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By appointment only

Please direct all inquiries  
to the Main Office

February 16, 2022

Chairperson Loretta Taylor  
Town of Cortlandt Planning Board  
1 Heady Street  
Cortlandt Manor, NY 10567

**Re: Gurdjieff Foundation, Inc.**

Dear Chairperson Taylor:

We are counsel to The Gurdjieff Foundation Inc. ("Foundation"). The Foundation is a non-profit foundation incorporated in the State of New York and recognized as tax exempt under Section 501(c)(3) of the Internal Revenue Code, as it is organized and operated exclusively for charitable purposes.

The Foundation is under contract to purchase real property located at 1065 Quaker Bridge Road East, Town of Cortlandt, New York ("the Property"), from the Danish Home for the Aged Inc. The Property is located in the R-80 zoning district.

The Foundation is applying for site plan and special permit for approval of a non-school curriculum program use of the Property. A detailed description of the Foundation's proposed use of the Property can be found in the enclosed narrative.

Also enclosed for your review and consideration are the following:

- Planning Board Application
- Full Environmental Assessment Form
- Site Access, Traffic and Parking Summary, prepared by DTS Provident
- Survey of Property prepared by Badey & Watson
- Site Plan Application fee in the amount of \$1,000 and escrow deposit in the amount of \$5,000

Thank you for your consideration.

Very truly yours,

STENGER, DIAMOND & GLASS, LLP

JESSICA J. GLASS, ESQ.

The intent of the Gurdjieff Foundation is to preserve and sustain the Danish Home property as an architectural, environmental and neighborhood asset that can serve as a location for the activities of its members. To support those activities, the Foundation aims to maintain buildings and grounds to provide an atmosphere of quiet and contemplation. The Foundation centers its work on the study of the methods and teachings of G.I. Gurdjieff. He was an author, teacher and musician, whose ideas were influenced by various ancient cultural and religious sources. Central to this philosophy is a focus on the individual human being in relation to others and all the influences of life. The Foundation's membership consists primarily of adults between the ages of 45 through 70 years old, generally from professional backgrounds such as doctors, lawyers, engineers, architects, educators and artists.

The program undertaken by the Foundation includes workshops on the study of these ideas and practical application, along with the study of movement, creative arts and crafts. The activities are based on the concepts of self-help and self-awareness to promote a more humane manner of interacting with oneself and the world.

The activities, programs and workshops that the Gurdjieff Foundation anticipate taking place on the property will mostly be several days in duration. Most weekends would begin on Friday evening and end mid-day Sunday. Weeklong programs are generally from Saturday to Saturday, or Sunday to Sunday. There may also be some single day activities, typically from 9:00 in the morning to 5:00 in the afternoon. These activities would generally have between 20 and 100 participants. That number includes people taking care of cooking, housekeeping and other necessities. We don't anticipate having more than 75 people sleeping at the property, exclusive of residents in the caretaker's house. We may also have weekday meetings, typically twenty people or less, generally in the evening.

Foundation events, whether week-long events in the summer or shorter weekend events, usually follow a similar schedule. Several members will plan the event, decide on a program and determine who will attend. Participants typically arrive in the late afternoon or early evening. Some come earlier to help with preparations for the event, which might include cooking and receiving deliveries from local vendors. Once everyone arrives they will typically share a meal and a period of meditation before retiring for the night.

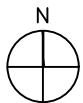
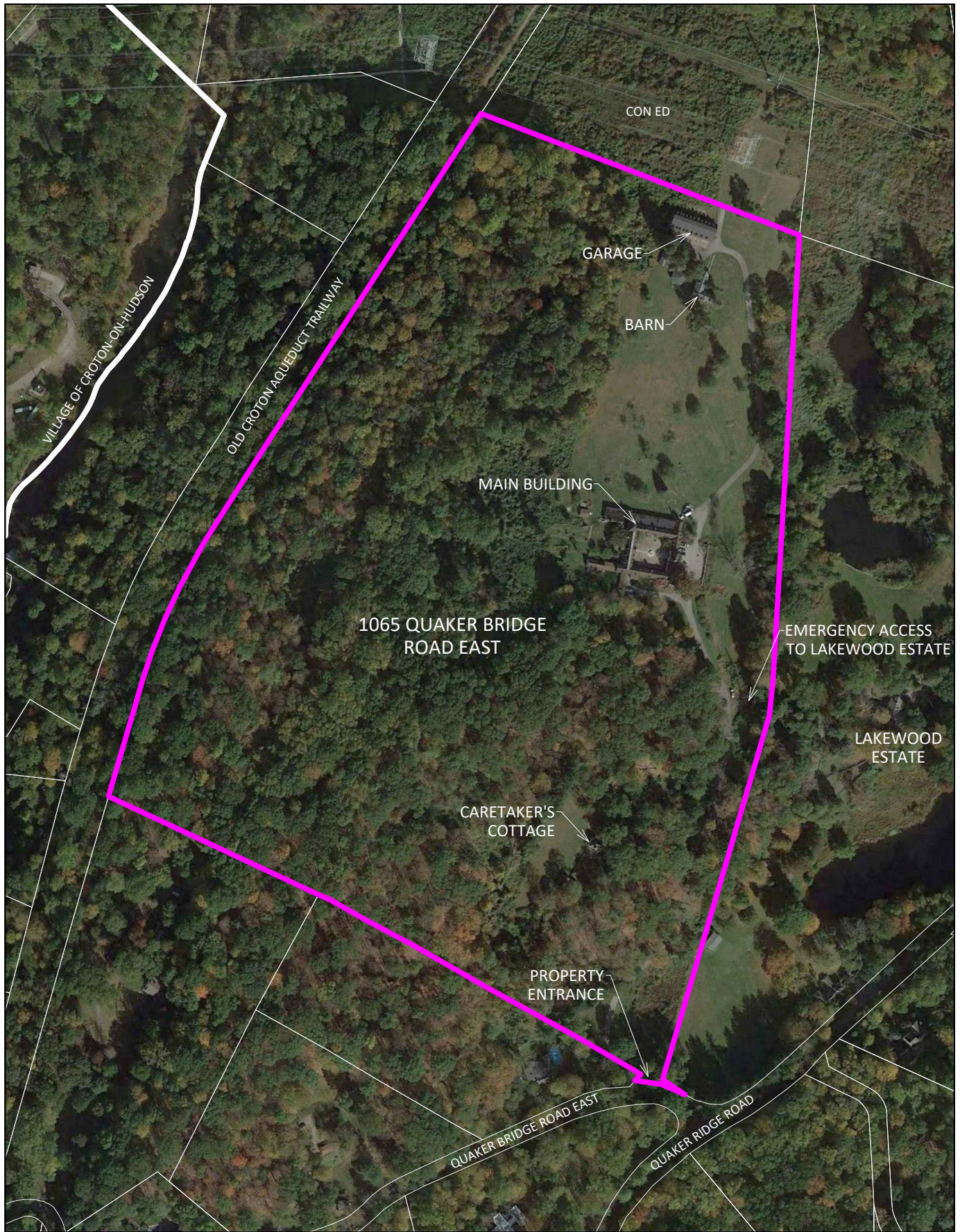
Each day usually begins with meditation and breakfast for everyone. After eating, participants divide into different groups, taking care of practical necessities, caring for the grounds, or working together on crafts or other activities, such as mind-body exercise, gardening, philosophical study, or similar activities. Lunch together may be followed by a rest period, and then a continuation of the group work of the morning. The evening meal is often followed by an activity for all participants, which could be listening to music, listening to readings, or a meeting. During some events, there may be classes in dance movement during the day.

The last day of the event often ends in the late morning, after participants have had a meal together and cleaned up the premises.

Activities that generate noise will be infrequent. Apart from equipment that may be needed for building maintenance, most equipment will consist of small power tools, some shop equipment (primarily in the garage) and equipment required to maintain the grounds. The most noise is likely to be associated with grounds keeping, and likely to be similar to current levels. The Foundation will not employ the use of any loudspeakers on the grounds of the property, nor will music from any of the events be audible from outside the building or immediately adjacent grounds. The main building is more than 400 feet from the nearest neighbor's buildings, and the garage is over 1,000 feet away from the nearest building on adjacent properties. The property has wooded areas along the boundaries with all residential properties. Given the distances and the protected nature of the property, along with little or no noise in excess of typical residential levels, noise from Foundation activities is anticipated to have no impact on neighboring properties.

For many reasons, the Foundation intends to keep traffic into the property at the lowest practical levels. We intend to take advantage of the proximity to the Croton train station to encourage members to make use of public transit. Participants driving to the property can pick up others at the train station to reduce trips. Based on our experience at our New York City property, we expect that many will carpool from their homes with other members. We may purchase a van to facilitate pickups from the train station. There may be a few occasions each year when we hire a bus to bring people from New York City. These would typically be small buses, and would arrive and leave at the beginning and end of activities (most likely only for some events lasting four days or more).





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**DTS • PROVIDENT**  
Intelligent Land Use

Sources:  
Aerial Photo: Google Earth, Oct 2020  
GIS Data: Westchester County GIS  
Survey of Property by Badey & Watson, 2022

## AERIAL PHOTO

THE GURDJIEFF FOUNDATION  
TOWN OF CORTLANDT, NEW YORK

FIGURE NO. 1



# TOWN OF CORTLANDT – PLANNING BOARD APPLICATION

## CHECK TYPE OF APPROVAL(S) REQUESTED

- Preliminary Subdivision  Conventional  Cluster   
 Lot Line Adjustment  Change of Use  
 Site Development Plan  Site Plan Amendment  
 Special Permit  Wetlands Permit  
 Steep Slopes Permit  Tree Removal Permit  
 Cell Tower  Accessory Apartment

For Official Use Only PB Case No. _____ Date Received: _____ Fee Paid: _____
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**NOTE: Please see INSTRUCTIONS AND CHECKLIST.**

**NAME OF PROJECT:** The Gurdjieff Foundation of New York **SBL:** 68.15-2-1

**ADDRESS OF PROJECT:** 1065 Quaker Bridge Road East **OR SITE LOCATION: ON THE**

North **SIDE OF** Quaker Bridge Road E **ZONING DISTRICT:** R-80  
DIRECTION STREET

## **OWNER:**

**NAME:** Danish Home for the Aged, Inc.

**MAILING ADDRESS:** PO Box 334, Croton-on-Hudson, NY 10520

**EMAIL:** danishhome@optonline.net

**TELEPHONE #:** \_\_\_\_\_

## **APPLICANT: (\*IF NOT OWNER, AN OWNER CONSENT FORM MUST BE ATTACHED)**

**NAME:** The Gurdjieff Foundation, Inc.

**MAILING ADDRESS:** 123 East 63rd Street, New York, New York 10065

**EMAIL:** tmanning@scarletmail.rutgers.edu

**TELEPHONE #:** \_\_\_\_\_

## **ENGINEER/ARCHITECT**

**NAME:** Gerhard M. Schwalbe, P.E., DTS Provident Design Engineering, LLP

**ADDRESS:** 1 North Broadway, White Plains, NY, 10601

**EMAIL:** jschwalbe@dtsprovident.com

**TELEPHONE #:** 914-428-0010

## **ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION**

**NAME:** Jessica Glass, Esq., Stenger, Diamond & Glass, LLP

**ADDRESS:** 1136 Route 9 Wappingers Falls, NY 12590

**EMAIL:** jglass@sdglaw.com

**TELEPHONE #:** 845-298-2000

## **SCOPE/DESCRIPTION OF PROJECT**

See enclosed project narrative

**(ATTACH ADDITIONAL DOCUMENT IF NECESSARY)**

CONTINUED ON BACK.....

**CONFIRMATION OF ALL TAXES PAID:**

RECEIVER OF TAXES

DATE

STATE OF NEW YORK  
COUNTY OF ~~WESTCHESTER~~ SUFFOLK  
TOWN OF CORTLANDT

I Joseph G Giannola hereby depose and say that the above statements and the statements contained in the papers submitted in association with this application are true.

SIGNATURE OF OWNER, APPLICANT, REPRESENTATIVE 

If signing on behalf of an entity\*: Gurdjieff Foundation, Inc

Joseph G Giannola NAME TITLE CO-director

PLEASE PRINT  
NAME: Joseph G Giannola DATE: 2/12/2022

NOTARY PUBLIC  
STATE OF NEW YORK  
COUNTY OF ~~WESTCHESTER~~ suffolk  
TOWN OF CORTLANDT Huntington

On this, the 12 day of Feb., 2022, before me a notary public, the undersigned personally appeared Joseph G. Giannola, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal. Anthony P. Lupo  
Notary Public.

ANTHONY PATRICK LUPO  
Notary Public, State of New York  
No. 01LUG345585  
Qualified in Suffolk County 24  
Commission Expires July 25, 2024

  
NOTARY PUBLIC

\*If you are not the owner you need to fill out a separate "Owner Authorization" 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: The Gurdjieff Foundation, Inc.		
Project Location (describe, and attach a general location map): 1065 Quaker Bridge Road East		
Brief Description of Proposed Action (include purpose or need): Proposed site plan and special permit for use of the former Danish Home assisted living facility by The Gurdjieff Foundation for activities, programs and workshops, including meetings, listening to music and readings, caring for the grounds, creative arts and crafts, mind-body exercise, gardening, philosophical study, or similar activities. The programs and activities would consist of between 20 and 100 participants, and it is anticipated that no more than 75 individuals would stay overnight on the property, exclusive of residents in the caretaker's house. No site disturbance is proposed as part of the application.		
Name of Applicant/Sponsor: The Gurdjieff Foundation, Inc.	Telephone:	E-Mail: tmanning@scarletmail.rutgers.edu
Address: 123 East 63rd Street		
City/PO: New York	State: NY	Zip Code: 10065
Project Contact (if not same as sponsor; give name and title/role): Thomas Manning	Telephone:	E-Mail: tmanning@scarletmail.rutgers.edu
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): The Danish Home for the Aged, Inc.	Telephone:	E-Mail: danishhome@optonline.net
Address: 1065 Quaker Bridge Road East		
City/PO: PO Box 334, Croton-on-Hudson	State: NY	Zip Code: 10520

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, 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	Site Plan and Special Permit Approval	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Cortlandt Code Enforcement - Building Permits (if applicable)	
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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. <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</li> </ul>		

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?  
R-80 Residential District

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? Croton-Harmon School District

b. What police or other public protection forces serve the project site?  
NYS Police and Westchester County Police

c. Which fire protection and emergency medical services serve the project site?  
Croton-on-Hudson Fire Department and Croton-on-Hudson EMS

d. What parks serve the project site?  
Old Croton Aqueduct State Park, Croton Gorge 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)? Non-profit foundation

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 48.1 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 0 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 48.1 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) \_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: N/A \_\_\_\_\_ 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?  Yes  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	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  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?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  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? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  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: **Existing system (previously approved by Westchester County Department of Health (WCDOH) and operated by the Danish Home for the Aged, Inc ) to be further reviewed with WCDOH.**

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 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: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

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

If Yes: \_\_\_\_\_

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

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

If Yes: \_\_\_\_\_

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

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

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

d. Will the proposed action generate liquid wastes? **Existing system to be further reviewed with Westchester County Department of Health**  Yes  No

If Yes: \_\_\_\_\_

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ TBD 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): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_
- 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"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____ _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>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)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>_____</li> <li>_____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<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 <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? _____</p> <p>If Yes:</p> <p>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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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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?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction: <b>N/A</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>Refer to project narrative</p>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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. 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="text-align: right; margin-right: 20px;">No new tanks proposed</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>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right; margin-right: 20px;"><b>N/A</b></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></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)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right; margin-right: 20px;"><b>N/A</b></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"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <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"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): Utility, Parkland  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2	2	0
• Forested	33	33	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	--	--	0
• Agricultural (includes active orchards, field, greenhouse etc.)	--	--	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	<0.05	<0.05	0
• Wetlands (freshwater or tidal)	--	--	0
• Non-vegetated (bare rock, earth or fill)	--	--	0
• Other Describe: <u>Lawn and landscaped areas</u>	13	13	0

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

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?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

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?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

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?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

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?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_



v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
\_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 2 to >6 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Carlton-Chatfield complex (CsD, CrC)	_____	55 %
Charlton fine sandy loam (ChB, ChC, ChD)	_____	26 %
Chatfield-Hollis/Hollis-Rock outcrop (CtC, CuD, HrF)	_____	12 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	97 % of site
<input type="checkbox"/> Moderately Well Drained:	_____	% of site
<input checked="" type="checkbox"/> Poorly Drained	_____	3 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	25 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	5 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	70 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
If Yes, describe: \_\_\_\_\_  
\_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-78 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
If Yes:

i. Name of aquifer: Principal Aquifer, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 typical suburban species \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

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?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 Bald eagle  
 \_\_\_\_\_

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?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

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?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: County & State Park Lands  
 ii. Basis for designation: Exceptional or unique character  
 iii. Designating agency and date: Agency: Westchester County, Date: 1-31-90

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?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Old Croton Aqueduct

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: Taconic State Parkway

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): New York State Scenic Byway/Parkway

iii. Distance between project and resource: \_\_\_\_\_ 2.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  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 The Gurdjeff Foundation, Inc. Date 2/16/22

Signature  Title Associate, DTS Provident Design Engineering, LLP

## **Site Access, Traffic and Parking**

The proposed Project is located at 1065 Quaker Bridge Road East in the Town of Cortlandt (the "Property"). The proposed Project will convert the existing nursing home facility, formerly the Danish Home, to a facility for the Foundation. The following section discusses the Site Access, Traffic and Parking aspects for the Project,

### **Site Access**

A full movement driveway currently provides access to the Property, forming an unsignalized three-legged intersection with Quaker Bridge Road East, just west of Quaker Ridge Road. The driveway then extends into the Property for approximately 0.4 miles, with the main building approximately a quarter mile from Quaker Bridge Road East. Con Edison also utilizes this driveway approximately four-six times a year to access their power line transmission towers to the north of the Site. The driveway also provided access for fuel trucks, sanitation trucks, as well as tour buses for the Danish Home. These trucks have had no issues accessing or traveling through the Site. Deliveries for the Project would be generally less than those for the Danish Home which require more frequent food deliveries. Loading for the Site would generally be performed along the driveway on the southern side of the main building, serving the small garage and kitchen areas, similar to what was done with the Danish Home.

There is also an access road connecting the Site with Lakewood Estate. This road was not used for the Danish Home and is not projected to be utilized by the Foundation. This access road is only used for emergency access for the Lakewood Estates. It also provides truck access to Lakewood Estates for trucks that cannot travel under the stone archway entrance/exit for Lakewood Estates along Quaker Ridge Road.

### **Traffic**

The Danish Home provided 24 beds for the nursing home residents and had a full staff of nurses, food service, custodial, caretakers, and administration, etc. In addition, the Danish Home also held various events on-site including some for approximately 500 people, with an estimated 250 vehicles. There was one special event that had approximately 3,000 people.



The Foundation anticipates holding activities, programs and workshops on the Property that will mostly be several days in duration. It is projected that these would occur on approximately 10-15 weekends per year and for 6-7 full weeks during the summer months. Most weekends would begin on Friday evening and end mid-day Sunday. Weeklong programs are generally from Saturday to Saturday, or Sunday to Sunday. There may also be some single day activities, typically from 9:00 in the morning to 5:00 in the afternoon. These activities would generally have 20 participants, although some will have up to 100 participants. That number includes people taking care of cooking, housekeeping and other necessities, as there is no staff. At the events with 100 people, it is not anticipated having more than 75 people sleeping at the property, exclusive of residents in the caretaker's house. There may also be some weekday meetings, typically twenty people or less, generally in the evening.

Foundation events, whether week-long events in the summer or shorter weekend events, usually follow a similar schedule. Several members will plan the event, decide on a program and determine who will attend. Participants typically arrive in the late afternoon or early evening. Some come earlier to help with preparations for the event, which might include cooking and receiving deliveries from local vendors. Once everyone arrives, they will typically share a meal and a period of meditation before retiring for the night. The last day of the event often ends in the late morning after a meal and clean up.

For many reasons, the Foundation intends to keep traffic into the property at the lowest practical levels. The Foundation will take advantage of the proximity to the Croton train station to encourage members to make use of public transit. Participants driving to the property can pick up others at the train station to reduce trips. Based on the Foundation's experience at their New York City property, it is expected that many will carpool from their homes with other members. The Foundation may purchase a van to facilitate pickups from the train station. There may be a few occasions each year when the Foundation hires a bus to bring people from New York City or another location. These would typically be small buses and would arrive and leave at the beginning and end of activities (most likely only for some events lasting four days or more).

Overall, traffic generated by the Foundation would generally be similar to that of the Danish Home, with less daily traffic. As described above, the traffic generated by the Foundation is expected to be limited to the arriving and departure periods of guests. As the retreat takes place, there will be very minimal traffic in and out of the property. This will be further mitigated by guests using the Croton-Harmon Train Station and by carpooling. Thus, the Foundation traffic is not projected to adversely impact the adjacent roadways.

Since many guests will be arriving from New York City, it is expected that many will be using the Croton-Harmon Metro North Railroad Station. From the train station to the property, it is approximately a 10-minute drive. The expected route for the shuttles from the train station is to take NYS Route 9 southbound and turn left at Old Albany Post Road. Old Albany Post Road then becomes Quaker Ridge Road and vehicles would then turn right onto Quaker Ridge Road. The shuttle would travel on Quaker Ridge Road for approximately 1.25 miles and then turn left onto Quaker Bridge Road East, where they will turn right into the Site driveway. Other guests would mainly come from Rockland or Westchester County and would utilize either NYS Route 9 or the Taconic State Parkway to reach the Site.

### **Parking**

Parking is currently provided at the Property and consists of approximately 30 paved parking spaces. Thirteen parking spaces are located in front of the main building and seventeen parking spaces are located at the garage. Additional parking can be provided in the interior courtyard which is fully paved. When the Danish Home held their 500-person events with approximately 250 vehicles, they had no issue accommodating the vehicles parking on the site. This was accomplished by using the on-site grass areas as land banked parking spaces. The roadway was left clear for circulation and emergency access.

The Project is expected to generate minimal parking demand since many guests are expected to use public transit or carpool to get to the property. Additional parking, if necessary, will be provided on the grass areas.