a monetary contribution in lieu of the provision of parking spaces, up to a maximum of 15 parking spaces. **If the Planning Board application requires payment into the parking fund in lieu of the provision of parking spaces and such parking fund payment as detailed herein is a condition of a Planning Board approval, the applicant shall not also be required to seek a variance for parking from the Zoning Board of Appeals.** The amount to be placed in the parking fund shall be as follows:

- [a] From one to five parking spaces: \$1,000 per parking space.
- [b] From six to 10 parking spaces: \$2,000 per parking space.
- [c] From 11 to 15 parking spaces: \$3,000 per parking space.
- [2] These procedures shall be limited to the off-street requirements within the RR Restricted Retail Zone. The parking fund, when established, shall be used exclusively for the creation of new parking in the downtown commercial area or for the maintenance of the existing parking in the downtown commercial area.
- (c) **Notwithstanding § 305-132A(1) and provided no changes or modifications are proposed to the site, in ~~In~~ the RR Restricted Retail Zone, if the Building Inspector finds that a change of use or occupancy within a six-month time period from the previous use will not require an increase of more than five off-street parking or loading spaces beyond that required for the previous use, or in the number of spaces actually approved for construction to serve the use, and the applicant does not have land available on-site for parking or has land on-site that cannot be accessed from public rights-of-way, site plan approval requirements may be waived by the Building Inspector. If the Building Inspector determines that site plan approval is not required, the parking requirements under this chapter shall be deemed fulfilled with no requirement for the applicant to seek a parking variance from the Zoning Board of Appeals.** The decision of the Building Inspector can first be reviewed by the Village Administrator and then by the Planning Board.
- (f) In MU Zones, parking and loading spaces and all paved internal roads shall be subject to additional setbacks from the property lines, as specified in § 305-129.

Section 4: Severability

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this local law.

Section 5. Effective Date

This **local** law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project : Text Changes for Sellbacks & Parking Fees
 Date : 8/5/23

4

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1, D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

4

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	F2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

4

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:				
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>	
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>	
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>	
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>	
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>	
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>	
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>	
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>	
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>	
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>	
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>	
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>	
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>	
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>	

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

4

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

4

9. Impact on Aesthetic Resources
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 - 3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.c, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3c, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3c, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3c, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

4

11. Impact on Open Space and Recreation
 The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
 (See Part 1. C.2.c, E.1.c., E.2.q.)
 If "Yes", answer questions a - e. If "No", go to Section 12.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas
 The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
 If "Yes", answer questions a - c. If "No", go to Section 13.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

4

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>There are no changes being made to the payment fee in lieu of parking and ensures that a process remains in place through the Planning Board for implementation.</u>		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

4

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____			

4

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

NO

YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

NO

YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The proposed action is legislation that includes the following text changes: 1) a change in the setback requirements for mechanical equipment which would allow mechanical equipment to be placed within 3' in side and rear yards; 2) change in setback requirements for accessory structures such as storage sheds to permit them within side and rear yards within 3' of the property line. Such structures would be limited to 100 sf in size and no more than 12' in height; 3) a change in the process implementing payment fees in lieu of parking in the RR district for those businesses that have inadequate parking to meet zoning requirements. The proposed text changes will assist in the streamlining of the Village's Code to make it more timely, less complicated, more understandable and less costly for applicants. This will serve to make more effective use of limited resources and have a better outcome for applicants and land use board members. In regard to the process for the payment of fees in lieu of parking, the proposed legislation would eliminate the necessity for obtaining a parking variance from the ZBA while ensuring that the process remains through the Planning Board for payment in lieu of parking in the RR (Restricted Retail) zone. The fee structure for the Parking Fund has not been changed.

Setback Requirements - Mechanical Equipment

This provision concerns mechanical equipment for heating and/or cooling for a residential dwelling. This provision does not include a generator due to potential noise issues. The mechanical equipment shall not exceed 12 sf in size and not be permitted in the front yard. Mechanical equipment would be allowed no nearer than 3' to any side or rear yard. The equipment shall not discharge any air onto an adjacent property. The equipment shall not emit noise exceeding 62 decibels at 1 foot from the unit.

Setback requirements - Sheds/Toolhouses and Child's Playhouse

These accessory structures are not permitted in front yards and not nearer than 3' to any side or rear yard. The size is limited to 100 sf which is in alignment with other existing size limits for similar uses in the Code. The height is limited to 12' which is the same as other Village codes. This size and height of the shed is easily available at Home Improvement Centers and other retail outlets.

Side or Rear Stairs - Side or rear stairs which are no higher than grade level and attached to the principal building are allowed if not nearer than 3' to any side or rear lot line. All of these structures share the same standard 3' setbacks for side or rear yards. It eliminates the need to place these improvements in the middle of the yard which becomes more intrusive. These are minor improvements which can be sited with standard 3' setbacks and are reasonable setbacks for such improvements. The proposed changes can reduce the need for area variances for these types of minor improvements.

Parking Fee in lieu - The Parking Fee in lieu of parking applies to the RR (Restricted Retail) zone. The RR zoning covers the northwest of the Village within the Tarrytown Station Center and downtown Main Street and Broadway. The proposed legislation maintains the existing sliding scale and current fee structure for the Parking Fund. If the Planning Board requires payment into the parking fund as a condition of approval as part of its site plan review, there will be no requirement for applicant to seek a parking variance from the ZBA. The proposed legislation would eliminate this extra step of appearing before the ZBA. The legislation maintains the process for the payment fee in lieu, but it is done in the Planning Board with their site plan approval. This eliminates the extra cost and time for the business.

Based on the Planning Board's review of the proposed legislation, the Consulting Planner's Narrative dated 8/5/23 and the review of Part 2 of the EAF, the proposed action is not expected to result in any significant adverse environmental impact that would rise to the level of significance required for a Positive Declaration.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

4

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Proposed Legislation, Consulting Planner Narrative: Proposed Legislation dated 8/5/23

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Tarrytown Board of Trustees as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Text Change for mechanical equipment setbacks, setback requirements for accessory structures and Process for payment fees in llo

Name of Lead Agency: Village of Tarrytown Board of Trustees

Name of Responsible Officer in Lead Agency: Ms. Karen Brown

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency: _____ Date: _____

Signature of Preparer (if different from Responsible Officer) Robert Galvin, AICP Consulting Planner Date: 8/6/23

For Further Information:
Contact Person: Richard Slingerland
Address: One Depot Plaza
Telephone Number: 914 631-1785
E-mail: RSlingerland@tarrytownny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:
Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Memo

To: Village Attorney, Village Engineer, Village Administrator
From: Bob Galvin, Consulting Planner
Date: 8/9/2023
Re: Narrative: Proposed Text Changes for setbacks for mechanical equipment, for accessory structures and Process for payment fees in lieu of parking

The proposed legislation before the Board of Trustees relates to the following text changes: 1) a change in the setback requirements for mechanical equipment which would allow mechanical equipment to be placed within 3' in side and rear yards; 2) change in setback requirements for accessory structures such as storage sheds to permit them within side and rear yards within 3' of the property line. Such structures would be limited to 100 sf in size and no more than 12' in height; 3) a change in the process implementing payment fees in lieu of parking in the RR district for those businesses that have inadequate parking to meet zoning requirements.

These text changes have been the subject of discussions by the Planning Board at their work sessions regarding the streamlining of the land-use process and reducing the need for minor variances while still maintaining reasonable 3' setbacks. The Planning Board has worked on these changes with the Village Engineer and Village Attorney and recommend their implementation.

The proposed text changes will assist in the streamlining of the Village's Code to make it more timely, less complicated, more understandable and less costly for applicants. This will serve to make more effective use of limited resources and have a better outcome for applicants and land use board members. In regard to the current process for the payment of fees in lieu of parking, the Planning Board members expressed concern for the additional burden for small

4

businesses to obtain a parking variance from the ZBA while at same time paying into the Parking Fund as a condition of ZBA approval. The proposed legislation would eliminate the necessity for obtaining a parking variance from the ZBA while ensuring that the process remains through the Planning Board for payment in lieu of parking in the RR (Restricted Retail) zone. The fee structure for the Parking Fund has not been changed.

Setback Requirements

Mechanical Equipment

This provision concerns mechanical equipment for heating and/or cooling for a residential dwelling. This provision does not include a generator due to potential noise issues. The mechanical equipment shall not exceed 12 sf in size and not be allowed in the front yard. Mechanical equipment would be allowed no nearer than 3' to any side or rear yard. The equipment shall not discharge any air onto an adjacent property. The equipment shall not emit noise exceeding 62 decibels at 1 foot from the unit.

Sheds/Toolhouses and Child's Playhouse

These accessory structures are not permitted in front yards and not nearer than 3' to any side or rear yard. The size is limited to 100 sf which is in alignment with other existing size limits for similar uses in the Code. The height is limited to 12' which is the same as other Village codes. This size and height of the shed is easily available at Home Improvement Centers and other retail outlets.

Side or Rear Stairs

Side or rear stairs which are no higher than grade level and attached to the principal building are allowed if not nearer than 3' to any side or rear lot line.

All of these structures share the same standard 3' setbacks for side or rear yards. It eliminates the need to place these improvements in the middle of the yard which becomes more

intrusive. These are minor improvements which can be sited with standard 3' setbacks and are reasonable standard setbacks for such improvements. The proposed changes can reduce the need for area variances for these types of minor improvements.

Parking Fee in Lieu

The Parking Fee in lieu of parking applies to the RR (Restricted Retail) zone. The RR zoning covers the northwest of the Village within the Tarrytown Station Center and downtown Main Street and Broadway. The proposed legislation maintains the existing sliding scale and current fee structure for the Parking Fund. If the Planning Board requires payment into the parking fund as a condition of approval as part of its site plan review, there will be no requirement for applicant to seek a parking variance from the ZBA. Currently, Applicant would apply to Planning Board for a site plan approval in the RR zone. Then Applicant is referred to ZBA for a parking variance. ZBA approves the variance and imposes a condition for the appropriate payment into the Parking Fund. It then goes back to the Planning Board to complete site plan approval.

The proposed legislation would eliminate this extra step of appearing before the ZBA. The legislation maintains the process for the payment fee in lieu, but it is done in the Planning Board with their site plan approval. This eliminates the extra cost and time for the business owner.

The proposed legislation also allows the Building Inspector that if a change of occupancy occurs within 6 months from the previous use and that the new use does not require an increase of more than five off-street parking spaces, the Building Inspector can determine that no site plan approval is required, and the parking requirements are deemed fulfilled.

Both of these changes related to the parking process, will not only reduce the cost of obtaining another land use approval from the ZBA but will also build confidence in opening up new small businesses downtown.

4

The review of Part 2 of the Full EAF has not indicated any issues of significant concern. The proposed legislation has provided provisions establishing reasonable standard setbacks in residential areas and clarified code requirements for minor improvements and standards for Building Department review. The legislation related to parking in the RR zone maintains the exiting Parking Fund fee schedule. While eliminating the necessity for ZBA approval for both a parking variance and parking fee condition, it ensures that the process remains through the Planning Board for payment in lieu of parking. Furthermore, it can have a positive effect on the development of small business downtown.

4

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

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Text Change for mechanical equipment setbacks, setback requirements for accessory structures and Process for payment fees in lieu of parking		
Project Location (describe, and attach a general location map): Village-wide and the RR Zone		
Brief Description of Proposed Action (include purpose or need): As part of the Village of Tarrytown's efforts to streamline the land use process and make it more timely, less complicated, more understandable and less costly for applicants, several text amendments have been recommended for: 1) a change in the setback requirements for mechanical equipment which would allow mechanical equipment to be placed within 3' in side and rear yards; 2) change in setback requirements for accessory structures such as storage sheds to permit them within side yards within 3' of the property line. Such structures would be limited to 100 sf in size and no more than 12' in height; 3) a change in the process implementing payment fees in lieu of parking in the RR district for those businesses that have inadequate parking to meet zoning requirements.		
Name of Applicant/Sponsor: Village of Tarrytown		Telephone: 914-631-1785
		E-Mail: rslingerland@tarrytownny.gov
Address: One Depot Plaza		
City/PO: Tarrytown	State: NY	Zip Code: 10591
Project Contact (if not same as sponsor; give name and title/role): Richard Slingerland, Village Administrator		Telephone: 914-631-1785
		E-Mail: rslingerland@tarrytownny.gov
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

4

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Village Board of Trustees (Zoning Text Amendment)	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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?

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? Tarrytown School District

b. What police or other public protection forces serve the project site?
Tarrytown Police Department

c. Which fire protection and emergency medical services serve the project site?
Tarrytown Fire Department

d. What parks serve the project site?
Village, State and County Parks throughout the Village

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)?

b. a. Total acreage of the site of the proposed action? _____ acres
 b. Total acreage to be physically disturbed? _____ acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 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: _____

4

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	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

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? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

4

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:

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 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: _____

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

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

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (c.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- 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

4

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

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

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

 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)?

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

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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

4

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ 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: _____
 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: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

4

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (c.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

4

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• 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)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

4

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

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): _____

4

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? _____ feet

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

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

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

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

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % 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 _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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: _____

4

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

4

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (c.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project. (See Narrative)

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 Village of Tarrytown Board of Trustees Date 8/4/23

Signature Robert Galvin Title Consulting Village Planner

Nicoletti Spinner Ryan Gulino Pinter LLP

Attorneys at Law
555 Fifth Avenue 8th Floor
New York, New York 10017

Telephone (212) 730-7750
Facsimile (212) 730-7850

7
New Jersey Office:
One University Plaza, Suite 412
Hackensack, New Jersey 07601

July 25, 2023

Tarrytown Board of Trustees
Village Offices
One Depot Plaza
Tarrytown, NY 10591-3199

**Re: 45 Hudson View Way, Tarrytown, NY – Roof
Access - Townhouses**

Dear Mayor Brown, Village Trustees, Members of the Planning Board and Architectural Review Board:

We are the respective owners of the four duplex townhouse units (310, 311, 312 & 313) at 45 Hudson View Way at Hudson Harbor in Tarrytown, NY. We write this letter in an effort to find a resolution to a continuing issue that might be solved with a little assistance from The Village.

The four of us closed on and became owners of our homes in late 2021 / early 2022. Prior to the closings, as you may recall, an issue arose out of the means of roof access from the units, which was provided by the Developer, National Resources, by erecting “doghouses” atop each respective roof opening. The Village would not grant Certificates of Occupancy unless and until these doghouses were removed, however, and replaced by mechanical roof access hatches. Thus, over our objection, to facilitate closing on the units, the doghouses were torn down and replaced by the Developer with glass roof hatches to provide roof access. The photograph below illustrates the “before and after” of the doghouse structure, and the replacement modification – the glass roof hatch.



To be clear, the roof hatches have been a disaster and have presented continuing problems since their initial installation to replace the doghouses. First, the hatches leak considerably through our ceilings and into our homes during almost every rain event that occurs. Secondly, the mechanical functioning of the hatches has been substandard, with the motors powering the hatches breaking down continuously and cables that break causing the glass to fall forward. Recently, the glass window in one unit's hatch crashed down fracturing the finger of one owner. Currently, at least one of the hatches does not function whatsoever. Finally, there are continuing safety concerns in utilizing a roof hatch to access the roof space, especially for older unit owners and their elderly friends and families.

Thus, we are proposing that the Village revisit and reconsider the issue of allowing the doghouse structures to be re-installed by the Developer, as opposed to trying to find a better

7

replacement roof hatch to access the roof decks of these units. All four unit owners would agree with restoration of the doghouses as originally built in place of the hatches, and/or making modifications to the doghouses once reconstructed, such as glass paneled walls to ensure any concerns over sightlines / view are mitigated.

We would welcome the opportunity to discuss this proposal with the Board and the Developer at a meeting in the near future.

Very truly yours,

KEVIN PINTER
ROBERT GIANNATTASIO
GARY SILVERHARDT
PING HU

cc: (Via Email)

kbrown@tarrytowngov.com
rhoyt@tarrytowngov.com
dkim@tarrytowngov.com
bmcgovern@tarrytowngov.com
tmitchell@tarrytownny.gov
EPStaley@tarrytownny.gov
prinaldi@tarrytowngov.com
rSlingerland@tarrytowngov.com
afasman@tarrytowngov.com
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jcotter@nationalresources.com



7

Nicoletti Spinner Ryan Gulino Pinter LLP

Attorneys at Law
555 Fifth Avenue 8th Floor
New York, New York 10017

Telephone (212) 730-7750
Facsimile (212) 730-7850

New Jersey Office:
One University Plaza, Suite 412
Hackensack, New Jersey 07601

RECEIVED

AUG - 4 2023

TARRYTOWN VILLAGE ADMINISTRATOR

July 25, 2023

Tarrytown Board of Trustees
Village Offices
One Depot Plaza
Tarrytown, NY 10591-3199

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Access - Townhouses**

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replacement roof hatch to access the roof decks of these units. All four unit owners would agree with restoration of the doghouses as originally built in place of the hatches, and/or making modifications to the doghouses once reconstructed, such as glass paneled walls to ensure any concerns over sightlines / view are mitigated.

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Very truly yours,



KEVIN PINTER
ROBERT GIANNATTASIO
GARY SILVERHARDT
PING HU

cc: (Via Email)

kbrown@tarrytowngov.com

rhoyt@tarrytowngov.com

dkim@tarrytowngov.com

bmcgovern@tarrytowngov.com

tmitchell@tarrytownny.gov

EPStaley@tarrytownny.gov

prinaldi@tarrytowngov.com

rSlingerland@tarrytowngov.com

afasman@tarrytowngov.com

lmeszaros@tarrytowngov.com

jcottcr@nationalresourcecs.com

GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, New York 10522
(914) 693-5093 ■ Fax: (914) 693-5390
(914) 906-4802 cell ■ arch329@gmail.com

July 25, 2023

Mayor and Board of Trustees
C/O Richard Slingerland, Village Administrator
Tarrytown Building Department
One Depot Plaza
Tarrytown, New York 10591

RECEIVED
JUL 25 2023
TARRYTOWN VILLAGE ADMINISTRATOR

Re: 25 South Washington Street

Dear Mr. Slingerland, Mayor Brown, and Members of the Board of Trustees:

This letter is to introduce the proposed redevelopment of 25 South Washington Street and to request that the Board of Trustees consider granting permission for a vehicular access connection to six private parking spaces on the subject parcel from the adjacent municipal parking lot.

A site plan has been prepared and provided with this letter that shows that this connection is physically possible and could be accomplished without any loss of existing parking spaces in the municipal parking lot or inconvenience to people using that lot. We believe that the creating six parking spaces on the subject property to be used by the residents of the proposed four residential units would be beneficial for the Village, the neighbors to the subject parcel, the residents of the four proposed residential units, and the owner of the subject parcel. We also note that a similar arrangement has been made for access from this same municipal parking lot to the private parking lot located at 54 Main Street.

We have made applications to the Tarrytown Planning Board and the Tarrytown Zoning Board of Appeals. It is our understanding that we will be on the agenda of the July 24, 2023 Planning Board.

While the proposed redevelopment of the 25 South Washington Street property is not a particularly large project, it is an interesting and potentially complicated one. The existing buildings on the site are pre-existing, non-conforming and in deteriorated condition. While it would be physically possible to restore the existing buildings, the cost of bringing them back, particularly the existing two story residential building, is questionable from an financial perspective. The existing two story residential building appears to have been used for more than one residential unit, with two kitchens, but it is not set up as two separate residential units. It is our understanding that, to renovate this building as more than a one family structure, we would be required to follow the same processes as required for a project that would remove the existing structures and generate a financial return that would better justify the effort and investment, as well as have more benefits for the Village.

Our proposal is to remove the existing structures on the property and build a new three story building with a total of four residential units that will be operated as rental apartments. The reason that we are reaching out to the Mayor and Board of Trustees is because of the way in which we are proposing providing parking spaces on the subject parcel.

8
Letter to the Tarrytown Administrator, Mayor, and Board of Trustees
Re: 25 South Washington Street
July 25, 2023
Page 2 of 4.

Due to the narrowness of the existing property and the fact that the current access to the back garage requires the use of the neighbor's property, and given that there is no recorded easement that permits the use of the neighbor's property, the only practical way to provide on-site parking spaces for the proposed four residential units is to make a connection to the adjacent municipal parking lot accessed from South Washington Street. We understand that, for access from the municipal parking lot to be permitted to the subject parcel, permission would be required to be granted by the Board of Trustees.

The subject parcel has a total lot area of 4,867 square feet of property and is located in the M-1.5 zoning district. The Tarrytown Code requires 7,500 square feet for a single family home on this property and an additional 1,500 square feet for each additional unit, with the Code limiting the number of units permitted in a single building to four. The existing lot and improvements are pre-existing and non-conforming.

The existing property is currently improved with a single family, 2.5 story house, that appears to have been used as at least two households, as well as a separate 1.5 story garage structure. These existing structures have a building coverage of 40.61% and are proposed to be removed to facilitate the redevelopment of the site. The parcel is narrow with a width of 30.98 feet and has an overall depth of 163.5 feet.

This project consists of the construction of a new building proposed with a total of four residential units. The building is proposed to be 21.0 feet wide and 80.84 feet long. This computes to a coverage of 1,727 square feet, including the small front stoop.

The intent of the narrow building is to provide a minimum of 5 feet for side yards so that the windows on the sides of the building can be considered for light and ventilation. The Building Inspector has required this application to be submitted to the Zoning Board of Appeals due several variances being required, including the following:

- A requirement of 10 parking spaces for four units, where 6 are proposed;
- A limit to two stories, where a three story building is proposed;
- A required side yard minimum of 20 feet, where 5 feet is proposed;
- A total for side yards of 40 feet, where 10 feet is proposed;
- A required front yard setback of 25 feet, where 5.87 feet is proposed; and
- A maximum coverage for principal and accessory structures of 35%, where 35.5% is proposed. It should be noted that the limit for the principal building is 20% and the accessory building is 15%.

The new building proposed has a total height of 3 stories and 32.7 feet. The M-1.5 zoning district limits the permitted height to 2 stories and 35 feet. The massing of the building has been designed so that the portion closest to the street is two stories in height, but steps up to 3 stories approximately 14.5 feet from the front wall of the building.

The existing building is served by a paved driveway that connects from South Washington Street to the rear yard and existing accessory building, which provides enclosed parking. This driveway is shared with the adjacent property.

Letter to the Tarrytown Administrator, Mayor, and Board of Trustees

Re: 25 South Washington Street

July 25, 2023

Page 3 of 4.

8

Approximately 6 feet of the north side yard of the subject property and approximately 6 feet of the driveway serving the adjoining property to the north, which is 21 South Washington Street is used for this driveway. 21 South Washington has approximately 9 feet of clearance on its property for a driveway connecting to the rear yard of that property. There is no easement for either party to use the property of the other. While the Owner of 25 South Washington has not objected to a portion of his property being used to provide access to 21 South Washington, the owner of 21 South Washington has indicated no interest in creating an easement that would guarantee access for the 25 South Washington property. Without a recorded easement to permit vehicles to continue to access the existing garage on 25 South Washington, it is anticipated that the Owner of 25 South Washington will not be able to satisfy the Village of Tarrytown's requirement to provide documentation for the continued use of the current easement of use of that driveway to provide vehicular access to the 25 South Washington property using the portion of the driveway located on the 21 South Washington property.

There is space in the rear yard of the 25 South Washington parcel for six parking spaces, which is shown on the proposed Site Plan. The Applicant is requesting permission to use the adjacent municipal parking lot for access to the six parking spaces on the subject parcel. There is an existing fence separating the 25 South Washington property from the municipal parking lot. If the Village of Tarrytown were to agree, the six parking spaces proposed on the 25 South Washington property could be accessed via the municipal parking lot. It appears that this municipal lot is open for use 24 hours a day and 7 days a week. The Applicant understands that any such agreement with the Village would require permission granted by the Mayor and Board of Trustees.

While having on-site parking has benefits for the Owner and the tenants, it should be noted that the proximity of the subject property to the downtown, the walkability of the neighborhood, and the fact that the train station is within walking distance, as Bee-Line County bus service, favors a reduced dependency on the automobile.

The Applicant understands that several variances and other consideration are required from the Zoning Board of Appeals and the Planning Board, as well as the Board of Trustees for this proposed Project. However, it should be noted that this is a neighborhood with buildings that have minimal setbacks to side yards, that often are closer to the street line forming a "wall" for the space of the street, and that often have lots that are smaller than the required with building coverages that exceed that permitted by Code. While the height limit for this parcel is 2 stories, many of the buildings on the block have more than 2 stories and the proposed building is actually shorter in feet than many of its neighbors.

The building has been designed to relate the downtown, with a brick exterior. It is an intentionally quiet building that does not demand attention. The applicant contends that the building as designed will fit in well with the neighborhood.

Understanding that the massing of the building has been designed to fit its context as much as practical and still have a viable Project, the decision to have four smaller apartments instead of two or three larger apartments is intentional.

8
Letter to the Tarrytown Administrator, Mayor, and Board of Trustees
Re: 25 South Washington Street
July 25, 2023
Page 4 of 4.

The M-1.5 zoning district requires a minimum floor area per dwelling unit of 650 square feet. The duplex apartment on the street end of the building has two bedrooms, one bathroom, and a powder room with a total of 1,043 square feet. Were it not for the limit on the minimum size of apartment and the fact that having five units instead of four would require another variance, the Applicant would have treated this unit as two one bedroom flats, with the unit on the first floor having 483 square feet and the unit on the second floor having 560 square feet. The flats on the first and second floors in the back half of the building have two bedrooms and two bathrooms with a total of 770 square feet each. The flat on the third floor has two bedrooms and two bathrooms with a total of 818 square feet. The number of bathrooms in the units is still being discussed and the three flats may be reduced to one bathroom each to increase the size of the living area. Regardless of the number of bathrooms, the overall size of these three apartments would remain the same with two bedrooms each.

The front portion of the building, with a height of two stories, provides a usable roof area for the residents in the building. With approximately 270 square feet of deck and a parapet of a minimum of 3.5 feet on three sides, with the third floor walls enclosing the third side, this is a private space for people living in the building to be able to sit outside. The Applicant understands that, as a scenery loft, this space requires review by the Planning Board.

The following documents are submitted with this letter for your review:

- A. A set of 8 Sheets of drawings prepared by Gotham Design Planning & Development Ltd., under the supervision of Sirius Miandoabi, P.E., dated as submitted to the Planning Board 07-06-2023.
- B. Two Sheets of photographs showing the proposed location of the connection between the Municipal Parking Lot and the Subject Parcel, as well as the similar condition that served 54 Main Street from this same parking lot.
- C. A digital copy in PDF of the PowerPoint presentation made at the June 24, 2023 Planning Board Public Hearing.

Copies of the set of eight Sheets of drawings and submitted to the Planning Board have been provided with this letter for the Village Administrator, Mayor, and Board of Trustees. If any additional information or copies of other documents that have been submitted to the Village is needed, please let us know and we will provide.

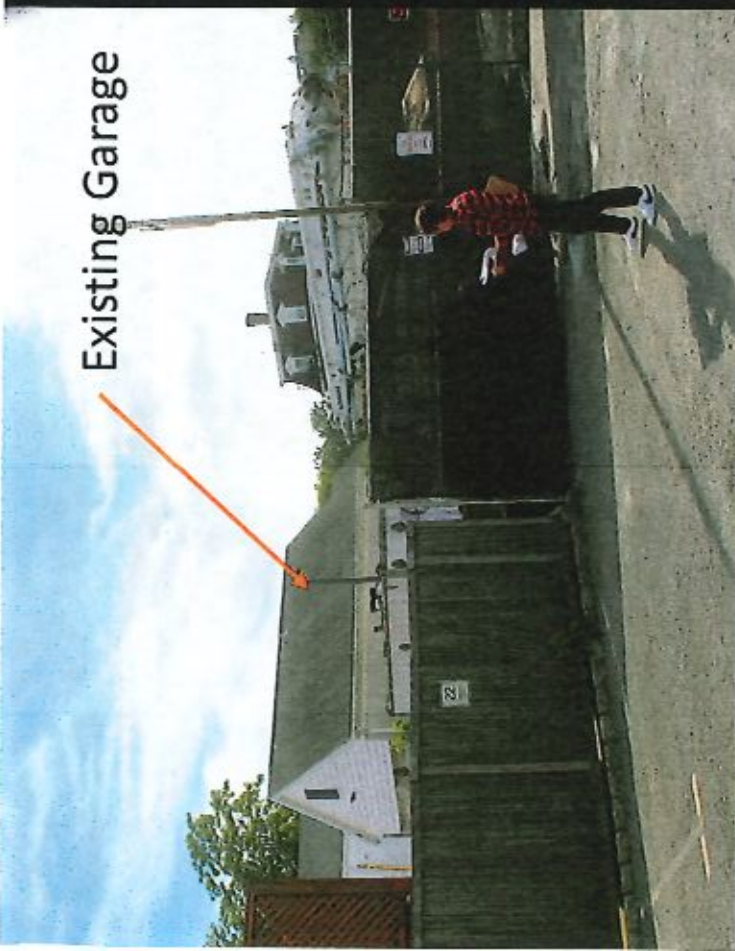
We look forward to reviewing this with you at your convenience.

Thank you for your time and attention,

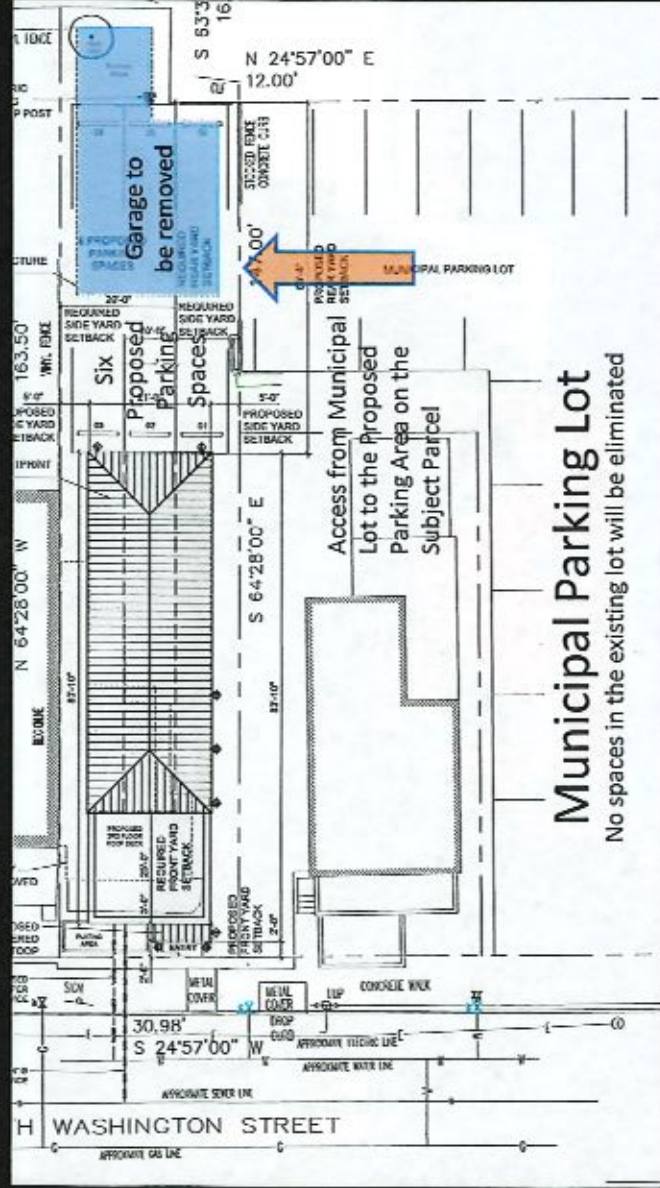


Paddy Steinschneider
Project Design Coordinator
As Agent for Benjamin Sinanaj, Property Owner

Existing Garage



to be Removed



Municipal Parking Lot

No spaces in the existing lot will be eliminated



Planning Board Public Hearing, July 24, 2023

9

Kathy Deufemia

From: Alissa Fasman
Sent: Monday, July 31, 2023 11:40 AM
To: Richard Slingerland
Cc: Kathy Deufemia
Subject: Work Session Item - Veterans Banners

Dylan Smith followed up to inquire about whether the Board will approve the Veteran's Banners Project.

I believe we had two unresolved questions following his presentation at the June 20 Board meeting-

- 1) Will the banners as proposed fit on our flag poles?
- 2) Does the Board approve of having the banners hung in the Village for the month of November?

Can we put this on the Work Session for discussion on August 16? Dylan is sending me his presentation slides which include the dimensions for the banners which I will forward to Billy and Lou for confirmation as to whether this is feasible for Tarrytown.

FYI Sleepy hollow has approved the project and the dates as proposed.

Dylan's next steps once approved will be to make a website with the application form, and he hopes to get this launched soon so that the website can be up for at least a month and the banners can be produced and shipped and hung by Nov. 1.

Alissa

Alissa Fasman
Deputy Clerk
Village of Tarrytown
One Depot Plaza
Tarrytown, NY 10591
Tel: (914) 631-1785
Cell: (914) 703-1011
afasman@tarrytownny.gov

Kathy Deufemia

From: Alissa Fasman
Sent: Monday, July 31, 2023 5:34 PM
To: Kathy Deufemia; Richard Slingerland
Subject: FW: NOTIFICATION: NYSERDA Clean Energy Communities | Village of Tarrytown

Hi Kathy-

I am not sure whether you have this on the Work Session agenda for August 16th. We are getting **\$15,000** from the Clean Energy Communities program and we need to figure out how to spend it. The Board needs to discuss. Can we pencil this on to the agenda and see what Rich thinks when he gets back?

Alissa

Alissa Fasman
Deputy Clerk
Village of Tarrytown
One Depot Plaza
Tarrytown, NY 10591
Tel: (914) 631-1785
Cell: (914) 703-1011
afasman@tarrytownny.gov

From: Dean Gallea <d.gallea@ieee.org>
Sent: Tuesday, July 18, 2023 4:19 PM
To: Alissa Fasman <afasman@tarrytowngov.com>
Cc: 'TEAC (google group) TEAC' <tarrytownenviro@googlegroups.com>
Subject: FW: NOTIFICATION: NYSERDA Clean Energy Communities | Village of Tarrytown

[EXTERNAL] This email is from outside the Village of Tarrytown - Please use caution when opening links and attachments!

Hooray for us! We are now officially a Clean Energy Community (and soon to be a Climate Smart Community.)
Grant to be claimed...

-- Dean

From: erda.sm.clean.energy.communities <cec@nyserda.ny.gov>
Sent: Tuesday, July 18, 2023 4:04 PM
To: d.gallea@ieee.org
Cc: mlambert@hudsonvalleyrc.org
Subject: NOTIFICATION: NYSERDA Clean Energy Communities | Village of Tarrytown

Congratulations! According to our records, the **Village of Tarrytown** recently completed four high-impact actions under NYSERDA's Clean Energy Communities program. Your community is hereby named a **Clean Energy Community** by NYSERDA and is eligible for a Designation Grant in the amount of **\$5,000**.

You have three months from the date of this email (**DUE DATE: October 18, 2023**) to go online and claim your Designation Grant. The grant funds will be paid in full directly by check within two weeks of submitting a completed

10
grant application along with a letter of commitment. For more information, please review the program Guidance Document.

NYSERDA will not be issuing a press release regarding your Clean Energy Community designation. If you would like to issue a release, please send us a version to review and we will work with our communications department to provide you a quote. Please leave ample time for review prior to planned distribution.

If you have any questions regarding your grant, please do not hesitate to contact your local Clean Energy Communities Coordinator (copied) who is working on NYSERDA's behalf to help you navigate the program:

Thank you for your interest in NYSERDA's Clean Energy Communities Program.

Again, congratulations!

Clean Energy Communities Team

NYSERDA

17 Columbia Circle | Albany, NY 12203-6399

nysesda.ny.gov

follow : friend : connect with NYSERDA

Quoted To:

Alissa Fasman
 Village of Tarrytown
 One Depot Plaza
 Tarrytown, NY 10591
 US

Ship To: 32 Green Street
 Tarrytown, NY 10591
 US

Phone: (914) 703-1011

Prepared By:

Wendy May
 Business Development
 550 HWY 36
 Belford, NJ 07718
 United States



Phone: 732-769-8542
Email: w.may@ez-docks.com

PO Number:	Valid Through: Jun 17, 2023	Payment Terms: \$10,000
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Here is the quote you requested.

	Unit Price	Qty	Ext. Price
<i>EZ Dock - PlayPower, Inc. Sourcewell Contract # 010521-LTS-2</i>			
DOCK SECTION 60" X 120" GREY	\$1,926.00	3	\$5,778.00
EZ KAYAK LAUNCH GREY	\$2,012.00	1	\$2,012.00
COUPLER SET W/ COMPOSITE ROD	\$65.00	12	\$780.00
PIPE BRACKET KIT STANDARD DUTY 3.5" GREY	\$164.00	3	\$492.00
2-3/8" OD - 10 GAUGE X 21' L GALVANIZED PIPE	\$243.00	3	\$729.00
GANGWAY PE 10' GREY	\$1,084.00	1	\$1,084.00
GANGWAY HINGE KIT PE GANGWAY TO 60" DOCK	\$475.00	1	\$475.00
	Running SubTotal		\$11,350.00
Discount Sourcewell Pricing 5% Village of Tarrytown, NY Sourcewell # 99799	-\$567.50	1	-\$567.50
Delivery Freight from MO Factory	\$3,500.00	1	\$3,500.00
Assembly and Installation	\$4,500.00	1	\$4,500.00

Totals	
Subtotal	\$18,782.50
Tax	\$0.00
Shipping	\$0.00
Grand Total	\$18,782.50
Deposit Required	\$10,000.00

12

Payment Options

Select your preferred payment option / purchase terms*:

- Check Purchase (purchase amount \$18,782.50)
 - Wire Transfer Purchase (purchase amount \$18,782.50)
-

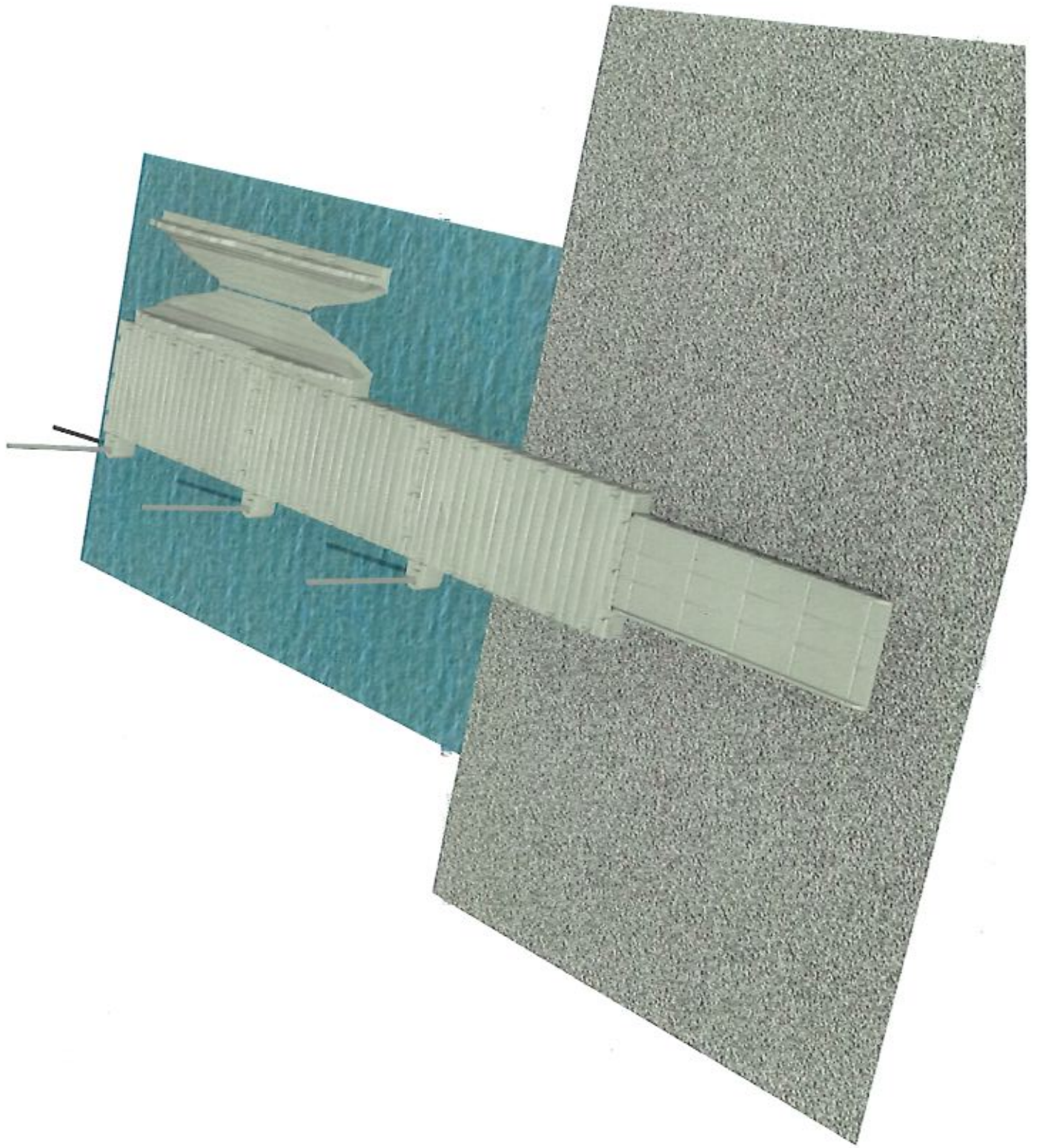
Please contact me if I can be of further assistance.

**By selecting your payment options and/or signing this document, you are agreeing to the terms set forth.*

Price and design are subject to change due to unexpected physical and/or environmental challenges. Any changes to the agreement within this contract may only be made upon written consent. Additional work outside the scope of this agreement including, but not limited to water and electric connections will need to be completed by a certified sub-contractor that EZ Docks can recommend and We reserve the right to cancel orders arising from errors, inaccuracies, or omissions. A deposit is required for all orders. Credit card transactions are limited to the initial payment, or deposit, and cannot exceed \$5,000. All remaining balance must be paid by cash, check or wire transfer. All service calls and delivery orders require payment in full prior to scheduling and/or service. All overseas orders must be paid in-full via wire transfer. Any past due invoices will incur a monthly finance charge of 1.5%, with a minimum finance charge of \$1.00. Any cancellation on specialty orders will result in a loss of deposit. All final payments are required at the time of pickup and/or installation. Notwithstanding that delivery and installation of any product may have been made, the customer acknowledges that EZ Docks Unlimited Marine Construction ("EZ Docks") retains full legal title and ownership of delivered and/or installed products relating to the quote until full and final payment have been received by EZ Docks. Customer acknowledges that in the event the customer is unable or unwilling to fulfill the contracted financial obligations, EZ Docks and its agents and employees shall be entitled at any time and without the need to give notice enter upon any property upon which any products have been delivered or any part are stored or installed, and shall be permitted to remove such delivered and/or installed products from the site. Customer specifically grants EZ Docks and its agents and employees full permission to enter customer's property for this purpose and acknowledges such entry by EZ Docks and its agents and employees will not be considered trespass. EZ Docks shall not be held responsible for any resulting damages and/or losses from forces of nature including, but not limited to tropical storms, hurricanes, floods, earthquakes, tornados, and fires. Owner/customer shall be responsible for obtaining all necessary permits and governmental/environmental approvals required for the work to be performed within the scope of this contract. Owner/customer indemnifies and holds harmless EZ Docks and its agents and employees from all fines, penalties, enforcement, actions, and sums assessed including, but not limited to, legal fees in the event the customer/owner fails to obtain the necessary approvals. EZ Docks will not be held responsible for any damage incurred to the curbing, driveway, sidewalk, sprinkler systems, landscaping, existing dock or

Return Policy: All dock sections, ports, lifts, launches, ladders, benches, dock boxes, gangways, rails and/or posts, pipes, pilings, PVC sleeves and caps are nonrefundable nor exchangeable. New and unused hardware components may be returned or exchanged within 7 days from date of receipt of item(s) and customer will incur a 15% restocking fee and customer will be responsible for return shipping

Warranty Policy: Customer acknowledges that they have read and understand the Manufacturer's Warranty and accept the terms stated within.





QUOTE

EZDQ3318
May 19, 2023

Quoted To:

Alissa Fasman
Village of Tarrytown
One Depot Plaza
Tarrytown, NY 10591
US

Ship To: Neparan Road - Tarrytown Reservoir
Tarrytown, NY 10591
US

Phone: (914) 703-1011

Prepared By:

Wendy May
Business Development
550 HWY 36
Belford, NJ 07718
United States



Phone: 732-769-8542
Email: w.may@ez-docks.com

PO Number:	Valid Through: Jun 18, 2023	Payment Terms: \$40,000 Deposit
-------------------	------------------------------------	--

Here is the quote you requested.

	Unit Price	Qty	Ext. Price
<i>PlayPower- EZ Dock Sourcewell Vendor #010521-LTS-2</i>			
DOCK SECTION 80" X 120" GREY	\$2,526.00	4	\$10,104.00
EZ KAYAK LAUNCH GREY	\$2,012.00	1	\$2,012.00
DOCK SECTION HALF HEX GREY	\$1,530.00	1	\$1,530.00
EZ PORT MAX ENTRY GREY	\$2,012.00	1	\$2,012.00
EZ PORT MAX EXTENSION GREY	\$1,955.00	1	\$1,955.00
EZ LAUNCH EXTENSION RAILING (L OR R) ONE-WAY (LOOKING FROM WATER TOWARD DOCKS) (NO PORTS)	\$2,036.00	1	\$2,036.00
EZ LAUNCH SINGLE ENTRY RAILING LEFT	\$2,960.00	1	\$2,960.00
EZ LAUNCH ACCESSIBLE TRANSFER W/ SUPPORT GRAB RAIL&SIGN	\$5,641.00	1	\$5,641.00
EZ LAUNCH ADJUSTABLE ADAPTER KIT DOCK TO EZ LAUNCH SS	\$648.00	1	\$648.00
KAYAK LAUNCH ROLLER KIT	\$394.00	2	\$788.00
COUPLER SET W/ COMPOSITE ROD	\$65.00	26	\$1,690.00
EZ PORT COUPLER SET 2 PAIR, PORT TO PORT	\$128.00	1	\$128.00
DOCK CURBING PLASTIC 2 1/2" x 3 1/2" X 116" (no screws)	\$104.00	5	\$520.00
3" FLATHEAD SCREWS FOR CURBING	\$2.09	50	\$104.50
ADA GANGWAY AL 5' X 16' W/HARDWARE, RAILINGS, AL DECK	\$7,000.00	1	\$7,000.00
<i>Concrete pad for anchoring GW by others</i>			
PIPE BRACKET KIT STANDARD DUTY 3.5" GREY	\$164.00	4	\$656.00

12

	Unit Price	Qty	Ext. Price
2-3/8" OD – 10 GAUGE X 21' L GALVANIZED PIPE and PVC	\$243.00	4	\$972.00
	Running SubTotal		\$40,756.50
DISCOUNT - Sourcewell Pricing 5% - Village of Tarrytown, NY # 99799	-\$2,037.83	1	-\$2,037.83
Delivery from Factory	\$5,500.00	1	\$5,500.00
Assembly and Installation	\$18,500.00	1	\$18,500.00

Totals	
Subtotal	\$62,718.67
Tax	\$0.00
Shipping	\$0.00
Grand Total	\$62,718.67
Deposit Required	\$40,000.00

Payment Options

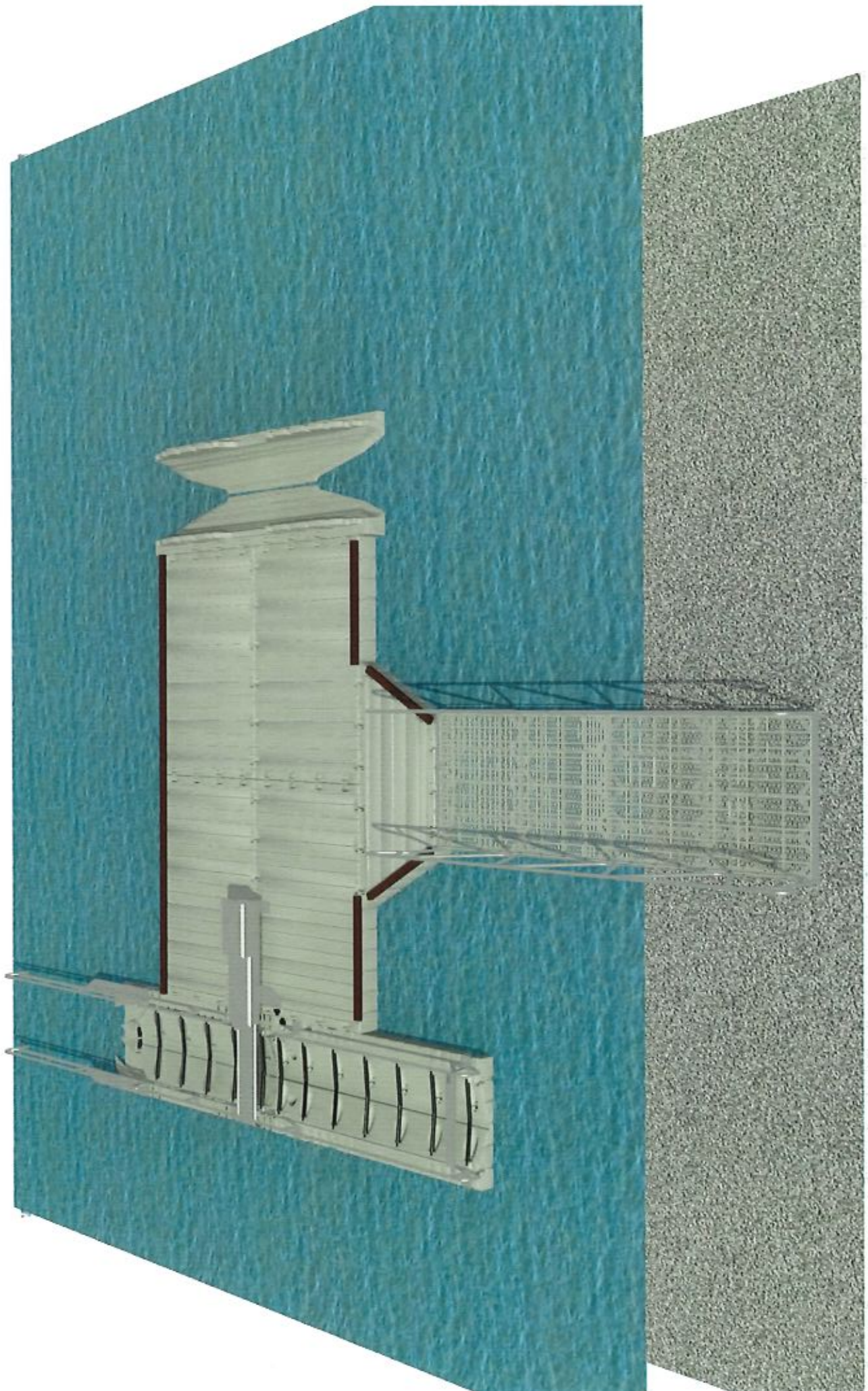
- Select your preferred payment option / purchase terms*:
- Check Purchase (purchase amount \$62,718.67)
 - Wire Transfer Purchase (purchase amount \$62,718.67)

Please contact me if I can be of further assistance.
 *By selecting your payment options and/or signing this document, you are agreeing to the terms set forth.

Price and design are subject to change due to unexpected physical and/or environmental challenges. Any changes to the agreement within this contract may only be made upon written consent. Additional work outside the scope of this agreement including, but not limited to water and electric connections will need to be completed by a certified sub-contractor that EZ Docks can recommend and we reserve the right to cancel orders arising from errors, inaccuracies, or omissions. A deposit is required for all orders. Credit card transactions are limited to the initial payment, or deposit, and cannot exceed \$5,000. All remaining balance must be paid by cash, check or wire transfer. All service calls and delivery orders require payment in full prior to scheduling and/or service. All overseas orders must be paid in-full via wire transfer. Any past due invoices will incur a monthly finance charge of 1.5%, with a minimum finance charge of \$1.00. Any cancellation on specialty orders will result in a loss of deposit. All final payments are required at the time of pickup and/or installation. Notwithstanding that delivery and installation of any product may have been made, the customer acknowledges that EZ Docks Unlimited Marine Construction ("EZ Docks") retains full legal title and ownership of delivered and/or installed products relating to the quote until full and final payment have been received by EZ Docks. Customer acknowledges that in the event the customer is unable or unwilling to fulfill the contracted financial obligations, EZ Docks and its agents and employees shall be entitled at any time and without the need to give notice enter upon any property upon which any products have been delivered or any part are stored or installed, and shall be permitted to remove such delivered and/or installed products from the site. Customer specifically grants EZ Docks and its agents and employees full permission to enter customer's property for this purpose and acknowledges such entry by EZ Docks and its agents and employees will not be considered trespass. EZ Docks shall not be held responsible for any resulting damages and/or losses from forces of nature including, but not limited to tropical storms, hurricanes, floods, earthquakes, tornados, and fires. Owner/customer shall be responsible for obtaining all necessary permits and governmental/environmental approvals required for the work to be performed within the scope of this contract. Owner/customer indemnifies and holds harmless EZ Docks and its agents and employees from all fines, penalties, enforcement, actions, and sums assessed including, but not limited to, legal fees in the event the customer/owner fails to obtain the necessary approvals. EZ Docks will not be held responsible for any damage incurred to the curbing, driveway, sidewalk, sprinkler systems, landscaping, existing dock or

Return Policy: All dock sections, ports, lifts, launches, ladders, benches, dock boxes, gangways, rails and/or posts, pipes, plings, PVC sleeves and caps are nonrefundable nor exchangeable. New and unused hardware components may be returned or exchanged within 7 days from date of receipt of item(s) and customer will incur a 15% restocking fee and customer will be responsible for return shipping

Warranty Policy: Customer acknowledges that they have read and understand the Manufacturer's Warranty and accept the terms stated within.



Quoted To:

Alissa Fasman
Village of Tarrytown
One Depot Plaza
Tarrytown, NY 10591
US

Prepared By:

Wendy May
Business Development
550 HWY 36
Belford, NJ 07718
United States



Ship To: Neperan Road - Tarrytown Reservoir
Tarrytown, NY 10591
US

Phone: (914) 703-1011

Phone: 732-769-8542
Email: w.may@ez-docks.com

PO Number:	Valid Through: Jun 23, 2023	Payment Terms: \$40,000 Deposit
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Here is the quote you requested.

	Unit Price	Qty	Ext. Price
<i>PlayPower- EZ Dock Sourcewell Vendor #010521-LTS-2</i>			
DOCK SECTION 80" X 120" GREY	\$2,526.00	2	\$5,052.00
DOCK SECTION HALF HEX GREY	\$1,530.00	1	\$1,530.00
EZ PORT MAX ENTRY GREY	\$2,012.00	1	\$2,012.00
EZ PORT MAX EXTENSION GREY	\$1,955.00	1	\$1,955.00
EZ LAUNCH EXTENSION RAILING (L OR R) ONE-WAY (LOOKING FROM WATER TOWARD DOCKS) (NO PORTS)	\$2,036.00	1	\$2,036.00
EZ LAUNCH SINGLE ENTRY RAILING RIGHT	\$2,960.00	1	\$2,960.00
EZ LAUNCH ACCESSIBLE TRANSFER W/ SUPPORT GRAB RAIL&SIGN	\$5,641.00	1	\$5,641.00
EZ LAUNCH ADJUSTABLE ADAPTER KIT DOCK TO EZ LAUNCH SS	\$648.00	1	\$648.00
KAYAK LAUNCH ROLLER KIT	\$394.00	2	\$788.00
COUPLER SET W/ COMPOSITE ROD	\$65.00	12	\$780.00
EZ PORT COUPLER SET 2 PAIR, PORT TO PORT	\$128.00	1	\$128.00
DOCK CURBING PLASTIC 2 1/2" x 3 1/2" X 116" (no screws)	\$104.00	4	\$416.00
3" FLATHEAD SCREWS FOR CURBING	\$2.09	30	\$62.70
ADA GANGWAY AL 5' X 16' W/HARDWARE, RAILINGS, AL DECK	\$7,000.00	1	\$7,000.00
<i>Concrete pad for anchoring GW by others</i>			
PIPE BRACKET KIT STANDARD DUTY 3.5" GREY	\$164.00	4	\$656.00
2-3/8" OD - 10 GAUGE X 21' L GALVANIZED PIPE and PVC	\$243.00	4	\$972.00

12

	Unit Price	Qty	Ext. Price
		Running SubTotal	\$32,636.70
DISCOUNT - Sourcewell Pricing 5% - Village of Tarrytown, NY # 99799	-\$1,631.84	1	-\$1,631.84
Delivery from Factory	\$4,500.00	1	\$4,500.00
Assembly and Installation	\$13,500.00	1	\$13,500.00

Totals	
Subtotal	\$49,004.86
Tax	\$0.00
Shipping	\$0.00
Grand Total	\$49,004.86
Deposit Required	\$40,000.00

Payment Options

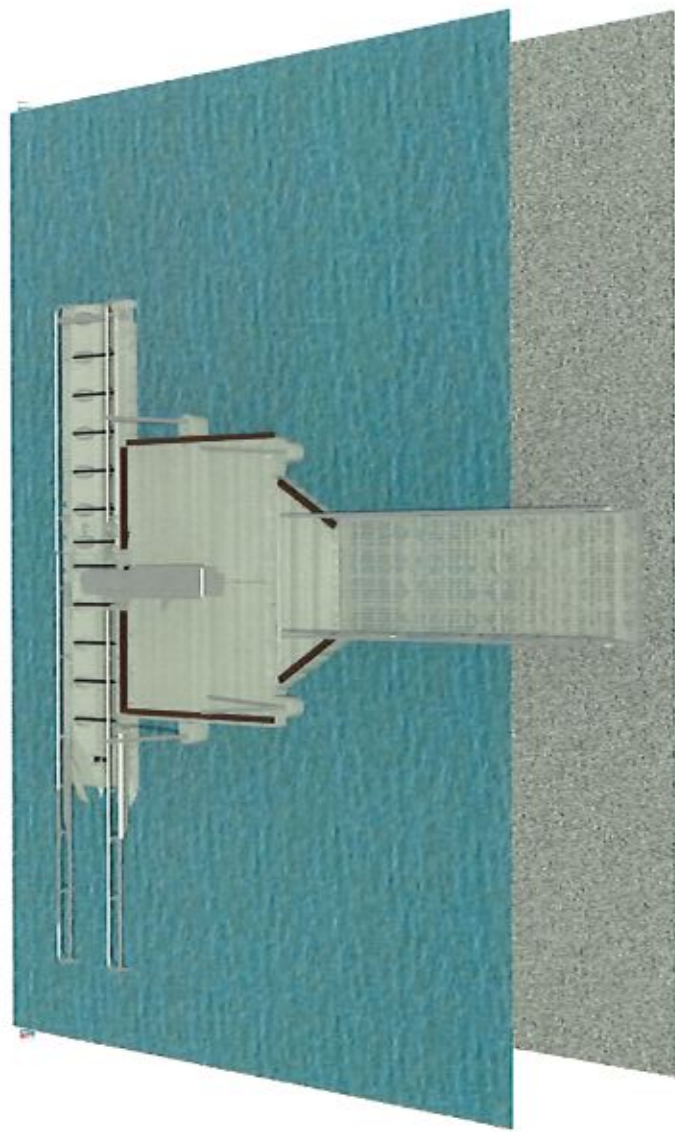
- Select your preferred payment option / purchase terms*:
- Check Purchase (purchase amount \$49,004.86)
 - Wire Transfer Purchase (purchase amount \$49,004.86)

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Warranty Policy: Customer acknowledges that they have read and understand the Manufacturer's Warranty and accept the terms stated within.



13



Job Order Contract

Contractor's Price Proposal Summary- Category

Work Order #: 117175.00
 Title Tarrytown Firehouse Roof Replacement
 Contractor: 903239 - ELQ Industries
 Proposal Value: \$230,869.84
 Proposal Name: Tarrytown Firehouse Roof Replacement

To: Dan Panella
 CITY OF WHITE PLAINS - Village of Tarrytown
 One Depot Plaza
 Tarrytown, NY 10591

From: Tony Silva
 Chief Estimator
 ELQ Industries
 567 5th Ave
 New Rochelle, NY 10801

Asbestos Testing:	\$ 7010.54
Gable Roof:	\$ 30882.20
Mobilization:	\$ 1924.36
MPT:	\$ 311.58
Restricted Work Area/Mechanical Equipment Area:	\$ 12712.82
Roof:	\$ 169784.44
Safety:	\$ 3619.60
Scaffold:	\$ 4624.30
Work Order Proposal Total	\$230869.84

This work order proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

13



Job Order Contract
Contractor's Price Proposal Detail- Category

Work Order #: 117175.00
 Title: Tarrytown Firehouse Roof Replacement
 Contractor: 903239 - ELQ Industries
 Proposal Value: \$230,869.84
 Proposal Name: Tarrytown Firehouse Roof Replacement

CSI Number	Mod.	UOM	Description	Line Total
Asbestos Testing				
1	01 22 23 00-0005	DAY	40' Engine Powered, Telescoping Boom Man Lift With Platform	\$488.91
			Quantity Unit Price Factor Total	
		Installation	1.00 x \$391.44 x 1.2490 =	\$488.91
2	02 82 13 00-0002	HR	Certified Asbestos Air Sampling Technician For Bulk Sampling Or Air Monitoring	\$988.81
			Quantity Unit Price Factor Total	
		Installation	8.00 x \$98.96 x 1.2490 =	\$988.81
3	02 82 13 00-0003	EA	48 Hours Or Longer Turnaround, (Bulk Point Counting) PLM Test, Asbestos Testing	\$1315.20
			Quantity Unit Price Factor Total	
		Installation	30.00 x \$35.10 x 1.2490 =	\$1,315.20
4	02 82 13 00-0006	EA	48 Hours Or Longer Turnaround, (Bulk) TEM Test, Asbestos Testing	\$4217.62
			Quantity Unit Price Factor Total	
		Installation	30.00 x \$112.56 x 1.2490 =	\$4,217.62
Subtotal for Asbestos Testing:				\$7010.54

Gable Roof				
5	07 31 13 13-0010	SQ	300 LB/SQ, 5" Exposure, Two Layer Laminated Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Landmark Premium)	\$11916.36
			Quantity Unit Price Factor Total	
		Installation	27.00 x \$353.36 x 1.2490 =	\$11,916.36
6	07 31 13 13-0020	LF	Hip And Ridge Roll Vent Excludes shingles.	\$1298.62
			Quantity Unit Price Factor Total	
		Installation	173.00 x \$6.01 x 1.2490 =	\$1,298.62
7	07 31 13 13-0022	LF	Architectural Hip And Ridge Shingles	\$1491.98
			Quantity Unit Price Factor Total	
		Installation	258.00 x \$4.63 x 1.2490 =	\$1,491.98
8	07 34 00 00-0002	SQ	15 LB, Asphalt Saturated Organic Felt Roofing Underlayment, Mechanically Fastened	\$1651.08
			Quantity Unit Price Factor Total	
		Installation	27.00 x \$40.69 x 1.2490 =	\$1,372.19
		Demolition	27.00 x \$8.27 x 1.2490 =	\$278.89
9	07 53 23 00-0009	SQ	60 Mil, Single Ply Ethylene Propylene Diene Monomer (EPDM) Roofing Membrane, Fully Adhered/Includes adhesive and fasteners.	\$2822.28
			Quantity Unit Price Factor Total	
		Installation	0.00 x \$424.11 x 1.2490 =	\$0.00
		Demolition	27.00 x \$83.69 x 1.2490 =	\$2,822.28



Contractor's Price Proposal Detail- Category Continued..

Work Order #: 117175.00
Title Tarrytown Firehouse Roof Replacement

CSI Number	Mod.	UOM	Description	Line Total
Gable Roof				
10	07 73 00 00-0017	SF	1/4" Thick, Fiberglass Mat Faced, Moisture Resistant Gypsum Core, Roof Protection Board, Mechanically Fastened (Georgia-Pacific DensDeck®)	\$11701.88
			Quantity Unit Price Factor Total	
			2,700.00 x \$2.94 x 1.2490 = \$9,914.56	
			Demolition 2,700.00 x \$0.53 x 1.2490 = \$1,787.32	

Subtotal for Gable Roof: \$30882.20

Mobilization				
11	01 71 13 00-0003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.	\$1924.36
			Quantity Unit Price Factor Total	
			Installation 2.00 x \$770.36 x 1.2490 = \$1,924.36	

Subtotal for Mobilization: \$1924.36

MPT				
12	01 55 26 00-0022	MO	28" Cone With Reflective Collar	\$55.58
			Quantity Unit Price Factor Total	
			Installation 10.00 x \$4.45 x 1.2490 = \$55.58	
			User Note: 10 cones for 1 month	
13	01 55 26 00-0079	MO	Mesh Or Vinyl Roll-up Sign With Stand	\$214.53
			Quantity Unit Price Factor Total	
			Installation 4.00 x \$42.94 x 1.2490 = \$214.53	
			User Note: 4 For 1 Month	
14	01 55 26 00-0112	EA	Placement And Removal Of Up To 250 Cones By Hand From Roadside	\$28.23
			Quantity Unit Price Factor Total	
			Installation 10.00 x \$2.26 x 1.2490 = \$28.23	
15	01 55 26 00-0118	EA	Placement And Removal Of Portable Sign And Stand From Roadside	\$13.24
			Quantity Unit Price Factor Total	
			Installation 4.00 x \$2.85 x 1.2490 = \$13.24	

Subtotal for MPT: \$311.58

Restricted Work Area/Mechanical Equipment Area				
16	01 22 20 00-0015	HR	Laborer For tasks not included in the Construction Task Catalog® and as directed by owner only.	\$12504.49
			Quantity Unit Price Factor Total	
			Installation 120.00 x \$83.43 x 1.2490 = \$12,504.49	
			User Note: This task captures handwork to remove and reinstall HVAC mechanical equipment, also includes moving debris from front area to back since dumpster cannot be put by garage bay area.	

13



Contractor's Price Proposal Detail- Category Continued..

Work Order #: 117175.00
 Title Tarrytown Firehouse Roof Replacement

CSI Number	Mod.	UOM	Description	Line Total		
Restricted Work Area/Mechanical Equipment Area						
17	01 22 20 00-0015	0002	HR For Foreman, Add	\$208.33		
			Quantity	Unit Price	Factor	Total
			Installation 40.00 x	\$4.17 x	1.2490 =	\$208.33
Subtotal for Restricted Work Area/Mechanical Equip				\$12712.82		
Roof						
18	01 22 23 00-0006		WK 40' Engine Powered, Telescoping Boom Man Lift With Platform	\$2460.31		
			Quantity	Unit Price	Factor	Total
			Installation 2.00 x	\$984.91 x	1.2490 =	\$2,460.31
19	01 74 19 00-0015		EA 30 CY Dumpster (4 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1548.74		
			Quantity	Unit Price	Factor	Total
			Installation 2.00 x	\$619.99 x	1.2490 =	\$1,548.74
20	01 74 19 00-0015	0001	EA For Each Ton Over Indicated Amount, Add	\$9692.24		
			Quantity	Unit Price	Factor	Total
			Installation 80.00 x	\$97.00 x	1.2490 =	\$9,692.24
21	07 22 16 00-0191		SF 2-1/2" Thick, R14.4, Polyisocyanurate, Roof Board Insulation, Mechanically Fastened	\$33172.19		
			Quantity	Unit Price	Factor	Total
			Installation 11,700.00 x	\$2.27 x	1.2490 =	\$33,172.19
22	07 34 00 00-0016		SQ 40 Mil, Fire Rated, Embossed Surface, Rubberized Asphalt Adhesive, High Density Cross Laminated Polyethylene Reinforcement, Roofing Underlayment, Self-Adhering (Grace Ice And Water Shield®)	\$12863.45		
			Quantity	Unit Price	Factor	Total
			Installation 50.00 x	\$186.73 x	1.2490 =	\$11,661.29
			Demolition 50.00 x	\$19.25 x	1.2490 =	\$1,202.16
			User Note: Ice and Water Shield			
23	07 51 13 00-0129		LF Polyroof SF Flashing Mastic A solvent free, one part elastomeric roof mastic. Used to seal edges or as a repair mastic for split or cracked seals.	\$7123.58		
			Quantity	Unit Price	Factor	Total
			Installation 277.00 x	\$20.59 x	1.2490 =	\$7,123.58
24	07 51 13 00-0131		LF TremSEAL D General Purpose Sealant	\$1920.15		
			Quantity	Unit Price	Factor	Total
			Installation 277.00 x	\$5.55 x	1.2490 =	\$1,920.15
25	07 53 23 00-0009		SQ 60 Mil, Single Ply Ethylene Propylene Diene Monomer (EPDM) Roofing Membrane, Fully Adhered Includes adhesive and fasteners.	\$47568.17		
			Quantity	Unit Price	Factor	Total
			Installation 75.00 x	\$424.11 x	1.2490 =	\$39,728.50
			Demolition 75.00 x	\$83.69 x	1.2490 =	\$7,839.66
26	07 53 23 00-0009	0127	SQ For >75 To 100, Deduct	\$-1824.40		
			Quantity	Unit Price	Factor	Total
			Installation 77.00 x	\$-18.97 x	1.2490 =	\$-1,824.40
27	07 53 23 00-0009	0131	SQ For 20 Year Warranty, Add	\$673.21		
			Quantity	Unit Price	Factor	Total
			Installation 77.00 x	\$7.00 x	1.2490 =	\$673.21



13

Contractor's Price Proposal Detail- Category Continued..

Work Order #: 117175.00
 Title Tarrytown Firehouse Roof Replacement

CSI Number	Mod.	UOM	Description	Line Total
Roof				
28	07 53 23 00-0009	0135	SQ For Reinforced Ethylene Propylene Diene Monomer (EPDM), Add	\$1357.96
			Quantity Unit Price Factor Total	
			Installation 77.00 x \$14.12 x 1.2490 = \$1,357.96	
29	07 53 23 00-0023		SF Ethylene Propylene Diene Monomer (EPDM) Membrane Curb Flashing	\$1459.43
			Quantity Unit Price Factor Total	
			Installation 134.00 x \$6.44 x 1.2490 = \$1,077.84	
			Demolition 134.00 x \$2.28 x 1.2490 = \$381.59	
30	07 59 00 00-0002		LF Membrane Roofing Termination BarIncludes fasteners and caulking.	\$1677.97
			Quantity Unit Price Factor Total	
			Installation 277.00 x \$3.40 x 1.2490 = \$1,178.31	
			Demolition 277.00 x \$1.45 x 1.2490 = \$501.66	
31	07 62 13 00-0023		SF 0.019" Thick, Mill Finish, Aluminum Flashing And Trim	\$5129.19
			Quantity Unit Price Factor Total	
			Installation 284.00 x \$11.16 x 1.2490 = \$3,958.63	
			Demolition 284.00 x \$3.30 x 1.2490 = \$1,170.56	
32	07 62 19 00-0010		LF Up To 5" Girth, 0.019" Thick, KYNAR 500® Finish, Aluminum Drip Edge	\$5817.84
			Quantity Unit Price Factor Total	
			Installation 850.00 x \$4.43 x 1.2490 = \$4,703.11	
			Demolition 850.00 x \$1.05 x 1.2490 = \$1,114.73	
			User Note: Drip Edge	
33	07 73 00 00-0004		SF 1/2" Thick, Fiberglass Mat Faced, Moisture Resistant Gypsum Core, Roof Protection Board (Georgia-Pacific DensDeck®), Cold Adhesive Applied	\$32505.23
			Quantity Unit Price Factor Total	
			Installation 7,500.00 x \$3.47 x 1.2490 = \$32,505.23	
34	22 14 26 13-0083		EA Aluminum Retrofit 6" Roof Drains, With Cast Aluminum Dome	\$6639.18
			Quantity Unit Price Factor Total	
			Installation 4.00 x \$973.62 x 1.2490 = \$4,865.20	
			Demolition 4.00 x \$355.08 x 1.2490 = \$1,773.98	
Subtotal for Roof:				\$169784.44
Safety				
35	01 56 29 00-0025		SF Small Mesh Debris NettingIncludes 3" molded plastic base plates, plastic cable ties, and 1/4", 7x9 aircraft cable tied off to structure, not including anchors.	\$3619.60
			Quantity Unit Price Factor Total	
			Installation 1,800.00 x \$1.61 x 1.2490 = \$3,619.60	
Subtotal for Safety:				\$3619.60
Scaffold				
36	01 54 23 00-0007		CCF Up To 20' Height Scaffolding Initial Erection And Final Dismantling, Per CCF Of Scaffolding And Accessories	\$4624.30
			Quantity Unit Price Factor Total	
			Installation 80.00 x \$46.28 x 1.2490 = \$4,624.30	
Subtotal for Scaffold:				\$4624.30

13



Contractor's Price Proposal Detail- Category Continued..

Work Order #: 117175.00
Title Tarrytown Firehouse Roof Replacement

Work Order Proposal Total \$230869.84

This work order proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

The Percent of NPP on this Proposal: 0.00%