

VEGETATION AND WILDLIFE ANALYSIS UPDATE OF 153 WHITE PLAINS ROAD
PREPARED BY DEVELOPMENT STRATEGIES COMPANY, LLC, o/b/o ARTIS SENIOR
LIVING, CONTRACT VENDEE OF SITE OWNER CRESCENT ASSOCIATES, LLC, AS OF
DECEMBER 16, 2018

Original Information Developed and Presented in original 2006 FEIS by Richard Jacobsen, o/b/o Crescent Associates, LLC , from observations and site visits in 2003/2004; updated below by DSC staff in late fall 2018. See Report in Appendix K

1. EXISTING VEGETATION: The 2006 FEIS stated that the existing vegetative cover of the undeveloped portion of the site was approximately 80 percent mixed hardwood forest and 20 percent vine thicket. Since that time, numerous winter storms and nearby construction with a concurrent subdivision have reduced the hardwood forest portion to some 60 percent of the site. The remaining approximately 40 percent of the site remains overgrown with vine thicket as of fall 2018. As noted earlier by Mr. Jacobsen, 'remnants of a paved driveway and areas of ornamental ground cover persist in the central portion of the site.' Since that report, an additional few paving and building stones have emerged over the last decade from soil cover, providing an observer with slight evidence of the once-terraced Hoe library tower that occupied this site from the last decades of the 1800's until sometime mid-twentieth century. There appears to be little remaining Hoe-originated decorative shrubbery or herbaceous cover in the forested area. A number of invasive species are visible in the slight existing cover closer to the OCA trail including Norway Maple bush, Garlic Mustard plants, and Multiflora Rose interspersed with Winged Euonymus undergrowth. Further, several planned grass plantings exist on the slope descending to the western side retention pond using a combination of (1) obligate wetland seeding feed mix (fox sedge, eastern bur reed, green bulrush); (2) facultative seed mix (virginia wild rye, ox eye sunflower) plus (3) upland species feed (bluestem, Aldous plus butte side oats gram). The pond slope cover is part of the storm water management

plan adopted by the site owner with NYSDEC input and after review by the Village of Tarrytown.

2. **EXISTING TRACES OF WILDLIFE:** In 2004, wildlife observations were made by Mr. Jacobsen. His report, attached as Appendix K, noted bird and animal species present on the site. The November and December visits by DSC staff on behalf of this SDEIS found no bird nests, either in ground cover or in existing trees. In addition, evidence of white-tail deer in the form of recent tracks and droppings are consistent with other areas in Tarrytown proper, in particular within the confines of the municipally-designated Sheldon Brook Drainage District. Further, small mammal sightings of several white-footed mice, plus two each of gray and black squirrels, chipmunks and one raccoon were made by staff in November 2018. No such observations were made the following month. It is respectfully submitted that the recent construction of the adjacent porous pavement parking lot for Columbia Doctors plus the discovery and Westchester County DOH-permitted removal of a small underground fuel storage tank on the eastern end of 153 WPR, coupled with the pond construction and maintenance, may have significantly reduced transient wildlife habitats on the parcel.
3. **DIVERGENCIES FROM 2006 REPORT:** The original report finalized in the 2006 FEIS noted that 'the slopes at the east end of the property contain debris and material from dumping that occurs along the property boundary.' Note that extensive cleanup and landscape maintenance since that time have eliminated all such debris; efforts by the site owners in that respect will continue pursuant to the existing long-term lease with Columbia Doctors.
4. **CONCURRENCES WITH 2006 REPORT:** Deer continue to use this site as a food source, as they do in many other areas in Tarrytown including, for example, the nearby Sheldon Brook wetlands, wooded areas to the south once part of the Gould/Talleyrand holdings, the Tarrytown Lakes watershed and natural parts of Edgemont, Ridgescroft, The Crest, and the Hackley School which extend in all directions from 153 White Plains Road. Droppings and scuff marks on trees are continuing evidence of recent deer visits. In addition, a search of the NYSDEC database as updated through

2017 confirms there are still no records of rare or state-listed animals, plants and/or significant habitats for same on the site or on any adjacent properties.

Respectfully submitted, D. Walsh, DSC Project Manager