ZARIN & STEINMETZ

Matthew J. Acocella
Michael H. Bauscher
Katelyn E. Ciolino ▲
David J. Cooper
Jody T. Cross ●
Marsha Rubin Goldstein
Helen Collier Mauch ▲
Zachary R. Mintz ●
Erik P. Pramschufer ●
Daniel M. Richmond
Kate Roberts
Brad K. Schwartz
Lisa F. Smith ●
David S. Steinmetz ■
Edward P. Teyber ▲
Michael D. Zarin

■ Also admitted in DC
● Also admitted in CT
▲ Also admitted in NJ
◆ Also admitted in MD

December 17, 2018

Via Electronic Mail

Hon. Lori Sullivan, Mayor
Village of Briarcliff Manor and
Members of the Board of Trustees
111 Pleasantville Road
Village Hall
Briarcliff Manor, NY 10510

Re: Proposed Rezoning for Self-Storage Facility
600 Albany Post Road, Briarcliff Manor

Dear Mayor Sullivan and Members of the Board of Trustees:

As you know, our Firm represents T5@NY ("Owner" or "Applicant"), the owner of 600 Albany Post Road, Briarcliff Manor (the "Property"). As you are also aware, the Owner would like to re-develop the Property as a self-storage facility (the "Project"), a use which is not currently permitted in the B-zone, but was expressly recommended in your Comprehensive Plan Update. On September 14, 2018, our Firm, in coordination with JMC and Papp Architects, submitted a Zoning Petition seeking such amendment (the "Petition").

Submitted herein and herewith are responses to comments our Development Team has received from members of the public, your professional planner, BFJ, and your Counsel, McCarthy Fingar.

We understand that your Board has requested the Village Attorney to prepare a resolution to be adopted at your Board's December 19, 2018 rejecting or denying the Petition. We urge your Board to take a hard look at the additional materials submitted which we submit demonstrate that the proposed Project is an appropriate use for the Property, is consistent with the

Village's stated goals in its Comprehensive Plan Update, and is less impactful than several other potential uses of the Property.

Responses Public Comments

Although not an exhaustive response to each and every public comment received during the previous Board meetings and most recent Public Hearing on the Petition, the Owner felt compelled to respond to certain of the comments received, specifically to address residents' concerns.

1. Comment: The Project is inconsistent with the comprehensive plan and character of the neighborhood.

Our Firm attended and participated in the Village's Comprehensive Plan Addendum for the B/BT District process from the outset. A stated goal during entire process was to encourage commercial development on an appropriate scale, specifically because of the Village's desire to maintain the Village's commercial tax base. See The B Zone Advisory Committee Report, dated May 5, 2017, at 6; see also Comprehensive Plan Addendum for the B/BT District, adopted October 4, 2017 ("given the Village's relatively small commercial tax base, redevelopment of certain B/BT District properties, where feasible, for commercial use (or some portion of commercial use) of an appropriate type and scale type in suitable locations is encouraged.").

During the Advisory Committee meetings, several local commercial real estate brokers (including John Barrett of Cadberow Real Estate, Bill Cuddy of CBRE, and Jerry Gertner) made presentations concluding that the Village would likely see residential proposals for its B-Zone properties, rather than office or commercial uses, as that is the demand of the market. See Advisory Committee Meeting on December 6, 2016, *available at* https://briarclifftv.viebit.com/.

The Applicant, however, felt that this particular B-Zone property may be an appropriate place to continue a commercial, tax-generating use, rather than a residential use. Committee Chairman, Steven Vescio, agreed that B-Zone parcels on "Route 9 and Pleasantville Road [] would be fine [for] a variety of commercial uses, including office…a retail center, a medical building, a warehouse building which [] would also include self-storage in, a mixed-use, although [] a mixed use would be more appropriate in the residential areas." See Advisory Committee Meeting on March 3, 2017, *available at* https://briarclifftv.viebit.com/.

Our Firm first presented the concept of a self-storage facility for this Property to the Advisory Committee at its March 3, 2017 meeting. Id. The proposed use was well received by the Committee. Chairman Vescio stated, "self-storage would be a good use on Route 9. It takes a commercial property continues it as a commercial property, with minimal impact on the Village's infrastructure and schools." He also stated, later on in the meeting, "I think this [self-storage facility] is a good, appropriate use." Additionally, Board of Trustees Liason, Mark Wilson, also commented that, "I would think this could be something that could work."

The Advisory Committee thereafter specifically included self-storage as a recommended use for the Board of Trustees to include in the Comprehensive Plan Addendum. And, while the Advisory Committee indicated in its Report that appropriate uses for this particular Property also included a shopping center or supermarket, the Applicant felt that these uses may be more impactful than the proposed Project. See Comprehensive Advisory Committee Report, at 7.

In its Comprehensive Plan Addendum, the Board of Trustees specifically included self-storage as an additional use to be considered for the re-vitalization of the B-Zone properties. See Comprehensive Plan Addendum, at 3. Your Board expressly recommended and endorsed this use with the knowledge that that was the intended proposal for this Property. See Advisory Committee Report, at 4 ("At the committee's March 2, 2017 meeting a presenter stated that…he wishes to develop the property into a 'self-storage warehouse' use.").

The Applicant submits that its proposed Project is completely consistent with the Comprehensive Plan Addendum recently adopted by the Village Board of Trustees, as well as consistent with statements made during the Comprehensive Plan Advisory Committee Meetings by members of that Committee. In fact, summary rejection of the Petition at this point is not only unorthodox at best, it is clearly inconsistent with the Village's own expressed intention in its Comprehensive Plan Update.

2. Comment: Explanation of the Owner's (T5@NY) corporate structure.

T5@NY, the Owner of the Property, is a limited liability company formed by affiliated entities of Iron Point Partners, T5 Data Centers, and Lincoln Properties. Iron Point is a registered investment advisor with the SEC that manages real estate on behalf of investors. Typical investors are pension funds, endowments, or family investment offices. Iron Point invests across multiple asset types including technology related real estate, distressed real estate, healthcare related real estate, self-storage facilities, and multi-family developments to highlight few. The Project itself would be managed by a nationally recognized branded operator.

3. Comment: There is no demand in Westchester County for self-storage facilities.

The utilization of self-storage throughout the country continues to grow as individuals and families shift to downsizing and decluttering their homes. The current national average of self-storage square footage per capita is 6.8 sf per person. Examining the surrounding competitive overall market area, which we believe to be roughly Mariandale/Spring Valley to Tarrytown/Mount Pleasant, there are currently 4.6 sf per capita (383,000 sf) of self-storage available. This leaves approximately 2.2 sf per capita (183,000 sf) of unmet demand. This is evidenced in the abnormally high rental rates in the competitive area and older stock of product. The Applicant's goal is to provide support for an unmet demand, to members of the community at reasonable prices.

4. Comment: General concerns with respect to security of the building.

The Project would be equipped with modern security precautions. A typical self-storage facility, like the one proposed, will have secure loading and unloading that is accessible

only by entering a personalized code to access the facility. This code allows management of the facility to track who enters the facility, and exactly when they enter the facility. Additionally, a typical facility is monitored by 20-30 cameras across the entire Property that oversee who and what people are bringing into the facility. All of the video is recorded to a digital DVR. During the SEQRA review, empirical data on safety can and will be supplied from throughout the market area.

5. Comment: The Applicant's plans do not reflect the actual square footage of existing building.

In the previous presentations made to your Board, as well as in the Petition and documents submitted with the Petition on September 14, 2018, the Applicant indicated that the existing building located at the Property is +/-38,000 square feet. One comment made during the public comment period at your Board's November 7, 2018 meeting was that the Applicant's indication was incorrect based upon the property card on file with the Village for the Property. The Property card indicated that the existing building is actually 48,952 square feet.

To resolve this discrepancy, the Applicant's Architect, Papp Architects, analyzed AutoCAD files of the existing building from a signed and sealed architectural survey, dated February 4, 2014, to determine the actual square footage of the building. Based upon the Architect's calculations, the existing building is actually 35,995 square feet.[1] The partially underground basement of the building is 14,219 square feet and the first floor is 21,776 square feet.

6. Comment: The Applicant's plans propose a Project that exceeds the maximum coverage permitted within the B-Zone.

Maximum permitted coverage in the B-Zone is ten percent (10%). Therefore, the maximum permitted coverage on this Property is 40,800 sf. A building comprised of two (2) stories on this Property could be 81,600 sf, three (3) stories could be 122,400 sf, and four (4) stories could be 163,200 sf.[2] A visual demonstration of this, prepared by the Applicant's architect, Papp Architects, P.C., is annexed hereto as Exhibit "A".

The Applicant originally proposed a Project that would be 98,000 sf within a two (2) story building. To be compliant with the maximum coverage requirement, the Applicant would either add a third story to a portion of the building, or request a variance for additional coverage to avoid having to construct a third story.

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[1] Various Exhibits submitted herewith still indicate that the existing building is +/-38,000 square feet, including the table of land use, these documents will be revised to reflect the accurate square footage.

[2] Buildings within the B-Zone are permitted at a maximum height of 60 feet, but there is no limitation on the number of stories permitted.

The Applicant submits that the Project was presented as a two (2) story building that exceeded the maximum allowable coverage, thus requiring a variance, because such building would be more aesthetically pleasing than a three (3) story building. However, the Applicant is not opposed to adding a partial third story to meet the coverage requirement if the Village was not amenable to granting a coverage variance.

7. Comment: The Applicant's initial traffic analysis only shows Peak Weekday Trips, not Weekend Trips.

Annexed hereto as Exhibit "B" is a supplemental traffic analysis produced by JMC, dated December 10, 2018, providing a traffic generation comparison that includes weekend information. While Table B demonstrates that the Project would generate eight (8) to ten (10) more Peak Weekend PM hour trips[3] than the existing office building if it were to be re-occupied, Table C demonstrates that the Project would still generate far fewer Peak Weekend PM hour trips than the maximum permitted office on the Property.

The Project would generate minimal traffic both during Weekday and Weekend Peak hours, particularly in comparison to other potential uses at the Property. We encourage the Village to obtain independent professional guidance on this important issue, rather than rely upon generalized community opposition.

Responses to BFJ Memo

The Applicant received a Memorandum from the Village's Planning Consultant, BFJ, dated October 18, 2018 (the "BFJ Memo"). Annexed hereto as Exhibits "C" and "D," respectively, are a revised Full Environmental Assessment Form, prepared by JMC, as well as a Memorandum prepared by JMC that responds to each of the comments in the BFJ Memo.

Responses to McCarthy Fingar Memo

The Applicant also received a Memorandum from the Village's counsel, McCarthy Fingar LLP, dated October 19, 2018 ("McCarthy Fingar Memo"). The following comment responses are submitted in response to the McCarthy Fingar Memo. Each comment is reiterated herein with the Applicant's response in *italics*.

1. The Petition seeks to add self-storage facilities as a use permitted under the Village's Zoning Code for the B/BT District subject to Special Permit to be issued by the Board of Trustees. Proposed limitations and conditions include the following.
    a. Such use shall be limited to lots being less than 10 acres and having frontage on or principal access to State or County roadway.

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[3] This chart demonstrates "trips" generated. A vehicle entering the Property is one trip, and going out is another. Therefore, more realistically, Table B demonstrates that the Project would only generate four (4) to five (5) more cars per Weekend PM hour.

b. The grounds and exterior of all buildings approved under such Special Permit are to be maintained in conformity with the prevailing standards of the surrounding neighborhood, particularly with regard to signage and lighting.
c. The site plan required for such a use shall contain a notation which recites all of the conditions set forth in the zoning text amendment and any other conditions of the special permit which may be imposed by the Village Board.
d. A traffic study, if required by the Village Board, shall be provided to analyze the potential traffic impacts of a self-storage facility use on the road system which services the site.

This is an accurate recitation of the proposed amendment.

2. The first section of the Petition entitled "Summary of Petition" includes several conclusory statements as to the application of the proposed zoning text amendment to the Property relating to visual impacts (Paragraph 9), adverse environmental impacts (Paragraph 10), and traffic impacts (Paragraph 11), all of which must be proven.

Comment noted. If the Petition and Project advance to the SEQRA process, the Applicant would provide evidence to prove these statements.

3. As it relates to the Property, the Petition concludes that there would be minimal if any visual impact to neighboring properties and/or persons traveling along Route 9. An aerial plan/photo should be provided showing the location of the buildings and structures on properties adjoining the Property with cross sections providing view sheds from the proposed building site on the Property.

Comment noted. Annexed hereto as Exhibit "E" is an Aerial Map of the Property, prepared by JMC, demonstrating existing landscaping and viewsheds from the Property. If the Petition and Project advance, the Applicant can and would provide additional view sheds as requested.

4. The traffic analysis submitted should be reviewed by the Village's traffic consultant.

Comment noted. Additionally, the Village's traffic consultant should review the supplemental traffic analysis produced by JMC, dated December 10, 2018. To reject this Petition before that is done would be imprudent and would completely ignore the Comprehensive Plan Committee's deliberate recommendations.

5. Paragraph 19 of the Petition indicates that all B-Zone properties are underperforming or vacant. Notably though, the Shaw Data Center property at 555 Pleasantville Road in the BT Zone is fully operational.

Comment noted. Since the 555 Pleasantville Road property is in the BT Zone, not the B-Zone, the Petition can be revised to state "almost all B and BT Zoned properties are underperforming or vacant."

6. Paragraph 22 states that the Petitioner seeks to add 60,000sf located on two floors each with a 30,000sf floor plate. We suggest that the zoning include some limitation on the height of structures that may be approved with, perhaps bonuses provided by Special Permit for additional floors at the discretion of the Board of Trustees.

The Applicant submits that the dimensional requirements of the B-Zone would apply for the self-storage facility use. The maximum allowable height in the B-Zone is currently 60 feet. The Applicant submits that this is the height restriction that would apply, and that its proposed Project complies with this requirement.

7. The statement in Paragraph 23 that existing landscaping provides adequate screening for the existing building at the Property as well as the proposed addition is conclusory.

Comment noted. The Applicant refers you to the Aerial Map of the Property, which shows the existing substantial landscaping at the Property. See Exhibit "E."

8. Paragraph 24 references the enhancement of the existing landscaping to buffer the surrounding neighborhoods. Additional information should be provided on this.

Annexed hereto as Exhibit "F" is a revised Conceptual Layout Plan, prepared by JMC, which demonstrates existing landscaped areas, as well as proposed trees to be planted (see legend for symbols demonstrating proposed trees).

9. In Paragraph 25 there is a reference to the generation of additional tax revenue as a result of the addition of the proposed use. Estimated calculations should be provided.

The Village Tax Assessor has indicated to the Applicant that taxes will be between 3.72% of the land value and 50% of the hard costs, or 3.72% of the land value and 75% if the hard costs. Current taxes for the Property are $145,741.00. Based upon the estimated hard costs, projected taxes would for the completed Project would be between $248,850.00 and $298,939.00.

10. In Paragraph 34 the proposal that the zoning amendments require that the ground and exterior of the buildings be maintained in conformity with the prevailing standards of the surrounding neighborhood should be explained.

The exterior of the existing building and proposed addition to the existing building will be maintained in the current façade, to conform with prevailing character of the Property. Additionally, the existing grounds and landscaping are proposed to be maintained. The revised Conceptual Layout Plan demonstrates the substantial existing wooded areas that are to remain, so that the Property, even with the Project, would be in conformance with the existing character. See Exhibit "F."

11. Paragraphs 43 and 44 should include site plan approval as among the approvals necessary for the development of the Property under such use.

Comment noted. The Applicant recognizes that it will need Site Plan Approval.

12. The stormwater facilities referenced in Paragraph 45 should be explained.

Annexed hereto as Exhibit "G" is a Preliminary Stormwater Mitigation Report, prepared by JMC and dated December 7, 2018. The Report introduces the stormwater mitigation plan to accommodate the Project. Annexed hereto as Exhibit "H" the Applicant also submits a plan prepared by JMC demonstrating the Existing Stormwater Management Basin at the Property. Additional stormwater reports and information would be provided during the SEQRA process.

13. Paragraph 46 indicates that there will be no noise in excess of ambient noise during either construction or operation. This should be explained.

During the SEQRA process for Site Plan Approval the Applicant would retain a noise consultant who would fully analyze the potential noise impacts during construction and operation.

14. Paragraph 57 states that the self-storage facility would still comply with all dimensional requirements for B-Zone properties as set forth in the code. This should be specifically discussed.

The following table of land use, which is included in the revised Conceptual Layout Plan, demonstrates that the Project would be in conformance with all dimensional requirements for the B-Zone, with the exception of lot coverage. See Exhibit "F."

TABLE OF LAND USE

SECTION 140.11, BLOCK 1, LOT 40
ZONE "B" – "DESIGNATION" – PLANNED OFFICE BUILDING AND LABORATORY
PROPOSED USE: SELF STORAGE FACILITY
FIRE DISTRICT: BRIARCLIFF
WATER DISTRICT: BRIARCLIFF MANOR VILLAGE
SCHOOL DISTRICT: OSSINING
SEWER DISTRICT: OSSINING

DESCRIPTION		REQUIRED	EXISTING	PROPOSED
LOT AREA	(FEET)	400,000	408,067	408,067
LOT WIDTH	(FEET)	100	1314	1314
LOT FRONTAGE	(FEET)	N/A	1276	1276
BUILDING HEIGHT	(FEET)	60	2 STORIES	2 STORIES
GROSS FLOOR AREA	(MAXIMUM PERCENTAGE)	40	±10.6	±25.4
LOT COVERAGE BY BUILDING	(PERCENT)	10	±5.3	±12.7
YARDS				
FRONT BUILDING SETBACK	(FEET)	100	104.74	±105
REAR BUILDING SETBACK	(FEET)	100	82.58	±83
SIDE BUILDING SETBACK	(FEET)	100/200	402.59	±168
PARKING SETBACKS				
FRONT PARKING SETBACK	(FEET)	100	97.87	101
REAR PARKING SETBACK	(FEET)	50	56.94	83
SIDE PARKING SETBACK	(FEET)	50	212.17	162
PARKING SUMMARY				
TOTAL SPACES	(SPACES)	SEE PARKING CALCULATIONS	N/A	28
STANDARD SPACES	(SPACES)	SEE PARKING CALCULATIONS	N/A	22
HANDICAP SPACES	(SPACES)	1 (PER ADA STANDARDS)	N/A	0
LOADING SPACES	(SPACES)	SEE PARKING CALCULATIONS	N/A	6

As stated above in the response to Public Comment 6, the Applicant originally proposed a Project that would be 98,000 sf within a two (2) story building. To be compliant with the maximum coverage requirement, the Applicant would either add a third story to a portion of the building, or request a variance for additional coverage to avoid having to construct a third story.

15. I defer to BFJ with regard to the EAF. However, I suggest that Item E.h.iii be explained.

Comment noted. This has been addressed in the response to the BFJ Memo. See Exhibit "D."

CONCLUSION

We urge your Board to take a hard look at the additional information provided, and reconsider an outright rejection of a Petition proposing a Project that your Village appears to have initially determined was appropriate for the Property.

The Development Team and the Owner look forward to working with the Village to make use of this vacant, underutilized commercial Property.

Please let us know if you have any questions or comments.

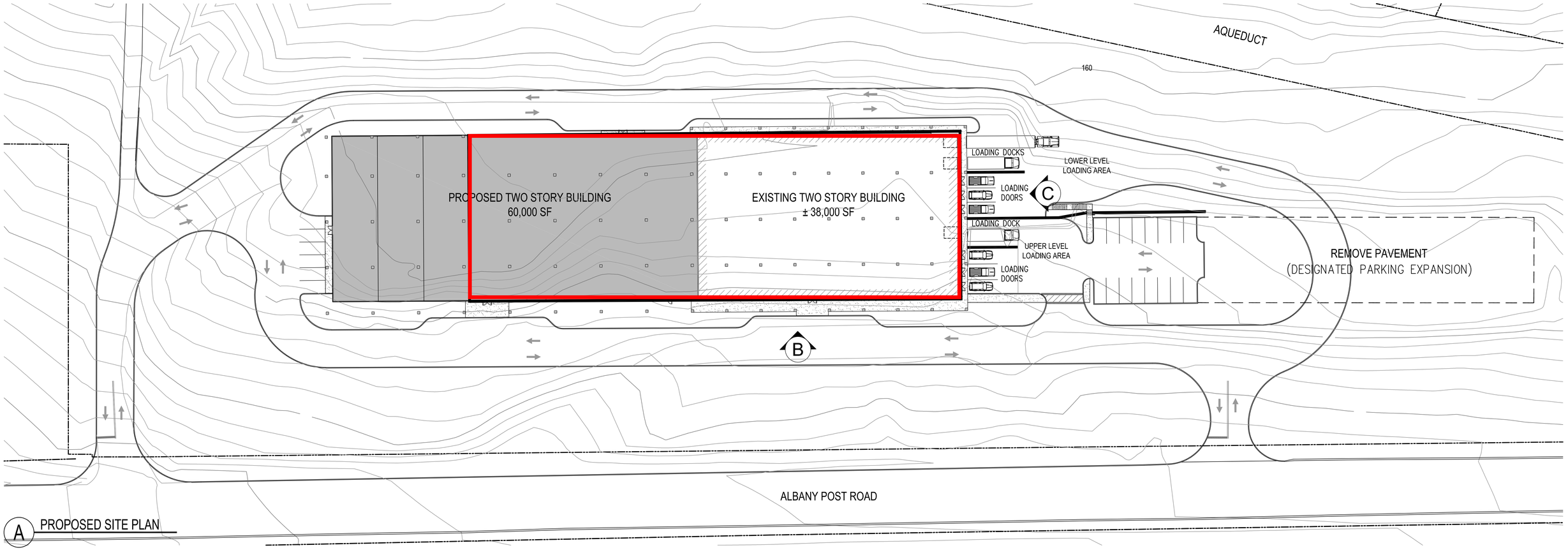
Very truly yours,

ZARIN & STEINMETZ

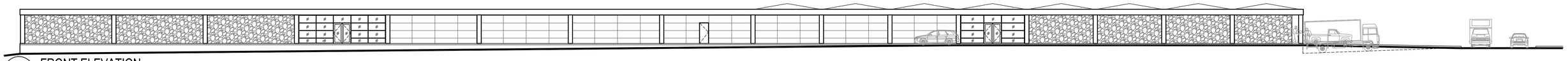
David S. Steinmetz
Kate Roberts

Encls.
via Electronic Mail
cc: Christine Dennett, Village Clerk
Phil Zegarelli, Village Manager
Daniel Pozin, Esq., Village Attorney
T5@NY, Owner
Rick Bohlander, EIT, JMC
Anthony Nester, RLA, JMC
David Empel, JMC
Philip A. Fruchter, AIA, Papp Architects

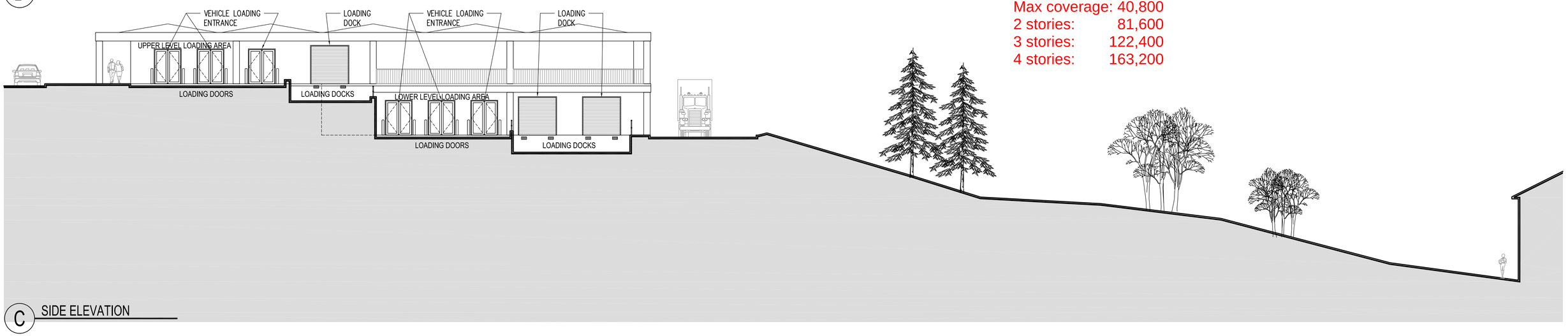
EXHIBIT “A”



A PROPOSED SITE PLAN



B FRONT ELEVATION



Max coverage: 40,800
2 stories: 81,600
3 stories: 122,400
4 stories: 163,200

C SIDE ELEVATION

Papp Architects, P.C.
188 East Post Road
White Plains, N.Y. 10601
914 949 1851 Fax 949 5376

Sheet Title:
PROPOSED SELF STORAGE FACILITY

Project Description:
600 ALBANY POST ROAD
BRIARCLIFF MANOR, NEW YORK 10510

Job#: 1808

Date: 07/16/2018

Sheet Title:
SK-07162018-1

EXHIBIT “B”

Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering
Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

December 10, 2018

Mayor Lori A. Sullivan &
Members of the Board of Trustees
Village of Briarcliff Manor Village Hall
1111 Pleasantville Road
Briarcliff Manor, NY 10510

RE: JMC Project 17198
Lincoln Property Group
600 Albany Post Road
Village of Briarcliff Manor, NY

Supplemental Traffic Comparison Analysis

Dear Mayor Sullivan and Members of the Board of Trustees:

This supplemental analysis has been prepared to provide a traffic generation comparison, that now includes weekend information, between the re-occupancy of the existing building with its previous data center/office use and a re-occupancy of the existing building to a fully permitted office use as well as a maximum permitted office use based on the Village's Zoning Code and the proposed self-storage development use on the property located at 600 Albany Post Road in the Village. The site currently contains a vacant 2-story building totaling 38,000 S.F. which was previously utilized as a data center with office space. The proposal for the subject property is an adaptive re-use of the subject building and a 60,000 S.F. expansion to provide a 98,000 S.F. self-storage facility.

The below Table A depicts the trips generated if the existing 38,000 S.F. building were to be reoccupied by the same previous uses (i.e. partially data center and partially general office) as well as the trips generated by the proposed 98,000 S.F. self-storage building. The table compares trips associated with the existing and proposed uses and depicts the net additional trips. The projected trips depicted in the below table are based on information published by the Institute of Transportation Engineers (ITE) in its publication "Trip Generation Manual, 10th Edition". The trips depicted in the below table exclude any credits for pass-by, internal, pedestrian, or multimodal trips.

Table A
Development Trip Comparison

Description	Peak Weekday AM Hour			Peak Weekday PM Hour			Peak Saturday Hour			Peak Sunday Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Data Center Portion of Reoccupied 38,000 S.F. Building (21,000 S.F.) (ITE Code 160)[1]	1	1	2	1	1	2	1	0	1	0	0	0
General Office Portion of Reoccupied 38,000 S.F. Building (17,000 S.F.) (ITE Code 710)[2]	17	3	20	3	18	21	5	4	9	2	2	4
Total Reoccupied 38,000 S.F. Building	18	4	22	4	19	23	6	4	10	2	2	4
Proposed 98,000 S.F. Self-Storage Building (ITE Code 151)[3]	6	4	10	8	9	17	18	12	30	7	9	16
Net Additional Trips	**-12**	**0**	**-12**	**+4**	**-10**	**-6**	**+12**	**+8**	**+20**	**+5**	**+7**	**+12**

Notes:

(1) Data Center (ITE Code 160) is defined by ITE as a free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data.

(2) General Office Building (ITE Code 710) is defined by ITE as a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted.

(3) Mini-Warehouse (ITE Code 151) is defined by ITE as a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities.

As shown in Table A, the reoccupied 38,000 S.F. building to its previous data center/office use is projected to generate approximately 22, 23, 10 and 4 total trips during the peak weekday AM, weekday PM, Saturday and Sunday hours, respectively. The proposed 98,000 S.F. self-storage building is projected to generate approximately 10, 17, 30 and 4 total trips during the peak weekday AM, weekday PM, Saturday and Sunday hours, respectively. The proposed self-storage building represents an overall reduction of 12 and 6 trips during the peak weekday AM and PM hours, respectively, and an increase of 20 and 12 total trips during the Saturday and Sunday peak hours, respectively, compared to the reoccupied data center and office uses for the 38,000 S.F. building.

Table B below depicts the trips generated if the existing 38,000 S.F. building were to be reoccupied fully by a permitted office use as well as the trips generated by the proposed 98,000 S.F. self-

storage building. The table compares trips associated with the reoccupied office and proposed uses and depicts the net additional trips. The projected trips depicted in the below table are based on information published by the Institute of Transportation Engineers (ITE) in its publication "Trip Generation Manual, 10th Edition". The trips depicted in the below table exclude any credits for pass-by, internal, pedestrian, or multimodal trips.

Table B
Permitted Development Trip Comparison

Description	Peak Weekday AM Hour			Peak Weekday PM Hour			Peak Saturday PM Hour			Peak Sunday PM Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Reoccupied 38,000 S.F. Building to General Office Use (ITE Code 710) [1]	38	6	44	7	38	45	11	9	20	5	3	8
Proposed 98,000 S.F. Self-Storage Building (ITE Code 151)[2]	6	4	10	8	9	17	18	12	30	7	9	16
Net Additional Trips	**-32**	**-2**	**-34**	**+1**	**-29**	**-28**	**+7**	**+3**	**+10**	**+2**	**+6**	**+8**

Notes:
(1) General Office Building (ITE Code 710) is defined by ITE as a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted.
(2) Mini-Warehouse (ITE Code 151) is defined by ITE as a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities.

Also shown in Table B, the reoccupied 38,000 S.F. building as entirely office use is projected to generate approximately 44, 45, 20 and 8 total trips during the peak weekday AM, weekday PM, Saturday, and Sunday hours, respectively. As stated previously for Table A, the proposed 98,000 S.F. self-storage building is projected to generate approximately 10, 17, 30 and 4 total trips during the peak weekday AM, weekday PM, Saturday and Sunday hours, respectively. The proposed self-storage building represents an overall reduction of 34 and 28 trips during the peak weekday AM and PM hours, respectively, and an increase of 10 and 8 trips during the Saturday and Sunday peak hours, respectively, compared to a reoccupied 38,000 S.F. office building.

In addition to the above tables, we have prepared a traffic generation comparison between a maximum permitted office use under the Village's Zoning Code and the proposed self-storage use. As mentioned in our previous letter, the maximum permitted gross floor area on the property is 163,226 square feet based on the Village of Briarcliff Manor Zoning Code. Table C below depicts the trips generated if the existing 38,000 S.F. building were to be demolished and a 163,226 S.F. general office building were to be constructed having a footprint of approximately 32,645 S.F. and 5-stories as well as the trips generated by the proposed 98,000 S.F. self-storage building. The table compares trips associated with the maximum permitted general office use and proposed self-storage use and depicts the net additional trips. The projected trips depicted in the below table are based on information published by the Institute of Transportation Engineers (ITE) in its

publication "Trip Generation Manual, 10th Edition". The trips depicted in the below table exclude any credits for pass-by, internal, pedestrian, or multimodal trips.

Table C
Alternate Permitted Development Trip Comparison

Description	Peak Weekday AM Hour			Peak Weekday PM Hour			Peak Saturday PM Hour			Peak Sunday PM Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Maximum Permitted 163,226 S.F. General Office Building (ITE Code 710)[1]	155	25	180	29	152	181	47	40	87	20	14	34
Proposed 98,000 S.F. Self-Storage Building (ITE Code 151)[2]	6	4	10	8	9	17	18	12	30	7	9	16
Net Additional Trips	**-149**	**-21**	**-170**	**-21**	**-143**	**-164**	**-29**	**-28**	**-57**	**-13**	**-5**	**-18**

Notes:
(1) General Office Building (ITE Code 710) is defined by ITE as a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted.
(2) Mini-Warehouse (ITE Code 151) is defined by ITE as a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities.

As shown in Table C, the 163,226 S.F. general office building is projected to generate approximately 180, 181, 87, and 34 total trips during the peak weekday AM, weekday PM, Saturday, and Sunday hours, respectively. As stated previously for Table A, the proposed 98,000 S.F. self-storage building is projected to generate approximately 10, 17, 30 and 4 total trips during the peak weekday AM, weekday PM, Saturday and Sunday hours, respectively. The proposed self-storage building represents an overall reduction of 170, 164, 57, and 18 trips during the peak weekday AM, weekday PM, Saturday, and Sunday hours, respectively, compared to a maximum permitted office building per the Village's Zoning Code.

In summary, the proposed 98,000 S.F. self-storage use at this property would not have a significant impact on traffic compared to reoccupancy of the existing building to its previous uses or permitted fully office use or a maximum permitted office use per the Village's Zoning Code.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Marc Petroro, PE, PTOE
Senior Project Manager

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EXHIBIT “C”

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: 600 Albany Post Road		
Project Location (describe, and attach a general location map): 600 Albany Post Road, approximately 1 mile North of Route 117 in the Village of Briarcliff Manor		
Brief Description of Proposed Action (include purpose or need): A 2-story 60,000 sf expansion to an existing 38,000 sf 2-story data center building. Building use to be converted into a self-storage facility. Also, the project will include modifications to the site's access onto Albany Post Road (US Route 9) by eliminating the center most driveway and modifying the north and south driveways to include 13 foot wide ingress & egress lanes. In addition, we will be providing access completely around the proposed building. The runoff from the net increase of impervious area, along with the existing impervious area, will be collected and treated on-site. It is not anticipated that the new use will generate additional traffic based upon the previous use as a data center with office space.		
Name of Applicant/Sponsor: T5@New York, LLC - Joseph Fuccillo	Telephone: 972-993-2823 E-Mail: jrfuccillo@ironpointpartners.com	
Address: 1133 Connecticut Ave, NW, Suite 800		
City/PO: Washington	State: DC	Zip Code: 20036
Project Contact (if not same as sponsor; give name and title/role): Same as sponsor	Telephone: ---- E-Mail: ----	
Address: ----		
City/PO: ----	State: ----	Zip Code: ----
Property Owner (if not same as sponsor): ----	Telephone: ---- E-Mail: ----	
Address: ----		
City/PO: ----	State: ----	Zip Code: ----

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	Village of Briarcliff Manor Board of Trustees	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Village of Briarcliff Manor Planning Board, Village of Briarcliff Manor Building Department	TBD
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Westchester County Department of Health	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDOT (Highway Work Permit), NYSDEC (SPDES General Permit),NYSSHPO, NYSSPEDS	TBD
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?
"B" Planned Office Building, Laboratory B and Business.

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 amendment to allow self-storage as a special permit within the "B" Zoning District.

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Village of Briarcliff Manor Police Department

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

d. What parks serve the project site?
Rockwood Hall of Rockefeller State Park Preserve and Old Croton Aqueduct Trail

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)? Commercial

b. a. Total acreage of the site of the proposed action? +/-9.38 acres
b. Total acreage to be physically disturbed? +/-6.19 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-9.38 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)? % 57 Units: 60,000 sf.

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 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	_____	_____	_____	_____
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 1

ii. Dimensions (in feet) of largest proposed structure: 2-stories height; 116.25 width; and 348.25 length

iii. Approximate extent of building space to be heated or cooled: 98,000 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

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.

_____

_____

i*v.* 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): _____

_____

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: 150 gallons/day *(See below)

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: Village of Briarcliff Manor
- 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), 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: 150 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: Ossining Sewer District
- Name of district: Ossining
- 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

* 3 Employees/8 hr. shift x 2 = Total of: 6 employees at 15 GPD/EMP
6X15 = 90GPD
Assume: 5 Customers at 5GPD =
5X5 = 25 GBP
90+25 = 115 GPD ~150 GPD

- 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 2.96 acres (impervious surface)

_____ Square feet or 9.38 acres (parcel size)

ii. Describe types of new point sources. On-site stormwater runoff will be conveyed over land and through conveyance pipes to stormwater practices that will treat both the quality and quantity of the runoff.

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)?

Please see attached report titled, "Preliminary Stormwater Mitigation Report".

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? (Existing Drainage Patterns to remain) ☑ 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)

Standard construction vehicles and construction equipment during construction process

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

None

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

HVAC System

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

If Yes:

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

TBD

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

Local utility - Consolidated Edison

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: 8:00am - 7pm
- Saturday: 8:30am - 5:30pm
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: Staff 8am-5pm, Acess 6am-10pm
- Saturday: Staff 8am-5pm, Acess 6am-10pm
- Sunday: Staff 8am-5pm, Acess 6am-10pm
- Holidays: Staff 8am-5pm, Acess 6am-10pm

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:

Construction equipment during construction process (12 months) during village permitted hours.

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:

Typical outdoor site lighting in accordance with Village Code (Off-Street Parking and Building).

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 _____ (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):

Typical landscape/lawn 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

If Yes:

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

- Construction: TBD tons per TBD (unit of time)
- Operation : 6 tons per Month (unit of time)

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

- Construction: As much solid waste allowed to be recycled will be recycled on site and excess material will be trucked off-site and disposed of per all pertinent rules and regulations.
- Operation: Project will provide recycling containers in addition to normal trash bins.

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

- Construction: TBD
- Operation: TBD

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): Sleepy Hollow Country Club

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	+/-2.02 AC	+/-2.96 AC	+.94 AC
• Forested	+/- 3.68 AC	+/- 2.43 AC	-1.25 AC
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/-3.68 AC	+/- 3.99 AC	+ .31
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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:

The Clear View School and Day Treatment Center, St. Mary's Church, Holy Innocents Church, Scarborough Church and The Association for Mentally Ill Children of Westchester, Inc.

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): 546031

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

See the attached NYSDEC Environmental Facilities Navigator drawing that indicates areas that would have prompted the "yes" box to be checked. There seems to be no remediation sites within the 2,000 foot threshold.

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? 2 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:

PnC	85 %
WdB	15 %
	%

d. What is the average depth to the water table on the project site? Average: 2 feet

e. Drainage status of project site soils:

☑ Well Drained:	85 % of site
☑ Moderately Well Drained:	15 % of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	36 % of site
☑ 10-15%:	33 % of site
☑ 15% or greater:	31 % 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 864-54 Classification SC / C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters 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: Principal Aquifer

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

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

Shortnose Sturgeon, Atlantic Sturgeon

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: Hudson River, County & State Park Lands
ii. Basis for designation: Exceptional or unique character
iii. Designating agency and date: Agency:Westchester County, Date:1-31-90

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: Old Croton Aqueduct, Scarborough Historic District and Rockwood Hall in Rockerfeller State Park Preserve

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

State historic T\trail, national historic district, state park.

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: Old Croton Aqueduct and Rockwood Hall in Rockefeller State Park Preserve

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

iii. Distance between project and resource: 1.1 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.

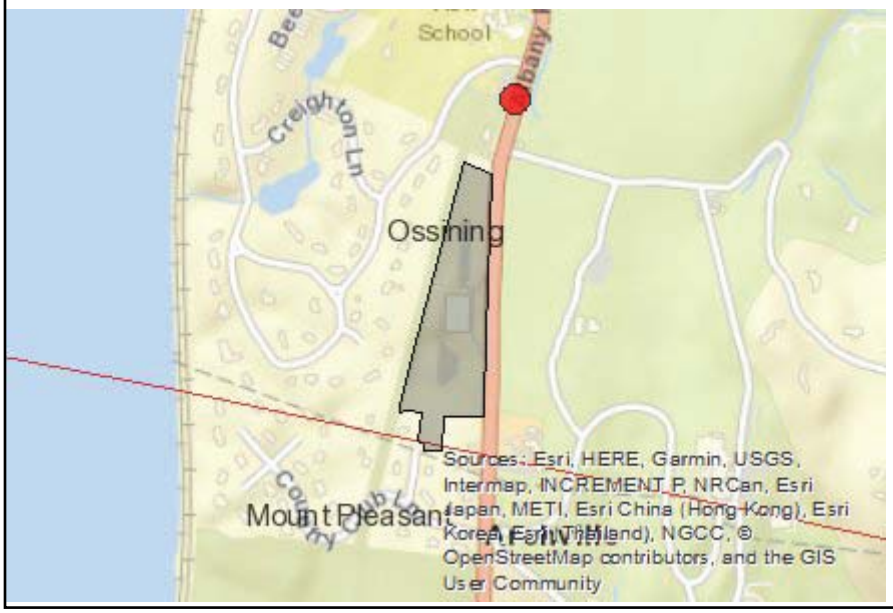
Applicant/Sponsor Name _____ Date_____

Signature_____ Title_____

PRINT FORM

EAF Mapper Summary Report

Thursday, August 30, 2018 3:51 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-54
E.2.h.iv [Surface Water Features - Stream Classification]	SC / C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Shortnose Sturgeon, Atlantic Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River, County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Old Croton Aqueduct, Scarborough Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

EXHIBIT “D”

Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering
Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

Memorandum

Date: December 14, 2018

To: Kate Roberts, Esq.

Also To: Joseph Fucillo
David Steinmetz
Philip Fruchter, AIA
Anthony Nester

From: Rick Bohlander

RE: JMC Project 17198
600 Albany Post Road
Village of Briarcliff Manor, NY

Subject: Response to Sarah Yackel's Review Memorandum, dated October 18, 2018, on the Zoning Petition and Full Environmental Assessment Form.

For your record and use, we are providing you with our responses to BFJ's review memorandum. We have identified the comments noted in the memorandum followed by our responses:

Full Environmental Assessment Form (EAF)

Comment No. 1

D.1.e.i. Construction Schedule - The Applicant should provide the anticipated period of construction.

Response No. 1

A 12 month anticipated period of construction has been added to the revised EAF.

Comment No. 2

D.2.e. Stormwater - We note that the project will result in more than 1-acre of disturbance and that a Stormwater Pollution Prevention Plan (SWPP) prepared in accordance with New York State Department of Environmental Conservation (DEC) standards and Village Code Chapter 184: Stormwater, Drainage, Erosion and Water Pollution Control is required. Additional detail; as to the "new and existing on-site stormwater management facilities" should be provided.

Response No. 2

A Preliminary Stormwater Report has been included with the revised EAF submission.

Comment No. 3

D.2.f. Air Emissions - The answer to this questions should be changed to "Yes" as the project will result in new mobile (vehicle and truck trips) and stationary (HVAC system) sources of air quality emissions. Question f.i. should be answered and list vehicle and trucks trips. Question f.ii. should be answered with none, and Question f.iii should be answered with HVAC system.

Response No. 3

This has been changed to "Yes" and all sources have been identified. It should be noted that air emissions from the proposed project should be compared to the existing site as if it were fully occupied.

Comment No. 4

D.2.j. Transportation - The Applicant has submitted a Traffic Comparison Analysis prepared by JMC dated September 14, 2018. The BOT should direct its Traffic Consultant to review and comment on the analysis.

Response No. 4

Saturday and Sunday numbers have been added to the Supplemental Traffic Comparison Analysis, dated December 10, 2018.

Comment No. 5

D.2.k. Energy - The amount of anticipated energy demand of the commercial portion of the building should be provided.

Response No. 5

This will be provided by Papp Architects, P.C.

Comment No. 6

D.1.ii. Hours of Operation - the hours of operation should be provided.

Response No. 6

Hours during construction of 8am-7pm for Monday through Friday, 8:30am-5:30pm for Saturday have been added to the revised EAF. No hours for Sundays and Holidays were added as no construction will take place on Sundays or Holidays.

Hours during operation for the staff of 8am-5pm for Monday through Sunday and Holidays, and for client access of 6am-10pm for Monday through Sunday and Holidays have been added to the revised EAF.

Comment No. 7

D.m. Noise - The EAF indicates that there will be no noise in excess of ambient noise during either construction or operation. Additional detail should be provided as to how this conclusion was reached.

Response No. 7

This answer has been changed to 'Yes' and Construction equipment during construction process (12 months) within village permitted hours has been updated in the revised EAF.

Comment No. 8

D.r. Solid Waste - the amount of solid waste to be generated during construction and operation and the method of disposal should be provided.

Response No. 8

Solid waste generated during construction is still to be determined as we are still in the process of finalizing the site layout. Solid waste generated during operation will be approximately 6 tons per month. This number was generated from the square footage of the building, the number of employees and an industry standard waste generation rate.

Proposals for on-site minimization, recycling, or reuse of materials to avoid disposal as solid waste include: during construction, as much solid waste allowed to be recycled will be recycled on site and excess material will be trucked off-site and disposed of per all pertinent rules and regulations and during operation, project will provide recycling containers in addition to normal trash bins.

Proposed disposal methods/facilities for solid waste generated on-site is still to be determined as we are still in the process of finalizing the site layout.

Comment No. 9

E.1.d. Facilities - The Clear View School and Day Treatment Center is located 0.1-miles north of the Project Site. Montefiore New Rochelle Hospital is located within 0.1-miles from the Project Site. The EAF should be revised to include the Day Treatment Center, as well as any other facilities serving children, the disabled or the elderly, as a facility located within 1,500 feet of the Project Site.

Response No. 9

All facilities serving children, the disabled or the elderly, as a facility located within 1,500 feet of the Project Site have been added to the EAF using Westchester County GIS information. The Montefiore New Rochelle Hospital was mentioned above but could not be located within 1,500 feet of the Project Site. This would need to be clarified.

Comment No. 10

E.2.a. Depth to Bedrock - Given that the average depth to bedrock on the site is 2 feet, can the Applicant confirm that no blasting is required during project construction?

Response No. 10

The average depth of bedrock was obtained using the USDA Web Soil Survey and to verify this information soils testing will be performed at the appropriate time later in the design process, as we are still in the early stages of design. After soils testing has been performed the anticipated lack of blasting required will be clarified.

Comment No. 11

E.h. Surface Water Features - Since the EAF identifies that wetlands exist on the site, additional detail should be provided and if necessary a wetlands delineation should be conducted. The Applicant should confirm, based on the above analysis, whether a DEC and or/Village Wetlands Permit is required.

Response No. 11

Using the NYSDEC Environmental Resource Mapper no NYSDEC wetlands were found on the project site. An existing stormwater management basin has been identified in the southwest corner of the site. This basin collects runoff from the site along with off-site runoff, it is detained, and released through an outlet control structure of which pictures have been included for your clarification. This area was not identified on the NYSDEC Environmental Resource Mapper. A Village Wetland Map is identified in the Village Code as a "Freshwater Wetlands Map" and defined as: A map on which are indicated the boundaries of any freshwater wetland and which has been filed with the Clerk of the Village of Briarcliff Manor by the State Department of Environmental Conservation pursuant to section 24-0301 of the State Environmental Conservation Law as such law may from time to time be amended. After speaking with the Village, we were informed that this map is no longer being used and wetlands are now being defined per Chapter 131 in the Village Code. A wetlands delineation will be performed at the appropriate time later in the design process, as we are still in the early stages of design.

Comment No. 12

E.o. Endangered or Threatened Species - The EAF identifies that Shortnose Sturgeon and Atlantic Sturgeon, both endangered species, can be found on the site. Additional detail as to any potential impact to these endangered species should be provided.

Response No. 12

As mentioned above, the project site is approximately 1,500 feet from the Hudson River and the endangered species identified above are indigenous to these waters, per the New York State DEC EAF mapper. All runoff from disturbed areas on-site and additional impervious areas created after development will be treated and detained to reduce pollutants and peak rate flows that eventually flow into the Hudson River. The Redevelopment of the project site will have no adverse impacts on the endangered species mentioned above. An initial Stormwater Report has been included with this submission and a full Stormwater Pollution Prevention Plan (SWPPP) will be submitted as we progress through the design process.

Comment No. 13

E.3.f. Archaeology - The Project Site is located in an area designated as sensitive for archaeological sites by the New York State Historic Preservation Office (SHPO). The EAF previously states that excavation is not required; the Applicant should confirm the depth of ground disturbance associated with construction of the proposed expansion and identify if any of the proposed expansion area has previously experienced inground disturbance. If not, a Phase IA Archaeological Investigation may be warranted.

Response No. 13

Soils testing will be performed at the appropriate time later in the design process, as we are still in the early stages of design. After soils testing has been performed the anticipated lack of blasting required will be clarified. As we cannot locate drawings for the existing building it is unknown how it was previously constructed. Because the proposed building will be no higher than the existing building, it is anticipated that construction will not have to excavate any deeper than the excavation for the existing building. The project site does border the Old Croton Aqueduct to the West but there is no proposed disturbance within 19 feet of the property line. All trees removed because of the construction will be replaced to maintain a buffer between the project site and surrounding residences.

EXHIBIT “E”

NOT FOR CONSTRUCTION

APPLICANT/OWNER:
T5@NEW YORK, LLC
8401 N. CENTRAL EXPRESSWAY, SUITE 910
DALLAS, TEXAS, 75225

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
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JMC

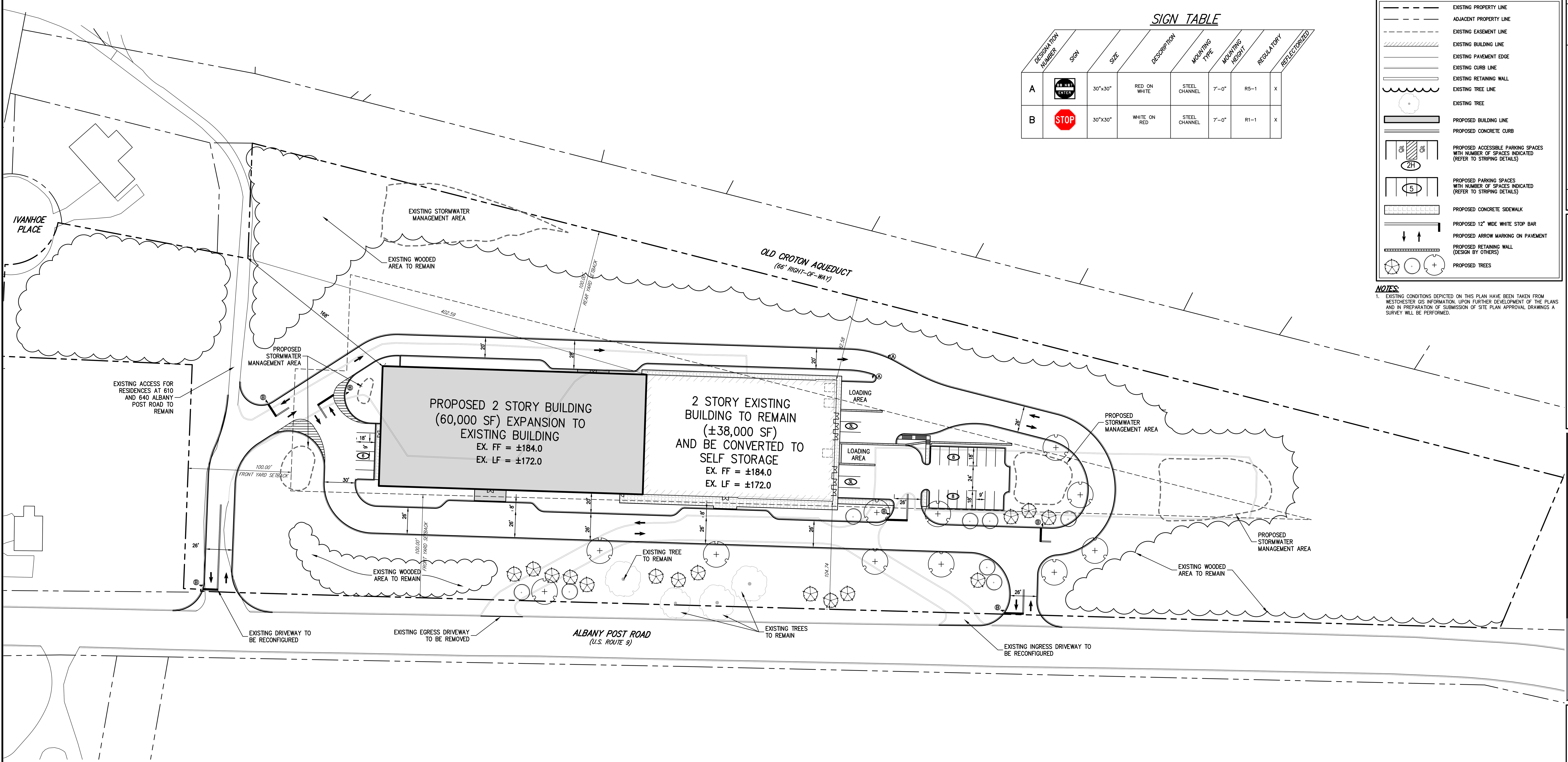
AERIAL MAP

600 ALBANY POST ROAD
600 ALBANY POST ROAD
VILLAGE OF BRIARCLIFF MANOR, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: RB	Approved: AN
Scale: 1" = 100'	
Date: 11/XX/2017	
Project No: 17198	
17198-AERIAL	PHOTOS --.scr
Drawing No: P–1	

EXHIBIT “F”



SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	DO NOT ENTER	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
B	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING RETAINING WALL
- EXISTING TREE LINE
- EXISTING TREE
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 12" WIDE WHITE STOP BAR
- PROPOSED ARROW MARKING ON PAVEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED TREES

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER GIS INFORMATION. UPON FURTHER DEVELOPMENT OF THE PLANS AND IN PREPARATION OF SUBMISSION OF SITE PLAN APPROVAL DRAWINGS A SURVEY WILL BE PERFORMED.

No.	Revision	Date	By
1.	REVISED PER VILLAGE COMMENTS	12/07/2018	DK

Previous Editions Obsolete

APPLICANT/OWNER:

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voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

TABLE OF LAND USE

SECTION 140.11, BLOCK 1, LOT 40
ZONE "B" – "DESIGNATION" – PLANNED OFFICE BUILDING AND LABORATORY
PROPOSED USE: SELF STORAGE FACILITY
FIRE DISTRICT: BRIARCLIFF
WATER DISTRICT: BRIARCLIFF MANOR VILLAGE
SCHOOL DISTRICT: OSSINING
SEWER DISTRICT: OSSINING

DESCRIPTION		REQUIRED	EXISTING	PROPOSED
LOT AREA	(FEET)	400,000	408,067	408,067
LOT WIDTH	(FEET)	100	1314	1314
LOT FRONTAGE	(FEET)	N/A	1276	1276
BUILDING HEIGHT	(FEET)	60	2 STORIES	2 STORIES
GROSS FLOOR AREA	(MAXIMUM PERCENTAGE)	40	±10.6	±25.4
LOT COVERAGE BY BUILDING	(PERCENT)	10	±5.3	±12.7
YARDS				
FRONT BUILDING SETBACK	(FEET)	100	104.74	±105
REAR BUILDING SETBACK	(FEET)	100	82.58	±83
SIDE BUILDING SETBACK	(FEET)	100/200	402.59	±168
PARKING SETBACKS				
FRONT PARKING SETBACK	(FEET)	100	97.87	101
REAR PARKING SETBACK	(FEET)	50	56.94	83
SIDE PARKING SETBACK	(FEET)	50	212.17	162
PARKING SUMMARY				
TOTAL SPACES	(SPACES)	SEE PARKING CALCULATIONS	N/A	28
STANDARD SPACES	(SPACES)	SEE PARKING CALCULATIONS	N/A	22
HANDICAP SPACES	(SPACES)	3 (PER ADA STANDARDS)	N/A	0
LOADING SPACES	(SPACES)	SEE PARKING CALCULATIONS	N/A	6

CONCEPTUAL LAYOUT PLAN

600 ALBANY POST ROAD

600 ALBANY POST ROAD
VILLAGE OF BRIARCLIFF MANOR, NEW YORK

PROGRESS PLOTTING

Drawing: 17198-SITE
Date: 2018-12-11
Time: 1:44 PM
By:

Drawn: RB	Approved: AN	
Scale: 1" = 40'		
Date: 08/09/2018		
Project No: 17198		
17198-SITE	LAYOUT	LAY.scr

Drawing No: CSP-1

EXHIBIT “G”

PRELIMINARY STORMWATER MITIGATION REPORT

JMC Project 17198
600 Albany Post Road Redevelopment
600 Albany Post Road
Village of Briarcliff Manor, NY
December 7, 2018

This report has been prepared to introduce the stormwater mitigation plan to accommodate the redevelopment at 600 Albany Post Road in the Village of Briarcliff Manor. The site currently contains a vacant 2-story building totaling 38,000 S.F. which was previously utilized as a data center with office space. The proposal for the subject property proposes an adaptive re-use of the subject building and a 60,000 S.F. expansion to provide a 98,000 S.F. self-storage building. The proposed project also includes improvements to the driveways, walkways and landscaping. The proposed improvements will increase the total impervious area by approximately 1 acre from existing to proposed conditions, therefore a stormwater management system will be installed to collect increased runoff and volume.

In order to be eligible for coverage under the NYSDEC SPDES General Permit No. GP-0-15-002 for Stormwater Discharges from Construction Activities, the Stormwater Pollution Prevention Plan (SWPPP) includes stormwater management practices (SMP's) from the publication "New York State Stormwater Management Design Manual," last revised January 2015. The total anticipated disturbance of one (1) or more acres requires a SWPPP to be submitted to the Village.

A SWPPP will be prepared for the above mentioned site and all stormwater practices will be designed in accordance with the following:

- Requirements of the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit No. GP-0-15-002, effective January 29, 2015.
- Chapter 184 "Stormwater, Drainage, Erosion and Water Pollution Control" of the Village of Briarcliff Manor Code.
- New York State Stormwater Management Design Manual.

The proposed stormwater facilities have been designed such that the quantity and quality of stormwater runoff during and after construction are not adversely altered and are enhanced when compared to pre-development conditions.

The Six Step Process for Stormwater Site Planning and Practice Selection

Stormwater management using green infrastructure is summarized in the six step process described below. The six step process shall be adhered to when developing the SWPPP. Information will be provided in the SWPPP which documents compliance with the required process as follows:

Step 1: Site Planning

Implement planning practices that protect natural resources and utilize the hydrology of the site. Strong consideration must be given to reducing impervious cover to aid in the preservation of natural resources including protecting natural areas, avoiding sensitive areas and minimizing grading and soil disturbance.

Step 2: Determine Water Quality Treatment Volume (WQv)

Determine the required WQv for the site based on the site layout, impervious areas and sub-catchments. This initial calculation of WQv will have to be revised after green infrastructure techniques are applied. The following method has been used to calculate the WQv.

- **90% Rule** - According to the New York State Stormwater Design Manual, Section 4.1, the water quality volume is determined from the 90% rule. The method is based on 90% of the average annual stormwater runoff volume which must be provided due to impervious surfaces. The Water Quality Volume (denoted as the WQv) is designed to improve water quality sizing to capture and treat 90% of the average annual stormwater runoff volume. The WQv is directly related to the amount of impervious cover created at a site. The average rainfall storm depth for 90% of storms in New York State in one year is used to calculate a volume of runoff. The rainfall depth depends on the location of the site within the state. From this depth of rainfall, the required water quality volume is calculated.

The project is a redevelopment and therefore will comply with the strategies outlined within Chapter 9: Redevelopment Projects of the Design Manual. There are different options to control water quality depending on the redevelopment.

Since the redevelopment results in the creation of additional impervious area, Water Quality Treatment Option II will be utilized, which requires treatment for 25% of the existing impervious area, plus 100% of the additional, new impervious area.

The NYSDEC Redevelopment Standards include specific criteria for the implementation of surface water quality improvements. A combination of standard and non-standard practices are proposed and all facilities will treat the required water quality volume from the entire contributing area. Therefore, Water Quality Treatment Options II & III will be utilized. According to Option III of the Redevelopment Standards, alternative or non-standard practices such as manufactured treatment devices are acceptable if they treat 75% of the water quality volume from the disturbed areas as well as any additional runoff directed to the practice. According to Option II, standard practices such as subsurface infiltration systems can be sized to treat the water quality volume generated from 25% of the existing impervious area plus 100% of the new impervious area. Green practices such as green roofs and porous pavement can be used towards credit in meeting the water quality volume requirements.

Step 3: Runoff Reduction Volumes (RRv) by Applying Green Infrastructure Techniques and Standard SMP's

RRv is required for this project since it is a combination of both new development and redevelopment.

Green infrastructure techniques or standard SMP's with RRv capacity can potentially reduce the required WQv by incorporating combinations of green infrastructure techniques and standard SMP's within each drainage area on the site.

Green infrastructure techniques are grouped into two categories:

- Practices resulting in a reduction of contributing area such as preservation/restoration of conservation areas, vegetated channels, etc.
- Practices resulting in a reduction of contributing volume such as green roofs, stormwater planters, and rain gardens.

Step 4: Determine the minimum RRv Required

The minimum RRv is calculated similar to the WQV. However, it is determined using only the new impervious cover and accounts for the hydrologic soil group present. In no case shall the runoff reduction achieved from the newly constructed impervious area be less than the minimum runoff reduction volume (RRv_{min}).

Step 5: Apply Standard Stormwater Management Practices to Address Remaining Water Quality Volume

Apply the standard SMP's to meet additional water quality volume requirements that cannot be addressed by applying the green infrastructure techniques. The standard SMP's with RRv capacity must be implemented to verify that the RRv requirement has been met.

Step 6: Apply Volume and Peak Rate Control Practices to Meet Water Quantity Requirements

The Channel Protection Volume (CPv), Overbank Flood Control (Qp) and Extreme Flood Control (Qf) must be met for the plan to be completed. This is accomplished by using practices such as infiltration basins, dry detention basins, etc. to meet water quantity requirements. The following standards must be met:

1. **Stream Channel Protection (CPv)**

   Stream Channel Protection Volume Requirements (CPv) are designed to protect stream channels from erosion.

2. **Overbank Flood (Qp) which is the 10 year storm.**

   Overbank control requires storage to attenuate the post development 10-year, 24-hour peak discharge rate (Qp) to predevelopment rates.

3. **Extreme Storm (Qf) which is the 100 year storm.**

   100 Year Control requires storage to attenuate the post development 100-year, 24-hour peak discharge rate (Qf) to predevelopment rates.

Runoff rates will be calculated based upon the standards set forth by the United States Department of Agriculture Natural Resources Conservation Service Technical Release 55, Urban Hydrology for Small Watersheds (TR-55), dated June 1986. The methodology set forth in TR-55 considers a multitude of characteristics for watershed areas including soil types, soil permeability, vegetative cover, time of concentration, topography, rainfall intensity, ponding areas, etc.

Base Data and Design Criteria

For the stormwater management analysis, the following base information and methodology will be used:

1. The site drainage patterns and outfall facilities will be reviewed by JMC personnel for the purpose of gathering background data and confirming existing mapping of the watershed areas.

2. A Natural Resource and Existing Drainage Area Map will be developed from the topographical survey. The drainage area map reflects the existing conditions within and around the project area.

3. A Proposed Drainage Area Map will be developed from the proposed grading design superimposed over the topographical survey. The drainage area map reflects the proposed conditions within the project area and the existing conditions to remain in the surrounding area.

4. The United States Department of Agriculture (USDA) Web Soil Survey of the site available on its website at http://websoilsurvey.nrcd.usda.gov.

5. The United States Department of Agriculture Natural Resources Conservation Service National Engineering Handbook, Section 4 - Hydrology", dated March 1985.

6. The United States Department of Agriculture Natural Resources Conservation Service Technical Report No. 55, Urban Hydrology for Small Watersheds (TR-55), dated June 1986.

7. United States Department of Commerce Weather Bureau Technical Release No. 40 Rainfall Frequency Atlas of the United States.

8. All hydrologic calculations were performed with the Bentley PondPack software package version 10.0.

9. The New York State Stormwater Management Design Manual, revised January 2015.

10. New York Standards and Specifications for Erosion and Sediment Control, November 2016.

11. The storm flows for the 1, 2, 10, 25, 50 & 100 year recurrence interval storms were analyzed for the total watershed areas. The Type III distribution design storm for a 24 hour duration was used and the mass rainfall for each design storm was taken from the Extreme Precipitation in New York & New England developed by the Natural Resource Conservation Service (NRCS) and the Northeast Regional Climate Center (NRCC).

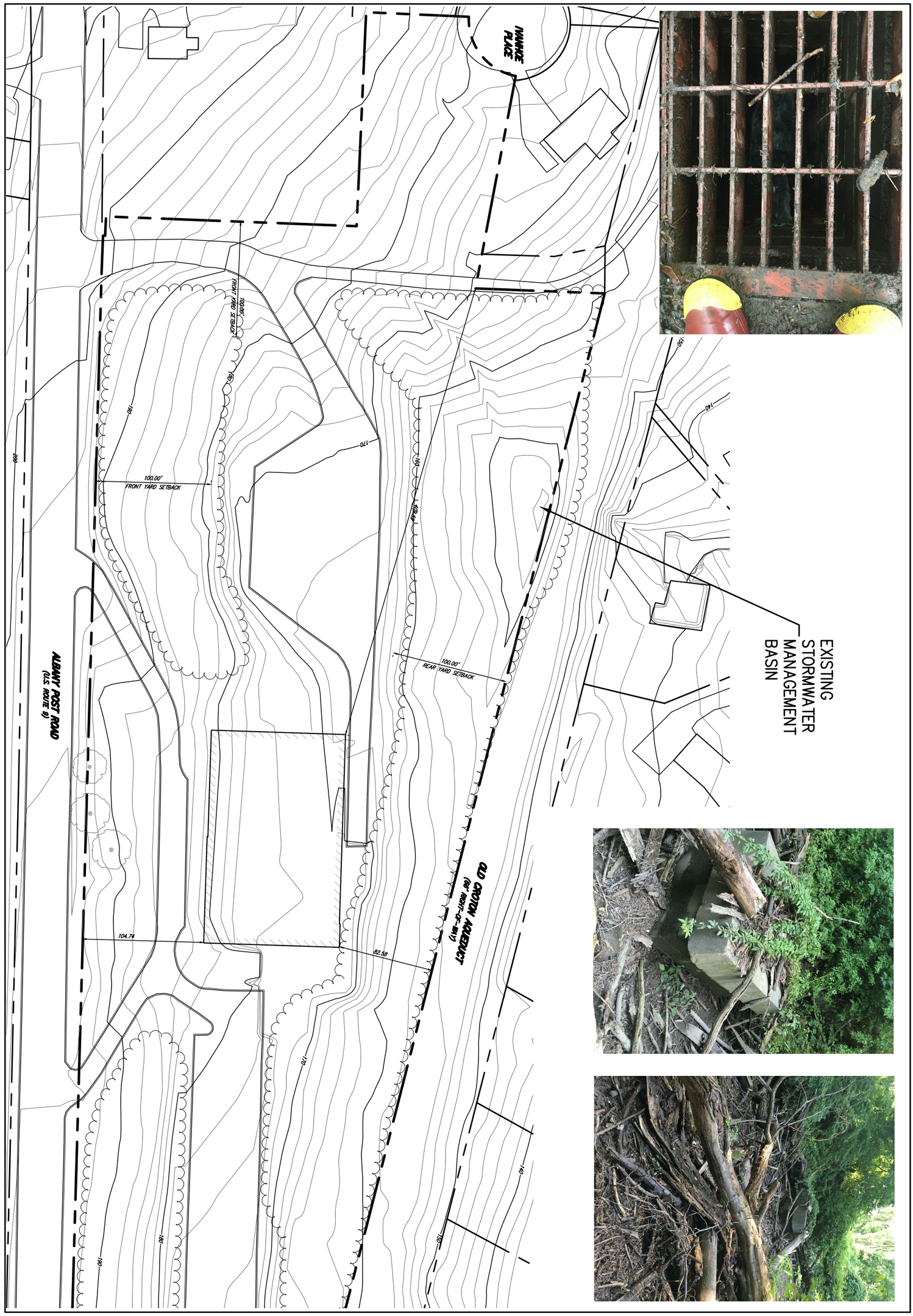
After reviewing the above information JMC has developed an initial stormwater design that will incorporate several practices based on the criteria above. There is an existing stormwater basin with an outlet control structure currently functioning on-site. This basin is detaining on-site runoff along with runoff from surrounding areas. This basin will be utilized and improved under proposed conditions. This existing detention basin along with proposed basins and bioretention areas, all shown on the attached plans, will detain and treat the required stormwater runoff volumes set forth by New York State.

Respectfully Submitted,

JMC

Rick Bohlander, PE
Senior Designer

EXHIBIT “H”



600 ALBANY POST ROAD

600 ALBANY POST ROAD — VILLAGE OF BRIARCLIFF MANOR, NEW YORK

EXISTING STORMWATER BASIN FIGURE

DATE: 12/7/2018 — JMC PROJECT: 17198

FIGURE: SWB-1 — SCALE: 1" = 80'

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17198–SITE.dwg; BASIN.tab