

**VILLAGE OF TARRYTOWN
BOARD OF TRUSTEES
WORK SESSION 6:15 P.M.
WEDNESDAY, JULY 10, 2019
Tarrytown Village Hall
One Depot Plaza, Tarrytown, New York**

Executive Session

Discussion – YMCA Status

Board of Trustees Concerns

Open Session

1. CFA Grant Applications
2. Renewal of Ground Lease with Post Office for Parking
3. TraCs – Use and Dissemination Agreement – Police
4. Discussion - Street Fair June 2020 – Request to Use Washington Street Parking Lot
5. Planning Board Recommendation for Rezoning on Lot 37 South Depot Plaza from WD to ID
6. Revised CDBG Resolution
7. “No Resident Parking Permit Required” Area – Miller Park
8. Davey Tree Co. – Municipal Tree Survey and Inventory
9. OCA Contract Award
10. ARB Law Changes
11. Change Order for Additional Work Related to the SCADA System for the Delaware Water Tap Connection
12. HVAC Equipment for the Police Department
13. Authorization of Contract Related to the NYS DEC Estuary Grant
14. Discussion of Final Language for Peddling and Soliciting Law
15. Referral of Request for Zoning Text Amendment Relative to 37 South Depot Plaza (Lot 38)
16. Fire Department Membership Changes
17. Request for Handicapped Parking Space designation IFO 23 W. Elizabeth St.

Executive Session

- A. Parking Committee Membership and Mission Statement
- B. Housing Committee Membership and Mission Statement
- C. New Member Zoning Board of Appeals
- D. Highway Foreman
- E. Building Department – Engineering Intern/Junior Engineer
- F. Lease for Duncan's Abbey
- G. County Police – Boat Dock Lease
- H. General Foreman

6/14-5719

2



Ground Lease

TARRYTOWN - EMPLOYEE PERMIT PARKING (358390-004)
N/E CORNER OF NORTH BROADWAY & MCKEEL AVE, TARRYTOWN, NY 10591-9998



Ground Lease

Facility Name/Location

TARRYTOWN - EMPLOYEE PERMIT PARKING (358390-004)

County: Westchester

N/E CORNER OF NORTH BROADWAY & MCKEEL AVE, TARRYTOWN, NY 10591-

Lease: B00000424100

This Lease made and entered into by and between VILLAGE OF TARRYTOWN-ON-HUDSON, hereinafter called the Landlord, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Landlord hereby leases to the Postal Service and the Postal Service leases from the Landlord the following premises, hereinafter legally described in paragraph 7, in accordance with the terms and conditions described herein and contained in the 'General Conditions to USPS Ground Lease,' attached hereto and made a part hereof:
A Joint-use paved exterior Municipal Parking Lot for which the Postal Service is entitled to 38* Permits for parking spaces.

*See Addendum for more rent and permit information.

Total Site Area: 9,750.00 Sq. Ft.

2. RENTAL: The Postal Service will pay the Landlord an annual rental of: \$9,750.00 (Nine Thousand Seven Hundred Fifty and 00/100 Dollars) payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated.

Rent checks shall be payable to:

VILLAGE OF TARRYTOWN

ATTN: TREASURER

ONE DEPOT PLZ

TARRYTOWN, NY 10591-3605

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the following term:
FIXED TERM: The term becomes effective June 01, 2014 with an expiration date of May 31, 2019, for a total of 5 Years.

4. **RENEWAL OPTIONS:** None

5. **TERMINATION:**

The Postal Service may terminate this Lease at any time by giving 60 days written notice to the Landlord.

6. **OTHER PROVISIONS:** The following additional provisions, modifications, riders, layouts, and/or forms were agreed upon prior to execution and made a part hereof:

See Attached Addendum.

7. **LEGAL DESCRIPTION:**

A portion of the premises located within the McKeel Avenue Municipal Parking Lot, at the northeasterly corner of the junction of North Broadway and McKeel Avenue, Village of Tarrytown, County of Westchester, State of New York, which premises contain approximately 9,750 square feet of joint-use paved vehicle parking for which the Postal Service is entitled to 39 spaces by Village-issued Permits.*

* See Addendum for potential revision of number of permits.



Addendum

Facility Name/Location

TARRYTOWN - EMPLOYEE PERMIT PARKING (358390-004)

County: Westchester

N/E CORNER OF NORTH BROADWAY & MCKEEL AVE, TARRYTOWN, NY 10591-9998

Lease: B00000424100

It is agreed and understood that a provision of this agreement is that the USPS will start the repairs to the Main Post Office in June 2014 and be completed in a workmanship like manner by 8/31/2014. Should the work not be completed by 8/31/2014 or not be completed in a workmanship like manner, the Village shall provide the USPS written notice of such deficiencies. Should the USPS not correct the deficiencies so noted by the Village within a sixty (60) day period, the Village shall have the right to terminate this lease. *WKB*



Ground Lease

EXECUTED BY LANDLORD this _____ day of _____, _____.

CORPORATION

By executing this Lease, Landlord certifies that Landlord is not a USPS employee or contract employee (or an immediate family member of either), or a business organization substantially owned or controlled by a USPS employee or contract employee (or an immediate family member of either).

Name of Corporation: Village of Tarrytown-On-Hudson

Name & Title: Michael S. Blau, Village Admin.

Name & Title: _____

Name & Title: _____

Name & Title: _____

Landlord's Address: ATTN: TREASURER ONE DEPOT PLZ

TARRYTOWN, NY 10591-3605

Telephone No.: _____

Fax No.: _____

Tax ID: XX-XXX7334

E-mail Address: _____

Witness _____

Witness _____

- Where the Landlord is a corporation, leases and lease agreements entered into must have the corporate seal affixed, or in place thereof, the statement that the corporation has no seal.
- Where the Landlord is a corporation, municipal corporation, non-profit organization, or fraternal order or society, the Lease must be accompanied by documentary evidence affirming the authority of the agent, or agents, to execute the Lease to bind the corporation, municipal corporation, non-profit organization, or fraternal order or society for which he (or they) purports to act. The usual evidence required to establish such authority is in the form of extracts from the articles of incorporation, or bylaws, or the minutes of the board of directors duly certified by the custodian of such records, under the corporate seal. Such resolutions, when required, must contain the essential stipulations embodied in the Lease. The names and official titles of the officers who are authorized to sign the Lease must appear in the document.
- Any notice to Landlord provided under this Lease or under any law or regulation must be in writing and submitted to Landlord at the address specified above, or at an address that Landlord has otherwise appropriately directed in writing. Any notice to the Postal Service provided under this Lease or under any law or regulation must be in writing and submitted to "Contracting Officer, U.S. Postal Service" at the address specified below, or at an address that the Postal Service has otherwise directed in writing.

ACCEPTANCE BY THE POSTAL SERVICE

James M Legrand

Date _____

Contracting Officer

Signature of Contracting Officer

Eastern FSO PO BOX 27497, GREENSBORO, NC 27498-1103

Address of Contracting Officer



General Conditions to USPS Ground Lease

1. CHOICE OF LAW

This Lease shall be governed by federal law.

2. RECORDING

Not Required

3. MORTGAGEE'S AGREEMENT

If there is now or will be a mortgage on the property which is or will be recorded prior to the recording of the Lease, the Landlord must notify the contracting officer of the facts concerning such mortgage and, unless in his sole discretion the contracting officer waives the requirement, the Landlord must furnish a Mortgagee's Agreement, which will consent to this Lease and shall provide that, in the event of foreclosure, mortgagee, successors, and assigns shall cause such foreclosures to be subject to the Lease.

4. ASSIGNMENTS

a. The terms and provisions of this Lease and the conditions herein are binding on the Landlord and the Postal Service, and all heirs, executors, administrators, successors, and assigns.

b. If this contract provides for payments aggregating \$10,000 or more, claims for monies due or to become due from the Postal Service under it may be assigned to a bank, trust company, or other financing institution, including any federal lending agency, and may thereafter be further assigned and reassigned to any such institution. Any assignment or reassignment must cover all amounts payable and must not be made to more than one party, except that assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in financing this contract. No assignment or reassignment will be recognized as valid and binding upon the Postal Service unless a written notice of the assignment or reassignment, together with a true copy of the instrument of assignment, is filed with:

1. the contracting officer; and
2. the surety or sureties upon any bond.

c. Assignment of this contract or any interest in this contract other than in accordance with the provisions of this clause will be grounds for termination of the contract for default at the option of the Postal Service.

d. Nothing contained herein shall be construed so as to prohibit transfer of ownership of the demised premises, provided that:

1. such transfer is subject to this Lease agreement;
2. both the original Landlord and the successor Landlord execute the standard *Certificate of Transfer of Title to Leased Property and Lease Assignment and Assumption* form to be provided by the USPS Contracting Officer.

5. APPLICABLE CODES AND ORDINANCES

The Landlord, as part of the rental consideration, agrees to comply with all codes and ordinances applicable to the ownership and operation of the parcel on which the premises are situated and to obtain all necessary permits and related items at no cost to the Postal Service. When the Postal Service or one of its contractors (other than the Landlord) is performing work at the premises, the Postal Service will be responsible for obtaining all necessary and applicable permits, related items, and associated costs.

6. SUBLEASE

The Postal Service may sublet all or any part of the premises or assign this lease but shall not be relieved from any obligation under this lease by reason of any subletting or assignment.

7. ALTERATIONS

The Postal Service shall have the right to make alterations, attach fixtures and erect additions, structures or signs in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property on which said premises are located); which fixtures, additions or structures so placed in, upon or attached to the said premises shall be and remain the property of the Postal Service and may be removed or otherwise disposed of by the Postal Service.

8. CLAIMS AND DISPUTES

a. This contract is subject to the Contract Disputes Act of 1978 (41 U.S.C. 601-613) ("the Act").

b. Except as provided in the Act, all disputes arising under or relating to this contract must be resolved under this clause.

c. "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. However, a written demand or written assertion by the Landlord seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as required by subparagraph d below. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a



General Conditions to USPS Ground Lease

claim under the Act. The submission may be converted to a claim under the Act by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

d. A claim by the Landlord must be made in writing and submitted to the contracting officer for a written decision. A claim by the Postal Service against the Landlord is subject to a written decision by the contracting officer. For Landlord claims exceeding \$100,000, the Landlord must submit with the claim the following certification:

"I certify that the claim is made in good faith, that the supporting data are accurate and complete to the best of my knowledge and belief, that the amount requested accurately reflects the contract adjustment for which the Landlord believes the Postal Service is liable, and that I am duly authorized to certify the claim on behalf of the Landlord."

The certification may be executed by any person duly authorized to bind the Landlord with respect to the claim.

e. For Landlord claims of \$100,000 or less, the contracting officer must, if requested in writing by the Landlord, render a decision within 60 days of the request. For Landlord-certified claims over \$100,000, the contracting officer must, within 60 days, decide the claim or notify the Landlord of the date by which the decision will be made.

f. The contracting officer's decision is final unless the Landlord appeals or files a suit as provided in the Act.

g. When a claim is submitted by or against a Landlord, the parties by mutual consent may agree to use an alternative dispute resolution (ADR) process to assist in resolving the claim. A certification as described in subparagraph d of this clause must be provided for any claim, regardless of dollar amount, before ADR is used.

h. The Postal Service will pay interest on the amount found due and unpaid from:

1. the date the contracting officer receives the claim (properly certified if required); or
2. the date payment otherwise would be due, if that date is later, until the date of payment.

i. Simple interest on claims will be paid at a rate determined in accordance with the Act.

j. The Landlord must proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the contracting officer.

9. HAZARDOUS/TOXIC CONDITIONS CLAUSE

"Asbestos containing building material" (ACBM) means any material containing more than 1% asbestos as determined by using the method specified in 40 CFR Part 763, Subpart E, Appendix E. "Friable asbestos material" means any ACBM that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

The Landlord must identify and disclose the presence, location and quantity of all ACBM or presumed asbestos containing material (PACM) which includes all thermal system insulation, sprayed on and troweled on surfacing materials, and asphalt and vinyl flooring material unless such material has been tested and identified as non-ACBM. The Landlord agrees to disclose any information concerning the presence of lead-based paint, radon above 4 pCi/L, and lead piping or solder in drinking water systems in the building, to the Postal Service.

Sites cannot have any contaminated soil or water above applicable federal, state or local action levels or undisclosed underground storage tanks. Unless due to the act or negligence of the Postal Service, if contaminated soil, water, underground storage tanks or piping or friable asbestos material or any other hazardous/toxic materials or substances as defined by applicable Local, State or Federal law are subsequently identified on the premises, the Landlord agrees to remove such materials or substances upon notification by the U. S. Postal Service at Landlord's sole cost and expense in accordance with EPA and/or State guidelines. If ACBM is subsequently found which reasonably should have been determined, identified, or known to the Landlord, the Landlord agrees to conduct, at Landlord's sole expense, an asbestos survey pursuant to the standards of the Asbestos Hazard Emergency Response Act (AHERA), establish an Operations and Maintenance (O&M) plan for asbestos management, and provide the survey report and plan to the Postal Service. If the Landlord fails to remove any friable asbestos or hazardous/toxic materials or substances, or fails to complete an AHERA asbestos survey and O&M plan, the Postal Service has the right to accomplish the work and deduct the cost plus administrative costs, from future rent payments or recover these costs from Landlord by other means, or may, at its sole option, cancel this Lease. In addition, the Postal Service may proportionally abate the rent for any period the premises, or any part thereof, are determined by the Postal Service to have been rendered unavailable to it by reason of such condition.

The Landlord hereby indemnifies and holds harmless the Postal Service and its officers, agents, representatives, and employees from all claims, loss, damage, actions, causes of action, expense, fees and/or liability resulting from, brought for, or on account of any violation of this clause.

The remainder of this clause applies if this Lease is for premises not previously occupied by the Postal Service.

By execution of this Lease the Landlord certifies:

a. the property and improvements are free of all contamination from petroleum products or any hazardous/toxic or unhealthy materials or substances, including friable asbestos materials, as defined by applicable State or Federal law;



General Conditions to USPS Ground Lease

- b. there are no undisclosed underground storage tanks or associated piping, ACBM, radon, lead-based paint, or lead piping or solder in drinking water systems, on the property; and
- c. it has not received, nor is it aware of, any notification or other communication from any governmental or regulatory entity concerning any environmental condition, or violation or potential violation of any local, state, or federal environmental statute or regulation, existing at or adjacent to the property.

10. FACILITIES NONDISCRIMINATION

- a. By executing this Lease, the Landlord certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform services at any location under its control where segregated facilities are maintained.
- b. The Landlord will insert this clause in all contracts or purchase orders under this Lease unless exempted by Secretary of Labor rules, regulations, or orders issued under Executive Order 11246.

11. CLAUSES REQUIRED TO IMPLEMENT POLICIES, STATUTES, OR EXECUTIVE ORDERS

The following clauses are incorporated in this Lease by reference. The text of incorporated terms may be found in the Postal Service's Supplying Principles and Practices, accessible at www.usps.com/publications.

Clause 1-1, Privacy Protection (July 2007)

Clause 1-5, *Gratuities or Gifts* (March 2006)

Clause 1-6, *Contingent Fees* (March 2006)

Clause 4-2, Contract Terms and Conditions Required to Implement Policies, Statutes or Executive Orders (July 2009)

Clause 9-3, *Davis-Bacon Act* (March 2006)¹

Clause 9-7, *Equal Opportunity* (March 2006)²

Clause 9-13, *Affirmative Action for Handicapped Workers* (March 2006)³

Clause 9-14, *Affirmative Action for Disabled Veterans and Veterans of the Vietnam Era* (March 2006)⁴

Clause B-25, *Advertising of Contract Awards* (March 2006)

Note: For purposes of applying the above standard clauses to this Lease, the terms "supplier," "contractor," and "lessor" are synonymous with "Landlord," and the term "contract" is synonymous with "Lease."

¹ For premises with net interior space in excess of 6,500 SF and involving construction work over \$2,000.

² For leases aggregating payments of \$10,000 or more.

³ For leases aggregating payments of \$10,000 or more.

⁴ For leases aggregating payments of \$25,000 or more.

5

Village of Tarrytown Planning Board

Memo

To: Mayor and Board of Trustees

From: Village Planning Board

CC: Kathy Zalas, Dan Pennella, Elizabeth Meszaros

Date: 6/14/19

Re: Recommendation for Rezoning on Lot 37 on South Depot Plaza from "WD" to "ID"

Proposed Action

The Planning Board received the referral of 5/29/19 from the Board of Trustees requesting a recommendation on a petition for a zone change from Waterfront Development "WD" to Industrial District ("ID") on Lot 27 located at South Depot Plaza. The Planning Board reviewed this petition at their work session on 6/13/19. Based on the petition and comments made by the applicant at the Board's work session, the proposed rezoning is being requested to allow for a brewery type or brewpub restaurant use, which is a permitted use in the "ID" but not in the "WD". Petitioner indicates that they are in discussions with a proposed user for the adaptive reuse of the former 4,000 sf warehouse building as a brew pub restaurant.

Subject Property/Surrounding Zoning

The subject property (Lot 37) consists of 0.2 acres or 8,712 sf and has a vacant, 4,000 sf former warehouse on the site. The remaining portion of the lot could accommodate parking for 15 cars. The subject property is the only WD zoned property on the east side of the Metro North train tracks. The Waterfront District is mapped to the west along almost the entirety of the waterfront, allowing for parks and playgrounds, marinas, mass transit facilities, and municipal facilities. The remaining two properties on South Depot Avenue (Lots 39 and 38) are zoned ID. To the east is property owned by the Tarrytown Municipal Public Housing Authority. This includes townhouses on Franklin Court and Franklin Towers, a 10-story apartment building in the M-3 zone.

Lot 39 (67,250 sf) is owned by API which operates a paper recycling facility on the property. The Petitioner owns Lot 38 (51,452 sf) across from the subject property. Lot 38 has an approved site plan for a self-storage facility. Petitioner has been working with the Planning Board to develop a mixed-use project on the site. The proposal would include a self-storage facility on the first floor with residential units above, which proposed project appears more compatible with development envisioned by the *Tarrytown Comprehensive Plan* than the currently approved site plan.

Recommendation

The size of Lot 37 does not lend itself for use as a self-storage facility. It only has 8,712 sf with a 4,000-sf vacant warehouse. The property owner at the Planning Board's work session indicated that he would be prepared to provide a deed restriction prohibiting the property's use as a self-storage facility. He added that it would not be in his interest to have a competing self-storage facility established on the site.

The Hudson Valley has seen increased interest in the craft beverage industry with many communities benefitting from micro-breweries, brew pubs, farm to market restaurants and markets. This is a result of New York State's regulatory changes and funding focusing on tourism and downtown activity. The proposed rezoning of lot 37 would potentially allow active uses such as a brew pub or restaurant that would be a catalyst for increased retail and tourism activity. The project would be compatible with the proposal for Lot 38 located across South Depot Plaza. The rezoning of Lot 37 permitting a brew pub or restaurant would lead to increased walkability and pedestrian activity in the South Depot area. This would be the first step in realizing the goals for the overlay district currently under consideration by the Board of Trustees. Moreover, an adaptive reuse of the existing warehouse building would be very appropriate and fit in well with the South Depot area.

Therefore, based upon the proposed adaptive reuse of the existing building as a brew pub or restaurant (which would require site plan approval from the Planning Board) along with the property owner's representation to deed restrict the property to preclude self-storage use, the Planning Board provides a positive recommendation for the rezoning of Lot 37 from "WD" to "ID".

PROJECT NARRATIVE **DOWNTOWN STREETScape IMPROVEMENTS PHASE 2**

1. What is the goal of this project.

The goal of the Downtown Streetscape Improvements Phase 2 project is to make public improvements on key residential streets in the low to moderate income downtown neighborhood of the Village of Tarrytown by replacing sidewalks, curbs, driveways, and trees.

2. Describe the need for your project and what local documentation justify the need.

The pedestrian infrastructure and streetscapes improvement project will improve pedestrian and traffic safety for residents (families with children, singles, seniors) who live on the targetted streets of Wildey, McKeel, South Washington, West Franklin, and White (see attached project maps). Currently, the sidewalks and curbs evidence extensive cracks, buckling and overall deterioration. Curbs especially are washed out along these locations. The attached photographs demonstrate the physical condition of the sidewalks. As a result, these deficiencies are hazards to pedestrians, including trip and fall accidents. The sidewalks on these streets, with the exception of South Washington Street, have significant east to west down hill slopes, making these conditions more hazardous for pedestrians, especially school children and the elderly. In addition, sidewalk disrepair is also an eyesore and evidence of neglect. Therefore, the sidewalk, curb, and driveway replacements and ancillary streetscape improvements will eliminate risks to pedestrians and improve the overall quality of life for neighborhood residents.

3. How does this project address the national objectives and who will benefit from this project.

The project benefits low and moderate income persons. In particular, the project improves sidewalks that are located in or directly benefit residents living in census tract 115, block groups 1 and 2, which includes 2,445 low and moderate income persons respectively, or 53.3% of the area's population. These public improvements will benefit youth who attend the Washington Irving Public Middle School near West Franklin and South Washington Street, as well as nearby residents from Franklin Towers and Courts municipal housing. The project will also benefit the elderly residents and families who live in the area as they go to the Warner Library, banks, bus stops, food markets, churches, and other stores on or adjacent to Broadway/ Route 9, especially on McKeel Street and Wildey Street. The project will benefit neighborhood residents who access the busy Route 9 corridor to the east and Depot Plaza to the west as they catch a bus or train on their way to work. Wildey Street improvements will also benefit youth and elderly who participate in programming at the Community Opportunity Center and the Salvation Army. White Street improvements will connect residents from the Main Street business corridor to the municipal center, municipal housing and train station adjacent to West Franklin Street.

These sidewalk improvements replace an aging infrastructure and promote a more livable and walkable community. The improvements benefit special populations such as youth and senior

VILLAGE OF TARRYTOWN/ DOWNTOWN STREETSCAPE IMPROVEMENTS- PHASE 2

citizens. The sidewalk replacement project makes a sustainable investment in revitalizing this area of the Village by creating safe pedestrian and vehicular traffic flow.

4. How does this project contribute to the development of fair and affordable housing? How this project aid in overcoming the effects of any impediments to fair and affordable housing identified by the County?

This project is located in the Village's low mod income area, including Asbury Terrace (Mitchell-Lama affordable housing) and Franklin Towers and Courts (municipal housing), and improves the pedestrian infrastructure of the downtown business district and residential area, including local shops and restaurants, municipal center, Warner Library, Washing Irving Middle School, and busy transportation corridor that services neighborhood residents, seniors, and families with children. The project provides infrastructure improvements such as sidewalk replacements that support the maintenance and development of fair and affordable housing. The project will replace sidewalks that are both neglected eyesores and safety hazards to neighborhood residents. Sidewalk, curb and other streetscape improvements will enhance access for residents to schools and commercial and transportation corridors. As a result, these safety and aesthetic improvements will enhance the overall environment throughout the neighborhood.

* 5. How do you expect to measure the success of the project? What objectives and outcomes do you expect to accomplish? *In addition to your response, you are also required to fill out Section 3A - Performance Measurements System.*

Sidewalk replacements and ancillary improvements (outlined below and in the attached cost estimates) will be made by adhering to standard construction practices, including proper survey, design, bidding and supervision. The project will promote a suitable living environment for low to moderate income individuals and families. Below are the projected improvements:

- **West Franklin Street**- approximately 2,100 SF of the north sidewalks (six feet wide) from South Washington Street to Broadway, will be replaced, including concrete curb (350 LF), driveways-drop curbs (640 SF), and replacement of a retaining wall.
- **South Washington Street**- approximately 4,050 SF of the north sidewalks (six feet wide), from the municipal parking lot on South Washington Street to West Franklin Street, will be replaced, including concrete curb (675 LF), driveways-drop curbs (960 SF), and one tree removal.
- **Wilkey Street**- approximately 4,125 SF of the sidewalks (five feet wide) will be replaced, including concrete curb (825 LF), and 10 tree replacements.
- **McKeel Street**- approximately 1,800 SF of the north sidewalks (six feet wide) east of North Broadway, will be replaced, including concrete curb (270 LF) and driveways-drop curbs (400 SF); AND 1,050 SF of the south sidewalks (six feet wide) will be replaced, including curb (175 LF) and driveways-drop curbs (320 SF).
- **White Street**- approximately 1,200 SF of the sidewalks (six feet wide) from Main Street to West Franklin Street, will be replaced, including concrete curb (200 LF), on a steep slope.

The outcome of this project is to make the infrastructure used by the pedestrians and school children, such as sidewalks, safe and accessible. Furthermore, the project promotes livable and viable communities by removing sidewalks that are eyesores and demonstrate neglect. Of the 4,585 people that live in the project area, 2,445 people (or 53.3%) are low and moderate income and will have improved access to an infrastructure benefit—new sidewalks and curbs that replace the current substandard sidewalks and curbs. The Village will provide at least 50% local matching funds toward the project.

6. What other sources/services does your municipality/agency provide and how do these services relate to your project?

The Village of Tarrytown provides various services that relate to this project. The Department of Public Works maintains the roadways, water and sewer infrastructure and trees. The Police Department maintains the safety of pedestrians who traverse the sidewalks as well as enforce parking regulations along these streets. The Sanitation Department collects trash and recyclables from these streets. The Building Department enforces codes related to the safety of residents that live on these streets. The Fire Department provides emergency services to the residents. The Tarrytown Union Free School District provides public education to children at the Washington Irving Middle School.

7. How does this project relate to your other submissions? How does this project relate to projects previously funded with CDBG funds, if any?

The project relates to other current submissions, especially the replacement of sidewalks and other streetscape improvements on Main Street as part of the Phase 1 Downtown Improvements, which is also located in the low-mod areas in close proximity to the streets referenced in the Phase 2 application.

Other projects that were previously funded through CDBG funds included sidewalk and curb replacements on Broadway from Wildey Street to Main Street, on Central Avenue from Broadway to Wildey Street and North Washington Street from Main Street to the Village of Sleepy Hollow border. The CDBG Program has also funded the replacement of several water mains as well as shoreline stabilization along the waterfront. Patriots Park received previous CDBG funding for the maintenance of its stone walls and fences and support for new playground equipment, new pavement and curbing, and new site furnishings (four foot steel fencing, benches, signage and steel gate). Finally, the CDBG Program has also funded the purchase of the Village's hybrid senior van and facility improvements to the Senior Center..



Proposal for:

Village of Tarrytown Tree Inventory and Management Plan

Proposal Date: May 2019

Prepared for:

The Village of Tarrytown
One Depot Plaza
Tarrytown, New York 10591

Prepared by:

Andrew Hillman, Business Developer
Davey Resource Group, Inc.
3315 Swamp College Road
Trumansburg, New York 14886
C. 607-339-3968

"Innovations through Solutions and Expertise"

DAVEY 
Resource Group

INTRODUCTION

Trees represent an essential part of everyday life in the Village of Tarrytown. A historic Hudson River community, Tarrytown has a vibrant, appealingly “walkable” downtown, graceful residential streets, and a wealth of parkland. That Forbes ranked the village among the top prettiest towns in America, surely a tribute to its healthy urban forest. The trees along village thoroughfares, around playgrounds, and in the yards of residents create an appealing environment in which to live, work, and enjoy leisure time and community activities. Trees enhance quality of life by bringing natural elements and habitats into urban settings. Trees moderate temperatures, reduce air pollution and energy use, improve water quality, and promote our health and well-being. Trees are also a hallmark of civic pride.



With protecting the environment a crucial part of Tarrytown's 2018 comprehensive plan, managing the village's urban forest stands at the forefront of that effort. To quote the plan, “The village's mature tree canopy requires continued efforts to protect its functional and aesthetic value for generations to come, and refined policies to enable reforestation over the coming decades.” Such admirable, indeed essential goals can at times form a challenge for community leaders.

Davey Resource Group, Inc. “DRG” well understands the benefits trees bring to a community and knows the challenges that come with managing public trees. To provide solutions that meet any challenge, DRG has a team of experts who work with a wide variety of clients, including municipalities, parks, and utilities, to develop and carry out urban forestry projects. Our consultants include International Society of Arboriculture Certified Arborists, professional foresters, Geographic Information Systems analysts, urban planners, and ecological scientists. The company possesses the knowledge, work experience, and training needed to complete projects on time, on budget, and beyond expectations.

FACTS & FIGURES

1/2 million
TREES INVENTORIED ANNUALLY

400
URBAN FOREST PLANS DEVELOPED

223
CURRENT TREEKEEPER CLIENTS

85
UTC ASSESSMENTS SINCE 2008

100+
CLIENTS HIRE DRG ANNUALLY

ABOUT DAVEY RESOURCE GROUP

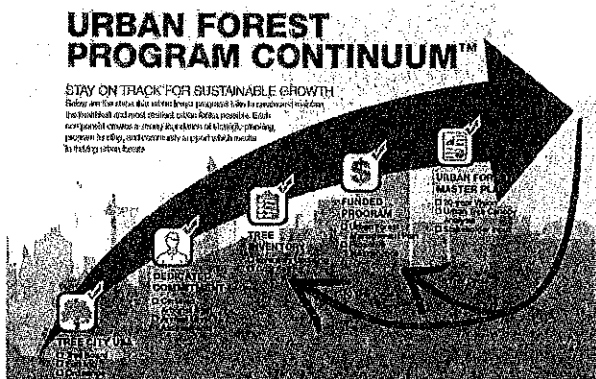
Established to nurture and protect natural resources, especially trees and urban forests in communities across North America, we have regional offices and certified arborists near you. DRG has over 25 years of experience working with clients, like Tarrytown, providing them with professional arboricultural, urban forestry consulting, and mapping services. Our customized approach to every project ensures that you receive the right urban forestry solution.

A TRUSTED PARTNER AND SUPPORTER OF ARBORICULTURE

Davey is a trusted partner of the United States Department of Agriculture (USDA) Forest Service and the Arbor Day Foundation, and a long-time supporter of the ISA and its local chapters. Davey is a founding partner with the USDA Forest Service of the i-Tree software.

Davey staff have helped develop and revise the ANSI standards for arboriculture, including tree risk assessment, and helped to draft some of the ISA's best management practices. We also work with the Tree Care Industry Association (TCIA) as safety is priority one for Davey.

Developed by Davey Resource Group, the Urban Forest Continuum creates the pathway to grow your urban forest management program.



OUR SERVICES

TREE INVENTORY



Whether inventorying one tree or hundreds of thousands of trees, DRG tailors your inventory's scope of work to meet your program's specific needs and your project's budget.

TREEKEEPER® SOFTWARE

Developed, maintained and supported by DRG's in-house IT professionals, TreeKeeper® is an easy-to-use web-based software that allows you to manage, share, and update tree inventory data.



URBAN FOREST PLANNING

Whether you need help managing your trees daily or reaching long-term goals for your urban forest, DRG's team of urban planners have the experience, tools, and ability to help you achieve your goals. We develop management and master plans as well as storm preparedness, tree protection, and invasive species management plans.



GIS

With GIS specialists in-house, DRG can map your urban tree canopy (UTC) cover as well as estimate tree benefits, model canopy grow out, analyze the spatial distribution of available planting space, and predict the impact of threats to the tree canopy.



STAFFING

If you do not have an urban forester or you need help with program management or projects, DRG's experienced ISA Certified Arborists work on-call, perform project work, or work as part-time or full-time contract staff.

TREE BENEFITS

As a developer of i-Tree, DRG knows how to use i-Tree Tools to highlight the benefits of your trees.



8

SCOPE OF WORK

This project is an integral part of Tarrytown's comprehensive tree care program. The results of this project will help Tarrytown better understand the composition, structure, and maintenance needs of its urban forest; plan for short-term and long-term resource allocation; develop risk management strategies; and promote the economic, environmental, and social benefits its trees provide to the local community.

The proposed project has the following key components:

1. **Tree Inventory: Priority.** A Geographic Information System (GIS)-based inventory of maintained trees found along select, high-traffic public rights-of-way (ROW) within the village. DRG will locate approximately 1,250 trees, stumps, and planting sites and record information about each site in a tree inventory database. DRG bases our tree inventory on the American National Standards Institute (ANSI) A300 standards.

OR

2. **Tree Inventory: Comprehensive.** A GIS-based inventory of 5,000 maintained trees, stumps, and planting sites found village-wide along public rights-of-way and in parks. The tree inventory will be based on (ANSI) A300 standards.
3. **Tree Management Software.** DRG currently offers a free, one-time, one-year trial of TreeKeeper® Software. We deliver your inventory data in TreeKeeper® and as ERSI® shapefiles and an Excel™ Spreadsheet.
4. **Tree Management Plan.**

PROJECT GOAL

*Provide innovative solutions that help Tarrytown achieve their goals
for the management of the village's urban forest*

PROJECT APPROACH

DRG approaches each project with our client's goals and challenges in mind. We have inventoried trees throughout the United States for over 25 years. We understand that having management tools like a tree inventory, software, and a tree management plan will enable Tarrytown to recognize the maintenance needs of its trees, project workloads and budgets, and address overarching management goals such as canopy sustainability and climate change. Importantly, we understand that this project will provide Tarrytown with management tools to utilize in its administrators' daily work, helping them to complete crucial tasks such as prioritizing tree work, mitigating some of the risks associated with trees, and find spacing to plant more trees.

The results of this project will help Tarrytown:

- Quickly locate trees
- Prioritize tree maintenance
- Keep maintenance records up-to-date
- Make data-driven decisions
- Quickly respond to calls about trees
- Comply with "Sunshine" statutes and laws
- Know the benefits of the urban forest

Managing trees is an undeniable challenge. This project is a significant step towards Tarrytown meeting that challenge and achieving its urban forestry program's goals.

ACCESSING YOUR DATA

DRG provides access to the village's tree inventory data during data collection. To access tree records, utilize TreeKeeper® to view and field check data and even to route and plan for tree work.

UPGRADING YOUR INVENTORY

In addition to collecting trees, DRG can inventory other infrastructure that you might be managing such as shrub rows, woodlots, natural or environmentally sensitive areas, irrigation boxes, benches, signage, and turf. We can also take and link pictures to tree records. We can add more management points, photographs, or data layers by changing the current scope of work or by adding on to the project in later phases. If you are interested in learning more about options for upgrading your inventory, please contact DRG for more information and fees.

DEDICATION TO SAFETY

Safety is the number one priority of DRG. To ensure the safety of our workers and those traveling nearby, DRG uses the following PPE: ball caps, high-visibility safety vests, safety glasses, and over-the-ankle boots.



The Davey Tree Expert Company's approximately 9,000 employees provide diversified tree services, grounds maintenance and environmental services for the residential, utility, commercial and government markets throughout the U.S. and Canada. Davey has provided Proven Solutions for a Growing World since 1880 and has been employee-owned for 38 years.

WORK PLAN - TREE INVENTORY

DRG takes the following steps to ensure that we meet your project's goals.

STEP 1. COMMUNICATION

DRG prides itself on clear, consistent communication. From project beginning to end, DRG staff keep open lines of communication with Tarrytown via telephone, e-mail, and, as needed, in-person meetings. We answer any questions the village has as well as keep the village apprised of the project's progress.

STEP 2. CONTRACT/INSURANCE

Once awarded this project, we will execute a contract and supply insurance per the project's specifications.

STEP 3. DATA MINING AND EQUIPMENT SET-UP

The next step is to obtain the GIS data and imagery needed to set up our field computers for the project. DRG's urban foresters typically work with your GIS or planning department to complete this step. If necessary, we can get imagery from other public sources. We use the data fields defined in this proposal and the imagery, maps, and data files we obtain from you and various sources to program our data collection software and field computers.

STEP 4. KICK-OFF MEETING

Our staff will contact you after contract execution to schedule a kick-off meeting. During the kick-off meeting, we discuss inventory safety, communication procedures, and project milestones. If possible, we try to assess a few trees with you and your staff to ensure consistent assessment results.

STEP 5. DATA COLLECTION

DRG typically begins tree inventory data collection after the kick-off meeting. Our experienced, qualified urban foresters will locate trees over 4" DBH in maintained street ROWs and along woodlot edges, evaluate those trees, and record the data specified in our field computers. The collected data, once final, is Tarrytown's tree inventory database.

LOCATION ACCURACY

DRG uses field computers and equipment that meet or exceed Tarrytown's location accuracy requirements. Having worked on thousands of tree inventory projects, we have found that using a combination of GIS and a customized data collection program provides the most exact data and the most efficient means for inventorying that data. We use our in-house designed GIS software tool in conjunction with ruggedized computers with a GPS receiver to collect inventory data. Under favorable conditions, our equipment allows for sub-2-meter location accuracy of point data.

8

INDIVIDUAL TREE INSPECTION PROCESS

During data collection, DRG urban foresters walk by each tree and inspect the tree from the ground. Based on the conditions at the time of the inspection, DRG staff identify the tree's species and its location, measure tree diameter, and rate its health. We also assess tree risk and suggest the specific maintenance involved in mitigating that risk. DRG collects all other information also at this time. When data collection for a tree is complete, our urban foresters walk to the next tree and follow the same steps, in the same order, to ensure consistent data collection.

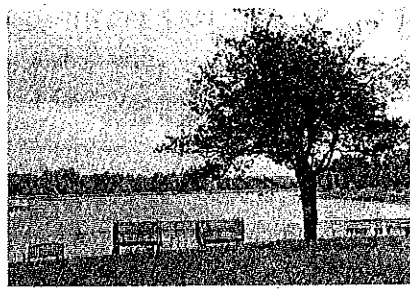
DRG formally routes data collection throughout the project area to make certain that no streets or areas are missed. Throughout the inventory process, we keep track of the areas completed and share that information with you. We also tell you where we will intend to collect data next. DRG staff collect data Monday through Friday and often on weekends with our clients' permission.

DATA FIELDS

For the inventory, we recommend collecting the following data fields:

1. Address (street address and X and Y coordinates)
2. Species
3. Tree size
4. Multi-stem tree
5. Condition
6. Maintenance needs
7. Tree risk assessment and rating
8. Further inspection
9. Overhead utilities
10. Date of inventory

These data fields give Tarrytown ample information to manage their trees proactively. However, if Tarrytown has specific needs that the data fields do not address, such as tree roots lifting sidewalks or clearance concerns, we can add custom data fields to this project. Please contact us to learn more.



Trees enhance our quality of life by bringing natural elements and wildlife habitats into urban settings.

Trees moderate temperatures, reduce air pollution and energy use, improve water quality, and promote our health and well-being.

TREE RISK ASSESSMENT

During the inventory, our urban foresters perform an inspection of each inventoried tree that follows the ANSI tree risk assessment (ANSI 2017). Our ANSI Level 2 tree risk assessment includes a 360-degree ground-based visual inspection of the crown, trunk, trunk flare, above ground roots, and site conditions around the tree in relation to targets. The assessment only includes conditions detected from the ground; internal, belowground, and upper crown factors remain mostly undetected. The specified period for the risk assessment is one year. The risk part of this inventory and evaluation is to keep in compliance with the most recent standards and practices in the arboricultural industry. It is important to note that our inspections are "rapid assessments" and are meant to show a need for further study; the assessments are not legally binding in any litigation.

For the tree risk assessment, our urban foresters will assign each tree one qualitative risk rating using the risk categorization matrices found in the International Society of Arboriculture *Best Management Practices - Tree Risk Assessment, Second Edition* (E. Thomas Smiley, Nelda Matheny, and Sharon Lilly 2017). Various and multiple failure scenarios help determine a tree's risk rating. The failure mode (i.e., branch, whole tree, codominant stem) with the most significant risk will serve as the overall tree risk rating. DRG will not sound trees during the inventory. See Appendix A for complete descriptions of this project's data fields and Appendix B for limitations of the tree risk assessment.

STEP 6. INVENTORY CLOSE-OUT AND PROJECT REPORT

At the end of the inventory project, DRG supplies a one-page project narrative that lists the results of the tree inventory. This report spells out the number and types of sites collected, provides information about the species composition and diameter class distribution, and shows the amount and type of maintenance recommended during the inventory.

TREE INVENTORY DATA DELIVERY

For this project, Tarrytown is eligible to receive tree inventory data in DRG's TreeKeeper® software. As part of our one-time software trial, DRG provides a one-year subscription to TreeKeeper® software to Tarrytown free of charge. The village also receives one year of telephone software support, also free of charge for the first one-year period.

Access TreeKeeper® using Safari® on an iOS device or via Google Chrome™ on a Windows® or Android device. Download data from TreeKeeper® in CSV/Excel™, ESRI® shapefile, and Geodatabase formats.

DRG offers custom software training for an additional fee; contact us to learn more about our training programs, which can earn attendees up to eight ISA continuing education units (CEUs).

OPTIONAL FORMATS

If Tarrytown needs the inventory data in other formats, such as Google Earth's KML, AutoCAD®, or i-Tree, or for a particular asset management software program like CityWorks, Hansen, or Cartegraph, we can supply the data in those formats for an added charge. Please contact DRG for more information about data formatting options and fees.

8

QUALITY CONTROL AND ASSURANCE PROGRAM

WE TAKE YOUR DATA SERIOUSLY

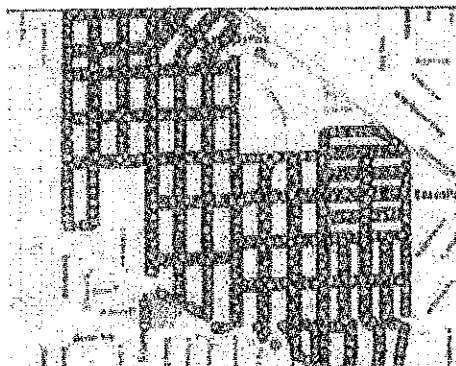
From start to finish, quality is on our mind. Our quality control and assurance program verifies that we meet your accuracy standards. Qualified staff prepare the data fields and match their input codes to project specifications, while our urban foresters collaborate with you during data collection. We employ hot and cold data checks during fieldwork and encourage Tarrytown to do so as well. We update you on the project's status and make you aware of any situations that may need the Village's immediate attention. At the end of the project, we run computer diagnostics to make sure the data is clean. Moreover, we verify your satisfaction with our work during and at the end of the project.

SAMPLE INVENTORY UPDATE E-MAIL

Dear Valued Client:

Below is a recap of last week's inventory progress.

So far, we have inventoried 3,161 sites. The map (right) shows our progress in Zone C. We also had a chance to do some in-the-field quality assurance last week (table bottom). We audited 1% of the data collected last week and found no critical errors.



We expect to wrap up data collection later this week. We predict the remaining streets will have the same tree density, although the road running along the train tracks in the northeast may have slightly more trees. In all, we think that the total site count will be close to the pre-project estimate of 3,800 sites. We will keep everyone apprised if this expectation changes.

Katie will be on the ground this week, and Pete may come out to help with collection. If needed, they can be available for an in-person closing meeting. Otherwise, we can include the final count and notes in a close-out email.

As far as data delivery, we expect it will take a few days for GIS quality control checks after data collection is complete. We will follow up with an email when your final inventory dataset is available in TreeKeeper. If you have any questions or concerns, please reach out to me.

Thanks, Your DRG Urban Forester

Inventory Statistics				
Site Count to Date		Percent Complete	Estimated Total Site Count	
3,161		83%	3,800	
Quality Assurance				
Overall Critical Error Score	Target Critical Score	Target Non-Critical Error Score	Target Non-Critical Score	Percent Audited
100%	98%	97.87%	95%	1%

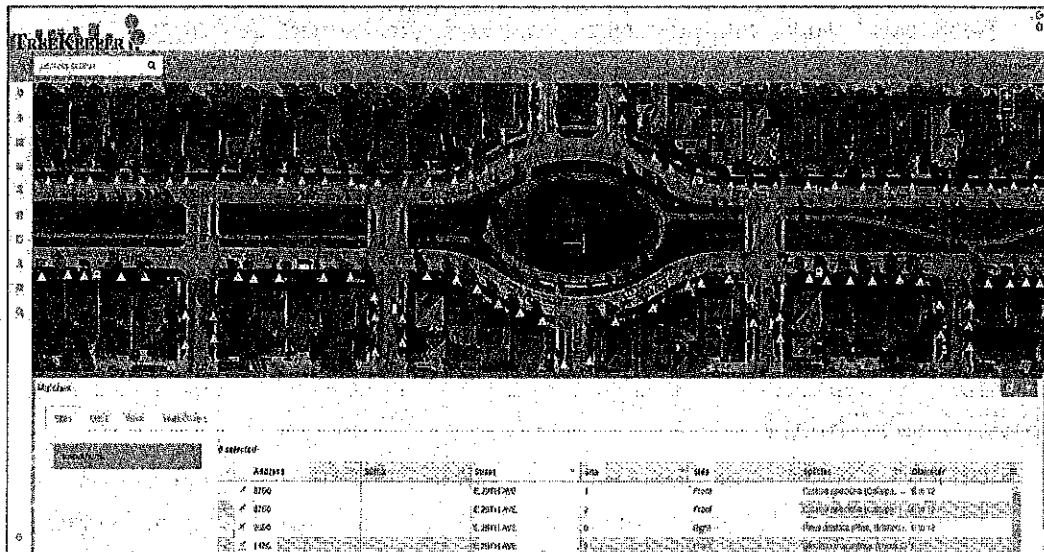
DAVEY'S TREEKEEPER® SOFTWARE

On Arbor Day of 2017, DRG released the latest version of TreeKeeper®, our flagship tree management software. This release continues the TreeKeeper® product line that has successfully led the industry for over 20 years.

TreeKeeper® is a versatile cloud-based software service geared towards helping you use, update, and share your tree inventory data. Developed, maintained, and supported by DRG, TreeKeeper® is designed to help you find and schedule work, keep your tree and site information current, and highlight the environmental benefits of trees.

One of the things that makes TreeKeeper® the industry leader is that you get the full functionality of the software upfront; you do not need add-ons or a la carte software pieces to calculate tree benefits or create work orders. Also, TreeKeeper® runs, looks, and acts the same whether you are using the software on your desktop, laptop, or tablet computer.

TreeKeeper® is available as a subscription service (SaaS) with one-year, three-year, and five-year subscriptions available to fit your program's budgeting needs.



DRG's TreeKeeper® gives you at-a-glance access to your tree inventory data.

Finding and updating sites is easy from the map or grid.

INTERACTIVE WORK ENVIRONMENT

TreeKeeper® uses map/grid interaction and a tool tray with an in-line search mechanism that allows you to view and sort inventory data from a map screen or an interactive list view (grid). You can use the map and grid views simultaneously or independently and see any changes made or new searches ran in both views. You can dock, undock, minimize, or maximize the map or grid allowing you to work in the screen environment you prefer.

TreeKeeper®'s interactive environment will help manage its inventory data, easily update tree and site records, create work orders, view tree benefits, assign and track tree work, and catalog maintenance expenses.

DESIGNED BY USERS

DRG developed TreeKeeper® with the help of users like you. Over the past 20 years, many of the functional upgrades to the TreeKeeper® system came about from feedback from our clients. We tailored TreeKeeper® through peer review and input and technical innovations to meet the needs of any person who needs to view, use, update, and report on tree inventory data.

USING TREEKEEPER® IN THE FIELD

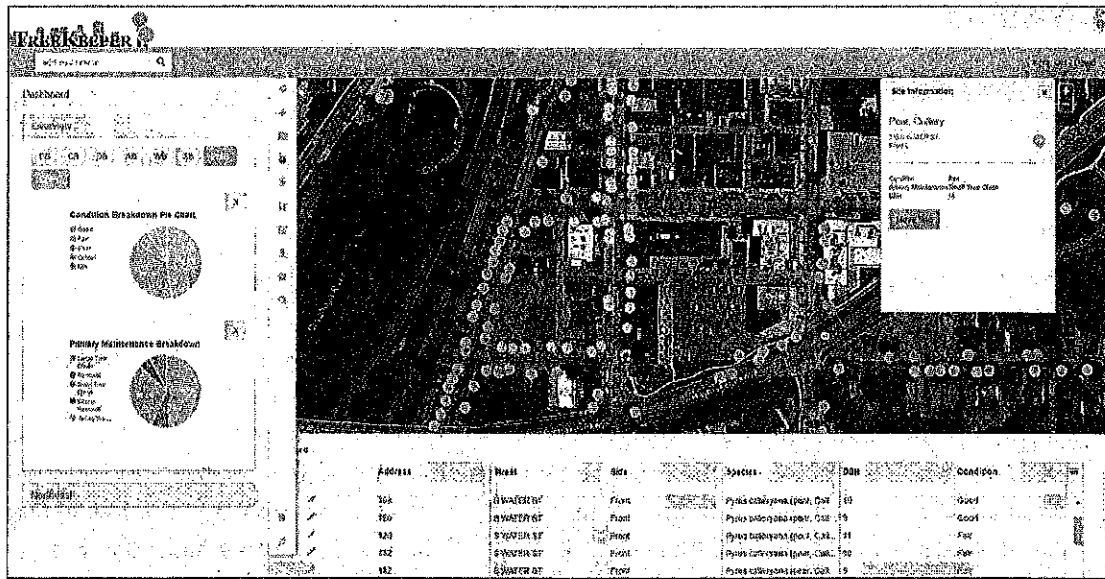
TreeKeeper® works with most tablet computers. TreeKeeper® uses the location services or GPS availability of your tablet to automatically find your position on the map and show nearby inventory sites. To see the information recorded about a site, you click on the site. TreeKeeper® also allows you to add new trees/sites to the map with a simple drag and drop; query sites by address, data field, assigned work records, or planned work orders; and make real-time updates.

KNOW THE VALUE OF THE URBAN FOREST

TreeKeeper® calculates the ecosystem benefits of individual trees, groups of trees, or an entire urban forest using inventory data.

PUBLIC INTERFACE

If you want to share your tree inventory data with others, TreeKeeper® provides an outlet that allows visitors to view the data. Visitors may not edit the data nor is the interface intended for crowdsourcing. You can limit the amount of data that visitors see to specific data fields (for example, species, DBH, benefits, and location).



Using your data has never been easier. This screenshot of DRG's TreeKeeper® shows the dashboard, query, and the call-out box.

TREEKEEPER® S KEY FEATURES

- **Map-Centric**—enables you to find information about individual sites or groups of sites by simply clicking on the map.
- **Queries**—find sites by address, species, condition, and maintenance. You can search by one or multiple data fields and can narrow down the results to meet your needs.
- **Switch Layers On-the-Fly**—quickly change which data layer you are viewing through a drop-down menu.
- **Dashboards and Reporting**—create reports at the touch of a button so you can quickly find work and respond to inquiries about trees from the council, mayor, your boss, or concerned citizens.
- **Work Orders**—allows you to assign work to crews, projects, or programs.
- **Work History**—keeps track of edits allowing you to see any changes made to the site.
- **Editing**—enables you update one record at a time or make batch edits to multiple sites.
- **Multi-User Access**—available via a secure internet connection.
- **Permissions**—granular user-level permissions are available, which allows you to assign access levels (no, read, or edit access) to users and viewers.
- **Calculates Tree Value**—estimated using the built-in tree value estimator, which uses a derivation of the trunk method valuation formula.
- **Export Data**—export data to other software applications such as Microsoft® Office and other word processing and spreadsheet programs.

PLANNING

DRG's urban foresters and planners work together to analyze inventory data, identify program strengths and weaknesses, and draft budgets creating a pathway for you to meet your program's goals and objectives in a timely and realistic manner.

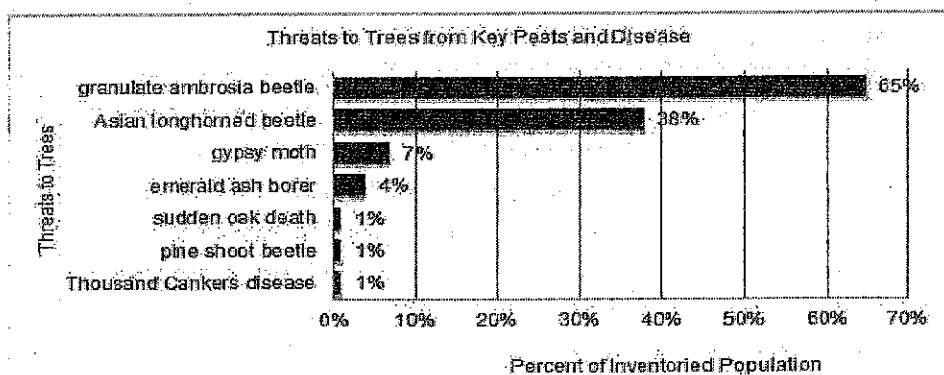
TREE MANAGEMENT PLAN

Our tree management plan is designed to help the Village of Tarrytown plan and budget for future tree maintenance, including steps you can take to become more proactive in caring for its community's trees. The tree management plan summarizes the inventory's findings and analyzes the data helping you understand the structure and composition of your urban forest. The plan also provides insight into current tree maintenance needs and some of the threats that trees face, which could impact you fiscally, aesthetically, and emotionally. Annual tree maintenance workloads and general budgets are provided in an easy-to-use, editable Excel™ spreadsheet. The tree management plan also demonstrates the environmental benefits of the urban forest by showcasing its value in carbon sequestration and storage, reducing stormwater runoff, and saving energy.

The following list illustrates the sections typically included in one of DRG's tree management plans:

MANAGEMENT PLAN SECTIONS

- **Executive Summary**—Presents a brief overview of inventory findings, including the current state of the urban forest and recommended tree maintenance needs.
- **Inventory Analysis**—Identifies the inventoried area and discusses the tree population characteristics that direct management, including species diversity, diameter size class distribution, general health, priority maintenance, and potential pest-related threats to trees. Trends, observations, and concerns noted during the inventory or identified during analysis of the data are also discussed in this section.
- **Benefits of the Urban Forest**—Inventory data are assessed using i-Tree Streets to show the environmental, ecological, and economic benefits trees provide to the community.



DRG's analysis of tree inventory data will inform you of potential threats to the urban forest and the impact such threats may have on your tree population.

- **Tree Management Program**—An essential component of any tree management program is knowing your maintenance needs. This section discusses the processes and activities that comprise a proactive, multi-year tree management program. We use your inventory data to project annual maintenance needs—including priority and proactive maintenance—such as priority tree removal and pruning, routine tree pruning, and structural pruning cycles. To help you with budget projections, we include a multi-year, editable Excel™ maintenance schedule and cost spreadsheet. This maintenance schedule will help you approximate the cost to perform the suggested tree maintenance based on average industry unit rates to perform similar work. Community outreach and plan and inventory updates are also presented in this section.
- **References, Glossary, and Appendices**—The management plan also provides a list of reference materials, a glossary of terms used in the plan, and relevant appendices which may include species recommended for future planting, and damaging regional invasive pests and diseases.

TIMELINE, TASK LIST, AND DELIVERABLE SUMMARY

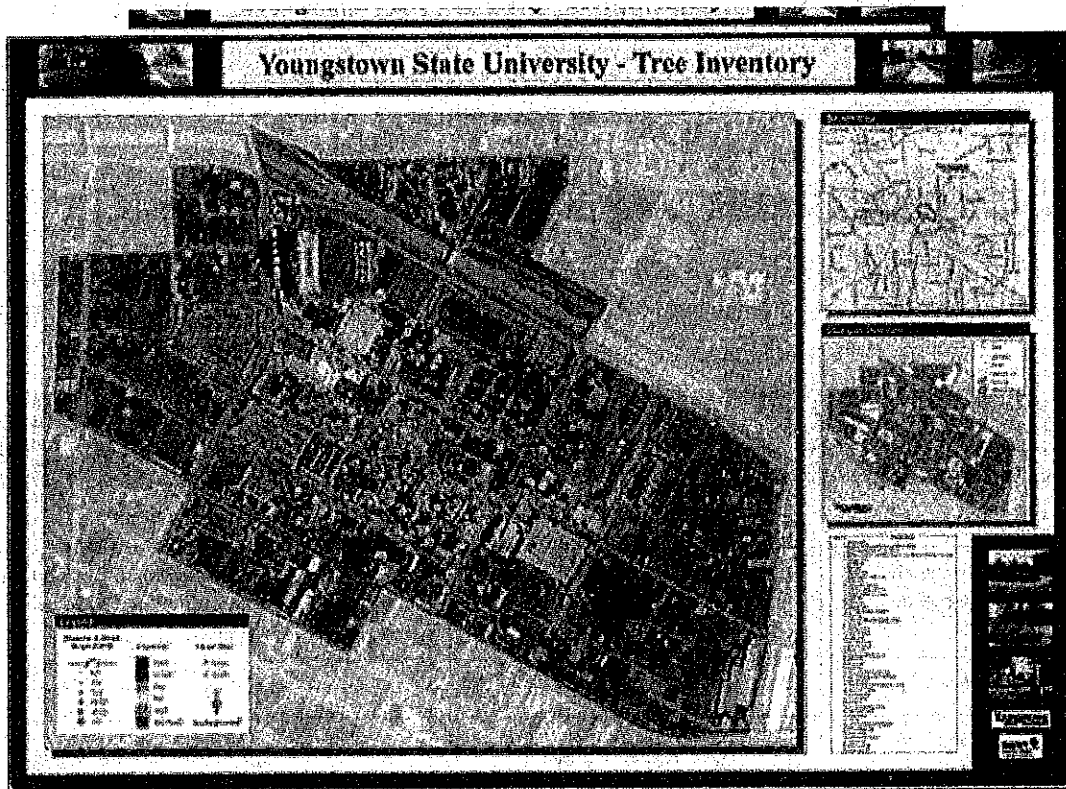
The following table presents the main project tasks along with their expected completion dates. The table also summarizes project deliverables. If the actual project schedule differs, use the information in this table for planning purposes.

Task	2019				Deliverable
	June 3	June 4 -15	July 15-22	July 29- Aug 16	
Award	X				Insurance, contract
Data Mining and Field Computer Set-Up		X			Obtain basemaps and orthophotographs and GIS data for software and hardware programming
Kick-off Meeting			X		Meeting summary as needed
Inventory Data Collection and QA/QC			X		2,000 site inventory; ongoing field checks; weekly e-mail updates
Inventory Data Delivery			X		Promotional use of TreeKeeper® for one year; inventory data also provided as ESRI® shapefiles and Excel™ database
Inventory Wrap-Up Meeting				X	This on-site meeting, if scheduled, usually takes place on the final day of data collection
Reporting				X	Close-out report
Management Plan				X	Analysis and planning plan

MAPS AND MAP BOOKLETS

LARGE-FORMAT WALL MAP

DRG can produce large-format, color-printed wall maps detailing existing trees in Tarrytown. Maps are customizable and can be any size with a maximum width or length of 42 inches. Wall maps provide an at-a-glance view of the trees, including their location and attributes in relation to the existing features. The map incorporates tree inventory data with the best available basemaps. Depending on your needs, most tree attributes can be displayed on maps (e.g., tree diameter, species, condition, and maintenance requirement). The following graphic provides an example of how tree location and condition ratings can be displayed.



8

An index grid system based on a reference map divides the tree inventory dataset into workable scale “pages” for the manager’s convenience. For tree inventories, typical map scales used for the index grid pages are 1:400, 1:100, or 1:50.



REGIONAL STAFF

DRG may assign the following team members to Tarrytown's project. Their experiences and credentials prove that they have the qualifications needed to work for the village.

BUSINESS DEVELOPER

Andrew Hillman is the Northeast regional business developer for DRG. As a senior consulting urban forester, Mr. Hillman assists municipalities, engineers, developers, universities, and nonprofit organizations to develop and implement community forestry projects, including tree inventories, urban tree canopy assessments, i-Tree analyses, and tree preservation plans. Mr. Hillman also develops management and planting plans that allow communities to maximize ecological and social tree benefits, increase the sustainability of urban areas, and augment green infrastructure. Mr. Hillman has 33 years of experience in urban forestry management. Prior to joining DRG, Mr. Hillman was city forester for the City of Ithaca, New York. Before moving to Ithaca, he managed the urban forestry program for Oswego, New York. Mr. Hillman served for many years on the ANSI A300 Committee, which develops the national tree care performance standards. He is an International Society of Arboriculture Certified Arborist/Municipal Specialist #NY-5282 AM, holds the Society's Tree Risk Assessment Qualification, and is a New Jersey Licensed Tree Expert #607. He is a past president of the Society of Municipal Arborists, Honorary Life Member, Award of Merit recipient, and an instructor at the SMA Municipal Forestry Institute. Mr. Hillman is a past president of the New York State Urban Forestry Council and currently serves on the Board of Directors. He is a member of the Town of Ulysses, NY Sustainability and Conservation Advisory Committee, Climate Smart Community Task Force, and Board of Zoning Appeals. He was previously an elected member of the Ulysses Town Board. Mr. Hillman served honorably as a Commissioned Officer in the United States Naval Reserve.

PROJECT MANAGER

Sophia Rodbell is an ISA Certified Arborist (#PD-2600A) with DRG. Ms. Rodbell specializes in urban forestry consulting projects for municipalities, parks, universities, golf courses, and cemeteries. As an urban forester, much of her work focuses on inventory data collection, data quality and assurance, teamwork and safety, project communication and delivery, and customer service. Ms. Rodbell has worked on numerous inventories and utility compliance and risk management projects across the U.S., including the Emerald Ash Borer Inventory in Kansas City, Missouri; the Street Tree Inventory in the Village of Port Chester, New York; the Street Tree Inventory in the City of South Haven, Michigan; and the Utility Vegetation Inventory for Pacific Gas and Electric, California. She has extensive knowledge of GIS-based data collection and GPS technology along with pen-tablet computer uses for data collection, including ArcPad collection program utilization, tree identification, and tree risk assessment. Ms. Rodbell received her B.S. in environmental sciences (biology) from Roanoke College. She is proficient in writing urban and community forest management plans involving inventory analysis of structure, function, and tree benefit data.

8

INVENTORY ARBORISTS

Kateri Savory is a project arborist with DRG's Asian Longhorned Beetle (ALB) Survey team. Kateri has been with DRG since 2015. She joined the ALB Climbing Survey project in New York initially as a surveyor. She has experience as a quality control manager where she was mainly responsible for proper data collection and input processes, maintaining data integrity, quality control inspections, team evaluations, tracking, reporting, procurement, and planning work progression. Since December 2016, Kateri has been the Project Arborist for the Brooklyn, Queens, and Long Island (NY) Ground Survey projects. In this position, she is responsible for data tracking, daily operations, and quality control. Kateri has also assisted with tree inventory projects and the planting of trees and shrubs for pollinator gardens. Prior to joining DRG, Kateri interned for The New York Botanical Garden. Ms. Savory is an International Society of Arboriculture (ISA) Certified Arborist (NY-6099A). She has an associate of applied science degree in ornamental horticulture from Bronx Community College.

GIS/IT

Justin Stratton supervises the IT group at DRG and is a database programmer and analyst by training. He has over 15 years of real world experience in software development, specializing in database programming. Mr. Stratton has experience programming in a variety of software development languages, database systems, and web-based development technologies. His software development expertise includes Visual Basic.net (standard and compact frameworks), VB6, C/C++, Clipper 5.2, and FoxPro 2.6. His Web-based development knowledge includes Adobe's ColdFusion, aJax, JavaScript, HTML, and CSS. Database technologies include MS Access 97/2000/2003/2007 as well as SQL Server 2000/2005/2008. Mr. Stratton routinely implements automated quality control, data conversion, and data analysis functions in his role at DRG. As the TreeKeeper® 7 product manager, he is responsible for assisting DRG's sales personnel, overseeing end user support, software design specifications, and needs assessment for potential clients. Over his tenure with DRG, Mr. Stratton has been involved with over 350 municipal forestry projects, 40 Utility Vegetation Management projects, and several Natural Resource Consulting projects. Mr. Stratton holds a Bachelor of Science degree in computer science from Kent State University.

Deborah E. Sheeler, M.A., is a Geographic Information Systems Analyst and cartographer with 20 years of experience applying GIS technology to environmental analysis. She currently supervises GIS operations at DRG and has been with the company for over 18 years. Her work involves data acquisition, spatial analysis and interpretation, database and project management, and the creation and design of cartographic products through use of advanced GIS software. In addition, Ms. Sheeler has experience and knowledge in the fields of natural hazards research, aerial photography interpretation, remote sensing, and custom programming in Visual Basic and various GIS software, as well as numerous years of experience in the utilization, maintenance, and support of pen-computer hardware and global positioning systems (GPS). She holds a Bachelor of Science degree in geography from Central Missouri State University with a minor in earth science and a Master of Arts degree in geography from Kent State University.

EXPERIENCE

Here are five projects that demonstrate our ability to:

- Undertake, manage, and complete an inventory project.
- Accurately inventory trees, planting sites, and stumps.
- Provide data in specified formats.
- Assess tree risk following ANSI standards and industry best management practices.
- Provide qualified staff with proven experience inventorying trees and assessing tree condition and risk.
- Analyze inventory data extracting meaningful information that affects tree management such as species diversity, diameter size class distribution, and tree risk.
- Help communities understand the costs associated with long-term tree maintenance.
- Provide solutions that address the needs of our clients.

PROSPECT PARK ALLIANCE, NEW YORK, JOHN JORDAN, DIRECTOR OF GROUNDS MANAGEMENT PHONE: 718-920-0500

In April 2018, DRG conducted an inventory of all trees and stumps within two of three zones in Prospect Park (over two thirds of the park). The data were delivered in DRG's TreeKeeper® software as well as in NYC Parks' ForMS. PPA staff were given on-site training and a management plan was produced. Phase 2, the completion of the park tree inventory, is scheduled for 2019.

WOODLAWN CEMETERY, BRONX, NEW YORK, MITCH ROSE, CEO PHONE: 718-920-0500

In 2016, DRG conducted an inventory of all trees and stumps within Woodlawn Cemetery in Bronx, New York. Data were delivered in DRG's TreeKeeper® software. Cemetery staff were given on-site training and unlimited phone support. In addition, DRG urban foresters provided ongoing consulting services including pest detection and treatment for insects and diseases. A detailed map of the trees and other features in the cemetery were among the deliverables.

CITY OF NEW YORK, NEW YORK, BENJAMIN OSBORNE, DIRECTOR OF TREE PRESERVATION PHONE: 718-760-6834

DRG performed a public street tree census for New York City. Initially, this project was being performed by volunteers, working under the direction of city staff. DRG was retained by the city to assist with data collection. The inventory took place in all five boroughs and data collection was conducted using pen tablet computers. Over the course of five months, DRG's urban forestry crews were able to quickly and efficiently inventory approximately 95,000 trees, identifying species, diameter, planting site type, utilities present, and any evident hardscape damage. DRG is currently

8

performing tree inspections and maintenance prescriptions in conjunction with block pruning projects in all five boroughs.

**NEW YORK UNIVERSITY, GEORGE REIS, MANAGER OF GROUNDS
PHONE: 646-522-8504**

DRG performed a tree inventory and risk assessment for the NYU Washington Square campus in 2013. As a five-year follow-up, DRG re-inventoried the campus, conducted tree risk assessments following the new ISA Best Management Practices (BMP's), and provided a summary report. This project took place in June 2018.

**HILLVIEW RESERVOIR, YONKERS, NEW YORK, NED HEDVAT,
RESIDENT ENGINEER, JACOBS ENGINEERING
PHONE: 646-424-4020**

DRG conducted a computerized GIS tree inventory of New York City's Hillview Reservoir property located in Yonkers, New York. The project included tree tagging and risk assessment within this secure site which is critical to New York City's water supply. A detailed wall map of the entire site, including individual trees and groupings of trees in relation to the other site elements, was produced for the New York City Department of Environmental Protection.

Further references are available upon request.

THE VILLAGE OF TARRYTOWN'S INVESTMENT

TREE INVENTORY

- ☐ Computerized inventory data collection of up to 1,250 existing trees, sites and stumps for a cost of: **\$4,920.00**

- ☐ Additional inventory data collection above 1,250 trees/sites at a unit rate of: **\$3.94**

OR

- ☐ Computerized inventory data collection of up to 5,000 trees, sites and stumps for a cost of: **\$16,900.00**

- ☐ Additional inventory data collection above 5,000 trees, sites and stumps at a unit rate of: **\$3.38**

TREEKEEPER® SOFTWARE - ONE TIME, FREE ONE-YEAR TRIAL

- ☐ One-year subscription **Free**

During data collection, tree inventory data will be available for clients to view with compatible computer systems via our TreeKeeper® software. Clients agreeing to receive our promotional offer receive one free year of TreeKeeper® service beginning on the last day of the month of the inventory data release and ending 365 days later. We provide one year of telephone software support too. DRG offers no discounts if Tarrytown refuses the promotional software service offer.

TREEKEEPER® SOFTWARE RENEWAL FEES (OPTIONAL)

The inventory data are the property of the Village of Tarrytown, and there is no obligation to extend the software beyond the one-year complimentary service. Should you wish to continue using TreeKeeper®, the following fees apply. We lock in the renewal fee at the prices listed below if the subscription does not lapse.

- ☐ One-year subscription **\$2,500/yr.**
☐ Three-year subscription **\$6,250/3 yrs.**
☐ Five-year subscription **\$10,000/5 yrs.**

ADDITIONAL TREEKEEPER® SERVICES

- ☐ Custom TreeKeeper® Training **\$400 web/\$1,800 on site**
☐ One-Year of Unlimited Telephone Support **\$1,000**
☐ Custom TreeKeeper® Training and One-Year of Unlimited Telephone Support **\$2,800**

MAPS

- ☐ Custom Map/Map Booklet **\$2,600**

PLANNING

- ☐ Tree Management Plan **\$3,850**
Data assessment with findings and recommendations for maintenance with a 5-year projected budget

This proposal is valid for 60 days.

8

CLIENT RESPONSIBILITIES

1. Provide DRG with imagery, maps, and data files. Our request may include the following: digital orthophotographs, available GIS data layers, other electronic or paper copies of maps for roads, pavement widths, right-of-way widths, boundaries and utilities, and an electronic file or printed list of street names and end points.
2. Provide daily contact information and directions during the inventory project.
3. Provide a copy of any existing tree inventory database(s).
4. Coordinate and host a kick-off meeting before the start of fieldwork.
5. Agree to allow DRG to host Tarrytown's tree inventory data in Treekeeper® software for one year. Terms and conditions apply.

APPENDIX A

TREE INVENTORY DATA FIELDS

1. **Address/Location**—DRG identifies the location of each tree and stump by the following attributes.
 - a. *Address*. House address.
 - b. *On Street*. The street the tree is physically found.
 - c. *Side*. The side of the house on which the tree stands in relation to the physical address.
 - d. X and Y coordinates in the desired format.
2. **Species**—DRG names trees by genus and species using both botanical and common names, and by cultivars where appropriate.
3. **Tree Size**—We measure diameter to the nearest inch in 1-inch size classes at 4½ feet above ground, or diameter at breast height (DBH).
4. **Multi-Stem Tree**—DRG notes if a tree has multiple stems on trunks splitting less than 1 foot above ground level.
5. **Condition**—We consider signs of stress, poor structure, mechanical damage, soil and root problems, disease, and pests in the assessment of tree condition.
 - a. *Good*. A good tree shows no significant problems.
 - b. *Fair*. A fair tree has minor problems that may be corrected with time or corrective action.
 - c. *Poor*. A poor tree has significant problems that are irrecoverable.
 - d. *Dead*. A dead tree shows no sign of life.
6. **Primary Maintenance**—DRG assigns one of the following maintenance needs:
 - a. *Remove*. Trees designated for removal have defects that cannot be practically or cost-effectively treated. Most trees in this category have a sizable percentage of dead crown.
 - b. *Prune*. Removal of one or more limbs to reduce risk, provide clearance, and restore the tree.
 - c. *Train*. Pruning of young or medium-aged trees to improve tree and branch architecture.
 - d. *Discretionary*. The client may opt to prune to manage for tree health or aesthetic appearance.
 - e. *Stump Removal*. This category shows a stump that should be removed.

- 8
7. **Risk Rating**—We will evaluate risk and assign a risk rating based on an assessment of the failure mode (i.e., branch, whole tree, codominant stem) with the most significant risk. The specified period for the risk assessment is one year. The risk part of this inventory and evaluation is to keep compliance with the most recent standards and practices in the arboricultural industry. It is important to note that our inspections are “rapid assessments” and are meant to show a need for further study, and thus are not legally binding in any litigation.

DRG used the following criteria and matrices, based on the *International Society of Arboriculture Best Management Practices - Tree Risk Assessment*, Second Edition (E. Thomas Smiley, Nelda Matheny, and Sharon Lilly 2017), to arrive at a risk rating.

- Likelihood of Failure.** Identifies the most probable failure and rates the likelihood that structural defect(s) will result in failure based on observed current conditions.
- Likelihood of Impacting a Target.** The rate of occupancy of targets within the target zone and any factors that could affect the failed tree as it falls towards the target.
- Consequences of Failure.** The consequences of tree failure are based on the level of target and potential harm that may occur. Consequences can vary depending on the size of the defect, a distance of fall for the tree or limb, and any other factors that may protect a target from harm. Target values are subjective, but we try to assess them from our client's perspective.

The likelihood of failure and the likelihood of target impact are combined in the matrix below to determine the likelihood of tree failure impacting a target.

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

We estimate the risk rating by combining the likelihood of tree failure impacting a target and the consequences of failure in the matrix below. Risk ratings are Low, Moderate, High, and Extreme. A Low-Risk tree poses a low overall level of risk. A Moderate-Risk tree may pose some threat, particularly during storm events or unusual weather. A High-Risk tree presents a high likelihood of tree or tree part failure, even during normal weather conditions. An Extreme-Risk tree poses a significant risk and probability of failure at all times.

Likelihood of Failure	Consequences			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

8

Even though trees may pose multiple risks at once, DRG assigns one risk rating to each tree during the inventory process. The risk rating is meant to serve as a prioritization mechanism for our clients, but the client is responsible for determining the level of acceptable risk.

8. **Risk Assessment Complete**—We record if we are not able to complete a Level 2 assessment due to obstructions, safety concerns, or other unforeseen site conditions.
9. **Further Inspection**—Trees in this category need added and future inspections due to a variety of issues beyond the scope of a standard tree inventory. Categories for further inspection include:
 - a. Recent damage inspection (e.g., a healthy tree that affected by recent construction or other damage).
 - b. Advanced risk assessment (e.g., a tree with a defect needing added or specialized equipment for investigation).
 - c. Insect/disease monitoring (e.g., a tree that appears to have an emerging insect or disease problem).
 - d. None.
10. **Overhead Utilities**—For each tree or site, we record if overhead utilities are:
 - a. Present and not conflicting;
 - b. Present and conflicting; or
 - c. Not present.
11. **Date of Inventory**—The date we collected the data.

8

APPENDIX B LIMITED WARRANTY

The Davey Tree Expert Company, its divisions, agents, representatives, operations, and subsidiaries (collectively "Davey") provides this Limited Warranty as a condition of providing the services outlined in the agreement between the parties, including any bids, orders, contracts, or understandings between the parties (collectively the "Services").

Davey provides the Services utilizing applicable standard industry practices and based on the facts and conditions known at the point in time the Services are performed. Facts and conditions related to the subject of the Services may change over time. Davey cannot predict or determine developments concerning the subject of the Services and will not be liable for any developments, changes, or conditions that occur, including, but not limited to, decay or damage by the elements, persons or implements, insect infestation, deterioration, conditions not discoverable using the means and methods used to perform the Services, or acts of God or nature or otherwise. If a visual inspection is utilized, visual inspection does not include aerial or subterranean inspection, testing, or analysis. Davey will not be liable for the discovery or identification of non-visually observable, latent, dormant, or hidden conditions or hazards, and does not guarantee that items will be healthy or safe under all circumstances or for a specified period of time, or that remedial treatments will remedy a defect or condition.

Davey may have reviewed publicly available or other third-party records or conducted interviews, and has assumed the genuineness of such documents and statements. Davey disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third-party or publicly available source.

To the extent permitted by law, Davey does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness, accuracy, or current nature of the information contained in the Services or the reports or findings resulting therefrom beyond that expressly contracted for by Davey in the agreements between the parties, including but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using applicable standard industry practices. Davey disclaims any warranty of fitness for any particular purpose. Davey's warranty is limited to one year from the date Services are performed. Davey's liability for any claim, damage, or loss, whether direct, indirect, special, consequential, or otherwise, caused by or related to the Services shall be limited to the Services expressly contracted to be performed by Davey.



LOCAL LAW ____ - 2019

A local law to amend Chapter 9 of the Code of the Village of Tarrytown entitled Architectural Review Board to amend the review of certain building permit applications by the Architectural Review Board

Section 1. Be it enacted by the **Board of Trustees of the Village of Tarrytown** as follows (Language in **Bold and Underlined** to be added, language in ~~**Strikethrough and bold and underlined**~~ to be deleted):

Section 2. Chapter 9, Section 4. (A) "Referral of applicants for building permits" shall be amended to read as follows:

Chapter 9, Section 4. (A) shall be re-titled – Referral of applicants for building permits or other work for Architectural Review."

Section 3. Chapter 9, Section 4. (A) "Referral of applicants for building permits or other work for Architectural Review" shall be amended to read as follows:

Section 4. (A) Referral of applicants for building permits or other work for Architectural Review:

Except where an application for a certificate of appropriateness must be submitted to the Architectural Review Board pursuant to the Landmark and Historic District Act (Chapter 191, Historic Districts and Landmarks), every application for a building permit shall be referred by the Building Inspector to the Architectural Review Board, provided that:

- (1) ~~There will be construction, reconstruction or alteration of any building or structure that affects the exterior appearance of the building or other structure and is visible from any public street;~~
- (2) ~~The proposed plans include construction, reconstruction or alteration of any deck or uncovered porch that affects the exterior appearance of the building or other structure, is visible from any public street and exceeds 25 square feet, including steps;~~
- (3) ~~The proposed plans include construction, reconstruction or alteration of existing/new windows or security grills that affect the exterior appearance of the building or other structure and are visible from any public street; or~~
- (4) ~~The proposed plans include construction, reconstruction or alteration of any fence or wall exceeding three feet in height or 20 feet in length that is visible from any public street.~~ **Involving any of the following shall be referred by the Building Inspector to the Architectural Review Board:**

ARB review is required for applications requiring Planning Board approval, as well as other projects, ~~which are~~ as detailed as follows:

1. Construction of a new building
2. Reconstruction or rehabilitation of buildings with prior Architectural Review Board approval, ~~which differs from that prior ARB approval;~~
3. Rehabilitation of buildings that involves more than replacement with materials (windows, doors, siding, or garage doors) that are not of the same kind, ~~and which are visible from a public street.~~ For example, while replacement of wood double-hung windows with vinyl double hung windows would not require ARB approval, replacement of double-hung windows with casement windows would.

Additions that increase the existing building footprint by 25% or more;

4. All additions of any size for buildings built before 1929. For buildings built ^{or later} after 1929, additions that increase the existing building footprint of 25% ^{by} ~~by or~~ ^{or} more.
5. Fences that are in the front yard or front yard set back ~~and higher than thirty~~ inches (30").
6. Walls, including retaining walls, that are in a front yard or front yard setback, ~~higher than thirty inches (30")~~ and are visible from a public street.
- 6.7. Walls, including retaining walls, that are over 30 inches ^(30") and that are within ^{the required minimum} side or rear yard setback.
- 7.8. Applications for signage or awnings;
- 8.9. Applications for a property within the Restricted Retail RR Zone or commercial properties outside the RR Zone involving;

(a) Construction, reconstruction or alteration of any building or structure that affects the portion of the exterior appearance of the building or other structure that is visible from any public street, **except applications involving only fences, retaining walls, steps, and /or sidewalks;**

(b) Construction, reconstruction or alteration of any deck or uncovered porch that affects the exterior appearance of the building or other structure, is visible from any public street and exceeds 25 square feet (**such size calculation shall include any steps;** or

(c) Construction, reconstruction or alteration of existing/new windows or security grills that affect the exterior appearance of the building or other structure and are visible from any public street.

(d) Painting using different colors than those that exist on the building, that affect the exterior appearance of the building or other structure and are visible from any public street.

4. B. Exceptions – Since it is the intent of the Board of Trustees to provide a process for routine maintenance or changes and upgrades to buildings that do not result in major, detrimental departures from the original construction and design of a structure, applications that are excepted from ARB review include:

1. additions that increase the existing building footprint by less than 25% for buildings built after 1929 (see section 4. A. 5.)

2. fences that are only in the rear yard or side yard set back, and not fronting on a street

3. walls, including retaining walls, that are

a. less than thirty inches (30") in height;

b. not visible from the street,

c. not adjoining to the neighboring property

within a required minimum front yard, side yard or rear yard setback.

4. steps, and/or sidewalks

5. painting a building or structure the same colors

Question:
Distinction between
front yard & front yard
setback in 4.A.6?

6. painting a building or structure and changing colors from the existing colors, provided that the colors are in the Benjamin Moore Historical Color Chart, and the Benjamin Moore White and Off-White Color Charts, as they may be updated from time to time, maintained in the Building Department, or an equivalent color palette that has only slight variations in color hues.

7. Adding storm windows to existing windows without making further changes.

Section 4: The current Section 9-4 (B), (C), and (D) should be renumbered to 9-4 (C), (D) and (E).

Section 5: Supersession of other laws.

All laws, ordinances, rules and regulations of the Village are modified and superseded by this article with respect to their application to parking and enforcement.

Section 6: Severability

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

Section 7: Effective Date

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

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Hudson River Estuary Program
625 Broadway, Albany, NY 12233-3506
P: (518) 402-8270 | F: (518) 402-9029
www.dec.ny.gov

June 28, 2019

Richard Slingerland
Village of Tarrytown
One Depot Plaza
Tarrytown, NY 10591

Dear Mr. Richard Slingerland:

Congratulations! Village of Tarrytown has been selected for a grant of **\$271,000** for the "*Tarrytown Losee Park Shoreline Stabilization, Kayak Launch and Education*" project under the 2019 Hudson River Estuary Grant Program (Contract No. C00980GG).

All NYS agencies are required to use the NYS Grants Gateway to execute grant contracts. The Master Contract for Grants (MCG) for this grant award has been developed in the Grants Gateway. I will send you an email shortly outlining the next steps in preparation for contract execution.

Please be sure any communication or press release about this grant award includes a statement that funding for the grant award is provided by the New York State Environmental Protection Fund, NYSDEC Hudson River Estuary Program.

Thank you for your partnership and commitment to preserving the vitality of the Hudson River Estuary.

Sincerely,



Susan Pepe
Grants Coordinator

cc: Frances Dunwell, Hudson River Estuary Program Coordinator



Department of
Environmental
Conservation

Proposed Local Law of 2019

A LOCAL LAW to amend Chapter 225 of the Code of the Village of Tarrytown entitled Peddling and Soliciting, to regulate peddling, soliciting and related activities within the Village of Tarrytown.

Section 1. Be it enacted by the **Board of Trustees** of the **Village of Tarrytown** as follows (Language in **Bold and Underlined** to be added, language in ~~Strikethrough and italics~~ to be deleted):

Section 2. Chapter 225 – Peddling and Soliciting, Section 225-5 entitled *Application for certificate*, Subsection A is amended to delete certain language and add new language as follows:

A. Application for a certificate of registration shall be made upon a form provided by the ~~municipality~~ **Village**. The applicant shall truthfully, under penalty of perjury, state in full the information requested on the application as follows:

(1) The name and address of his or her present place of residence and the length of residence at such address; also his or her business address if other than his or her present address. **If the Applicant has resided at his or her present place of residence for less than two years, he or she shall provide the address(es) of his or her prior places of residence for a three-year period.**

~~(2) The address of his place of residence during the past three years if other than his present address.~~

~~(3)~~ (2) The age of the applicant.

~~(4)~~ (3) A physical description of the applicant.

~~(5)~~ (4) The name and address of the person, firm or corporation or association whom the applicant is employed by or represents and the length of time of such employment or representation.

~~(6) The name and address of his employer during the past three years if other than the present employer.~~

~~(7)~~ (5) A description sufficient for identification of the subject matter of the soliciting in which the applicant will engage.

~~(8)~~ (6) The period of time for which the certificate is applied.

~~(9)~~ (7) The date or approximate date of the latest previous application for a certificate under this chapter, if any.

~~(10)~~ (8) Whether or not a certificate of registration issued to the applicant under this chapter has ever been revoked.

~~(11)~~ (9) Whether or not the applicant has ever been convicted of a misdemeanor or a felony under the laws of the state or any other state or federal law of the United States.

~~(12)~~ (10) Whether or not the applicant or representative has ever been denied a registration or had a registration revoked; if so, from where, when and why.

Section 3. Chapter 225 – Peddling and Soliciting, Section 225-5 entitled *Application for certificate*, Subsection C is amended to add new language as follows:

C. Within fifteen (15) business days of receipt of a complete application, the Village Clerk shall either deny the application or grant the certificate of registration with a copy to the Village of Tarrytown Police Department. The Village Clerk shall cause to be kept in her/his office an accurate record of every application received and acted upon, together with all other information and data pertaining thereto, and all certificates of registration issued under the provisions of this chapter and of the denial of applications. Applications for certificates shall be numbered in consecutive order as filed, and every certificate issued and any renewal thereof shall be identified with the duplicate number of the application upon which it was issued.

Section 4. Chapter 225 – Peddling and Soliciting, Section 225-5 entitled *Application for certificate*, Subsection D is amended to delete certain language and add new language as follows:

D. ~~No~~ In the Village Clerk's discretion, a certificate of registration **may not** ~~shall~~ be issued to any person who has been convicted of the commission of a crime under the laws of the state or any other state or federal law of the United States; to any person who has been denied other permits for good cause; to any person who has been convicted of a violation of any provisions of this chapter, or to any person whose certificate of registration issued hereunder has previously been revoked as herein provided or who has a history of complaints from our or other communities.

Section 5. Chapter 225 – Peddling and Soliciting, Section 225-5 entitled *Application for certificate*, Subsection E is amended to delete certain language and add new language as follows:

E. On or before the date that the person(s) with the certificate of registration commences door-to-door peddling and/or soliciting in the Village, that person(s) shall first appear at the Village of Tarrytown Police Department and provide a valid photo identification issued by a governmental agency. The Police

14

Department shall perform identification verification ~~through the New York State Police Information Network. ("ID Verification")~~. Should the **ID Verification of the person(s) seeking to peddle and/or solicit door to door in the Village** ~~identification verification~~ provide information to the Police Department **(1) indicating falsified information submitted to the Village; or (2) indicating charges and/or convictions relating to offenses that may put the public at risk in relation to door to door interactions, including but not limited to sexual offenses, theft and burglary offenses and fraud offenses,** ~~that past actions of the person(s) seeking to peddle and/or solicit door to door in the Village pose a concern to the Police Department,~~ that person(s) shall not be permitted to peddle and/or solicit door to door in the Village **and shall not be issued a license to be supplied by the Village Police Department.** ~~There shall be no appeal of the decision of the Police Department.~~ Should the person(s) seeking to peddle and/or solicit door to door in the Village not have a valid photo identification issued by a governmental agency, that person(s) shall not be permitted to peddle or solicit door to door **and shall not be issued a license to be supplied by the Village.** **Based upon the Police Department's review of the ID Verification,** ~~s~~Should the person(s) seeking to peddle and/or solicit door to door approved for such peddling and/or soliciting by the Police Department, the photo identification shall be copied onto a license form to be supplied by the **Village Police Department.** This **license** form shall be carried by the peddler or solicitor and used as identification and evidence that the person(s) may peddle and/or solicit in the Village should the peddler and solicitor be questioned by a resident. **It shall be unlawful for any person to peddle and/or solicit in the Village without carrying the license supplied by the Village. Police Department.** The peddler and solicitor shall inform the Police Department of the day(s) that the peddler and solicitor intend to peddle and solicit in the Village. **Upon being presented with a valid photo identification issued by a governmental entity, the Village of Tarrytown Police Department shall within ten (10) business days complete the ID Verification and either issue or deny a license form to the person seeking to peddle and/or solicit.**

Section 6. Chapter 225 – Peddling and Soliciting, Section 225-5 entitled *Application for certificate*, Subsection G is amended to delete certain language and add new language as follows:

G. ID Verification ~~Background check~~ application fee.

(1) All applicants shall submit a payment pursuant to the Master Fee Schedule with their application for the cost of a background search.

14
(2) Any person or entity engaged in religious, political or not-for-profit activities shall be exempt for the fee requirement of this section.

Section 7. Chapter 225 – Peddling and Soliciting, Section 225-10 entitled *Hours*, is amended to delete certain language and add new language as follows:

It is hereby declared to be unlawful for any person, whether registered under this chapter or not, to go upon any premises and ring the doorbell upon or near any door or create any sound in any other manner calculated to attract the attention of the occupant of such residence for the purpose of securing an audience with the occupant thereof and engaging in soliciting, hawking or peddling, as herein defined, prior to 9:00 am. or after ~~7:00 p.m. when daylight saving time (spring/summer) is in effect and after 6:00 p.m. when eastern standard time is in effect (fall/winter)~~ **9:00 pm.**

Section 8. Chapter 225 – Peddling and Soliciting, Section 225-17 entitled Appeals from denial or revocation of certificate, is amended to delete certain language and add new language as follows:

§ 225-17 Appeals from denial or revocation of certificate; appeal from denial of license

Any person aggrieved by the action of the Village Clerk in the denial or revocation of a certificate or any person aggrieved by the action of the Village Police Department in denying a license shall have the right of appeal to the Village Administrator Police Committee. Such appeal shall be taken by filing with the Village Administrator Committee, within ten (10) business days after the notice of revocation or denial is mailed or served, whichever is shorter, a written statement setting forth fully the grounds for appeal. The Village Administrator Committee shall set a time and place for a hearing of such appeal, and notice of such hearing shall be forwarded to said person at his last known residence, as indicated in his application, by mailing such notice by first-class mail at least five days prior to the hearing. The decision of the Village Administrator Committee shall be final and conclusive.

Section 9. A new section shall be added to Chapter 225 – Peddling and Soliciting, as follows to be numbered as Section 225-21 and entitled *Do Not Knock Registry*:

§ 225-21 Do No Knock Registry

- A. **The Do Not Knock Registry shall be established and maintained by the Village Clerk's office. Residents may submit their property address for inclusion on the list without charge. An updated list will be provided to the Chief of the Tarrytown Police Department or his designee monthly.**

- B. Upon approval and issuance of a certificate of registration by the Village Clerk and license by the Police Department, each person seeking to peddle and/or solicit door to door in the Village shall be provided with a copy of the Do Not Knock Registry.
- C. Solicitors or peddlers shall not solicit and/or peddle at any address on the Do Not Knock Registry.

Section 10: Severability

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

Section 11: Effective Date

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

VILLAGE OF TARRYTOWN BOARD OF TRUSTEES
COUNTY OF WESTCHESTER; STATE OF NEW YORK

-----X

In the Matter of the Petition of

TARRYTOWN SELF STORAGE II, LLC
Petitioner,

**PETITION FOR
AMENDMENT TO
VILLAGE OF
TARRYTOWN
ZONING ORDINANCE**

For Amendment to the Village of Tarrytown Zoning Ordinance.

Parcel: 1.70-29-38

-----X

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE VILLAGE OF TARRYTOWN:

PETITIONER, TARRYTOWN SELF STORAGE II, LLC ("Petitioner"), with its principal place of business at 34 Norm Avenue, Bedford Hills, NY 10507, by its attorneys, McCullough, Goldberger & Staudt, LLP, hereby petitions the Board of Trustees of the Village of Tarrytown ("Tarrytown", or the "Village") for an amendment to the Zoning Ordinance of Tarrytown (the "Zoning Ordinance") as follows:

INTRODUCTION AND HISTORY

1. Petitioner is a duly formed and existing limited liability company under and by virtue of the laws of the State of New York.

2. Petitioner is the owner of a parcel of land totaling approximately 1.18 acres of real property located on S. Depot Plaza, directly east of the Metro North railroad tracks, in the Village of Tarrytown. The site is shown and designated on the Town of Greenburgh Tax Map as Tax Parcel 1.70-29-38 (hereinafter this parcel shall be referred to as the "Property"). The Property is improved with an approximately 24,000 square-foot warehouse building, which is currently vacant (the "Building").

3. The Property is located in the Industrial "ID" Zoning District.

15

4. Directly to the east of the Property is Metro North property that is utilized by the MTA/Metro-North for employee parking and storage (the "MTA Lot"), as well as a vacant warehouse building on a separate lot owned by Petitioner (Lot 37). South of the Property is property owned by 15 South Depot Realty LLC and improved with a warehouse building currently used as a paper recycling facility. Adjacent to the Property to the west are the railroad tracks. To the north of the Property is a commuter parking lot and Depot Plaza.

5. Petitioner has received Site Plan approval for a self-storage use on the Property, which has not yet been constructed. Despite having their approvals for self-storage, at the recommendation of the Village, Petitioner is now seeking to develop the Property with a mix of commercial and residential uses. However, residential uses are not currently permitted in the ID District.

6. Therefore, Petitioner is hereby requesting that the Village Board amend the Zoning Ordinance to create a new principal permitted use in the ID Zoning District, to permit transit oriented development, providing for multi-family residences over first floor non-residential uses. This use would be permitted only for the properties uniquely situated in the Station Area of the ID District and with a minimum lot size of 1 acre, which are particularly suited to such development. A copy of the proposed Zoning Amendment is attached hereto as Exhibit A.

PROPOSED USE OF THE PROPERTY

7. Petitioner is proposing a four-story mixed use, transit oriented development, with self-storage and retail uses on the first floor and three stories of residential units above, totaling 69 dwelling units. The building will contain a total of approximately 90,000 square feet of gross floor area.

8. Petitioner will provide 32 parking spaces on the Property, and will have an agreement with the MTA for an additional 41 parking spaces in the adjacent MTA Lot at all times and an additional 20 spaces at night and weekends. As transit oriented development, it is anticipated that many residents of the proposed building will be commuters to the City, and will not require a high

number of parking spaces. Consistent with TOD parking requirements elsewhere, we have proposed a requirement of 1 parking space per unit.

9. One of the explicit policy goals of the recently-adopted Comprehensive Plan is to "Enable equitable and transit-oriented growth", by allowing amendments to zoning to facilitate resilient, mixed-use neighborhood development and waterfront access in the Station Area. See Comprehensive Plan, p. 118. The Comprehensive Plan further notes that maintaining a diversity of housing options is a priority of the Village. Id., p. 62. This is consistent with the Station Area Strategic Plan, which also notes that, "The large amount of surface parking near the train station presents an exciting opportunity for Tarrytown to encourage new transit-oriented, mixed use development both on the waterfront and east of the railroad tracks." Station Area Plan, p. 14.

10. We believe the proposed use would be beneficial to the Village and in keeping with the Village's vision for the area, as indicated in the Comprehensive Plan and Station Area Strategic Plan. The proposed development will provide efficient transit-oriented development in the Station Area, while offering mixed commercial uses to serve local residents. The development will be complimentary to the train station and surrounding properties, and will generate additional housing options within the Village. The proposed residential units will be a mix of studio, one and two bedroom units ranging in size from approximately 600 square feet to 1350 square feet, and will include the required 10% affordable units. The proposed unit sizes and mix represent a housing type that does not currently exist in the area, and are desirable to those seeking transit oriented development. A copy of a preliminary rendering for the project is attached hereto as Exhibit B. An EAF is also provided as Exhibit C.

PROPOSED TEXT AMENDMENTS TO ZONING ORDINANCE

11. Petitioner respectfully requests the adoption of a Local Law codifying a Zoning Text Amendment consisting of modifications to permit TOD mixed use development in the ID District on properties meeting certain criteria as set forth in Exhibit A attached.

12. The Zoning Text Amendment would not have any adverse impact on the Zoning

15
Ordinance or the Village for several reasons. First, the proposed Zoning Text Amendment would only affect properties, of at least one acre, within 100 feet of access to the Metro North station platform in the ID District. In addition, the proposed Zoning Text Amendment will permit the exact type of development that the Comprehensive Plan and Station Area Strategic Plan are seeking to achieve.

13. For all of the foregoing reasons, it is respectfully submitted that the proposed Zoning Ordinance Amendment should be granted.

WHEREFORE, Petitioners respectfully request that the Village Board of Tarrytown amend the Zoning Ordinance of the Village of Tarrytown as set forth above.

Dated: Tarrytown, New York
July 3, 2019

Respectfully submitted,
McCullough, Goldberger & Staudt, LLP

By: 

Exhibit A – Zoning Amendment Local Law

15
LOCAL LAW ____ OF 2019

A LOCAL LAW Amending Chapter 305 Zoning to add provisions for transit oriented development mixed use in the ID Zoning District

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

Section 1. Section 305-41.A. is amended to add new subsection (10) as follows:

(10) Multi-family residential facilities over first floor non-residential uses as transit oriented development, provided the following criteria are met.

(a) Applicability. Multi-family residential over first floor non-residential uses shall only be permitted on parcels that are:

[1] a minimum of one-acre lot area;

[2] located within 100 linear feet from direct access to a platform for the Metro-North Train Station;

(b) Uses and standards

[1] a minimum of 50% of the total first floor square footage shall be dedicated to non-residential uses which shall be limited to those identified in 305-41.A(1), (8), and (9) above, with at least 5% of the floor area being those uses listed in 305-41.A(8) or (9);

[2] Any portion of the first floor facing towards the closest public road or walkways extending from the train station shall contain uses listed in 305-41.A(8) or (9) or an entry lobby are for the residential use, so that same shall appear open and inviting to the public.

[3] The applicant shall provide a pedestrian circulation plan showing connections to the existing walkways and any adjacent related uses and access to and from adjacent streets and the train station/platform.

[4] For any property directly abutting the railroad tracks, the rear yard setback may be reduced to 0.

[5] To allow for multi-family residential development, the maximum height may be increased to 52 feet and 4 stories

[6] Parking requirements: given that the multi-family residential will be part of a transit oriented development, as well as a mixed use development with opportunities for shared parking, parking requirements for the residential use shall be one space per residential unit. Required parking can be provided on-site or on an adjacent property that the applicant an agreement for parking satisfactory to the

Village Attorney. The parking requirement for non-residential uses shall be waived in the event there is municipal parking adjacent to the proposed development parcel. For commercial storage uses two loading spaces shall be provided.

[7] The applicant must make the representation that all new sewer, water and traffic impacts generated from the proposed project can be reasonably mitigated so as to not unduly impact the existing network.

Section 2. The Schedule of Regulations referred to in Section 305-11.A and listed as Attachment 305b Zoning Schedule Column 2 is amended to add new item C(6) under Industrial District (ID) as follows:

(6) Multi-family residential over first floor non-residential uses as transit oriented development, subject to the criteria set forth in Section 305-41.A(10).

Section 3. Severability

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section 4. Effective Date

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

15

Exhibit B – Rendering



15

Exhibit C - EAF

15

**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: S. Depot Plaza TOD		
Project Location (describe, and attach a general location map): Sect. 1.70, Block 29, Lot 38 aka 29 S. Depot Plaza, Tarrytown, Westchester County, NY		
Brief Description of Proposed Action (include purpose or need): The proposed action is a transit oriented development consisting of self-storage and retail uses on the first floor with 3 stories of residential units, for a total of 69 units, together with 32 on-site parking spaces, with additional parking will be provided on an adjacent property by agreement with the MTA. The building will contain a total of approximately 90,000 SF. A zoning amendment is required to permit the residential use in the ID Industrial District.		
Name of Applicant/Sponsor: Lexington 202 Group, LLC and Tarrytown Self Storage II, LLC c/o Paul Ferraro		Telephone: 914-666-7333 E-Mail: Paul Ferraro <pferraro23@gmail.com>
Address: 34 Norm Avenue		
City/PO: Bedford Hills	State: NY	Zip Code: 10507
Project Contact (if not same as sponsor; give name and title/role): same as above		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): same as above		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

15

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Zoning text amendments	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Zoning referral, site plan review	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	West. Co. Planning and Dept. of Health	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	MTA	
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Hudson River Valley Greenway	
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?	
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. If Yes, what is the zoning classification(s) including any applicable overlay district? ID-Industrial Development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? Tarrytown Union Free School District	
b. What police or other public protection forces serve the project site? Village of Tarrytown Police Department	
c. Which fire protection and emergency medical services serve the project site? Village of Tarrytown Fire Department; Tarrytown Volunteer Ambulance Corps	
d. What parks serve the project site? Plerson Park, Losee Park, Sarah Michael's 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)? mixed use residential over first floor retail/commercial	
b. a. Total acreage of the site of the proposed action?	1.18 acres
b. Total acreage to be physically disturbed?	1.18 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	1.18 acres
c. Is the proposed action an expansion of an existing project or use? 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: 69	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? iv. Minimum and maximum proposed lot sizes? Minimum Maximum	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: 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:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 12-16 months

15

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	_____	_____	_____	69
At completion	_____	_____	_____	69
of all phases	_____	_____	_____	69

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>51</u> height; <u>80</u> width; and <u>290</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>90,000+/-</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: _____ 20,750 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: Village of Tarrytown
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

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

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

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

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

i. Total anticipated liquid waste generation per day: _____ 16,650 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: Yonkers
- Name of district: Saw Mill
- 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

- 15
- Do existing sewer lines serve the project site? ☒ Yes ☐ No
 - Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

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

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

15

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____ ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No 			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No 			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <i>i. During Construction:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ consistent with code • Saturday: _____ consistent with code • Sunday: _____ consistent with code • Holidays: _____ consistent with code </td> <td style="width: 50%; vertical-align: top;"> <i>ii. During Operations:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ Typical residential; 9-5 for storage • Saturday: _____ Typical residential; 9-5 for storage • Sunday: _____ Typical residential use • Holidays: _____ Typical for residential use </td> </tr> </table>		<i>i. During Construction:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ consistent with code • Saturday: _____ consistent with code • Sunday: _____ consistent with code • Holidays: _____ consistent with code 	<i>ii. During Operations:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ Typical residential; 9-5 for storage • Saturday: _____ Typical residential; 9-5 for storage • Sunday: _____ Typical residential use • Holidays: _____ Typical for residential use
<i>i. During Construction:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ consistent with code • Saturday: _____ consistent with code • Sunday: _____ consistent with code • Holidays: _____ consistent with code 	<i>ii. During Operations:</i> <ul style="list-style-type: none"> • Monday - Friday: _____ Typical residential; 9-5 for storage • Saturday: _____ Typical residential; 9-5 for storage • Sunday: _____ Typical residential use • Holidays: _____ Typical for residential use 		

13

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

If yes:

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

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

Describe: _____

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

If yes:

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

Street lights, signage, residential

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: _____

15

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.18+/-	1.10+/-	(.08)
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: landscape	0	0.08+/-	0.08

13

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, i. Identify Facilities: <u>Washington Irving School, Tarrytown Seniors Senior Canteen</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? 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: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Has the facility been formally closed? • 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: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? 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: <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input checked="" type="checkbox"/> Neither database West. Co. Spill # Lot 29 1812073 for underground tank clean up and #2 fuels oil clean up 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? If yes, provide DEC ID number(s): <u>360084, C360064, 546031</u> iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): <u>C360064 Ferry Landings cleanup completed, 360084 River Plaza environmental easement; 546031 Hudson River PCB Sediments</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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? _____ 5+ 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: Urban Land 100 %

_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: _____ 5+ feet

e. Drainage status of project site soils: ☐ Well Drained: _____ % of site
☐ Moderately Well Drained: _____ % of site
☒ Poorly Drained 100 % 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? not immediately adjacent to 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 Hudson River Classification SB
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☒ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:
i. Name of aquifer: Principal Aquifer

15

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>NA _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Atlantic Sturgeon, Shortnose Sturgeon not on site, associated with the Hudson River</p>	
<p>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</p> <p>If Yes:</p> <p>i. Species and listing: _____</p>	
<p>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</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site: _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>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</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: Hudson River</p> <p>ii. Basis for designation: Exceptional or unique character</p> <p>iii. Designating agency and date: Agency: Westchester County, Date: 1-31-90</p>	

15

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: Eligible property: TARRYTOWN RAILROAD STATION - HUDSON LINE iii. Brief description of attributes on which listing is based: architecturally and historically significant 	
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: <ul style="list-style-type: none"> 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> 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.

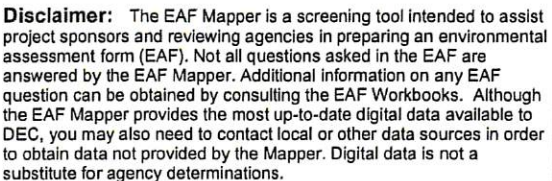
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Lexington 202 Group, LLC & Tarrytown Self Stor Date 7-1-19

Signature  Title Planning Consultant to the Applicant

Full Environmental Assessment Form - EAF Mapper Summary Report

E.2.o. [Endangered or Threatened Species] Yes
E.2.o. [Endangered or Threatened Species - Name] Atlantic Sturgeon, Shortnose 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
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 or State Register of Historic Places or State Eligible Sites] Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name] Eligible property: TARRYTOWN RAILROAD STATION - HUDSON LINE
E.3.f. [Archeological Sites] Yes
E.3.i. [Designated River Corridor] No

TARRYTOWN POLICE DEPARTMENT
OFFICE MEMORANDUM

DATE: July 5, 2019
TO: Chief Barbelet
FROM: Lt. Budnar
SUBJECT: VC Amendment / Handicapped parking space request- IFO 23
West Elizabeth Street

On Thursday July 4, 2019 I spoke to Ms. Patti Thornton regarding her request for a handicapped space in front of her brother's residence at #23 West Elizabeth St. Ms. Thornton stated that her brother (Martin Thornton) is disabled and has difficulty walking, even with a walker. She further stated that Mr. Thornton rents an apartment at that location and does not have access to driveway parking. Parking has become difficult for Mr. Thornton due to an increase in vehicles parking on the street. Ms. Thornton provided proof of her brother's handicapped placard (#4891608, expiring April 2022). There are currently no handicapped parking areas on East Elizabeth Street as of this date.

Per your request the following wording may be used for legislation to amend the Village Code with regard to the creation of a parking space reserved for handicapped persons on West Elizabeth Street in front of #23.

All new material is set forth below in bold italic capital letters.

17

TARRYTOWN POLICE DEPARTMENT
OFFICE MEMORANDUM

Section 291-92. Schedule XXVII: Handicapped Parking Spaces.

In accordance with the provisions of 291-62, the following described streets, driveways, parking lots and auto parks or parts of streets, driveways, parking lots and auto parks are hereby designated as handicapped parking spaces and are designated for use by persons with handicapped parking permits:

Name of Street,etc.	Side	Location
<i>ELIZABETH STREET, WEST</i>	<i>NORTH</i>	<i>FROM A POINT 42 FEET WEST OF JOHN ST FOR A DISTANCE OF 22 FEET IN AN WESTERLY DIRECTION</i>