

# DEVELOPMENT STRATEGIES CO., LLC

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Initial Construction Management Plan/Notes as prepared on behalf of Artis Senior Living after consultation and review with site owner Crescent Associates, LLC:

Dated: February 7, 2019

For: Inclusion in Supplemental Draft Environmental Impact Statement

This initial construction management review is prepared pursuant to the scope of a required SDEIS. Of note, the referenced SDEIS reviews alternative development plans as well as examines the possible environmental impacts of a proposed text amendment to the local Village of Tarrytown zoning code. After submission of the SDEIS, and only after the referenced text amendment and site plan go through a comprehensive review, and further as, if, and only when both are approved by the village, Artis' intent will be to submit a building permit application to construct a 64-bed facility with a maximum footprint of approximately 21,600 square feet. Of course, a site-specific building has not been designed at this early stage of the review by the Village of Tarrytown.

In addition, only as if and when such a building permit is approved, the project will be put out to bid to reputable and bonded contractors doing business in the area who are experienced in construction for the senior-oriented, health care industry. As a consequence, there may be future changes and/or additions to this plan on the part of the Artis architect and/or the selected contractor(s). Any such will be fully

explained and clarified in any future building permit application to be timely submitted to the village for eventual review and consideration.

To the extent possible at this stage, the following seven (7) items are fundamental to the initial construction planning of the Artis principals and staff:

1. A comprehensive storm water pollution prevention plan (SWPPP) has been drafted and is included in the instant SDEIS. That plan was designed by Insite Engineering and Surveying of Carmel, New York and takes into account the comprehensive experience Insite has on the site, working first on behalf of owner Crescent Associates, LLC., 2003-present, followed by Artis assignments for the last 18 months. All recommendations in same for storm water management will be carefully followed, implemented, and maintained as designed.
2. Artis project consultants had the opportunity to observe the construction protocols and planning used by owner Crescent Associates, LLC. in respect to the porous pavement parking lot and other adjacent site improvements. These include the grading, landscaping and storm water management as were planned and installed over the last three years. Specifically, under the prior permits drafted in consultation with Crescent site tenant Columbia Doctors, and subsequently approved by the village, construction access was solely from temporary ingress points along Martling Avenue to avoid interactions with medical patient transportation to and around 155 White Plains Road. Input from Crescent and principal Leon Silverman dictates that a similar procedure must be followed by Artis for any construction that the village approves for the site.

3. Further, Crescent requires and Artis will adhere to that requirement that any impact made by vehicles working on an Artis construction project should be fully mitigated and repaired at the conclusion of the project. 'Vehicles' in this matter includes wheeled construction vehicles as well as portable management trailers, of which it is anticipated that there will be at least two needed on the site during the pendency of the construction of any eventually-approved Artis Senior Living facility. Such trailers will be promptly removed from the site when construction is finished.
4. Further, as Artis learned from both Crescent and from its own engineers' input, the rock content on the subject site is mapped as Fordham Gneiss. This is a rock with a variable mineral content that in general consists of substantially very hard layered rock including garnet, biotite, quartz and hornblende. The rock structure is overlaid with residual soils formed by the weathering of the underlying bedrock, which is part of the local geologic area known as the Manhattan Formation. This extensive rock formation extends in an east-west direction into the city of White Plains and is particularly visible in heights to the north of Route 119 in Tarrytown and Elmsford west of the Saw Mill Parkway and elevations south of Route 119 from the parkway into the area near the County Center.

The presence of this rock dictates that excavation is required for a planned shallow basement and ancillary senior living center features, including a retaining wall, storm water management facilities, underground water and sewer connections, garden areas, trash enclosure, pedestrian pathways, driveways and parking areas. As set forth in the attached Geotechnical Testing

Report prepared by Artis consulting engineers Whitestone Associates, Inc., attached (see Appendix V, attached), removal of a layer of existing rock will be necessary in the course of construction. However, due to the minimal coverage of any planned new construction after site plan approval, any drilling, excavation equipment, tools and blasting will be far less in quantity as well as far shorter in duration than that used for similar rock-based local construction in the Manhattan Formation area nearby including RidgECroft, Edgemont, Castle Heights, Carrollwood (especially phase four) and Sleepy Hollow Gardens. Further, since Artis regularly constructs adjacent to or near health-related facilities catering to seniors, it is Artis corporate policy during construction to remove rock using tools rather than blasting wherever possible.

5. As grading commences for any approved construction, trucks will be used to remove construction debris on regular weekly or otherwise 'as needed' basis. Notably, however, the rock that will be excavated may be used as required fill which will greatly lessen off-premises removal. Notes to this effect are part of the cited and attached Appendix V (Whitestone report).
6. On-site sanitary facilities will be rented by the project to be used for the construction staff in the same manner as the facilities that were recently part of the Crescent parking lot project. Also, as with the Crescent construction, all such will be properly maintained and removed after the conclusion of any approved facility.
7. A comprehensive landscaping and screening plan will be part of the submission to the Village of Tarrytown and, if approved by the

planning board, will be installed to the specifications of the village landscaping consultant and the village engineer as the village may require.

Respectfully submitted,

Development Strategies Co., LLC by D Walsh