

Table of Contents

Table of Contents	1
Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001	2
(Submission #: HQA-XQBP-T2CA4, version 1)	2
Details	2
Form Input	2
Eligibility	2
Owner/Operator Information	3
Site Information	3
Project Details	3
Required SWPPP Components	5
Erosion & Sediment Control Criteria	6
Post-Construction Criteria	6
Post-Construction SMP Identification	7
Other Permits	7
MS4 SWPPP Acceptance	7
Owner/Operator Certification	7
Additional Project Information	8

Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001

version 1.9

(Submission #: HQA-XQBP-T2CA4, version 1)

Details

Originally Started By	Richard Williams
Alternate Identifier	1 Croton Point Region 3
Submission ID	HQA-XQBP-T2CA4
Status	Draft

Form Input

Eligibility

Disturbance Threshold

1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?
Yes
- 1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?
No
- 1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?
No
- 1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?
No

Other SPDES Permits

2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?
Yes

Threatened and Endangered Species

3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3?
No

State Historic Preservation Act (SHPA)

4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR 428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?
Yes

State Environmental Quality Review (SEQR)

5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?

Yes

5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?

Yes

Uniform Procedures Act (UPA) Permits

6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001?

Yes

Steep Slope

7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?

No

Owner/Operator Information

8. Owner/Operator Name

WBP Development, LLC

9. Owner/Operator Contact Person Information

First and Last Name	Phone	E-mail
John Bainlardi	9146103638	jbainlardi@wbpdev.com

10. Owner/Operator Mailing Address

480 BEDFORD RD
CHAPPAQUA, NY 10514-1715
USA

11. Is the billing contact different from the Owner/Operator Contact?

No

12. What type of organization is the owner/operator?

LLC

Site Information

13. Project/Site Name

1 Croton Point

14. Site Address

1 CROTON POINT AVE
CROTON HDSN, NY 10520-3028
Westchester

DEC Region

3

15. Site Latitude & Longitude

41.19276318712719,-73.88328694989069

Project Details

16. This eNOI submission is for:

An entire common plan of development or sale in accordance with Part I.D.1.b.

17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".

Table 2

18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.

The project consists of a proposed 100-unit, for sale affordable condominium development consisting of 46 one-bedroom and 54 two-bedroom homes in a to be constructed 5-story building with requisite parking and amenities (the **Development**) to be located on lands fronting on Croton Point Avenue consisting of (i) Tax Map Parcels 79.17-1-5 & 3 owned by the Village (**Lot A**); and (ii) Tax Map Parcel 79.17-1-3 owned by Croton Point Realty Inc (the **CPR Parcel**). Lot A is currently in use as a Village commuter parking lot. The CPR Parcel is improved with an office building which is proposed to be demolished for the Development.

The proposed brick and metal panel building will be served by 100 parking spaces located in a below grade parking level and two outdoor parking areas, including five (5) Level 2 EV charging stations. Amenities within the building will include a community room, a fitness center, a co-working lounge, a bike storage room and a roof-top deck providing expansive scenic views overlooking Croton Point Bay and the Hudson River.

Sustainable building design features will likely include full electrification, solar readiness, high efficiency HVAC equipment (cold climate air source heat pumps) and appliances (Energy Star Multifamily New Construction Program) and low-flow water fixtures.

In total the property consists of 1.8 **acres** and is located in the LI (Light Industrial with a Transoriented Development Overlay) zoning district, the Village of Corton-on-Hudson Water District and the Ossining Sanitary Sewer District.

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

19. Total Site Area (acres)

1.8

20. Total Area to be Disturbed (acres)

1.6

21. Existing Impervious Area to be Disturbed (acres)

1.5

22. Future Impervious Area Within Disturbed Area (acres)

1.3

Nature of the project:

Redevelopment with no increase in impervious area

23. Do you plan to disturb more than 5 acres of soil at any one time?

No

24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)

0

B (%)

20

C (%)

0

D (%)

80

25. Enter the planned start and end dates of the disturbance activities.

Start Date

08/01/2025

End Date

08/01/2026

26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Hudson River (Class A) - 1301-0001

27. Type of waterbody identified in question 26?

River Off Site

28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?

Yes

29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?

No

30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?

No

31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?

Yes

31.a. What is the name of the municipality/entity that owns the separate storm sewer system? If the separate sewer system is owned by an MS4 Operator, enter the MS4 Operator name.

Village of Croton-on-Hudson / MTA

32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?

No

33. Is this property owned by a state authority, state agency, federal government or local government?

Yes

Required SWPPP Components

General SWPPP Requirements

34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?

Yes

35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?

Yes

36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?

Yes

37. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the NYS Stormwater Management Design Manual?

Yes

37.a. Which version of the NYS Stormwater Management Design Manual was used to develop the SWPPP?

2024

38. Has the post-construction stormwater management practice component of the SWPPP been developed by a qualified professional per Part III.A.4.?

Yes

SWPPP Preparer

39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

40. Name of the person who prepared the SWPPP
Richard D Williams Jr.

41. SWPPP Preparer Organization Name
Insite Engineering, Surveying & Landscape Architecture, P.C.

42. SWPPP Preparer Contact Information

First and Last Name	Phone	E-mail
Richard D Williams Jr.	8452209690	rwilliams@insite-eng.com

43. SWPPP Preparer Address

3 Garrett Place
Carmel, NY 10512

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

- 1) Click on the link below to download a blank certification form
- 2) The certified SWPPP preparer should sign this form
- 3) Upload the completed form

[Download SWPPP Preparer Certification Form](#)

44. Please upload the SWPPP Preparer Certification

NONE PROVIDED
Comment
NONE PROVIDED

44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?

Yes

Erosion & Sediment Control Criteria

45. Has a construction sequence schedule for the planned management practices been prepared?

Yes

Post-Construction Criteria

Site Planning and Soil Restoration

46. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

Reduction of Clearing and Grading

47. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual.

All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

Water Quality Criteria

48. Is the reduction in impervious area greater than 25% ?

No

49. Water Quality Sizing Criteria

Total WQv required (acre-feet)	Total RRv provided (acre-feet)	Minimum RRv (acre-feet)	Total WQv provided (acre-feet)	Sum of RRv and WQv provided
0.117	0	0	0.155	0.155

Water Quantity Criteria

50. Per Section 9.2.1.C.VI and VII of the 2024 Design Manual, is there 0% change to hydrology that increases the discharge rate and volume from the project site?

Yes

Operation and Maintenance

53. Has a long-term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?

Yes

53.a. Identify the entity responsible for the long-term Operation and Maintenance.

Owner

Post-Construction SMP Identification

54. Post-Construction RR Techniques and Standard SMPs

RR Techniques and SMPs	Contributing Impervious Area (acres)	Total Contributing Area (acres)
Alternative SMPs Only		

55. Alternative SMPs

Type of Alternative SMP	Manufacturer of the Alternative SMP	Name of the Alternative SMP	Contributing Impervious Area (acres)
Hydrodynamic	StormTrap	StormSettler	0.8
Hydrodynamic	StormTrap	StormSettler	0.35

Other Permits

56. Identify other permits, existing and new, that are required for this project/facility.

Other: DOH Approval

57. Is this NOI for a change in owner/operator per Part I.G.?

No

MS4 SWPPP Acceptance

59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?

Yes

59.a. Which form is required per Part I.D.2.b.ii.?

MS4 SWPPP Acceptance Form

MS4 SWPPP Acceptance Form Download

Download the MS4 SWPPP Acceptance Form from the link below.

[MS4 SWPPP Acceptance Form](#)

60. MS4 Acceptance or No Jurisdiction Form Upload

NONE PROVIDED

Comment

NONE PROVIDED

60.a. Has the form been signed by the principal executive officer or ranking elected official or duly authorized representative of that person in accordance with Part VII.J. and submitted along with this NOI?

Yes

Owner/Operator Certification

Owner/Operator Certification Form Download

Download the Owner/Operator Certification Form by clicking the link below.
[Owner/Operator Certification Form](#)

61. Upload Owner/Operator Certification Form

NONE PROVIDED

Comment

NONE PROVIDED

61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?
No

All forms submitted with the eNOI must be signed in accordance with Part VII.J. per Part I.D.2.b. of GP-0-25-001.

Additional Project Information

62. Enter any additional pertinent project information in the text box below.
NONE PROVIDED