

**Application for Proposed Subdivision
203 Beech Street
Eastchester, NY**

**Application Submitted To:
Town of Eastchester Planning Board
40 Mill Road
Eastchester, NY 10709
Atten: Hon. James Bonnano, Chairman
And Planning Board Members**

**Application Submitted by:
4 Vllazen, LLC
c/o Bashkim Kukaj**

May 2024

PLANNING BOARD APPLICATION SUBDIVISIONS

(Please make this page the cover page of your submission)

Project Name, If Applicable: _____

Project Street Address: 203 Beech Street, Eastchester, NY 10709

Section: 72 & 79.B **Block:** 3&6 **Lot(s):** 10, 13, 15.1 & 15.2 **Zone:** R5/R6

Primary Contact Person (check one):

Applicant X **Owner** _____ **Attorney** _____ **Surveyor** _____ **Engineer** _____ **Architect** _____

Applicant

Name: Bashkim Kukaj

Firm: 4 Vllazen LLC

Address: 2135 Williamsbridge Rd., Bronx, NY 10461

Phone #: (914)356-3897 Email: bashkimkukaj@gmail.com

Owner of Record

Name: Ismet Kukaj

Firm: 4 Vllazen LLC

Address: 2135 Williamsbridge Rd., Bronx, NY 10461

Phone #: (914)356-3897 Email: bashkimkukaj@gmail.com

Attorney

Name: Brad K. Schwartz, Esq.

Firm: Zarin & Steinmetz LLP

Address: 81 Main Street, Suite 415, White Plains, New York 10601

Phone #: (914) 220-9793 Email: bschwartz@zarin-steinmetz.com

Surveyor

Name: Anthony Bantin

Firm: Ramsay Land Surveying

Address: 3024 Radcliffe Ave., Bronx, NY 10467

Phone #: (646) 773-4588 Email: mikjorinc@yahoo.com

Engineer

Name: Daniel Collins

Firm: Hudson Engineering & Consulting

Address: 45 Knollwood Rd., Suite 201, Elmsford, NY 10523

Phone #: (914) 909-0420 Email: daniel@hudsonec.com

Architect

Name: Adamo Maiorano

Firm: Community Designs Engineering

Address: 439 White Plains Rd., Eastchester, NY 10709

Phone #: (914) 346-5616 Email: _____

Other: Planner _____

Name: David Smith

Firm: Planning & Development Advisors

Address: 101 Lee Avenue Yonkers NY 10705

Phone #: (914) 552-8413 Email: davidbsmith1992@gmail.com

(Application continued on the following page)

Total area of subdivision (sf): 98,769 Total area of subdivision (acres): 2.27

Total number of existing lots: 4

To number of existing legal building lots: 3

Total number of proposed lots: 12

Total number of proposed building lots: 11

Are any approvals and/or variances required from the ZBA? Yes _____ No X

a. The boundary of an adjoining city, town or village Yes _____ No X

b. The boundary of an existing or proposed state or country park, recreation area, or road right-of-way Yes X No

c. An existing or proposed county drainage channel line Yes _____ No X

d. The boundary of state- or county-owned land on which a public building is located Yes _____ No X

e. The boundary of a farm located in an agricultural district Yes _____ No X

For each "Yes" response, please identify each adjoining city, town, village, or relevant entity within 500 feet of the boundaries of the property:

Property is located within 500 feet of Eastchester Park.

APPLICATION CHECKLIST FOR SUBDIVISIONS

Submission Items	Check Box
Completed Planning Board Subdivision Application Cover Page	X
Application Fee	X
Completed and Signed Escrow Agreement	X
Escrow Deposit	X
Completed Zoning Compliance Tables (see attached tables)	X
Notice of Denial Letter, indicating all required area variances (if applicable)	n/a
Short Environmental Assessment Form for Unlisted Actions Part 1	X
Site Location Map – showing the project site and all properties within 200 feet of the site boundaries.	X
List of properties within 200 feet of the site boundaries – including: section, lot and block, property owner name and street address (necessary to meet notice requirements).	X
<u>Color</u> photographs of the project site – labeled “Project Site” and where appropriate indicating views (e.g., front elevation, rear elevation, etc.); 2 photographs per page.	X
<u>Color</u> photographs of properties within the immediate vicinity of the project site to provide context for the application. Photographs <u>must</u> be keyed to a Map (labeled by street address and indicating the photo view (arrow showing the direction in which the photo is taken); 2 photographs per page.	X
Copy of the completed legal notice (sent to the newspaper and property owners within 200 feet of the site boundaries) with:	X
Copy of the list of all properties within 200 feet of the site printed from the Westchester County GIS, - including: section, block, and lot	X
Signed and notarized Affidavit of Mailing and Publication (prior to being heard by the PB)	
Originals or Copies of Postmarked PS Form(s) 3877 for Certified Mailing (prior to being heard by the PB)	
PDF of the complete Submission (color pages where applicable, at time of submission; see last page for instructions)	
Affidavit of Publication from the Newspaper; when received	
Plans, signed and sealed by an Architect, Engineer, Landscape Architect or Land Surveyor licensed in the State of New York, including:	X
Current Property Survey and Existing Conditions Survey, prepared and certified by a Land Surveyor licensed in the State of New York including: (1) boundary lines including metes and bounds; (2) existing easements; (3) existing contours at 1-foot intervals, extended at least 10 feet into adjoining properties and to the center line of any adjacent street; (4) existing structures and surface features; (5) rock outcrops; (6) trees with a caliper of more than 4 inches, measured 4 feet above grade on site and on adjacent Town-owned property; (7) watercourses and water bodies; (8) existing utilities on site and in adjacent streets.	X
1. The proposed minor subdivision plat, including the following information to be accurately drawn and labeled on the plat: (1) title block including name of subdivision, location, subdivider, engineer or land surveyor, total acreage, and total number of proposed lots; (2) key map; (3) all district, municipal and subdivision boundary lines; (4) street layout including the location name and right-of-way width; (5) other rights-of-way or easements; (6) lot layout including the proposed lot areas and dimensions; (7) required front yard, rear yard, and side yard setbacks; (8) required effective square; (9) existing and proposed utility structures; (10) location of existing structures to remain on the subject properties; (<u>Note</u> : See Section 9 of the Zoning Law of the Town of Eastchester and the Westchester County Division of Land Records for more specific subdivision plat mapping requirements.)	X
2. Proposed stormwater management plan including soil perc test results and drainage/drywell calculations based on zero increase in rate of discharge from the site and designed for 50-year storm events for additions and 1-, 10- and 100- year storm events for new construction (including undeveloped lots and teardowns) and subdivisions.	X
Copy of the Deeds/Deed Description for all properties	X
3. Copies of Covenants and/or Deed Restrictions as are intended to cover all or part of the tract	n/a

ZONING COMPLIANCE SUBDIVISIONS

ZONE(s): R5/R6

If the subdivision falls within more than one zone, the zoning district boundaries must be clearly shown on the property survey and subdivision plat.

EXISTING CONDITIONS:

1. Number of existing lots: 4

PROPOSED CONDITIONS:

1. Total number of proposed building lots (including improved and unimproved lots): 11

2. Is the proposed subdivision classified as a Minor or a Major Subdivision: Minor _____ Major: X

3. Is a road proposed to access the subdivision: Yes X No _____
(If a road is proposed, illustrate and dimension both the proposed right-of-way and edge of road on the preliminary subdivision plat)

4. Does the plat include a park site in the proportion of not less than 10% of the gross area of the plat, suitably located for playground or other recreational purposes?* Yes _____ No X
(Note: In accordance with Section 9.H. of the Zoning Law of the Town of Eastchester, in cases where the Planning Board determines that a suitable park site cannot be properly located within the plat, the subdivider shall be required to pay a park fee to the Town equal in amount to 10% of the appraised value of the subdivided lot as per an appraiser acceptable to the Town Attorney.)

Zoning Compliance Tables For All Proposed Unimproved Lots

Note: For all improved lots, complete the zoning compliance table for one- and two-family residences located at the end of this document. Attach additional tables as necessary.

Complete the following zoning compliance table for each and every proposed unimproved lot. Clearly identify each lot on the proposed preliminary/sketch subdivision plat and on the zoning compliance table. The preliminary/sketch subdivision plat should show the proposed lot areas, lot dimensions, yard setbacks, and effective square. All information must be based on definitions in the current Zoning Law of the Town of Eastchester. For additional proposed unimproved lots, use the tables on the following page (and attach additional copies as necessary).

Lot Number: <u>1</u>	Required/Permitted Zone: <u>R5/R6</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area	5,000/6,000 SF	6,005.77 FT	
Lot Frontage	50/60 FT (40FT w. 20% Red)	60.6 FT	
Front Yard	30FT	30 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8/10	10 FT	
Second Side Yard	9/10	10 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300/2,500 GFA		

*In the Required/Permitted column, indicate the required dimensions of the effective square. If the required effective square cannot fit within the lot, plans submitted for zoning compliance must show the largest square that can fit within the lot and still meet all other effective square requirements. The proposed dimension must be provided on the zoning compliance table and the table must indicate a variance is required.

Lot Number: <u>2</u>	Required/Permitted Zone: <u>R5/R6</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000/6,000 SF	6,001.77 FT	
Lot Frontage	50/60 FT (40FT w. 20% Red)	60.9 FT	
Front Yard	30FT	30 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8/10	10 FT	
Second Side Yard	9/10	10 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300/2,500 GFA		

*See previous note regarding the effective square.

Lot Number: <u>3</u>	Required/Permitted Zone: <u>R5/R6</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000/6,000 SF	6,018.58 FT	
Lot Frontage	50/60 FT (40FT w. 20% Red)	70.6 FT	
Front Yard	30FT	30 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8/10	10 FT	
Second Side Yard	9/10	10 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300/2,500 GFA		

*See previous note regarding the effective square.

Lot Number: <u>4</u>	Required/Permitted Zone: <u>R5/R6</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000/6,000 SF	6,026.28 FT	
Lot Frontage	50/60 FT (40FT w. 20% Red)	40 FT (Cul-de-Sac)	
Front Yard	30FT	30 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8/10	8 FT	
Second Side Yard	9/10	10 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300/2,500 GFA		

*See previous note regarding the effective square.

Lot Number: <u>5</u>	Required/Permitted Zone: <u>R5/R6</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000/6,000 SF	10,632.82 FT	
Lot Frontage	50/60 FT (40FT w. 20% Red)	40 FT (Cul-de-Sac)	
Front Yard	30FT	56.2 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8/10	8 FT	
Second Side Yard	9/10	13.7 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300/2,500 GFA		

*See previous note regarding the effective square.

Lot Number: <u>6</u>	Required/Permitted Zone: <u>R5</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000 SF	9,099.49 FT	
Lot Frontage	50 FT (40 FT w. 20% Red)	40 FT (Cul-de-Sac)	
Front Yard	30FT	55.9 FT	
Rear Yard	25FT	33.7 FT	
First Side Yard	8	8 FT	
Second Side Yard	9	9 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300 GFA		

*See previous note regarding the effective square.

Lot Number: <u>7</u>	Required/Permitted Zone: <u>R5</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000 SF	8,280.22 FT	
Lot Frontage	50 FT (40 FT w. 20% Red)	77.6 FT	
Front Yard	30FT	30 FT	
Rear Yard	25FT	68.9 FT	
First Side Yard	8	8 FT	
Second Side Yard	9	9 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300 GFA		

*See previous note regarding the effective square.

Lot Number: <u>8</u>	Required/Permitted Zone: <u>R5</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000 SF	5,320.94 FT	
Lot Frontage	50 FT (40 FT w. 20% Red)	83.0 FT	
Front Yard	30FT	30 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8	8 FT	
Second Side Yard	9	N/A	
Side Yard Adjoining a Street	14	14 FT	
Effective Square*	2,300 GFA		

*See previous note regarding the effective square.

Lot Number: <u>9</u>	Required/Permitted Zone: <u>R5</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000 SF	5,000 FT	
Lot Frontage	50 FT (40 FT w. 20% Red)	50 FT	
Front Yard	30FT	30 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8	8 FT	
Second Side Yard	9	N/A	
Side Yard Adjoining a Street	14	14 FT	
Effective Square*	2,300 GFA		

*See previous note regarding the effective square.

Lot Number: <u>10</u>	Required/Permitted Zone: <u>R5</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000 SF	5,350 FT	
Lot Frontage	50 FT (40 FT w. 20% Red)	53.5 FT	
Front Yard	30FT	30 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8	8 FT	
Second Side Yard	9	9 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300 GFA		

*See previous note regarding the effective square.

Lot Number: <u>11</u>	Required/Permitted Zone: <u>R5</u>	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)	5,000 SF	5,350 FT	
Lot Frontage	50 FT (40 FT w. 20% Red)	53.5 FT	
Front Yard	30FT	30 FT	
Rear Yard	25FT	25 FT	
First Side Yard	8	8 FT	
Second Side Yard	9	9 FT	
Side Yard Adjoining a Street	14	N/A	
Effective Square*	2,300 GFA		

*See previous note regarding the effective square.

Lot Number: _____	Required/Permitted Zone: _____	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)			
Lot Frontage			
Front Yard			
Rear Yard			
First Side Yard			
Second Side Yard			
Side Yard Adjoining a Street			
Effective Square*			

*See previous note regarding the effective square.

Lot Number: _____	Required/Permitted Zone: _____	Proposed	Variance Required (check box if a variance is required)
Lot Area (sf)			
Lot Frontage			
Front Yard			
Rear Yard			
First Side Yard			
Second Side Yard			
Side Yard Adjoining a Street			
Effective Square*			

*See previous note regarding the effective square.

**Zoning Compliance Table
For All Improved Lots
(One- and Two-Family Residences)**

ZONE: _____

Note: Information must be based on definitions in the current Zoning Law of the Town of Eastchester. If not applicable, leave box blank. Check box in far right column if a variance is required.

	Existing	Required/ Permitted	Proposed	Variance Required
LOT INFORMATION				
Lot Area (sf)				
Lot Frontage (ft)				
Yard Setbacks (ft):				
Front Yard				
Rear Yard				
First Side Yard				
Second Side Yard				
Side Yard Adjoining Street				
PRINCIPAL BUILDING INFORMATION				
Gross Floor Area (sf)*				
Building Height:				
Stories				
Height to Principal Eave (ft)				
Height to Highest Roof Ridge (ft)				
ACCESSORY STRUCTURES				
Detached Garage				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
Other Accessory Structures (Indicate type of structure (shed, pool, etc.). Provide information on separate table if necessary for each accessory structure)				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
BUILDING COVERAGE				
Principal Building Coverage (sf)				
Principal Building Coverage (%)				
Accessory Building Coverage (sf)				
Accessory Building Coverage (%)				
IMPERVIOUS SURFACE COVERAGE				
Impervious Surface Coverage (sf)**				
Impervious Surface Coverage (%)**				
EFFECTIVE SQUARE***				

* See Section 9.Q of the Zoning Law for maximum permitted gross floor areas.

**See Section 9.P of the Zoning Law for maximum permitted impervious surfaces.

*** In the Required/Permitted column, indicate the required dimensions of the effective square. If the required effective square cannot fit within the lot, plans submitted for zoning compliance must show the largest square that can fit within the lot and still meet all other effective square requirements. The proposed dimension must be provided on the zoning compliance table and the table must indicate a variance is required.

Additional Notes: See Section 8 of the Zoning Law for requirements for fences and walls. See Section 13 of the Zoning Law for requirements related to driveways (e.g., pavement width, curb cuts, setbacks, grades and circular driveways). See Building Permit applications for requirements regarding fences, sheds, AC condenser units, generators, pools and pool equipment.

Are any variances required that are not listed on the tables above? _____ No _____ Yes

If yes, provide a clear description of all other required variances on the following page.

Additional Variances Required

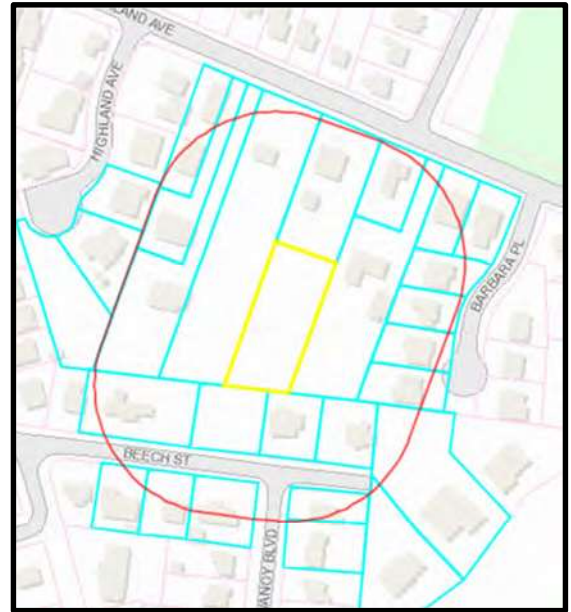
Individually list and number all additional required variances. Indicate what is required/permitted and what is proposed.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Site Location Map
& List of All Properties
Within 200 Feet



200' from 104 Highland Avenue



200' from Lot 15.2



200' from 203 Beech Street



200' from 108 Highland Avenue

**Site Location Map for
properties within 200' of 203
Beech Street, Lot 15.2, 104
Highland Avenue & 108
Highland Avenue**

Copy of Deeds

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



540233419DED003V

Westchester County Recording & Endorsement Page

Submitter Information

Name: Realty Resource Solutions Phone: (914) 346-8924
Address 1: 575 White Plains Rd Fax: (914) 346-8925
Address 2: Email: mariav@real-resource.com
City/State/Zip: Eastchester NY 10709 Reference for Submitter: RS-1141 4 Vllazen LLC

Document Details

Control Number: **540233419** Document Type: **Deed (DED)**
Package ID: 2014012300215001003 Document Page Count: **3** Total Page Count: **5**

Parties

☒ Additional Parties on Continuation page

1st PARTY

1: KUKAJ ISMET
2: KUKAJ ESAD

- Individual
- Individual

1: 4 VLLAZEN LLC
2:

- Other

2nd PARTY

Property

☐ Additional Properties on Continuation page

Street Address: 104 HIGHLAND AVENUE
City/Town: EASTCHESTER

Tax Designation: 72-3-13
Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584 3: TP-584.1

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$315.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 10031

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 04/14/2014 at 04:22 PM
Control Number: **540233419**
Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Alfred A. Delicata, Esq.
484 White Plains Road

Eastchester, NY 10709

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL
CERTIFIED ON 4/14/2014 5 TOTAL PGS.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

540233419DED003V

Westchester County Recording & Endorsement Page

Document Details

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Document Page Count: 3

Total Page Count: 5

1st PARTY Addendum

2nd PARTY Addendum

KUKAJ RAFIT

Individual

Westchester County

— Quitclaim Deed — Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

S: 72
B: 3
L: 13

THIS INDENTURE, made the 24 day of January in the year 2014

BETWEEN

Ismet Kukaj, 104 Highland Avenue, Eastchester, NY 10709

Esad Kukaj, 104 Highland Avenue, Eastchester, NY 10709

Rifat Kukaj, 104 Highland Avenue, Eastchester, NY 10709

party of the first part, and

4 Vllazen, LLC 104 Highland Avenue, Eastchester, NY 10709

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Eastchester, County of Westchester and State of New York commonly known as 104 Highland Avenue, Eastchester NY 10709 and more particularly described on the attached Schedule "A"

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

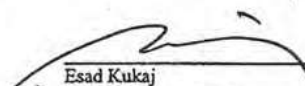
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

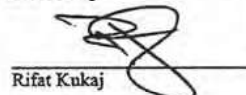
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Ismet Kukaj


Esad Kukaj


Rifat Kukaj

1

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 24 day of June in the year 2017 before me, the undersigned, personally appeared Ricard Kukaj & Esad Kukaj, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Alfred A. Delicata
Notary Public, State of New York
No. 02DE6048969

ACKNOWLEDGEMENT BY WESTCHESTER COUNTY
Commission Expires October 02, 2019
TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____

(If the place of residence is in a city, include the street and street number if any, thereof):
that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Quitclaim Deed

Title No. RS-1141

Kukaj
TO
4 Villazen, LLC



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____, before me _____ the undersigned personally appeared _____

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 72

BLOCK: 3

LOT: 13

COUNTY OR TOWN: Eastchester

RETURN BY MAIL TO:

Alfred A. Delicata, Esq
484 White Plains Road
Eastchester NY 10709

Schedule A Description

Title Number RS-1775

Policy Number: O-8911-000560096

Page 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Eastchester, County of Westchester and State of New York shown and designated as Lot 15.2 as on map entitled "Final Plot Plan of Subdivision Map of Property Belonging to Daniel Di Leo and Elena Di Leo Situated in the Town of Eastchester, Westchester County, New York" made by Richard J. Domato, Land Surveyor, dated February 23, 2012 and filed in the Westchester County Clerk's Office, Division of Land Records on May 22, 2012 as Map No. 28577, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the westerly line of said subdivision map, at the intersection of the northwesterly corner of Lot No. 15.2 with the southwesterly corner of Lot No. 15.1 said point being distant the following course South 27 degrees 42 minutes 15 seconds West a distance of 204.05 feet as measured southerly along the westerly line with the southerly side of Highland Avenue as shown on said map;

RUNNING THENCE easterly along said division line between Lot No. 15.2 and 15.1 as shown on said map North 62 degrees 17 minutes 45 seconds West a distance of 96.13 feet to the Easterly line of Lot No. 15.2 as shown on said map;

THENCE southerly along the said easterly line of Lot No. 15.2 North 27 degrees 42 minutes 15 seconds East a distance of 216.18 feet to the southerly line of Lot No. 15.2 as shown on said map;

THENCE westerly along the said southerly line of said Lot No. 15.2 North 74 degrees 36 minutes 00 seconds West a distance of 98.39 feet to the westerly side of Lot. No. 15.2 as shown on said map;

THENCE northerly along said westerly line of Lot No. 15.2 North 27 degrees 42 minutes 15 seconds East a distance of 237.15 feet to the point or place of BEGINNING

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



562103355DED002U

Westchester County Recording & Endorsement Page

Submitter Information

Name: Horizon Land Services LLC Phone: 212-921-4141
Address 1: 15 West 44th Street Fax: 212-921-4848
Address 2: Email: wmcnair@horizonlandservices.com
City/State/Zip: New York NY 10036 Reference for Submitter: HLSW20633

Document Details

Control Number: **562103355** Document Type: **Deed (DED)**
Package ID: 2016072800143001003 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page
2nd PARTY

1st PARTY
1: FISCHER ELAINE M - Individual 1: 203 BEECH ST LLC - Other
2: FISCHER JOHN - Individual 2:

Property

☐ Additional Properties on Continuation page

Street Address: 203 BEECH STREET Tax Designation: 79B-6-10
City/Town: EASTCHESTER Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Transfer Taxes

Consideration: \$785,000.00
Transfer Tax: \$3,140.00
Mansion Tax: \$0.00
Transfer Tax Number: 774

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/15/2016 at 12:38 PM
Control Number: **562103355**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

NOIVCK EDELSTEIN ET. AL.
733 YONKERS AVENUE

STATE OF NEW YORK, COUNTY OF WESTCHESTER SS,
I, TIMOTHY C. IDONI, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS,
WESTCHESTER COUNTY DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL
IN MY OFFICE ON 8/15/2016 AT THE SAME IS A CORRECT
TRANSCRIPT THEREOF AND OF THE WHOLE OF EACH ORIGINAL.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
CERTIFIED ON 11/3/23 4 TOTAL PGS. *Timothy C. Idoni*

HLS W 20033

WESTCHESTER EASTCHESTER

S 74B B6 L10

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the ^{1st} ~~28th~~ day of ^{August} ~~JULY~~, in the year 2016 ^{ADMINISTRATOR} ~~CHARLES FISCHER AKA CHARLES DAVID FISCHER~~ ^{EXECUTOR OF THE}

BETWEEN ESTATE OF JOHN FISCHER 203 BEACH STREET, EASTCHESTER, NY 10707 AND the ^{EXECUTOR OF THE ESTATE OF ELAINE M. FISCHER, 203 BEACH STREET, EASTCHESTER, NY 10707}

party of the first part, and ^{203 Beach Street} ~~10704~~ C/O LAWRENCE SHIRO 733 YONKERS AVENUE, YONKERS, NY

party of the second part,

WITNESSETH, that the party of the first part, in consideration of SEVEN HUNDRED EIGHTY FIVE THOUSAND

DOLLARS dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the SEE ATTACHED SCHEDULE "A"

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Charles Fischer As Administrator
ESTATE OF ~~John Fischer~~ by CHARLES FISCHER, ADMINISTRATOR

Charles David Fischer As Executor
ESTATE OF ELAINE M. FISCHER By CHARLES DAVID FISCHER
Executor

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 1 day of August in the year 2016, before me, the undersigned, personally appeared CHARLES FISCHER AKA CHARLES DAVID FISCHER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

Howard S. Ripps
Notary Public, State of New York
No. 02R14977161
Qualified in Rockland County
Commission Expires January 28, 2017

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of _____, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

Bargain & Sale Deed With Covenants

ESTATE OF JOHN FISCHER and estate of ELAINE M. FISCHER TO 203 Beach Street LLC

COUNTY: WESTCHESTER

TOWN/CITY: EASTCHESTER

PROPERTY ADDRESS: 203 BEACH STREET

SECTION: 79B

BLOCK: 6
Lot 10

Schedule A

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Eastchester, County of Westchester and State of New York, known and designated as Lots No. 41, 42, 43 and 44 and part of Lot No. 40 in Block 9, on a certain map entitled, "Map of Bronxville Manor, Town of Eastchester, Westchester County, New York, made by Charles A. Hollister," dated May 17, 1926 and filed in the Office of the Register of Westchester County, New York, on the 28th day of May, 1926 as Map No. 2994, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Beach Street, 1,055.97 feet from the point where the same is intersected by the southerly side of Highland Avenue;

RUNNING THENCE North 15 degrees 24 minutes 00 seconds East, 100.00 feet to a point;

THENCE South 74 degrees 36 minutes 00 seconds East, 107.00 feet to a point;

THENCE South 15 degrees 24 minutes 00 seconds West, 100.00 feet to a point on the northerly side of Beech Street; and

THENCE North 74 degrees 36 minutes 00 seconds West, a distance of 107.00 feet to the point or place of BEGINNING.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



522013566DED003U

Westchester County Recording & Endorsement Page

Submitter Information

Name: Realty Resource Solutions Phone: (914) 346-8924
Address 1: 575 White Plains Rd Fax: (914) 346-8925
Address 2: Email: mariav@real-resource.com
City/State/Zip: Eastchester NY 10709 Reference for Submitter: DiLeo

Document Details

Control Number: **522013566** Document Type: **Deed (DED)**
Package ID: 2012071900273001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY 2nd PARTY
1: DILEO DANIEL - Individual 1: 4 VLLAZEN LLC - Other
2: DILEO ELENA - Individual 2:

Property

☐ Additional Properties on Continuation page

Street Address: 108 HIGHLAND AVENUE Tax Designation: 72.-3-15.2
City/Town: EASTCHESTER Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$250.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$315.00**

Transfer Taxes

Consideration: \$200,000.00
Transfer Tax: \$800.00
Mansion Tax: \$0.00
Transfer Tax Number: 299

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/07/2012 at 05:04 PM
Control Number: **522013566**
Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Alfred A. Delicata, Esq.
484 White Plains Road

Eastchester, NY 10709

STATE OF NEW YORK, COUNTY OF WESTCHESTER SS,
I, TIMOTHY C. IDONI, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS,
WESTCHESTER COUNTY DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL
THEREOF RECORDED IN MY OFFICE ON 8/7/2012 AND THAT THE SAME IS A CORRECT
TRANSCRIPT THEREFROM AND OF THE WHOLE OF SUCH ORIGINAL.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
CERTIFIED ON 11/3/23 4 TOTAL PGS. *Timothy C. Idoni*

COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, WESTCHESTER COUNTY,
FEE PAID

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 20th day of JULY, in the year 2012

BETWEEN

DANIEL DILEO & ELENA DILEO,
108 HIGHLAND AVENUE
EASTCHESTER, NEW YORK 10709

party of the first part, and

4 VLLAZEN LLC,

23 SUNNYSIDE TERRACE

EASTCHESTER, NEW YORK 10709

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TWO HUNDRED THOUSAND (\$200,000.00) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ANNEXED HERETO.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

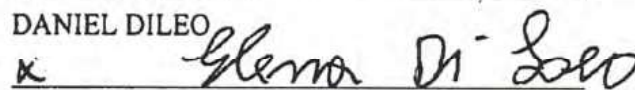
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



DANIEL DILEO



ELENA DILEO

Schedule A Description

Title Number RS-1775

Page 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Eastchester, County of Westchester and State of New York shown and designated as Lot 15.2 as on map entitled "Final Plot Plan of Subdivision Map of Property Belonging to Daniel Di Leo and Elena Di Leo Situated in the Town of Eastchester, Westchester County, New York" made by Richard J. Domato, Land Surveyor, dated February 23, 2012 and filed in the Westchester County Clerk's Office, Division of Land Records on May 22, 2012 as Map No. 28577, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the westerly line of said subdivision map, at the intersection of the northwesterly corner of Lot No. 15.2 with the southwesterly corner of Lot No. 15.1 said point being distant the following course South 27 degrees 42 minutes 15 seconds West a distance of 204.05 feet as measured southerly along the westerly line with the southerly side of Highland Avenue as shown on said map;

RUNNING THENCE easterly along said division line between Lot No. 15.2 and 15.1 as shown on said map North 62 degrees 17 minutes 45 seconds West a distance of 96.13 feet to the Easterly line of Lot No. 15.2 as shown on said map;

THENCE southerly along the said easterly line of Lot No. 15.2 North 27 degrees 42 minutes 15 seconds East a distance of 216.18 feet to the southerly line of Lot No. 15.2 as shown on said map;

THENCE westerly along the said southerly line of said Lot No. 15.2 North 74 degrees 36 minutes 00 seconds West a distance of 98.39 feet to the westerly side of Lot. No. 15.2 as shown on said map;

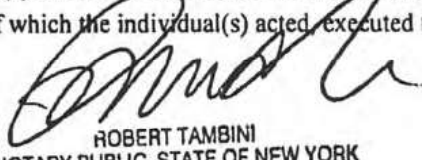
THENCE northerly along said westerly line of Lot No. 15.2 North 27 degrees 42 minutes 15 seconds East a distance of 237.15 feet to the point or place of BEGINNING

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 20TH day of JULY in the year 2012, before me, the undersigned, personally appeared DANIEL DILEO & ELENA DILEO

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


ROBERT TAMBINI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02TA6136766
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES NOVEMBER 14, 2013

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgment was taken).

**Bargain and Sale Deed
With Covenants**

Title No.

DILEO
TO
4 VLLAZEN LLC



SECTION: 72

BLOCK: 3

LOT: 15.2

COUNTY OR TOWN: EASTCHESTER

RETURN BY MAIL TO:

ALFRED A. DELICATA, ESQ.
484 WHITE PLAINS ROAD
EASTCHESTER, NEW YORK 10709

Photo-documentation Of the Project Site



September 13, 2021

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:3,000

0 145 290 580
ft**Westchester County GIS**

GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601



1. Photograph from right side of Highland Ave (shed to be demolished)



2. Photograph from left side of front of Highland Ave (shed to be demolished)



3. Photograph from center of lot looking west



4. Photograph from center of lot looking west



5. Photograph from center of lot looking south towards Beech Street



6. Photograph from center of lot looking east



7. Photograph from rear side of lot looking north (towards Highland)



8. Photograph from right side of Beech Street looking north



9. Photograph from left side of Beech Street looking north

Photo-documentation Of Surrounding Neighborhood



September 13, 2021

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:3,000

0 145 290 580
ft**Westchester County GIS**

GIS
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601



1. 108 Highland Avenue



2. 202 Beech Street



3. 200 Beech Street



4. 195 Beech Street



5. 196 Beech Street



6. 205 Beech Street



7. 101 Highland Avenue



8. 99 Highland Avenue



9. 97 Highland Avenue

Full Environmental Assessment Form

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 203 Beech Street - Subdivision		
Project Location (describe, and attach a general location map): 203 Beech Street, Eastchester, NY 10709, 104 Highland Avenue, Eastchester, NY 10709 & 108 Highland Avenue, Eastchester, NY 10709		
Brief Description of Proposed Action (include purpose or need): Application for a 12-lot subdivision of 4 existing tax parcels, identified on the Town of Eastchester Tax Map as SBL 72-3-13, 72-3-15.1, 72-3-15.2 & 79B-6-10). The subdivision will be comprised of 11 buildable lots and 1 non-buildable lot for stormwater management, all of which are zoning compliant. A new roadway (cul-de-sac with turnaround) will also be constructed on the Project Site, providing access for proposed Lot Nos. 1 through 8 to Highland Avenue. Lots 10 and 11 will have individual access to Beech Street. Lot 9 will have individual access to Highland Avenue. Each lot will be served by the Town's existing public water and sewer system.		
Name of Applicant/Sponsor: 4 Vllazen LLC	Telephone: (914) 356-3897	
	E-Mail: bashkimkukaj@gmail.com	
Address: 2135 Williamsbridge Rd		
City/PO: Bronx	State: NY	Zip Code: 10461
Project Contact (if not same as sponsor; give name and title/role): Bashkim Kukaj, Member & Authorized Signatory of 4 Vllazen LLC (Applicant/Sponsor)	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 4 Vllaezen LLC & 203 Beech St LLC	Telephone: (914) 356-3897	
	E-Mail: bashkimkukaj@gmail.com	
Address: 2135 Williamsbridge Rd		
City/PO: Bronx	State: NY	Zip Code: 10461

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town PB - Subdivision Approval (Preliminary & Final)	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Planning - GML referral	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☒No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☒No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☒No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☒No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

The zoning for proposed lots 1 through 5 and the non-buildable lot is R-5/R-6, zoning for lots 6 through 11 fall within zoning districts R-5, all of which allow single family dwellings as a permitted use.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Eastchester School District (Lots 1-9) & Tuckahoe School District (Lots 10 & 11)

b. What police or other public protection forces serve the project site?

Eastchester Police Department

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

Eastchester Fire Department

d. What parks serve the project site?

Eastchester 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)? Residential

b. a. Total acreage of the site of the proposed action? 2.27 acres

b. Total acreage to be physically disturbed? 2.27 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.27 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 12

iv. Minimum and maximum proposed lot sizes? Minimum 5,000 SF Maximum 10,632.8 SF

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 28 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	11	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: <u>Stormwater Management</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: _____ Stormwater runoff _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ N/A _____ iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ TBD acres v. Dimensions of the proposed dam or impounding structure: _____ TBD height; _____ TBD length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ The stormwater management site will contain storm sewers, catch basins/drain inlets, drain manholes, and possible detention tank. _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? <u>To create roads, stormwater management facilities, housing foundations, grading.</u> ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): <u>TBD</u> • Over what duration of time? <u>TBD</u> iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Excavation of earth/soil from the construction site. All collected topsoil will be stockpiled and reclaimed by the contractor to be used on other sites or disposed at a landfill.</u> iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ TBD acres vi. What is the maximum area to be worked at any one time? _____ 2.27 acres vii. What would be the maximum depth of excavation or dredging? _____ TBD feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ N/A _____ _____	

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: _____ 4,840+/- 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: Water Supply United Water New Rochelle - Central
- 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: _____
Water mains currently service both Beech Street & Highland Ave. Main on Highland will be extended to service 9 additional 1 family homes.
- Source(s) of supply for the district: Water Supply United Water New Rochelle - Central

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: _____ 4,840+/- 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 waste water

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: Hutchinson
- 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sewer mains currently services both Beech Street & Highland Ave. The 2 lots fronting Beech St will have 4" PVC sewer lateral pipes going directly into main on Beech St. 8" PVC sewer main to be extended roughly 25' and 4" PVC lateral pipes going into extended main from remaining 9 lots.		
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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? If Yes: <ul style="list-style-type: none"> 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? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
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? If Yes, identify: <ul style="list-style-type: none"> 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) _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
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? If Yes: <ul style="list-style-type: none"> 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ 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 Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<p>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</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>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</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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</p> <p>If Yes:</p> <p>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 _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>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</p> <p>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</p> <p>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</p>			
<p>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</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>TBD _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>Grid/Local Utility _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00 AM - 6:00 PM • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ N/A - Residential • Saturday: _____ N/A - Residential • Sunday: _____ N/A - Residential • Holidays: _____ N/A - Residential </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8:00 AM - 6:00 PM • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ N/A - Residential • Saturday: _____ N/A - Residential • Sunday: _____ N/A - Residential • Holidays: _____ N/A - Residential
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Typical construction noise during permitted construction hours. _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Lighting will be <u>standard outdoor high efficiency LED downward facing security lighting</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ TBD (unit of time) • Operation : _____ TBD tons per _____ TBD (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>All material/recycling removal will be in accordance with all applicable local requirements.</u> • Operation: <u>All material/recycling removal will be in accordance with all applicable local requirements.</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>All material/recycling removal will be in accordance with all applicable local requirements.</u> • Operation: <u>All material/recycling removal will be in accordance with all applicable local requirements.</u> 	

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																																							
<p>a. Existing land uses.</p> <p>i. Check all uses that occur on, adjoining and near the project site.</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) </div> <div> <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ </div> </div> <p>ii. If mix of uses, generally describe: _____</p>																																							
<p>b. Land uses and covertypes on the project site.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Land use or Covertypes</th> <th style="width: 15%;">Current Acreage</th> <th style="width: 20%;">Acreage After Project Completion</th> <th style="width: 25%;">Change (Acres +/-)</th> </tr> </thead> <tbody> <tr> <td>• Roads, buildings, and other paved or impervious surfaces</td> <td style="text-align: center;">0.21</td> <td style="text-align: center;">1.11</td> <td style="text-align: center;">+0.90</td> </tr> <tr> <td>• Forested</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Agricultural (includes active orchards, field, greenhouse etc.)</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Surface water features (lakes, ponds, streams, rivers, etc.)</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Wetlands (freshwater or tidal)</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Non-vegetated (bare rock, earth or fill)</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>• Other Describe: <u>Lawn and Landscaping</u></td> <td style="text-align: center;">2.06</td> <td style="text-align: center;">1.16</td> <td style="text-align: center;">-0.90</td> </tr> </tbody> </table>				Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	• Roads, buildings, and other paved or impervious surfaces	0.21	1.11	+0.90	• Forested	0	0	0	• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0	• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0	• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0	• Wetlands (freshwater or tidal)	0	0	0	• Non-vegetated (bare rock, earth or fill)	0	0	0	• Other Describe: <u>Lawn and Landscaping</u>	2.06	1.16	-0.90
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<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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>i. Identify Facilities:</i> Tuckahoe High school, Tuckahoe Middle School _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No													
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ ±7.6 feet													
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Urban-land Paxton Complex, 3-8%</td> <td style="width: 40%; text-align: right;">60 %</td> </tr> <tr> <td>Urban-land Paxton Complex, 8-15%</td> <td style="text-align: right;">40 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Urban-land Paxton Complex, 3-8%	60 %	Urban-land Paxton Complex, 8-15%	40 %	_____	_____ %						
Urban-land Paxton Complex, 3-8%	60 %												
Urban-land Paxton Complex, 8-15%	40 %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ ±7.2 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">0 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">0 % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	0 % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site	<input type="checkbox"/> Poorly Drained	0 % of site						
<input type="checkbox"/> Well Drained:	0 % of site												
<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site												
<input type="checkbox"/> Poorly Drained	0 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">72.8 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">16.9 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">10.3 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	72.8 % of site	<input checked="" type="checkbox"/> 10-15%:	16.9 % of site	<input checked="" type="checkbox"/> 15% or greater:	10.3 % of site						
<input checked="" type="checkbox"/> 0-10%:	72.8 % of site												
<input checked="" type="checkbox"/> 10-15%:	16.9 % of site												
<input checked="" type="checkbox"/> 15% or greater:	10.3 % of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
If Yes to either <i>i</i> or <i>ii</i> , 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? <input type="checkbox"/> Yes <input type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:													
i. Name of aquifer: _____													

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p style="margin-left: 20px;">Typical suburban wildlife _____</p> <p>_____</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 style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</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 style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</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>_____</p> <p>_____</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 style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">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 style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

<p>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?</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input checked="" 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 4 Vllazen LLC c/o Bashkim Kukaj Date May 6, 2024

Signature  Title Attorney for Applicant/Owner

By: Brian I. Sinsabaugh, Esq.