



FAX TRANSMITTAL

**TOWN OF MOUNT PLEASANT
 ONE TOWN HALL PLAZA
 VALHALLA, NEW YORK 10595
 FAX # (914) 769-3155**

DATE:

4/21/09

TO:

Amanda De Cesare

FAX#:

747-1956

FROM:

Jacqui Koenig

MESSAGE:

As requested - for distribution

NUMBER OF SHEETS (INCLUDING COVER) 5

IF TRANSMITTAL IS INCOMPLETE OR ILLEGIBLE

PLEASE CALL (914) 742-2300 OR



PLANNING BOARD

MICHAEL H. McLAUGHLIN
Chairman
 DOROTHY H. MAIDEN
Planning Administrator

**TOWN OF MOUNT PLEASANT PLANNING BOARD
 SEQR DETERMINATION OF SIGNIFICANCE
 POSITIVE DECLARATION**

JOHN N. COHEN
 JOAN LEDERMAN
 GEORGE PAPPAS
 REGINA PELLEGRINO
 KEITH ROSNER
 MARK RUBEO

**TACONIC TRACT DEVELOPMENT
 SUBDIVISION #926
 April 20, 2009**

APPLICANT:	TACONIC TRACT DEVELOPMENT, LLC
APPLICATION #:	SUBDIVISION #926
LOCATION:	128 TODD LANE, BRIARCLIFF MANOR
ZONING DISTRICT:	R-40 RESIDENTIAL
TAX DESIGNATION:	SECTION 98.11-2-42 & 40, 39, 38 & 37
ENGINEER:	CHAS H. SELLS, INC.

WHEREAS, the Planning Board of the Town of Mount Pleasant, is conducting a coordinated SEQR Review of a Type I Action submitted by Taconic Tract Development, LLC, Briarcliff Manor, NY (herein after referred to as the "Applicant"), to allow for the subdivision of a 22.4 acre parcel of land to create 16 new building lots within a clustered subdivision layout (herein after referred to as the "Project"); and

WHEREAS, the Project is proposed on a 22.4 acre parcel of land located at 128 Todd Lane, between Carlton Avenue and Washburn Road in the Briarcliff Manor section of the Town of Mount Pleasant, designated as section 98.11-2-42 & 40, 39, 38 & 37 (herein after referred to as the "Site"); and

WHEREAS, on September 4, 2008, the Planning Board of the Town of Mount Pleasant designated its intent to serve as Lead Agency for this Type I Action, and thereafter caused the circulation of that designation, the subdivision plans, environmental assessment form, and associated documentation to all Involved Agencies; and

WHEREAS, no Involved Agencies objected to the Town of Mount Pleasant Planning Board serving as Lead Agency.

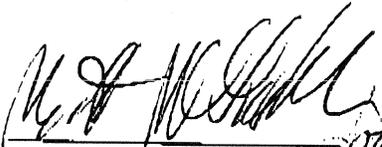
NOW THEREFORE BE IT RESOLVED, that pursuant to Part 617 of the SEQR Regulations, Planning Board of the Town of Mount Pleasant hereby confirms its intention to serve as the Lead Agency for the SEQR Review of this Type I Action.

BE IT FURTHER RESOLVED, that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Lead Agency has determined that the proposed Type I Action may result in one or more significant adverse impacts on the environment as enumerated on the attached Positive Declaration Form.

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of April 20, 2009.

On a motion of Planning Board Member Joan Lederman Seconded by Planning Board Member Keith Rosner, this resolution was approved by the following vote:

Michael H. McLaughlin, Chairman	<u>Aye</u>
John Cohen	<u>Aye</u>
Joan Lederman	<u>Aye</u>
George Pappas	<u>Aye</u>
Regina Pellegrino	<u>Aye</u>
Keith Rosner	<u>Aye</u>
Mark Rubeo	<u>Aye</u>


 Michael H. McLaughlin
 Chairman


 Joan Lederman, Acting Chairman

4/20/09
Date

This Resolution Was Thereupon Duly Adopted

SEQR

State Environmental Quality Review
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS
Determination of Significance

Project Number _____

Date April 20, 2009

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Mount Pleasant Planning Board as lead agency, has determined that the proposed action described below may have a significant effect on the environment and a Draft Environmental Impact Statement will be prepared.

Name of Action: Taconic Tract Subdivision

SEQR Status: Type I
Unlisted

Scoping: No Yes if yes indicate how scoping will be conducted:

A public scoping session will be held on April 20, 2009 and May 7th 2009.

Description of Action:

The Action involves the subdivision of a 22.4 acre parcel of land to create 16 new building lots within a clustered subdivision layout.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

128 Todd Lane, between Carlton Avenue and Washburn Road in the Briarcliff Manor section of the Town of Mount Pleasant, designated as section 98.11-2-42 & 40, 39, 38 & 37

SEQR Positive Declaration

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REASONS SUPPORTING THIS DETERMINATION:

The Action involves the subdivision of a 22.4 acre parcel of land to create 16 new building lots within a clustered subdivision layout. The Lead Agency finds that the project may result in serious and unavoidable adverse environmental impacts, including, but not limited to:

1. Impacts to the site topography, steep slopes and an existing ridgeline.
2. Impacts to subsurface geology resulting from the removal of rock necessary to accommodate the project.
3. Impacts to ground and surface water features and adjacent wetland resources.
4. Flooding and drainage impacts.
5. Traffic impacts.
6. Impacts to on-site flora and fauna.
7. Impacts to the character of the existing neighborhood due to the development of the site.
8. Impacts on community services and utilities.

These potential impacts are potentially significant, substantial and material due to the project setting, the probability of the impact occurring, the duration of the impact, the irreversibility of the impact, the scope of the impact, the impacts magnitude and the number of people affected by the impacts.

For Further Information:

Contact Person: Dorothy Maiden, Planning Administrator
Address: One Town Hall Plaza, Valhalla, NY 10595
Telephone Number: 914-742-2327

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

Commissioner, Dep't of Environmental Conservation, 50 Wolf Road, Albany, NY 12233-0001
NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561
Supervisor, Town of Mt Pleasant, One Town Hall Plaza, Valhalla, NY 10595
Applicant
Other Involved Agencies (if any)