05/05/2022

BY HAND
Ms. Marjorie Hsu, Chairperson, and Members of the Planning Board
Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, New York 10591

Re: Amended Site Plan Approval for Entry Drive: Landrock, LLC
231 Webber Avenue, Sleepy Hollow, NY (the "Premises")

Dear Chairperson Hsu and Planning Board Members:

On behalf of Landrock LLC (the “Applicant”) in accordance with Article X of the Zoning Ordinance, we respectfully request approval of an Amended Site Plan in connection with the entry drive for this 3-lot subdivision fronting on Webber Avenue. The proposed changes to the entry modify the design of the entry drive approved in July 2021 as part of the Final Subdivision Approval. These design changes include:

A. Raising the grade on the westerly side of the driveway entrance to eliminate the need for a guiderail on that side;
B. Replacing the current depressed wetland area with a rain garden for which approval of an amendment to the Wetland Permit also is requested; and
C. Modifying the layout and location of the entry walls and piers per design refinements shown on the enclosed plans.

We have been advised that the walls and piers were situated at the "Sisters of Mercy" Gate on the Rockefeller Estate, which gate exited the Sleepy Hollow side of the Estate and provided access to County House Road. Relocating these gates of historic significance to the Village to this driveway would complement similar entry walls and piers situated at the access drive to 138 Webber Avenue (although the proposed piers are lower in height). We are enclosing photographs of walls and gates to provide a perspective for what is proposed herein.

William Kenny, William Kenny Associates LLC, a professional environmental and wetland consultant, has confirmed that the modification to the wetland area by planting a rain garden will provide substantially similar ecological benefits as maintaining the existing wetland area. We will provide a letter from Mr. Kenny to supplement this submission.

Enclosed in support of this Application are the following documents for your review and consideration:
1. Planning Board Application Form, Zoning Compliance Form, Coastal Assessment Form and Environmental Assessment Form
2. Three (3) checks made payable to the “Village of Sleepy Hollow”:
   a. In the amount of $700.00 for the Site Plan Application Fee
   b. In the amount of $1,200.00 for the Wetland Permit Application Fee
   c. In the amount of $500.00 for the Escrow Fund
3. A list of Owners of Record within 200-feet of the Premises
4. Full-sized plans prepared by DTS Provident Engineering, LLP, dated 05/05/2022 (unless otherwise noted):
   a. Cover Sheet
   b. Site Plan Amendment - Master Site Plan (SP-1.0)
   c. Driveway Area - Site Layout Plan (SP-1.1)
   d. Driveway Area - Grading & Drainage/ Erosion & Sediment Control Plan (SP-2.0)
   e. Driveway Area - Site Details (SP-3.1)
   f. Driveway Area - Site Details (SP-3.2)
   g. Driveway Area - Erosion & Sediment Control Details (SP-4.0)
   h. Plans prepared by H. Stanley Johnson & Co., P.C., land surveyors:
      i. Survey of Property (Site), dated 06/25/2010
      ii. As-Built Topographic Survey (Driveway Area), dated 07/22/2016

For reference purposes, we also are enclosing the following two (2) plans from the Amended Site Plan drawings, entitled “Landrock LLC (231 Webber Avenue, Sleepy Hollow, New York), ”, dated April 12, 2018, prepared by Divney Tung Schwalbe, LLP, which plans were approved by the Planning Board in June 2018:

A. Site Plan Amendment – Master Site Plan (SP-1.0); and
B. Driveway Area – Site Details (SP-3.1).

These previously approved plans provide context to the current Application, as follows:

• Plan SP-1.1. shows the approved interim plan for the entry drive with the widened driveway and a temporary farm gate.
• Plan SP-3.1 shows a conceptual plan for the entrance with walls, piers and gates similar to that which now is proposed.

We respectfully request that this matter be placed on the next available Planning Board Agenda for consideration.
Thank you for your consideration in this matter.

Respectfully yours,

[Signature]

William S. Null

Enclosures

cc: (By Email): Sean McCarthy, Village Architect; Clinton B. Smith, Esq., Village Attorney; Mr. David Smith; Mr. Michael Rockefeller & Ms. Tara Rockefeller; Mr. Andrew V. Tung and Ms. Donna Maiello; Mr. William Kenny
Representative Wall, Pier and Gate Images for 231 Webber Avenue (Landrock LLC)

Proposed Wood Piers and Gate
Project proposes approximately 6’ high wood piers with 5’ high (at interior end) swing gates, 4’ high wood fencing, and lantern style lights pier top mounted (not side mounted as shown).

Stone Entry Piers
Project proposes approximately 6 to 7 foot tall, 36” square stone piers flanking each side of entry drive. Piers are of the same type of stone as below but proposed piers are taller and wider.
Curved Stone Walls
Project proposes an approximately 4 foot high curved wall on each side of entry drive. The walls would be a combination of stone and brick similar to buildings at the Stone Barns as shown below.

Overall Appearance
While these existing piers and walls are much higher than those proposed for 231 Webber Avenue, the proposed design reflects a similar aesthetic as this entry feature located at 141 Webber Avenue with varying height piers, curved stone walls and a lower stone wall lining the interior driveway.
An application to the Village of Sleepy Hollow Planning Board will not be considered complete without the following information listed below. The Planning Board may require additional information as needed to evaluate the proposed project in terms of the goals and standards in the Village Code.

<table>
<thead>
<tr>
<th>NO.</th>
<th>DESCRIPTION</th>
<th>REQUIRED</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Application fee – check, or money order made payable to the Village of Sleepy Hollow. See application requirements for amounts. $700.00 ($500+$200)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Initial escrow fee – check, or money order payable to the Village of Sleepy Hollow. See application requirements for amounts. $500.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Twelve (12) identical stapled/ bound packets and digital PDF copies of the following:

3. Completed application signed by the property owner. The property owner may complete the Proxy Statement authorizing an agent or representative to sign the application.  
4. Completed Escrow agreement form.  
5. Written narrative describing the existing conditions and proposed project.  
6. Table of contents listing all documents.  
7. Completed Zoning Compliance Form – completed by a NYS registered architect or professional engineer.  
8. Environmental assessment form (EAF), as required by the State Environmental Quality Review Act (SEQRA).  
10. Property deed, including all easements and covenants. ✗  
11. Tax certificate. ✗  
12. Property survey. Survey prepared by a NYS Licensed surveyor and must be updated to show all existing conditions.  
13. Photographs of the property (3"x5" or larger) showing the location and impacts of your application. ✗  
14. Site plan(s) as required by proposed work. See Site Plan Checklist.
<table>
<thead>
<tr>
<th>NO.</th>
<th>DESCRIPTION</th>
<th>RECEIVED</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.</td>
<td>The names of all owners of record within 200 feet of the property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td>Area map showing all streets within 1,000 feet of the property (1:400 scale)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td>Flow and pressure requirements for the fire-sprinkler system.</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>18.</td>
<td>Stormwater pollution prevention plan (SWPPP).</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>19.</td>
<td>Details and calculations for any proposed storm water drainage system.</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>20.</td>
<td>Construction plans and specifications, drawn to scale, signed and sealed by a NYS registered architect or professional engineer as required by NYS Law.</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>21.</td>
<td>Color renderings or photo simulations depicting the proposed improvements.</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>22.</td>
<td>Construction logistics and operations plan.</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>Other: (indicate document)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PLANNING BOARD APPLICATION: SITE PLAN CHECKLIST

A site plan will not be considered complete without the following minimum information listed below. Additional information must be provided as necessary to illustrate and describe the proposed work.

<table>
<thead>
<tr>
<th>NO.</th>
<th>DESCRIPTION</th>
<th>RECD</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Title of drawing, including name of project, name and address of applicant and persons responsible for the preparation of the drawing.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>2.</td>
<td>North arrow.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>3.</td>
<td>Scale of drawing: graphic and written.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>4.</td>
<td>Boundaries of the property taken from a certified survey.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>5.</td>
<td>Location of all existing buildings and structures.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>6.</td>
<td>The names of adjacent property owners of record.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>7.</td>
<td>Location and names of adjoining streets.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>8.</td>
<td>Locations of the nearest fire hydrants.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>9.</td>
<td>Location, design and dimensions of all proposed buildings and structures.</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>10.</td>
<td>Location, design and dimensions of all parking and loading areas.</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>11.</td>
<td>Location, design and dimensions of driveways, curb cuts, fire lanes, and vehicular access.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>12.</td>
<td>Location, design and dimensions of all pedestrian means of egress.</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>13.</td>
<td>Location, design and dimensions of all fencing, gates, and walls.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>14.</td>
<td>Location, design, dimension and specifications for garbage and recycling storage facilities.</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>15.</td>
<td>Location, design, specifications, photometrics, and details of all exterior lighting.</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>NO.</td>
<td>DESCRIPTION</td>
<td>RECD</td>
<td>NA</td>
</tr>
<tr>
<td>-----</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------</td>
<td>----</td>
</tr>
<tr>
<td>16</td>
<td>Location, design, dimensions and specifications for all proposed signage.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>17</td>
<td>Topography, showing existing and proposed contours and spot elevations.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Location of wetlands and watercourses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Location of flood zones and flood ways.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Location, design, details, and specifications for all proposed storm water drainage systems.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Location, design, details, and specifications of sewage disposal system.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>22</td>
<td>Location, design, details, and specifications of domestic water system.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>23</td>
<td>Location, design, details, and specifications of fire protection systems.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>24</td>
<td>Location, design, details, and specifications of electric energy service systems.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>25</td>
<td>Location, design, details, and specifications of gas energy service systems.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>26</td>
<td>Location, design, details, and specifications of solar and wind energy systems.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>27</td>
<td>Dimensions and location of areas to be reserved for recreational use, landscaping, and other open spaces.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>28</td>
<td>Proposed landscaping and planting details; include location, size, and species of existing trees to be removed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Indicate any historic structures or land uses and/or natural configurations of the parcel(s) and identify any historic or prehistoric objects, sites, or features on, under or about the site, where applicable.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>30</td>
<td>Owner’s endorsement.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Planning Board Chairperson’s endorsement.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PLANNING BOARD APPLICATION: Part 1 of 3

<table>
<thead>
<tr>
<th>OFFICE</th>
<th>Application number:</th>
<th>Date received:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tax map designation: Sect.: Block: Lot:</td>
<td>Date of decision:</td>
</tr>
<tr>
<td></td>
<td>Zoning district:</td>
<td>Expiration date:</td>
</tr>
</tbody>
</table>

If sufficient space does not exist to give appropriate answers to any questions on this form, please attach a rider giving such answers properly referenced to the question and page number.

1. This is an Application for the following:
   - [ ] New
   - [x] Amendment
   - [ ] Extension
   - [ ] Site Plan review
   - [ ] Sub division
   - [ ] Wetlands/ Watercourse
   - [ ] Special permit
   - [ ] Fill/ Excavation permit
   - [ ] Stormwater Management permit
   - [ ] Flood damage prevention permit

2. Project name: Landrock LLC - Driveway Area

3. Project location: 231 Webber Ave., Sleepy Hollow, NY 10591

4. Describe the scope of the project: Application to amend approved site plan and wetland approval for changes to grading and landscaping along the entry drive and for refinements to the layout of the entry piers, walls and gate.

   [ ]

   [ ]

   [ ]

   [ ]

5. Is the property subject to any variances, covenants, easements, or restrictions? [ ] NO [x] YES Describe below:
   - Deed restrictions on permitted disturbance zones. Also, as part of approved subdivision: Access and Driveway Maintenance Easement (private); Stormwater Maintenance Easement (private); Private Utilities Easement; Water and Sanitary Sewer Easement (public)
6. Indicate the total area of land disturbance for the proposed development plan: 0.19 (acres) (square feet)

7. Indicate the number of proposed off-street parking spaces: NA

8. Indicate the number of proposed off-street loading zones: NA

9. Is the project within 500 feet of:
   a. The boundary of a city, town, or village? ☒ NO ☐ YES
   b. The right-of-way of any existing or proposed state or county road? ☒ NO ☐ YES
   c. The boundary of an existing or proposed state or county park or recreation area? ☐ NO ☒ YES
   d. The boundary of state or county-owned land which a public building/institution is located? ☒ NO ☐ YES
   e. An existing or proposed drainage line? ☐ NO ☒ YES
   f. The boundary of a farm located in an agricultural district? ☒ NO ☐ YES

10. If a subdivision, indicate proposed number of lots: NA

11. Is any land to be dedicated for parkland or recreational purposes? ☒ NO ☐ YES
   a. Specify area of dedicated land: ____________ (acres) (square feet)

12. Principal building description (attached additional sheets for multiple structures): NA

<table>
<thead>
<tr>
<th>PRINCIPAL BUILDING</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bsmt</td>
</tr>
<tr>
<td>Gross area (sf)</td>
<td></td>
</tr>
<tr>
<td>Dwelling units</td>
<td></td>
</tr>
<tr>
<td># of bedrooms</td>
<td></td>
</tr>
<tr>
<td>Occupancy use</td>
<td></td>
</tr>
<tr>
<td>Housing type</td>
<td></td>
</tr>
<tr>
<td>☐ Single-family ☐</td>
<td></td>
</tr>
<tr>
<td>☐ Apartment ☐</td>
<td></td>
</tr>
<tr>
<td>☐ Attached single-family ☐</td>
<td></td>
</tr>
<tr>
<td>☐ Condominium ☐</td>
<td></td>
</tr>
<tr>
<td>Height (ft)</td>
<td></td>
</tr>
</tbody>
</table>

13. Accessory building description (attached additional sheets for multiple structures): NA

<table>
<thead>
<tr>
<th>ACCESSORY BUILDING</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bsmt</td>
</tr>
<tr>
<td>Gross area (sf)</td>
<td></td>
</tr>
<tr>
<td>Occupancy use</td>
<td></td>
</tr>
<tr>
<td>Height (ft)</td>
<td></td>
</tr>
</tbody>
</table>

14. Indicate the estimated duration of construction: 3 - 6 months for completion
15. Is the project phased?    ☒ NO  □ YES, describe below:


16. Will any variances or waivers be requested?    □ NO  ☒ YES, describe below:

Variance will be requested for height of entry gates, fences and walls.


17. This project requires the following local permits or approvals:

☒ Variance(s) Zoning Board of Appeals     Date received: __________
☐ Interpretation of Zoning Ordinance, Zoning Board of Appeals     Date received: __________
☐ Special Permit, Board of Trustees     Date received: __________
☐ Preliminary Plat approval, Planning Board     Date received: __________
☐ Final Plat approval, Planning Board     Date received: __________
☐ Waterfront Consistency Review, Waterfront Advisory Committee     Date received: __________
☐ Stormwater Management: permit, Planning Board     Date received: __________
☐ Flood damage prevention permit, Planning Board     Date received: __________
☐ Tree Commission     Date received: __________
☐ Wetlands/ Watercourse permit, Planning Board     Date received: __________
☐ Other: __________________________     Date received: __________

18. This project requires the following permits or approvals from other outside agencies:

☐ Westchester County Department of Health     Date received: __________
☐ NYS Department of Health     Date received: __________
☐ NYS Department of Transportation     Date received: __________
☐ NYS Department of Environmental Protection     Date received: __________
☐ NYS Department of Environmental Conservation     Date received: __________
☐ US Army Corp of Engineers     Date received: __________
☐ Other: __________________________     Date received: __________
I HEREBY CERTIFY THAT ALL STATEMENTS MADE ON THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Proxy Statement is required when anyone other than the property owner is signing this application.

Michael Rockefeller

Print Name

Signature

May 4, 2022

Date

Sworn to before me this 04 day of May 2022

Notary Public

NEIL SCHNEIDER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SC6065135
Qualified in NEW YORK COUNTY
Commission Expires 10-09-2025
### PLANNING BOARD APPLICATION CONTACTS: Part 2 of 3

<table>
<thead>
<tr>
<th>OWNER</th>
<th>Name: Landrock LLC/Michael Rockefeller</th>
<th>Phone number: 917-626-0603</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Company name:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Address: 34 Gramercy Park East</td>
<td></td>
</tr>
<tr>
<td></td>
<td>New York, NY 10003</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>Name: Landrock LLC/Michael Rockefeller</th>
<th>Phone number:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Company name:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Address: 34 Gramercy Park East</td>
<td></td>
</tr>
<tr>
<td></td>
<td>New York, NY 10003</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ATTORNEY</th>
<th>Name: William Null</th>
<th>Phone number: 914-761-1300</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Firm name: Cuddy &amp; Feder, LLP</td>
<td>Cellular number:</td>
</tr>
<tr>
<td></td>
<td>Address: 445 Hamilton Avenue, 14th Fl</td>
<td>Fax number:</td>
</tr>
<tr>
<td></td>
<td>White Plains, NY 10601</td>
<td>E-mail: <a href="mailto:wnull@cuddyfeder.com">wnull@cuddyfeder.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ARCHITECT</th>
<th>Architects name:</th>
<th>Phone number:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Firm name:</td>
<td>Cellular number:</td>
</tr>
<tr>
<td></td>
<td>Address:</td>
<td>Fax number:</td>
</tr>
<tr>
<td></td>
<td>E-mail:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>License number:</td>
<td>Expiration date:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ENGINEER</th>
<th>Engineers name: Gerhard M. Schwalbe</th>
<th>Phone number: 914-428-0010</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Firm name: DTS Provident Design Engineering, LLP</td>
<td>Cellular number:</td>
</tr>
<tr>
<td></td>
<td>Address: One North Broadway, Suite 1407</td>
<td>Fax number:</td>
</tr>
<tr>
<td></td>
<td>White Plains, NY 10601</td>
<td>E-mail: <a href="mailto:dmaiello@dtsprovident.com">dmaiello@dtsprovident.com</a></td>
</tr>
<tr>
<td></td>
<td>License number: 064469</td>
<td>Expiration date: 01/31/24</td>
</tr>
<tr>
<td>Role</td>
<td>Name</td>
<td>Address</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-----------------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>Planner</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surveyor</td>
<td>Stephen Johnson</td>
<td>42 Smith Avenue P.O. Box 93</td>
</tr>
<tr>
<td>WETLAND SCIENTIST</td>
<td>William Kenny Associates LLC</td>
<td>1899 Bronson Road Fairfield, CT 06824</td>
</tr>
<tr>
<td>LANDSCAPE ARCHITECT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONTACT PERSON</td>
<td>Owner</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Architect</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wetland Scientist</td>
<td></td>
</tr>
<tr>
<td>The Department shall send all correspondences to (Select One):</td>
<td>Owner</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Architect</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wetland Scientist</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Applicant</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Engineer</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Planner</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landscape Architect</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>
The undersigned does hereby agree to the following:

1. I (We) am (are) the owner(s) agent(s) of the property located at 231 Webber Avenue, Sleepy Hollow, NY 10591 for which application is being submitted to the Village of Sleepy Hollow for review.

2. I understand and agree that there are certain consulting fees for which I am responsible in conjunction with said application.

3. I understand that an escrow account must be established as described in Chapter 200 of the Code of the Village of Sleepy Hollow. I understand that the Planning Board may seek the consultation of professional planners, engineers, surveyors, etc. as well as any special counsel that the Board deems necessary. I will be responsible for any and all costs incurred by the Board for such consultations, reports, printing and publishing, and professional opinions at the prevailing hourly rate agreed upon by the Village of Sleepy Hollow. I understand that no employee of the Village or any member of the Planning Board can advise me, in advance, of what the total consulting fees may be.

4. I shall provide an initial deposit of $2,500 or as listed below:

   A. For all subdivisions and for residential site plan applications:

   Number of lots or dwelling units | Amount of initial deposit
   ---------------------------------|---------------------
   1 to 4                           | $2,500              
   5 to 10                          | $7,500              
   11 to 20                         | $15,000             
   21 to 30                         | $25,000             
   31 to 40                         | $35,000             
   41 to 50                         | $40,000             
   Over 50                          | $50,000, plus $50 per unit

   B. For nonresidential site plan applications:

   Gross Floor Area (SF) | Amount of Initial Deposit
   -----------------------|-------------------------
   Up to 1,250             | $2,500                  
   1,251 to 20,000        | $2 per square foot      
   20,001 to 50,000       | $20,000 plus $1 per square foot
   Over 50,000            | $45,000 plus $0.50 per square foot

Fees shall be made payable to the Village of Sleepy Hollow and held in escrow and applied toward the payment of consultations, reports, printing and publishing, and professional fees incurred by the Village with regard to the application. When the balance of the escrow account is $2,500 or less, I shall deposit additional funds into the escrow account to maintain a minimum balance of $2,500. The Village Treasurer's office shall provide me a monthly statement indicating expenses incurred and the amount of monies withdrawn from said account. A replenishment letter will accompany the statement requesting additional funds when necessary.
Village of Sleepy Hollow
Planning Board

5. I understand that if I withdraw my application prior to any action being taken by the Board, I am still responsible for any expenses incurred by the Village with regard to my application prior to such withdrawal.

6. I understand that if at any time the minimum balance in said escrow account falls below $2,500 and is not replenished, the Planning Board may suspend the review of my site plan and/or the Village Architect may refuse to issue permits and/or certificates with regard to the premises.

7. I understand that it is my responsibility to request the return of the unexpended escrow fund balance by submitting a letter to this department. The refund, if any, will be made approximately three (3) months from the receipt allowing for invoices to be presented.

8. I understand that a non-refundable administrative fee shall be charged to the escrow account. The administrative fee shall be 2% of the total amount of escrow funds deposited. The fee will be deducted immediately upon the deposit of the escrow funds and used to reimburse the Village for the management of the escrow account.

9. If at the termination of the Planning Board process, I still am indebted to the Village of Sleepy Hollow for any fees mentioned herein, I understand that the amount of money still owed may be added to my property tax bill and become a lien against the property; or the Village may take whatever legal action necessary against each owner, individually or jointly, to collect such funds.

10. I understand that no permits, variances, licenses, subdivisions, site plan or other approvals or authorizations shall be issued, no applications therefore shall be considered, and no informal conference, preliminary review or other procedure in relation thereto shall be conducted by the Village Board, Planning board, Architectural Review Board, Zoning Board of Appeals, the Building Inspector, any board, commission, or agency of the Village unless and until (1) all outstanding code violations charged to the property owner, contractor, contract vendee, or applicant together with all penalties thereon shall have been paid or resolved; and (2) all outstanding fees, including but not limited to inspection, consultation, and recreation fees due to the Village from the property owner, contractor, contract vendee or applicant are paid.

Proxy Statement is required when anyone other than the property owner is signing this application.

Michael Rockefeller
Print Name

Signature

May 4, 2022
Date

Sworn to before me this 04 day of May, 2022

Notary Public

Neil Schneider
Notary Public, State of New York
Registration No. 018C6085135
Qualified in NEW YORK COUNTY
Commission Expires 10-09-2025
PLANNING BOARD APPLICATION: PROXY STATEMENT

Proxy Statement is required when anyone other than the property owner is signing an application.

I, __________________________, being duly sworn, deposes and says that he/she resides at 34 Gramercy Park E in the County of New York, (Street, City) and that he/she owns the property located at 231 Webber Avenue, Sleepy Hollow, NY. (State) (Street Address)

the property described in the attached application, hereby authorizes and empowers __________________________ (Agent’s name) to appear on my behalf before the Planning Board of the Village of Sleepy Hollow, and to sign and file any documents required with reference to my application.

_____________________________  __________________________
Signature Date

Sworn to before me this 04 day of May 2022

_____________________________
Notary Public

_____________________________
NEIL SCHNEIDER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SC605135
Qualified in NEW YORK COUNTY
Commission Expires 10-09-2025
# Village of Sleepy Hollow

Department of Architecture, Land Use Development, Buildings & Building Compliance

28 Beekman Avenue
Sleepy Hollow, NY 10591
Telephone (914) 366-5101 · Fax (914) 631-0607

## ZONING COMPLIANCE FORM

<table>
<thead>
<tr>
<th>APPLICANT NAME:</th>
<th>Landrock LLC</th>
<th>PROPERTY LOCATION:</th>
<th>231 Webber Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>SECTION:</td>
<td>115.08</td>
<td>BLOCK:</td>
<td>1</td>
</tr>
<tr>
<td>ZONING DISTRICT:</td>
<td>R-1 (One Family Residence/Open Development)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED</th>
<th>EXISTING(a)</th>
<th>PROPOSED(a)</th>
<th>VARIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA OF LOT (FT²/ACRE)</td>
<td>1 MIN.</td>
<td>35.5</td>
<td>35.5</td>
<td></td>
</tr>
<tr>
<td>WIDTH OF LOT (FT)</td>
<td>150 MIN.</td>
<td>150</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>FLOOR AREA RATIO (SF)</td>
<td>0.14 MAX.</td>
<td>&lt;0.14</td>
<td>&lt;0.14</td>
<td></td>
</tr>
</tbody>
</table>

### PRINCIPAL BUILDING

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED</th>
<th>EXISTING(a)</th>
<th>PROPOSED(a)</th>
<th>VARIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT YARD (FT)</td>
<td>75 MIN.</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>FRONT YARD – CORNER (FT)</td>
<td>NA MIN.</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>REAR YARD (FT)</td>
<td>50 MIN.</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>ONE SIDE YARD (FT)</td>
<td>45 MIN.</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>COMBINED SIDE YARDS (FT)</td>
<td>100 MIN.</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>BUILDING COVERAGE (%)</td>
<td>15 MAX.</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>BUILDING HEIGHT (FT/STY)</td>
<td>35 MAX.</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

### ACCESSORY

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED</th>
<th>EXISTING(a)</th>
<th>PROPOSED(a)</th>
<th>VARIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDE YARD (FT)</td>
<td>22.5 MIN.</td>
<td>190</td>
<td>190</td>
<td></td>
</tr>
<tr>
<td>REAR YARD (FT)</td>
<td>0 MIN.</td>
<td>1126</td>
<td>1126</td>
<td></td>
</tr>
<tr>
<td>BUILDING COVERAGE (%)</td>
<td>15 MAX.</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
<td></td>
</tr>
<tr>
<td>BUILDING HEIGHT (FT)</td>
<td>35 MAX.</td>
<td>12</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>DISTANCE TO PRINCIPAL BLDG.</td>
<td>10 MIN.</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

### PARKING

<table>
<thead>
<tr>
<th></th>
<th>REQUIREMENTS</th>
<th>EXISTING(a)</th>
<th>PROPOSED(a)</th>
<th>VARIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKING (CARS)</td>
<td>1 per dwelling unit MIN.</td>
<td>0</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>LOADING ZONE</td>
<td>NA MAX.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(a) Includes Lots 1, 2 and 3 of approved subdivision.

**NYS ARCHITECT/ENGINEER**

**DATE**

May 5, 2022
Short Environmental Assessment Form
Part 1 - Project Information

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.

<table>
<thead>
<tr>
<th>Part 1 – Project and Sponsor Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name of Action or Project:</strong></td>
</tr>
<tr>
<td>Sleepy Hollow Road/Landrock LLC Site Plan Amendment Application</td>
</tr>
<tr>
<td><strong>Project Location (describe, and attach a location map):</strong></td>
</tr>
<tr>
<td>231 Webber Avenue, Village of Sleepy Hollow, Westchester County, New York</td>
</tr>
<tr>
<td><strong>Brief Description of Proposed Action:</strong></td>
</tr>
<tr>
<td>Application to amend approved site plan and wetland approval for changes to grading and landscaping along the entry drive and for refinements to the layout of the entry piers, walls and gate.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>Telephone: (212) 228-0229</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landrock LLC (Michael Rockefeller, Managing Member)</td>
<td>E-Mail:</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td></td>
</tr>
<tr>
<td>34 Gramercy Park East</td>
<td></td>
</tr>
<tr>
<td><strong>City/PO:</strong></td>
<td><strong>State:</strong></td>
</tr>
<tr>
<td>New York</td>
<td>NY</td>
</tr>
</tbody>
</table>

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.  

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:

3. a. Total acreage of the site of the proposed action?  
   b. Total acreage to be physically disturbed?  
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  
   
   |
   | 35.5 acres (*acreage for site includes Lots 1, 2, 3) |
   | 0.19 acres |
   | 35.5 acres |

4. Check all land uses that occur, are adjoining or near the proposed action:
   - [ ] Urban  
   - [ ] Rural (non-agriculture)  
   - [ ] Industrial  
   - [ ] Commercial  
   - [ ] Residential (suburban)  
   - [ ] Forest  
   - [ ] Agriculture  
   - [ ] Aquatic  
   - [ ] Other (Specify):
   - [ ] Parkland

Page 1 of 3  
SEAF 2019
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
       - [ ] NO  
       - [ ] YES  
       - [ ] N/A  
   b. Consistent with the adopted comprehensive plan?  
       - [ ] NO  
       - [ ] YES  

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   - [ ] NO  
   - [ ] YES  

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  
   - [ ] YES  
   - [ ] NO  

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
   - [ ] NO  
   - [ ] YES  
   b. Are public transportation services available at or near the site of the proposed action?  
   - [ ] NO  
   - [ ] YES  
   c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?  
   - [ ] NO  
   - [ ] YES  

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  
   - [ ] N/A

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  
    - [ ] NO  
    - [ ] YES  

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  
    - [ ] NO  
    - [ ] YES  

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  
   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?  
    - [ ] NO  
    - [ ] YES  

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  
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
    - [ ] NO  
    - [ ] YES  

If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  
Existing wetland area at southwest corner of site to be improved with new plantings in the form of a rain garden. Altered area is .07 acres.
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline  
- Forest  
- Agricultural/grasslands  
- Early mid-successional  
- Wetland  
- Urban  
- 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

16. Is the project site located in the 100-year flood plan?  
   NO  YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes, 
   a. Will storm water discharges flow to adjacent properties?  
      NO  YES
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
      NO  YES

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)?  
   If Yes, explain the purpose and size of the impoundment:  
   NO  YES

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?  
   If Yes, describe:  
   NO  YES

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?  
   If Yes, describe:  
   NO  YES

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Donna M. Maiello  
Date: 5/5/22

Signature: [Signature]  
Title: Senior Associate, DTS Provident, LLP
<table>
<thead>
<tr>
<th>Part 1 / Question 7</th>
<th>Critical Environmental Area</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part 1 / Question 12a</td>
<td>National or State Register of Historic Places or State Eligible Sites</td>
<td>Yes</td>
</tr>
<tr>
<td>Part 1 / Question 12b</td>
<td>Archeological Sites</td>
<td>Yes</td>
</tr>
<tr>
<td>Part 1 / Question 13a</td>
<td>Wetlands or Other Regulated Waterbodies</td>
<td>No</td>
</tr>
<tr>
<td>Part 1 / Question 15</td>
<td>Threatened or Endangered Animal</td>
<td>No</td>
</tr>
<tr>
<td>Part 1 / Question 16</td>
<td>100 Year Flood Plain</td>
<td>No</td>
</tr>
<tr>
<td>Part 1 / Question 20</td>
<td>Remediation Site</td>
<td>No</td>
</tr>
</tbody>
</table>
NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.

2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQRA 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.

3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):
   (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) ______
   (b) Financial assistance (e.g. grant, loan, subsidy) ______
   (c) Permit, license, certification ______

2. Describe nature and extent of action: Application to Planning Board for Amended Site Plan Approval ______

3. Location of action:

   Westchester __________ Village of Sleepy Hollow __________ 231 Webber Avenue
   County __________ City, Town or Village __________ Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:
   (a) Name of applicant: Landrock LLC ______
   (b) Mailing address: 34 Gramercy Park East, New York, NY 10003 ______
   (c) Telephone Number: Area Code (917) 626-0603 ______
   (d) State agency application number: ______

5. Will the action be directly undertaken, require funding, or approval by a federal agency?
   Yes ______ No __ X ______ If yes, which federal agency?

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

YES NO

1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:
   (a) Significant fish or wildlife habitats? ______ X
   (b) Scenic resources of statewide significance? ______ X
   (c) Important agricultural lands? ______ X

2. Will the proposed activity have a significant effect upon:
   (a) Commercial or recreational use of fish and wildlife resources? ______ X
   (b) Scenic quality of the coastal environment? ______ X
   (c) Development of future, or existing water dependent uses? ______ X
   (d) Operation of the State's major ports? ______ X
   (e) Land and water uses within the State's small harbors? ______ X
   (f) Existing or potential public recreation opportunities? ______ X
   (g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation? ______ X
3. Will the proposed activity involve or result in any of the following:

(a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters? ___________________________ X
(b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area? ___________________________ X
(c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area? ___________________________ X
(d) Energy facility not subject to Article VII or VIII of the Public Service Law? ____________ X
(e) Mining, excavation, filling or dredging in coastal waters? ___________________________ X
(f) Reduction of existing or potential public access to or along the shore? ___________________________ X
(g) Sale or change in use of state-owned lands located on the shoreline or under water? ___________________________ X
(h) Development within a designated flood or erosion hazard area? ___________________________ X
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion? ___________________________ X

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? ___________________________ X

D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN a copy of this completed Coastal Assessment Form shall be submitted to:

New York State Department of State
Office of Coastal, Local Government and Community Sustainability
One Commerce Plaza
99 Washington Avenue, Suite 1010
Albany, New York 12231-0001

If assistance or further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

Preparer's Name: Donna Maiello

(Please print)

Title: Senior Associate
Agency: DTS Provident Design Engineering, LLP

Telephone Number: (914) 428-0010

Date: May 5, 2022
## Properties Within a 200' Radius

<table>
<thead>
<tr>
<th>Name</th>
<th>Number</th>
<th>Street</th>
<th>City, State, Zip</th>
<th>Mailing Address</th>
<th>Sleepy Hollow Tax ID</th>
<th>Mount Pleasant Tax ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>People of the State of NY Commissioner of Parks and Historic Preservation</td>
<td>-</td>
<td>Old Sleepy Hollow Road</td>
<td>Sleepy Hollow, NY 10591</td>
<td>625 Broadway, Albany NY 12238</td>
<td>11-19-OA18</td>
<td>110.20-1-1</td>
</tr>
<tr>
<td>John A. Jr. Biros</td>
<td>83</td>
<td>Sleepy Hollow Road</td>
<td>Sleepy Hollow, NY 10591</td>
<td>122 Pine Street, Peekskill, NY 10566</td>
<td>17-09-0002-A2</td>
<td>115.6-2-25</td>
</tr>
<tr>
<td>John A. Jr. Biros</td>
<td>83</td>
<td>Sleepy Hollow Road</td>
<td>Sleepy Hollow, NY 10591</td>
<td>122 Pine Street, Peekskill, NY 10566</td>
<td>115.6-2-26</td>
<td>115.6-2-26</td>
</tr>
<tr>
<td>Joseph and Nicole McGrath</td>
<td>61</td>
<td>Sleepy Hollow Road</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Sleepy Hollow, NY 10591</td>
<td>17-06-0003-A</td>
<td>115.8-2-24.1</td>
</tr>
<tr>
<td>James F and Lillian Hogan</td>
<td>192</td>
<td>Webber Avenue</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Sleepy Hollow, NY 10591</td>
<td>17-06-0004-A</td>
<td>115.8-2-27</td>
</tr>
<tr>
<td>Christina and Frank Oochipinti</td>
<td>194</td>
<td>Webber Avenue</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Sleepy Hollow, NY 10591</td>
<td>115.8-2-24.2</td>
<td></td>
</tr>
<tr>
<td>Sean G. and Susan M. Treacy</td>
<td>229</td>
<td>Webber Avenue</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Sleepy Hollow, NY 10591</td>
<td>17-03-0016</td>
<td>115.8-1-3</td>
</tr>
<tr>
<td>John M. and Marie E. Arcate</td>
<td>225</td>
<td>Webber Avenue</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Sleepy Hollow, NY 10591</td>
<td>17-03-0015</td>
<td>115.8-1-4</td>
</tr>
<tr>
<td>Louis G. and Reinmarie Iorio</td>
<td>215</td>
<td>Webber Avenue</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Sleepy Hollow, NY 10591</td>
<td>17-03-0009-A</td>
<td>115.8-1-5</td>
</tr>
<tr>
<td>Douglas Hill LLC</td>
<td>-</td>
<td>Sleepy Hollow Road</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Attn: John Lyden, 148 E. 66th Street, NY, NY 10021</td>
<td>17-02-0A20.B</td>
<td>115.8-1-2.1</td>
</tr>
<tr>
<td>James Murphy Etal &amp; Carol Lyden Murphy</td>
<td>150</td>
<td>Gorey Brook Road</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Attn: John Lyden, 148 E. 66th Street, NY, NY 10021</td>
<td>17-02-0001.A</td>
<td>115.8-1-1</td>
</tr>
<tr>
<td>N L D &amp; J 3rd Rockefeller and Jeanna Lui</td>
<td>-</td>
<td>Sleepy Hollow Road</td>
<td>Sleepy Hollow, NY 10591</td>
<td>1 Rockefeller Plaza Rm 2500</td>
<td>17-05-0A22</td>
<td>115.8-2-1</td>
</tr>
<tr>
<td>State of New York</td>
<td>-</td>
<td>North Broadway</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Empire State Office Building, Albany NY 12236</td>
<td>110.16-1-1</td>
<td></td>
</tr>
<tr>
<td>State of New York</td>
<td>-</td>
<td>Gorey Brook and Bedford Road</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Empire State Office Building, Albany NY 12236</td>
<td>115.8-1-38</td>
<td></td>
</tr>
<tr>
<td>Sleepy Hollow Cemetery</td>
<td>540</td>
<td>N. Broadway</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Sleepy Hollow, NY 10591</td>
<td>110.19-1-79</td>
<td></td>
</tr>
<tr>
<td>Village of Sleepy Hollow</td>
<td>-</td>
<td>New Broadway</td>
<td>Sleepy Hollow, NY 10591</td>
<td>Attn: Dwight Douglas, 28 Beekman Avenue, Sleepy Hollow NY 10561</td>
<td>115.7-2-3</td>
<td></td>
</tr>
<tr>
<td>SITE</td>
<td>231</td>
<td>Webber Avenue</td>
<td>Sleepy Hollow, NY 10591</td>
<td>34 Gramercy Park East, NY, NY 10003</td>
<td>17-02-0A20.A</td>
<td>115.08-1-2.2</td>
</tr>
</tbody>
</table>
This document appears to be a site plan or engineering drawing for a project at LANDROCK LLC, located at 231 WEBBER AVENUE, Sleepy Hollow, New York. The drawing details various components of the site, including:

- CARRIAGE TRAIL PAVEMENT
- DRIVEWAY ENTRANCE (FUTURE WORK) - PLAN VIEW
- TYPICAL SECTION THROUGH ENTRY DRIVE

The drawing includes specifications for materials, dimensions, and construction details. Notably, it mentions:

- Wood post and rail fence
- Stone wall 30" high x 24" wide
- Drainage course
- Undisturbed compacted subgrade
- 1 1/2" - 2" fine surface course
- 8-10" foundation course
- 3 1/2" - 4" base course
- Evergreen tree (typ.)
- Ornamental shrub (typ.)

The drawing also includes notes for installation and approval processes, ensuring compliance with building permits and structural calculations.

The document appears to be a legal notice, indicating that any variations from dimensions and conditions on the job and this office must be notified. The drawings are created and developed for use on the specified project indicated hereon and shall not be used by or disclosed to any person or entity without the written permission of Divney Tung Schwalbe, LLP.
LANDROCK LLC (231 WEBBER AVENUE)
SLEEPY HOLLOW, NEW YORK

APPLICATION FOR SITE PLAN AMENDMENT APPROVAL
(DRIVeway AREA)

MAY 5, 2022

Site Location Map

List of Drawings

<table>
<thead>
<tr>
<th>No.</th>
<th>Drawings</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP-1.0</td>
<td>Site Plan Amendment - Master Site Plan</td>
</tr>
<tr>
<td>SP-1.1</td>
<td>Driveway Area - Site Layout Plan</td>
</tr>
<tr>
<td>SP-2.0</td>
<td>Driveway Area - Grading &amp; Drainage/Erosion &amp; Sediment Control Plan</td>
</tr>
<tr>
<td>SP-3.1</td>
<td>Driveway Area - Site Details</td>
</tr>
<tr>
<td>SP-3.2</td>
<td>Driveway Area - Site Details</td>
</tr>
<tr>
<td>SP-4.0</td>
<td>Survey of Property (Site)</td>
</tr>
<tr>
<td></td>
<td>As-Built Topographic Survey (Driveway Area)</td>
</tr>
</tbody>
</table>

List of Drawings (continued)

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP-1.2</td>
<td>Driveway Area - Erosion &amp; Sediment Control Details</td>
</tr>
<tr>
<td>SP-1.3</td>
<td>Site Plan Amendment - Master Site Plan</td>
</tr>
</tbody>
</table>

ZONING COMPLIANCE FORM

APPROVED BY: ____________________________

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:

ENDORSEMENT BLOCK: Apprved by Resolution of the Planning Board of the Village of Sleepy Hollow, New York, on the date of this endorsement.

SIGNED the ______ day of _______________, 2022, by _____________________________

Owner's Endorsement: ____________________________

Phone: (212) 228-0229

New York, New York 10003

34 Gramercy Park East

LANDROCK LLC

Fairfield, Connecticut 06825
195 Tunxis Hill Road, Suite 204

WILLIAM KENNY ASSOCIATES, LLC

Mount Kisco, New York 10549
P.O. Box 93
42 Smith Avenue

H. STANLEY JOHNSON & CO., P.C.

WETLAND CONSULTANT:
IMAGE SHOWS DESIGN INTENT FOR STONE ENTRY PIERS. PROPOSED PIERS WILL BE LIGHTS WILL BE PIER TOP MOUNTED RATHER THAN SIDE MOUNTED. TO BE COORDINATED WITH OWNER AND GATE MANUFACTURER. WOOD PIERS APPROXIMATELY 6' HIGH X 2' SQUARE.

IMAGE SHOWS DESIGN INTENT FOR ENTRY GATE; FINAL DESIGN AND DIMENSIONS OF GATE AND PIERS (NOT TO SCALE). BOULDER PLACEMENT TO BE DETERMINED IN THE FIELD; 50% CONCRETE SAND ASTM 33

NOTES:
- 3 0 " DIAM. OVERFLOW GRATE
- 2'-3' DIAM. DECORATIVE (BURY 2/3, EXPOSE 1/3)
- BOULDER (TYP.);
- 6" PERF. PVC UNDERDRAIN
- 6" DEEP DRAINAGE COURSE
- 6" DEEP 1-1/4" WASHED
- 18" DEEP AMENDED SOIL 140N (BOTTOM AND SIDES)
- GEOTEXTILE LINER MIRAFI
- HARDWOOD MULCH
- 2" LAYER OF SHREDDED EXISTING SUBGRADE
- MATERIAL SUBBASE SATISFACTORY 12" MIN. COMPACTED

PIPE INLET, HEAVY DUTY GRATE 24" DIAMETER

CURVED ENTRY WALL (AT DRIVEWAY PLANT BEDS) MAINTENANCE AND REHABILITATION AND RECONSTRUCTION DETAIL PER DRAINAGE MANHOLE V A R I E S - S E E 4 '-0 " (NOT TO SCALE) SHOWN ON PLANS/PITCH AS SHOWN SECTION VIEW PRECAST CONCRETE 6' DIAMETER +/- 20" COMPACTED SUBGRADE 6" DEEP COMPACTED GRAVEL SUBBASE 4"-6" THICK STONE ROADSIDE PLANTED AREA MORTAR COMPACTED SUBGRADE 6" DEEP COMPACTED GRAVEL SUBBASE (MIN. MANUFACTURING RECOMMENDATION MANUFACTURER)

- Sheet 1 of 12
- Reference drawing SP-3.1
- Title: Site Details
- Sheet No.: SP-3.1

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DTS PROVIDENT DESIGN ENGINEERING, LLP. THIS DOCUMENT IN ANY WAY EXCEPT AS PROVIDED IN SECTION 7209 (2), ARTICLE 145, NEW YORK STATE EDUCATION LAW. LEGAL NOTICE: IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW TO COPY OR REPRODUCE ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IN WRITING DIMENSIONS ON THIS DRAWING SHALL HAVE PRIORITY OVER SCALED MEASUREMENTS. CONTRACTOR AND ALL PERSONS WHO WILL USE THIS DRAWING SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. CONTRACTOR AND ALL PERSONS WHO WILL USE THIS DRAWING SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ALL RIGHTS RESERVED. THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE SPECIFIED PROJECT INDICATED HEREON.
1. The area chosen for stockpiling operations shall be dry and stable.
2. The maximum slope of the stockpile shall be 1:2.
3. Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or straw bales, then stabilized as noted.
4. Temporarily stabilize as noted in specifications.

**SILT FENCE**

- Prefabricated units shall be Geofab, Envirotex, or approved equivalent.
- Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at the top and mid-section.
- Filter cloth shall be woven wire, 12 1/2 gauge, 6" maximum mesh opening.
- When two sections of filter cloth adjoin each other, they shall be overlapped by six inches and folded. Filter cloth shall be either Filter X, Mirafi 100X, Stabilink A140N, or approved equivalent.

**SOIL STOCKPILING (NOT TO SCALE)**

- 5. Maintenance shall be performed as needed and material removed when bulges develop in the silt fence.

**SILT FENCE (NOT TO SCALE)**

- 6. Spacing) with filter cloth 1/2 gauge w/ max. 6" mesh woven wire fence (min. 14 1/2 gauge woven wire fence) into ground. Posts driven min. 16".
- 36" min. length fence = 16" min. height of filter.
May 18, 2022

Sleepy Hollow Planning Board
Village of Sleepy Hollow
28 Beekman Avenue
Sleepy Hollow, New York 10591

Re: Wetland Impact Assessment
231 Webber Avenue, Sleepy Hollow, NY

Dear Members of the Board:

The Applicant and Owner, Michael Rockefeller, is applying for a site plan amendment at 231 Webber Avenue in Sleepy Hollow, New York. The amendment is being sought to modify the driveway entrance design, which includes placing fill and constructing a rain garden in a portion of a wetland to the west of the driveway. The proposed rain garden will provide substantially the same ecological benefits as the existing wetland while improving the quality of stormwater runoff from a portion of the driveway.

The residential property is located at 231 Webber Avenue in Sleepy Hollow, New York. Webber Avenue borders the property to the southeast and Sleepy Hollow Road borders the property to the east. The proposed amendment activity area includes about a 100-foot segment of the existing driveway extending northwest from Webber Avenue and the land within about 40 feet to the west and 20 feet to the east of the driveway. The driveway construction included retaining walls on each side of the driveway. A meadow wetland is present along portions of each side of the driveway within the proposed activity area. Water within the wetland flows from west to east via an existing culvert extending beneath the driveway.

As originally constructed, with raised stone walls on each side of the driveway, the driveway width was less than approved by the Planning Board. In 2018 the Planning Board approved a plan to widen the existing driveway by removing the west wall parapet and installing a guiderail system. In reviewing the driveway design and its relationship to the landscape, the Owner is seeking an amendment to this plan to remove the need for a guiderail by raising the grade on the west side of the driveway so that it is flush with the grade of the driveway and by installing a rain garden in the location of the existing wetland. In addition to eliminating the need for a guiderail and improving the aesthetics of the arrival experience, the rain garden will treat stormwater runoff flowing from the drive. Approximately 1,650 square feet of existing meadow wetland will be filled to raise the grade and construct the rain garden. The proposed rain garden is approximately 1,200 square feet and will function substantially similar to the filled portion of the wetland. The bottom of the rain garden will be constructed with an underdrain beneath stone and the edges of the rain garden will be planted with native shrubs and groundcovers. As such, the rain garden will provide stormwater storage, water quality modification and groundwater recharge as the wetland does today. During a storm event, collected surface water will continue...
to flow from the rain garden to the east side of the driveway via the existing culvert. Additionally, a portion of the filled wetland surrounding the rain garden will be planted with a wetland seed mix and native flowering trees. As such, the rain garden and surrounding area will continue to provide habitat opportunities for wetland flora and fauna. The wetland area east of the driveway will not be modified. Other minor proposed activities include the construction of a wall and gate at the driveway entrance. Planters will be installed along the entry walls and will be vegetated with evergreen shrubs.

We find that the proposed site plan amendment will compensate for the loss of wetlands through the construction of a rain garden that will provide substantially similar ecological benefits through the establishment of native vegetation. Overall, the modified area will function similarly to conditions and will improve stormwater management for runoff captured on the west side of the driveway.

Sincerely,

[Signature]

William L. Kenny, PWS, PLA
Principal

[Signature]

Carolyn Matthews
ESAs Certified Ecologist
ISA Certified Arborist, NE-6822A

Ref. No. 1732