SHAMBERG MARWELL HOLLIS ANDREYCAK & LAIDLAW, P.C.

ATTORNEYS AT LAW

55 SMITH AVENUE
MOUNT KISCO, NEW YORK 10549
(914) 666 - 5600

April 20, 2017

Via Hand Delivery

Hon. Peter Scherer, Mayor, and
Trustees of the Village Board
Village of Pleasantville
80 Wheeler Avenue
Pleasantville, New York 10570

Re: Petition of Sunrise Development, Inc.
70 Bedford Road/Pleasantville United Methodist Church
Section 99.15, Block 3, Lot 67 ("Site")

Dear Mayor Scherer and Members of the Village Board of Trustees:

This firm represents Sunrise Development, Inc. ("Petitioner") with respect to its proposal as contract-vendee under a contract to construct an assisted-living residence on a portion of the property located at 70 Bedford Road, owned currently by The United Methodist Church of Pleasantville, also known as the Pleasantville United Methodist Church ("the Church").

In furtherance of this request, one (1) hard copy and one (1) electronic copy (CD) containing the following materials:

1. Verified Petition, dated April 20, 2017, with annexed proposed zoning amendments
2. Application for Site Plan Approval
3. Full Environmental Assessment Form Part 1, prepared by JMC, dated April 20, 2017
4. Expanded Environmental Assessment, Part 3, prepared by JMC, dated April 20, 2017
5. Preliminary Site Plans and Preliminary Plat, prepared by JMC, dated April 20, 2017
6. Drawings prepared by Moseley Architects, dated April 20, 2017
7. Traffic Study, prepared by JMC, dated April 20, 2017
8. Stormwater Pollution Prevention Plan, prepared by JMC, dated April 20, 2017

Additionally, we enclose herein the following checks made payable to the Village of Pleasantville representing the requisite fees: (1) Site Plan Application Fee: $650.00, (2) Land Subdivision Fee: $250.00, (3) Zoning Map Amendment Fee: $850.00, (4) Zoning Text Amendment Fee: $350.00, (5) Escrow Fee: $14,500.00, and Escrow Fee check for $5,000.00 for zoning map amendment.

BACKGROUND

Sunrise Senior Living, the parent company of Petitioner, is the nation's largest provider of senior living services. Founded in 1981, Sunrise operates numerous senior living communities throughout the United States, Canada, and the United Kingdom. Sunrise has been a presence in New York State for over 20 years and has 15 communities in New York State, with 2 in lower Westchester County and 9 on Long Island. Sunrise has been able to navigate the complicated healthcare licensed laws in New York and is fully licensed under all the most recent regulations, and is therefore able to provide a higher level of care.

Sunrise Senior Living is seeking to develop one of its communities in the Village of Pleasantville for multiple reasons, including a recognized need for senior housing, appropriate location, and availability of qualified care givers.

As this Board is aware, this Site was the subject of an application for rezoning and development in 2013/2014 by another assisted-living provider. This previous proposal was turned down by your Board. In light of this, Petitioner has invested considerable time and effort into ensuring that its proposal makes better use of the Site, with lesser impacts.

Sunrise has made substantial efforts to design a project that would be acceptable and responsive to the interests of the Village of Pleasantville and its residents. In fact, from the beginning, Sunrise has attempted to gather feedback to its evolving proposals, and has solicited general information about Pleasantville residents' interest in senior assisted living. As you may recall, Sunrise representatives met with your Board in open and publicly noticed work sessions four times (i.e., on February 22, 2016, March 28, 2016, June 27, 2016, and July 25, 2016). At each of these work sessions, Sunrise presented ideas and options to the Trustees and the community members present, and sought and received questions and input from the Trustees. Sunrise representatives remained after each of the Board of Trustee work sessions to discuss the project with members of the public who were willing to offer ideas, criticisms and other thoughts. The ideas obtained by Sunrise from the Trustees and members of the public at and after the work sessions were reviewed by Sunrise and its advisors and used to inform and improve the project proposal.

In addition, Sunrise representatives reached out directly to members of the Pleasantville public in several ways. Initially, Sunrise held two meetings at the Pleasantville United Methodist Church for the neighbors of the proposed project site at which it presented the project and heard comments. Sunrise was able to take away some valuable information from those meetings, resulting in the improvement of the project proposal. In addition to immediate neighbors, Sunrise has reached out to other Pleasantville residents at several Pleasantville community events -- including the Church's annual Christmas tree sale in 2015 and Pleasantville Day in 2016 -- in an effort to introduce the project and answer any questions. Sunrise has also reached out to

Pleasantville business and civic leaders to discuss the project and the numerous businesses, civic and other community benefits the construction and operation of the project will have for Pleasantville. There have been many one-on-one conversations with Pleasantville residents in the context of these outreach efforts.

Moving forward, Sunrise intends to continue its presence in the community and to make its representatives available to field questions and comments about the project from the public, and to offer information on a dedicated website.

Notably, assisted-living residences, the needs of seniors in the Village and in the region, and the development of this Site in particular, are discussed in the Village's Updated Master Plan, adopted by your Board on January 9, 2017.

THE PROPOSAL

As set forth in the submission documents, the proposed development of this Site is a three-story assisted-living residence building containing 79 units in total, with an expected occupancy of 90 residents. The Site will contain 40 parking spaces, including 2 accessible spaces. Pedestrians are accommodated on the site through various winding walkways which tie together parking areas and the building. The proposed development is not permitted under the existing RRR zoning district and will also require additional approvals from the Planning Commission.

As set forth in the Verified Petition, Sunrise will be seeking from your Board an amendment to the Zoning Ordinance of the Village of Pleasantville to create an "Eldercare Community (EC) Floating District" to facilitate and regulate the development of specialized housing for senior citizens requiring some assistance with daily living in the form of Assisting Living Residences, and create siting and development regulations for such residences. In addition, Sunrise will request an amendment to the Village Zoning Map to rezone a portion of the Site from RRR District to the newly created EC District.

Concurrently, Sunrise will be seeking Site Plan and Subdivision Approvals from the Village's Planning Commission for the proposed construction at the Site.

We understand that there will also be a comprehensive review pursuant to the State Environmental Quality Review Act ("SEQRA"), and thus submit along with a full EAF an Expanded Environmental Assessment, Part 3. The proposed Zoning Amendment is an Unlisted Action, as it does not meet Type I Action thresholds.

We respectfully request that you place this matter on your Board's April 24, 2017 meeting agenda and look forward to appearing before you at that time to discuss this application further. If you have any questions or require any further information before this meeting, please do not hesitate to contact me.

Respectfully submitted,

P. Daniel Hollis III

P. Daniel Hollis III

PDH:tt
Enclosures

c: Patricia Dwyer, Village Administrator
Robert Hughes, Building Inspector
Joel Sachs, Esq., Village Attorney

STATE OF NEW YORK, COUNTY OF WESTCHESTER
VILLAGE OF PLEASANTVILLE BOARD OF TRUSTEES

In the Matter of the Application of:

SUNRISE DEVELOPMENT, INC.
70 Bedford Road

VERIFIED PETITION

For an Amendment to the Zoning Ordinance of the Village of Pleasantville Pursuant to Section 185-58 of the Pleasantville Code.

Petitioner, SUNRISE DEVELOPMENT, INC. ("Petitioner"), by its attorneys, Shamberg Marwell Hollis Andreycak & Laidlaw, P.C., 55 Smith Avenue, Mount Kisco, New York 10549, as and for its Verified Petition, alleges as follows:

OVERVIEW

1. Petitioner Sunrise Development, Inc. ("Sunrise Development), an incorporated entity organized under the laws of the State of Virginia, submits this Petition pursuant to Section 185-58 of the Village of Pleasantville Zoning Code ("Zoning Code"). Petitioner is a wholly owned subsidiary of Sunrise Senior Living, LLC ("Sunrise Senior Living"), and the contract-vendee in a contract for the purchase a portion of certain real property located within the Village of Pleasantville (the "Village") that is currently owned by The United Methodist Church of Pleasantville, also known as the Pleasantville United Methodist Church (the "Church") and identified on the Village Tax Assessment Map as Section 99.15, Block 3, Lot 67 (the "Site").

2. Sunrise Senior Living, the parent company of Petitioner, is the nation's largest provider of senior living services. Founded in 1981, Sunrise operates numerous senior living communities throughout the United States, Canada, and the United Kingdom. Sunrise has been a

presence in New York State for over 20 years and has 15 communities in New York State, with 2 in lower Westchester County and 9 on Long Island.

3. The Site is located in the Village's One-Family (RRR) District and consists of approximately 5.62 acres. The Site is currently improved with a two (2) story Church building, as well as an approximately 30,600 square foot parking lot along the southern portion of the Site, and has frontage along both Bedford Road and Maple Hill Road. The remaining approximately four (4) acres of the Site is undeveloped ("Subject Area").

4. As explained herein, Petitioner seeks to develop the Subject Area with an assisted-living residence ("Proposed Development") as a resource for the senior population of the Village and surrounding municipalities.

5. The typical resident of a Sunrise assisted-living community is a senior, 85 years of age, who can no longer live on their own at home yet does not require 24-hour, complex medical care. Assisted Living is a residential alternative to traditional institutional care, with personalized assistance, supportive services and health care in a professionally managed, carefully designed, residential environment.

6. The Site was the subject of an application for rezoning and development in 2013/2014 by another assisted-living provider, which application was turned down by the Village Board. Petitioner has made key changes to the earlier concept and has been before the Village Board in open and publicly noticed work sessions four times (i.e., on February 22, 2016, March 28, 2016, June 27, 2016, and July 25, 2016) to present its ideas and to receive feedback.

7. The Site is a "transitional" property located between commercial and higher density residential zoning districts to the west, and single-family residences to the east. The Site is adjacent to Bedford Road, a State Road (117) with direct access to the "Old Village" under

one quarter (1/4) of a mile away. The Village's Central Business District is also within approximately one (1) mile. The Campus-Office (C-O) District developed with various office complexes is located directly across Bedford Road. The "Foxwoods" Planned Unit Development ("PUD"), which consists of approximately 258 residential condominium units and related amenities, is located just to the north along Bedford Road. Single-family residences are located to the east and the south along Maple Hill Road.

8. Petitioner submits that the Proposed Development would be consistent with the Village's Updated Master Plan adopted on January 9, 2017. Notably, assisted-living residences and the needs of seniors are addressed in the document.

9. Specifically, in the section pertaining to "Land Use" in the Village, the Master Plan recognizes as follows:

> In addition to the downtown, there are several key locations of the Village that have been subject to developer interest, such as the Pleasantville United Methodist Church and Cottage School properties, and other key sites may present development opportunities in the future. Again, potential development here must respect the surrounding residential neighborhoods. Given the adjacent context and the pattern of recent applications, development is likely to take the form of residential uses (single-family or townhomes) or assisted-living facilities. For residential uses, the Village's Planned Unit Development zoning regulations are most appropriate to encourage harmonious development. For assisted-living facilities, the Village should re-examine its existing regulations to ensure that they are effective in attracting facilities at a scale and level of quality that are appropriate to Pleasantville. Several of the existing assisted-living regulations, including minimum lot size, height, residential density and bedroom mix, appear to be outdated and may need to be revised to ensure that they function well for modern facilities.

(II, 42).

10. In the section on "Economy," and with respect to senior housing opportunities in particular, the Master Plan notes that "[t]here are very limited choices for able seniors and empty nesters living on fixed incomes, and no housing choices for those requiring assisted living."

11. Finally, in the Section on "Recommendations and Priorities," the Master Plan states as follows:

> Given the aging of Pleasantville's population (the 65+ population rose from 13.3% of Village residents in 2000 to 15% in 2014, and within that age group, the 85+ population, though small in number, increased more than 25%, from 1.8% to 2.2% of Village residents) and similar demographic trends throughout the region, demand for assisted-living and independent-living facilities is likely to continue growing. These uses can be well-suited for residential areas given their relatively quiet, low-traffic nature as compared with other housing-related uses. However, the Village's current regulations for assisted-living uses are out-of-date and do not support the modern facilities being developed in the region. This may be why recent applications for assisted-living developments have focused on creation of a floating zone, rather than the existing Village regulations.
>
> ...To expand the potential area where assisted-living may be located, the Village should consider allowing these uses, by special permit, in the B and B-1 business peripheral zones, which – like the R-PO district – are within walking distance of downtown Pleasantville and transit. Assisted-living uses in other districts – including single-family zones – may be considered either through use of a special permit from the Village Board, or a floating zone that incorporates the requirements of a special permit.
>
> In addition to permitting assisted-living in additional locations, the Village should consider adjusting the area, bulk, density and parking provisions for these uses to be more in keeping with modern facilities.
> Suggested changes for consideration include:
> - Raising the minimum lot area from the current half-acre minimum, as assisted-living facilities typically require more land area.
> - Increasing the maximum permitted height from 2 ½ stories/30 feet to 3 stories/38 feet.
> - Relaxing or reducing the floor area requirements for units, including eliminating the restrictions on bedroom mix.
> - Reducing the minimum required parking from at least 2 spaces for every 3 units, plus 1 space for every employee on duty, to at least 1 space for every 2 units. This reflects the very low rate of automobile use for residents of assisted-living facilities.

(VI, 94-95)

12. Sunrise believes that the Site is an ideal location to accomplish this development goal of the Village. It is in a residential area close to the restaurants and shops in the "Old Village" area. The Site's location along a State road, and a major artery through the Village, also

places it within close vehicular proximity to the Village's downtown areas. In addition to allowing existing Pleasantville residents to stay in their community, the Proposed Development would also attract a population typically possessing a greater than average purchasing power that would bolster the local economy through steady daytime patronage of the local businesses in these areas of the Village. Petitioner anticipates that the Proposed Development would house approximately ninety (90) residents.

13. Such an assisted-living residence use is contemplated under the Zoning Code within the R-PO zoning district, subject to special permit approval, but it is not a permitted use within the RRR Zoning District. Petitioner seeks an amendment to the Village Zoning Code to create a new "floating zone" entitled the Eldercare Community (EC) District. The EC District would provide the Village Board with the discretion to permit assisted-living facilities on those properties it deemed appropriate based upon several objective siting criteria. The decision of the Village Board to change the zoning designation of a particular property to the EC District would require an amendment to the Zoning Map.

14. Petitioner submits along with this Petition the proposed text for this floating EC District, as well as a Schedule setting for the proposed Bulk Regulations within the proposed EC District ("Text Amendment").

15. Once the Village Board accepts the Text Amendment, Petitioner respectfully requests that Village Board make the necessary revisions to the Zoning Map to change the zoning designation for the Site from RRR to EC District.

16. The Proposed Development also requires Subdivision and Site Plan Approval. Petitioner intends to proceed with these applications before the Village Planning Commission

simultaneously with the Village Board's review of the Text Amendment and proposed Zoning Map change.

17. For the reasons set forth below, Petitioner respectfully requests that the Village Board accept the instant Petition, commence the requisite environmental, planning and legislative review procedures to implement the proposed Text Amendment, change to the Zoning Map, and Proposed Development (collectively, the "Action"), and ultimately to approve and adopt the Text Amendment and change to the Zoning Map.

THE PROPOSED ZONING DISTRICT

18. The proposed Eldercare Community (EC) Zoning District language is drafted so as to provide the Village Board with the discretion to "layer" the EC District on any property that fits the siting criteria.

19. The purpose of such a floating zone is to limit an assisted-living residence to a scale and location where it is feasible to construct a comprehensive package of supporting utilities, services and facilities, while remaining environmentally, physically, visually and economically sound. The location criteria are proposed as follows:

20. First, in order to ensure sufficient room for screening and distances from adjacent uses, Petitioner proposes to limit the EC District to properties consisting of three and a half (3 1/2) acres or more, and abutting a county or state road.

21. Second, the EC District designation would be limited to those properties located within quarter (1/4) mile walking/driving distance of retail, commercial and personal service establishments within the Village, and accessible by safe and convenient pedestrian routes, travel by public bus service, or accessible by a private transportation service for residents of the assisted living residence provided by the operator of such residence.

22. Finally, to ensure that these residences are located appropriately, the EC District may not be applied to two (2) or more proposed sites which are located within a 1/2 mile of each other.

CONSISTENCY WITH THE VILLAGE'S PLANNING AND DEVELOPMENT GOALS

23. The Action would be consistent with the official planning objectives of the Village as the Village Board has articulated them in the Village's Zoning Code, Updated Master Plan, and Official Zoning Map.

24. As stated above, the Village has evaluated its demographic and housing needs, and determined that future development in the Village should address a need to provide housing resources for seniors.

25. Sunrise's proposed development of an assisted living residence, which is simply living units for seniors with the provision of additional care services, is a reasonable extension of such a senior living resource.

26. While the Updated Master Plan suggests that assisted-living residences may be appropriate as special permit uses in residential districts, Sunrise has chosen to pursue the zoning amendment as a floating zone district for various reasons, including flexibility in choosing a location for the development.

SEQRA CONSIDERATIONS

27. In accordance with the State Environmental Quality Review Act ("SEQRA") regulations, the proposed Zoning Amendment is an Unlisted Action, as it does not meet Type I Action thresholds.

28. Petitioner's team of engineering and environmental consultants has undertaken an impact assessment to identify areas of potential environmental concern. Submitted herewith is a Environmental Assessment Form ("EAF") and Expanded Environmental Assessment, Part 3 ("EEA"), prepared by John Meyer Consulting, PC, dated April 20, 2017.

29. The Full EAF and the EEA outline project information relative to the Proposed Development, as well as the Text Amendment and change to the Zoning Map. In addition, Petitioner is providing a Traffic and Parking Study, prepared by John Meyer Consulting, PC, dated April 20, 2017, as well as studies of storm water and visual impact.

30. Petitioner submits, and the data supports the conclusion, that the Action would not result in any significant adverse environmental impacts including traffic, storm water management, wetland protection and community character.

31. Significantly, because the EC District would be a floating zone applied on a case-by-case basis, the Village's SEQRA review need not evaluate all potential future applications "on a conceptual basis" beyond the instant Petition. *See e.g., Highview Estates of Orange County, Inc. v. Town of Montgomery*,101 A.D.3d 716, 955 N.Y.S.2d 175 (2d Dep't 2012).

REQUESTED RELIEF

32. In furtherance of this Action, Petitioner respectfully requests that the Village Board of Trustees take the following administrative and legislative steps:

(a) accept this Petition;

(b) declare its intention to serve as Lead Agency to review the entire Action in a coordinated review pursuant to the SEQRA Regulations, and ultimately adopt a Negative Declaration pursuant to SEQRA;

(c) refer the Text Amendment to the Village of Pleasantville's Planning Commission and the Westchester County Department of Planning for review and recommendations pursuant to Article XI of the Village Code;

(d) schedule, notice and conduct a public hearing on the Action as soon as possible;

(e) adopt the Text Amendment as provided forthwith, creating the EC District as a floating zone in the Village; and

(f) adopt the Map Change, which designates the Site within the EC District.

WHEREFORE, it is respectfully requested that the instant matter be placed on the next available agenda of the Village Board and be, in all respects, granted.

Dated: April 20, 2017
Mount Kisco, New York

Respectfully submitted,

SHAMBERG MARWELL HOLLIS
ANDREYCAK & LAIDLAW, P.C.

By: P. Daniel Hollis

P. Daniel Hollis, III
Attorneys for Petitioner
55 Smith Avenue
Mount Kisco, New York 10549
(914) 666-5600

VERIFICATION

STATE OF NEW YORK }
} s.s.
COUNTY OF WESTCHESTER }

Benjamin Adams, hereby deposes and says that he is the Vice President of Sunrise Development, Inc., which is the Petitioner in this proceeding, and says that the foregoing petition is true to his/her own knowledge, except as to those matters therein stated to be alleged on information and belief and as to those matters he believes them to be true.

Benjamin Adams
Vice President

Sworn to before me this
19th day of April, 2017

Notary Public

JEAN KINTZING BLOOD
NOTARY PUBLIC
REGISTRATION # 7630023
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
03/28/2019

OWNER'S AFFIDAVIT TO PETITION

STATE OF NEW YORK }
} s.s.
COUNTY OF WESTCHESTER }

John W. Purdy, hereby deposes and says that he is the Chairman of the Board of Trustees of The United Methodist Church of Pleasantville, the owner of certain real property located at 70 Bedford Road (designated on the Village of Pleasantville Tax Map as Section 99.15, Block 3, Lot 67) ("Site"), and that he has granted Sunrise Senior Living, Inc. and Sunrise Development, Inc., the Petitioner in this proceeding, the authority to prepare, submit and process all necessary and appropriate land use applications, including, but not limited to, the instant Petition, in connection with its proposal to develop the Site with an assisted living facility.

Name: John W. Purdy
Title: Chairman of the Board of Trustees,
United Methodist Church of Pleasantville

Sworn to before me this
11 day of November, 2016

Notary Public

PATRICIA A. MICHALKO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01MI6107659
QUALIFIED IN WESTCHESTER COUNTY
MY COMMISSION EXPIRES APR 2020

[illegible] AFFIDAVIT OF SERVICE

[illegible] YORK
} ss.
COUNTY OF WESTCHESTER

John W. [illegible] deposes and says that he is the Chairman of the [illegible] Local Law [illegible] the Land Use Law [illegible] Chapter of Pleasantville, for review of certain proposed [illegible] as designated on the Village of Pleasantville Tax Map as Section [illegible] Block [illegible] Lot 6A (".[illegible]"), and that he has granted Sunset Senior Living, Inc. and Nancy [illegible] consent.

[illegible] Affiliation in this proceeding, the authority to prepare, submit, and process all necessary [illegible] and site applications, including, but not limited to the Lands Petition, in [illegible] with proposed to develop the Site with an assisted living facility.

[illegible]
John W. Furey
Chairman of the Board of [illegible]
Local Redevelopment Agency [illegible]

[illegible]
[illegible]

[illegible]

[illegible]

[illegible]

ARTICLE VI-A

Eldercare Community (EC) Floating District

§ 185-30.1 Statement of Intent and Objectives

A. In adopting this Article, the Village Board of Trustees recognizes that there is an increasing societal need to provide specialized housing for senior citizens requiring some assistance with daily living. The Village Board also recognizes the equally important need to balance the goals of revitalizing the Village's business districts and preserving the character of its residential neighborhoods. Locating housing for the Village's senior population within proximity to the Village's commercial districts, while minimizing potential adverse impacts on adjacent neighborhoods, can bolster the local economy through daytime patronage of the local businesses in these areas without placing an undue burden on the quality of life in existing neighborhoods. Accordingly, it is the intent of the Village Board to create a floating zoning district permitting assisted-living residences on those limited sites within the Village where such use will be compatible with surrounding uses, will foster safe and convenient access to local business, and can be developed in an orderly and well-planned manner.

§ 185-30.2 Inclusion within the EC Floating District

A. Amendment to the Village Zoning Map. In accordance with the procedures for Amending the Zoning Code set forth in Article XI of this Chapter, upon its own motion, or upon a Petition submitted by a duly authorized representative of an owner of any parcel of land within the Village, the Village Board of Trustees may amend the Zoning Map to include such parcel within the EC District and subject to the use, density and bulk regulations set forth in this Article, provided that such parcel satisfies the Locational Criteria set forth below.

B. Planning Commission Review. Upon the Village Board of Trustees including a parcel(s) within the EC District, implementation of development shall be subject to the requirements set forth herein, as well as all other applicable regulations in this Chapter, in accordance with the Village Planning Commission's site plan review authority and procedures set forth in Section 185-50.

§ 185-30.3 Locational Criteria

A. The EC District may only be applied to a parcel(s) within the Village that contains a minimum area of 3.5 acres, and abuts a county or state road. The proposed site must also be located within 1/4 mile walking/driving distance of retail, commercial and personal service establishments within the Village existing on the date of the enactment hereof, and accessible by safe and convenient pedestrian routes, travel by public bus service, or accessible by a private transportation service for residents of the assisted-living residence provided by the operator of such residence.

B. The EC District may not be applied to two (2) or more proposed sites which are located within a 1/2 mile of each other.

§ 185-30.4 Permitted Use in the EC Floating District

A. Assisted-living residence, as defined by Section 185-3, subject to the requirements set forth in this Article.

§ 185-30.5 Use and Density Standards.

A. Ownership. The entire site upon which an assisted-living residence is proposed shall be maintained in single ownership for as long as such use exists.

B. Licensing. An assisted-living residence within the EC District shall at all times be licensed pursuant to the Laws, Rules, and Regulations of the State of New York.

C. Units. Individual residential units within the assisted-living residence shall contain adequate living and sleeping area(s) and a private bathing facility or shower. Kitchenettes are permitted within the assisted- living units, provided that adequate safety features are included in the design of such facilities; and further provided that, as contained herein, a kitchenette shall permit microwave ovens for cooking purposes but shall prohibit gas stoves, hot plates or any other device that maintains an open flame or exposed heated surface capable of creating a potential fire hazard.

D. Other features, amenities and services. An assisted-living residence within the EC District may include the following in addition to individual residential units:

(1) Living area(s) for the common use of the residents, adequate in location, number, size, variety and amenities to satisfactorily serve the needs of such residents. Such living areas may include but not be limited to living rooms, TV rooms, libraries, music rooms, activity rooms and multipurpose rooms.

(2) Dining area(s) for the common use of the residents, adequate in location, number, size and amenities to satisfactorily serve the needs of such residents, and in which all meals shall be served to all residents on a daily basis.

(3) Central commercial kitchen adjacent to and from which food service is provided to the common dining room(s).

(4) Indoor and outdoor passive recreational areas for the common use of the residents.

(5) Lavatory facilities located near the common room(s) for the use of residents and guests.

(6) Laundry facilities for the residents' personal use.

(7) Linen and housekeeping services.

(8) Personal-care services that need not be provided by licensed personnel, including, but not limited to, assistance with dressing, bathing, eating, ambulation and general supervision.

(9) Twenty-four-hour availability of on-site responsible staff person(s).

(10) A central kitchen on each floor of the building for the residents' personal use, provided that adequate safety features are included in the design of such facility.

D. Density. The maximum permitted density on a lot containing an assisted living residence shall be based on the site area requirement of 1,800 square feet of lot area for each individual assisted-living unit.

E. Occupancy. The occupancy of residential units located in an assisted-living residence shall be restricted as follows:

(1) Each single efficiency unit shall be occupied by no more than one person. Each double efficiency unit shall be occupied by no more than two persons. Each one-bedroom unit or two-bedroom unit shall be occupied by no more than two persons.

(2) At the time of initial occupancy of the assisted living residence, occupancy shall be offered on a priority basis to residents of the Village of Pleasantville (at the time of such occupancy), and such residents shall be given a reasonable amount of time in which to accept or decline such offer. The operator shall make best efforts to continue to offer priority to residents of the Village of Pleasantville as openings become available.

(3) At least 10% of all of the units shall be handicapped accessible.

(4) There shall be no separate accommodations for overnight guests other than within the individual residential unit of the resident.

§ 185-30.6 Site and Structure Requirements

A. Bulk requirements. The applicable bulk requirements for this District are set forth in Schedule IVB of this Chapter. Notwithstanding the yard regulations set forth in said Schedule, existing or new retaining walls may be located in any front or side yard, provided that, in the event that a new retaining wall is constructed in a front or side yard abutting a single-family residence, a planting strip with a minimum width of five (5) feet shall be provided between the new retaining wall and the property line, unless the Planning Commission waives the requirement for such planting strip during Site Plan review undertaken in accordance with Section 185-50 of this Chapter.

B. Height requirements. There shall be permitted in the EC District a maximum height of 3 stories or 35 feet. The maximum height for flat roof construction shall be measured from average finished grade to roof deck, and the height limitation shall not include any non-structural architectural feature provided that: (1) the feature is less than 12 feet in height above roof deck, and (2) the intent of the feature is to maintain the residential character for the building by screening fire towers, cooling towers, air-conditioning structures or other similar structures. The height definition set forth in Section 185-3 of this Chapter shall not apply to buildings within the EC District.

C. Landscaping. The lot shall be suitably landscaped to the greatest extent practicable, and all landscaping shall be properly maintained throughout the life of any use on any lot. At the discretion of the Planning Commission during its Site Plan review pursuant to Section 185-50 of this Chapter, buffer screening shall be provided as appropriate along property lines which adjoin adjacent residential lots. A landscaping plan prepared by a qualified person shall be submitted as part of the Site Plan review by the Planning Commission.

D. Off-street parking. Notwithstanding the off-street parking and loading requirements for an assisted-living residence set forth in Schedule VII, at least 1 parking space for every 2 units shall be provided onsite. Such parking spaces may be located within a required yard along any property line, provided that, a planting strip with a minimum width of ten (10) feet shall be provided between the designated parking area and the property line, unless the Planning Commission waives the requirement for such planting strip during Site Plan review undertaken in accordance with Section 185-50 of this Chapter.

E. Access and on-site circulation. Reasonable vehicular and pedestrian circulation shall exist to and from the site, taking into consideration the characteristics of the existing street and accessibility of the site and building(s) thereon for emergency service vehicles. Not more than one point each of vehicular ingress and egress shall be provided for each 200 feet of frontage on each lot. All vehicular driveways shall be designed to serve their intended function and the anticipated volume of traffic generated by the development. Adequate provision shall be made for the off-street loading and unloading requirements of delivery vehicles if determined by the Planning Commission to be necessary in the particular circumstances with appropriate landscaping and reasonable sound attenuation.

F. Usable open space. There shall be provided sufficient usable open and/or outdoor space for use by the residents, which shall be appropriate in location, size and design to the type of development and to the residents thereof. Within such usable open space, there shall be provided landscaped walkways with benches, flower gardens, patios and other appropriate facilities designed to accommodate a variety of outdoor passive recreational activities suited to the needs, abilities and preferences of the residents. Such outdoor space may be enclosed where appropriate for use by residents suffering from early stage dementia or similar ailments.

G. Utilities. Central water supply and sewerage facilities shall be provided to the site. Utilities shall be placed underground to the greatest extent practicable, and suitably screened when placed above-ground.

H. Refuse collection and storage. Adequate provision shall be made for collecting and storing refuse between collections. Any outdoor storage shall be in centralized containers of adequate capacity to prevent overflow and designed to prevent rodent infestation. Screening of such garbage storage areas shall be provided.

I. Lighting. Adequate exterior lighting shall be provided to ensure safe pedestrian and vehicular travel around the site. Such lighting shall be shielded from the view of all surrounding properties and streets.

Schedule IVB
Bulk Requirements
Eldercare Community District - EC

	Elder Care District
Bulk Requirements:	
Minimum lot area (square feet)	150,000 square feet
Minimum lot frontage (feet)	75
Minimum lot width (feet)	75
Minimum lot depth (feet)	100
Minimum front yard (feet)	50
Minimum side yard interior (feet)	40
Minimum rear yard corner (feet)	50
Minimum rear yard (feet)	50
Maximum height (stories/feet)	3 stories or 35 feet - maximum height for flat roof construction shall be measured from average finished grade to roof deck, and the height limitation shall not include any non-structural architectural feature provided that: (1) the feature is less than 12 feet in height above roof deck, and (2) the intent of the feature is to maintain the residential character for the building by screening fire towers, cooling towers, air-conditioning structures or other similar structures.
Maximum building coverage	20%

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Sunrise of Pleasantville		
Project Location (describe, and attach a general location map): Intersection of Bedford Road (NYS Rt. 117) and Maple Hill Road		
Brief Description of Proposed Action (include purpose or need): Application for a Zoning Text and Map Amendment to allow construction of a 3-story assisted living community with 79 units, with a total of ±70,000 square feet of building area. The proposed action also includes on-grade parking facilities for 40 vehicles and landscaping improvements. The proposed action is located on a 4.13 acre portion of the 5.62 acre Methodist Church property and includes a subdivision. A zoning text amendment and zoning map amendment are required to permit the proposed use at this location.		
Name of Applicant/Sponsor: Sunrise Development, INC.	Telephone: E-Mail:	
Address: 7902 Westpark Drive		
City/PO: McLean	State: VA	Zip Code: 22102
Project Contact (if not same as sponsor; give name and title/role): Jerry Liang	Telephone: (703) 744-1873 E-Mail: jerry.liang@sunriseseniorliving.com	
Address: (same)		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): The United Methodist Church of Pleasantville	Telephone: (914) 769-0357 E-Mail:	
Address: 70 Bedford Road		
City/PO: Pleasantville	State: NY	Zip Code: 10570

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, or Village Board of Trustees ☑Yes☐No	SEQRA Determination Zoning Text and Map Amendment	
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Subdivision Approval Site Plan Approval	
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	Village Building Department (Building Permit, Sign Permit, Stormwater Pollution Prevention Plan)	
e. County agencies ☑Yes☐No	Westchester County Health Dept. (Realty Subdiv) Planning Board (General Municipal Law Referral)	
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDOT Highway Work Permit NYSDEC SPDES General Permit GP-0-15-002	
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

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

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **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? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑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? ☐Yes☑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?
The existing zoning classification is RRR - "One Family Residence" 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? Zoning Text/Map Amendment to permit Assisted Living.

C.4. Existing community services.

a. In what school district is the project site located? Pleasantville Union Free School District

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

c. Which fire protection and emergency medical services serve the project site?
Pleasantville Fire Department and Pleasantville Emergency Medical Services

d. What parks serve the project site?
Various Westchester County Parks; Soldiers & Sailors Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 5.62 acres
b. Total acreage to be physically disturbed? 3.85 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.62 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)
Subdivision will separate the existing Methodist Church property from the proposed Assisted Living.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 1.49 Maximum 4.13

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				79 Units
At completion of all phases				79 Units

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)* (Excavation is associated with general site work and totals approximately 7,000 cubic yards).
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): 7,000 cubic yards
- Over what duration of time? 4 - 6 months

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? 1.75 acres
vi. What is the maximum area to be worked at any one time? 3.85 acres
vii. What would be the maximum depth of excavation or dredging? 13 feet
viii. Will the excavation require blasting? ☐ Yes ☑ No
ix. Summarize site reclamation goals and plan: _____
_____
_____

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

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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: 13,770 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: Pleasantville Water District
- 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: Catskill Aqueduct

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), 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: 13,770 gallons/day

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

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

- Name of wastewater treatment plant to be used: Westchester County Joint Wastewater Treatment Plant, Yonkers, NY
- Name of district: Saw Mill River Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes☐No
- Is the project site in the existing district? ☑Yes☐No
- Is expansion of the district needed? ☐Yes☑No

- Do existing sewer lines serve the project site? ☑Yes☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

_____

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.34 acres (impervious surface)

_____ Square feet or 5.6 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)?

Stormwater will be directed to on-site stormwater management facilities/structures.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes☑No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No N/A

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 AM - 5:00 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Facility to be staffed 24 hours/day
- Saturday: seven days/week
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Noise during construction will be associated with typical site work and building activities.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Site lighting will consist of Lumière's for parking areas, walkways and building entrances. The nearest occupied structure is approximately 105 feet to the east and is separated by an existing vegetative buffer to remain.

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:

The proposed facility will provide on-site food service preparation for residents. A hooded ventilation system will be implemented to vent the proposed facility's kitchen. The final location of the ventilation system is to be determined & will be in excess of 100 feet to the nearest occupied structure.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

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):

Treatment will be associated with landscape maintenance.

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 *(The proposed action is a residential multi-family development.)

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Religious Institution

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.9	2.3	+1.4
• Forested	3.9	0.9	-3.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn & Landscaping	0.8	2.4	+1.6

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: United Methodist Church events.

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

If Yes,

i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

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

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 7.1 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:

ChC	83.46 %
ChD	16.45 %
CsD	0.09 %

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: 100 % of site
- ☐ Poorly Drained ____% of site

f. Approximate proportion of proposed action site with slopes:
- ☐ 0-10%: 34 % of site
- ☐ 10-15%: 21 % of site
- ☐ 15% or greater: 45 % 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: _____

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

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

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

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: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ 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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Taconic State Parkway

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

iii. Distance between project and resource: ±2 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Robert B Peake, AICP Date 04/20/2017

Signature Robert B. Peake Title Project Manager

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