

TOWN BOARD: TOWN OF ORANGETOWN
COUNTY OF WESTCHESTER: STATE OF NEW YORK

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In the Matter of the Application of

125 GREENBUSH LLC

PETITION

For amendments to the Zoning Code of the Town of Orangetown establishing a Multifamily Dwelling Community District Floating Zone in the existing Light Industrial District (“MFDC-LI District”), and to the Zoning Map of the Town of Orangetown, to rezone and map the real property at 155 South Greenbush Road, designated on the Tax Assessment Map of the Town of Orangetown as Section 74.07, Block 1, Lot 15.2, to the MFDC-LI District.

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125 GREENBUSH LLC (“Petitioner”), by and through its attorneys, DelBello Donnellan, Weingarten Wise & Wiederkehr, LLP, hereby petitions the Town Board of the Town of Orangetown (the “Town Board”) pursuant to Chapter 43, Sections 10.4 and 10.5 of the Zoning Code of the Town of Orangetown (the “Zoning Code”) and New York Town Law Section 265, as follows:

PETITIONER

1. Petitioner is a New York limited liability company, duly authorized to conduct business in the State of New York, having a principal place of business at 16 Squadron Blvd, New City, NY 10956. Petitioner is a related company of Alexander Property Holdings LLC (“APH”), a privately held real estate company that is principally engaged in the acquisition, development, ownership, and management of premier real estate throughout the country. APH’s real estate portfolio includes market-rate apartments, a Spring Valley shopping center with a supermarket, and recent acquisitions for redevelopment into housing, including the Shops at Nanuet.

2. Petitioner is the owner of certain real property at 155 South Greenbush Road in the Town of Orangetown (the “Town”) identified on the tax rolls as Section 74.07, Block 1, Lot 15.2

(the “Property”). Petitioner’s adjacent property at 125 South Greenbush (Lot 15.1) (“125 S. Greenbush”) is not part of this application. Attached as **Exhibit “A”** is a map depicting the Property.

THE PROPERTY

3. The Property consists of approximately 11.9 acres, fronting on the east side of South Greenbush Road. The Property is bounded to the north by a single-family residential neighborhood, to the south by a commercial area including several warehouse buildings, to the west by an existing office building and light manufacturing facility as well as the Route 303 corridor, and to the east by the Clausland Mountain County Park.

4. The Property is located within the LI Light Industrial District of the Town (the “LI District”), which covers approximately five (5) percent of the Town (994 acres), consisting of 116 individual parcels. The LI District permits warehouses, all types of manufacturing uses, and other commercial uses.

5. The Property is not within the Route 303 Overlay District or any of the other existing overlay districts of the Town. To the north, the Property is bounded by the R-40 District, to the south by the LIO District, to the east by the R-80 District, and to the west by the LIO District and R-15 district.

6. By way of background, in 1999 the Planning Board approved a subdivision that resulted in the creation of the two separate lots: the Property, which was improved with an 8,000 square foot warehouse building, and the adjacent lot at 125 S. Greenbush, which was already improved with a warehouse and office building. The building on the Property has since been demolished and the Property is currently used for school bus parking and storage but is otherwise unimproved.

7. In or around 2004, the Town of Orangetown Planning Board granted preliminary and final site plan approval for an 87,550 square foot flex warehouse/light manufacturing building on the Property with associated parking. The warehouse was never constructed.

8. Petitioner purchased both the Property and 125 S. Greenbush in 2017 and has been operating the existing building at 125 S. Greenbush for warehouse purposes.

9. Since 2019, Petitioner made numerous submissions to, and appearances before, the Planning Board in furtherance of concurrent site plan applications for an expansion of the existing warehouse building at 125 S. Greenbush and for a new approximately 128,000 square foot warehouse at the Property (collectively, the “2019 Proposals”).

10. During the site plan approval process for the 2019 Proposals, the community expressed various concerns regarding increasing truck traffic and proliferation of warehouses in the Town. Accordingly, Petitioner has withdrawn the 2019 Proposals and now submits this Petition in support of a multi-family development on the Property that will help meet the housing needs of the community.¹

THE PROPOSED PROJECT

11. Petitioner is currently proposing to develop the Property with a multifamily residential development, generally in accordance with the Concept Plan attached hereto as **Exhibit “B”** (the “Project”).

12. The Project is planned to include on the Property: (i) 140 rental dwelling units in a single, 4-story multifamily building, consisting of a mix of one-bedroom and two-bedroom dwellings together with associated parking and infrastructure, including 90 spaces in a below ground garage and 150 surface parking spaces (total 240 spaces); and (ii) 20 rental townhomes

¹ As previously mentioned, 125 S. Greenbush is not included in this Petition and Petitioner is currently not proposing any modifications to that property at this time.

consisting of a mix of two or three bedroom units and an attached one-car garage and parking for one car in the driveway of each unit, accommodating a total of 40 parking spaces.

13. The Project is located within the South Orangetown School District and is intended to target young professionals and empty nesters, which will minimize the number of school age children generated by the Project.

14. The Property is serviced by public water and sewer and is located within the Orangetown Sewer District and the Veolia Water District.

15. The Project has been thoughtfully designed to avoid disturbance to the wetlands and wetlands buffer on the Property and to create a landscaping buffer along the boundary with the residential neighborhood to the north.

16. The proposed 4-story building has been designed to be aesthetically appealing, with indoor and outdoor amenity spaces for residents. The townhomes will provide a less visually dense development along the Property frontage and limit the visibility of the 4-story building from South Greenbush Road. A rendering of the proposed Project is attached hereto as **Exhibit “C.”**

17. The Project will utilize a variety of green and well building technologies and standards, including bicycle racks, energy efficient appliances and lighting, water efficient plumbing fixtures and include electric vehicle charging stations in the parking areas.

18. As shown on the Concept Plan, access to the Project is proposed directly from South Greenbush Road. Emergency access will be provided over an existing right of way on the adjacent property at 125 S. Greenbush, with the access rights to be recorded with the County Clerk.

19. Multi-family residences (more than 4 dwelling units) are not permitted in the LI District. Further, the Project does not comply with certain density, bulk, and dimensional regulations of the LI District.

THE PROPOSED AMENDMENTS TO THE ZONING CODE AND ZONING MAP

20. To permit the Project, the Petitioner respectfully requests that the Town Board adopt amendments to the Zoning Code of the Town of Orangetown (the “Zoning Code”) to establish a new unmapped floating zoning district in the Light Industrial (“LI”) District be known as the Multifamily Dwelling Community Floating Zone in LI District (“MFDC-LI”), in which a multifamily dwelling community or “MFDC” would be the principally permitted use, and which would contain the location criteria for mapping the MFDC-LI District, and the specific use, dimensional, and parking requirements for an MFDC. The proposed amendments to the Zoning Code (the “Amendments”) are set forth in **Exhibit “D”** attached hereto.

21. The MFDC-LI is proposed to be permitted only in the underlying LI District. Petitioner also requests that the Town Board amend the Zoning Map of the Town of Orangetown (“Zoning Map”) to rezone and map the Property to the MFDC-LI District.

22. Petitioner respectfully submits that the adoption of the Amendments and rezoning of the Property will facilitate the development of a range of housing types in the Town, provide for a transitional use between existing industrial and residential areas, and permit appropriate redevelopment of the Property.

23. The Amendments will establish a new MFDC use, defined as a complex of one or more detached or attached buildings that together contain twenty (20) or more dwelling units consisting of apartment-style units and/or attached or semi-attached townhome style units for sale or rent within multiple buildings on the same lot.

24. The Amendments will also limit the mapping of the MFDC-LI to parcels that are ten-acre or larger within the LI District and which are also adjacent to any low-density or medium-density residential district. The maximum density for an MFDC would be 15 dwelling units per acre. See **Exhibit “D”** for all dimensional restrictions.

25. The establishment of the MFDC-LI is intended to facilitate the development of a range of housing types in the Town and provide for a transitional use between existing industrial and residential areas.

26. In addition to the Property, there are four (4) other parcels in the Town that satisfy the proposed locational criteria, totaling approx. 86 acres, or 8.7% of the LI District, all of which are currently improved with warehouse and commercial buildings.

CONFORMANCE WITH COMPREHENSIVE PLAN

27. The proposed Amendments would be consistent with the Town's 2023 Comprehensive Plan and the 2011 Rockland County Comprehensive Plan.

28. The Rockland County Comprehensive Plan recognizes the needs for sufficient housing stock "for the aging and young adult populations" and the need for additional housing options.

29. The Town's Comprehensive Plan recognizes that only "[e]ight percent of residential land use in the Town is devoted to multi-family housing, and within that land use category, the vast majority exists in the form of two-family residences." (p. 30)

30. While the surveys of residents taken as part of the Town's Comprehensive Plan generally did not favor multi-family developments (p. 253), some residents recognized that "Diversity is an important quality of our community, and it requires multi-family housing and rentals, for which development is possible in environmentally and architecturally sensitive ways." (p. 264)

31. The Project also satisfies the objectives of the Town's Comprehensive Plan that encourage an appropriate balance of residential and non-residential development and discouraging warehouse and distribution center uses near residential areas. (p. 17, 25).

32. The Project has been developed as an alternative to a warehouse development, which the Town Comprehensive Plan discourages due to resident concern about proliferation of warehouses in the Town.

33. If the Town Board grants this Petition and adopts the proposed Amendments and rezoning, the Project will also require site plan approval from the Town Planning Board.

COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

34. Under the requirements of the State Environmental Quality Review Act (“SEQRA”) the actions directly and indirectly proposed by this Petition are classified as a Type I action. Accordingly, Petitioner will comply with the requirements of SEQRA as regards a Type I action. A completed full environmental assessment form is attached hereto as **Exhibit “E.”** Petitioner respectfully submits that the actions directly and indirectly proposed by this Petition are not reasonably expected to result in any significant adverse environmental impacts.

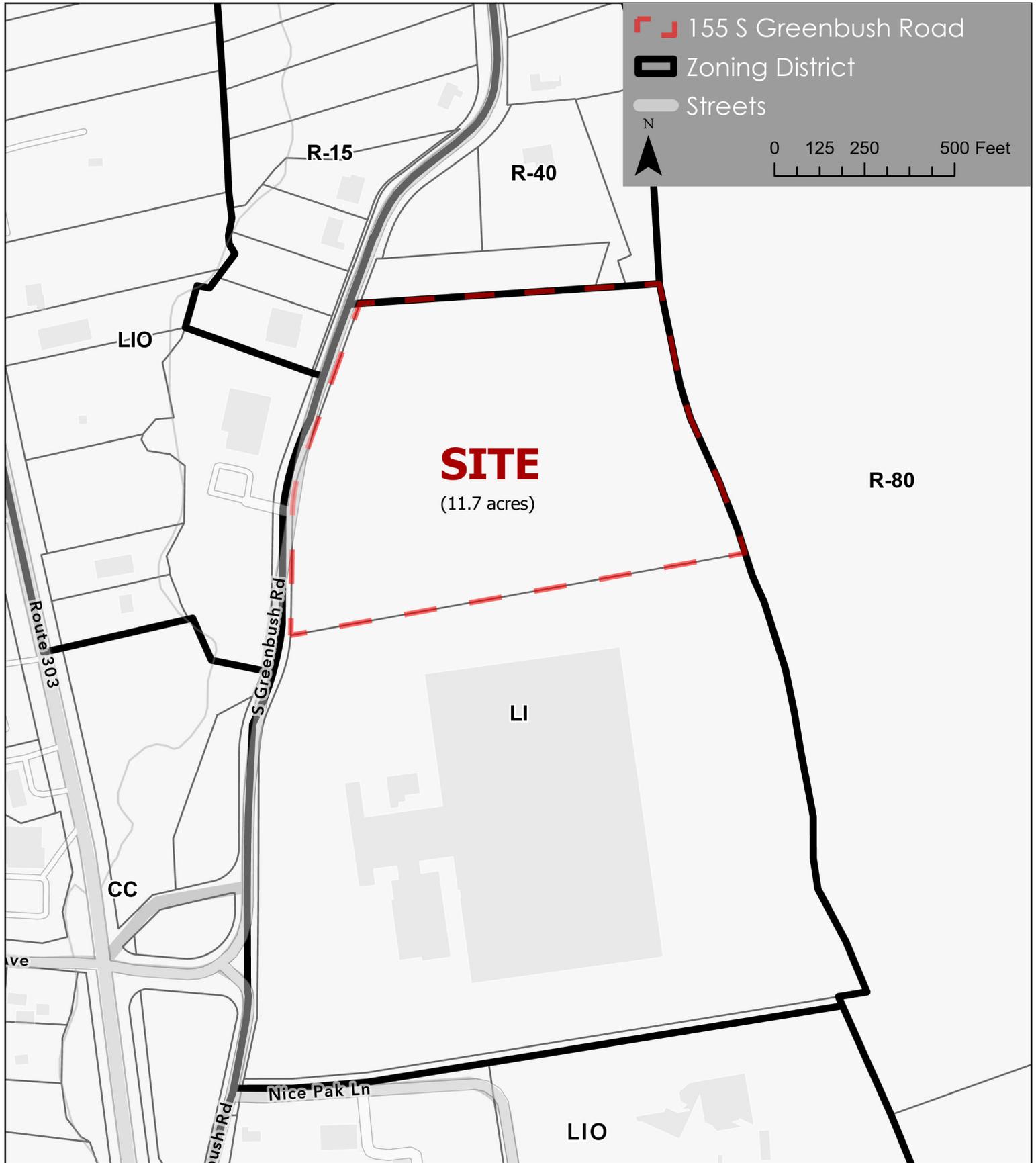
WHEREFORE, Petitioner respectfully requests that the Town Board grant this Petition and amend the Zoning Code as set forth herein.

Dated: September 22, 2025
White Plains, New York

Respectfully submitted,

**DelBello Donnellan Weingarten
Wise & Wiederkehr, LLP**
Attorneys for Petitioner
One North Lexington Avenue, 11th floor
White Plains, New York 10601

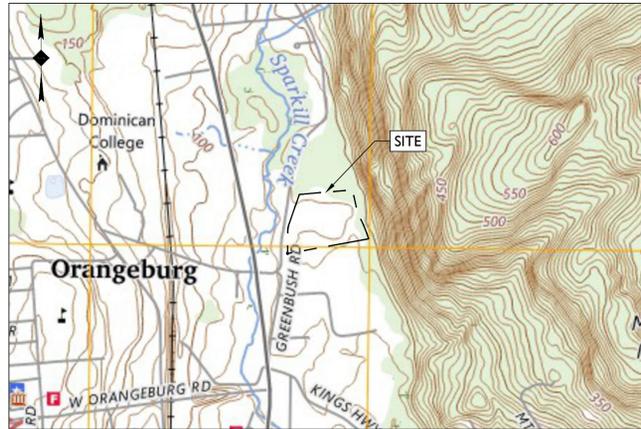
Exhibit "A"
Property Map



155 S Greenbush Road
Orangetown, New York

Site Location

Exhibit “B”
Concept Plan



KEY MAP



LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	SUGGESTED	PROPOSED
CH. 43 §4.32(5)	TOWNHOME 2 PARKING SPACES PER UNIT 20 TOTAL TOWNHOME UNITS * 2: 40 SPACES REQUIRED	TOWNHOUSE: 40 SPACES
CH. 43 §6.34	MULTIFAMILY/APARTMENT STYLE 1.5 PARKING SPACES PER UNIT 140 TOTAL MULTIFAMILY UNITS * 1.5: 210 SPACES REQUIRED	MULTIFAMILY: 240 SPACES*
	PARKING STALL DIMENSIONS: 9 FT X 18 FT	COMPLIES

(*) INCLUDES 90 GARAGE SPACES

LAND USE AND ZONING		
BLOCK 1, LOT 15.2		
LIGHT INDUSTRIAL DISTRICT (LI)		
PROPOSED USE		
ZONING REQUIREMENT	SUGGESTED	PROPOSED
MULTIFAMILY DWELLING COMMUNITY	PERMITTED USE (*)	
MINIMUM LOT AREA	435,600 SF (10.0 AC)	518,417 SF (11.90 AC)
MAXIMUM FLOOR AREA RATIO	0.6	0.56 (**)
MINIMUM STREET FRONTAGE	100 FT	658.2 FT
MAXIMUM BUILDING DENSITY	65%	13.4 % (69,478 SF)
MAXIMUM UNIT DENSITY	15 UNITS PER ACRE	(140 UNITS / 11.90 AC) = 13.4 UNITS PER ACRE
MINIMUM FRONT YARD SETBACK	50 FT	63.5 FT
MINIMUM SIDE YARD SETBACK (ONE) (ABUTTING RESIDENTIAL DISTRICT)	50 FT	51.5 FT
MINIMUM SIDE YARD SETBACK (BOTH)	75 FT	89.8 FT
MINIMUM REAR YARD SETBACK	50 FT	393.1 FT
MAXIMUM BUILDING HEIGHT	4 STORIES / 50 FT	APARTMENTS: 50.0 FT (**) TOWNHOUSES: 38.0 FT (***)

(*) A MULTIFAMILY DWELLING COMMUNITY MAY BE PERMITTED UPON THE ISSUANCE OF A SPECIAL PERMIT BY THE TOWN BOARD
(**) VALUE PROVIDED BY ARCHITECTURAL TEAM

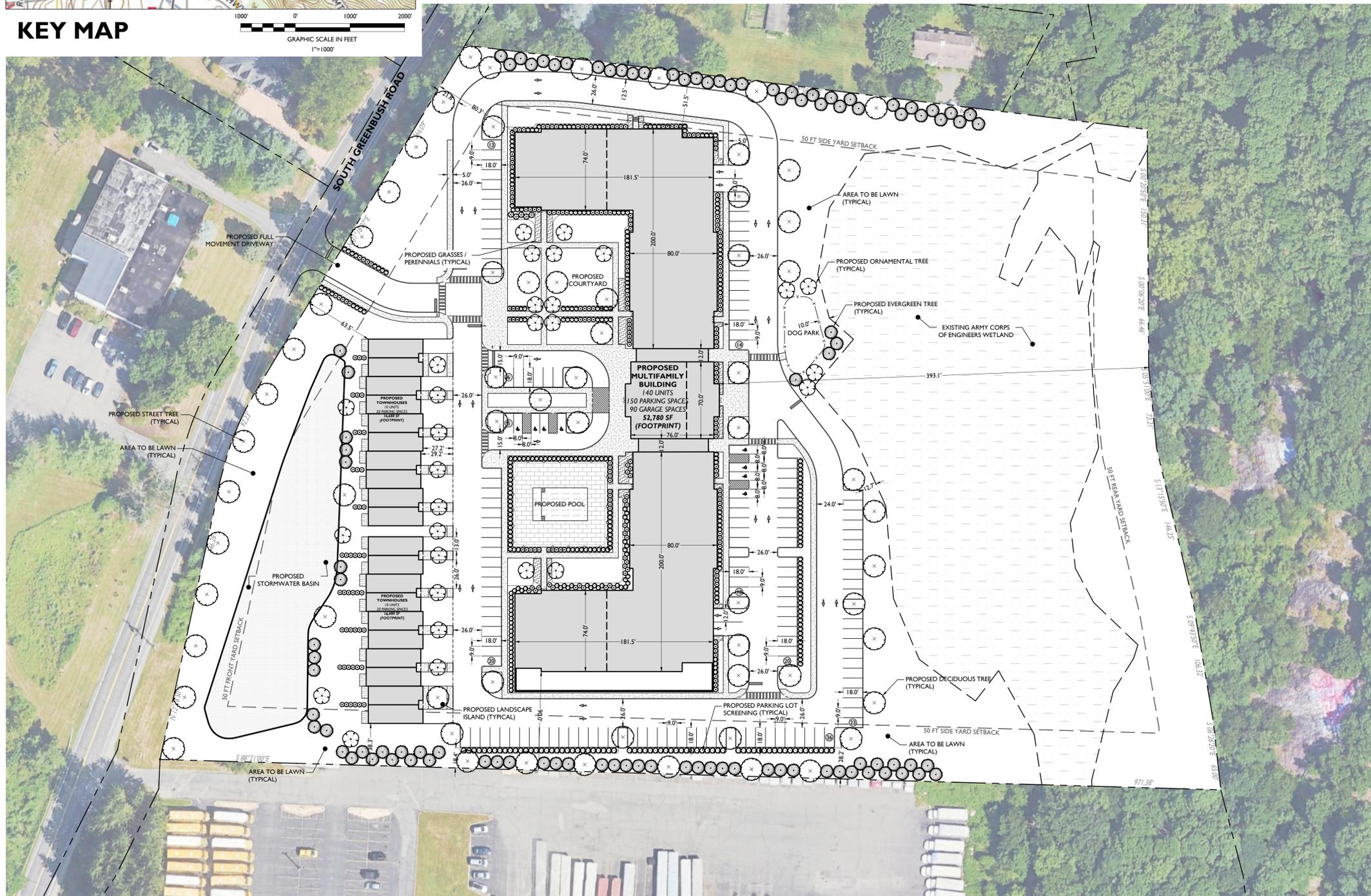
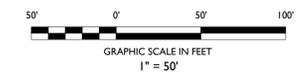
SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
- . - . - .	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
○ ○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
⌒	PROPOSED BUILDING DOORS
⊗	PROPOSED DECIDUOUS TREE
⊙	PROPOSED ORNAMENTAL TREE
⊖	PROPOSED EVERGREEN TREE
⊕	PROPOSED SHRUBS
▨	PROPOSED GRASSES / PERENNIALS



Know what's below
Call before you dig.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefielddesign.com

584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

PRELIMINARY SITE PLANS

ALEXANDER PROPERTY HOLDINGS

PROPOSED MULTIFAMILY AND TOWNHOME DEVELOPMENT
BLOCK 1, LOT 15.2
155 SOUTH GREENBUSH ROAD
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 50' PROJECT ID: NYC-240245

TITLE:
PRELIMINARY SITE & LANDSCAPING PLAN

DRAWING:

I OF I

C:\STONFIELD\DESIGN\PROJECTS\NY\ORANGETOWN\155 SOUTH GREENBUSH ROAD, ORANGETOWN, NY\240245\0001\0001.DWG

Exhibit “C”
Rendering



PROPOSED APARTMENT COMMUNITY

155 SOUTH GREENBUSH, NY

October 11, 2024 | 610.649.8500 | www.meyerdesigninc.com

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PROPOSED APARTMENT COMMUNITY

155 SOUTH GREENBUSH, NY

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Exhibit “D”
Proposed Zoning Amendments

PROPOSED ZONING AMENDMENTS

1. Amend Town Code Chapter 43 to add a new Section 4.7 entitled “Multifamily Dwelling Community Floating Zone in LI District (MFDC-LI),” as follows:

A. Purpose and intent. The purpose and intent of the MFDC-LI is to facilitate the establishment of multifamily dwellings in the Light Industrial (LI) District as a transitional use between existing industrial and residential areas. The MFDC-LI shall be an unmapped zoning district that may be mapped at the discretion of the Town Board on an eligible site, subject to the provisions of this section and Section 10.5 of the Zoning Ordinance with regard to the review of zoning text and map amendments.

B. Eligible sites. Mapping of the MFDC-LI may be considered for any property located within the LI District that is ten (10) acres or larger in size and adjacent to any low-density or medium-density residential district.

C. Permitted principal use. A multifamily dwelling community (“MFDC”) shall be the principal permitted use in the MFDC-LI, defined as a complex of one or more detached or attached multifamily buildings that together contain twenty (20) or more dwelling units. An MFDC may consist of apartment-style units and/or attached or semi-attached townhome style units for sale or rent within multiple buildings on the same Lot. Each unit may contain one-bedroom, two-bedroom, or three-bedroom units; however not more than 25% of the total number of units in an MFDC development shall be three-bedroom units.

D. Permitted accessory uses. In addition to the permitted dwelling units and associated off-street parking facilities, an MFDC may also include the following accessory uses:

1. Indoor or outdoor swimming pool for residents
2. Fitness Center for residents
3. Dog park or other outdoor recreational areas for residents

E. Lot and bulk controls. MFDCs shall meet the following lot and bulk controls:

1. Minimum lot area: 10 acres
2. Maximum density permitted: 15 dwelling units per acre
3. Maximum floor area ratio: 0.60
4. Minimum street frontage: 150 feet
5. Maximum building coverage: 65%
6. Minimum front yard: 50 feet from lot line
7. Minimum side yard setback (one/both): 50 feet from lot line for side yard adjoining residential district / 75 feet combined
8. Rear yard: 50 feet from lot line
9. Maximum building height: 4 stories or 50 feet
10. Minimum off-street parking:
 - a. Apartment-style units: 1.5 parking spaces per one unit, which may be located in a private parking garage or parking lot.
 - b. Attached or Semi-attached townhome style units: two parking spaces per unit, which may be provided for in an individual driveway or covered garage attached to the unit.

c. Off-street parking spaces may be located within side yard setbacks, except where the side yard adjoins a residential district.

F. Additional Requirements.

1. The portion of the MFDC adjoining a residential district boundary shall be screened in compliance with requirements of the Code by installing a landscaped area at least six feet wide along the boundary line that shall be densely planted with shrubs or trees at least six feet high at the time of planting, that are of a type that will form a year-round dense screen of at least six feet high, or, if required by the Town Board, an opaque wall or barrier or uniformly painted fence at least six feet high.

2. Where an applicant cannot meet the requirements of any part or parts of this section, the Town Board shall have the power at the time of rezoning to waive or modify such requirements as contained herein as long as the objectives of this article can still be met.

G. Procedures.

1. Application to rezone to the MFDC-LI shall be made to the Town Board in accordance with applicable provisions of § 10.5 of this chapter. A petition for a rezoning to the MFDC-LI shall be in a form sufficient to enable the Town of Orangetown to evaluate the applicant's proposal and its consistency with the intent, purposes and general design standards expressed herein. The petition for a rezoning shall also be accompanied by a written description of the proposed development and a concept plan.

2. The Town Board may retain professional consultants as deemed necessary in order to review any proposed MFDC concept plans, with funding for said consultants provided by the applicant for the MFDC through the establishment of an escrow account. The amount of said escrow shall be determined by the Town Board in consultation with the applicant.

3. Concurrent site plan review. An applicant may submit a detailed site plan consistent with Chapter 21A, Site Development Plan Approval concurrently with the petition for rezoning to MFDC-LI, subject to site plan review procedures for the Town of Orangetown, including Planning Board review of said plans and related documentation. Approval of the site plan may not, however, occur until the rezoning occurs.

4. The Town Board expressly reserves the right and the authority to review any proposed site plan before preliminary approval by the Planning Board of any development within a MFDC-LI to determine whether, in the judgment of the Town Board, the proposed plan or plat does not substantially deviate from the final concept plan presented to and reviewed by the Town Board as part of the rezoning process.

F. Town Board action on the application for rezoning to MFDC-LI.

(1) The Town Board shall refer the petition for rezoning and all accompanying maps, plans and reports to the Town Planning Board, the County Planning Department and other boards and agencies in accordance with applicable laws and regulations. Said boards, agencies and departments shall report back to the Town Board prior to the Town Board holding a public hearing on the proposed rezoning.

(2) Following required public hearing(s) (which shall be held on notice which shall be furnished and accomplished by the applicant, at the sole cost and expense of the applicant, by mailing by first class mail at least seven days in advance to all property owners of properties located within 500 feet of any boundary of the property under consideration) and project review under the State Environmental Quality Review Act (SEQRA), the Town Board may approve or disapprove the rezoning petition in accordance with the provisions of applicable law.

(3) The Town Board, at its discretion, may attach any reasonable conditions on an approval of an MFDC as necessary to assure conformance with the intent and purposes of the Town Comprehensive Plan and the MFDC-LI regulations, as specified herein.

(4) Upon Town Board approval, the MFDC-LI shall be noted on the Town's Official Map in accordance with Section 10.5 of the Zoning Ordinance. The MFDC-LI shall be in addition to and shall overlay the LI district so that the land in the MFDC-LI shall also be in the LI district. The effect is to create a new district which has the characteristics and limitations of the LI district and the MFDC-LI. Accordingly, an MFDC-LI shall be subject to the use, dimensional and other provisions set forth in this section and not the regulations of the LI district or any conflicting provisions of this Chapter.

2. Amend Section 15.4.1, subsection (D) to add "Multifamily Dwelling Community Floating Zone in LI District (MFDC-LI)," to the list of zones that may request an exemption from registration with the Town of Orangetown Office of Building, Zoning, Planning, Administration and Enforcement (OBZPAE).

Exhibit “E”
Environmental Assessment Form

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 155 S. Greenbush Road / Multifamily Dwelling Community		
Project Location (describe, and attach a general location map): 155 S Greenbush Road, Orangetown, NY (Tax Parcel 74.07-1-15.2)		
Brief Description of Proposed Action (include purpose or need): The Applicant is proposing to amend the Town of Orangetown Zoning Code to establish an unmapped Multifamily Dwelling Community Floating Zone (MFDC-LI) in the underlying Light Industrial (LI) District, change the zoning of the project site to MFDC-LI, and amend the Town Zoning Map to reflect same. The proposed amended zoning would allow construction on this 11.9 acre property of a new multifamily project consisting of a four-story building containing 140 rental units (56 1-bedroom and 84 2-bedroom units) and 20 townhome rental units (2-bedroom units) to meet the housing needs of the community. Proposed parking for the multifamily building includes a 90-space subsurface garage under the building and 150 surface parking spaces. Proposed parking for the townhome units will include 1 garage space and 1 driveway space for each unit, for a total of 40 townhome spaces. Total parking on site will include 280 parking spaces. The proposed action will include a zoning amendment from the Town Board and site plan approval from the Planning Board.		
Name of Applicant/Sponsor: 125 Greenbush LLC	Telephone: 845-639-7700	E-Mail: jake@alexanderprop.com
Address: 16 Squadron Blvd, Suite 106		
City/PO: New City	State: NY	Zip Code: 10956
Project Contact (if not same as sponsor; give name and title/role): Jake Berdugo	Telephone: 845-639-7700	E-Mail: jake@alexanderprop.com
Address: 16 Squadron Blvd, Suite 106		
City/PO: New City	State: NY	Zip Code: 10956
Property Owner (if not same as sponsor): SAME	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 Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board: Zoning Amendment	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board: Site Plan Approval	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orangetown Sewer District No 1, Veolia Water and Orange and Rockland Utilities	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rockland County Health Dept, Drainage Agency, Highway Dept, Division of Environmental Res.	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC, NYSDOT	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? 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):

Hudson River Valley Greenway Community _____

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?
LI (Light Industrial District)
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? MFDC-LI

C.4. Existing community services.

- a. In what school district is the project site located? South Orangetown School District
- b. What police or other public protection forces serve the project site?
Orangetown Police Department
- c. Which fire protection and emergency medical services serve the project site?
Orangetown Volunteer Fire Department
- d. What parks serve the project site?
Clausland Mountain Park, Nike Overlook Park, Tackamack North Park, Blauvelt State Park, Independence Park

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? multifamily residential
- b. a. Total acreage of the site of the proposed action? 11.9 acres
b. Total acreage to be physically disturbed? 7.6 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 36.4 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____
- e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 18-24 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	160

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 24,640 gallons/day

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

If Yes:

- Name of district or service area: Veolia Water NY
- 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: _____
1,036 LF of 12" diameter class 54 ductile iron pipe watermain
- Source(s) of supply for the district: Veolia wells

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 24,640 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: Orangetown Treatment Plant
- Name of district: Orangetown Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

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 7am to 6pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
N/A

iii. Parking spaces: Existing 0 Proposed 280 Net increase/decrease +280

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

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

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

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

If Yes:

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

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 AM - 5 PM</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7 (residential)</u> • Saturday: <u>24/7 (residential)</u> • Sunday: <u>24/7 (residential)</u> • Holidays: <u>24/7 (residential)</u>
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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:
During construction noise may exceed ambient levels temporarily due to the use of typical construction equipment. Noise will return to ambient levels when construction is complete.

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

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Exterior lighting to be downward facing at approximately 20 feet in height and spread throughout the parking lot to provide residential lighting levels for parking areas. Additional light fixtures will be building mounted, LED, and downward facing.

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 the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Parkland
 ii. If mix of uses, generally describe:
 Industrial/Commercial to south + west, Residential to north, Parkland to west

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.03	4.36	+3.33
• Forested	7.6	2.4	-5.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	-
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	-
• Wetlands (freshwater or tidal)	2.43	2.43	0
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: <u>landscaping/lawn</u>	0.84	2.71	+1.87

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

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): C344070, V00317, 344072
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
344072: 840 ft NW of site, Resource Conservation and Recovery remediation program, Class PR (potential RCRA corrective action); V00317: 1,750 ft NW of site, Voluntary Cleanup Program, Class N (no further action at this time); C344070: 1,750 ft NW of site, Brownfield Cleanup Program, Class A (active)

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? _____ >12 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: Gravelly sandy loam _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ >12 feet

e. Drainage status of project site soils: Well Drained: _____ 85 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 15 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name On-site wetland _____ Approximate Size 2.43 ac.
- Wetland No. (if regulated by DEC) ACOE Wetlands/DEC jurisdiction TBD

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 urban species (deer, birds, _____ raccoons, mice, etc.) _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ Northern-long Eared Bat (endangered), Tricolored Bat (proposed endangered), and the Monarch Butterfly (proposed threatened) are federally listed species that may be found in Rockland County. _____	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: i. Identify resource: <u>Clausland Mountain Park, Blauvelt State Park, Palisades Interstate Parkway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local Park, State Park, Scenic Byway</u> iii. Distance between project and resource: _____ <5 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

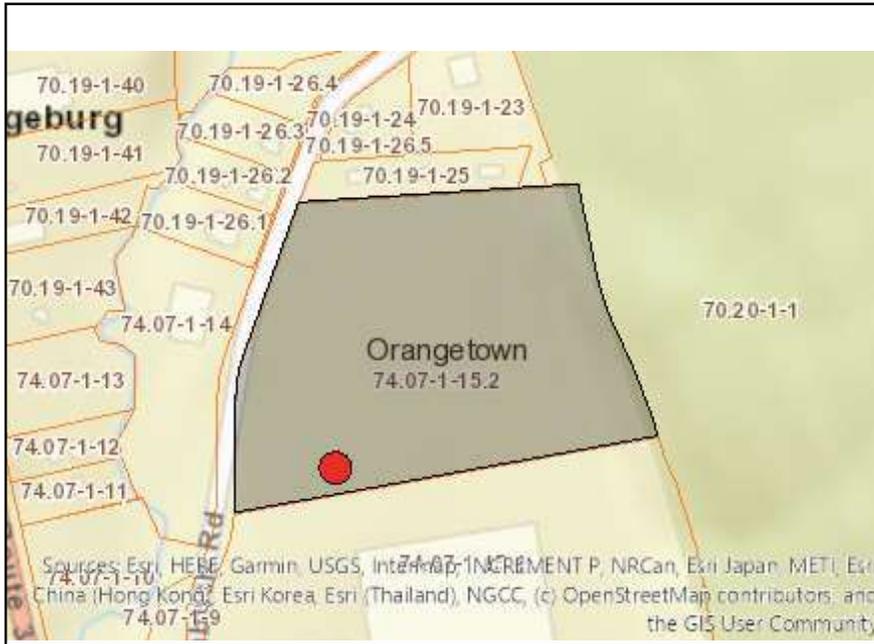
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Alexa Sikoryak, AICP Date 7/31/2025

Signature  Title Planning Consultant for Applicant



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	C344070, V00317, 344072
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
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]	No
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]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No