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JUN 29 2022

State Environmental Quality Review
NOTICE OF INTENT TO ACT AS LEAD AGENCY
42 Hayes Street Site Plan

TOWN OF GREENBURGH
ZONING BOARD

This notice is issued pursuant to 6 NYCRR Part 617 of the regulations implementing Article 8 (State Environmental Quality Review Act – “SEQRA”) of the Environmental Conservation Law. At its meeting on June 13, 2022, the Village of Elmsford Board of Trustees (the “Board of Trustees”) reviewed a proposal for the construction of a self-storage facility on an approximately 1.03-acre parcel of land (the “Project”) supported by 14 parking spaces and two loading spaces. The Project is located at 42 Hayes Street a portion of the Site is located in the Village of Elmsford and a portion located in the Town of Greenburgh designated on the tax assessment map as Section 5.20, Block 6, Lot 1.L7 (the “Subject Site”). The Project was submitted on behalf of Renard Management Inc (the “Applicant”). Given the Subject Site’s location in both the Village of Elmsford and the Town of Greenburgh, the proposed use is subject to site plan approval by the Board of Trustees after review and recommendation by the Village of Elmsford Planning Commission (the “Planning Commission”) and Village of Elmsford Architectural Review Commission (the “ARC”) as well as site plan approval from the Town of Greenburgh Planning Board with other potential reviews and approvals by other agencies as to be determined.

The Board of Trustees hereby declares its intent to act as SEQRA Lead Agency for the proposed action identified below. Unless written objections are received from any involved agency by July 30, 2022 (30 days from the issuance of this Notice), the Board of Trustees will be established as Lead Agency for the Coordinated SEQRA Review of the Proposed Action.

Date: June 27, 2022

Name of Action: 42 Hayes Street Redevelopment

SEORA Classification: Unlisted

Description of Action: The Applicant proposes the construction of a self-storage facility on approximately 1.03 supported by 14 parking spaces and two loading spaces

Location: 42 Hayes Street
Elmsford, NY 10523

Proposed Lead Agency: Village of Elmsford Board of Trustees
Village Hall
15 South Stone Avenue
Elmsford, NY 10523

Contact Person: Hon. Robert Williams, Mayor
Village Hall
15 South Stone Avenue
Elmsford, NY 10523
Telephone No.: (914) 592-6555

A Copy of This Notice and EAF Have Been Sent To the Following Agencies

Potentially Involved Agencies:

Elmsford Planning Commission
Village Hall
15 South Stone Avenue
Elmsford, NY 10523
Attn: David Perilli, Chair

Elmsford Zoning Board of Appeals
Village Hall
15 South Stone Avenue
Elmsford, NY 10523
Attn: David Perilli, Chair

New York State Department of Environmental Conservation, Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1620
Attn: Daniel Whitehead, Regional Permit Administrator

Town of Greenburgh
177 Hillside Avenue
Greenburgh, NY 10607
Attn: Garret Duquesne, Commissioner
Community Development & Conservation

Town of Greenburgh Zoning Board of Appeals
Attn: Eve Bunting-Smith, Chairperson
177 Hillside Avenue
Greenburgh, NY 10607

Interested Agencies:

Village of Elmsford Architectural Review Commission
15 South Stone Avenue
Elmsford, NY 10523

Westchester County Planning Board
148 Martine Avenue
White Plains, NY 10601
Attn: Richard Hyman, Chairman

Westchester County Department of Planning
148 Martine Avenue, Room 432
White Plains, NY 10601
Attn: Norma Drummond, Commissioner

FEMA
Federal Region II
26 Federal Plaza
New York, NY 10278-0002
Attn: Thomas Fargione, Acting Regional Administrator

Telephone: (212) 680-3600

Copy of this Notice on file with:

Village Administrator/Clerk
Village of Elmsford
15 S. Stone Avenue
Elmsford, NY 10523
Telephone No.: (914) 592-6555
Attn: Michael Mills, Village Administrator/Clerk

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED

FEB 22 2022

VILLAGE OF ELMSFORD
BUILDING DEPARTMENT

Instructions for Completing

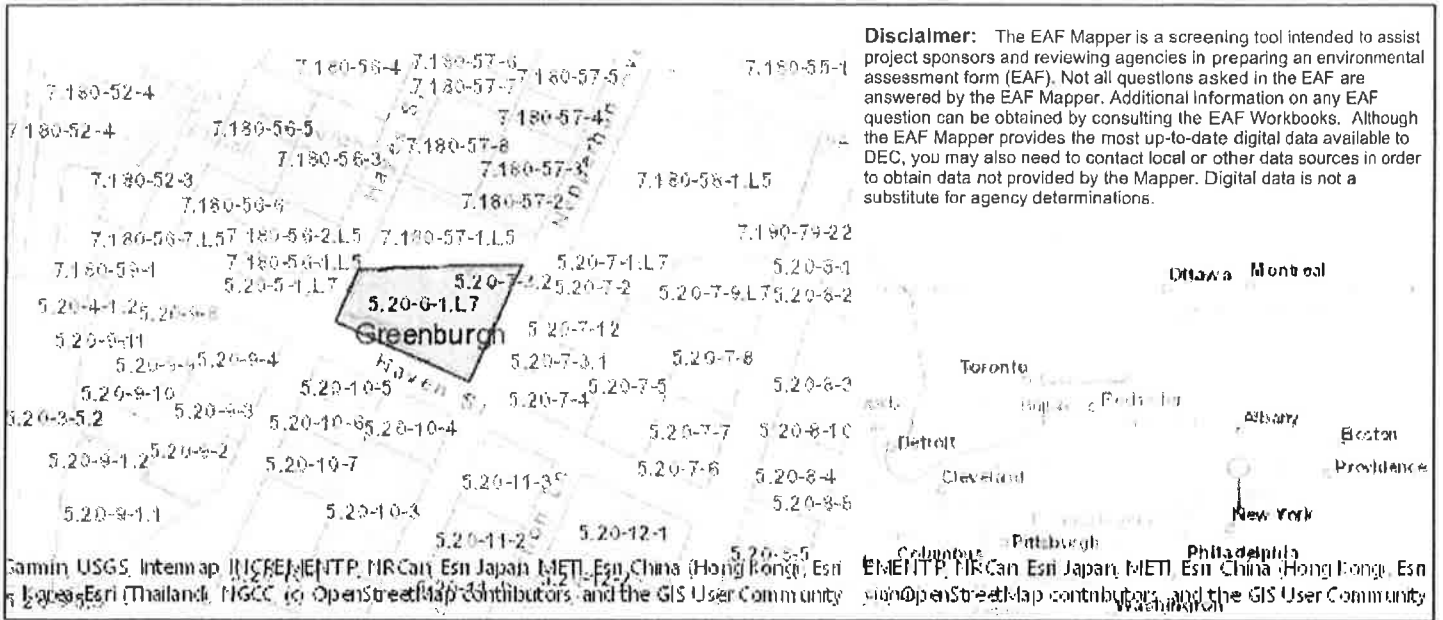
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

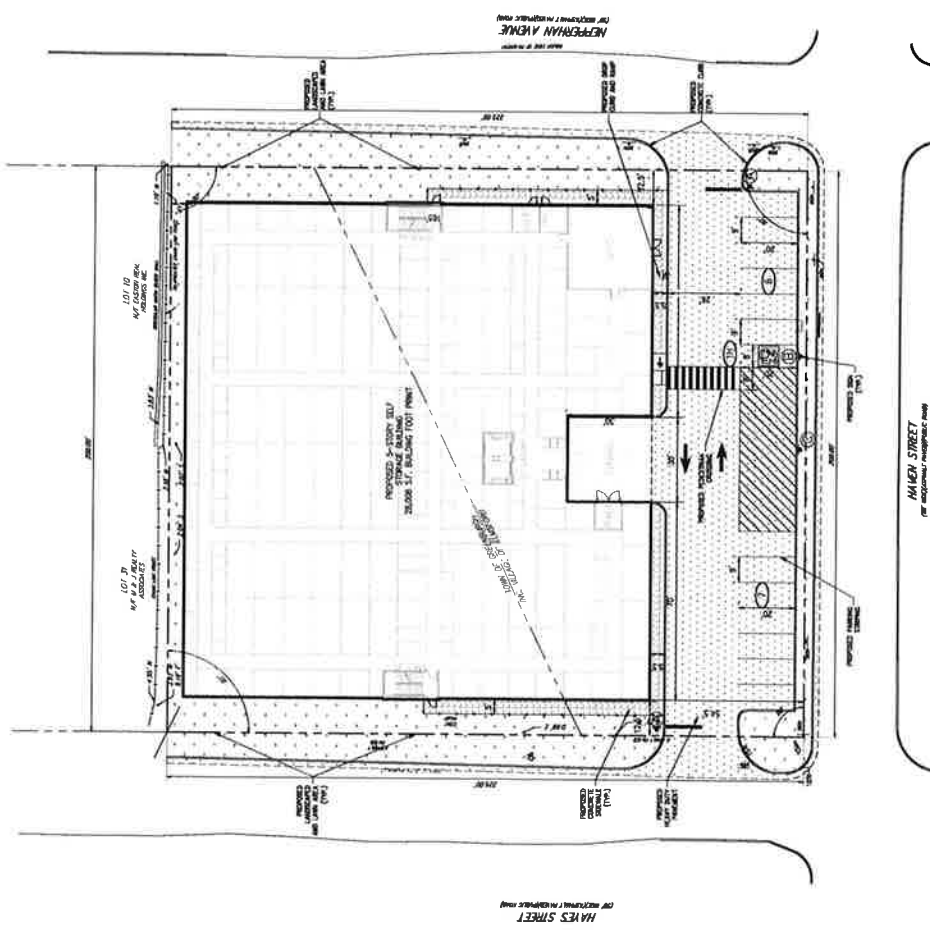
Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Self Storage Facility			
Project Location (describe, and attach a location map): 42-44 Hayes Street (SBL: 5.20-6-1.L7)			
Brief Description of Proposed Action: Proposed demolition of an existing building and construction of a self storage facility with associated off-street parking.			
Name of Applicant or Sponsor: Asset Realty & Construction Group, Inc. (Mr. Dino Tomassetti, Jr.)		Telephone:	
		E-Mail:	
Address: 1590 Troy Avenue			
City/PO: Brooklyn		State: NY	Zip Code: 11234
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.03 acres			
b. Total acreage to be physically disturbed? _____ 1.03 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.03 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Floodplains, Reason:Protect water & natural area, Agency:Greenburgh, Town of, Date:1-30-79 If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ Refer to the Stormwater Management Plan		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Paul Dement as agent (JMC)</u> Date: <u>2/22/07</u>		
Signature: <u>[Signature]</u> Title: <u>Sr. Designer</u>		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Floodplains, Reason:Protect water & natural area, Agency:Greenburgh, Town of, Date:1-30-79
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



NOTICE: THE DESIGNER HAS CONDUCTED VISUAL SURVEILLANCE OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS VISUALLY SCREENED FROM THE ADJACENT RESIDENTIAL AREAS BY THE EXISTING AND PROPOSED BUILDINGS AND LANDSCAPING. THEREFORE, THE PROJECT IS DEEMED TO BE VISUALLY SCREENED FROM THE ADJACENT RESIDENTIAL AREAS AND DOES NOT REQUIRE VISUAL SCREENING.

LEGEND

	PROPOSED BUILDING
	PROPOSED PARKING
	PROPOSED DRIVEWAY
	PROPOSED LANDSCAPE
	PROPOSED ACCESS ROAD
	PROPOSED UTILITY
	PROPOSED STORMWATER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE ALARM
	PROPOSED FIRE EXTINGUISHER
	PROPOSED FIRE ESCAPE
	PROPOSED FIRE EXIT
	PROPOSED FIRE ALARM CONTROL PANEL
	PROPOSED FIRE ALARM PULL STATION
	PROPOSED FIRE ALARM SOUNDER
	PROPOSED FIRE ALARM CONTROL UNIT
	PROPOSED FIRE ALARM CONTROL PANEL (RISER)
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REWARD SELF STORAGE
42 HANES STREET
VILLAGE OF ELMSFORD/TOWN OF GREENBURGH

SITE LAYOUT PLAN



JMC
JAMES M. COUGHLIN & ASSOCIATES, INC.
100 WEST 100TH STREET, SUITE 200
ELMSFORD, NY 11735
TEL: 845-365-1100
WWW.JMCASSOCIATES.COM

REWARD MANAGEMENT, Inc.
23 RANDY LANE
WASPAC, NY 10541
4649 GREENVILLE AVE, SUITE 1400
DALLS, TX 75206
ARCO/MURRAY

REVISIONS

No.	Revised Per	Planning Board Comments	Date	By
1	REVISED PER PLANNING BOARD COMMENTS		02/17/2022	CFP
2	REVISED PER PLANNING BOARD COMMENTS		02/17/2022	CFP
3	REVISED PER PLANNING BOARD COMMENTS		02/17/2022	CFP
4	REVISED PER PLANNING BOARD COMMENTS		02/17/2022	CFP

APPROVALS

Signature	Title