

TOWN OF YORKTOWN PLANNING BOARD

Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

PUBLIC MEETING AGENDA VIDEO CONFERENCE

February 22, 2021
7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/meeting/register/tZUsc--ppkjHdKFFZx7iLBrl2mBd5CgVvDF>

1. Correspondence
2. Meeting Minutes – February 8, 2021

SPECIAL SESSION

3. **Fusco Minor Subdivision**
Request for 2nd 90 Day Time Extension of Reapproval
Location: 16.14-1-10; 3477 Stony Street
Contact: Ciarcia Engineering, P.C.
Description: Approved 2-lot subdivision on 2.72 acres in the R1-20 zone, by Planning Board Resolution #19-11, dated May 20, 2019 and reapproved by Resolution #20-03 dated May 11, 2020.
4. **NY Self Storage – Jefferson Valley**
Amendments to Approved Site Plan
Location: 16.08-1-4; 621 Bank Road, Jefferson Valley
Contact: Insite Engineering, Surveying & Landscape Architecture, P.C.
Description: Approved retrofit and expansion of the former Toys R Us building for a 70,435 SF self-storage facility. Proposed minor amendment to approved plan and Wetland Permit Application.
5. **Stahmer Subdivision Lot 2**
Public Hearing Amended Site Plan & Special Use Permit for Large-Scale Solar System
Location: 59.10-1-10.1; 535 Jerome Road
Contact: P.W. Scott Engineering & Architecture, P.C.
Description: Proposed amended site plan for Lot 2 of an approved subdivision. Proposed residence is to be a Tesla showhouse that includes a 24 kWh solar roof, which exceeds the small-scale solar permit.

WORK SESSION

6. **Albert French Subdivision**
Discussion Minor Subdivision
Location: 12.11-17-23; 1762 French Hill Road
Contact: Site Design Consultants
Description: Proposed 2 Lot subdivision where there are three existing residences. A Zoning Board decision from 1983 supports this subdivision.
7. **Envirogreen Associates**
Discussion Site Plan
Location: 15.16-1-30 & 31; 1833, 1851, 1867, and 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a 16,000 sf retail center with associated parking.

8. Alek-Tris Subdivision

Discussion Subdivision

Location: 16.10-3-26; 1075 East Main Street, Shrub Oak

Contact: Architectural Visions, PLLC

Description: Proposed 3 lot subdivision where one two-family home and cottage currently exist on 1.66 acres in the R1-10 zone.

9. Hemlock Hills Farm Solar Farm

Discussion Site Plan & Special Use Permit

Location: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt); 500 Croton Avenue, Cortlandt Manor

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed 1.69 MW solar farm on a portion of the 50 acre Hemlock Hill Farm property.

Last Revised – February 17, 2021

Correspondence

TOWN OF YORKTOWN PLANNING BOARD

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

To: Town Board
From: Planning Board
Date: **DRAFT**
Subject: McDonald's – ZBA #1/21
3418 Crompond Road
SBL: 36.05-1-10

The Planning Board is currently reviewing the McDonald's site plan for amended site plan and stormwater pollution prevention plan approval. As a result of the proposed building addition, the dual drive-thru the Board approved on November 18, 2019, which was not built, has shifted to the rear of the site and eliminated the existing parking spaces on the southern property line. The November 2019 site plan approval included 52 parking spaces.

The Planning Board feels that since the nature of the building addition is for storage and is not adding additional seating to the restaurant, it will not create an increased demand for parking on the site that would justify the required 62 parking spaces and that the site will still operate sufficiently with 4 less parking spaces than was previously approved. The Board also notes that drive-thru service has increased considerably and therefore the 2nd drive-thru lane is probably more important than having additional parking on the site.

Respectfully submitted,

Robyn A. Steinberg, AICP, CPESC
Town Planner

FEB 12 2021

TOWN OF YORKTOWN

Interoffice MEMORANDUM

TO: Planning

FROM: Kyra Brunner, on behalf of the Zoning Board of Appeals

DATE: February 11, 2021

RE: Zoning Board of Appeals Referrals

The Zoning Board of Appeals has requested a report from you with respect to the attached applications:

- McDonald's #1/21

I have attached any plans and/or pertinent materials that were submitted with the applications to assist in your review.

Please submit all reports with the original.

These files are presently in the Town Attorney's office. If any further information is needed, please do not hesitate to call.

The Zoning Board of Appeals will be taking these matters up at the February 25, 2021 meeting.

Thank you for your cooperation.

KB
Attachments



BROWN
ALTMAN &
DILEO, LLP

538 BROADHOLLOW ROAD | SUITE 301
MELVILLE, NEW YORK 11747

TEL 516-222-0222 | FAX 516-222-0322
KBDA@BROWNALTMAN.COM | WWW.BROWNALTMAN.COM

January 5, 2021

VIA FEDERAL EXPRESS

Town of Yorktown
Zoning Board of Appeals
363 Underhill Avenue
Yorktown Heights, New York 10598
Attn: Kyra Brunner, Executive Assistant

RECEIVED KB
Zoning Board of Appeals Office

JAN 11 2021

TOWN OF YORKTOWN, NY

Re: Variance Application ("Application") to the Town of Yorktown Zoning Board of Appeals by McDonald's Corporation ("McDonald's") in connection with the redevelopment of the property located at 3418 U.S. Route 202, Cortlandt, New York ("Property"), WCTM No.: Block 1, Lot 10, Map 36.05
McDonald's Site Id. No. 031-0170
Our Matter No. 100-284-038

Dear Ms. Brunner:

In connection with the above-referenced Application, enclosed herewith you will find the following:

1. Six (6) Application Forms;
2. One (1) original and five (5) copies of the Consenting Resolution of McDonald's Corporation (Applicant);
3. One (1) original and five (5) copies of the Consenting Resolution of McDonald's USA, LLC (Owner);
4. Six (6) Short Environmental Assessment Forms, dated June 25, 2020;
5. Six (6) sets of Site Plans (C-1 through C-16), prepared by Dynamic Engineering, last revised November 04, 2020;
6. Six (6) Property Surveys, prepared by Gallas Surveying Group, dated August 8, 2018; and
7. One (1) check in the amount of \$210.00, representing the Application Filing Fee.

Please note that our office was advised by the Town Planning Department that a Denial Letter would not be issued and that a Planning Department Referral Memorandum will be forwarded directly from the Planning Department to the Building Department in connection with the Application.



BROWN
ALTMAN &
DILEO, LLP

Should you have any questions concerning the foregoing, or require additional information, please do not hesitate to contact our office. Thank you for your time and attention to this matter.

Very truly yours,

BROWN ALTMAN & DILEO, LLP

By: _____

Keith P. Brown, Esq.

Encls.

cc: Derek Moskal, McDonald's Corporation (*via e-mail, w/o encls.*)
Tiago Duarte, Dynamic Engineering (*via e-mail, w/o encls.*)



Town of Yorktown www.yorktownny.org

#1/21

RECEIVED KB
Zoning Board of Appeals Office

JAN 11 2021

TOWN OF YORKTOWN, NY

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.233 Fax (914) 962-1731

Page 1 of 2

APPLICATION FOR A ZONING VARIANCE

Dated: January 5, 2021

TO: THE ZONING BOARD OF APPEALS
TOWN OF YORKTOWN, NEW YORK

The undersigned, owner of the property herein described, does hereby make application for a variance to certain provisions of Chapter 300 of the Code of the Town of Yorktown affecting said premises, which are located on the South side of Crompond (~~St.~~/Rd.) near Bear Mountain State Parkway and known as Section 36.05, Block, 1, Lot(s) 10 on the Tax Map of the Town of Yorktown, New York.

Title to said premises was acquired by the applicant on the 1st day of August, 2007 and the same is now improved with a McDonald's restaurant with drive-thru, together with associated improvements.

(Type of Building or Structure)

THE VARIANCE REQUESTED IS AS FOLLOWS:

Variance to permit 48 parking spaces (including 3 ADA), where 62 parking spaces are required under the Town Code.

_____ in a(n) C-4 zoning district.

Attached hereto is a survey map or plot plan showing all existing and proposed buildings and structures, all data relating to the variance, and a check for the sum of **\$210.00** as the required application fee.

(Continued on page 2)

ADDRESS OF SUBJECT PROPERTY: 3481 Crompond Road, Cortlandt, New York

McDonald's USA, LLC
Name of Owner (please print)

McDonald's Corporation
Name of Applicant (please print)

By: *Brian T. Sheedy*
Signature of Owner Name: Brian T. Sheedy
Title: Senior Counsel

By: *Brian T. Sheedy*
Signature of Applicant Name: Brian T. Sheedy
Title: Senior Counsel

Address of Owner/Applicant
110 North Carpenter Street, Chicago, IL 60607-2101

(516) 222-2222
Daytime Telephone Number

(516) 222-0322
Fax Number

brown@brownaltman.com
Email address (please print clearly)

Applicant or representative must appear on meeting date of Zoning Board, which is held at 6:30 p.m., generally on the fourth Thursday of each month unless otherwise noticed.

All applications must be submitted to the office of the Building Department *before* noon on the Thursday preceding the scheduled meeting.

(OFFICE USE)

Application received on _____ day of _____, 20____

Fee of \$210.00 received on the _____ day of _____, 20____

Application submitted to the Zoning Board of Appeals on the _____ day of _____, 20____.

Tax I.D. Number Verified by _____ of the Assessor's Office on _____.

RECEIVED KB
Zoning Board of Appeals Office

RESOLUTION
OF
MCDONALD'S USA, LLC

JAN 11 2021

TOWN OF YORKTOWN, NY

WHEREAS, McDonald's USA, LLC (the "Company") has consented to applications to the Town of Yorktown Planning Board, Building Department and Zoning Board of Appeals for approval of McDonald's Corporation's Applications for the property located at 3481 Crompond Road, Cortlandt, New York, designated on the Westchester County Tax Map as: Section 36.05, Block 1, Lot 10.

WHEREAS, the Company is desirous of obtaining the approvals requested therein; and

WHEREAS, Brian T. Sheedy, as Senior Counsel (Title) of McDonald's USA, LLC is authorized to sign any and all documents related to this application, required by the Town of Yorktown Planning Board, Building Department or Zoning Board of Appeals; now therefore be it

RESOLVED, that Brian T. Sheedy by so executing said documents, binds McDonald's USA, LLC and represents the accuracy of the contents on behalf of the Company.

Dated: (City, State)
(Date)

MCDONALD'S USA, LLC
By: Brian T. Sheedy
Name: Brian T. Sheedy
Title: Senior Counsel

Sworn to before me this

10th day of April 2019

Andrea M. Janes
NOTARY PUBLIC



RESOLUTION
OF
MCDONALD'S CORPORATION

JAN 11 2021

TOWN OF YORKTOWN, NY

WHEREAS, McDonald's Corporation (the "Company") has consented to applications to the Town of Yorktown Planning Board, Building Department and Zoning Board of Appeals for approval of McDonald's Corporation's Applications for the property located at 3481 Crompond Road, Cortlandt, New York, designated on the Westchester County Tax Map as: Section 36.05, Block 1, Lot 10.

WHEREAS, the Company is desirous of obtaining the approvals requested therein; and

WHEREAS, Brian T. Sheedy, as Senior Counsel (Title) of McDonald's Corporation is authorized to sign any and all documents related to this application, required by the Town of Yorktown Planning Board, Building Department or Zoning Board of Appeals; now therefore be it

RESOLVED, that Brian T. Sheedy by so executing said documents, binds McDonald's Corporation and represents the accuracy of the contents on behalf of the Company.

Dated: (City, State)
(Date)

MCDONALD'S CORPORATION

By: Brian T. Sheedy
Name: Brian T. Sheedy
Title: Senior Counsel

Sworn to before me this

10th day of April 2019

Andrea M. Janes
NOTARY PUBLIC



JAN 11 2021

TOWN OF YORKTOWN, NY

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
McDonald's Corporation			
Name of Action or Project: Proposed McDonald's Remodel			
Project Location (describe, and attach a location map): 3481 Crompond Road, Town of Yorktown, Westchester County; Block 1 Lot 10			
Brief Description of Proposed Action: Remodel of existing building with new facade, interior renovation, expansion to rear of building, construction of side-by-side drive-thru lanes, ADA access improvements & associated site improvements.			
Name of Applicant or Sponsor: McDonald's Corp.		Telephone:	
		E-Mail:	
Address: 110 N. Carpenter Street			
City/PO: Chicago		State: IL	Zip Code: 60607
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYCDEP		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.05 acres	
b. Total acreage to be physically disturbed?		0.56 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.05 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. <u>[A permitted use under the zoning regulations?]</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>[Consistent with the adopted comprehensive plan?]</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>[Is the proposed action consistent with the predominant character of the existing built or natural landscape?]</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>[Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?]</u> If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>[Will the proposed action result in a substantial increase in traffic above present levels?]</u> b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>[Does the proposed action meet or exceed the state energy code requirements?]</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>[Will the proposed action connect to an existing public/private water supply?]</u> If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>[Will the proposed action connect to existing wastewater utilities?]</u> If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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? b. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>[Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?]</u> b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		

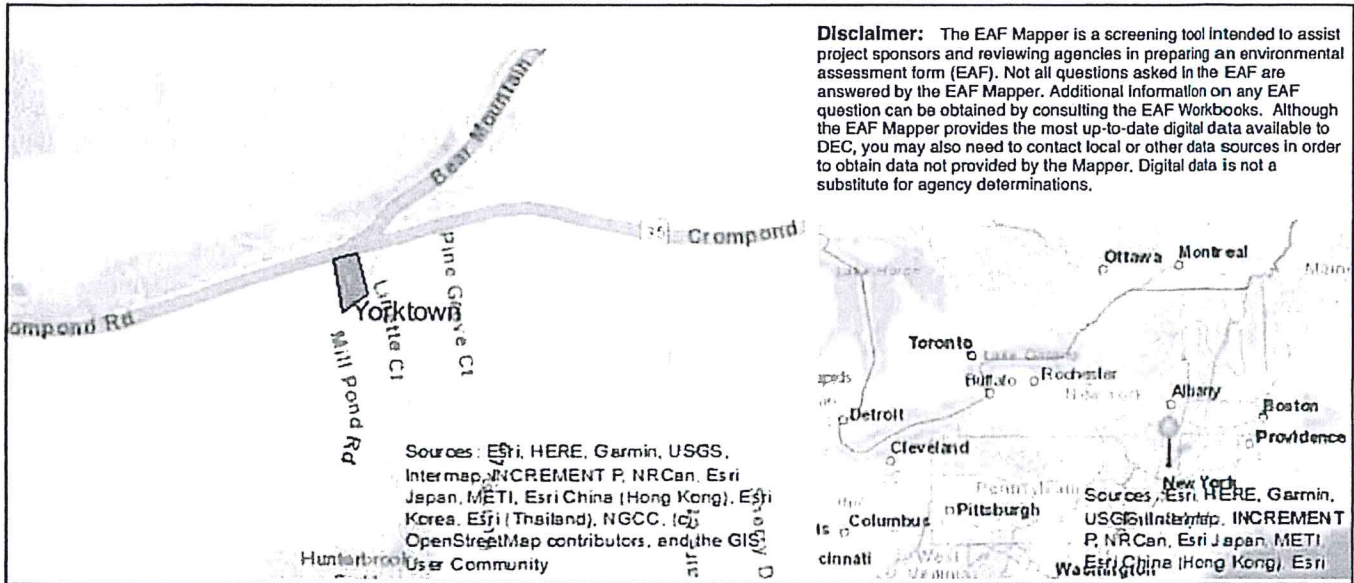
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brian T. Sheedy</u> Date: <u>6/25/2020</u>		
Signature: <u><i>Brian T. Sheedy</i></u> Title: <u>Senior Counsel</u>		

PRINT FORM



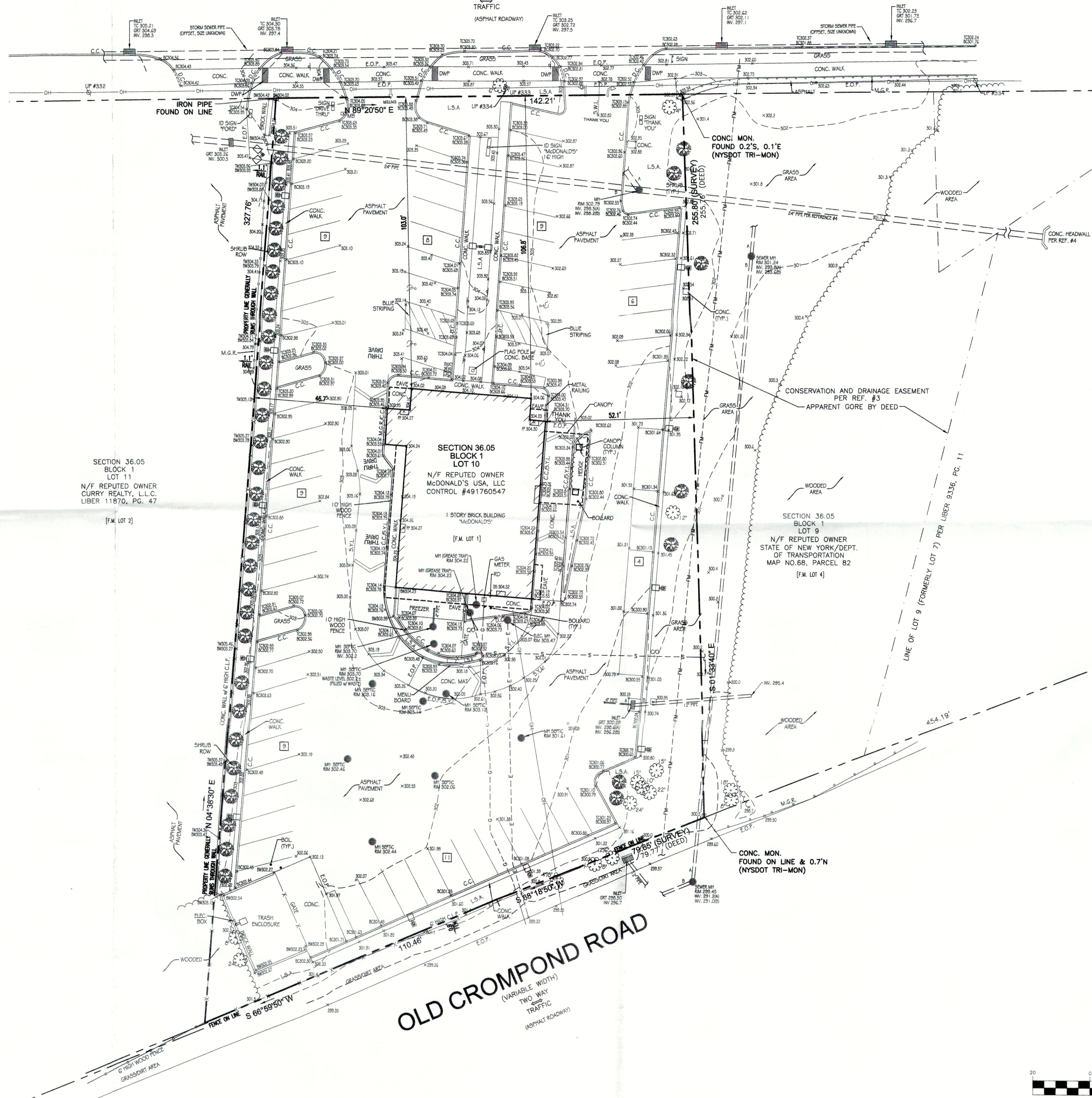
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

MAP LEGEND

- PROPERTY LINE
- - - 304 - - - EXISTING CONTOUR
- X-X-X- FENCE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- x 304.34 EXISTING SPOT ELEVATION
- x TC 304.34 EXIST. TOP OF CURB ELEVATION
- x BC 304.34 EXIST. GUTTER ELEVATION
- x TW 304.34 EXIST. TOP OF WALL ELEVATION
- x BW 304.34 EXIST. BOTTOM OF WALL ELEVATION
- x DS 304.34 DOOR SILL ELEVATION
- x FF 304.34 FINISH FLOOR ELEVATION
- G - - - APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- E - - - APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
- S - - - APPROX. LOC. UNDERGROUND SANITARY LATERAL PER REFERENCE MAPPING
- FM - - - APPROX. LOC. UNDERGROUND FORCE MAIN PER REFERENCE MAPPING
- OH - - - OVERHEAD WIRES
- AREA LIGHT
- ⊕ UTILITY POLE
- INLET
- MANHOLE
- SIGN
- BOLLARD
- PARKING SPACE COUNT
- PAINTED ARROWS
- HANDICAP PARKING SPACE
- CLEANOUT
- DENOTES TREE & TRUNK DIAMETER
- MGR
- RD
- D.C.
- E.O.P.
- L.S.A.
- C.L.F.
- DWP
- C.C.
- S.W.L.
- S.Y.L.
- [F.M. LOT 1] FILED MAP LOT NUMBER
- 1.0' DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

CROMPOND ROAD

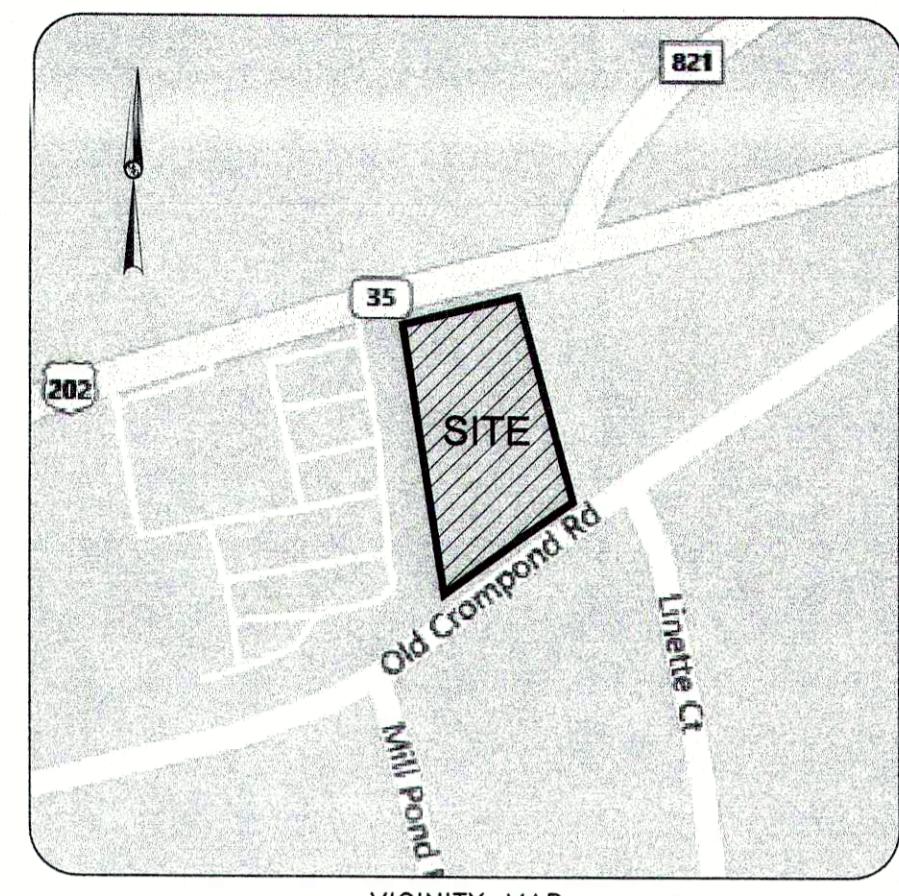
(A.K.A. U.S. ROUTE 202)
(A.K.A. NEW YORK STATE ROUTE 35)
(VARIABLE WIDTH)
TWO WAY TRAFFIC



SECTION 36.05
BLOCK 1
LOT 11
N/F REPUTED OWNER
CURRY REALTY, L.L.C.
LIBER 11870, PG. 47
[F.M. LOT 2]

SECTION 36.05
BLOCK 1
LOT 10
N/F REPUTED OWNER
McDONALD'S USA, LLC
CONTROL #491760547
[F.M. LOT 1]

SECTION 36.05
BLOCK 1
LOT 9
N/F REPUTED OWNER
STATE OF NEW YORK/DEPT.
OF TRANSPORTATION
MAP NO. 68, PARCEL B2
[F.M. LOT 4]



INSTRUMENT #491760547

- NOTES:**
- PROPERTY KNOWN AND DESIGNATED AS LOT 10, BLOCK 1, MAP 36.05 ON THE OFFICIAL TAX MAP FOR THE TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK.
 - AREA = 45,821 S.F. OR 1.0519 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - ELEVATIONS ARE BASED UPON NAVD 86.
 - BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE A (SPECIAL FLOOD HAZARD AREAS; WITHOUT BASE FLOOD ELEVATION AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NO. 36119C0037F, EFFECTIVE DATE 9/28/2007).
 - THE LOCATION AND EXTENTS OF UNDERGROUND VAULTS & TANKS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
 - MANHOLES ON THE SOUTH SIDE OF MCDONALD'S RESTAURANT ARE SEPTIC PER SITE PERSONNEL.

- REFERENCES:**
- SUBDIVISION MAP OF HUNTERBROOK GARDENS SITUATE IN TOWN OF YORKTOWN, WESTCHESTER COUNTY, N.Y., PREPARED BY J. WALBUR RUSH, FILED IN THE OFFICE OF THE COUNTY CLERK OF WESTCHESTER COUNTY ON JULY 25, 1955 AS MAP #10067.
 - SUBDIVISION OF SECTION ONE PINE GROVE SITUATE IN THE TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK, PREPARED BY BUNNY ASSOCIATES, DATED JANUARY 31, 1961, FILED IN THE OFFICE OF THE COUNTY CLERK OF WESTCHESTER COUNTY ON MAY 16, 1961 AS MAP #12783.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP, PEEKSKILL-SALEM CENTER ROAD, PART 3, S.H. 351, MAP NO. 64, PARCEL NO. 81, SHEET 1 & 2 OF 2, AND MAP NO. 66, PARCEL B2 SHEETS 1 & 2 OF 2.
 - SURVEY OF PROPERTY PREPARED FOR MCDONALD'S COOPERATION, LOCATED IN TOWN OF YORKTOWN, WESTCHESTER COUNTY, N.Y., PREPARED BY J. HENRY CARPENTER & CO., DATED NOVEMBER 4, 1986.
 - SANITARY SEWER CONSTRUCTION PERMIT RECEIVED FROM TOWN OF YORKTOWN ENGINEERING DEPARTMENT, DATED: 3/28/2007.
 - GIS MAP RECEIVED FROM THE TOWN OF YORKTOWN ENGINEERING DEPARTMENT, SHOWING THE LOCATION OF UTILITY MAPS, RECEIVED ON JULY 30, 2018.
 - MAP ENTITLED "ALTA ACSD LAND TITLE SURVEY, PREPARED FOR MCDONALD'S CORPORATION, 3481 CROMPOND RD, LOT 10, BLOCK 1, SECTION 36.05, PEEKSKILL, TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK, PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED: 03-02-2006, LAST REVISED 04-26-07.
 - SUBDIVISION MAP OF ALFRED D. MONGERO PROPERTY SITUATE IN TOWN OF YORKTOWN, WESTCHESTER COUNTY, N.Y., SHEET 281, BLOCK 1054, PREPARED BY ALEXANDER S. BUNNEY, FILED IN THE OFFICE OF THE COUNTY CLERK OF WESTCHESTER COUNTY ON NOVEMBER 22, 1971 AS MAP #17600.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

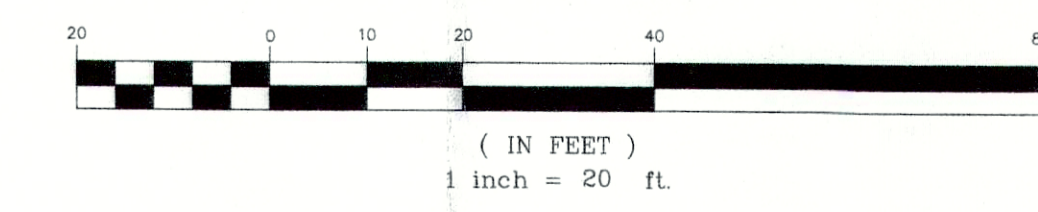
BOUNDARY & TOPOGRAPHIC SURVEY
LOT 10, BLOCK 1, MAP 36.05
3481 CROMPOND ROAD (US ROUTE 202/STATE ROUTE 35)
YORKTOWN HEIGHTS, TOWN OF YORKTOWN
COUNTY OF WESTCHESTER
STATE OF NEW YORK

GALLAS SURVEYING GROUP
2865 US ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallasurvey.com

DATE	SCALE	DRAWN	CHECKED
08-08-2018	1"=20'	R.S.E.	G.S.G./J.R.T.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
07-16-2018	94	112	K.C.W.B.
FILE NO.:	DRAWING NAME/SHEET NO.		
G18170	G18170.DWG 1 of 1		

JAN 11 2021
TOWN OF YORKTOWN, NY

GRAPHIC SCALE

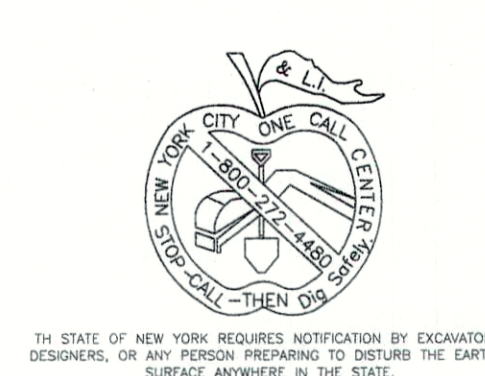


GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 07038-547-008-00

UTILITY COMPANY	PHONE NUMBER
ALTICE USA	800-262-8600
VERIZON VALHALLA WESTCHESTER	855-226-9564
CONSOLIDATED EDISON COMPANY OF NY	718-472-2304
TOWN OF YORKTOWN ENGINEERING	914-962-5722

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST.



Draft Minutes

Fusco Subdivision

CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598 • (914) 245-0123 • fax (914) 245-5670

Mr. John Tegeder, RA
Director of Planning
Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, New York 10598

February 5, 2021

RECEIVED
PLANNING DEPARTMENT

FEB 8 2021

TOWN OF YORKTOWN

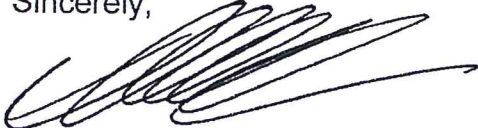
Re: Fusco – Digiovanni Subdivision
Subdivision Application

Dear John:

The Planning Board, at its May 20, 2019 meeting adopted resolution (19-11) approving the Fusco Subdivision. The Planning Board at their May 11, 2020 meeting reapproved the subdivision, and granted the first 90-day time extension at their November 9, 2020 meeting. The conditions set forth in the approving resolution have not been satisfied, we respectfully request an additional 90-day time extension. I have visited the site recently and found that no changes have been made to the property. The existing residence on the property is still being utilized as a single-family home. There should be no additional analysis pursuant to SEQRA required at this time.

Should you have any questions or require additional information, please call.

Sincerely,



Daniel A. Ciarcia, P.E.

DAC:mc

xc:Laura Digiovanni

NY Self Storage

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
AN AMENDED SITE PLAN, SPECIAL USE PERMIT,
WETLAND PERMIT AND STORMWATER POLLUTION PREVENTION PLAN
FOR NY SELF STORAGE – JEFFERSON VALLEY AMENDED SITE PLAN**

RESOLUTION NUMBER: #21-00

DATE: FEBRUARY 22, 2021

On motion of _____, seconded by _____, and unanimously voted in favor by Fon, Kincart, LaScala, Bock, and Garrigan, the following resolution was adopted:

WHEREAS in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a site plan titled “NY Self Storage – Jefferson Valley,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020, and last revised January 27, 2021, was submitted to the Planning Board on behalf of Columbia Pacific Advisors (hereinafter referred to as “the Applicant”); and

WHEREAS the property is located at 621 Bank Road, Jefferson Valley, also known as Section 16.08, Block 1, Lot 14 on the Town of Yorktown Tax Map (hereinafter referred to as “the Property”), and the applicant has represented to this board that they are the lawful owners of the land within said site plan; and

WHEREAS a site plan application and fee of \$5,352.00 covering 3.6 acres has been received by this Board; and

WHEREAS a special use permit application and fee of \$625 to allow a self-storage facility in the C-1 Zone pursuant to Town Code Section 300-75 entitled “Warehouse or self-storage uses in retail shopping centers,” has been received by this Board; and

WHEREAS pursuant to SEQRA:

1. The action was identified as an Unlisted action.
2. The Planning Board declared lead agency on December 21, 2020.
3. A negative declaration was adopted on December 21, 2020 on the basis of a Short EAF dated September 25, 2020.

WHEREAS the applicant has submitted as part of his application the following maps and documents:

Survey

1. An ALTA/ASCM Land Title Survey of Property, prepared for Columbia/Wegman Acquisition III Other, LLC prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated December 1, 2020 and last revised December 4, 2020; and

Site Plans

2. A drawing, Sheet EX-1, titled “Existing Conditions & Removals Plan,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020 and last revised January 27, 2021; and
3. A drawing, Sheet SP-1, titled “Layout and Landscape Plan,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020 and last revised January 27, 2021; and
4. A drawing, Sheet SP-2, titled “Grading and Utilities Plan,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020 and last revised January 27, 2021; and
5. A drawing, Sheet SP-3, titled “Erosion & Sediment Control Plan,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020 and last revised January 27, 2021; and
6. A drawing, Sheet SP-4, titled “Vehicle Maneuvering Plan,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020 and last revised January 27, 2021; and
7. A drawing, Sheet D-1, titled “Details Sheet,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020 and last revised January 27, 2021; and
8. A drawing, Sheet D-2, titled “Erosion Control Details Sheet,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020 and last revised January 27, 2021; and

Architectural Plans

9. Building elevations, 2 sheets, titled “NY Self Storage – Jefferson Valley Proposed Exterior Elevations,” prepared by Hanlon Architects, dated January 27, 2021; and
10. Photo renderings, 2 sheets, prepared by Hanlon Architects, and submitted October 27, 2020; and
11. Photo rendering, 1 sheet, prepared by Hanlon Architects, and submitted on February 5, 2021; and
12. Building floor plan, 1 sheet, titled NY Self Storage Jefferson Valley Proposed Floor Plan, prepared by Hanlon Architects, and dated January 27, 2021; and

WHEREAS the building materials and colors have been reviewed by the Advisory Board on Architecture & Community Appearance and recommended for approval by this Board, pursuant to their memo dated November 13, 2020; and

WHEREAS pursuant to Section §300-79(H) of the Town of Yorktown Town Code, the applicant has provided one (1) parking space for every 10,000 square feet of storage area thereby requiring a total of eight (8) parking spaces and 27 parking spaces are shown on the site plan; and

WHEREAS also pursuant to Section §300-79(H) of the Town of Yorktown Town Code, the applicant has shown that one (1) parking space for every 1,000 square feet of building can be provided on the site in the event of a change of use of the site front self-storage to another

permitted use in the C-1 Zone; and

WHEREAS the Planning Board has referred this application to the following boards and agencies and has received and considered reports of the following:

Boards & Agencies	Report Date
ABACA	10/08/20, 11/13/20
Conservation Board	11/05/20, 02/04/21
Fire Inspector	11/20/20
Planning Department	12/04/20
Town Engineer	11/06/20
Westchester County Planning Board	12/14/20

WHEREAS the requirements of this Board's Land Development Regulations, Town Code Chapter 195, have been met; and

WHEREAS the Planning Board may permit building coverage for a stand-alone single-use self-storage buildings in the C-1 zone up to 45% if, in the opinion of the Planning Board, the site plan provides orderly development for the site and surrounding neighborhood and this application proposes a building coverage of 44.9%; and

WHEREAS the site plan does not propose exterior access to storage units from any façade of the building facing a public road and has provided screening to further shield views of the any exterior doors to storage units from these view; and

WHEREAS self-storage warehouse operations permitted pursuant to Section 300-75 shall comply with Subsections A, C, H, J, K, and L of Section 300-79 of the Town Code, except that no residence for the use of the owner of the facility and/or caretaker shall be permitted; and

WHEREAS a Public Informational Hearing was held in accordance with §195-39(B)(1) of the Yorktown Town Code on the said site plan application by Zoom video conference on December 7, 2020; and

WHEREAS having reviewed all current site plans, building plans, environmental plans and reports, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a public hearing held in accordance with §195-39(B)(2) of the Yorktown Town Code on the said site plan application commencing and closing on December 21, 2020, by Zoom video conferencing;
THEREFORE BE IT NOW RESOLVED the Planning Board finds the site plan for the 3.6 acre site provides orderly development for the site and surrounding neighborhood and therefore a building coverage of 44.9% is permitted; and

RESOLVED as required by Section 300-75 of the Town Code the Planning Board has determined that the Applicant has complied with the following subsections of Section 300-79:

- H. Off-street parking has been adequately provided as stated above herein.
- J. The site plan submitted conforms in all respects to the appropriate land development regulations of the Town of Yorktown.
- K. A sign shall be provided that indicates the name and telephone number of the manager of the self-storage center.
- L. No other additional conditions are required.

BE IT NOW RESOLVED that the application of Columbia Pacific Advisors for the approval of a site plan titled “NY Self-Storage – Jefferson Valley” as prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020 and last revised January 27, 2021, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with such modifications and requirements as noted below:

Additional requirements prior to signature by the Planning Board Chairman:

1. Submission of an alternate parking plan pursuant to Section 300-79(H).
2. Submission of final Lighting Plan to the satisfaction of the Planning Board.
3. Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:

General Development	\$9,861.00
---------------------	------------
4. Submission of inspection fees and security, in a form satisfactory to the Town Attorney, to the Engineering Department as required by the Town Engineer. Fees to be determined after Planning Board approval and a complete final set of drawings are submitted to the Town Engineer.

Additional requirements:

5. Proposed plan must comply with all current applicable ADA standards.
6. Prior to the issuance of a building permit, submission of all legal documents to effectuate the offers of cession, road dedications, easement, and other agreements set forth on the map or its notes, in form satisfactory to the Town Attorney.
7. Applicant must obtain all necessary permits from outside agencies.
8. Upon completion of the project, the Applicant must submit an as-built survey, on paper and in digital AutoCAD DWG readable format, showing all improvements on the site.

BE IT FURTHER RESOLVED, that in accordance with Town Code Chapter 148 and Chapter 248 the application of Columbia Pacific Advisors for the approval of a Wetland Permit and Stormwater Pollution Prevention Plan **#WP-FSWPPP-065-20** is approved subject to the conditions listed therein; and

RESOLVED, Permit **#WP-FSWPPP-065-20** shall not be valid until it has been signed by the Chairman of this Board;

RESOLVED the Applicant will retain an independent third-party Environmental Systems Planner, a “Qualified Inspector” as defined by the New York State Department of Environmental Conservation in the SPDES General Permit for Stormwater Discharges from Construction Activity, to supervise and be present during the construction of the erosion control measures, and which Environmental Systems Planner will provide bi-weekly inspection reports regarding the status of erosion control measures to the approval authority via the Environmental Inspector and the Planning Department throughout construction; and

RESOLVED the Applicant must notify the Planning Board in writing stating the name of the Environmental Systems Planner or Firm that will be completing the bi-weekly inspection reports and shall notify the Planning Board in writing if this Planner or Firm changes; and

RESOLVED this resolution supersedes Resolution #20-28 dated December 21, 2020; and

BE IT FURTHER RESOLVED that unless a building permit has been issued by **February 22, 2022**, or a time extension has been granted by the Planning Board, this approval will be null and void.

**TOWN OF YORKTOWN
PLANNING BOARD**

Town of Yorktown, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722

**#WP-FSWPPP-065-20-DeVito
621 Bank Road**

**Application Fee Paid: \$3,300
Permit Issued: 03/ /21
Expiration Date: 03/ /22**

**ENGINEERING/ MS4 STORMWATER MANAGEMENT PERMIT
Additional Conditions of Permit**

Description of Permitted Activity

Land development associated with the conversion of an existing commercial building into a self-storage facility as shown on the approved site plan.

Submitted Plans

A site plan titled “NY Self Storage – Jefferson Valley,” prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated September 25, 2020, and last revised January 27, 2021.

Additional Conditions

Note: Prior to issuance of this permit and prior to commencement of any site development activity, Applicant shall pay the inspection fee and post the project performance bond as required by the Town Code.

- An 8 percent **Inspection Fee** payable to the Town of Yorktown for Engineering Department oversight of this project in the non-refundable amount of **TBD**, which is based on a sitework estimate of **TBD** for project work items that are under the inspection jurisdiction of the Engineering Dept.
- A **Project Performance Bond** in the amount of **TBD** to guarantee the full and final project completion as per the Planning Board approval resolution and project documents referenced above. It is noted and agreed that the Town shall have the right to apply the bond proceeds if the Applicant, upon receiving written notice from the Town, fails to correct deficiencies within seven (7) calendar days related to the Town Board approval resolution, the project documents and/or any conditions of this permit notwithstanding that the Town reserves the right to perform emergency-type work without providing the required notice and Applicant shall be responsible for costs incurred.
- The **Project Performance Bond** will be released when the Town Engineer receives a properly executed Construction Completion Certificate and has confirmed the site development work is complete and the following conditions have been met: (1) At least 80% of all disturbed areas have been permanently stabilized with vegetative growth and all temporary control measures such as silt fencing removed; (2) All post-construction stormwater controls have been satisfactorily installed and a Stormwater Maintenance

Agreement has been executed between the Applicant and the Town; (3) All required regulatory sign-offs related to the land development have been received/accepted by the Town; (4) All involved Town Departments and Boards have accepted the site development as complete; and (5) subject to Town Board approval.

Conditions that must be met prior to the commencement of work:

1. A Yorktown Building Permit must be obtained from the Building Department.
2. As required by the NYSDEC Standards and Specifications for Erosion & Sediment Control, a silt fence shall be installed around the proposed land disturbance area.
3. The property lines and easements must be staked out by a licensed land surveyor prior to construction to ensure the proposed work occurs entirely within the Applicant's property.
4. A **pre-construction meeting must be held at the site**. The applicant or a representative must contact the Engineering Department (914) 962-5722 x220 to arrange this meeting. All erosion controls and limits of disturbance lines (such as silt fence and orange construction fencing) shall be installed in accordance with the approved plan prior to this inspection.

Conditions that must be met during construction:

1. The entire scope of work is shown on the site plans referenced above; no additional land disturbing activity of any kind shall be permitted without the issuance of a new permit by the appropriate approval authority. No further changes to the existing site topography shall be permitted and no protected trees shall be cut.
2. The guidelines contained in the NYSDEC Manual of Erosion & Sediment Control, latest edition, shall be followed. At the end of each work day, soil stockpiles shall be covered or seeded/mulched with a silt fence around the perimeter. Any disturbed areas that are not worked on for greater than 7 days shall be seeded and mulched.
3. Road in front of property must be kept broom clean at all times.
4. All other required Town permits shall be obtained.
5. The Town shall inspect and provide written sign-off of the following areas of work prior to backfill: (A) sanitary sewer lateral (if the existing lateral will be re-used, furnish a copy of the inspection video for review & approval).

When the Project Work is Complete:

1. The applicant or his representative shall fill out and submit a Construction Completion Certificate to the Town Engineer. The Engineering and Planning Departments will then perform final inspections to confirm the required improvements have been satisfactorily completed pursuant to the Planning Board's approval. Applicant will be notified of concurrence or if any work is not acceptable.
2. A Stormwater Maintenance Agreement shall be executed between the Town and the Applicant for the stormwater infrastructure (existing to be re-used).

3. A set of As-Built drawings shall be provided to showing all site improvements and locations of underground utilities. Provide a paper copy and electronic copy in pdf format.
4. When area is re-vegetated, stabilized and all soil erosion control measures have been removed (silt fence), notify the Engineering Department (ext. 220) who will then inspect site and authorize the final bond release.

Approved by Planning Board Resolution TBD

Richard Fon, Planning Board Chairman
Approval Authority

Date

DRAFT



January 27, 2021

Town of Yorktown Planning Board
1974 Commerce Street
Yorktown Heights, New York 10598

RE: NY Self Storage – Jefferson Valley
Amended Site Plan Application
621 Bank Road
Tax Map No. 16.08-1-14

Dear Chairman Fon and Members of the Board:

Please find enclosed, five (5) copies of the following documents in support of an application for Amended Site Plan, MS4 Permit, Wetland Permit, and Special Use Permit Approval for the above referenced project:

- Site Plan Set (consisting of 7 sheets), last revised January 27, 2021.
- Architectural Elevations & Renderings (consisting of 3 sheets), prepared by Hanlon Architects, last revised January 27, 2021.

As discussed with the Planning Board at their January 25, 2021 meeting, the project has returned to the Board for an amendment to the conditional approval for changes to the site plan and a wetland permit for proposed on-site plantings within the 100' buffer of an off-site wetland to the southwest of the site.

The most significant revisions to the site plans include the following:

- The previously proposed eastern entrance has been eliminated and the existing eastern entrance will be retained, with modification to the easterly curb to improve vehicle circulation in that area.
- The northeast corner of the building has also been modified to improve vehicle circulation in that area.
- Vehicle maneuvers have been provided on sheet SP-4 to represent the vehicle circulation around the site by an SU-40, WB-40, and fire truck.
- Per the condition to the December 21, 2020 site plan resolution, a sidewalk has been added along the front of the western addition, which wraps the corner to the entry plaza. Due to the location of an existing manhole, the sidewalk must be flush for the western portion, and ramps up to full height thereafter, as shown in the enclosed plans.
- As requested, the approximate small off-site wetland area to the southwest of the site along Route US-6, and its associated 100-foot buffer area, have been added to the plans. The only disturbance within the buffer area is the proposed plantings, per sheet SP-1.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

The slight changes to the plans are based in an effort to reduce the level of site disturbance, and construction costs associated with the previously proposed driveway arrangement. This is achieved in the provided amended plans, without detrimental effect on site circulation.

We request to be placed on the agenda for the February 8, 2021 meeting of the Planning Board to discuss these changes.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 

Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm/adt

Enclosures

cc: Fred Koelsch, via email
Mitch Johnson, via email
Michael Quinn, P.E., Town Engineer, via email
Edward Kolisz, Town Fire Inspector, via email

Insite File No. 20217.100

**TOWN OF YORKTOWN - ENGINEERING DEPARTMENT
MS4 STORMWATER MANAGEMENT PERMIT APPLICATION
WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION**

Section 16.08
Block 1
Lot # 14

Approval Authority: TE [] PB [] TB []
Application #: _____
Date Received: _____
Date Issued: _____
Date Expires: _____
Fee Paid: \$ _____

Job Site Address: 621 Bank Road
City/State/Zip: Jefferson Valley
NY, 10535

RECEIVED
PLANNING DEPARTMENT
NOTE: Application, Fee, Short/Long Form EAF,
Map/Survey to be submitted to the Engineering
TOWN OF YORKTOWN

APPLICANT:
YOUR NAME: Columbia Pacific Advisors
COMPANY: _____
ADDRESS: 1910 Fairview Ave E., Suite 200
Seattle, WA ZIP 98102
PHONE: (425) 241-4683
EMAIL: mjohnson@columbiapacific.com

OWNER:
YOUR NAME: John DeVito
COMPANY: Bali Properties, Inc.
ADDRESS: 334 Underhill Ave
Yorktown Heights, NY ZIP 10598
PHONE: (914) 497-3030
EMAIL: johndeviso@optonline.net

APPROVED PLANS AND PERMIT SHALL BE ON-SITE AT ALL TIMES

Select One	Type	Approval Authority	Cost
<input type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit (Administrative)	Town Engineer	\$800.00
<input checked="" type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit	Town Board/Planning Board	\$1,800.00
<input type="checkbox"/>	Renewal of Wetlands/Watercourse/Buffer Area Permit (1 Year)	Town Engineer	\$150.00
<input type="checkbox"/>	MS4 Stormwater Management Permit (Administrative)	Town Engineer	\$300.00
<input type="checkbox"/>	MS4 Stormwater Management Permit	Town Board/Planning Board	\$1,500.00
<input type="checkbox"/>	Renewal of a MS4 Stormwater Management Permit (1 Year)	Town Engineer	\$150.00
<input type="checkbox"/>	Tree Permit	Town Engineer	\$0.00

Application fees are doubled with issuance of a Stop Work Order/Notice of Violation as per Town Code.

PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

1. Description of wetlands (check all that apply):

a. Lake/pond

b. Stream/River/Brook

c. Wetlands

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

Control area of lake/pond

Control area of stream/river/brook

Control area of wetlands

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

2a. Description of activity in the wetland and/or wetland buffer. Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

The project proposes the planting of evergreen trees for screening the site from Route 6, adjacent to the parking lot at the southwest corner of the site.

Some of the proposed plantings will be within the 100 foot wetland buffer of an off-site wetland located within the Route 6 right of way

2b. Stormwater/Excavation - Description of proposed activity:

3. Tree Removal:

Amount of trees and/or stumps to be removed: _____

Sizes; approximate DBH: _____

Species of trees to be removed (i.e. Birch, Spruce - if known): _____

Reason for removal: _____

Trees marked in field (trees must be marked prior to inspection): Yes: No:

Tree removal contractor: _____

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

4. PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the PROPERTY OWNER is to complete, sign and date this authorization:

I, JOHN DEVITO hereby authorize COLUMBIA PACIFIC to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: [Handwritten Signature] Date: 1-8-21

No application will be processed without the above-mentioned, required information.

GENERAL CONDITIONS

1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.
2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
 - a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
 - b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
 - c. Newly discovered information or significant physical changes are discovered.
3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit.
4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.
5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.
6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.
7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

Kirby Kelley

PRINT NAME

Kirby Kelley

Digitally signed by Kirby Kelley
DN: cn=Kirby Kelley, o=Columbia
Pacific Advisors, ou=Development Manager, cn=Kirby Kelley
Reason: I agree to the terms defined by the placement of my
signature on this document
Date: 2021.01.08 14:23:41-08'00'

SIGNATURE OF APPLICANT

1/8/2021

DATE

Stahmer Subdivision

Lot 2

Stahmer Subdivision - SBL: 59.10-1-10, 12 & 14

Meeting Dates:		
1	10-17-2016	
2	11-21-2016	PIH
3	11-06-2017	
4	12-04-2017	PH
5	02-12-2018	
6	02-26-2018	Adopted Negative Declaration Approved Subdivision
7	08-13-2018	1 st 90 day time extension
8	11-19-2018	2 nd 90 day time extension
9	01-28-2019	
10	02-25-2019	Reapproved subdivision
11	07-15-2019	1 st 90 day time extension
12	11-18-2019	2 nd 90 day time extension
13	12-07-2020	Discussion - Amended Site Plan – Lots 2 /535 Jerome Road
14	01-11-2021	Discussion - Lot 2
15	01-25-2021	
16	02-22-2021	PH

January 25, 2021 - Minutes

Stahmer Subdivision Lot 2

Discussion: Amended Site Plan & Special Use Permit for Large-Scale Solar System

Location: 59.10-1-10.1; 535 Jerome Road

Contact: P.W. Scott Engineering & Architecture, P.C.

Description: Proposed amended site plan for Lot 2 of an approved subdivision. Proposed residence is to be a Tesla showhouse that includes a 24 kWh solar roof, which exceeds the small-scale solar permit.

Comments:

Peder Scott of P.W. Scott Engineering & Architecture was present. Mr. Scott stated that he was last before the Board on 1/11/21. Since that time, they have made a submission to the Planning Department. The proposal is for an amended site plan for Lot 2 which is a total of 4.3 acres of the approved Stahmer subdivision. The proposed house will remain in the same location as was originally approved but will now be larger in size. The proposal is for a 5,900 sf. one-story home with a walk out lower level and home office above the garage. In addition, they are proposing a pool and patio area which increases the impervious area to 4,300 sf. The septic system has been approved by the Westchester County Health Department for a five bedroom residence. A tree buffer along the driveway is proposed to screen the neighboring property to the north. The applicant also owns Lot 3, which remains undeveloped at this time.

Mr. Scott stated that the applicant/owner is a consultant for the Tesla Corporation. The proposed home will act as a Tesla showhouse and will be equipped with all the the components that Tesla has to offer which includes a solar roof system, heat pumps, battery systems, special windows, window films, etc. A special use application for a large-scale solar power generation system, a power panel location plan for the four outside battery systems, and a Tesla solar power outline was submitted for review. The calculated solar power generation from the Tesla roof is 25 kW where the threshold is 20 kW to require a permit from the Planning Board. The solar roof is comprised of a textured glass shingle system that is similar in appearance to a normal roof. The solar panels are maintenance free and will only have to be cleaned once or twice a year with a garden hose and soap.

The architectural renderings, floor plans, and material palette were shown. Mr. Scott stated that they were before the ABACA and received their approval. The applicant is also proposing a small home office to be constructed above the garage. He noted that they meet all the criteria for the home office in terms of size and have made application to

the Zoning Board for this permit. The home office will be occupied by two employees plus a part time bookkeeper/assistant. They do not anticipate more than five visitors a month from Tesla or Tesla clients.

Mr. Tegeder asked Mr. Scott if the additional landscaping to the north was a request of the neighbor. Mr. Scott responded no, but they anticipated that they may want privacy. There is a large bamboo area between the neighbor and their property. They are proposing to install a 5 ft. deep plastic lined trench to prevent the bamboo from migrating further onto the applicant's property. He noted that there is a thick buffer currently, but are proposing to plant arbovitae. Mr. Tegeder stated that the species and spacing should be indicated on the plans.

Mr. Bock asked Mr. Scott to explain the relationship between the home office and the residential use. Mr. Scott responded that the applicant/owner will manage and work at the office with one Tesla representative and secretary and will control all visitors to the site. The applicant is part of the Tesla expansion group for creating additional residential homes in the metropolitan area. Per the Town ordinance, you can have up to 3 employees including yourself in a home office. The square footage has to be less than 25% of the building and 18% is proposed. 5 parking spaces are being provided at the site in addition to the 4 garages. Clients are by appointments only and they do not anticipate more than five visits a month. Mr. Scott informed the Board that a facility similar to this proposal has been completed in Long Island and could provide the Board with an opportunity to view what a Tesla showhouse looks like and how it is occupied.

Chairman Fon asked Mr. Scott if they were scheduled to meet with the ZBA. Mr. Scott responded that they are scheduled to first meet with the Zoning Board on 1/28/21. Chairman Fon stated that the Board doesn't seem to have any objections but there is the possibility that the Zoning Board may have some comments and it may be prudent to receive their feedback. Chairman Fon asked the Planning Department and Counsel if there were any comments. Mr. Tegeder responded that is fairly typical to wait for the Zoning Board's response. Currently, they are reviewing the amended site plan from the earlier approval and not the home office. Mr. Scott stated that their biggest issue for this project is getting the solar power approved and noted that the applicant will not move forward if all parts of the project are not approved. He stated that they are fully compliant with the office use in terms of regulations but on the large-scale solar system they are seeking the Planning Board's approval and asked if they could continue with the review of this application. Mr. Kincart asked if there were any transformers to be replaced or upgraded within the area. Mr. Scott responded that they will need to upgrade one transformer on Jerome Road. Ms. Steinberg informed the Board that the professional office special use permit is for the same permit that a chiropractor or dentist would obtain for an existing residential structure. Since the lot is currently vacant, they may have to wait until the building is constructed. Mr. Tegeder stated that the Zoning Board would make this determination. Mr. Scott stated that he intends to ask for a waiver of this requirement.

After discussion, the Board agreed to review the amended site plan and solar application simultaneously with the Zoning Board application. The Board requested that the Planning Department schedule a Public Hearing for the February 22nd meeting.

January 11, 2021 - Minutes

Stahmer Subdivision Lot 2

Discussion: Amended Site Plan

Location: 59.10-1-10.1; 535 Jerome Road

Contact: P.W. Scott Engineering & Architecture, P.C.

Description: Proposed amended site plan for Lot 2 of an approved subdivision.

Comments:

Peder Scott of P.W. Scott Engineering & Architecture was present. Mr. Scott stated that they were last before the Board on 12/7/2020. He is currently in the process of preparing the special use permit application and required fee for the home office which will be submitted to the Planning Department prior to the next meeting. The application is compliant with all the requirements per the Town code for the home office with respect to size, parking and usage.

Mr. Scott stated that he will submit all the data that they have from Tesla with respect to the special permit application for the solar power generation for the next meeting. He noted that the proposal is for a Tesla house with a Tesla roof

and will try to set it up as a small-scale generator but because of the efficiency of the roof system, they may exceed 20 kW DC allowed for a residential system. Four on-site battery storage units are also proposed. Mr. Scott is trying to ensure that the power demands do not exceed the ordinance. He noted that they do have the right to sell to the network as indicated in the zoning if they have excess power. The proposal is to use the power generated, however the issue is when the cars are not being charged, they will have excess power. This power is all going into the grid, and their power system is fully integrated and automatic in regards to the transfer so they are trying to fit Tesla's efficiency into the ordinance.

Mr. Scott asked the Planning Board if there was a possibility to move forward with the approval for the amended site plan for the larger home and special use permit for the home office and work on the solar power generation part of the project separately as they need to continue working with Tesla to comply with the ordinance. Mr. Tegeder responded that this could be done, but noted that the applicant would proceed at their own risk. The approval would be for the amended site plan for the larger house only and not for the solar roof. Mr. Bock stated that this was done with other projects and cited the Staples Plaza battery storage application.

Chairman Fon asked the Board and Counsel if there were any comments and there were none. Mr. Scott stated that he will submit a complete package to the Board prior to the next meeting.

December 7, 2020 - Minutes

Stahmer Subdivision Lot 2

Discussion: Amended Site Plan

Location: 535 Jerome Road

Contact: P.W. Scott Engineering & Architecture, P.C.

Description: Proposed amended site plan for Lot 2 of the approved Stahmer subdivision.

Comments:

Peder Scott of P.W. Scott Engineering & Architecture was present. Mr. Scott stated that they submitted a proposal to the Board for an amended site plan with respect to Lot 2 of the approved Stahmer subdivision located on Jerome Road. He noted that his client purchased Lots 2 and 3 of the subdivision. The proposed house is 2,000 sf larger than what was originally approved and will now be about 5,000 sf. The driveway will remain the same. In addition, they are proposing a pool and outside patio area that will bring the overall disturbance to about 12,000 sf versus the 9,000 sf that was approved. An amended SWPPP has been filed with the DEP. The septic system has been approved by the Health Department for a five bedroom residence. A stormwater management package was submitted to the Town Engineer for review. The infiltration basin will be the same size as what was approved. The house is generally in the same location but will be bigger. More trees are proposed to be removed due to the larger footprint. The applicant is scheduled to meet with the ABACA tomorrow evening.

A plan with the proposed new house superimposed over the prior approval was presented. Access will be from Jerome Road. The limit of disturbance and the trees proposed to be removed are shown. Some of the trees proposed to be removed are a precautionary measure as they are on a hillside and leaning toward the proposed house location. The proposed home will be "T" shaped and consist of a four car garage on the left hand side and suite of rooms on the right hand side. Continuing off to the right side is a pool and outdoor improvements which are impervious and will be treated. Mr. Tegeder asked Mr. Scott if the solid line on the map was the current limit of disturbance and the dotted line the old limit of disturbance and the response was "yes". Mr. Tegeder asked if they quantified the difference between the two. Mr. Scott responded that the total parcel is 4.3 acres. They are disturbing about 2.2 acres versus the 1.5 acres in the previous proposal. In terms of impervious, they are proposing 12,000 sf of disturbance, including the septic area, versus 9,000 sf in the previous proposal.

Mr. Scott informed the Board that the applicant is a consultant for Tesla and will reside at this home. The architectural drawings were shown to the Board. The garage will have an office suite above for his use. The home will be a Tesla showhouse and will have all the components that Tesla has to offer incorporated into it. It will be equipped with a Tesla roof system, battery system, and will also have a Tesla mechanical system that is not available to the general public at this time. The four car garage will house 4 Tesla cars (*two will be used by the owner, and two will be autonomous*). This showhouse will be the first to be built in the Westchester Tri-State area. He added that his client

also purchased lot 3 and is reserving it for a future guest house with separate access. The current proposal is considered to be Phase 1 of the project.

Mr. Garrigan asked if this home was intended for a private residence only or does it have an alternate use as well, since it was referred to as a showhouse. Mr. Scott responded that the applicant's office space will be on the second floor above the garage and he will utilize the house to show potential developers what a net-zero energy efficient use home is all about. He noted that there will be people visiting his office periodically to view the facility. Mr. LaScala asked if there is any tax payer subsidies involved in this proposal. Mr. Scott responded that there are not and stated that it is all out of pocket from Tesla and his client. He noted that there will be some credits given for energy savings and for energy production.

Mr. Kincart stated that it was exciting to review this proposal. He noted that he thought that this site was somewhat sensitive with drainage due to the water flow and topography. Mr. Scott responded that there is no increase in runoff due to the way it was designed and conforms with the NYCDEP regulations.

Mr. Scott asked the Board what the next steps would be. Mr. Tegeger stated that the approval of the subdivision improvement plans will need to be amended. The SWPPP and tree permit will need to be approved. The Planning Department will need to look at the increased areas of disturbance as part of the SWPPP. In addition, the Board is waiting for the Town Engineer's comments. Chairman Fon advised the applicant to work with the Planning Department.

November 18, 2019 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, & 16
Discussion: Second 90 Day Time Extension
Location: 600 Birdsall Drive
Contact: Insite Engineering, P.C.
Description: 3-Lot subdivision on 10 acres in the R1-80 zone approved by Planning Board Resolution #18-01 on February 26, 2018.

Comments:

Rich Williams, P.E. of Insite Engineering was present. Mr. Williams stated that the subdivision plat has been signed by the owner, the Health Department and the town. All that remains is to deliver the recreation fee and one other fee to the town. They are in the process of obtaining letters from the Assessor and title company and will file the plat. He said that it should be complete this week but as the subdivision expires on the 20th, they wanted to be safe just in case the letter is delayed by the title company.

Chairman Fon asked the Board if there were any comments and there were none. Chairman Fon asked the public if there were any comments and there were none.

Upon a motion by Bill LaScala and seconded by John Kincart, and with all those present voting aye, the Board approved the second 90 day time extension for the Stahmer Minor Subdivision.

July 15, 2019 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, & 16
Discussion: Amendments to Subdivision
Location: 600 Birdsall Drive
Contact: Insite Engineering, P.C.
Description: Approved 3-Lot subdivision on 10 acres in the R1-80 zone by Planning Board Resolution #18-01.

Comments

Jamie LoGiudice of Insite Engineering was present. Ms. LoGiudice stated that she is here to request approval for a 90 day time extension and to review minor site plan amendments as part of the DEP approval recently received. The plans were shown to all. As indicated in their letter to the Planning Board dated June 27, 2019, there were minor

changes to the site plan that revolved around the stormwater. The lot 1 underground infiltration system was revised to a stormwater cistern system. The cistern system would be a better practice in this area and they would also be using the water for the irrigation on site which would tie into the green infrastructure practices and minimize the water usage on the site. There were other revisions to the stormwater modeling such as tweaks to the calculations. The results of the modeling were not changed. There is still a decrease in the peak flows at all design points and lines. The drainage pipe located in the Birdsall Drive right-of-way has been revised to a 15 inch diameter pipe as requested by the Town Engineer.

Mr. Garrigan asked Ms. LoGiudice where the 15 inch pipe discharges. The response was that it discharges to the existing culvert that goes underneath Birdsall Drive. She said that there was a conversation with the Town Engineer about the pipe itself. The town standards are 15 inch diameter and there is a 12 inch that goes across the road and the Town Engineer was ok with keeping the 12 inch pipe at this time given that their calculations didn't warrant a 15 inch pipe and they could even go less than 12 inch with the 100 year storm. She said that the Town Engineer was fine with leaving it and in the event that they ever needed to increase that 12 inch across the road the Town could do so in the future. Mr. Garrigan stated that a 15 inch pipe is now discharging into a 12 inch pipe and asked if the Town Engineer is ok with this. Ms. LoGiudice responded he was and that it was done at the Town Engineer's request.

Mr. Tegeder stated that the Planning Board will have to finally approve the stormwater plan. In the original approving resolution language one of the conditions is subject to submission of a final stormwater pollution prevention plan acceptable to the Town Engineer and approved by the Planning Board. With the DEP approval and the inclusion of the pipe request revision from the Town Engineer this would be the final step. This should be included in the first resolved paragraph of the amended resolution adding that the stormwater pollution prevention plan is approved by this Board. Mr. Tegeder stated that it has been approved by the NYS DEP, accepted by the Town Engineer, and will now be approved by the Planning Board as required by law.

Upon a motion by John Kincart and seconded by Bill LaScala, and with all those present voting aye, the Board approved the request for a 90 day time extension.

February 25, 2019 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, & 16

Discussion: Request for Reapproval

Location: 600 Birdsall Drive

Contact: Insite Engineering

Description: Approved 3-lot subdivision on 10 acres in the R1-80 zone by Planning Board Resolution #18-01, dated February 26, 2018.

Comments:

Chairman Fon stated that Rich Williams, the engineer for this application was unable to attend the meeting this evening. Correspondence was received from Mr. Williams via e-mail on 2-22-2019 stating that he has reviewed the draft resolution and has no objections. Mr. Williams also noted in his e-mail that the DEP indicated that they are completing their review and may be in a position to approve the latest submission. Chairman Fon asked the Planning Board, Mr. Tegeder, Mr. Abbate and the public for comments of which there were none.

Upon a motion by John Kincart and seconded by John Savoca, and with all those present voting aye, the board approved the resolution reapproving subdivision plat for the Stahmer subdivision.

January 28, 2019 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10

Location: 600 Birdsall Drive

Contact: Insite Engineering, P.C.

Description: Approved 3-lot subdivision on 10 acres in the R1-80 zone by Resolution #18-01, dated February 26, 2018.

Discussion: Request for Reapproval

Comments:

Postponed to the next Planning Board meeting at the applicant's request.

November 19, 2018 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, & 14

Location: 600 Birdsall Drive

Contact: Insite Engineering

Description: A 3-lot subdivision approved by Planning Board Resolution #18-01 on February 26, 2018.

Discussion: Request for Second 90 Day Time Extension

Comments:

Rich Williams, P.E. was present. Mr. Williams is requesting a second 90 day time extension. He stated that the application was originally approved in February of 2018 for a minor 3-lot subdivision. Since the approval, all Health Department comments have been addressed. The NYC DEP has deemed the application complete. They have received the technical comments letter and have provided their response. Chairman Fon addressed the audience and Board members for any comments of which there were none.

Upon a motion by John Kincart and seconded by Bill LaScala and with all those present voting aye, the Board approved the second 90 day time extension.

August 13, 2018 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, 14

Discussion: First 90 Day Time Extension

Location: 600 Birdsall Drive

Contact: Insite Engineering

Description: Approved 3-Lot subdivision on 10 acres in the R1-80 zone by Planning Board Resolution #18-01 on February 26, 2018.

Comments:

Rich Williams, P.E. was present. Mr. Williams is seeking a first 90 day time extension. Mr. Williams stated that since receiving approval from the Board, the applications were submitted to the Health Department and DEP. The Health Department application is complete with no substantial revisions. The DEP has deemed the application complete and they are currently awaiting comments from them. They are hopeful that this will be the only extension requested. Chairman Fon addressed the public for comments of which there were none. Chairman Fon asked John Tegeder and Mark Blanchard if they had comments, which they did not.

Upon a motion by John Kincart and seconded by Bill LaScala, and with all those present voting aye, the board approved a first 90 day time extension for the Stahmer subdivision.

February 26, 2018 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, & 16

Discussion: Subdivision

Location: 600 Birdsall Drive

Contact: Insite Engineering, P.C.

Description: Proposed 3-lot subdivision on 10 acres in the R1-80 zone.

Comments:

Project engineer, Rich Williams, was present. Williams summarized suggested changes to be made to the plans as a result of requests from outside agencies. Fon stated the Board has a draft resolution to approve the subdivision, stormwater permit, and tree permit. Williams asked if the concern he brought up at the last meeting regarding the

bonding could be discussed. Williams asked if the Board would accept a bond for each lot of the subdivision, instead of one bond for the entire subdivision. Williams proposed this bond be submitted prior to the building permit being granted for each lot. Williams stated that there are no public improvements required within the subdivision that need to be built in order to obtain access to the proposed lots. Wilson asked if the Board would include a requirement in the resolution that no building permit be issued until a bond is posted for the lots. Tegeder recommended the Board add to the resolution a requirement for review of a site plan for each lot. The Board agreed.

Upon a motion by LaScala, seconded by Garrigan, and with all others present voting aye, the Board adopted a Negative Declaration.

Upon a motion by LaScala, seconded by Garrigan, and with all others present voting aye, the Board approved the proposed subdivision.

Upon a motion by Garrigan, seconded by LaScala, and with all others present voting aye, the Board closed the Special Session.

February 12, 2018 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, & 16

Discussion: Decision Statement

Location: 600 Birdsall Drive

Contact: Insite Engineering, P.C.

Description: Proposed 3-lot subdivision on 10 acres in the R1-80 zone.

Comments:

Rich Williams, project engineer, was present. Williams explained that he submitted a letter to the Board today responding to comments received from outside agencies and the public hearing. Of all the comments received, only three required plan changes. One was for the neighbor that requested screening along Lot 1 at the hearing. The second was to add temporary seed mix to be used during construction and this was added to the Erosion Control Plan. And third, was to review the seed mixes proposed to make sure that there was no non-native seeds in the grass seed mixes. In Williams' opinion, the comments were minor and easily addressed. The Board wanted to review all the comment letters received before moving forward with the subdivision. Fon asked if Williams had reviewed the draft resolution prepared by the planning Department. Williams had reviewed the resolution and had a question about the bonding required to file the subdivision plat. Mr. Stahmer is not going to develop the lots. He may sell them or leave them to his children, therefore it does not make sense to the applicant to post one bond ahead of time for all three lots. The Board stated they would consider the request at the next work session.

December 4, 2017 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12 & 16

Discussion: Public Hearing - Subdivision

Location: 600 Birdsall Drive

Contact: Insite Engineering, P.C.

Description: Proposed 3-lot subdivision on 10 acres in the R1-80 zone.

Comments:

Upon a motion by Tripodi, seconded by Kincart, and with all those present voting aye, the Board opened the Public Hearing.

Project engineer, Rich Williams, was present. Williams described the location of the subject property. The property consists of three existing tax lots. Three new building lots are proposed; 2.7 acres, 4.3 acres, and 2.7 acres. There were three zoning variances that were granted for a previously proposed 4 lot subdivision. A variance granted for the 4th lot is no longer needed. The other three variances are still valid for this proposal. Williams stated that he met with the Town Engineer to address his remaining concerns. Some piping changes were made to Lot 1. Williams is scheduled to walk the collection system in the town right-of-way with the engineering department. Tegeder asked

Williams to describe the access point to Jerome Road. Williams stated that Stahmer owns a 50 foot by 100 foot tax lot, which is the access to Jerome Road. The second access is an old right-of-way that Williams thinks is owned by the town. The Board received an email from a neighbor, George Olivier, who thinks he may have control of the access on State Street. The Board agreed to hold the hearing open for written comments.

John Shroeder, 501 Jerome Road _ Shroeder stated he was happy with the 3 lot subdivision instead of the 4 or 5 lots that were proposed in the past. Shroeder expressed his concern for the configuration of the driveway on Lot 1 which is long and comes very close to his property and home.

Upon a motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board closed the Public Hearing and left a written comment period open for two weeks.

November 6, 2017 - Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, & 16

Discussion: Subdivision

Location: 600 Birdsall Drive

Contact: Insite Engineering, P.C.

Description: Proposed 3-lot subdivision on 10 acres, in the R1-80 zone.

Comments:

Rich Williams, project engineer, was present. Williams reviewed the history of the application that was originally submitted by Jack Goldstein as a 5 lot subdivision quite a few years ago. Since stormwater regulations have changed since then, Williams said the subdivision is now 3 lots. The disturbance is over the threshold for the NYC DEP and will require their stormwater approval. Savoca asked about the 2007 ZBA variances for no frontage. Williams explained that the original request to the Zoning Board was for three lots on the rear part of the property. One lot with a specific frontage and two lots with no street frontage. The current application eliminates one of the lots with no frontage. Williams will have Capellini write a summary that Blanchard can review and give his opinion to the Board whether the variances still stand. Williams is meeting with the Town Engineer on Thursday to discuss his last few comments. Williams stated that all testing was completed on the site with the Board of Health and the NYC DEP last week. The Board scheduled a Public Hearing for the December 4th meeting.

November 21, 2016 Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10

Discussion: Public Informational Hearing

Location: 600 Birdsall Drive

Contact: Insite Engineering, Surveying, and Landscape Architecture, P.C.

Description: Proposed 3-lot subdivision on 10 acres in an R1-80 zone. This application was previously presented as a 4-lot subdivision in 2006.

Comments:

Upon a motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board opened the Public Informational Hearing.

Al Capellini, project engineer, and Rich Williams, project engineer, were present. Capellini gave the Board a history of previous applications on this site. A five lot subdivision was approved and lapsed. The current owner applied for a four lot subdivision and ran into many issues. The same owner is now requesting a three-lot subdivision. Variances were originally granted for the four-lot subdivision. Williams described the property which consists of 3 lots to be resubdivided. Each lot will be served by individual wells and septic. Each lot can support an infiltration system. The

project will require permits from the Westchester County Department of Health and the New York City DEP. The applicant has walked with the Conservation Board on the property.

Kincart asked if the applicant received the Town Engineer's comments. Williams stated that he did receive the comments and met with Mr. Quinn. Many of his comments were very technical and all of his comments can be addressed.

Flynn asked if the applicant saw the memo from the Open Space Committee. The committee wanted to see the North County Trailway on the plan.

Williams stated the next step is to have Bruce Barber out to the site during testing for the stormwater and the septic. This should be scheduled in the next week or so.

Upon a motion by LaScala, seconded by Kincart, and with all those present voting aye, the Board closed the Public Informational Hearing.

October 17, 2016 Minutes

Stahmer Minor Subdivision

SBL: 59.10-1-10
Discussion Subdivision
Location: 600 Birdsall Drive
Contact: Insite Engineering, Surveying and Landscape Architecture, P.C.
Description: Proposed 3-lot subdivision on 10 acres in an R1-80 zone. This application was previously presented as a 4-lot subdivision in 2006.

Comments:

Al Capellini, project attorney; Rich Williams, project engineer; and the applicant, Bob Stahmer, were present. Stahmer owns three tax parcels, just under 10 acres, in the R1-80 zone. The first lot will be on Birdsall Drive, one home on Jerome Road with 50 feet of frontage, and one home off state street with 0 feet of frontage. Variances were granted for frontage for the previous 4 lot subdivision application. Georgiou stated the Building Department must opine whether new variances are needed. Williams stated there was testing on file from the previous engineer. His firm retested for their knowledge. Testing must be rewitnessed by the NYCDEP and the Town. The proposed plan shows the worst case scenario grading. The homes could use retaining walls in places to minimize grading.

The Board scheduled a Public Informational Hearing for the November 21st meeting. Williams will appear before the Conservation Board this Wednesday. Flynn questioned some large trees that were supposed to be preserved in the previous plan. Williams will take a look into this.



ROBIBERO

OLIVIER

KILEY

KILEY

KILEY

LUCENO

LUCENO

LUCENO

SABIA

JEROME ROAD

STARLIGHT

Portion of
LOT 3

TEAM 38 PARTNERS, LP

SHROEDER

BIRDSALL DRIVE

LOT 3

FIORE
LOT 1

LOT 2

STAHMER

BIRDSALL DRIVE

NORTH COUNTY TRAILWAY

TOWN OF YORKTOWN

ALPERT

ALPERT

ALPERT

TOWN OF YORKTOWN PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

SPECIAL USE PERMIT APPLICATION

If this application is not being made in conjunction with a request for site plan approval from the Planning Board, a site plan/plot plan and Short EAF must also be submitted with this application. The required fee is \$625.00 for new applications and \$312.00 for requests to renew an existing permit.

Date 1/12/21

1. Tax Map Designation (Section, Block, Lot) 59.1-1-10.1

2. Property Address 535 Jerome Road

3. Zone: R1-80 Total Acreage: 4.3 Acres

4. Indicate requested special use permit:

- | | | |
|-------------------------------------|------------------|---|
| <input type="checkbox"/> | §300-21(8)(a)[1] | Outdoor service in commercial districts. |
| <input type="checkbox"/> | §300-40 | Bus passenger shelters. |
| <input type="checkbox"/> | §300-54 | Religious institutions, social, cultural, charitable and recreational nonprofit uses. |
| <input type="checkbox"/> | §300-55 | Parochial, private elementary and high schools, colleges and seminaries. |
| <input type="checkbox"/> | §300-69 | Valet parking at banquet halls. |
| <input type="checkbox"/> | §300-71 | New and/or used car automobile sales. |
| <input type="checkbox"/> | §300-73.1(A)(2) | Permanent seasonal outdoor sales in commercial districts. |
| <input type="checkbox"/> | §300-75 | Warehouse or storage in retail shopping centers. |
| <input type="checkbox"/> | §300-78 | Cemeteries. |
| <input type="checkbox"/> | §300-79 | Self-storage centers. |
| <input type="checkbox"/> | §300-80 | Sidewalk cafes. (outdoor dining for more than 12 seats) |
| <input type="checkbox"/> | §300-81.1 | Helistops. |
| <input type="checkbox"/> | §300-81.2 | Accessory recycling facilities. |
| <input checked="" type="checkbox"/> | §300-81.4 | Large-Scale Solar Power Generation Systems and Facilities |
| <input type="checkbox"/> | §300-81.5 | Tier 2 Battery Energy Storage Systems |
| <input type="checkbox"/> | §300-238.1 | Multifamily dwelling units in the Country Commercial Zone. |

5. Description of proposed use (if applying for outdoor dining, indicate proposed dining area square footage and number of seats):

Large Scale Solar Power Generation System. Refer to attached Power Outline.

6. Applicant

Name Peder Scott
Firm PW Scott Engineering & Architecture, PC
Address 3871 Danbury Road, Brewster, NY 10509
Phone 845-278-2110
Email pwscott@pwscott.com

7. Owner of Record

Name Thomas Miressi
Firm _____
Address 499 North Broadway, White Plains, NY 10603
Phone 917-532-7238
Email luigie1@aol.com

In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

Applicant



SIGNATURE

PEDER SCOTT

PRINT NAME

Peder Scott

DATE

1/15/21

Owner of Record



SIGNATURE

THOMAS MIRESSI

PRINT NAME

Thomas Miressi

DATE

1/15/21

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

F:\Office\WordPerfect\Application Forms\APP-SpecialPermit.wpd
This form last updated: September 2020

TOWN OF YORKTOWN PLANNING BOARD

Large Scale Solar Power Generation Systems & Facilities Special Permit Application Addendum

GENERAL PROJECT INFORMATION

Project Name: 535 Jerome Road

Section, Block, Lot: 59.1-1-10.1

Existing Site Use: Residential Commercial Zone: R1-80

Is Applicant? Property Owner Lessee

Proposed Lot Coverage: Roof Top: 5,400 SF (3% Coverage)

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

A Large Scale Solar Energy system is a Solar Energy System that exceeds 20 kW DC as rated by its nameplate capacity. The maximum system capacity and the maximum area of land upon which the system shall be erected are as follows:

- (1) Up to one megawatt AC on an area of land no larger than 10 acres, excluding any easement for accessing the parcel; or over 1 but not to exceed 5 Megawatt AC on an area of land no larger than 20 acres, excluding any easement for accessing the parcel.

Total System Capacity Rating: 25 kWh Power Rating 25 kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name Ted Finkle

Business Name Apex Solar Power

Address 64 Main Street, Queensbury, NY 12804

Phone 518.447.9631

Email tfinkle@apexsolarpower.cc

Contractor/Installation Company

Contact Name Ted Finkle
Business Name Same as above
Address _____
Phone _____
Email _____

PROPOSED OWNER AND/OR OPERATOR (IF DIFFERENT FROM ABOVE)

Name Thomas Miressi
Firm _____
Address 499 North Broadway, White Plains, NY 10603
Phone 917-532-7238
Email luigie@aol.com

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new large-scale solar power generation system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Large Scale Solar Power Generation System Addendum.
- b) A special permit application fee of \$625.00 paid by check made payable to the Town of Yorktown.
- c) Required documents as listed in Section 300-84.1(F):
 - Equipment specification sheets shall be submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
 - A property Operation and Maintenance Plan shall be submitted.
 - A carbon sequestration for tree loss calculation.
 - Proposed tree loss mitigation, if applicable.
 - A Decommissioning Plan
- d) All site plan application requirements pursuant to Section 300-85/1(I) of the Town of Yorktown Town Code.

**TOWN OF YORKTOWN - ENGINEERING DEPARTMENT
MS4 STORMWATER MANAGEMENT PERMIT APPLICATION
WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION**

Section 59.10

Block 1

Lot # 10.1 Lot 3

Job Site Address: 535 Jerome Road

City/State/Zip: Yorktown Heights, NY 10598

Approval Authority: TE [] PB [] TB []

Application #: _____

Date Received: _____

Date Issued: _____

Date Expires: _____

Fee Paid: \$ _____

NOTE: Application, Fee, Short/Long Form EAF, Map/Survey to be submitted to the Engineering

APPLICANT:

YOUR NAME: Thomas Miressi

COMPANY: _____

ADDRESS: 499 N. Broadway

White Plains, NY ZIP 10603

PHONE: (917) 532-7238

EMAIL: luigie1@aol.com

OWNER:

YOUR NAME: Thomas Miressi

COMPANY: _____

ADDRESS: 499 N. Broadway

White Plains, NY ZIP 10603

PHONE: (917) 532-7238

EMAIL: luigie1@aol.com

APPROVED PLANS AND PERMIT SHALL BE ON-SITE AT ALL TIMES

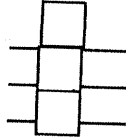
Select One	Type	Approval Authority	Cost
<input type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit (Administrative)	Town Engineer	\$800.00
<input type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit	Town Board/Planning Board	\$1,800.00
<input type="checkbox"/>	Renewal of Wetlands/Watercourse/Buffer Area Permit (1 Year)	Town Engineer	\$150.00
<input checked="" type="checkbox"/>	MS4 Stormwater Management Permit (Administrative)	Town Engineer	\$300.00
<input type="checkbox"/>	MS4 Stormwater Management Permit	Town Board/Planning Board	\$1,500.00
<input type="checkbox"/>	Renewal of a MS4 Stormwater Management Permit (1 Year)	Town Engineer	\$150.00
<input type="checkbox"/>	Tree Permit	Town Engineer	\$0.00

Application fees are doubled with issuance of a Stop Work Order/Notice of Violation as per Town Code.

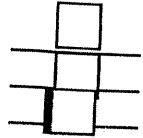
PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

1. Description of wetlands (check all that apply):

- a. Lake/pond
- b. Stream/River/Brook
- c. Wetlands



Control area of lake/pond
Control area of stream/river/brook
Control area of wetlands



2a. Description of activity in the wetland and/or wetland buffer. Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

NA

2b. Stormwater/Excavation - Description of proposed activity:

Construction of driveway to house site.

Construction of residence

Construction of septic area

3. Tree Removal:

Amount of trees and/or stumps to be removed: 40-50 trees

Sizes; approximate DBH: 12"

Species of trees to be removed (i.e. Birch, Spruce - if known): _____

Reason for removal: construction of house driveway, septic

Trees marked in field (trees must be marked prior to inspection): Yes: No:

Tree removal contractor: Schmitt Excavating

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

4. PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the PROPERTY OWNER is to complete, sign and date this authorization:

I, Thomas Miressi hereby authorize PW Scott Eng & Arch, PC to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature:  Date: 11/16/20

No application will be processed without the above-mentioned, required information.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 535 Jerome Road			
Project Location (describe, and attach a location map): 535 Jerome Road South side of road, 1/4 from intersection			
Brief Description of Proposed Action: Construction of a single family house with driveway, individual septic and well House footprint: 4,800 SF (2) Decks: 600SF Pool Area: 1,300 SF			
Name of Applicant or Sponsor: Thomas Miressi		Telephone: 917-532-7238 E-Mail: Luigie@aol.com	
Address: 499 West Broadway			
City/PO: White Plains		State: NY	Zip Code: 10603
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: WCDOH - Septic/well Permit, NYCDEP- Verification of SWPPP Compliance, Town of Yorktown-Building Department, Driveway permit,			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 4.3 acres b. Total acreage to be physically disturbed? _____ 1.77 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7.4 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Individual Well	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Individual OWTS	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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? b. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

TESLA TEXTURED GLASS SHINGLE EXAMPLE



HIP DETAIL



TYPICAL ROOF TEXTURE

535 Jerome Road

Yorktown, NY

Tesla Solar Power Outline

The proposed house proposes the use the of the Tesla Power system including the following components:

Solar Panel System: Tesla Series 3 roof shingle system - textured glass shingle

Approximately 80% of the shingles are BPIV PV module roofs with a yield of approximately 12KW per 2000 sf. The remainder are “dummy” shingles with identical architectural profiles as the active panels.

Roof size: 5040 sf

80% power shingles = 4000 sf = 25 kw (more than the 20 kw limit) This represents a 90% energy usage offset for this residence due to the two vehicle charging stations.

The limit is 25 kwh due to CESIR study requirements and upgrade of street transformers.

The project is considered a large-scale solar energy system per the zoning which requires a Special Permit (attached).

The entire system is mounted on the roof as weatherproof shingles.

The aesthetics of the roof shingles have been reviewed by ABACA and approved as submitted.

Battery Energy Storage System

The building proposes (3) Tesla Power Wall 2 units and (1) Tesla Power Wall systems ground mounted external wall placed units along the east side of the building with the fourth mounted on an east facing wall next to the fireplace. Refer to the site plan for location. These east wall locations face an existing Tennis Court on the adjacent lot with extensive natural buffer remaining within the side yard of this property and the placement of the house 12' below the elevation of the adjacent property line.

Each Power wall 2 is rated at 14 kwh and recharged by 5 Kw of the roof panels for a total of 42 kwh plus the fourth Power Wall unit rated at 13 Kwh dedicated to the vehicle charging station located in the garage and operating on either solar or service power for charging.

Total exterior power rated at 55 Kwh < 80 Kwh, residential limit.

The power walls are rated for exterior use and operate safely within the temperature range of the north-east climate.

Vehicle Charging Station

Two Tesla vehicle charging stations provided are Tesla Gen 3 wall connector with WIFI monitoring. These are integral to the power system for safe and efficient charging. The wall connector is rated 11.5 kwh, 48-amp, 240 volt. One charger can support 2 vehicles with an 18-foot power cable and are mounted in the rear of the garage along the east wall.

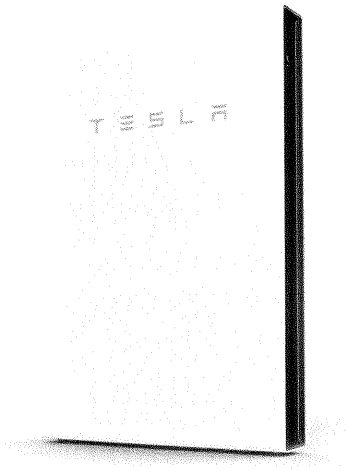
Power Equipment components

The system includes 3 solar inverters for each Power Wall, a subpanel, a separate Tesla Backup Gateway unit connecting to a main panel of 400 amps to a power meter and subsurface conduit extending to Jerome Road and the grid. The 3" conduit follows the proposed driveway shoulder.

POWERWALL

Tesla Powerwall is a fully-integrated AC battery system for residential or light commercial use. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control, and backup.

Powerwall's electrical interface provides a simple connection to any home or building. Its revolutionary compact design achieves market-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.



PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240 V
Feed-In Type	Split Phase
Grid Frequency	60 Hz
Total Energy ¹	14 kWh
Usable Energy ¹	13.5 kWh
Real Power, max continuous ²	5 kW (charge and discharge)
Real Power, peak (10s, off-grid/backup) ²	7 kW (charge and discharge)
Apparent Power, max continuous	5.8 kVA (charge and discharge)
Apparent Power, peak (10s, off-grid/backup)	7.2 kVA (charge and discharge)
Maximum Supply Fault Current	10 kA
Maximum Output Fault Current	32 A
Overcurrent Protection Device	30 A
Imbalance for Split-Phase Loads	100%
Power Factor Output Range	+/- 1.0 adjustable
Power Factor Range (full-rated power)	+/- 0.85
Internal Battery DC Voltage	50 V
Round Trip Efficiency ^{1,3}	90%
Warranty	10 years

¹ Values provided for 25°C (77°F), 3.3 kW charge/discharge power.

² In Backup mode, grid charge power is limited to 3.3 kW.

³ AC to battery to AC, at beginning of life.

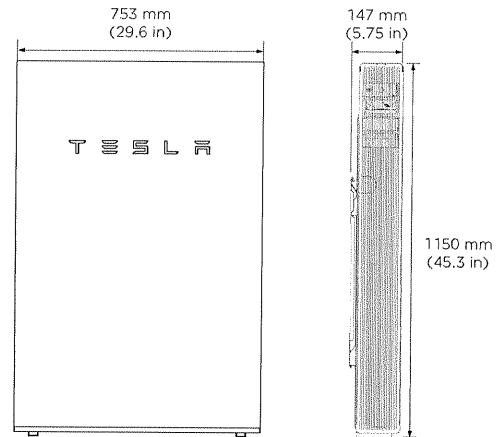
COMPLIANCE INFORMATION

Certifications	UL 1642, UL 1741, UL 1973, UL 9540, IEEE 1547, IEC 62109
Grid Connection	Worldwide Compatibility
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)

MECHANICAL SPECIFICATIONS

Dimensions ¹	1150 mm x 755 mm x 147 mm (45.3 in x 29.6 in x 5.75 in)
Weight ¹	114 kg (251.3 lbs)
Mounting options	Floor or wall mount

¹ Dimensions and weight differ slightly if manufactured before March 2019. Contact Tesla for additional information.

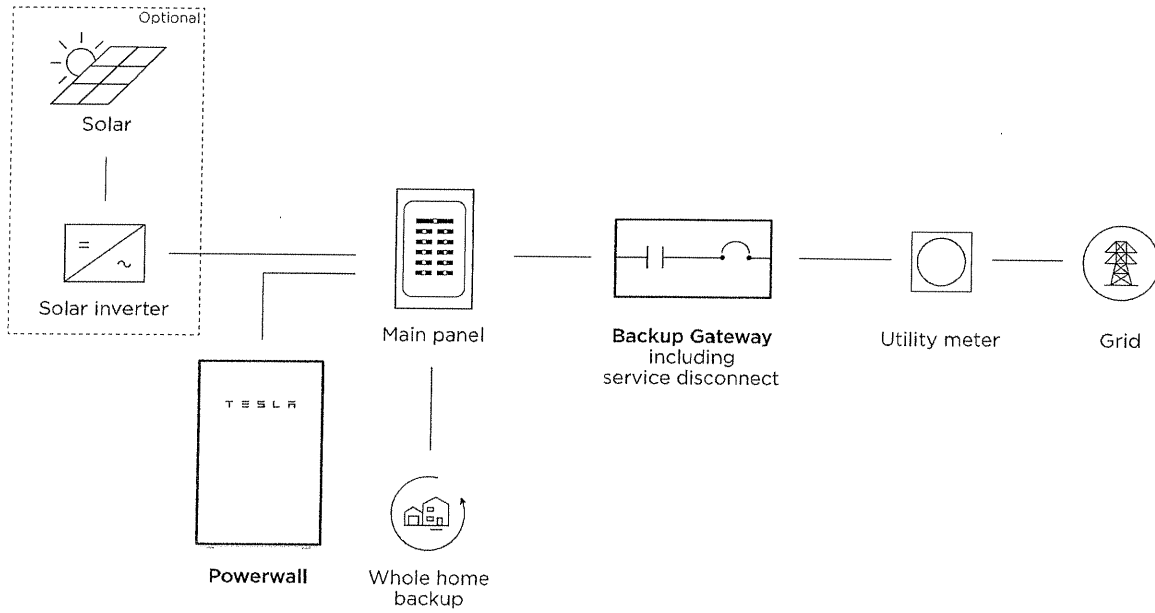


ENVIRONMENTAL SPECIFICATIONS

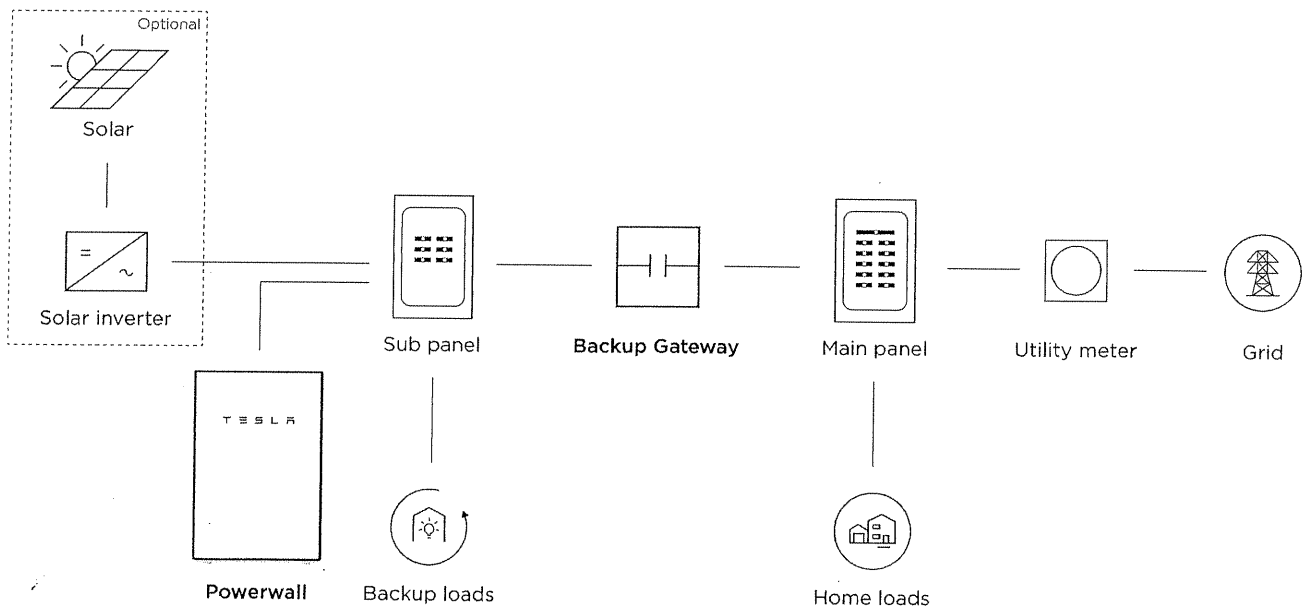
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Recommended Temperature	0°C to 30°C (32°F to 86°F)
Operating Humidity (RH)	Up to 100%, condensing
Storage Conditions	-20°C to 30°C (-4°F to 86°F) Up to 95% RH, non-condensing State of Energy (SoE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP56 (Wiring Compartment)
Wet Location Rating	Yes
Noise Level @ 1m	< 40 dBA at 30°C (86°F)

TYPICAL SYSTEM LAYOUTS

WHOLE HOME BACKUP



PARTIAL HOME BACKUP





SOLAR INVERTER

3.8 kW | 7.6 kW

Tesla Solar Inverter completes the Tesla home solar system, converting DC power from solar to AC power for home consumption. Tesla's renowned expertise in power electronics has been combined with robust safety features and a simple installation process to produce an outstanding solar inverter that is compatible with both Solar Roof and traditional solar panels. Once installed, homeowners use the Tesla mobile app to manage their solar system and monitor energy consumption, resulting in a truly unique ecosystem experience.

KEY FEATURES

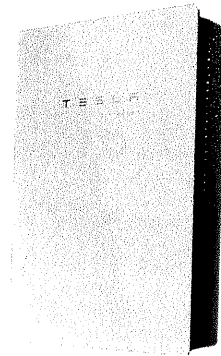
- Built on Powerwall 2 technology for exceptional efficiency and reliability
- Wi-Fi, Ethernet, and cellular connectivity with easy over-the-air updates
- Designed to integrate with Tesla Powerwall and Tesla App
- 3.8 kW and 7.6 kW models available

SOLAR INVERTER

Tesla Solar Inverter provides DC to AC conversion and integrates with the Tesla ecosystem, including Solar Panels, Solar Roof, Powerwall, and vehicle charging, to provide a seamless sustainable energy experience.

KEY FEATURES

- Integrated rapid shutdown, arc fault, and ground fault protection
- No neutral wire simplifies installation
- 2x the standard number of MPPTs for high production on complex roofs



ELECTRICAL SPECIFICATIONS

OUTPUT (AC)	3.8 kW	7.6 kW
Nominal Power	3,800 W	7,600 W
Maximum Apparent Power	3,328 VA at 208 V 3,840 VA at 240 V	6,656 VA at 208 V 7,680 VA at 240 V
Maximum Continuous Current	16 A	32 A
Breaker (Overcurrent Protection)	20 A	40 A
Nominal Power Factor	1 - 0.85 (leading / lagging)	
THD (at Nominal Power)	<5%	
INPUT (DC)		
MPPT	2	4
Input Connectors per MPPT	1-2	1-2-1-2
Maximum Input Voltage	600 VDC	
DC Input Voltage Range	60 - 550 VDC	
DC MPPT Voltage Range ¹	60 - 480 VDC	
Maximum Current per MPPT (I _{mp})	11 A	
Maximum Short Circuit Current per MPPT (I _{sc})	15 A	

PERFORMANCE SPECIFICATIONS

Peak Efficiency ²	97.5%	98.0%
CEC Efficiency ²	97.5%	
Allowable DC/AC Ratio	1.4	
Customer Interface	Tesla Mobile App	
Internet Connectivity	Wi-Fi (2.4 GHz, 802.11 b/g/n), Ethernet, Cellular (LTE/4G) ³	
AC Remote Metering Support	Wi-Fi (2.4 GHz, 802.11 b/g/n), RS-485	
Protections	Integrated arc fault circuit interrupter (AFCI), Rapid Shutdown	
Supported Grid Types	60 Hz, 240 V Split Phase 60 Hz, 208 V Wye	
Required Number of Tesla Solar Shutdown Devices per Solar Module	See <i>Solar Shutdown Device Requirements per Module</i> on page 3	
Warranty	12.5 years	

¹ Maximum current.

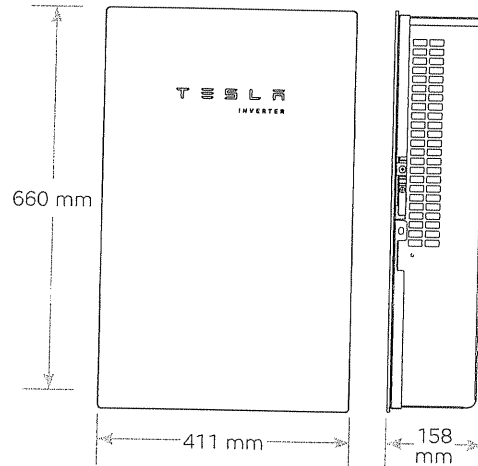
² Expected efficiency pending final CEC listing.

³ Cellular connectivity subject to network operator service coverage and signal strength.

MECHANICAL SPECIFICATIONS

Dimensions	660 mm x 411 mm x 158 mm (26 in x 16 in x 6 in)
Weight	52 lb ⁴
Mounting options	Wall mount (bracket)

⁴ Door and bracket can be removed for a mounting weight of 37 lb.



ENVIRONMENTAL SPECIFICATIONS

Operating Temperature ⁵	-30°C to 45°C (-22°F to 113°F)
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	-30°C to 70°C (-22°F to 158°F)
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	Type 3R
Ingress Rating	IP55 (Wiring compartment)
Pollution Rating	PD2 for power electronics and terminal wiring compartment, PD3 for all other components
Operating Noise @ 1 m	< 40 db(A) nominal, < 50 db(A) maximum

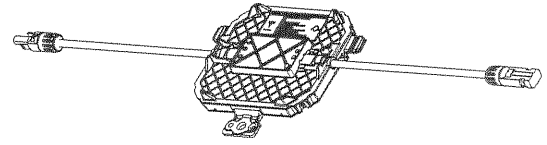
⁵ For the 7.6 kW Solar Inverter, performance may be de-rated to 6.2 kW at 240 V or 5.37 kW at 208 V when operating at temperatures greater than 45°C.

COMPLIANCE INFORMATION

Grid Certifications	UL 1741, UL 1741 SA, IEEE 1547, IEEE 1547.1
Safety Certifications	UL 1699B, UL 1741, UL 1998 (US)
Emissions	EN 61000-6-3 (Residential), FCC 47CFR15.109 (a)

SOLAR SHUTDOWN DEVICE

The Tesla Solar Shutdown Device is part of the PV system rapid shutdown (RSD) function in accordance with Article 690 of the applicable NEC. When paired with the Tesla Solar Inverter, solar array shutdown is initiated by any loss of AC power.



ELECTRICAL SPECIFICATIONS

Nominal Input DC Current Rating (I_{mp})	12 A
Maximum Input Short Circuit Current (I_{sc})	15 A
Maximum System Voltage	600 V DC

RSD MODULE PERFORMANCE

Maximum Number of Devices per String	5
Control	Power Line Excitation
Passive State	Normally open
Maximum Power Consumption	7 W
Warranty	25 years

COMPLIANCE INFORMATION

Certifications	UL 1741 PVRSS PVRSA (Photovoltaic Rapid Shutdown Array)
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PVRSA

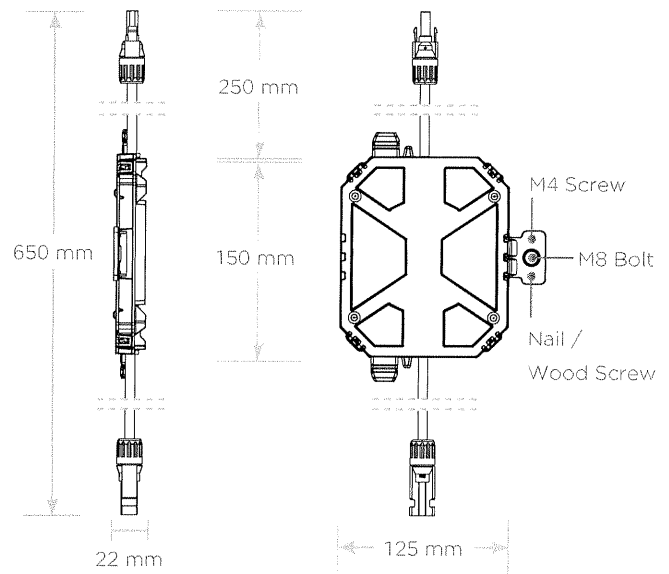
RSD Initiation Method	Loss of AC power
Compatible Equipment	Tesla Solar Inverter

ENVIRONMENTAL SPECIFICATIONS

Ambient Temperature	-40°C to 50°C (-40°F to 122°F)
Storage Temperature	-30°C to 70°C (-22°F to 158°F)
Enclosure Rating	NEMA 4 / IP65

MECHANICAL SPECIFICATIONS

Electrical Connections	MC4 Connector
Housing	Plastic
Dimensions	125 mm x 150 mm x 22 mm (5 in x 6 in x 1 in)
Weight	350 g (0.77 lb)
Mounting Options	ZEP Home Run Clip M4 Screw (#10) M8 Bol: (5/16") Nail / Wood screw

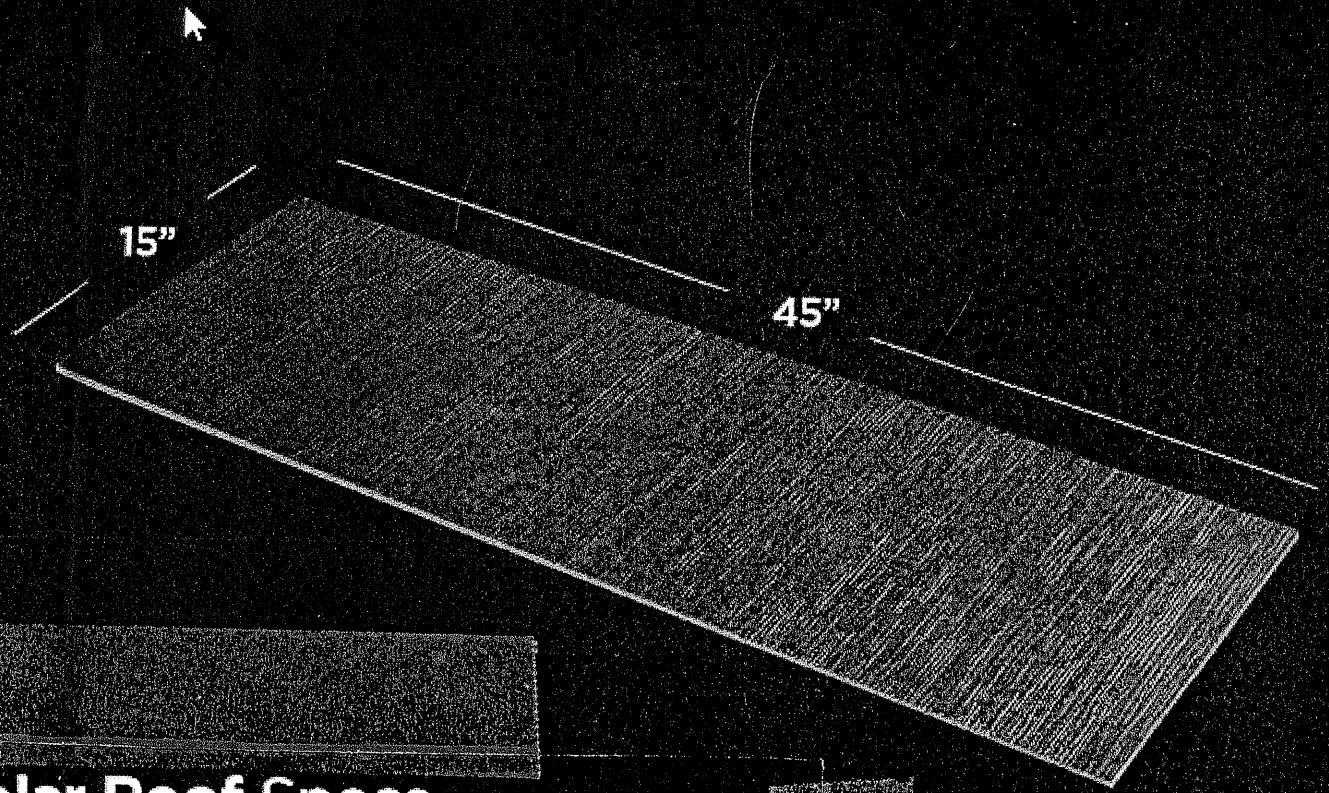


SOLAR SHUTDOWN DEVICE REQUIREMENTS PER MODULE

The following modules have been certified as part of a PV Rapid Shutdown Array (PVRSA) when installed together with the Tesla Solar Inverter and Tesla Solar Shutdown Devices. See the Tesla Solar Inverter Installation Manual for guidance on installing Tesla Solar Inverter and Solar Shutdown Devices with other modules.

Brand	Model	Required Solar Shutdown Devices
Tesla	Solar Roof V3	1 Solar Shutdown Device per 10 modules
Hanwha	Q.PEAK DUO BLK-G5	1 Solar Shutdown Device per 3 modules
Hanwha	Q.PEAK DUO BLK-G6+	1 Solar Shutdown Device per 3 modules

TESLA



Solar Roof Specs

Tile Warranty

25 years

Power Warranty

25 years

Weatherization Warranty

25 years

Wind Rating

Class F ASTM D3161
(up to 166 mph winds)

Fire Rating

Class A UL 790
(best fire rating)

Hail Rating

Class 3 ANSI FM 4473
(up to 1.75" diameter hail)

Roof Pitch

2:12 to 20:12

Inverter Power

3.8kW / 7.6kW
97.5% efficiency

Inverter Dimensions

26" x 16" x 6"

Inverter Warranty

12.5 years

Service & Warranty

Tesla service crews are located both nationwide and locally so that any problem you may have can be resolved in a timely manner. Customers with subscription solar enjoy access to solar panels with the ability to cancel anytime. Solar owners enjoy the benefit of Tesla's industry leading warranties.

We want you to have the confidence that you're installing the right solar panel system. Tesla uses high quality equipment, and is your support partner in resolving any issues that may arise with your system.

Solar Warranty for Purchased Systems

25-Year Panel Performance Warranty

Your solar panels are guaranteed by their manufacturer to at least 80% of nameplate power capacity for at least 25 years. At your request, Tesla will process your claim and perform any related labor at our cost.

10-Year Comprehensive Warranty

Your entire Tesla solar system is covered by a 10-year comprehensive warranty. For a period of at least 10 years, at your request Tesla, will process your claim and perform any related labor at our cost. This includes the following aspects of your solar system. For details and exclusions, you can check your specific purchase agreement.

- Powerwall
- Solar inverter
- Roof mounting and leaks

Frequently Asked Questions

How long do solar panels last?

Your solar panel system is outfitted with durable solar panels and high-quality electrical equipment. Tesla does not make performance guarantees outside of your warranty period, but you can expect your solar panel system to continue to produce clean energy for years.

How do I get my system fixed?

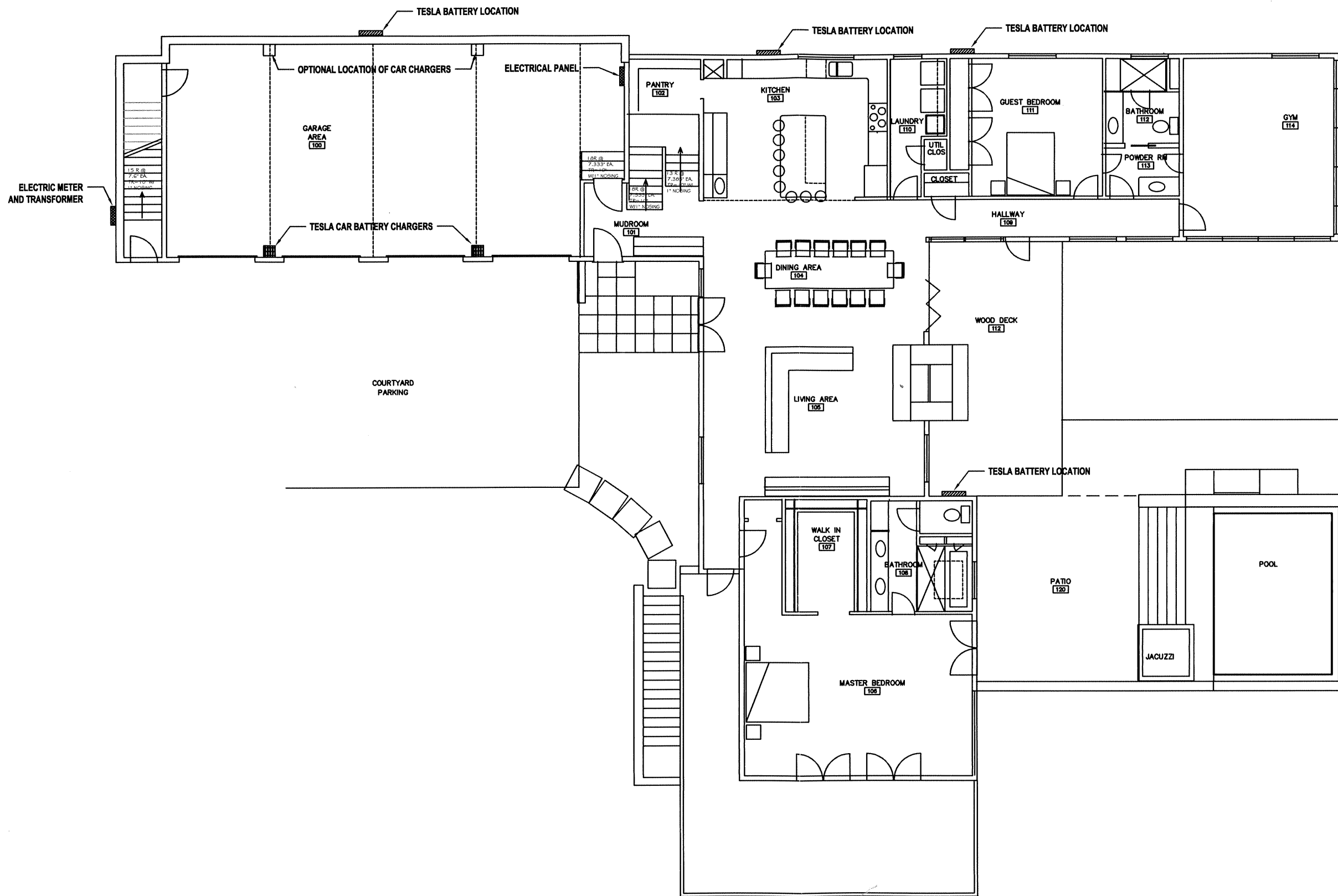
Tesla has in-house crews in our service areas across the US. Many issues can be resolved remotely by our technical support line. If your system has an issue requiring onsite support, you will be able to schedule a time for a Tesla crew, Tesla-certified technician or subcontractor to come to your home to resolve your issue.

Do solar panels need maintenance?

Tesla solar systems do not require regular maintenance. You may, however, choose to occasionally clean your solar panels to improve energy generation.

How do I clean my solar panels?

If you decide to clean your solar system, you can rinse your panels with water from a garden hose or safely use soapy water with a non-abrasive sponge. Doing this once or twice a year can improve solar production by 3% to 5%.



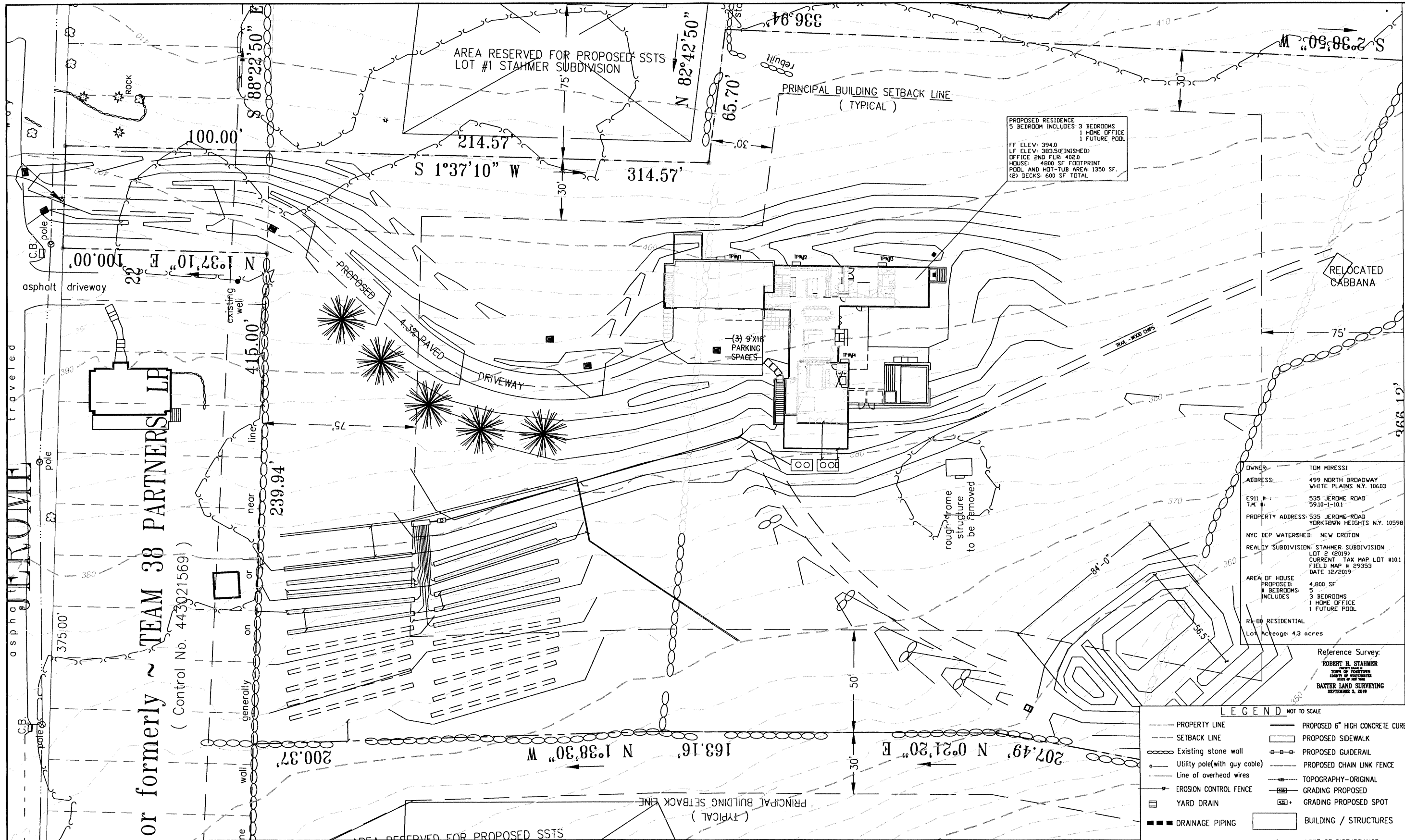
1 POWER PANEL LOCATIONS
SCALE: NTS

IT IS A VIOLATION OF NYS EDUCATION LAW SECTION 7209 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT TO ALTER ANY ITEM BEARING THE STAMP OR SEAL OF A LICENSED PROFESSIONAL IN ANY WAY. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER, SURVEYOR OR ARCHITECT SHALL AFFIX TO THE ITEM THEIR STAMP OR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION AND THE SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

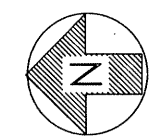
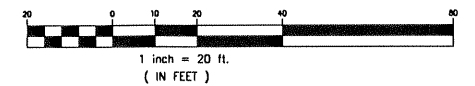
NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions No. Date Description		Dwg. Title POWER-LOCATION-PLAN	Sec.	Dwg. No.
			Project Title 535_JEROME_ROAD,_YORKTOWN_HEIGHTS		
			Proj. No. 20-116 Drawn by PWS		
			Date 1/15/21 Scale NTS		



or formerly ~ **TEAM 38 PARTNERS LP**
 (Control No. 443021569)

ABACA SITE PLAN
 GRAPHIC SCALE



OWNER: TOM MIRESSI
 ADDRESS: 499 NORTH BROADWAY
 WHITE PLAINS N.Y. 10603
 E911 #: 535 JEROME ROAD
 T.M. #: 59.10-1-10.1
 PROPERTY ADDRESS: 535 JEROME ROAD
 YORKTOWN HEIGHTS N.Y. 10598
 NYC DEP WATERSHED: NEW CROTON
 REALTY SUBDIVISION: STAMMER SUBDIVISION
 LOT 2 (2019)
 CURRENT TAX MAP LOT #10.1
 FIELD MAP # 29353
 DATE 12/2019
 AREA OF HOUSE PROPOSED: 4,800 SF
 # BEDROOMS: 3
 # BEDROOMS INCLUDES: 3 BEDROOMS
 1 HOME OFFICE
 1 FUTURE POOL
 R1-80 RESIDENTIAL
 Lot Acreage: 4.3 acres

Reference Survey:
ROBERT H. STAMMER
 TOWN OF YORKTOWN
 COUNTY OF WESTCHESTER
 STATE OF NEW YORK
BAXTER LAND SURVEYING
 SEPTEMBER 2, 2018

No.	Date	Description	ABACA-SITE-PLAN		Seal	Dwg. No.
B	1/18/21	REVISION PER TOWN ENGINEER	Project Title 535_JEROME_ROAD,_YORKTOWN_HEIGHTS			SY1A
			Proj. No. 20-116	Drawn by PWS		
			Date 07/24/20	Scale AS_NOTED		

FEB 12 2021

TOWN OF YORKTOWN

Interoffice MEMORANDUM

TO: Planning Board

FROM: Kyra Brunner, on behalf of the Zoning Board of Appeals

DATE: February 11, 2021

RE: Zoning Board of Appeals Referrals

The Zoning Board of Appeals has requested a report from you with respect to the attached applications:

- McDonald's #1/21
- Miressi #3/21

I have attached any plans and/or pertinent materials that were submitted with the applications to assist in your review.

Please submit all reports with the original.

These files are presently in the Town Attorney's office. If any further information is needed, please do not hesitate to call.

The Zoning Board of Appeals will be taking these matters up at the February 25, 2021 meeting.

Thank you for your cooperation.

KB
Attachments



Town of Yorktown www.yorktownny.org

RECEIVED KB
Zoning Board of Appeals Office

JAN 20 2021

TOWN OF YORKTOWN, NY 2021

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.233 | Fax (914) 962-1731 | Email: building@yorktownny.org

Application for a Special Use Permit

(Please legibly complete all lines on the application)

Application #:	<u>#3/21</u>	Office use only	Fee Paid:	<u>Y-\$625</u>	Date:	<u>1/20/21</u>	Received by:	<u>KB</u>
----------------	--------------	-----------------	-----------	----------------	-------	----------------	--------------	-----------

A total of **6 copies** of the following are to be submitted to the Building Department:

- Application Form
- A site plan of the premises, including existing and proposed structures for which relief is requested, location of watercourses and other topographical features if applicable
- Elevation drawings of all buildings and structures involved in the application
- A survey map of premises, prepared by a Licensed Land Surveyor
- Any supporting documents as required by the specific application (Please see Chapter 300, "Zoning", of the Code of the Town of Yorktown for documentation by specific use)
- *Please check with the Building Department to determine if you need to fill out an Environmental Assessment Form

Fee of \$625.00 New, \$312.00 Renewal

Date: 1/14/21

All items (1-8) must be completed

1. New Application or Renewal (check one)
2. Premises located on the South side of Jerome Road
(North, South, East, West) (Street, Road, Drive)
near 1200 feet to the west of Birdsall Drive intersection
3. Section 59.1 Block 1 Lot 10.1
4. The Special Use Requested is as follows: Home Office (Section 300.76)
See attached description.

5. Telephone Number (Home) _____ (Work) 917-532-7238

6. Email luigie1@aol.com

7. Address of Subject Property: 535 Jerome Road
Yorktown, NY 10598

8. Address of Applicant/Owner: Thomas Miressi
499 North Broadway
White Plains, NY 10603

In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State, or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

Peder Scott
Name of Applicant (please print) 
Signature of Applicant 1/14/21
Date

Thomas Miressi
Name of Owner (If not applicant) 
Signature of Owner 1/14/21
Date

	P.W. Scott	pwscott@pwscott.com
	Engineering & Architecture, P.C.	www.pwscott.com
	3871 Route 6	(845) 278-2110
	Brewster, NY 10509	

Special Use Permit for Home Office (Section 300-76)

Usage

Owner: Office Use 8:00-5:30

Business Assistant: Hours: 8:30 – 5:00

Periodic Bookkeeper: 1 to 2 times per month between hours of 9:00- 5:00

Visitors: (to review Tesla products) during normal Business hours 9:00 to 5:00. Less than 5 people per month

Traffic Generation: 4 trips per day

Area Calculation

Office: 1200 sf

Main House:	First Floor:	3,046
	Finished Basement:	2,200
	Office:	1,200
	TOTAL:	6,446 SF

Office is 18.6% of total floor area (Complies with Zoning: less than 25%)

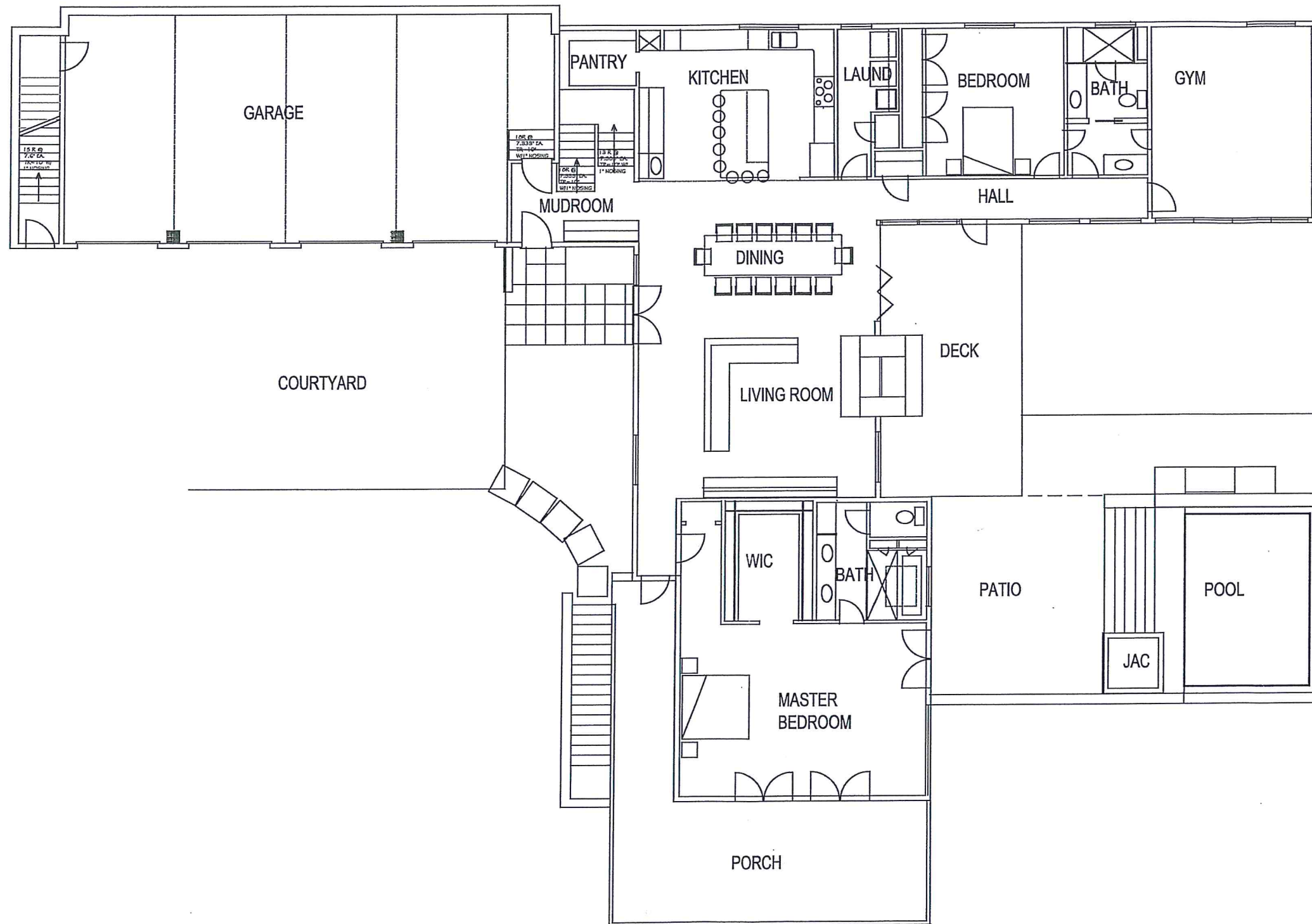
Parking

Parking is provided on the west side of the house where there is significant vegetative buffering from the neighbor's houses. The house will block view to the east.

Courtyard: 48.5' long x 32' wide accommodates 3 parking spaces @ 9'x 18'
Plus parking in garage for 4 vehicles

Storage

There will be no outside storage required.



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 Zoning Board of Appeals Office
 JAN 20 2021
 TOWN OF YORKTOWN, NY

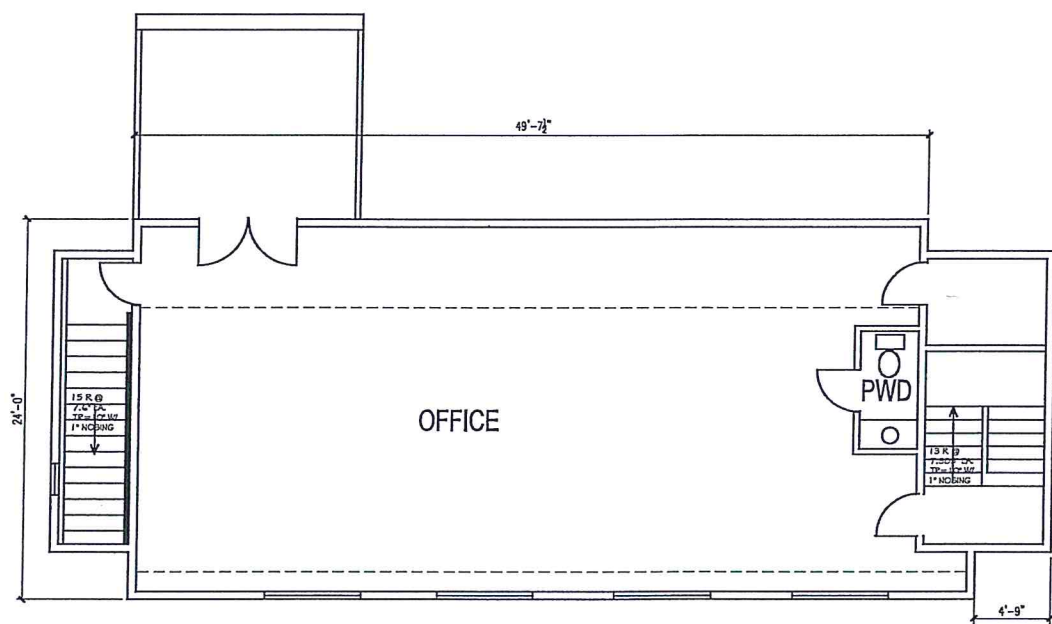
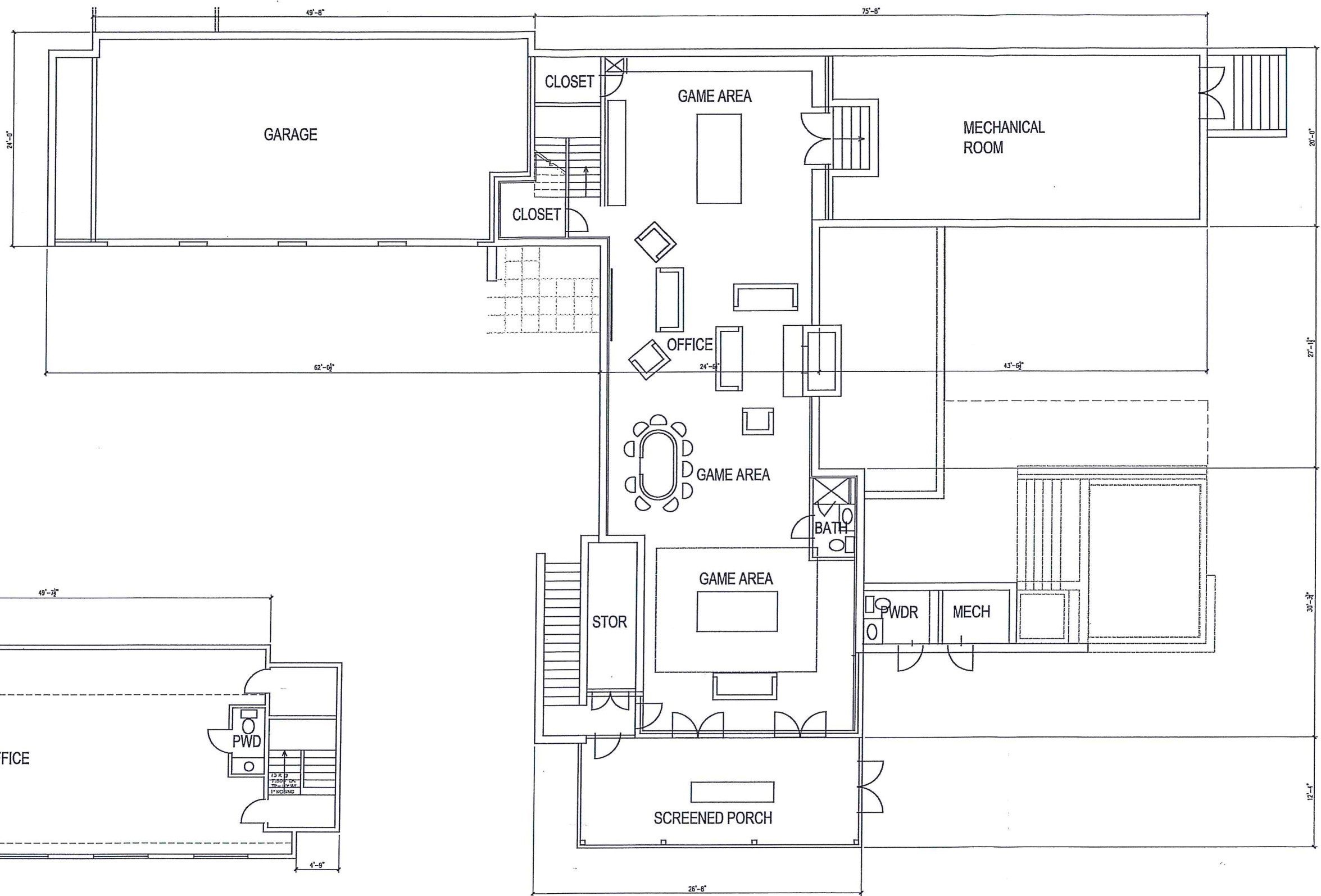
1 MAIN FLOOR PLAN
 SCALE: NTS

IT IS A VIOLATION OF NYS EDUCATION LAW SECTION 7209 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT TO ALTER ANY ITEM BEARING THE STAMP OR SEAL OF A LICENSED PROFESSIONAL IN ANY WAY. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER, SURVEYOR OR ARCHITECT SHALL AFFIX TO THE ITEM THEIR STAMP OR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION AND THE SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

NOTE: DO NOT SCALE DRAWINGS
 DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT		Revisions		Dwg. Title	Seal	Dwg. No.		
ENGINEERING & ARCHITECTURE, P.C.		No.	Date	Description				
3871 ROUTE 8								P1
BREWSTER, NY 10509 845-278-2110								
				Dwg. Title	MAIN_FLOOR_PLAN			
				Project Title	535_JEROME_ROAD,_YORKTOWN_HEIGHTS			
				Proj. No.	20-116	Drawn by PWS		
				Date	1/15/21	Scale NTS		



1 OFFICE PLAN
SCALE: 3/16"=1'-0"

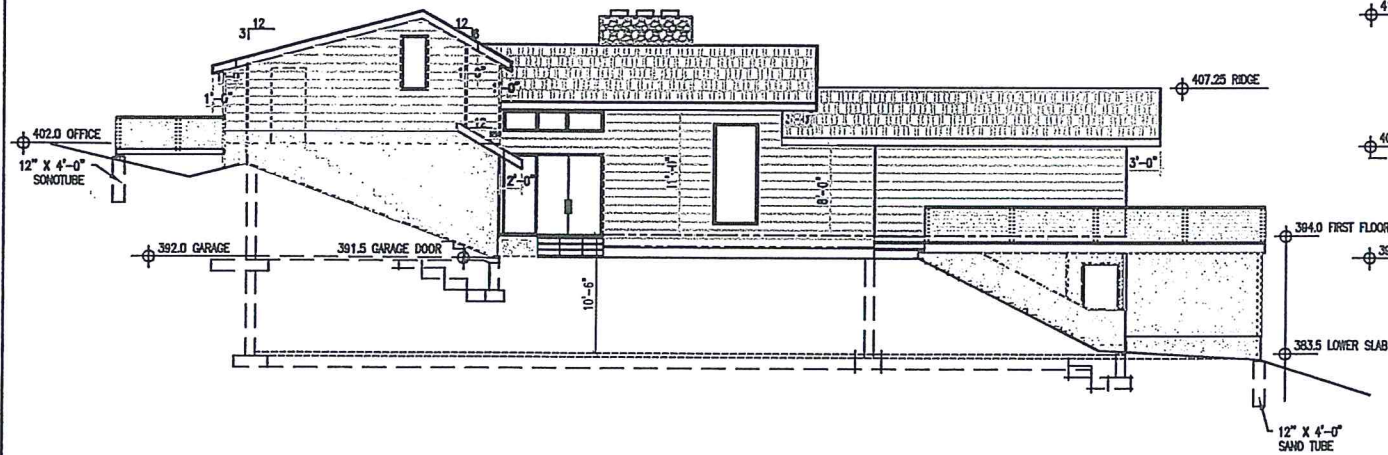
2 LOWER LEVEL PLAN
SCALE: 3/16"=1'-0"

IT IS A VIOLATION OF NYS EDUCATION LAW SECTION 7209 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT TO ALTER ANY ITEM BEARING THE STAMP OR SEAL OF A LICENSED PROFESSIONAL IN ANY WAY. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER, SURVEYOR OR ARCHITECT SHALL AFFIX TO THE ITEM THEIR STAMP OR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION AND THE SPECIFIC DESCRIPTION OF THE ALTERATION.

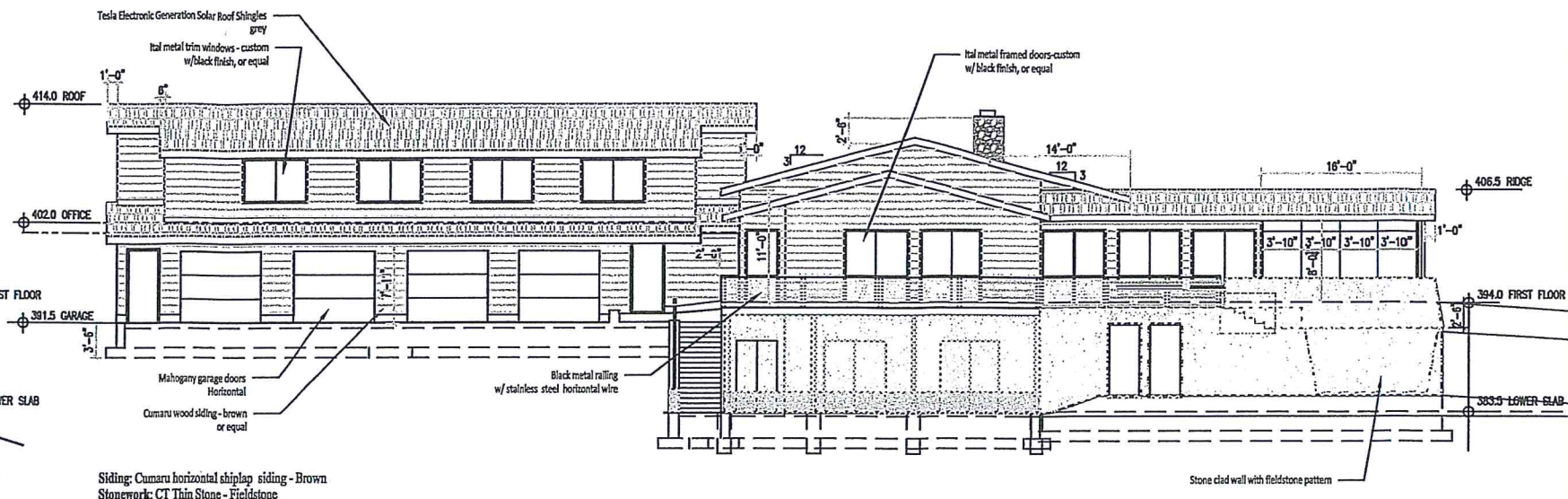
THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title		Dwg. No. P2	
	No.	Date	Description			LOWER LEVEL & OFFICE PLAN
						Project Title 535_JEROME ROAD, YORKTOWN HEIGHTS
						Proj. No. 20-116 Date 1/15/21
			Drawn by PWS Scale AS_NOTED			

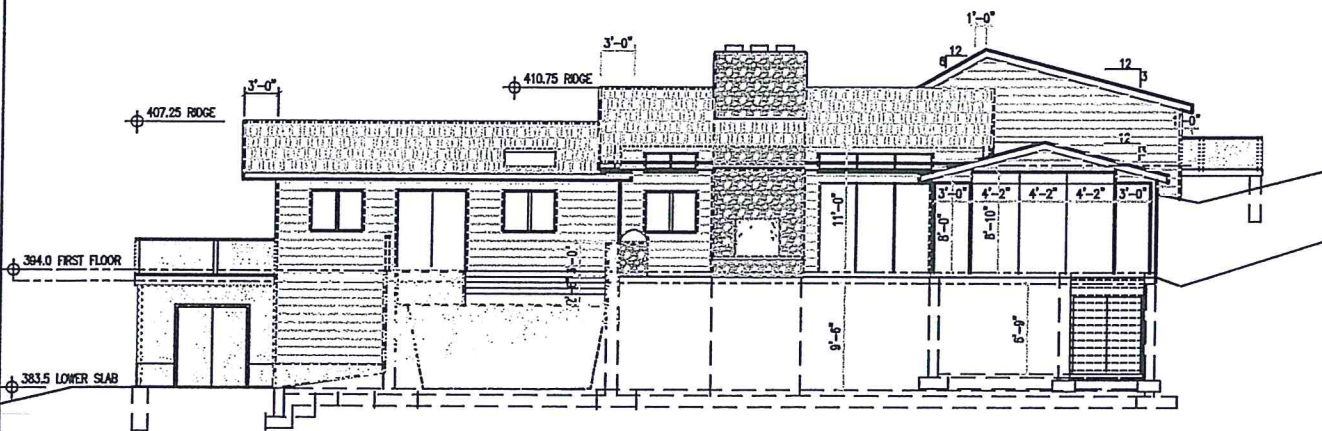


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

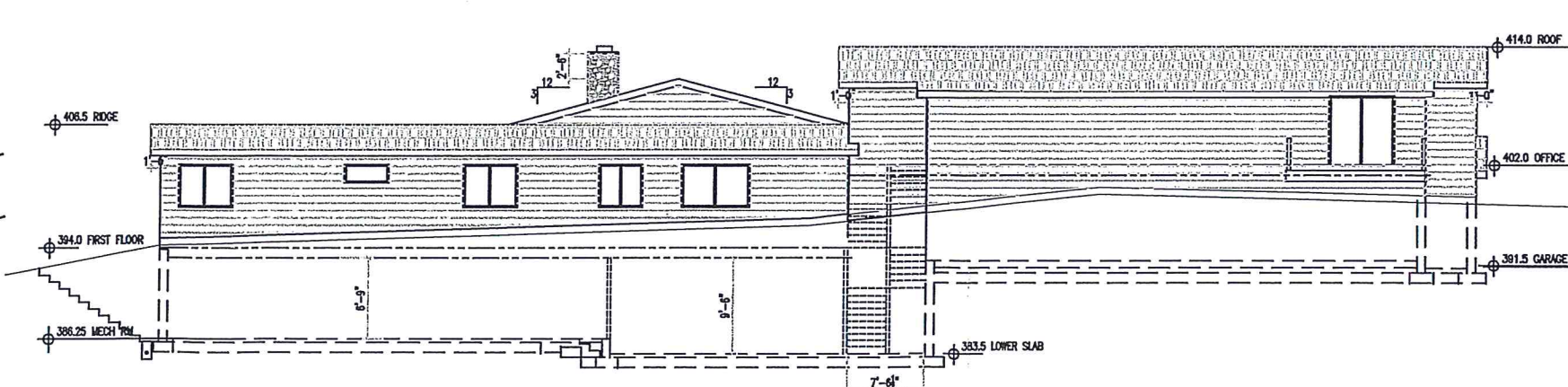


2 WEST ELEVATION
SCALE: 1/8"=1'-0"

Siding: Cumaru horizontal shiplap siding - Brown
 Stonework: CT Thin Stone - Fieldstone
 Trim: Black AZEK or equal, painted
 Windows: Ital Window- Custom, black metal frame
 Doors: Ital bi-fold and swing doors -Custom, black metal frame
 Roof: Tesla Electric Generation Solar Panel Roof
 Garage: Horizontal Wood (see photo)



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



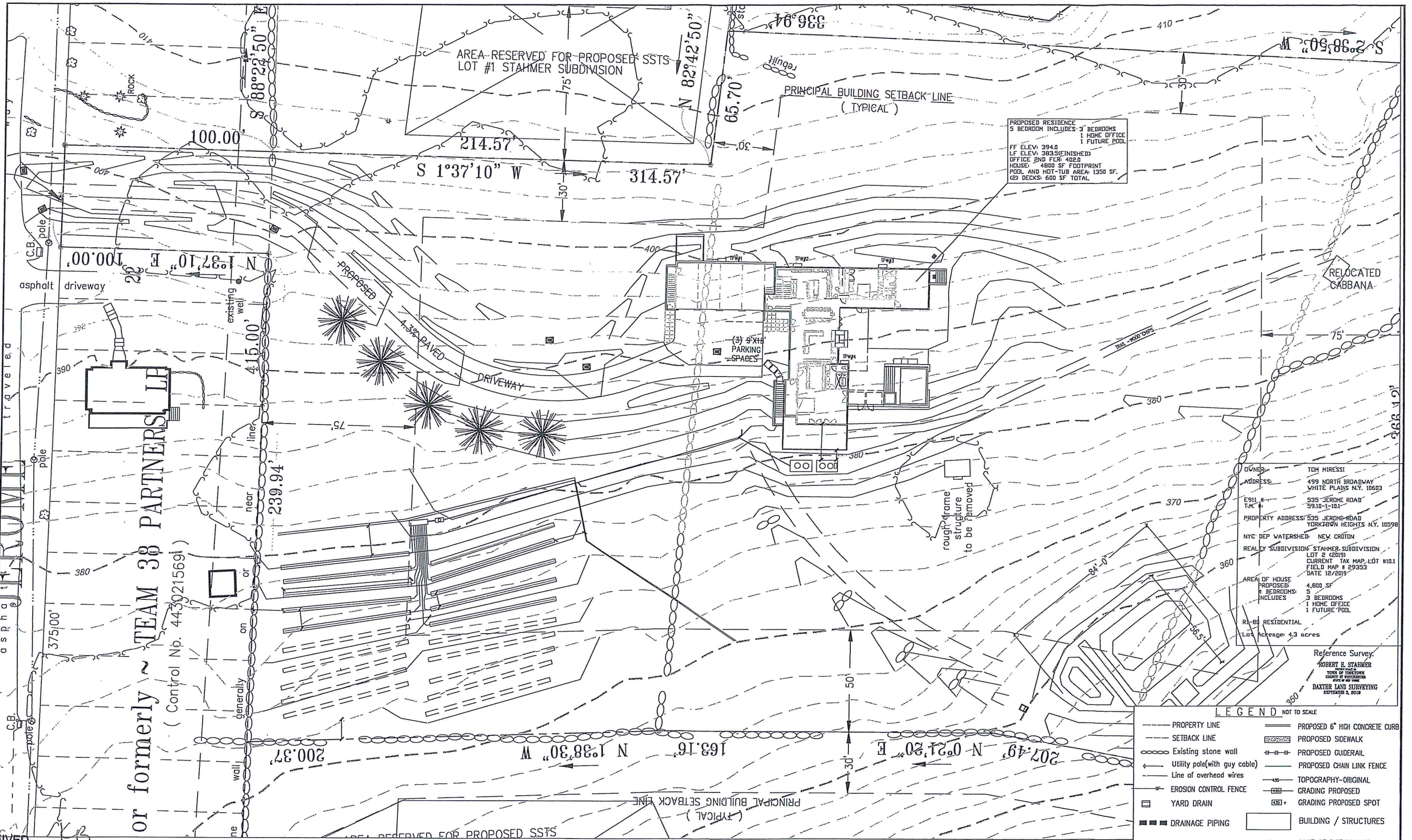
4 EAST ELEVATION
SCALE: 1/8"=1'-0"

IT IS A VIOLATION OF NYS EDUCATION LAW SECTION 7209 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT TO ALTER ANY ITEM BEARING THE STAMP OR SEAL OF A LICENSED PROFESSIONAL IN ANY WAY. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER, SURVEYOR OR ARCHITECT SHALL AFFIX TO THE ITEM THEIR STAMP OR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION AND THE SPECIFIC DESCRIPTION OF THE ALTERATION.

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NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions		Dwg. Title ELEVATIONS Project Title 535_JEROME_ROAD,_YORKTOWN_HEIGHTS Proj. No. 20-116 Date 11/16/20	Scale AS_NOTED	Dwg. No. A3
	No.	Date			



PROPOSED RESIDENCE
 5 BEDROOM INCLUDES: 3 BEDROOMS
 1 HOME OFFICE
 1 FUTURE POOL
 FF ELEV: 394.0
 LF ELEV: 383.5 (FINISHED)
 OFFICE 2ND FLR: 402.0
 HOUSE: 4,800 SF FOOTPRINT
 POOL AND HOT-TUB AREA: 1,350 SF.
 (2) DECKS: 600 SF TOTAL

OWNER: TOM MIRESSI
 ADDRESS: 499 NORTH BROADWAY
 WHITE PLAINS N.Y. 10603
 E911 # 535 JEROME ROAD
 T.M. # 59.10-1-101
 PROPERTY ADDRESS: 535 JEROME ROAD
 YORKTOWN HEIGHTS N.Y. 10598
 NYC DEP WATERSHED: NEW CROTON
 REALTY SUBDIVISION: STAMMER SUBDIVISION
 LOT 2 (2019)
 CURRENT TAX MAP: LOT #10.1
 FIELD MAP # 29353
 DATE: 12/2019
 AREA OF HOUSE PROPOSED: 4,800 SF
 # BEDROOMS: 5
 INCLUDES: 3 BEDROOMS
 1 HOME OFFICE
 1 FUTURE POOL
 R1-80 RESIDENTIAL
 Lot Acreage: 4.3 acres

Reference Survey:
 ROBERT H. STAMMER
 TOWN OF YORKTOWN
 COUNTY OF WESTCHESTER
 FILE # 40 100
 BAXTER LAND SURVEYING
 SEPTEMBER 2, 2018

LEGEND NOT TO SCALE

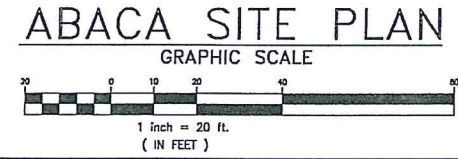
---	PROPERTY LINE	---	PROPOSED 6" HIGH CONCRETE CURB
---	SETBACK LINE	---	PROPOSED SIDEWALK
---	Existing stone wall	---	PROPOSED GUIDERAIL
---	Utility pole (with guy cable)	---	PROPOSED CHAIN LINK FENCE
---	Line of overhead wires	---	TOPOGRAPHY-ORIGINAL
---	EROSION CONTROL FENCE	---	GRADING PROPOSED
---	YARD DRAIN	---	GRADING PROPOSED SPOT
---	DRAINAGE PIPING	---	BUILDING / STRUCTURES
---		---	LIMIT OF DISTURBANCE

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 Zoning Board of Appeals Office

JAN 20 2021

TOWN OF YORKTOWN

or formerly ~ TEAM 38 PARTNERS, LP
 (Control No. 4430215691)



No.	Date	Description	ABACA-SITE-PLAN		Seal	Dwg. No.
B	1/18/21	REVISION PER TOWN ENGINEER	Project Title 535_JEROME_ROAD,_YORKTOWN_HEIGHTS			SY1A
			Proj. No. 20-116	Drawn by PWS		
			Date 07/24/20	Scale AS_NOTED		

LOT No.	LOT AREA	DEEP HOLE DESCRIPTION	SLOPE	PERC. RATE	DEPTH TO WATER	DEPTH TO SAND	LENGTH OF ASSURPTION	TRENCH	R.O.S. GRAVEL FILL	CURTAIN DRAIN	REMARKS			
10	117,535 SQ. FT. (2.6982 AC)	D1-1: 0" to 6" Topsoil, 6" to 60" Sandy loam, 60" to 50" Compost sandy loam. D1-2: 0" to 6" Topsoil, 6" to 60" Sandy loam. D1-3: 0" to 6" Topsoil, 6" to 60" Sandy loam, 60" to 90" Compost sandy loam. (Lot 10 testing performed on 10-13-09 by Jack Goldstein, PE and witnessed by MDOH.)	5%	21-30	N.A.	N.A.	504 LF	672 LF	840 LF	N.A.	Soaking required for 4 or 5 bedroom residence.			
10.1	186,580 SQ. FT. (4.2833 AC)	D2-1: 0" to 6" Topsoil, 6" to 60" Medium brown moderately compact fine sandy loam, 60" to 84" Composted medium to fine sandy loam. No groundwater or ledge rock encountered. D2-2: 0" to 6" Topsoil, 6" to 60" Medium brown moderately compact fine sandy loam, 60" to 84" Composted medium to fine sandy loam. No groundwater or ledge rock encountered. D2-3: 0" to 6" Topsoil, 6" to 60" Medium brown moderately compact fine sandy loam, 60" to 84" Composted medium to fine sandy loam. Groundwater at 78"; no ledge rock encountered. (Lot 10.1 testing performed on 8-23-17 by Inks Engineering, Surveying & Landscape Architecture.)	5%	11-15	8.5" (20-3)	N.A.	375 LF	500 LF	625 LF	1.5'	820 CT	7	145'	Soaking required for 4 or 5 bedroom residence; 1.5' R.O.S. III & 7 ft. curtain drain required.
10.2	133,469 SQ. FT. (3.0640 AC)	D3-1: 0" to 6" Topsoil, 6" to 36" Sandy loam, 36" to 84" Compost sandy loam. D3-2: 0" to 6" Topsoil, 6" to 36" Sandy loam, 36" to 84" Compost sandy loam. D3-3: 0" to 6" Topsoil, 6" to 36" Sandy loam, 36" to 84" Compost sandy loam. (Lot 10.2 testing performed on 10-13-09 by Jack Goldstein, PE and witnessed by MDOH.)	7%	21-45	N.A.	N.A.	600 LF	800 LF	1000 LF	N.A.	N.A.	N.A.	N.A.	Pump System Required; R.O.S. III required for grading.

OWNER'S ACKNOWLEDGMENT AND CONSENT

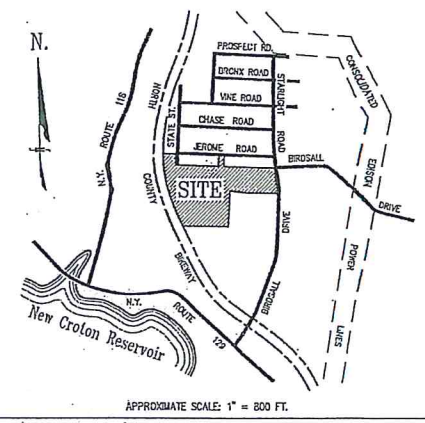
The undersigned, owner of the property hereon, states that he is familiar with this map, its contents and its legends, and hereby consents to the filing of this map.

Signed this 10th day of September, 2019, by
Robert H. Stahmer
 Robert H. Stahmer
 610 Birdsell Drive
 Yorktown Heights, NY 10598

PLANNING BOARD APPROVAL

Approved by Resolution No. 19 of the Planning Board of the Town of Yorktown, New York, on the 15th day of July, 2019, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plat, after the above date, shall void this approval.

Signed this ___ day of _____, 2019.
 Chairperson _____
 Secretary _____



GENERAL SITE INFORMATION

OWNER OF RECORD: Robert H. Stahmer, 610 Birdsell Drive, Yorktown Heights, NY 10598

TOWN ZONING DISTRICT: R1-80 - Single Family Residential

TOTAL SITE AREA: 10.0455 ACRES (437,584 SQ. FT.)

TOWN TAX MAP DATA: Section 59.10-1-10, Section 59.10-1-12, Section 59.10-1-15

WATERSHED JURISDICTION: City of New York (New Croton Reservoir)

HEALTH DEPARTMENT APPROVAL

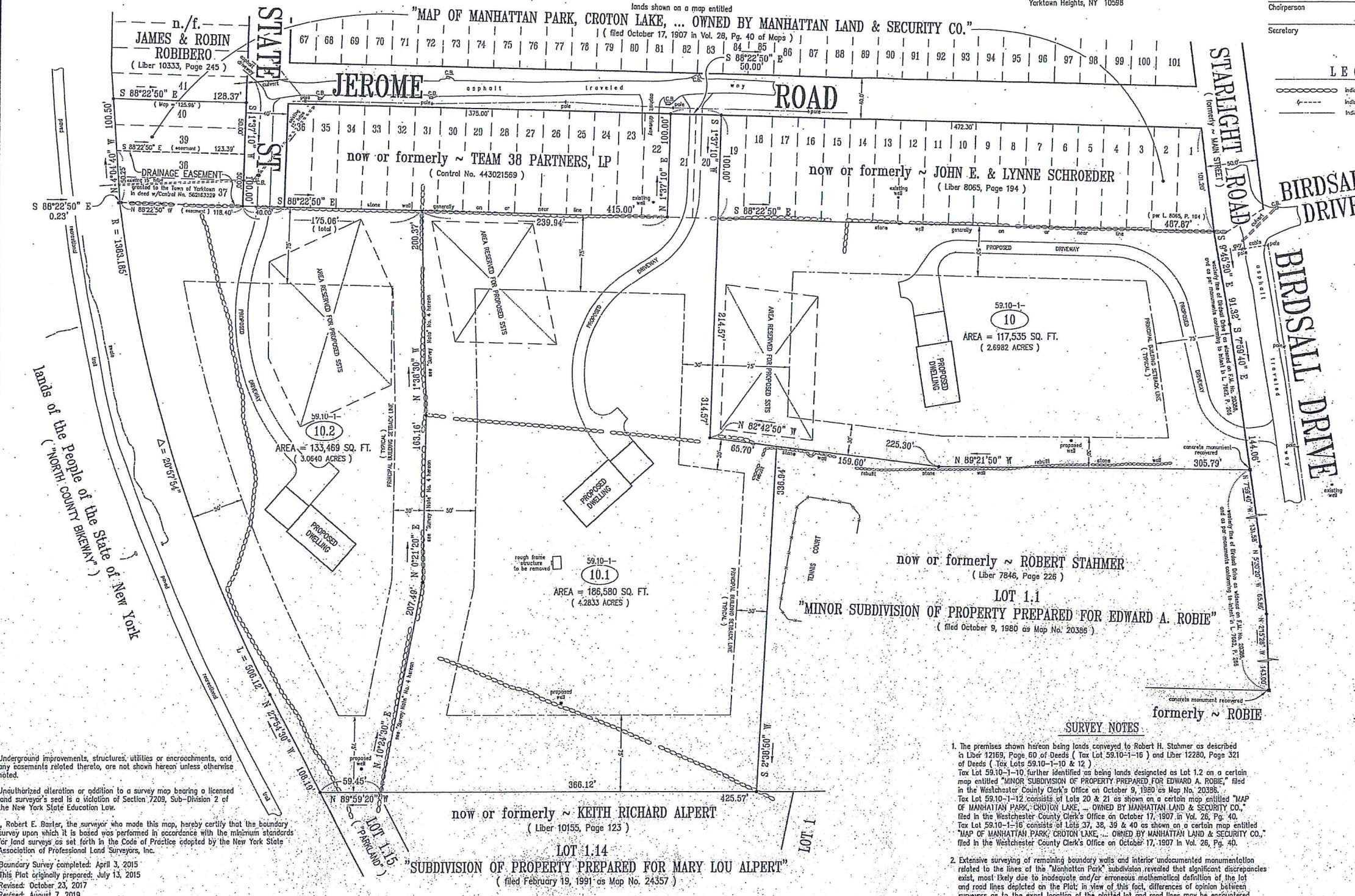
Westchester County Department of Health
 New Rochelle, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001 and Articles VII and VIII of the Westchester County Sanitary Code subject to the provision of individual well water supply and separate sanitary sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

Property shown hereon is subject to regulations for the protection from contamination of the water supply of the City of New York and its sources.



Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.

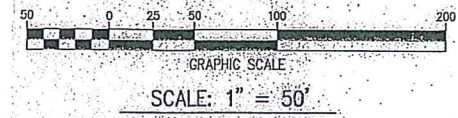
I, Robert E. Baxter, the surveyor who made this map, hereby certify that the boundary survey upon which it is based was performed in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

Boundary Survey completed: April 3, 2015
 This Plat originally prepared: July 13, 2015
 Revised: October 23, 2017
 Revised: August 7, 2019
 Revised: September 3, 2019

© Copyright 2015, 2017, 2019 - Robert E. Baxter, All Rights Reserved.

- SURVEY NOTES**
- The premises shown hereon being lands conveyed to Robert H. Stahmer as described in Liber 12169, Page 69 of Deeds (Tax Lot 59.10-1-16) and Liber 12280, Page 321 of Deeds (Tax Lots 59.10-1-10 & 12). Tax Lot 59.10-1-10 further identified as being lands designated as Lot 1.2 on a certain map entitled "MINOR SUBDIVISION OF PROPERTY PREPARED FOR EDWARD A. ROBIE," filed in the Westchester County Clerk's Office on October 9, 1980 as Map No. 20396. Tax Lot 59.10-1-12 consists of Lots 20 & 21 as shown on a certain map entitled "MAP OF MANHATTAN PARK, CROTON LAKE, ... OWNED BY MANHATTAN LAND & SECURITY CO.," filed in the Westchester County Clerk's Office on October 17, 1907 in Vol. 26, Pg. 40. Tax Lot 59.10-1-16 consists of Lots 37, 38, 39 & 40 as shown on a certain map entitled "MAP OF MANHATTAN PARK, CROTON LAKE, ... OWNED BY MANHATTAN LAND & SECURITY CO.," filed in the Westchester County Clerk's Office on October 17, 1907 in Vol. 26, Pg. 40.
 - Extensive surveying of remaining boundary walls and interior undocumented monumentation related to the lines of the "Manhattan Park" subdivision revealed that significant discrepancies exist, most likely due to inadequate and/or erroneous mathematical definition of the lot and road lines depicted on the Plat; in view of this fact, differences of opinion between surveyors as to the exact location of the platted lot and road lines may be encountered.
 - The existing wells shown hereon are as were readily visible at the time of the field survey upon which this map is based; this surveyor was not contracted to provide a comprehensive investigation of the existence and location of all water supply and sanitary sewage treatment systems that affect the design of this subdivision.
 - The interior stone walls running through this parcel are somewhat irregular and partly in disrepair, and are shown hereon based on photogrammetric compilation. It is an intended condition of this subdivision plat that the bearings and distances defining the common lines between Lot 2 and Lot 3 be controlling over the actual location of the irregular stone wall in the vicinity of these lines, and that no adverse possession claim be made by the owners of Lot 2 or Lot 3 based on their use up to the irregular stone wall where it deviates from the dimensioned lot lines.

FINAL PLAT
 SUBDIVISION OF PROPERTY
 PREPARED FOR
ROBERT H. STAHMER
 PROPERTY SITUATE IN
TOWN OF YORKTOWN
COUNTY OF WESTCHESTER
STATE OF NEW YORK



BOUNDARY SURVEY COMPLETED: APRIL 3, 2015
 THIS PLAT PREPARED: JULY 13, 2015
 THIS PLAT REVISED: OCTOBER 23, 2017
 THIS PLAT REVISED: AUGUST 7, 2019
 THIS PLAT REVISED: SEPTEMBER 3, 2019

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JAN 20 2021

TOWN OF YORKTOWN, NY

COUNTY INDEX SYSTEM: SHEET 208, BLOCKS 10152 & 10154

B.L.S. File No. W6-386

Surveyed & Prepared by:
Baxter Land Surveying, P.C.
 855 Peekskill Hollow Road
 Putnam Valley, New York 10579
 Phone: (845) 621-8562 / (914) 962-2689



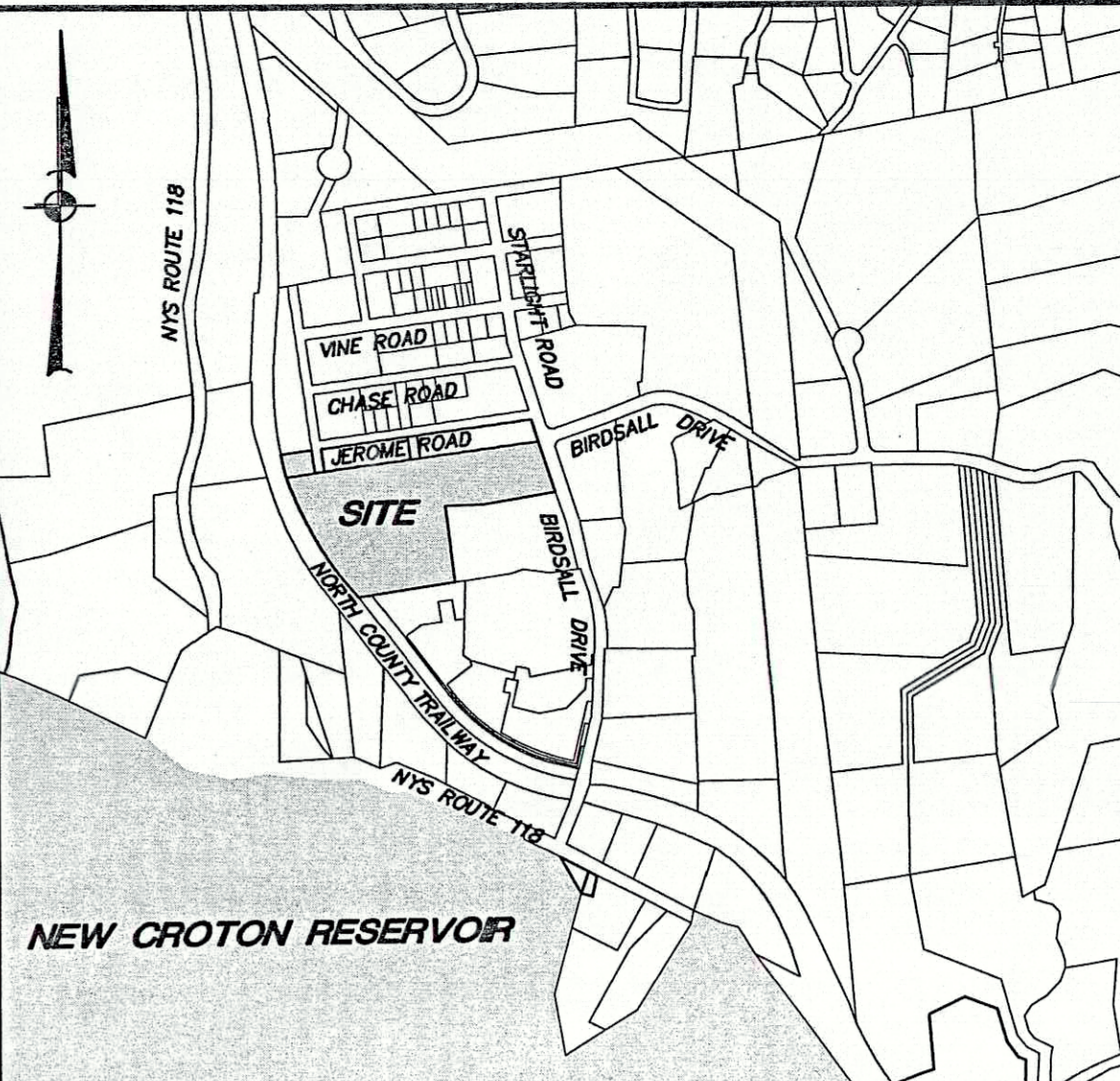
Engineering & Lot Design by:
Insite Engineering, Surveying & Landscape Architecture, P.C.
 3 Garrett Place
 Carmel, New York 10512
 Phone: (845) 225-9690



TOTAL AREA OF SITE = 437,584 SQ. FT.
 (10.0455 ACRES)

ACCEPTED AS IMPROVEMENT PLANS
OCT - 4 2019
WEST CO. DEPT. OF HEALTH

APPROVED on the 26th day of February 2018
Planning Board, Town of Yorktown, NY
by Resolution Number 18-01
Date: 02-26-2018
Chairman
Reapproved 11/19/23, Feb. 25, 2019
Resolutions Approval # 19-19, July 15, 2019



Location Map Scale: 1" = 800'
Owner/Applicant: Robert H. Stahmer, 610 Birdsall Drive, Yorktown Heights, New York 10598
Site Data: R1-80 Residential, Total Acreage 10.0 AC, Tax Map No.: 58.10-1-10, 12 & 16

- General Notes:**
- Property lines and existing features shown herein obtained from final plot subdivision of property prepared by Baxter Land Surveying dated 7-13-15.
 - Topography shown herein is based upon aerial photogrammetry provided by Baxter Land Surveying. The contour interval is 2'.
 - There are no wells within 200' of OWTs unless otherwise shown on plan.
 - There are no OWTs within 200' of a proposed well unless otherwise shown on plan.
 - No soil stockpiles, materials or equipment will be stored in areas to be used for the stormwater infiltration practice and for the subsurface sewage treatment system.
 - The subdivision Stormwater Pollution Prevention Plan has been designed to treat: 0.3 Ac. of Impervious surfaces on Lot 1, 0.3 Ac. of Impervious surfaces on Lot 2, 0.2 Ac. of Impervious surfaces on Lot 3.
 - The electric and communication utilities shall be installed in accordance with the utility provider specifications including but not limited to provided the proper depth, cover, and detectable warning tape / tracer wire.
 - Primary and absorption trenches have been shown for subdivision purposes only. A site specific SSTS Design must be submitted to WCDOH at the time of individual lot construction.
 - The rim elevation of the existing catch basin was determined by interpolating existing topographic information. The invert was determined by field measurements between the rim and invert and relating the invert to the interpolated rim elevation.

R1-80 Zone Requirements:

	Required:	LOT 1	LOT 2	LOT 3
Lot Area: (sf)	80,000	117,530	186,500	133,470
Lot Width At Main Bldg Line: (ft)	200'	234'±	278'±	236'±
Lot Depth: (ft)	200'	510'±	561'±	571'±
Front Yard: (ft)	75'	273'±	320'±	273'±
Side Yard: (ft)				
Main or Accessory Bldg. Minimum Either Side	30'	56'	61'±	65'±
Two Combined	80'	140'±	195'±	132'±
Accessory Bldg. If in Rear Yard Minimum Either Side	10'	N/A	N/A	N/A
Rear Yard: (ft)	75'	194'±	258'±	215'±
Main Bldg. Accessory Bldg. or Structure Maximum Height: (ft)	35'	<35'	<35'	<35'
Accessory Bldg.	15'	N/A	N/A	N/A
Minimum Usable Floor Area of Dwelling Unit: (sf)	1,200	2,100 (AS SHOWN)	2,100 (AS SHOWN)	2,100 (AS SHOWN)
Maximum Bldg. Coverage (All Buildings)	10%	2.5% ± (AS SHOWN)	1.6% ± (AS SHOWN)	2.4% ± (AS SHOWN)
Required Off-Street Parking Spaces Per Dwelling Unit	1	2	2	2
Road Frontage: (ft)	200'	235'±	50'±	140'±

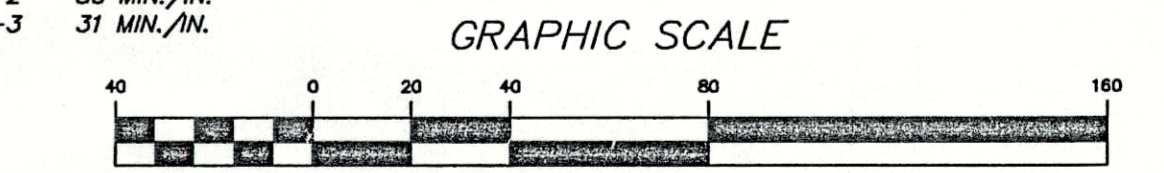
- ON STREETS WITH LESS THAN 50-FOOT RIGHT-OF-WAY, THE FRONT YARD SETBACK SHALL BE MEASURED FROM THE CENTER LINE OF THE EXISTING ROADWAY AND 25 FEET SHALL BE ADDED TO THE REQUIRED FRONT YARD SETBACK.
- ZONING VARIANCES FOR FRONTAGE FOR LOTS 2 & 3 GRANTED BY ZONING BOARD OF APPEALS ON 4-27-2006 RESOLUTION #22/06.

SSTS PERCOLATION TEST RESULTS

LOT 1: (TESTING PERFORMED 8-4-10 BY JACK GOLDSTEIN, P.E. AND WITNESSED BY WCDOH)
P 10.1-1 11 MIN./IN.
P 10.1-2 30 MIN./IN.
P 10.1-3 30 MIN./IN.

LOT 2: (TESTING PERFORMED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECT ON 8-13-2017)
P 2-1 15 MIN./IN.
P 2-2 15 MIN./IN.
P 2-3 15 MIN./IN.

LOT 3: (TESTING PERFORMED 7-30-10 BY JACK GOLDSTEIN, P.E. AND WITNESSED BY WCDOH)
P 10.3-1 42 MIN./IN.
P 10.3-2 30 MIN./IN.
P 10.3-3 31 MIN./IN.



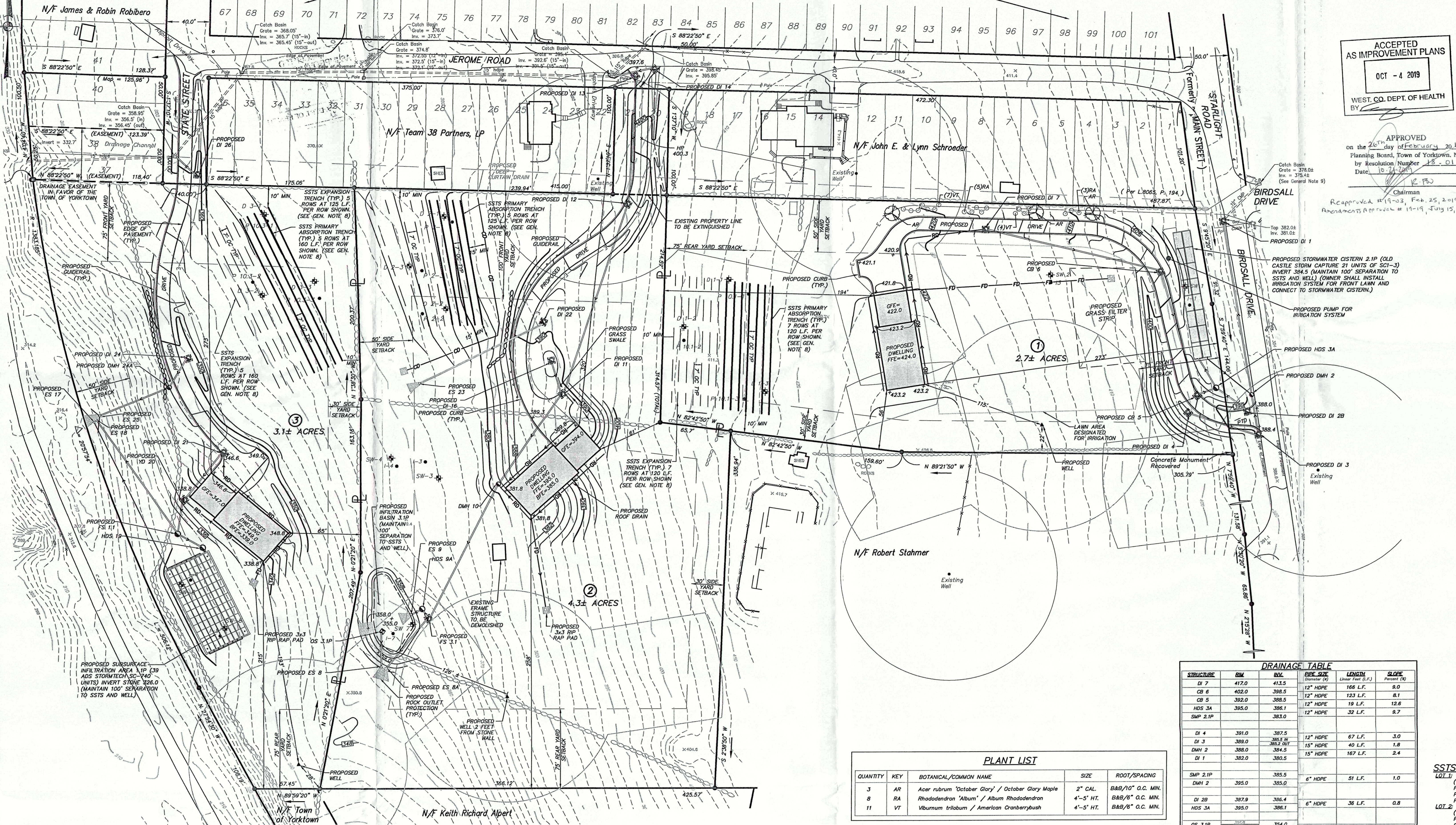
NO.	DATE	REVISION	BY
9	8-27-19	REVISED FOR PLAT COORDINATION	KAM
8	6-4-19	REVISED PER TOWN COMMENTS	JMM
7	4-10-19	REVISED PER DEP COMMENTS	JMM
6	3-19-19	REVISED PER DEP COMMENTS	JMM
5	1-23-19	REVISED PER DEP COMMENTS	JMM
4	11-16-18	REVISED PER DEP COMMENTS	JMM
3	7-09-18	REVISED PER DEP COMMENTS	JLR
2	4-24-18	GENERAL REVISIONS	LL
1	10-25-17	GENERAL REVISIONS	KMS

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place, Carmel, NY 10512, (845) 225-0020, (845) 225-9717 fax, www.insite-eng.com

PROJECT: STAHMER SUBDIVISION
TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK

DRAWING: INTEGRATED PLOT PLAN

PROJECT NUMBER	16140.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	IPP-1	SHEET	6
DATE	10-5-16	DRAWN	C.T.O.	CHECKED	J.L.L.		
SCALE	1" = 40'	BY	J.L.L.				



PLANT LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
3	AR	Acer rubrum 'October Glory' / October Glory Maple	2" CAL.	B&B/10" O.C. MIN.
8	RA	Rhododendron 'Album' / Album Rhododendron	4"-5" HT.	B&B/8" O.C. MIN.
11	VT	Viburnum trilobum / American Cranberrybush	4"-5" HT.	B&B/8" O.C. MIN.

DRAINAGE TABLE

STRUCTURE	RAW	RAW	PIPE SIZE	LENGTH	SLOPE
		INVERT	(D)	(Linear Feet (L.F.))	(Percent (%))
DI 7	417.0	413.5	12" HDPE	168 L.F.	8.0
CB 6	402.0	398.5	12" HDPE	123 L.F.	8.1
CB 5	392.0	388.5	12" HDPE	19 L.F.	12.6
HDS 3A	385.0	386.1	12" HDPE	32 L.F.	8.7
SMP 2.1P	383.0	383.0			
DI 13	397.5	393.5	12" HDPE	122 L.F.	1.1
DI 12	397.5	392.2	12" HDPE	168 L.F.	4.4
DI 11	397.5	394.0	12" HDPE	105 L.F.	7.3
DMH 10	380.0	376.5	12" HDPE	145 L.F.	14.1
FS 3.1	360.0	355.8	10" HDPE	10 L.F.	8.0
HDS 3A	359.8	355.0	12" HDPE	10 L.F.	10.0
ES 9	354.0	354.0			
DI 14	398.5	395.5	12" HDPE	37 L.F.	7.3
EX CB	395.4	392.8			
DI 21	346.6	341.0	12" HDPE	57 L.F.	13.2
YD 20	338.0	333.5	12" HDPE	32 L.F.	12.5
FS 1.1	332.5	329.5	12" HDPE	130 L.F.	11.1
ES 18	315.0	315.0			
FS 1.1	332.5	329.8	12" HDPE	25 L.F.	4.4
HDS 19	333.0	327.5	12" HDPE	7 L.F.	14.2
INF. 1.P	319.0	326.5			
INF. 1.P	328.6	328.6			
ES 17	315.0	315.0			
DI 22	391.0	388.0	8" HDPE	130 L.F.	11.9
ES 23	372.5	372.5			
DI 24	349.5	343.0	12" HDPE	32 L.F.	8.4
DMH 24A	348.0	342.0	12" HDPE	70 L.F.	39.6
ES 25	315.0	315.0			
DI 26	358.5	356.8	12" HDPE	27 L.F.	0.7
EX CB	359.0	356.6			

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- EXISTING STONE WALL
- EXISTING 2" CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BELGIUM BLOCK CURB
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 4" PVC SDR 35 ROOF LEADER DRAIN
- PROPOSED 4" PVC SDR 35 FOOTING DRAIN
- PROPOSED SPOT GRADE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAIN INLET/CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED END SECTION
- DEEP TEST HOLE LOCATION
- INFILTRATION TEST LOCATION
- PROPOSED DRAINAGE PIPE
- PROPOSED ELECTRICAL LINE
- PROPOSED RIP RAP PAD
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE SWALE

STORMWATER MANAGEMENT PRACTICE TEST RESULTS

DEEP TEST PERFORMED ON AUGUST 26, 28 AND 30, 2017 BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE.

NOTE: NO GROUNDWATER, MOTTLING, OR ROCK ENCOUNTERED UNLESS NOTED.

SW#	DEPTH	TOPSOIL	GROUNDWATER DEEP @ 12"	INFLTRATION TEST RESULTS
SW.1	0'-6"	COMPACT BROWN FINE SAND	NO GROUNDWATER OR LEDGE ENCOUNTERED @ 144"	12 INCHES/HOUR
SW.2	0'-6"	LIGHT BROWN FINE SANDY LOAM	NO GROUNDWATER OR LEDGE ENCOUNTERED	21 INCHES/HOUR
SW.3	0'-6"	LIGHT BROWN FINE SANDY LOAM	NO GROUNDWATER OR LEDGE ENCOUNTERED	48 INCHES/HOUR
SW.4	0'-6"	LIGHT BROWN FINE SANDY LOAM	NO GROUNDWATER OR LEDGE ENCOUNTERED	14 INCHES/HOUR
SW.5	0'-6"	COMPACT RED BROWN SAND WITH TRACE OF SILT AND COBBLES	NO GROUNDWATER OR LEDGE ENCOUNTERED	16 INCHES/HOUR
SW.6	0'-6"	MEDIUM BROWN FINE SAND WITH SILT AND TRACE OF GRAVEL	NO GROUNDWATER OR LEDGE ENCOUNTERED	-
SW.7	0'-6"	COMPACT MEDIUM BROWN FINE SAND WITH SILT AND TRACE OF GRAVEL	NO GROUNDWATER OR LEDGE ENCOUNTERED	-
SW.8	0'-6"	DARK GRAY COMPACT SAND WITH SILT	NO GROUNDWATER OR LEDGE ENCOUNTERED	-
SW.9	0'-6"	LIGHT BROWN MODERATELY COMPACT FINE SAND WITH TRACE OF SILT	NO GROUNDWATER OR LEDGE ENCOUNTERED	-
SW.10	0'-6"	COMPACT LIGHT BROWN FINE SAND WITH TRACE OF SILT AND GRAVEL	NO GROUNDWATER OR LEDGE ENCOUNTERED	-

SSTS SCHEDULE

Lot Number	Lot Area (in s.f.)	Deep Test Hole Description	Mottling and/or Ground Water Elevation	Impervious Layer Elevation	Percolation Rate (Min./In.)	S.S.T.S. Area	Required Amount of Absorption Trenches (ft)			R.O.B. Gravel Fill	Curtain Drain	Remarks	
							3 Bedroom	4 Bedroom	5 Bedroom				
1	117,530	D1-1: 0 to 6" Topsoil 6" to 60" Sandy loam.	N/A	N/A	21 to 30	4x	504	672	840	N/A	N/A	Dosing required for 4 or 5 bedroom residence.	
		D1-2: 0 to 6" Topsoil 6" to 90" Sandy loam.											
		D1-3: 0 to 6" Topsoil 6" to 60" Sandy loam.											
		D1-4: 0 to 6" Topsoil 6" to 60" Sandy loam.											
2	186,500	D2-1: 0 to 6" Topsoil 6" to 60" Medium brown moderately compact fine sandy loam.	Water at 61" (02-3)	N/A	11 to 15	9x	375	500	625	1.5'	800 CY	7' 145'	Dosing required for 4 or 5 bedroom residence. 1' R.O.B. fill required. 7' Curtain drain required.
		D2-2: 0 to 6" Topsoil 6" to 60" Medium brown moderately compact fine sandy loam.											
		D2-3: 0 to 6" Topsoil 6" to 60" Medium brown moderately compact fine sandy loam.											
		D2-4: 0 to 6" Topsoil 6" to 60" Medium brown moderately compact fine sandy loam.											
3	124,784	D3-1: 0 to 6" Topsoil 6" to 36" Sandy loam.	N/A	N/A	31 to 45	7x	600	800	-	N/A	N/A	N/A	Pump system required. R.O.B. fill for grading.
		D3-2: 0 to 6" Topsoil 6" to 36" Sandy loam.											
		D3-3: 0 to 6" Topsoil 6" to 36" Sandy loam.											

ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW § 7209 (2).

Albert French Subdivision

Albert French Subdivision / 1762 French Hill Road

Meeting Dates:	
1	12-07-2020

December 7, 2020 Minutes

Albert French Subdivision

Discussion: Minor Subdivision

Location: 1762 French Hill Road

Contact: Site Design Consultants

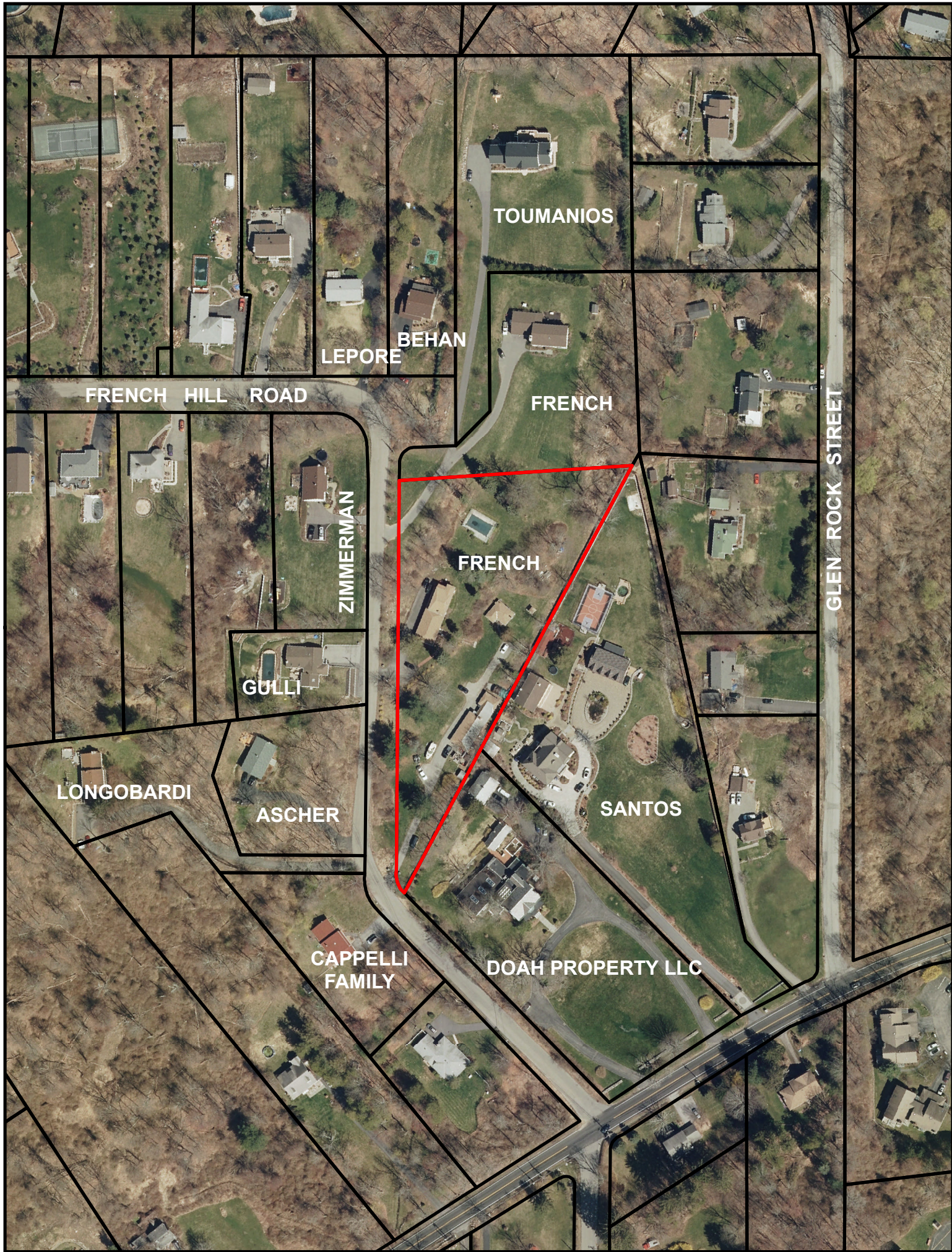
Description: Proposed 2 Lot subdivision where there are three existing residences. A Zoning Board decision from 1983 supports this subdivision.

Comments:

Joseph Riina, P.E. of Site Design Consultants was present. Mr. Riina showed the property to the Board. The proposal is to subdivide the property which contains 3 existing residences into two lots. One lot will contain a single residence and the second lot will contain two residences. The existing residences are supported by septic systems and town water. There is an existing driveway coming off French Hill at the point of the property that serves two of the residences and a separate driveway that serves the other existing residence. It was noted that in 1974 the Zoning Board legalized the three existing dwellings on the property as shown on the plan. The 1983 Zoning Board decision dealt with the properties to the north where Mr. French resides, and the property to the rear which allowed for a frontage variance to subdivide that parcel into two. Discussion followed with respect to the Zoning Board decisions. Mr. Riina stated he has submitted to the Health Department and proved out the existing septic systems.

Mr. Tegeder asked if there are a total of 3 dwelling units. Mr. Riina responded that there are three dwellings, so one lot will have two dwellings. Mr. Kincart stated that they are not increasing the number of dwellings by creating this new lot. He noted that they are creating a new lot with a single one-family residence and although it may not satisfy the setback requirements, it adheres to the zoning in terms of the lot size and the use of a single family residence. In addition the subdivision will create less of a non-conformity than exists now. Mr. Kincart has no issue with the plan and requests that the applicant maintain some setback with the irregular lot line. He suggested memorializing it with some type of fence if the applicant agrees. Mr. Tegeder requested that the applicant provide any information that they may have for the old subdivision. Mr. Kincart asked if there are three existing septic systems and three separate water connections. Mr. Riina responded affirmatively.

Chairman Fon asked the Board and Counsel if there were any comments and there were none. Mr. Riina asked what type of action would be considered for this project. Mr. Tegeder responded that it may be a minor subdivision. Mr. Glatthaar responded that it's a Type II action. Chairman Fon advised Mr. Riina to work with the Planning Department.



TOUMANIOS

BEHAN

LEPORE

FRENCH HILL ROAD

FRENCH

FRENCH

ZIMMERMAN

GULLI

LONGOBARDI

ASCHER

CAPPELLI FAMILY

DOAH PROPERTY LLC

SANTOS

GLEN ROCK STREET

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

**TOWN OF YORKTOWN
CONSERVATION BOARD**

Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722

MEMORANDUM

RECEIVED
PLANNING DEPARTMENT

FEB 22 2021

TOWN OF YORKTOWN

To: Planning Board

From: Conservation Board

Date: February 19, 2021

Re: Albert French Subdivision 1762 French Hill Road

The Conservation Board at its February 17th 2021 meeting discussed a proposed subdivision of property located at 1762 French Hill Road. The Conservation Board has the following comments:

- The Conservation Board sees no adverse environmental impacts and recommends the project move forward.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

Site Design Consultants

Civil Engineers • Land Planners

February 9, 2021

Ms. Robyn Steinberg, Town Planner
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

FEB 10 2021

TOWN OF YORKTOWN

Re: Al French
1762 French Hill Road

Dear Robyn:

Enclosed please find the following items for the French property:

- Five copies of the Survey prepared by Ward Carpenter Engineers; and
- Five prints of our Site Plans titled "Minor Subdivision Prepared for Al French", dated 12/28/20, Sheets 1 of 1.

We are submitting these items for final approval and for distribution for the February 22, 2021 Planning Board Meeting. Please contact us if you have any questions or need additional information. Thank you.

Yours Truly,

Joseph C. Reina, P.E.

/ cm / Enc. / sdc 18-06

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386

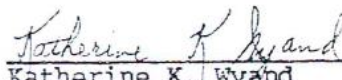


DECISION OF THE YORKTOWN ZONING BOARD OF APPEALS
August 1, 1974

RENZLER, BEATRICE

Application for variance to legalize existing structures (3) for Certificates of Occupancy to issue to modify Decision dated June 6, 1974. Premises located east side of French Hill Road aka/Sec. 12.11, Parcel 17, Lot 23 on the Tax Map of the Town of Yorktown.

The Board having considered all of the evidence submitted to it, including the reports of the Site Committee, Planning Director and Assistant Building Inspector, all as set forth in the Minutes of the Public Hearing of August 1, 1974 and the Board having reviewed the Minutes and evidence submitted for the meeting of June 6, 1974 and it having been determined that the applicant had demonstrated proof of practical difficulty and unusual hardship and to grant the requested relief would not be depreciative of neighborhood property values nor in derogation of the Town Development Plan, it is the decision of this Board that the existing structures consisting of three (3) dwellings have Certificates of Occupancy to issue therefor and the decision dated June 6, 1974 be so amended provided the applicant continue existing driveway to accommodate the third dwelling. This decision is predicated on the subject premises not being subdivided into more than two (2) parcels.



Katherine K. Wyand
Town Clerk

STATE OF NEW YORK
COUNTY OF WESTCHESTER
Office of the Clerk of the
TOWN OF YORKTOWN

} ss.

This is to certify that I, Katherine K. Wyand, Town Clerk of the Town of Yorktown in the said County of Westchester, have compared the foregoing copy of Decision of Zoning Board of Appeals

DECISION OF THE YORKTOWN ZONING BOARD OF APPEALS

January 27, 1983

FRENCH, ALBERT
#74/82

Application for variance to permit construction on two lots with 50 ft of frontage each where 100 ft is required (in conjunction with proposed subdivision). Premises located on east side of French Hill Road, aka/ Section 12.11 Parcel 17 Lot 23 on the Tax Map of the Town of Yorktown.

Upon reading and filing the Certificate of Notice, the reports of Superintendent of Highways dated November 15, 1982; Assistant Building Inspector dated December 1, 1982; Director of Planning dated December 1, 1982; The Affirmation of Albert Capellini in Support of the Application, a petition in opposition to the application, a prepared statement in opposition to the application and upon the report of the site committee and upon the testimony offered and received at the public hearing of this application, it is found and determined as follows:

The subject property consists of some 143,532 square feet off of French Hill Road where the required minimum lot size is 40,000 square feet. Applicant proposes to subdivide the subject property to create two lots, each with 50 feet of frontage where 100 feet is required.

An application for subdivision approval is currently being processed by the Planning Board, which previously rejected as unfeasible, applicant's request for three lots on the subject property. The Planning Board has preliminarily endorsed this two lot request.

The applicant, who is the contract vendee of this property, is also the owner of the adjoining property which contains some 100,800 square feet and three dwelling units. By a prior decision of this Zoning Board dated August 1, 1974, the three dwelling units on this adjoining lot were legalized, predicated on such property not being subdivided into more than two parcels.

The Board notes that the combined frontage of applicant's present and future holdings amounts to 801.77 feet, which is more than sufficient to accommodate the two new lots provided that the frontage of all applicant's holdings were allowed to be combined and that lot lines for a total of not more than four lots were drawn on applicant's combined holdings. Pursuant to the Zoning Board's 1974 decision, one of such lots would contain two dwelling units.

In deciding whether or not to grant variances, Zoning Boards are initially faced with the question of determining whether there are other means available other than a variance to overcome the difficulties presented. If the applicant were permitted to combine frontage by the partial amendment of this Board's 1974 decision, there would be no need for the variance requested in the instant application. The Planning Board could then set lot lines for applicant's combined holdings. This approach would seem to serve the dual purpose of orderly planning while at the same time avoiding the need for the variance.

The resultant lots will be in conformity with the neighborhood in terms of lot size and will not substantially effect the Town's ability to provide community services.

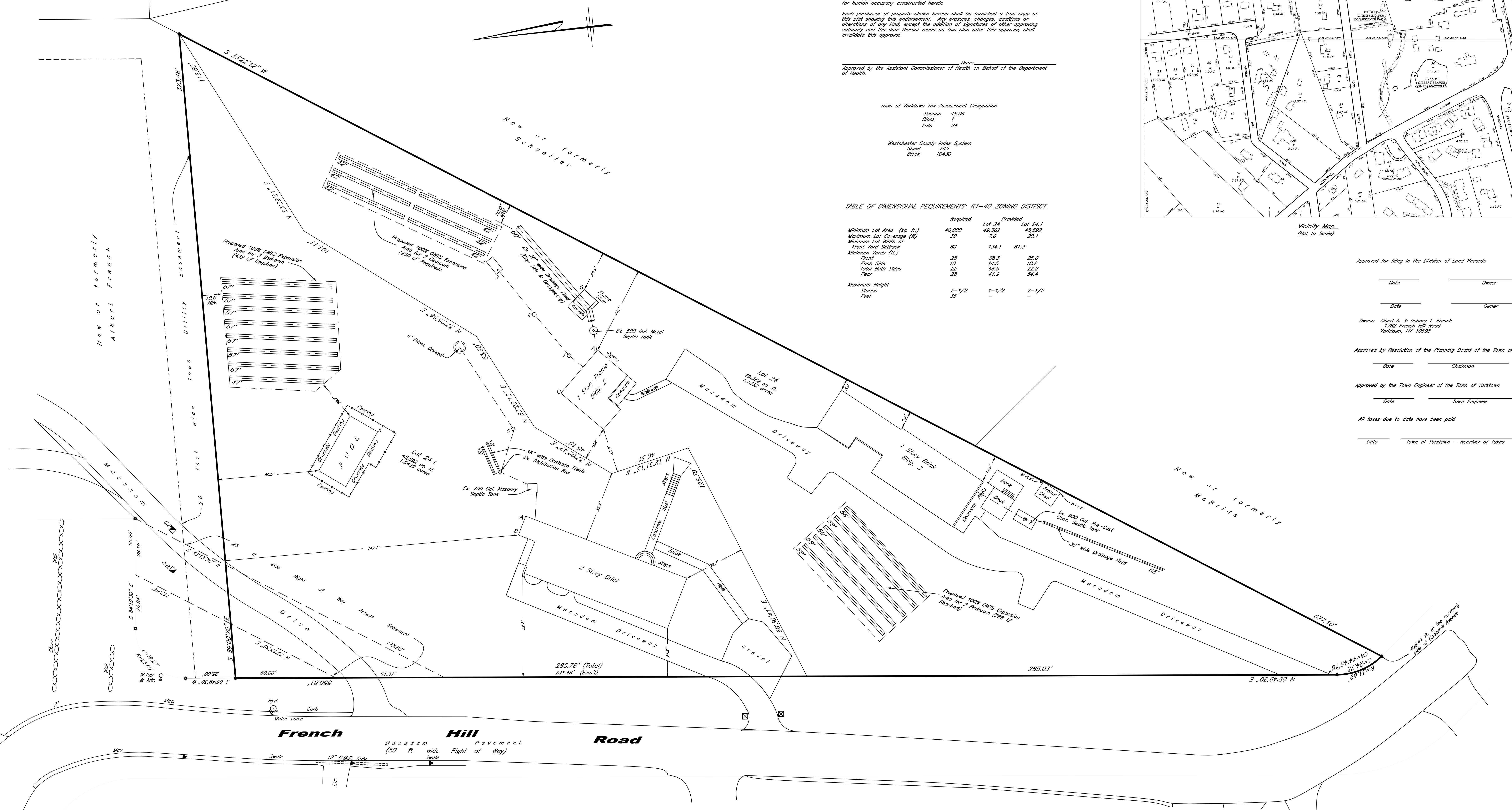
The Board's 1974 decision is accordingly amended to the extent of allowing the utilization of applicant's frontage on the adjoining lands conditioned upon the redefinition of appropriate lot lines of not more than four lots of the applicant's entire holding by the Planning Board. For the reasons above stated, it is not necessary to otherwise rule upon the variance request as submitted.

Filed on the 31st
day of January, 1983


GERALDINE SCHWALB, Town Clerk

Now or formerly
Dodenhoff

Now or formerly
Garafolo



Westchester County Department of Health,
Mount Kisco, New York

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plan showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereon made on this plan after this approval, shall invalidate this approval.

Date: _____

Approved by the Assistant Commissioner of Health on Behalf of the Department of Health.

Town of Yorktown Tax Assessment Designation

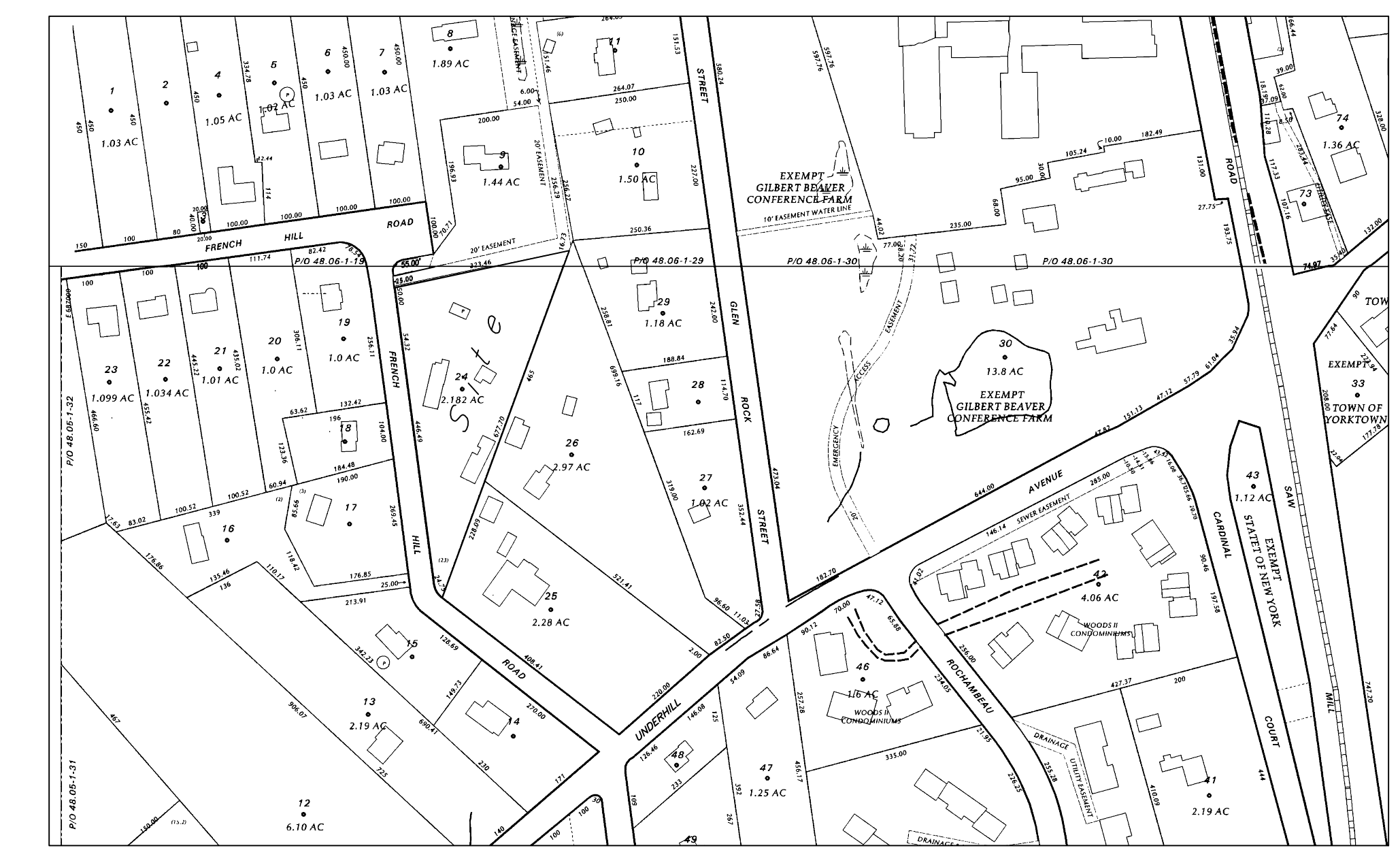
Section	48.06
Block	1
Lots	24

Westchester County Index System

Sheet	24
Block	10430

TABLE OF DIMENSIONAL REQUIREMENTS: R1-40 ZONING DISTRICT

	Required	Provided Lot 24	Lot 24.1
Minimum Lot Area (sq. ft.)	40,000	49,362	45,692
Maximum Lot Coverage (%)	30	32	29.1
Minimum Lot Width of Front Yard Setback	60	134.1	61.3
Minimum Yards (ft.)			
Front	25	30.5	25.0
Each Side	10	14.5	10.2
Total Both Sides	20	29.0	20.2
Rear	25	41.9	54.4
Maximum Height			
Stories	2-1/2	1-1/2	2-1/2
Feet	35	-	-



Approved for filing in the Division of Land Records

Date _____ Owner _____

Date _____ Owner _____

Owner: Albert A. & Debora T. French
1762 French Hill Road
Yorktown, NY 10598

Approved by Resolution of the Planning Board of the Town of Yorktown

Date _____ Chairman _____

Approved by the Town Engineer of the Town of Yorktown

Date _____ Town Engineer _____

All taxes due to date have been paid.

Date _____ Town of Yorktown - Receiver of Taxes _____

Preliminary
Subdivision Map
prepared for
Albert A. & Debora T. French
in the Town of
Yorktown
Westchester County, N.Y.
Scale 1"=20'
Feb. 8, 2021

Site Utilities designed by:
Joseph C. Riina, P.E., President
New York State License No. 64431
Site Design Consultants
231-F Underhill Avenue
Yorktown Heights, NY 10598

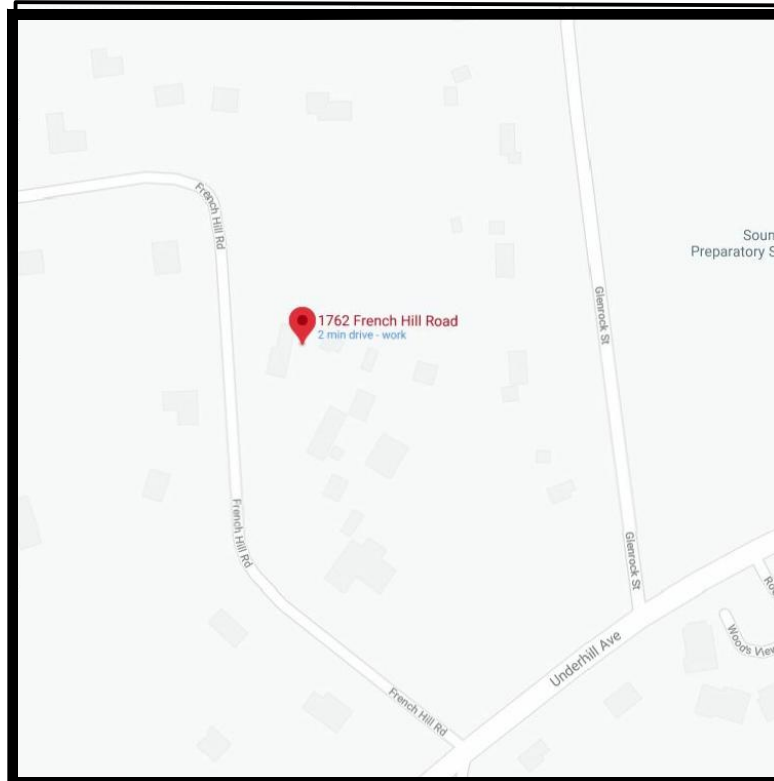
HEALTH DEPARTMENT SEPTIC SCHEDULE																						
LOT NO.	S.T.A. AREA (S.F.)	LOT AREA (S.F.)	TEST HOLE NO.	DEEP TEST PIT DESCRIPTION	TOTAL DEPTH	DEPTH TO WATER	DEPTH TO ROCK	PERCENT SLOPE AREA	PERC TEST NO.	PERC RATE (MIN/IN)	MIN. DESIGN RATE (GPD/SF)	APPLICATION RATE (GPD/SF)	NO. OF BEDROOMS	DESIGN FLOW RATE (GPD)	TANK SIZE	RECD. TRENCH LENGTH	BANK RUN FILL DEPTH	VOLUME	CURTAIN DRAIN DEPTH	LENGTH	REMARKS	
24	2,170 S.F.	49,386 S.F.	THW1	0-6" T.SOIL, 6'-36" MOD. COMP. MED./FINE SANDY LOAM, 36'-84" MOD. TO TIGHT COMP. MED./FINE SANDS	7'-0"	---	---	---	PT#1	19 MIN.	16-20 MIN.	0.70	2 BRM	400 GPD	1000 GAL.	288 LF	---	---	---	---	---	---
24.1	1,755 S.F.	45,666 S.F.	THW2	0-6" T.SOIL, 6'-42" MOD. COMP. MED./FINE SANDY LOAM, 42'-84" MOD. TO TIGHT COMP. MED./FINE SANDS	7'-0"	---	---	---	PT#2	15 MIN.	11-15 MIN.	0.80	1 BRM	200 GPD	1000 GAL.	125 LF	---	---	---	---	---	---
	3,050 S.F.		THW3	0-6" T.SOIL, 6'-42" MOD. COMP. FINE SANDY LOAM, 42'-84" MOD. TO TIGHT COMP. MED./FINE SANDS	7'-0"	---	---	---	PT#4	19 MIN.	16-20 MIN.	0.70	3 BRM	600 GPD	1000 GAL.	432 LF	---	---	---	---	---	---

NOTE:
1. Required trench length taken from table in WCHD Rules and Regulations.
(Based on Perc Test)
2. Percolation Test #3 abandoned.

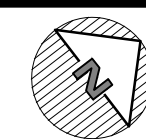
The premises being Lot 23 as shown on a map entitled "Dehor Subdivision Map prepared for Albert A. & French dated Dec. 2, 1983, last revised July 11, 1994 and filed March 6, 1995 as County Clerk Map No. 21826. Also known as Lot 24, Block 1, Section 48.06 as shown on the official Tax Assessment Maps for the Town of Yorktown.

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law."
We, Ward Carpenter Engineers Inc., the Surveyors who made this map do hereby certify that the survey of property shown hereon was completed Dec. 23, 2020 and that this map was completed Feb. 8, 2021.

William H. Ward
Ward Carpenter Engineers Inc.
26 Memoracck Avenue
White Plains, N.Y. 10601



LOCATION MAP
NOT TO SCALE

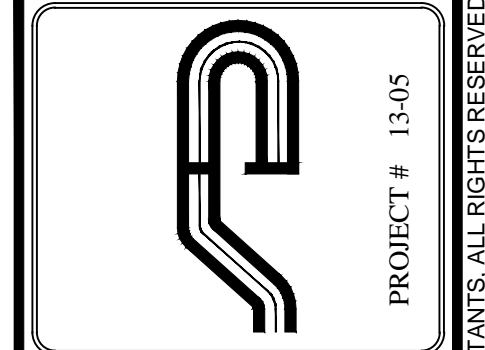


SITE DATA:

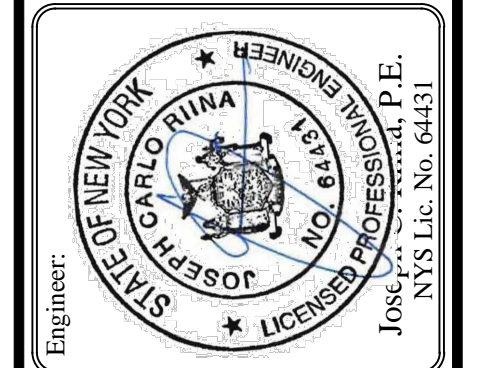
OWNER / DEVELOPER: AL FRENCH
1762 FRENCH HILL ROAD
YORKTOWN HEIGHTS, NY

PROJECT LOCATION: 1762 FRENCH HILL ROAD
YORKTOWN HEIGHTS, NY

EXISTING TOWN ZONING: R1-40 SINGLE FAMILY
PROPOSED USE: R1-40 SINGLE FAMILY
TOWN TAX MAP DATA: 2.182 ACRES (95,052 SF)
SEWAGE FACILITIES: SUBSURFACE SEWAGE DISPOSAL
WATER FACILITIES: PUBLIC WATER FACILITIES



Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
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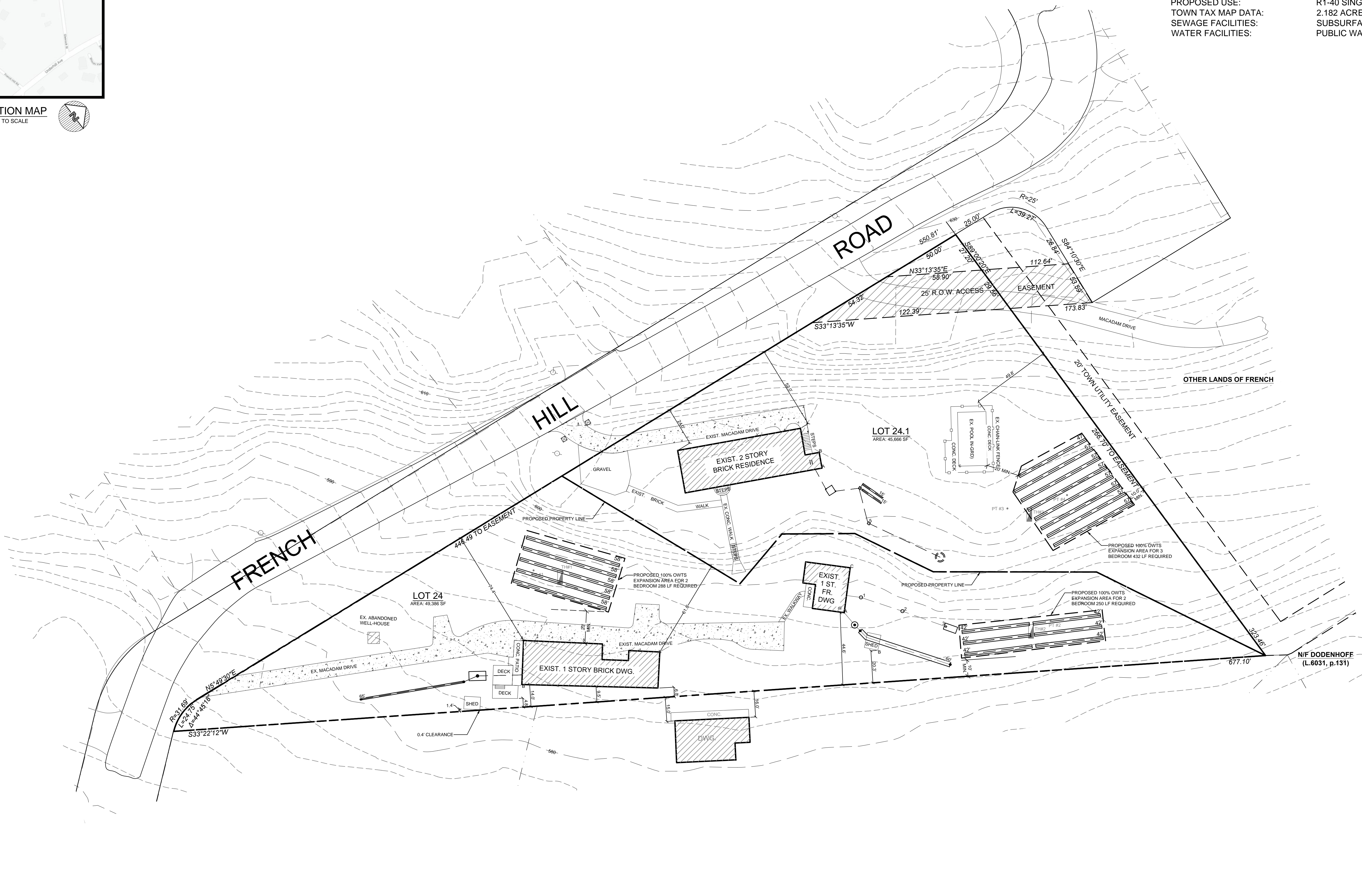
Revisions:	No.	Date	Comments

SCALE: 1" = 30'
DRAWN BY: KM
DATE: 12/28/20

SUBDIVISION PLAN

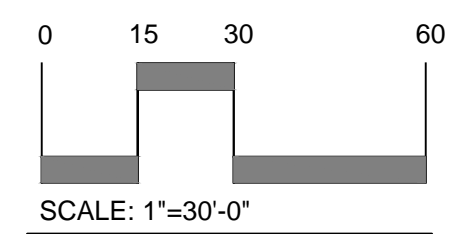
MINOR SUBDIVISION PREPARED FOR
AL FRENCH
1762 FRENCH HILL ROAD
Town of Yorktown
Westchester County, NY

Sheet 1 of 1



HEALTH DEPARTMENT SEPTIC SCHEDULE										DESIGN DATA												
LOT NO.	S.S.T.A. AREA (S.F.)	LOT AREA (S.F.)	TEST HOLE NO.	DEEP TEST PIT DESCRIPTION	TOTAL DEPTH	DEPTH TO WATER	DEPTH TO ROCK	PERCENT SLOPE AREA	PERC. TEST NO.	PERC. RATE (MIN/IN)	MIN. DESIGN RATE	APPLICATION RATE (GPOD/SF)	NO. OF BEDROOMS	DESIGN FLOW RATE	TANK SIZE	REQD. TRENCH LENGTH	BANK RUN FILL DEPTH	VOLUME	CURTAIN DRAIN DEPTH	LENGTH	REMARKS	
24	2,170 S.F.	49,386 S.F.	TH#1	0-6" T.SOIL, 6"-36" MOD. COMP. MED./FINE SANDY LOAM, 36"-84" MOD. TO TIGHT COMP. MED./FINE SANDS	7'-0"	---	---	---	PT#1	19 MIN.	16-20 MIN.	0.70	2 BRM	400 GPD	1000 GAL.	288 LF	---	---	---	---	---	
24.1	1,755 S.F.	45,666 S.F.	TH#2	0-6" T.SOIL, 6"-42" MOD. COMP. MED./FINE SANDY LOAM, 42"-84" MOD. TO TIGHT COMP. MED./FINE SANDS	7'-0"	---	---	---	PT#2	15 MIN.	11-15 MIN.	0.80	1 BRM	200 GPD	1000 GAL.	125 LF	---	---	---	---	---	
	3,050 S.F.		TH#3	0-6" T.SOIL, 6"-42" MOD. COMP. FINE SANDY LOAM, 42"-84" MOD. TO TIGHT COMP. MED./FINE SANDS	7'-0"	---	---	---	PT#4	19 MIN.	16-20 MIN.	0.70	3 BRM	600 GPD	1000 GAL.	432 LF	---	---	---	---	---	

NOTE:
1. Required trench length taken from table in WCHD Rules and Regulations. (Based on Perc Test)
2. Percolation Test #3 abandoned.



E:\2020\1815\06-AL FRENCH\ENGINEERING\CADD\CD-18-06-AL FRENCH\18-06 SITE PLAN.DWG, 1/16/2017, 2:19:52 PM

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

Envirogreen Assoc.

Site Plan

Envirogreen – East Main Street (*Rick Cipriani*) / SBL: 15.16-1-30

Meeting Dates:		
1	12-08-2014	Pre-preliminary application
2	05-04-2015	
3	06-08-2015	
4	06-22-2015	
5	08-10-2015	
6	09-21-2015	PIH
7	10-05-2015	
8	10-19-2015	
9	12-21-2015	
10	01-25-2016	
11	06-26-2017	
12	10-16-2017	
13	11-20-2017	PH
14	09-17-2018	
15	06-10-2019	
16	06-24-2019	
17	09-09-2019	
18	09-23-2019	Adopted Negative Declaration

Envirogreen Associates – September 23, 2019 Minutes

SBL: 15.16-1-30

Location: 1851 ,1867,1875 East Main Street

Contact: Site Design Consultants

Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.

Discussion: Negative Declaration

Comments:

Rick Cipriani was present. Mr. Cipriani is here as a follow up to the Work Session of September 9th. Chairman Fon asked Mr. Tegeder to give a brief history of the project. Mr. Tegeder stated that this project has been under review for quite some time. The traffic and road network in Mohegan Lake has been looked at for several decades dating back to at least the 80's. The Planning Board and the Town Board had been looking at the commercial properties in this area along with the condition of Route 6 and the difficulty of doing a widening project. The solution discussed and implemented was to connect parking lots so a user of that commercial area can maneuver safely from one set of stores to another without having to negotiate Route 6 and, as a result, this helped to reduce some of the traffic. This project is no exception. The two properties on either side of it, one that was approved back in the late 90's and one approved about 10 years ago have been planned for those connections. The project we are looking at in the middle here was looked at by the Planning Board to effect the connection between these three properties and beyond. When Mr. Cipriani's team went to DEC to start the permit process, DEC was not in favor of the wetland intrusion required for the parking lot connections. The DEC felt that without an alternative set of designs to be evaluated, they were not able to move forward and approve the project unless the Planning Board, during their evaluation, were able to look at all of the alternatives and select the one that preserves all of the needs of the community and also has the ability to protect the wetlands to the greatest extent possible. The Planning Board is adopting a Negative Declaration that selects the layout with the parking lot connections. It will require some filling of the wetlands and wetlands buffer but the Planning Board has looked at a mitigation plan as they are required to do. Once the Negative Declaration is referred to the DEC, the DEC can then move forward and make

the final determination as to whether or not they will approve the permit applied for. Mr. Cipriani will then be able to move forward once this determination is made.

John Kincart noted that in addition there was an issue with the time period expiring for their comments to be received by the DEC. Mr. Tegeder reviewed the SEQR law with all. Involved agencies is defined as another agency that has approval authority over a portion or all of a project. In this case, DEC has approval over the wetland permit for this project, so they are considered an involved agency. Involved agencies under the SEQR law are required to give as much useful information to the Lead Agency, which the Planning Board is, in order for the Lead Agency to make a sound and informed decision. The NYSDEC took a long time to respond to resolve the issues with this plan.

Mr. Bock stated that he reviewed the Negative Declaration that was proposed and thinks it should be clarified to relate to a particular plan and to make sure that the impacts that the Board is considering are in fact mitigated by the documentation that has been filed and that they should be recited such as the traffic mitigation. He asked about the connection between the adjacent properties to permit traffic in-flow off of Route 6. His concern is that the traffic conditions on Route 6 are poor and does not want it made worse. Mr. Bock asked Mr. Cipriani to address the status of the adjoining property owners. Mr. Cipriani responded that the existing property owners had the cuts built in to accommodate the connection as it was in their approved plan to be tied in. Mr. Cipriani further stated that the proposed site plan reduces the curb cuts on Route 6 from a total of five to two. Mr. Kincart recited the note on the plan to the Board regarding the adjoining property owners. It was noted that one of the adjoining property owners is Tim Mallon and he is in agreement with the connection as it will expose more business for his tenants. Mr. Tegeder suggested that an easement may not be necessary and cited several examples of commercial parking lots in town. Once this connection is physically constructed it does not prevent any property owner from putting up a barrier preventing access through the property. He cited a few examples where some property owners temporarily did not allow access other than for the businesses in their own location. Generally, these connections remain open. Mr. Cipriani stated that there is another access on his property where you can enter and pull out through the property. Mr. Cipriani noted that the boarding house that was located on this property was removed. There were three structures originally and will be three structures when complete.

The Board stated that the plan dated 11-6-17 with the buildings in the front and the parking in the back should be noted in the Negative Declaration. Chairman Fon asked the Board and the public if there were any other comments of which there were none.

Upon a motion by Bill LaScala and seconded by John Kincart, and with all those present voting aye, the Board adopted the Negative Declaration.

Envirogreen Associates – September 9, 2019 Minutes

SBL: 15.16-1-30 & 31
Location: 1833, 1851, 1867, and 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.
Discussion: Negative Declaration
Comments:
Joseph Riina, P.E. and Rick Cipriani were present. Mr. Cipriani stated that they are here to discuss the Negative Declaration that is required by the NYS DEC. Discussion followed. The Board requested that the applicant be placed on the next agenda for further discussion.

Envirogreen Associates – June 24, 2019 Minutes

SBL: 15.16-1-30 & 31
Location: 1833, 1851, 1867, and 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.
Discussion: Negative Declaration

Comments:

Joseph Riina, P.E. was present. Mr. Riina stated that he is here as a follow up to the June 10, 2019 meeting with respect to the Negative Declaration required by the NYS DEC as noted in their letter of May 3, 2019 to Mr. Cipriani. Mr. Kincart gave a brief history of the application with respect to the plans and the NYS DEC comments. The DEC will not approve the submitted plan with the interconnection to both parking lots because, in their opinion, the plan significantly impacts the state wetlands. The former Planning Board attorney, Mark Blanchard responded to the NYS DEC on December 20, 2018 stating that all requirements have been satisfied.

Mr. Tegeder stated that two iterations of plans were before the Planning Board and both have no significant adverse environmental impacts. Mr. Riina said that the plans were also approved by the Army Corp of Engineers.

Mr. Bock questioned if SEQR was considered in the Board's review. Mr. Tegeder stated that essentially the NYS DEC did not communicate directly with the Board, who is the Lead Agency. The communication was coming from the applicant. As a result, the Board had Mark Blanchard, the prior Planning Board attorney send a letter to the DEC addressing all the items listed in the DEC letter. Mr. Bock stated the Negative Declaration should be more detailed and items should be cited from Mr. Blanchard's letter. The Board decided to table this item until the next Board meeting for further discussion.

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting aye, the Board voted to table this discussion to the following Board meeting.

Envirogreen Associates – June 10, 2019 Minutes

SBL: 15.16-1-30 & 31
Location: 1833, 1851, 1867, and 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.
Discussion: Site Plan

Comments:

Rick Cipriani was present. Mr. Cipriani said that this application started in 2015 and he has been working with the NYS DEC for the last few years since the Planning Board worked on the preferred site plan. He updated the Board with respect to the NYS DEC letter received on May 3, 2019. The DEC will not approve the plan with the interconnection to both parking lots. Per his conversations with John Petronella at the NYS DEC, a determination of significance from the Planning Board pursuant to SEQR is required to make this a complete application. Once this is done, he can then request a hearing with an administrative judge for a resolution. Mr. Cipriani noted that the previous Planning Board attorney, Mark Blanchard, responded to the DEC on December 20, 2018 stating that they have satisfied all the requirements noted in order to get a permit.

Chairman Fon asked the Planning Department to review the file and prepare a Negative Declaration. Mr. Bock noted that the Negative Declaration should address the DEC concerns.

Envirogreen Associates – September 17, 2018 Minutes

SBL: 15.16-1-30 & 31
Location: 1833, 1851, 1867, and 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.
Discussion: Site Plan

Comments:

Joseph Riina, P.E. and Brian Cipriani were present. Mr. Riina stated that the DEC did not approve their application (*wetland filing*). He has not received any written communication noting the reasons for the denial. As a result, the plans will change with the loss of the driveway. They are not sure where to go in order to construct a building with a proper amount of parking. The new plan is not as appealing compared to the original plan. The wetland disturbance was discussed. They are seeking guidance from the Planning Board.

Mr. Tegeder stated that according to SEQR procedures, all involved agencies are required to communicate in order to create an open dialogue with the lead agency. Kristen Wilson, Esq. stated that she will write a letter on behalf of the Planning Board to the DEC requesting clarification of their position. She stated that the comprehensive plan is to be reiterated. The Board asked if they can proceed with the original plan since there is no written response from the DEC. Mr. Riina added that the original plans have been Army Corp. approved. He also stated that this project was initiated in 2014 and at that time it was noted that that this was not a high functioning wetland. Permits have been issued before for other projects in the area. He will review the background history and report back to the Board.

Envirogreen Associates – November 20, 2017 Minutes

SBL: 15.16-1-30 & 31
Location: 1833, 1851, 1867, and 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.
Discussion: Public Hearing

Comments:

Upon a motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board opened the Public Hearing.

Joseph Riina, project engineer; Steve Marino, environmental consultant; Gene Vetrano, project architect; and the property owner, Rick Cipriani, were present. Riina described the existing site which was approved and built more than 20 years ago. There are two existing access points to the property from Route 6. During the review process, the property owner acquired an adjacent parcel that had a three-story building on it and two additional access points to Route 6. Cipriani would like to expand his development and add two new one-story commercial buildings; 6,000 square feet and 10,000 square feet. The four existing site accesses from Route 6 will be removed and two new driveways are proposed. The buildings are proposed adjacent to the sidewalk. A front yard variance will be required to slide these buildings forward. The parking areas behind the buildings are proposed to connect to the adjacent parcels. Patrons would then be able to utilize the traffic light at Lakeland Street, especially for left turning movements. The design of the plazas and streetscape in front of the proposed buildings will be further discussed with the Planning Department. The project intrudes on a state wetland. Runoff from the site will end up in the rear parking area so underground stormwater structures will be used.

Marino described existing NYS DEC wetlands on the site. The applicant met with the NYS DEC early on in the process to show them the site plan and a conceptual wetland mitigation plan. The DEC was not comfortable with

the level of impact to the wetlands that was shown on the plan. The proposed western building is now smaller and completely out of the wetland. 0.288 acres of wetland are still proposed to be filled for the parking lot connections to the adjacent parcels. Wetland mitigation will be proposed on the rear portion of the newly acquired parcel.

Gene Vetrano, with Sal Mancini Architects, showed concept drawings of the buildings. The 6,000 square foot building shows 3 stores and 1 second-story apartment. Mechanicals can be hidden on the back of the 2nd story roof. The 10,000 square foot building is a similar design, but has a much longer roof. Gables and dormers were added to both buildings to break up the roofs. Depending on the tenants, the sides of the buildings may have additional windows.

Tegeder asked if Riina analyzed the predominant setbacks of the streetscape because if all the buildings are in a common line closer to the street than the required setback, the Board can approve the building location without a Zoning Board variance. Riina will check the setbacks of the adjacent buildings.

Paul Jeffries, 1743 Clover Road

The intrusion into the wetlands is not a little issue. Jeffries stated he is not opposed to progress and building, but he needs time to consider the proposal. The issue is about what we are going to make our community look like. Huge buildings in my backyard and our neighborhood's backyard is not desirable. Traffic up and down Clover Road will be an impact. A lot of effort was put into the Comprehensive Plan and this should be valued.

Dan Strauss, 3176 Woodfield Court

Strauss asked the distance from the curb to the building. Why are they moving the sidewalk? Riina stated the distance is 22 feet from the curb to the building.

Andrea Jeffries, 1743 Clover Road

Jeffries displayed an aerial photo of the property and stated that she was not sure how many people received the notice because it affects a larger area than just the adjacent lots. Jeffries asked what assurance there would be that the entire parcel won't be clear cut. Jeffries stated that there is too much development everywhere. The drainage on Clover Road already has problems. There is a storm drain only on one side of the street and there is already flooding on Lakeland Street and at the end of Clover Road. Jeffries asked why we need this building.

Property owner, Rick Cipriani, stated he had no problem not developing the rear of the property at all and will put a restriction on the property if the town requires it. The rear of the property will remain as it is.

Tony Grasso, representing the Yorktown Chamber of Commerce

Grasso stated the property is zoned C-3 so the public should be involved and ask questions, however the property owner has a right to develop his property. If the property owner wishes to donate the rear of the property to the town they can. If the development meets the town standards, there is no reason to not allow it. Commercial development is what keeps taxes down.

Wilson asked Riina if the applicant has been back to the Army Corps of Engineers since 2016. Riina stated that no they have not. Marino stated once the new plan is accepted by the NYS DEC, the applicant will go back to the Army Corp to amend that permit. Marino stated he can put the site plan on the aerial photo so you can see where the development will be.

Tegeder stated a through road is not proposed. The connections were conceived to connect the adjacent parking lots for easier access across the parcels and for safety. Kincart asked Tegeder if the proposal is in compliance with the comprehensive plan. Tegeder stated that yes, even though the comprehensive plan has a goal to protect wetlands, and even though wetlands are being filled, this plan and proposed mitigation will protect the wetlands. Fon added the applicant will also treat runoff from Route 6 that is not currently being treated.

Upon a motion by Tripodi, seconded by Savoca, and with all those present voting aye, the Board closed the public hearing but left a written comment period for two weeks.

Envirogreen Associates – October 16, 2017 Minutes

SBL: 15.16-1-30 & 31
Location: 1833, 1851, 1867, and 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.
Discussion Site Plan
Comments:

Present were: Al Capellini, project attorney; Joseph Riina, project engineer; Steve Marino, from Tim Miller Associates; and Brian Cipriani, representing the property owner. Marino stated that the applicant's team met with the NYS DEC and they stated that they were not convinced that the proposed development is minimizing the impacts to the wetland. The proposed option they prefer, does not connect the parking areas and leaves the site separated. The Board agreed that the parking shown in the rear of the old boarding house property is useless.

Tegeder stated the Board needs something in writing from the NYS DEC. Tegeder recommended the Board approve the plan that is best for the Town and follows the historical planning documents. There is a public benefit to connecting the parking areas. Marino said the Board's preferred plan still minimizes the wetland disturbance so that no off-site wetland mitigation is required. All the mitigation can be done on site.

The Board scheduled a Public Hearing for the November 20th meeting.

Envirogreen Associates – June 26, 2017 Minutes

SBL: 15.16-1-30 & 31
Location: 1851, 1867, 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed alternative layouts for redevelopment of the site for 16,000 square feet of commercial space and associated parking.
Discussion Site Plan
Comments:

Present were: Al Capellini, project attorney; Joseph Riina, project engineer; Steve Marino, project environmental consultant; and Rick Cipriani, the applicant. Riina showed the Board the site plan the Board preferred the last time the project was on the agenda. This plan involved filling in DEC wetlands. Marino stated that the applicant took the plan to the Army Corp of Engineers between site adjustments and mitigation. Marino stated the plan received approval from the Army Corp for filling the wetlands and for the proposed on-site and off-site mitigation. Marino stated the applicant then met with the NYS DEC and they balked at the plan stating there was too much impact to the wetland caused by proposed Building #2. In response to a comment in the Town Engineer's memo, Marino noted the wetland line was confirmed by NYS DEC last year. Marino stated the NYS DEC said they would accept that there would be some wetland impact to get around the building and across the site, but not to the extent that was proposed. This plan proposed 17,000 square feet DEC wetland impact. Based on this discussion with the NYS DEC, Riina worked on alternative plans. Alternate A takes the same square footage and put it into one building to remove impact from the wetland. This plan shows 15,000 square feet of wetland fill. All wetland mitigation could be done on-site. This plan is short 6 parking spaces.

Alternative B still shows two buildings, but the buildings are moved forward on the site to remove the building from the wetland. Moving the buildings close to the street provides an environment where the buildings become part of the streetscape. There will be more landscaping and design of the plazas if this option is preferred. The wetland impact on this plan is 12,800 square feet of disturbance. All required parking can be fit on the site, but most is in the rear of the buildings. Marino stated Alternate B does meet the one to one mitigation as noted in the

Conservation Board's memo. The Fire Bureau memo indicates they preferred Alternate B as well. LaScala stated the streetscape would be much the same as the building closer to the fire house. Riina agreed that the alignment would be more consistent with many of the buildings in Mohegan Lake.

The Board preferred Alternate B. Tegeder stated that both plans have pros and cons for example, it is a little tight between the buildings on Alternate B. The plaza in the front should be more developed. Cipriani stated that the architecture would be similar to the existing building where the Dunkin Donuts is located. Riina stated the setback shown is 15 feet. Cirpriani stated he would like the Board's blessing before going back to the NYS DEC. Fon suggested the applicant meet with staff to further develop the Alternate B plan first.

Envirogreen Associates – January 25, 2016 Minutes

SBL: 15.16-1-30 & 31
Location: 1833, 1851, 1867, 1875 East Main Street
Contact: Site Design Consultants
Description: A redevelopment project proposing two new retail buildings of 10,000 and 6,000 sf with associated parking.
Discussion Site Plan

Comments:

Al Capellini, project attorney, and Joseph Riina, project engineer, were present. Riina presented the revised site plan. The proposed buildings are aligned with pedestrian crossings between them. The loading zones behind the two buildings were narrowed and provide one-way traffic in the easterly direction only. Site entrances from Route 6 previously proposed on the far east and far west of the site have been removed. The cross-section for the streetscape was modified to be similar to what was required in front of the Lake Mohegan Motors site; a 2 foot grass strip, a 6 foot sidewalk (5 foot was required at Mohegan Motors), and a 4 foot grass/tree/landscape area. Riina stated that if the Board is comfortable with the plan, the applicant would like to go to the NYSDEC and see what their comments will be on the plan. Capellini stated the applicant would also like to approach the Town Board with a formal discussion of off-site mitigation and the Ardizzone property. Barber stated that the site is a NYSDEC Type II wetland which means there needs to be a public need for the applicant to fill a wetland. Tegeder requested the applicant revise the Full EAF to match the revised plan and then the Planning Department will make the referral out to all interested and involved agencies.

Envirogreen Associates – December 21, 2015 Minutes

SBL: 15.16-1-30 & 31
Discussion: Site Plan
Location: East Main Street
Contact: Site Design Consultants
Description: A redevelopment project proposing two new retail buildings of 10,000 and 6,000 sf with associated parking.

Comments:

Joseph Riina, project engineer, Al Capellini, project attorney, and property owner, Rick Cipriani, were present. The proposed square footage is the same as the previous submission. The L-shaped building was eliminated and the buildings were moved back a bit to add streetscape area. The plan shows connections to the existing sidewalk along the frontage. The current site entrance to the far western side of the site has been moved to the east to remove the awkward turning radius when entering. The total entrances onto Route 6 are proposed, including the existing curb cut at the eastern side of the property. This plan reduces the wetland disturbance only a little bit. The site is still removing 4,000 square feet more wetland than there is room for mitigation on the site. The applicant is looking to supplement the wetland mitigation with mitigation of drainage coming off Route 6. Barber stated he would like to confirm the wetlands before the winter comes. The Board received the Conservation Board memo, which stated the

Board was not in favor of the wetland encroachments. However the Planning Board felt the layout is a compromise. Not all the development will be removed from the wetland buffer. Tegeder asked if the loading zone area can be one-way making the drive behind the larger building narrower. The parking spaces located behind the building can be designated employee spaces, which can be smaller. Barber asked if the Board would consider off-site mitigation cleaning up the Ardizzone property. Capellini had spoken about off-site mitigation at Ardizzone in the past. The Town Board would have to acknowledge the Ardizzone wetland “mitigation bank.” The applicant will pursue wetland issues and details of this layout.

Envirogreen Associates – October 19, 2015 Minutes

SBL: 15.16-1-30&31
Discussion: Site Plan
Location: 1833, 1851, 1867, 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 10,000 to 12,000 sf retail center with associated parking and through road connecting to adjoining properties.

Comments:

Al Capellini, project attorney, Joseph Riina, project engineer, and the Mitch Cirpriani representing the applicant were present. Fon asked Capellini to answer in writing whether he thought there was a conflict of interest by him representing Mallon for his site plan approval and the neighboring Envirogreen for its current site plan application.

Fon stated the Board had questions about the easement issue. The Comprehensive Plan clearly recommends connecting properties. At this time there’s no legal basis to require the connections. The Board requests the easements from Envirogreen be offered. Capellini stated that there is a note on the plan to this effect.

Tegeder stated that staff did meet with the applicant. The parking lot connections look more like a thoroughfare and that was never the intention. The suggestion at the meeting was to improve how this works. We also talked about the western most curb cut and that it could possibly be moved further to the east to align with the parking aisle. This entrance operates poorly.

Riina presented Alternate B layout which shows the two proposed buildings in opposite places. Left western curb cut, removed the parking spaces at this location, and fixed the geometry of the turn. There would be a loading area behind the middle building. Riina thought moving this curb cut further to the east would make the two curb cuts too close.

The Board discussed the front access at the Village Traditions site. The access is too close to the intersection. The connection was to allow cars to make a left turn at the traffic light.

Tegeder asked if the L shaped building had to be the exact size and shape that it has been shown on all the layouts. Riina stated the size of the building was set by the property owner’s desire for the size of the spaces inside.

Flynn asked about the applicant’s reaction to the Conservation Board’s memo dated October 8, 2015. The Board is against the wetland encroachment. Flynn drove down the road tonight and thought there were many buildings much closer to the street along the strip. The Board had liked Alternative Plan A that had the landscaping plazas in the front, however this plan does not do anything towards eliminating the straight route through the rear of the site.

The Board agreed that they prefer a plan with the curb cuts closer together aligning with the parking aisles. The Board asked if the some of the space could be moved to a second story on one of the buildings. The Board preferred the plaza space in the front to create more of a hamlet area, but the connection in the rear still needs to be worked on.

Envirogreen Associates – October 5, 2015 Minutes

SBL: 15.16-1-30& 31
Discussion: Site Plan
Location: 1833, 1851, 1867, 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing new 10,000 sf and 6,000 sf buildings with associated parking and connections to adjoining properties.

Comments:

Joseph Riina, project engineer, Al Capellini, project attorney, and Mitch Cipriani, representing the applicant, were present. Riina presented a drawing showing the buildings closer to the street as requested by the Board. The applicant does not prefer this option. The impacts are not less as a result of this plan. Flynn asked what the disadvantages of the alternate plan were. Riina stated it is more conducive to retail uses for the parking to be in the front. This plan still maintains agreement to take Mallon front parking to exit through the site. Both plans go from four current curb cuts down to two curb cuts. Tegeder stated the access to the adjacent parking lots should not be called a through road. We are connecting the parking lots, not creating a pass through. Stop signs could be added on the rear driveway. Tegeder stated this is in the Sustainable Development Study area so the Town has been hiring a traffic consultant to review the traffic generation. Tegeder suggested the new buildings could be moved around. The connection through the lot could be more circuitous. The furthest west curb cut should be discussed. The existing curb cut could be closed and an access created further to the east, in line with the proposed parking aisle.

Capellini stated the parking lot connections could be blocked until easements are established between the parcels. Tegeder stated CVS and the Sacarny/DeVito site have parking lot connections, but not necessarily shared parking or easements in place. Georgiou stated she is researching the issue and will report back to the Board. The Comprehensive Plan supports parking lot connections.

Riina stated the property owner is trying to keep one building up while the other is constructed so that the tenants can move to the new building. Then the second building can be constructed.

Savoca stated that all discussion seems to circle back to the traffic flow and if parking lot connections are necessary. He would like to hear back from Georgiou before continuing the site layout discussion. Fon stated that in the meantime the applicant can work with the Planning Department on the layout.

Envirogreen Associates – September 21, 2015 Minutes

SBL: 15.16-1-30&31
Discussion: Site Plan - Public Informational Hearing
Location: 1851 ,1867,1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 10,000 to 12,000 sf retail center with associated parking and through road connecting to adjoining properties.

Comments:

Upon motion by John Savoca, seconded by John Kincart, and with all those present voting aye, the Board opened the Public Informational Hearing.

Al Capellini, project attorney, Joseph Riina, project engineer, and Rich Cipriani, the property owner, were present. Capellini stated Envirogreen owns a 7 acres across from St. Mary's Episcopal Church in Mohegan Lake. The former Dana Cole project, that was never built, is in a delapidated state. The applicant is proposing two new one story bldgs. The properties are zoned C-2 and C-3 in the front and residential in the rear. The application is for site plan approval.

Riina gave an overview of the site plan, which includes the former Dana Cole site. The existing buildings on site were described to public. Riina noted that the project requires a NYSDEC wetland permit. The retention pond was built for the applicant's last site plan approval. Now that the applicant is combining his parcel with the former Dana Cole site, some of the curb cuts will be eliminated. 141 parking spaces are required and 143 parking spaces will be provided. A "through road" connection was master-planned when neighboring properties were constructed. Plans are to complete the connections to the adjacent properties. Connections will provide relief at exit points. Sidewalk connections will also be continued to accommodate pedestrians.

The applicant is proposing wetland mitigation to offset filling of wetlands. The wetland mitigation plan, which includes the creation of additional wetlands, was prepared by Tim Miller Associates. As it's not a one-to-one mitigation, other areas will have to provide mitigation in the form of storm water treatment. As the property exists, storm water is now untreated.

Fon clarified curb-cut issues and asked about the easements. No resolution of easement issues has yet been obtained. Storm water regulations have changed since the property was last developed.

Capellini explained how the town had purchased the Ardizzone property, behind the Winery, to serve as a wetland bank for development on Route 6. When the properties were developed, the developers would contribute to reimburse the Town for their purchase.

Mark Saidel, representing the adjacent Tri-Vee Property

Saidel questioned Board's position with respect to Tri-Vee access point. Original application for property had called for a connection, with shared use of parking lots. Saidel questioned what permission is needed from Board to connect. Siedel explained that in 1991 – the original Site Plan approval – included provisions for connections on north, east and west of Tri-Vee property. Connections were supposed to be from parking lots, not a roadway. His client is concerned about traffic flow from Lakeland Street. His client has 9,000 SF building that includes a dance school. Additional vehicles from Lakeland Street will present a serious safety concern. A roadway was not considered in 1991.

The Board agreed that this is a legitimate concern, however, they do not know the answer to the easement issues yet.

Tim Mallon –property owner of the adjacent Village Traditions property

Mallon explained his concern with the planned connection to his parking lot. When the Dana Cole Hair Salon was supposed to be built next door he agreed to a connection for just that development, not the entire Envirogreen property as well. Mallon also mentioned that Capellini was also the attorney who represented him for his development, so Mallon believes there is a conflict of interest regarding his representation for this project. Mallon expressed concern about the traffic that will be generated from the additional development. Tegeder agreed that Mallon had agreed to connection of the Dana Cole site plan.

Fon explained that this is informational only. The Planning Board has not made any decisions yet.

Jeannette McGrath – Goldblatt & Associates

Inquired about the nature of tenants that would be moving in and what the construction time frame would be. Riina replied that these questions cannot be answered yet.

Cipriani explained that the connections to adjacent properties were to alleviate traffic on Route 6 and not to create an unsafe condition.

Linda Miller - asked Riina to point out the wetlands on the plan.

Upon motion by John Kincart, seconded by John Savoca, and with all those present voting aye, the Board closed the Public Informational Hearing.

Envirogreen Associates – August 10, 2015 Minutes

SBL: 15.16-1-30 & 31
Discussion: Site Plan
Location: 1833, 1851, 1867, 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of Lot 31 and a portion of Lot 30 by removing one of the existing buildings and parking area, and constructing two new 10,000 s.f. and 6,000 s.f. retail buildings with associated parking and through road connecting to adjoining properties.

Comments:

Al Capellini, project attorney, Joseph Riina, project engineer, and the property owner Rick Cipriani were present. Riina provided a new plan. Savoca asked about discussions with the neighbors about cross easements. Cipriani stated that there is no easement at the present time. The old rooming house building will be demolished soon. Georgiou noted the EAF stated there was an archeologically sensitive area. Riina stated that all of Mohegan Lake is considered in an archeological sensitive area. There is nothing specifically on this site.

Setbacks were discussed. Tegeder stated the front building line along Route 6 in Mohegan is typically less than in other parts of the Town. The Conservation Board memo requested parking be placed to the rear and that buildings be pushed up to front of the site, to help to preserve the wetlands. The Board requested the applicant submit a sketch with the building closer to the road.

The Board scheduled a Public Informational Hearing for the Sept. 21, 2015 meeting.

Tegeder reminded the Board about the Mohegan Streetscape plan. Also, the site is in Sustainable Development plan area therefore a traffic analysis will have to be done.

Neighboring property owner, Tim Mallon was present. He stated that he is not in favor of an easement to his property. Requirements of the site plan may require the new owners to enter into an easement. Tegeder stated an easement was required as part of Mallon's site plan approval, however, the easement was never executed because the adjacent development fell apart. Tegeder explained the cross accesses were planned to alleviate traffic on Route 6.

Envirogreen Associates – June 22, 2015 Minutes

SBL: 15.16-1-30 & 31
Discussion: Demolition Permit
Location: 1851 ,1867,1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of lot 31 and a portion of lot 30 by removing one of the existing buildings and parking area, and constructing a new 10,000 to 12,000 sf retail center with associated parking and through road connecting to adjoining properties.

Comments:

Al Capellini, project attorney and Joe Riina, project engineer, represented owner, Rich Cipriani. This application involves the demolition of a building, the corner of which is in the wetland buffer. Therefore, the demolition permit requires a wetland permit. This issue was already commented on to the Town Board.

Fon stated that Board conducted a site visit over the past weekend. Riina noted changes to the plans to comply with the Board's requests at their last meeting. Changes to the parking configuration were noted.

The owner of the adjacent corner property, Tim Mallon, questioned the Board about cars traveling through his property. He said that there were no easements through his property. There are 140 parking spaces in newly proposed plan. Mallon stated that his property would be negatively impacted by all the cars traveling from the proposed retail center, through the back of his property.

Fon explained that Planning Board has to review the plan before them and whether the parking lots are connected through the rear will be a part of that discussion. The Board then reviewed the plan without considering the easement to Lakeland Street. Riina noted that, at the previous meeting, the Board's main concern was to get owner of adjacent property to reconfigure the parking lot on Route 6, as it is not safe. Riina indicated that by moving the curb cut entirely would remove the unsafe conditions. Tegeder suggested that connection between the properties should be pursued and that the first curb cut on the Envirogreen should be further to the west on Route 6 so it wouldn't be so close to the connection to Mallon's property. Cipriani asked about moving forward.

Envirogreen Demolition Permit – June 8, 2015 Minutes

SBL: 15.16-1-31
Discussion: Referral Town Engineer
Location: 1833 East Main Street
Contact: Rick Cipriani
Description: Request for Wetland Permit to demolish existing structure located in a wetland buffer.
Comments:

Rick Cipriani, property owner, was present. The Board was in receipt of a demolition permit from the Town Engineer. Cipriani explained that he had acquired the old Dana Cole site plan apartment building property adjacent to his property and that he wanted to demolish the building. Cipriani stated it did not matter to him whether the demolition happened now or if the Board preferred to wait until his site plan was further along or approved. The Board did not see any reason to wait. The building is in very poor condition and would be demolished eventually. Tegeder requested photos of the exterior of the building be submitted to the Planning Department prior to demolition for the record. Cipriani agreed to email the photos.

The Planning Department will send a memo to the Town Engineer and Building Inspector that they have no objection to the issuance of the demolition permit provided photos of the building exterior are submitted.

The Board was also in receipt of a letter from project attorney Al Capellini regarding the town's purchase of the Ardizzone property as a wetland bank. This will be discussed at a later date when the site plan is under review and Capellini is present.

Envirogreen Associates – May 4, 2015 Minutes

SBL: 15.16-1-30 &31
Discussion: Site Plan
Location: 1833, 1851, 1867, 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing new 10,000 and 6,000 sf retail buildings with associated parking and through driveway connecting to adjoining properties.

Comments:

Al Capellini, project attorney, and Joseph Riina, project engineer, represented the Applicant. Riina informed the Board that, since the last time the Applicant appeared before the Board, the owner, Mr. Cipriani, purchased the Dana Cole property adjacent to the site. Therefore the original plan has been amended to include an additional smaller building and the driveway in the rear now connects to the adjacent sites. Riina noted that the rear portion of the new parcel is dedicated to mitigation and that the new structures will have a footprint of 16,000 SF. Two existing buildings will be taken down; the florist and the old apartment house. Riina added that the parking complies with the Town Code. Riina mentioned that there is an issue with the Mallon property and access to it in the front. Steinberg mentioned that there was bond money still being held for the Mallon site. The Board agreed that access to the front of the Mallon site didn't work as the Board had approved it. Riina agreed to think about a better way to access the Mallon site and connect the parking to this site. Riina said that they are not ready to go before the NYSDEC. He wants the Planning Board to be happy with the plan before they go to the NYSDEC. Tegeder

inquired about wetland encroachment issues for the site. Riina stated the wetland boundaries have not been confirmed by the Town. Kincart expressed that he was previously very concerned about the wetland encroachment on the site, but was more comfortable with the plan with the Dana Cole parcel included. Fon asked about additional improvements to and drainage into the pond, as well as treatment of stormwater by other properties around pond. The “No Net Loss” of wetlands, as it relates to the development was discussed by the Board. Capellini mentioned that there is 11 acres of condemned wetlands behind the winery that could be preserved by the Town years ago as a means to accommodate sensible growth of commercial development in the Lake Mohegan hamlet. The Town would be reimbursed for the purchase of this property known as the Ardizone Property by having property owners wanting to develop in the hamlet pay into a “bank.” Fon suggested that converting some of the existing backyard properties into wetland could achieve the “No Net Loss” without using the Ardizone wetlands bank. Flynn inquired about proper time for the Planning Board to visit the site. Riina said that Board can visit at any time.

Envirogreen Associates – December 8, 2014 Minutes

SBL: 15.16-1-30
Location: 1851, 1867, 1875 East Main Street, Mohegan Lake
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 10,000-12,000 sf retail center with associated parking and proposed through road connecting to the adjoining property to the west.
Discussion: Pre-Preliminary Application

Comments:

Al Capellini, project attorney, Joe Riina, project engineer, and Rick Cipriani, project developer and property owner were present. **The site is what was approved as the Mohegan Garden Center site plan.** Currently it is the building where Dunkin Donuts and the grey house are located in Mohegan Lake. To the east is the Dana Cole Salon application and the Malan building on the corner. It was noted that this is 7 acres of land and a good portion is town and NYS DEC wetland. Cipriani is proposing to remove the grey house and construct approximately 10,000-12,000 sf building (or buildings). The parking meets code. The proposal will require filling in some of the wetlands. Tegeder would like to see a formal application for the Board to review before the wetlands are verified or the Applicant meets with the NYSDEC. Cipriani stated that there was not a lot of space on the site for mitigation. Capellini mentioned how when the Town purchased the Ardizone property he thought development along Route 6 could occur if the developers gave a contribution to go towards the total cost of purchasing the parcel. He will look into this further. Cipriani also mentioned that he owns other property in Yorktown that could be used for building wetlands. The Applicant will prepare the formal application and EAF.

Site Design Consultants

Civil Engineers • Land Planners

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FEB 11 2021

TOWN OF YORKTOWN

February 11, 2021

Robyn Steinberg, AICP, Town Planner
Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

Re: Envirogreen Associates Inc.
Section 15.16 Block 1 Lot 30
Route 6, Mohegan Lake

Dear Robyn:

Enclosed please find the following items for the above referenced project being submitted for discussion at the Planning Board Meeting of February 22, 2021:

- Three prints of the plan titled "Site Plan Prepared for Envirogreen Associates Inc.," dated 2-10-21, Sheet 1 of 2;

A digital copy is also being submitted. If you have any questions or need additional information, please contact me. Thank you.

Yours Truly,


Joseph C. Riina, P.E.

Cc: Envirogreen Associates Inc.

/cm / Enc. / sdc 14-14

251-F Underhill Avenue • Yorktown Heights, New York 10598

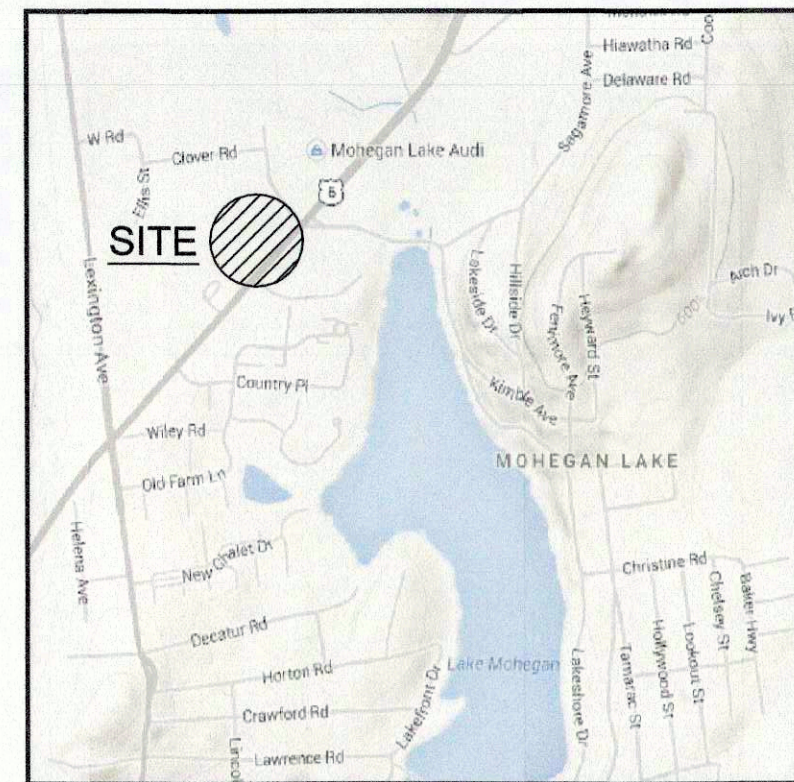
60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386





SITE DATA:

OWNER / DEVELOPER: ENVIROGREEN ASSOCIATES INC.
 11 HAGEMAN CT.
 KATONAH, N.Y. 10536
 PROJECT LOCATION: 1851 EAST MAIN STREET
 MOHEGAN LAKE, N.Y. 10547
 EXISTING TOWN ZONING: C-3 LIMITED COMMERCIAL - R1-20 RESIDENTIAL
 PROPOSED USE: RETAIL / COMMERCIAL
 TOWN TAX MAP DATA: SECTION 15.16, BLOCK 1, LOT 30 & LOT 31
 SITE AREA: 8.795 ACRES (383,114.7 SF)
 SEWAGE FACILITIES: PUBLIC SEWERS
 WATER FACILITIES: PUBLIC WATER FACILITIES

WETLAND DISTURBANCE:

	EXISTING		PROPOSED		NET INCREASE		PROPOSED MITIGATION CREATED WETLAND
	DISTURBANCE	IMPERVIOUS	DISTURBANCE	IMPERVIOUS	DISTURBANCE	IMPERVIOUS	
WETLAND	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	- 1bd SF
100' WETLAND ADJACENT AREA	61,570 SF	34,920 SF	73,228 SF	65,815 SF	11,658 SF	30,895 SF	

PARKING SCHEDULE

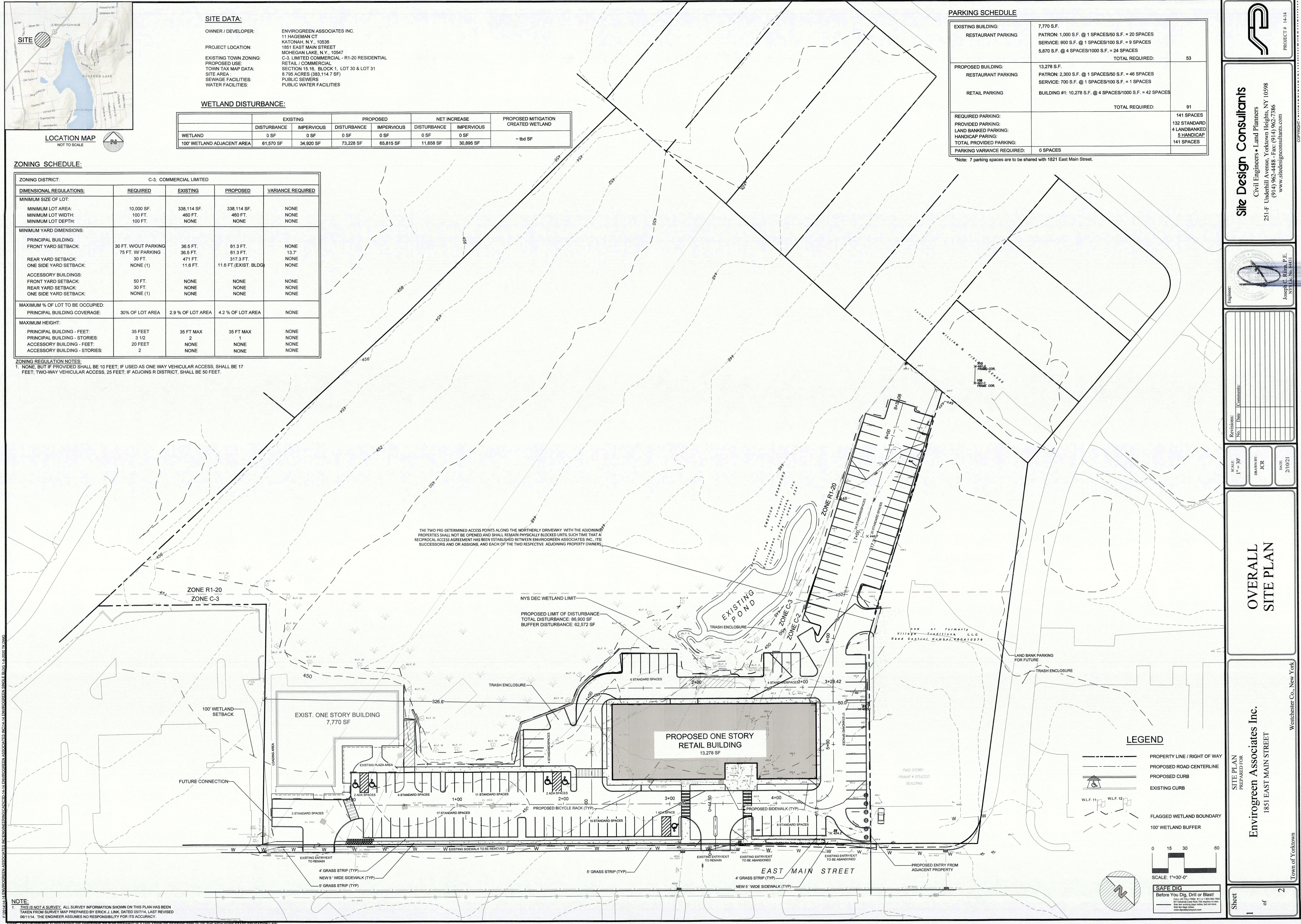
EXISTING BUILDING:	7,770 S.F.	
RESTAURANT PARKING	PATRON: 1,000 S.F. @ 1 SPACES/50 S.F. = 20 SPACES SERVICE: 900 S.F. @ 1 SPACES/100 S.F. = 9 SPACES 5,870 S.F. @ 4 SPACES/1000 S.F. = 24 SPACES	TOTAL REQUIRED: 53
PROPOSED BUILDING:	13,278 S.F.	
RESTAURANT PARKING	PATRON: 2,300 S.F. @ 1 SPACES/50 S.F. = 46 SPACES SERVICE: 700 S.F. @ 1 SPACES/100 S.F. = 7 SPACES	
RETAIL PARKING	BUILDING #1: 10,278 S.F. @ 4 SPACES/1000 S.F. = 42 SPACES	TOTAL REQUIRED: 91
REQUIRED PARKING:		141 SPACES
PROVIDED PARKING:		132 STANDARD 4 LANDBANKED 5 HANDICAP
LAND BANKED PARKING:		141 SPACES
HANDICAP PARKING:		
TOTAL PROVIDED PARKING:		
PARKING VARIANCE REQUIRED:	0 SPACES	

*Note: 7 parking spaces are to be shared with 1821 East Main Street.

ZONING SCHEDULE:

DIMENSIONAL REGULATIONS:	C-3, COMMERCIAL LIMITED			
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	10,000 SF	338,114 SF	338,114 SF	NONE
MINIMUM LOT WIDTH:	100 FT.	460 FT.	460 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	NONE	NONE	NONE
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:	30 FT. W/O OUT PARKING	36.5 FT.	61.3 FT.	NONE
FRONT YARD SETBACK:	75 FT. W/ PARKING	36.5 FT.	61.3 FT.	13.7'
REAR YARD SETBACK:	30 FT.	471 FT.	317.3 FT.	NONE
ONE SIDE YARD SETBACK:	NONE (1)	11.6 FT.	11.6 FT. (EXIST. BLDG)	NONE
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	50 FT.	NONE	NONE	NONE
REAR YARD SETBACK:	30 FT.	NONE	NONE	NONE
ONE SIDE YARD SETBACK:	NONE (1)	NONE	NONE	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	2.9 % OF LOT AREA	4.2 % OF LOT AREA	NONE
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	3 1/2	2	1	NONE
ACCESSORY BUILDING - FEET:	20 FEET	NONE	NONE	NONE
ACCESSORY BUILDING - STORIES:	2	NONE	NONE	NONE

ZONING REGULATION NOTES:
 1. NONE, BUT IF PROVIDED SHALL BE 10 FEET; IF USED AS ONE WAY VEHICULAR ACCESS, SHALL BE 17 FEET; TWO-WAY VEHICULAR ACCESS, 25 FEET; IF ADJOINS R DISTRICT, SHALL BE 50 FEET.



THE TWO PRE-DETERMINED ACCESS POINTS ALONG THE NORTHERLY DRIVEWAY WITH THE ADJOINING PROPERTIES SHALL NOT BE OPENED AND SHALL REMAIN PHYSICALLY BLOCKED UNTIL SUCH TIME THAT A RECIPROCAL ACCESS AGREEMENT HAS BEEN ESTABLISHED BETWEEN ENVIROGREEN ASSOCIATES INC., ITS SUCCESSORS AND OR ASSIGNS, AND EACH OF THE TWO RESPECTIVE ADJOINING PROPERTY OWNERS.

NYS DEC WETLAND LIMIT
 PROPOSED LIMIT OF DISTURBANCE
 TOTAL DISTURBANCE: 85,900 SF
 BUFFER DISTURBANCE: 62,572 SF

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- FLAGGED WETLAND BOUNDARY
- 100' WETLAND BUFFER

SCALE: 1"=30'-0"

SAFE DIG
 Before You Dig, Drill or Blast!

Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com

Project # 14-14

Engineer: Joseph C. Krima, P.E.
 NYS Lic. No. 14451

Scale: 1"=30'-0"

Drawn by: JCR

Date: 2/10/21

OVERALL SITE PLAN

Envirogreen Associates Inc.
 1851 EAST MAIN STREET
 Yorktown, New York

Sheet 1 of 2

NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY ERICK J. LINK, DATED 05/11/14, LAST REVISED 06/11/14. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.7(2) OF THE NEW YORK STATE EDUCATION LAW.

Alek-Tris
Minor Subdivision

TOWN OF YORKTOWN
PLANNING BOARD

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PLANNING DEPARTMENT

FEB 9 2021

TOWN OF YORKTOWN

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

APPLICATION FOR
APPROVAL OF A MINOR SUBDIVISION PLAT OR
PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION PLAT

Date 2/8/2021

1. Name of Project: Alek- Tris, LLC

2. Tax Map Designation: Section 16.10 Block 3 Lot 26

3. Zone: R-10 Acreage: 1.66

4. Total number of lots proposed: 3

5. Project narrative (brief description of proposed development):

Existing lot has a two family house & a cottage.

Proposed Lot # 1 variances were granted June 25, 1981 to create 2 lots in the rear of the property off Frost Road, i.e. Lot # 2- 14,482 SF & Lot # 3 - 14,043 SF

6. Contact Person - CHOOSE ONLY ONE:
 Applicant Owner Architect Wetland Scientist
 Attorney Engineer Surveyor Landscape Architect

7. Applicant

Name Brian Goc
Firm Alek-Tris, LLC
Address 3 Old Tomahawk St., Yorktown Heights, NY 10598
Phone 914-245-0244
Fax _____
Email Brian@sunrisecarpentry.com

8. Owner of Record

Name Same as applicant
Firm _____
Address _____
Phone _____
Fax _____
Email _____

9. Attorney

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

10. Engineer

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

11. Surveyor

Name Stephen Dolson
Firm Dolson Surveying Services
Address 30 Tara Terrace, Port Jervis, NY 12771
Phone 845-355-1355
Fax _____
Email _____
Lic. No. 096619

12. Architect

Name Joel Greenberg
Firm Architectural Visions, PLLC
Address 2 Muscoot Road North, Mahopac, NY 10541
Phone 845-628-6613
Fax _____
Email joel.greenberg@arch-visions.com
Lic. No. 11056

13. Wetland Scientist/Specialist

Name N/A
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

Name N/A
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

15. Is this project within 500 feet of the Town line? Yes No

16. Is this project within 500 feet of the Putnam County line? Yes No

17. Is this project within the Sustainable Development Study Area? Yes No

18. Is this project within 500 feet of:

The right-of-way of any existing or proposed state or county road? Yes No

The boundary of an existing or proposed state or county park or any state or county recreation area? Yes No

The boundary of state or county-owned land on which a public building/ institution is located? Yes No

An existing or proposed county drainage line? Yes No

The boundary of a farm located in an agricultural district? Yes No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination. Yes No

20. This project requires the following permits or approvals from the Town of Yorktown:

- Wetland Permit
- Stormwater Permit
- Tree Permit
- Planning Board special permit: _____
- Town Board variance or approval: _____
- _____ Zoning Board of Appeals variance or special permit: _____

21. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: _____

22. This parcel is in the following districts:

School District	<u>Lakeland</u>	Water District	<u>Yorktown</u>
Fire District	_____	Sewer District	<u>Yorktown</u>

23. Is a statement of easements relating to property attached? Yes None exist

A Long Form/Full EAF with the original signature of the applicant must be attached to this application when submitted. The signature of the applicant's design professional or attorney is not acceptable.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

This application shall be considered officially submitted when all plans and date required by Land Development Regulations, including final reports from the Director of Planning and Town Engineer are received by the Board.

Applicant

Joel Greenberg

NAME (PLEASE PRINT)

Joel Greenberg

SIGNATURE

2/8/2021

DATE

Owner of Record

Brian Goc

NAME (PLEASE PRINT)

Brian G. Goc

SIGNATURE

2/8/2021

DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Joel Greenberg, being duly sworn, deposes and says that he is the agent named in the foregoing application for Alek-Tris, LLC and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

Joel Greenberg

Sworn before me this 8th date of February, 2021

Peter W Langeloh
Notary Public

PETER W LANGELOH
Notary Public, State of New York
Registration #01LA635474
Qualified In Westchester County
Commission Expires Feb. 21, 2021

F:\Office\WordPerfect\APPLICATION FORMS\APPMIN.wpd
Last updated: December 2011

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

_____, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this _____ date of _____, 20__

Notary Public

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

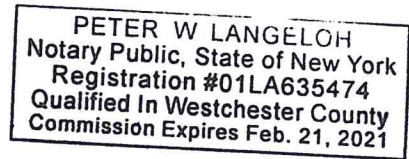
STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Brian Goc, being duly sworn, deposes and says that he resides at 3194 Old Yorktown Rd, Yorktown Heights, NY 10598 in the County of Westchester and State of New York. That he is the President of Alek-Tris LLC the corporation which is owner in fee of the property described in the foregoing application for Subdivision approval and that the statements contained therein are true to the best of his knowledge and belief.

Brian Goc

Sworn before me this 8th date of February, 2021

Peter W Langeloh
Notary Public



Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED
PLANNING DEPARTMENT

FEB 9 2021

TOWN OF YORKTOWN

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Alek- Tris LLC			
Project Location (describe, and attach a location map): 1075 East Main St, Shrub Oak, NY 10588			
Brief Description of Proposed Action: 3 Lot Subdivision			
Name of Applicant or Sponsor: Brian Goc		Telephone: 914-245-0244	
		E-Mail: Brian@sunrisecarpentry.com	
Address: 3 Old Tomahawk Street			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: WCHD & Yorktown Bldg Dept.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>1.66</u> acres	
b. Total acreage to be physically disturbed?		<u>0.5</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.66</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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? b. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Map labels include: Yorktown, 16.06-1-17, 16.06-1-18, 16.06-1-19, 16.06-1-20, 16.06-1-21, 16.06-1-22, 16.06-1-31, 16.06-1-34, 16.06-1-33, 16.10-2-26, 16.10-2-27, 16.10-2-82, 16.10-2-25, 16.10-2-32, 16.10-2-24, 16.10-2-23, 16.10-3-48, 16.10-3-26, 16.10-3-25, 16.10-3-22, 16.10-3-21, 16.10-3-20, 16.10-3-49, 16.10-3-50, 16.10-3-51, 16.10-3-47, 16.10-4-34, 16.10-4-33, 16.10-4-32, 16.10-4-35, 16.10-4-27, 16.10-4-36, 16.10-4-28, 16.10-4-37, 16.10-4-47, 16.10-4-38, 16.10-4-29.

Map attribution: © 2021 Esri, DeLorme, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

DECISION OF THE YORKTOWN ZONING BOARD OF APPEALS

June 25, 1981

MACMASTER, WILLIAM
#32/81

Application for variance to allow subdivision of property creating two new building lots with an area of 16,000 square ft where 20,000 square ft is required. Premises located on east side of Frost Road, aka/Section 4.6, Parcel 7, Lot 24 on the Tax Map of the Town of Yorktown.

Upon reading and filing the Certificate of Notice, the reports of the Building Inspector dated June 25, 1981, Conservation Board dated June 2, 1981, Tax Assessor dated June 25, 1981 and upon the report of the site committee and upon the testimony offered and received at the public hearing of this application, it is found and determined as follows:

The requested relief, although resulting in a 25% reduction in the area requirements is nevertheless in harmony with the surrounding area and exceeds the size of surrounding lots.

Applicant agreed to stipulate that lot 24 (the front lot) could not be further subdivided.

In order to preserve the open shed and eliminate the dog leg of the lot lines, Board and applicant agreed to rearrange same. Such rearrangement results in lot 24.1 being 14,043 square ft and lot 24.2 being 14,482 square ft.

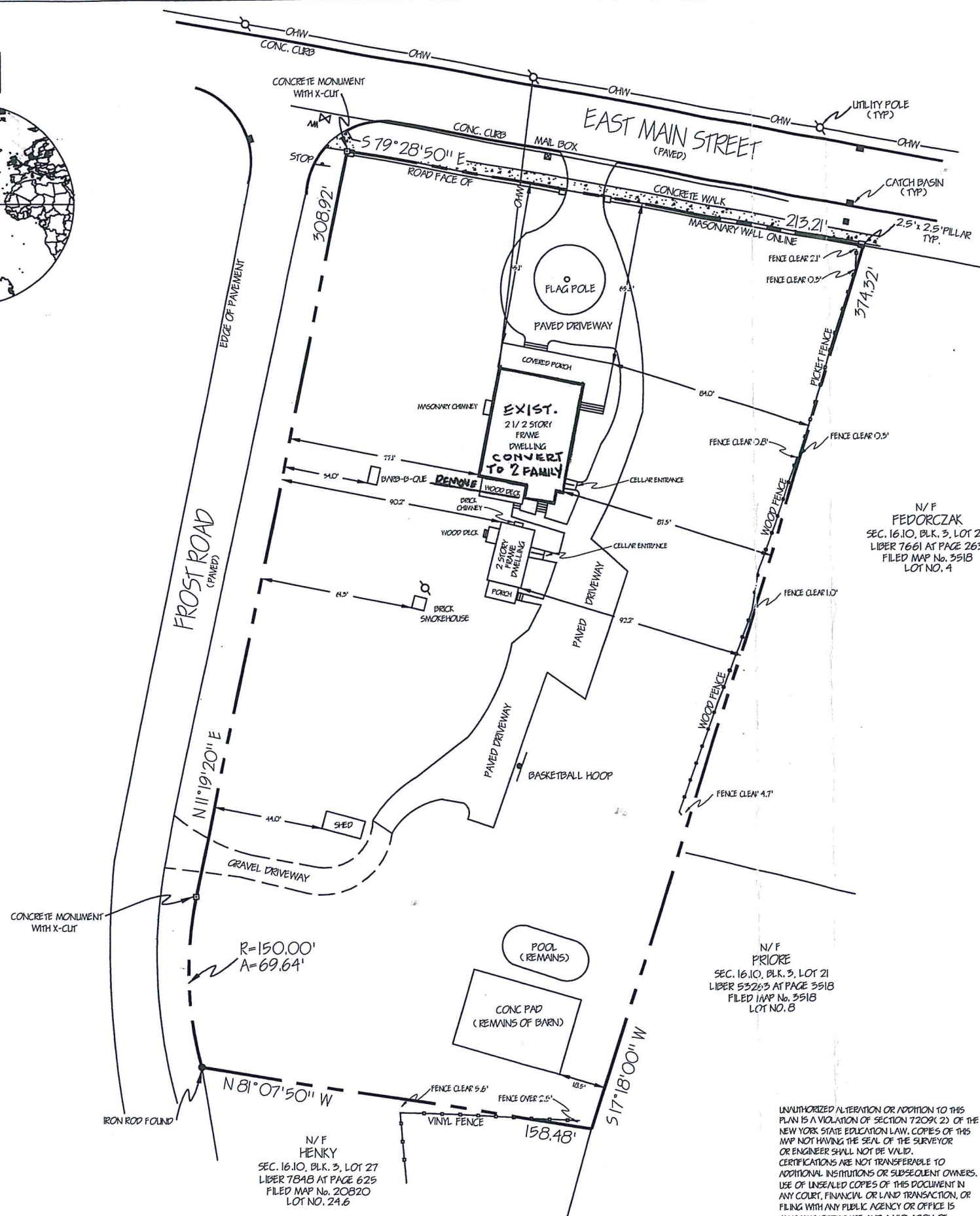
Applicant presented proof of practical difficulty.

Based upon the above, the Board, after due consideration does grant the variance requested. Said variance is made expressly subject to the following conditions:

1. No further subdivisions on the lot facing East Main Street (24) shall be permitted.
2. Shed shall be restored by July 1, 1982.
3. Application is amended to rearrange the lot lines leaving one lot of 14,043 square ft (24.1) and one of 14,482 square ft (24.2).

Filed on the 30th day
of July, 1981.

GERALDINE SCHWALB, Town Clerk



NOTES:

1. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
2. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
4. REFERENCE: A MAP ENTITLED, "MINOR SUBDIVISION MAP - WILLIAM F. MACMASTER", AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON DECEMBER 29, 1981, AS MAP No. 20820. REFERENCE: A MAP ENTITLED, "MAP OF SUBDIVISION BELONGING TO EMILY K. MILLER", AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON OCTOBER 25, 1929, AS MAP No. 3518. REFERENCE: DEED LIBER 55287 AT PAGE 3655, ADJOINERS AS NOTED.
5. SUBJECT TO AN ACCURATE AND UP TO DATE TITLE REPORT.
6. SUBJECT TO ANY EASEMENTS OR AGREEMENTS OF RECORD, IF ANY.

AREA = 1.66 + 1 - ACRES

TAX MAP SECTION 16.10, BLOCK 3, LOT 26
FILED MAP No. 20820, LOT No. 24

DATE	REVISIONS	APPROVED
11/11/15	ORIGINAL PREPARATION	SPD
TITLE: SURVEY MAP OF LANDS OF: BRIAN GOC TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK DOLSON SURVEYING SERVICES 30 TARA TERRACE PORT JERVIS, NEW YORK 12771 PHONE: (845) 355-1355 MOBILE: (845) 551-8786		
JOB NO.	DWG. NO.	REV.
15-016	15-016 SUR	1
SCALE	E-MAIL	SHEET
1" = 50'	DSSDOLSON@LIVE.COM	1 OF 1

N/F PRIORE
SEC. 16.10, BLK. 3, LOT 21
LIBER 53263 AT PAGE 3518
FILED MAP No. 3518
LOT NO. 8

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS AN UNAUTHORIZED USE AND A VIOLATION OF FEDERAL COPYRIGHT LAWS.

STEPHEN P. DOLSON, P.L.S.
LICENSE NO. 050554 ©

CERTIFIED:
- AARON WISOTSKY

N/F HENKY
SEC. 16.10, BLK. 3, LOT 27
LIBER 7848 AT PAGE 625
FILED MAP No. 20820
LOT NO. 24.6

Hemlock Hill Solar Farm

Hemlock Hills Solar Farm / SBL: 46.08-1-1

Meeting Dates:		
1	08-10-2020	Withdrawn by applicant
2	10-26-2020	
3	11-23-2020	
4	12-21-2020	PIH
5		

December 21, 2020 Minutes

Hemlock Hills Farm Solar Farm

Discussion: Public Informational Hearing

Location: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt); 500 Croton Avenue, Cortlandt Manor

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed 1.69 MW solar farm on a portion of the 50 acre Hemlock Hill Farm property.

Comments:

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting “aye”, the Board opened the Public Informational Hearing.

Margaret McManus, P.E. of Badey and Watson was present. Mr. Kincart noted that the Planning Board conducted a site visit this past Saturday as there were concerns of the view of the solar farm from the existing trail system. He did not attend that visit but did get out to the site earlier today. Ms. McManus stated that the proposed solar farm will be a total of 4 acres and located within the Yorktown parcel consisting of 50 acres. The entire site is a total of 118 acres between the Town of Cortlandt and Yorktown. As discussed at the previous Board meeting, nine balloons were spread out and placed along the location of the proposed solar array in order to get a sense of what the view from the trail would be during the site visit. Photos from the site visit showing a single balloon barely visible was shown. She noted that this was done during leaf off conditions and feels that as soon as the trees are in bloom, there will not be any visibility to the farm. The solar panels face south and the view from the trail will be from the east looking at the ends of the panels. She does not think it will be a significant impact and is not sure that planting evergreen trees will be a benefit to the view.

Ms. McManus continued. The entry to the site is off of Croton Avenue. There is a stonewall that separates the wetlands from the field. The solar panels will face toward the south. There is a wire that needs to be connected to the proposed transformer. This will be installed by boring and driving it under the ground and not trenched. In addition, there will be two small concrete pads for equipment. A revised plan will be submitted to the Board showing the concrete pads. Since the property is in the NYC watershed, the NYCDEP asked that the run-off from these pads be addressed. She will look to see how they will accommodate this increase in impervious area. There are no other stormwater impacts since they are not placing any roadways in the area. The solar panels are proposed to be installed within the wetland buffer so they are requesting a wetland permit, however they will just be pile driven so there will be no concrete pads underneath. A pollinator seed mix will be spread underneath the panels, which will be good for the environment and also attract bees to the area. No trees are proposed to be removed for the project. The only noise that will be generated from the solar farm will be during the construction phase. Once complete, there will be no increased noise.

Mr. Kincart asked the Board and Counsel if there were any comments. Mr. Bock noted the NYCDEP letter dated 12/15/2020 raising issues which extend beyond the Yorktown property into the Cortlandt side of this project and questioned how this review takes place if we are the Lead Agency on the project. Is the Board only limited to reviewing the Yorktown side when the DEP raised issues on the other side of the town line? Mr. Tegeder responded that the Town of Cortlandt would be an involved agency if any of the construction on their side rises to requiring an approval, it would be a coordinated review. Cortlandt can participate and accept this Board as the Lead Agency, since we have the largest impact, and they would inform us of any information pertinent to their

parcel as it would be their duty to do so under SEQRA. We would, on their behalf, produce a SEQRA record that would form the basis or part of the basis of their approval record as well. Mr. Glatthaar agreed and stated that it is the Board's obligation to consider the environmental impacts that they are notified of, and the Board's obligation to look on the other side, but it's a difficult situation when you have properties in two municipalities. The concern should be focused on where the majority of the impacts are and in this case it is Yorktown. Ms. McManus stated that she received a copy of the NYCDEP letter and noted that all the items will be addressed in the SWPPP and submitted to the Board when complete.

Mr. Bock stated that at a previous meeting it was noted that Westchester County approved the wrong parcel and asked if this was addressed. Ms. Steinberg responded that she spoke to the County and their response was that the applicant should submit another letter for approval.

Mr. Kincart asked the public if there were any comments. An email from Brendan Murphy of the Westchester Land Trust was read into the record by Mr. Kincart as follows:

I have comments/questions regarding the Hemlock Hills Farm Solar Farm project. Our Hunter Brook Preserve is adjacent and downhill to Hemlock Hill Farm and the project site, and receives virtually all of the stormwater from the farm via 7 intermittent streams or gullies. A few of the streams coming off the farm have been eroded, which negatively impacts our hiking trails and pollutes the streams and wetlands, including the Hunter Brook itself. As such, my comments/questions are in regards to stormwater runoff and water quality.

- On Sheet 1 of 3, I see water features like a stream on the south side, and a pond to the west, both showing in blue. But there is another feature, running east-west through the center of the project site labeled "dry ditch". Is it called dry ditch because at the time the survey was developed it was dry, or because it doesn't meet the definition of a stream? This dry ditch does indeed run with water (it comes from the pond, actually), and Westchester County classifies the ditch as a stream at the stone wall that is on the east side of the project site. Consideration should be given to reclassifying the dry ditch as a stream because it does have water, and because the point at which Westchester calls it a stream is literally a few feet away, and that such a designation would perhaps allow the project design and management to better accommodate for downstream impacts.
- I understand that a stream that is within close proximity to, or even within the solar field, is going to be restored by the Watershed Agricultural Council. This is welcome news. Is this the stream that is on the south side of the project, or is it a different one?

Thank you for the opportunity to provide comment on this project.

Ms. McManus responded that the stream on the south side of the wall will receive some treatment from the Watershed Agricultural Council (WAC). She stated that the ditch is sometimes called an intermittent stream because basically it is dry except if the pond exceeds capacity and overflows. She will reach out to the WAC to find out if they have developed plans for the mitigation of the stream. She noted that the conditions are existing and will not be impacted by the addition of the solar panels. In addition, they will follow the NYSDEC guidelines.

Tom McLoughlin, resident – Mr. McLoughlin asked what percentage would the Town of Yorktown residents benefit from this installation.

Ms. McManus responded that this solar farm will be directly connected into the grid. If you are a Yorktown resident and buy into any of the plans that let you be part of the solar farms, then you would directly benefit from this installation.

There were no other public comments. Mr. Kincart asked the Board and Counsel if there were any comments and there were none. Ms. McManus asked the Board if she should reach out to the Town of Cortlandt to see if they have any issues with the two pads that they are proposing to install on the Cortlandt side of the property. Mr. Tegeder responded that it would make sense to do this as a matter of course. He noted that the application was circulated for Lead Agency and they have not received any response as yet.

Upon a motion by Bill LaScala and seconded by Rob Garrigan, and with all those present voting “aye”, the Board closed the Public Informational Hearing.

Upon a motion by Aaron Bock and seconded by Rob Garrigan, and with all those present voting “aye”, the Board re-opened the Public Informational Hearing.

Mr. Kincart stated that there was an additional public comment as follows:

Susan Siegel, resident – Ms. Siegel wanted to follow up on Aaron Bock’s question at a prior meeting with respect to the County’s approval letter and misidentification of the parcel. She thought that the Town should contact the county to answer this question.

Ms. McManus responded that Robyn Steinberg of the Planning Department stated earlier that she contacted the County and was told that the applicant will need to resubmit a letter which they will do.

Upon a motion by Bill LaScala and seconded by Aaron Bock, and with all those present voting “aye”, the Board closed the Public Informational Hearing.

November 23, 2020 Minutes

Hemlock Hills Farm Solar Farm

Discussion: Site Plan & Special Permit

Location: SBL: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt) / 500 Croton Avenue, Cortlandt Manor

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed 1.69 MW solar farm on a portion of the 50 acre Hemlock Hill Farm property.

Comments:

Margaret McManus, P.E. of Badey and Watson was present. Ms. McManus stated that they were last before the Board on 10/26/2020 for a preliminary discussion. Since then they have submitted a complete package to the Board for review. Chairman Fon noted that they have reviewed the easement and the letter from Westchester County dated 6/12/2019 and asked Mr. Glatthaar, Esq. if he had any thoughts with respect to this. Mr. Glatthaar responded that he did not see anything that would prohibit the County from authorizing a use of the property. Mr. Bock stated that he looked at the Westchester County approval letter, but noted that the map attached to their letter showed a different location for the solar farm than the one they are considering and was wondering if this would have an impact on the approval. Mr. Tegeder noted that the Planning Department will request clarification. Ms. McManus stated that she will follow up with the County. Mr. Glatthaar stated that he believes that the County has a right to allow the use of the property for this purpose and it seems from their letter they have given thought to the impact and find that because it is so scarcely used it will not interfere with anyone else’s property rights. Chairman Fon noted the Open Space comment memo dated 11/22/2020 and their concern about a possible view of the solar panels from the trail in the adjacent park.

Ms. McManus reviewed the plans with the Board. She stated that the entire site is a total of 118 acres between the Town of Cortlandt and Yorktown. The Yorktown parcel is about 50 acres. The proposed solar farm will be a total of 4 acres and located on the Yorktown parcel. There is a trail about 200 feet from the solar arrays and she does not think visibility would be an issue. However, they could plant evergreens along the property line for screening purposes if necessary. She noted that they would have to be careful with any plantings near the solar arrays as they do not want to shield them from the sun. They are scheduled to meet with the ABACA tomorrow evening. The topography was shown to the Board. Discussion followed with respect to the gullying noted in the Open Space memo. Lori Ensinger, of the Westchester Land Trust stated that she would be happy to walk the property line with the applicant as there is significant gullying on the preserve. Ms. McManus responded that the Watershed Agricultural Council is working to widen the stream on the south side to slow down the water. She noted that the water run-off from the panels will go directly into the fields, there is no impervious surface as the arrays just sit on the grass. She will look to see if there is any impact from the development that would cause additional gullying. Chairman Fon stated that during the site visit he did not notice any significant issues and Mr. Bock agreed.

Chairman Fon asked the Board and Counsel if there were any comments. Mr. Tegeder stated that the Planning Department will continue to review the application with respect to the visual aspects per the law. Ms. McManus stated that she could place balloons where the solar arrays are to be located in order for the Board to get an idea of the visibility from the trail. The Board agreed that this would be a good idea and asked the Planning Department to schedule another site visit with the balloons in place.

Ms. McManus stated that the client is requesting to move forward with a Public Informational Hearing. She asked the Board if this application was considered a Type 2 action or if it would need to be circulated for Lead Agency. Mr. Tegeder responded that it is unlisted and has already been circulated for Lead Agency.

The Board asked the Planning Department to schedule a Public Informational Hearing for the December 21st meeting. The Board advised the applicant to work with the Planning Department

October 26, 2020 Minutes

Hemlock Hills Farm - Solar Farm

Discussion: Preliminary Site Plan

Location: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt); 500 Croton Avenue, Cortlandt Manor

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed solar farm on a portion of the 50 acre Hemlock Hill Farm property.

Comments:

Margaret McManus and Steve Marino, wetlands consultant were present. Ms. McManus stated that a concept plan was submitted to the Board for their review. The property is accessed off of Croton Avenue in the Town of Cortlandt. The parcel that will have the solar farm is within the Town of Yorktown. The Yorktown parcel is about 50 acres and the entire farm is a total of 118 acres. The area for the proposed solar farm will be a total of 4 acres. The majority of the solar panels are located within the 100 ft. buffer area. The stream as it exists will be widened on the south side of the stone wall and receive some treatment from the Watershed Agricultural Council (WAC). McManus will contact the WAC to obtain more specific information on their plan. They also met with the Conservation Board and received their comment memo dated 10-22-2020. All comments will be addressed with the application submission.

Mr. Marino stated that the wetland immediately to the north is an old field that is sparsely treed with meadow grasses, is generally wet, and slopes down to the east. The intermittent watercourse down the center of the site is the overflow from the two farm ponds to the west. Then there is the additional watercourse to the south. The buffer throughout this site is an old pasture area with sheep meadow and successional herbaceous plants now that the use of the pasture has ceased. There is no woody material and the area is very flat. Although it's shown as a buffer, it does not really drain into any of the water courses as it is all relatively flat. Most of the water at the site just seeps into the ground as there are no slopes. The proposal is to install the piers that hold the panels and leave the existing vegetation underneath. Mr. Marino measured that the Hunterbook is about 1,200 ft. away. Ms. McManus stated the Conservation Board suggested adding pollinator seed mix to the entire field and they are fine with doing that.

Mr. Garrigan asked how the widening of the stream will impact the solar farm. Ms. McManus responded that they do not believe it will have any impact to the solar installation because the work will be on the south side of the stone wall. Chairman Fon asked about the memo regarding the conservation easement. Mr. Tegeder responded that it refers to the county program that bought development rights on farms within the agricultural district. This farm possibly participated in that program. He requested that the applicant submit the documentation to the Board.

Chairman Fon asked the Board and Counsel if there were any comments. Mr. Glatthaar stated that he would like to see the conservation easement for review. The Board advised the applicant to develop a more detailed plan and submit an application to the Planning Department in order to move forward with a Public Informational Hearing.

August 10, 2020 Minutes

Hemlock Hills Solar Farm

SBL: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt)

Discussion: Preliminary Site Plan

Location: 500 Croton Avenue

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed solar farm on a portion of the Hemlock Hill Farm property.

Comments:

Item withdrawn from the agenda at the applicant's request.

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

**TOWN OF YORKTOWN
CONSERVATION BOARD**

Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722

MEMORANDUM

To: Planning Board

From: Conservation Board

Date: February 19, 2021

Re: Hemlock Hills Solar Farm: 500 Croton Ave

RECEIVED
PLANNING DEPARTMENT

FEB 22 2021

TOWN OF YORKTOWN

The Conservation Board, at its February 3rd 2021 meeting discussed the proposed Solar Farm at 500 Croton Ave with Margaret McManus of Badey and Watson Engineering. The Conservation Board has the following comments:

- All the items in the Conservation Board's previous memo have been satisfactorily addressed by the applicant and we advise that the project move forward.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

RECEIVED
PLANNING DEPARTMENT

FEB 1 2021

TOWN OF YORKTOWN

BADEY & WATSON
Surveying & Engineering, P.C.



February 8, 2021

Richard Fon, Chairman
Town of Yorktown Planning Board
Albert A. Capellini Community & Cultural Center
1974 Commerce Street
(Top Floor, Room 222)
Yorktown Heights, NY 10598

RE: 174 Power Global, Inc.
Solar Farm at Hemlock Hills Farm
Pre-Application Sketch Plan
Yorktown (T) (Tax ID 46.08-1-1)
Cortlandt (T) (Tax ID 45.12-1-1)

Dear Chairman Fon and Board members:

Enclosed are eight (8) updated plans and two copies of the Stormwater Pollution Prevention Plan (SWPPP) for the Solar Farm at Hemlock Hills Farm. The plans have been updated to address comments from the board and letters as listed below, our responses are shown in bold.

Below are responses to a comment letter from the NYCDEP to the Town of Yorktown Planning Board, dated December 15, 2020.

1. It is unclear whether the solar panels will be mounted on the ground on pilings or on concrete pads. A detail for mounting should be provided and shown on the plans. Moreover, the array is shown across the topographic contours and as such, the installation might result in parallel and concentrated flows converging to the watercourses. The project sponsor should explain how stormwater runoff would be dissipated onto the ground based on this solar panel arrangement.

RESPONSE: The solar panels are mounted on pilings, driven directly into the ground with very little disturbance to the area anticipated. They will be orientated to the south, optimizing the amount of sunlight on the panels and thereby, maximizing the power generated. A detail has been added to the plan for the installations of stone trenches topped with the same pollinator seed mix below the drip line of panels for slope greater than 5%, this will assist in the infiltrating the runoff into the earth under the panels and minimizing concentrated flow of stormwater runoff.

2. The presence of watercourses/wetlands within the proposed project site is noted. It appears that the concrete pads for the generator switchboard and concrete transformer pad is within the 100-foot limiting distances of the watercourse/wetland shown on the plan. Per Section) of the Watershed Regulations, construction of an impervious surface within the limiting distance of 100 feet of a watercourse or wetland is generally prohibited.

Response: The concrete pads have been eliminated from the area by the solar panels. One pad in proposed near the telephone pole to the east on the site, not within the 100-foot buffer of any wetland or stream.

3. The EAF indicates 4 acres of land disturbance, though clarification on the nature and extent soil disturbance associated with panel installation must be provided. For instance, a breakdown of the soil disturbance proposed for this project should include any trenching required for the installation of MC cable, pad mounted utility meter, generator, and transformer pad, etc. The applicant's representative is encouraged to schedule a pre application conference with DEP in order to discuss the project further and confirm whether the project, as proposed, does in fact require DEP SWPPP approval. In

www.Badey-Watson.com

addition, the applicant's representative may contact Mariyam Zachariah at (914) 749-5357 to schedule a site walk to validate the presence of any watercourses onsite.

RESPONSE: The MC cable will be hydraulic bored from the panels to the condenser pad. We have reached out the DEP for a meeting and site walk.

4. According to SPDES General Permit, GP-01 5-002, Table I in Appendix B, solar arrays are considered an environment enhancement project. As such, pursuant to Watershed Regulations Section 18-39(b) (3) (ii), the applicant's representative must demonstrate whether this project will alter the hydrology from pre to post development conditions, and thus whether permanent post-development stormwater practices are required.

RESPONSE: The existing grass cover in the area of the solar panel will be seeded with pollinator seed mix, and the time of concentration will not be altered, thereby the hydrology will not be altered from the pre to post development condition.

6. The plans do not show any erosion and control practices to protect the watercourse that runs through the project site. The project sponsor must provide and show appropriate protective measures to mitigate potential water quality impacts to both the stream and associated NYS Freshwater Wetland A-37.

RESPONSE: An erosion and sediment control plan has been developed in accordance with the NYSDEC guideline and regulations.

7. The site plan shows solar panels to be installed within close proximity (perhaps 10-12 feet) to the wetland boundary. In order to minimize adverse impacts to surface water features, it is suggested that the solar panel configuration be shifted further from the wetland.

RESPONSE: The solar panel array and the wetland boundary are separated by a stone wall. Additional we have reviewed the solar array location with WAC who is teaming with the farm to complete an enhancement of the stormwater control measures on the farm to assist in reducing the phosphorus levels in the runoff that leaves the farm. WAC is in support of the solar array and in proximity to the wetland.

8. It is unclear if the entire site was assessed and delineated for wetlands. From aerial imagery, it appears the wetland may span a larger area than shown on the plans. The entire site should be field checked for wetlands and all wetlands should be properly delineated on the site plan.

RESPONSE: The site is over 118 acres in area, all areas of wetland that are relevant to the 4-acre solar panel site have been delineated that shown on the plan.

Below is our response to letter dated December 23, 2020 from the David S. Kvinge, Director of Environmental Planning, Westchester County:

Comment:

We have become aware that the project currently contemplated is larger in area and located in a different portion of the property, which has been used actively as part of the livestock operation. Kindly provide the County with plans for the proposed construction along with a narrative description of how the impacts to the farm operation will be minimized and mitigated. The plans should depict the topography and soil conditions, particularly with respect to potential for erosion from concentrated stormwater runoff from the arrays. As part of the narrative, please describe if the area will be fenced off from the farm operation, if dual-use agriculture (such as solar grazing, <https://solargrazing.org/>) was investigated for the solar array area or if the solar array will be planted as pollinator habitat or other valuable habitat intended to support the agricultural operation. Also please provide a decommissioning plan describing decommissioning methods, estimated costs, and an assurance plan for removal (such as an escrow or bond).

February 8, 2020

Yorktown Planning Board

Page 2 of 3

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RESPONSE: The solar array is now proposed on a 4-acre parcel on the farm that is surrounded by stone walls and fencing. This area of the farm was periodically used to graze livestock. There will continue to be a path for the livestock to transverse from one area of the farm to another. There are sufficient other areas on the 118-acre farm for grazing and utilizing this area of the farm for the solar array will not have a detrimental impact on the workings of the farm. Rather than solar grazing the area, the grass ground cover will be overseeded with pollinator seed mix to help support the agricultural operation. A Stormwater Pollution Protection Plan, including an Erosion and Sediment Control Plan has been developed for the project, a copy is enclosed. A decommissioning plan has been sent to the Town of Yorktown and forwarded to Mr. Kvinge, we expect to have an escrow or bond requirement as a condition of Planning Board approval.

Response to email from Michelle Robbins, Town of Cortlandt dated January 7, 2021.

1. It appears that the solar panels are proposed to be located adjacent to a regulated watercourse/wetland located in the NYCDEP watershed. Has a hydraulic analysis been performed as part of the proposed application that determines that no stormwater permits will be required by NYCDEP?

RESPONSE: We are in correspondence with the NYCDEP. A SWPPP has been prepared for the project. The solar panel legs are driven into the soil, there is little to no disturbance of the site anticipated. The cover characteristics and the time of concentration will not change from the pre to post conditions, and in accordance with the NYSDEC guideline on Solar Farm, there is no change in runoff, a NYCDEP permit is not required.

2. If any proposed component of the solar facility such as the inverter, transfer pad, or other forms of physical construction occur within the portion of the property located within the Town of Cortlandt a site plan application shall be filed with the Town of Cortlandt by the applicant.

RESPONSE: Comment noted.

3. All utilities located within the Town of Cortlandt must be located underground as described in Chapter 255 Solar Energy Systems of the Cortlandt Town Code (see § 255-8. Permitting requirements for Tier 3 solar energy systems.)

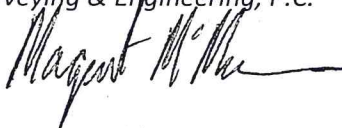
RESPONSE: Comment noted.

Attached please find a copy email correspondence from Gibson Durnford of the Watershed Agricultural Council (WAC).

Please place this project on the next available agenda where we look forward to further discussion of the project and hope to schedule a public hearing.

Yours truly,

BADEY & WATSON,
Surveying & Engineering, P.C.



by
Margaret Smith McManus
845.265.9217 x219

mmcmanus@badey-watson.com



FEB 11 2021



TOWN OF YORKTOWN Margaret McManus <mmcmanus@badey-watson.com>

RE: Hemlock Hills Farm stream improvement

Gibson Durnford <gdurnford@nycwatershed.org>
To: Margaret McManus <mmcmanus@badey-watson.com>
Cc: Hemlock Hill Farm <hhf500@gmail.com>

Mon, Feb 1, 2021 at 1:23 PM

Hi Margaret,

In response to your email,

- Your description of WAC's work is accurate and Hemlock Hill is one of our active East of Hudson farm partners.
- The CNMP is a whole farm, progressive document that identifies existing environmental risks (including water quality) and proposes solutions to reduce the risk of negative impacts to the environment. The farm's CNMP was developed by a CNMP planner (ACS Crops) contracted by the farm with assistance from NRCS. Since the CNMP belongs to the producers, specific questions about the CNMP and proposed conservation practices should be directed to the farm.
- The design and implementation of Best Management Practices will require coordination between NRCS, WAC and the farm. A timeline for design and implementation will be established with Hemlock based on the capacity, workload and available funding of the farm, NRCS and WAC. This has not occurred at the time.
- Proposed BMPs must be approved by NRCS, WAC and the farm. At this point there has only been conceptual review and approval for BMPs identified in the CNMP. Engineering details for BMPs are not available at this time.
- Based on the current conceptual plan, the proposed location of the solar installation does not interfere with any proposed BMPs. The farm is encouraged to send a site plan for the proposed solar installation to WAC to improve coordination between projects.

As more information becomes available, we will ensure the farm is updated and able to share with you. If you have further questions, please feel free to call.

Best,

Gibson

From: Margaret McManus [mailto:mmcmanus@badey-watson.com]
Sent: Thursday, January 28, 2021 11:31 AM
To: Gibson Durnford <gdurnford@nycwatershed.org>
Subject: Re: Hemlock Hills Farm stream improvement

Hi Gibson,

Thank you so much for calling me it was good to speak with you again.

I would like to review the items we spoke about in regard to the Hemlock Hills Farm, The Watershed Agricultural Councils Project to address water quality of the runoff from the farm and our Solar Farm Project.

1. I understand that the Watershed Agricultural Council (WAC) works with farms and forest landowners in the New York City Watershed region to protect water quality within the NYCDEP watershed.
2. WAC has worked in coordination with NRCS and the owners of Hemlock Hills Farm to develop a Comprehensive Nutrient Management Plan (CNMP) for the farm.
3. At this point in time the CNMP was developed with overall concepts that are designed to assist the Farm to implement best management practices on how the farm functions that will benefit the NYCDEP watershed.
4. Later this year it is anticipated that your team will begin the engineering work, they will analyze the existing hydrology of the farm and then consider any impact from proposed improvements.
5. Specifically the stream located to the south of the proposed solar farm is anticipated to be widened, vegetated and stepped to allow for flatter grades and longer contact time with natural planting that help leach nutrient from the runoff.
6. The CNMP is not a public document but we discussed that the document anticipated the addition of the solar farm to the farm site and does not anticipate any negative impact from panels on the stormwater.

Thank you for your frank conservation and please respond to this email to either agree with my statements or provide clarification if I have misrepresented the WAC project on the Hemlock Hills Farm site in the statements above.

Margaret

Margaret Smith McManus, PE

Sr. Project Manager

Badey & Watson

Surveying & Engineering, P.C.

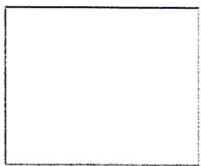
3063 Route 9

Cold Spring, NY 10516

845-265-9217 ext:219

845-265-4428 fax

mmcmanus@badey-watson.com



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Hi Gibson,

Hope all is well with you. As you may recall, my client is proposing to install a solar farm on a 4 acre portion of Hemlock Hills Farm located at 500 Croton Avenue, Cortlandt Manor NY. The 4 acres is located in the Yorktown portion of the property.

Attached is the preliminary plan you provided showing the location of the stream the AG plans to remediate.

Have detailed plans been developed?

Is there a time frame on when the work may be started and or completed?

Please call to discuss if you have a moment. cell number 914-462-1368

Thank you,

Margaret

Margaret Smith McManus, PE

Sr. Project Manager

Badey & Watson

Surveying & Engineering, P.C.

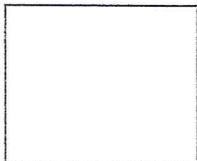
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RECEIVED
PLANNING DEPARTMENT

FEB 19 2021

TOWN OF YORKTOWN



February 8, 2021

Mr. David S. Kvinge, AICP, RLA, CFM
Westchester County Department of Planning
432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

RE: 174 Power Global, Inc.
Solar Farm at Hemlock Hills Farm
Notice of Intent to construct Solar Energy Facility
Yorktown (T) (Tax ID 46.08-1-1)
Cortlandt (T) (Tax ID 45.12-1-1)

Dear Mr. Kvinge

On behalf of the DeMaria Family, 174 Power Global, Inc, and OnForce Solar, Inc., I am writing to you in response to your letter dated December 23, 2020 to Mr. Charles Feit, CEO of OnForce Solar, Inc. Badey & Watson are the engineers and surveyors of record for the project and have developed the site plan set that has been submitted to the Town of Yorktown Planning Board for consideration of approval.

As stated in your letter, it is acknowledged that the proposed solar array is planned to be placed outside of the Farmstead Complex and in order to be developed, will require your "Permission" in writing. Further, for you to grant permission, the agreement requires that the project NOT 1.) violate the Purpose of the Easement, 2.) impair the potential for long-term agricultural viability associated with the Property, nor 3.) unnecessarily impede the use of the Property's prime, statewide important or unique soils.

You requested that we provide you with a copy of the plan and a narrative description of how the impacts to the farm operation will be minimized and mitigated. The plans should depict the topography and soil conditions, particularly with respect to potential for erosion from concentrated stormwater runoff from the arrays. As part of the narrative, please describe if the area will be fenced off from the farm operation, if dual-use agriculture (such as solar grazing, <https://solargrazing.org/>) was investigated for the solar array area or if the solar array will be planted as pollinator habitat or other valuable habitat intended to support the agricultural operation. Also please provide a decommissioning plan describing decommissioning methods, estimated costs, and an assurance plan for removal (such as an escrow or bond).

In response we offer that the solar array is now proposed on a 4-acre parcel on the farm that is surrounded by stone walls and fencing. This area of the farm was periodically used to graze livestock. There will continue to be a path for the livestock to transverse from one area of the farm to another. There are sufficient other areas on the 118-acre farm for grazing and utilizing this area of the farm for the solar array will not have a detrimental impact on the workings of the farm. Rather than solar grazing the area, the grass ground cover will be overseeded with pollinator seed mix to help support the agricultural operation. A Stormwater Pollution Protection Plan, including an Erosion and Sediment Control Plan has been developed for the project, a copy is enclosed. A decommissioning plan has been sent to the Town

www.Badey-Watson.com

of Yorktown and is also attached to this letter, we expect to have an escrow or bond requirement as a condition of Planning Board approval.

The DeMaria Family who run the farm have worked with the Solar Company on the locating the array on the farm, this field was not overly used and is already separated from the rest of the farm by stone wall and fencing. The revised array location is slightly larger than the original proposed location that was approved, because it is surrounded by stone walls and fencing that clearly delineate the boundary and because we have left a wide path through the middle of the array to allow for livestock to traverse through the array. There are no trees in the area of the array and the panels are facing south to maximize the potential for power production, although this means they will run across as opposed to parallel with the topography. To minimize the potential for concentrated flow of stormwater runoff, we have proposed infiltration trenches under the drip line of the panels where the slope of the land exceeds 5% The field slopes from west to east with grades ranging from 1 to 10%. The panels are post mounted where the posts are driven into the ground, so aside from the installation of the infiltration trenches there is no disturbance in the area of the array. The cable will be directionally bored between the array and the existing telephone pole, again with minimal disturbance at the entrance and exit points. A concrete pad will be installed near the existing telephone pole on the Cortlandt Manor portion of the farm, within the Farmstead Complex.

I have also enclosed an email correspondence from Gibson Durnford of the Watershed Agricultural Council (WAC) that provide some information about their perspective on the project.

We hope this information is sufficient to answer your questions and alleviate any concerns you may have with the revised location of the array on the Hemlock Hills Farm parcel and its impact on the agricultural easement. Please do not hesitate to call if you have any question or comments or if you required additional information.

Thank you for your attention to this worthwhile project.

Yours truly,

BADEY & WATSON,
Surveying & Engineering, P.C.



by
Margaret Smith McManus, PE
Office: 845.265.9217 x219
Cell: 914-4621368

mmcmanus@badey-watson.com

CC: Laura DeMaria, Hemlock Hill Farm (letter only)
Town of Yorktown Planning Board (letter only)
Charles Feit (via email)
Paul Morini (via email)
Chiranshu Bhatia (via email)

Att: Gibson Durnford email of February 1, 2021
3 sheet site plan set, last dated February 8, 2021
Stormwater Pollution Prevention Plan, dated February 8, 2021
Decommissioning Plan
3 sheet site plan set, last dated February 8, 2021





OVERALL EXISTING CONDITION PLAN
SCALE 1" = 200'

EXISTING CONDITION PLAN
SCALE 1" = 50'

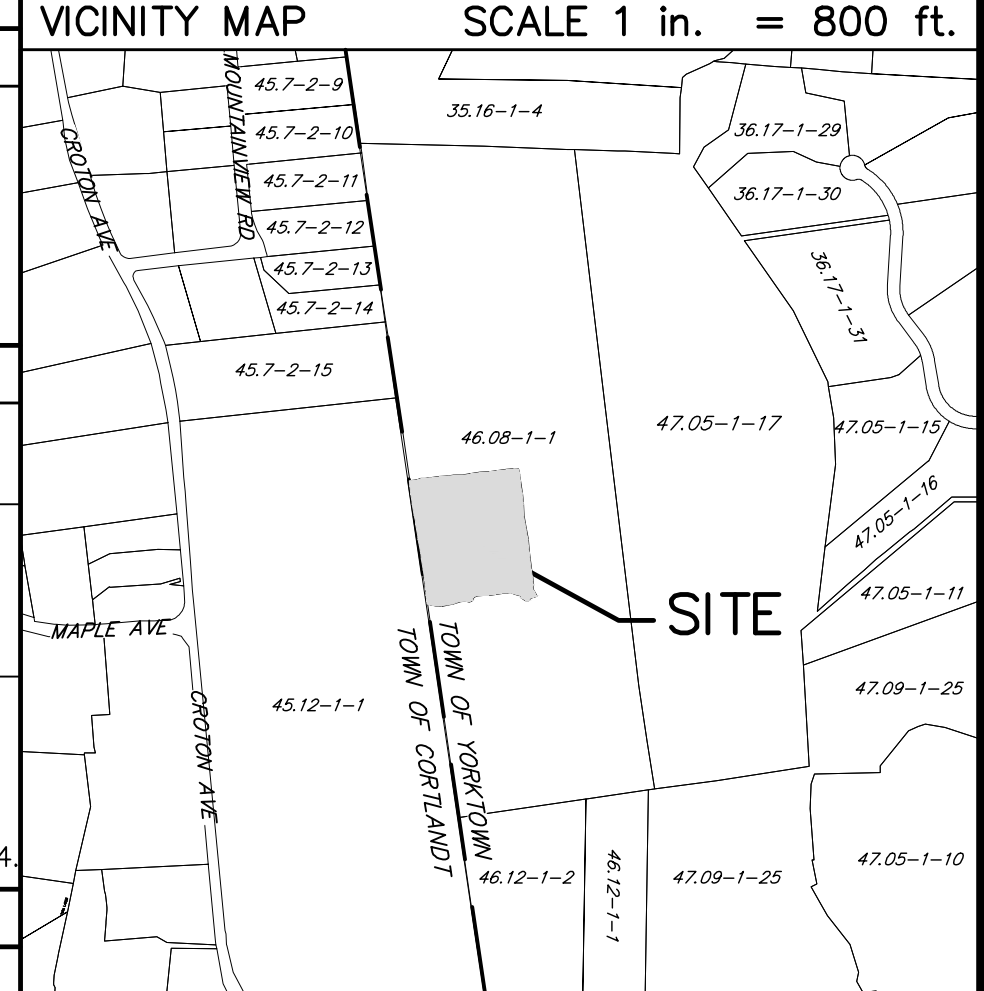
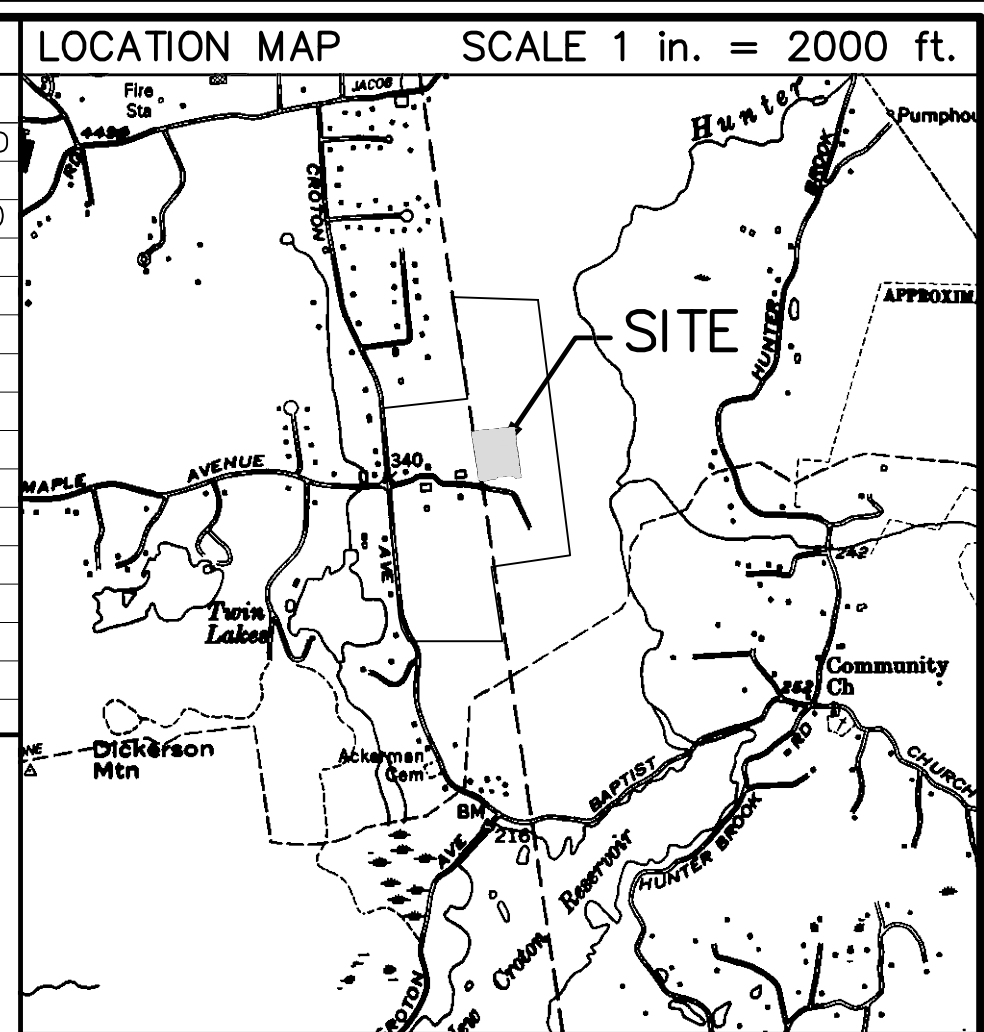
DRAWING NAME: SP25245_R02-V17 LAYOUT: EXISTING CONDITIONS W.O. NO. 25245 CHECKED BY: MSM SPELL CHECKED BY: MSM DRAWN BY: MSM T.M. : 46.08-01-01

ZONING DATA

DISTRICT: R1-160

	REQUIRED	PROPOSED
LOT AREA (SQ FT)	160,000	2,178,000
LOT WIDTH AT MAIN BUILDING (FT)	200	>200
LOT DEPTH (FT)	200	798
FRONT YARD SETBACK (FT)	75	157 ⁽¹⁾
SIDE YARD SETBACK		
MINIMUM EITHER SIDE	30	884 ⁽²⁾
COMBINED	80	2270 ⁽²⁾
REAR YARD (FT)		
MAIN BUILDING	75	527
ACCESSORY BUILDING	10	385 ⁽²⁾
ROAD FRONTAGE (FT)	200	3270
LOT COVERAGE MAXIMUM	80.0%	8.2%
MAXIMUM HEIGHT OF GROUND MOUNTED ARRAY UNITS	15	<15

⁽¹⁾ TO MAIN BUILDING IN CORTLAND FROM CROTON AVE. YORKTOWN PARCEL DOES NOT FRONT ON A ROAD
⁽²⁾ TO SOLAR ARRAY



SLOPE ANALYSIS LEGEND

- EXISTING SLOPES OF 0% TO 20%
- EXISTING SLOPES OF 20% TO 35%
- EXISTING SLOPES OF 35% AND GREATER

SOILS LEGEND

MAP SYMBOL	HYDROLOGIC GROUP	SOIL NAME
RdA	C	RIDGEBURY loam, 0-3% Slopes
RdB	C	RIDGEBURY loam, 3-8% Slopes
WdB	C	WOODBIDGE loam, 3-8% Slopes

= SOIL DELINEATION (BOUNDARY) LINES
SOILS CLASSIFICATIONS AND DELINEATED LINES HAVE BEEN DERIVED FROM U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE "SOIL SURVEY OF PUTNAM & WESTCHESTER COUNTIES, NEW YORK" ISSUED SEPTEMBER 1994.

LEGEND

- Pole
- Retaining Wall
- Wires
- Sign
- Evergreen Tree
- Deciduous Tree
- Bush
- Hedges
- Bushes
- Existing Tree Line
- Lamp (Single)
- Lamp (Double)
- Post
- Sign
- Underground Pipe
- Contour Line
- Spotgrade
- Corrugated Metal Pipe
- Corrugated Plastic Pipe
- Guy
- Post
- Reinforced Concrete Pipe
- Top/Bottom of Curb
- Wires
- Existing Stone Wall

SITE DATA

TAX MAP NUMBER
SECTION: 46.08
BLOCK: 01
LOT: 01

REVISIONS

DATE	DESCRIPTION
11/12/2020	ORIGINAL DRAWING
02/08/2021	ADDRESS COMMENTS

PROJECT LOCATION
500 CROTON AVENUE
TOWN OF YORKTOWN
COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICANT
174 POWER GLOBAL NORTHEAST
9 EAST 37TH STREET
12TH FLOOR
NEW YORK, NY 10016

PROJECT DESCRIPTION
SPECIAL USE PERMIT FOR LARGE SCALE SOLAR POWER GENERATION SYSTEM

NOTES

- PROPERTY BOUNDARY SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY HEMLOCK HILL FARM..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, P.C., DATED OCTOBER 27, 2008, COMPLETED DECEMBER 12, 2008.
- TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR 174 POWER GLOBAL..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, P.C., DATED MAY 26, 2020, COMPLETED JUNE 05, 2020.
- VERTICAL DATUM HEREON IS NAVD 1988.
- WETLAND FLAGGING DELINEATED BY STEVE MARINO, TIM MILLER ASSOCIATES, ON APRIL 17, 2020 GPS LOCATED.

UNDERGROUND WARNING - NYS CODE RULE 753
NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL DIG SAFELY NEW YORK, INC. (800-962-7962) FOR A MEMBER-UTILITY LOCATION REQUEST AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS BEFORE ANY EXCAVATION OR DEMOLITION STARTS, REGARDLESS OF LOCATION. NOT ALL UTILITIES AND MUNICIPALITIES ARE MEMBERS OF DIG SAFELY NEW YORK, INC. AND NON-MEMBER UTILITY OPERATORS MUST BE CONTACTED DIRECTLY.

WARNING STAMP
ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

SITE PLAN SET
PREPARED FOR
HEMLOCK HILLS SOLAR FARM
by
174 POWER GLOBAL
EXISTING CONDITIONS
SCALE : AS NOTED

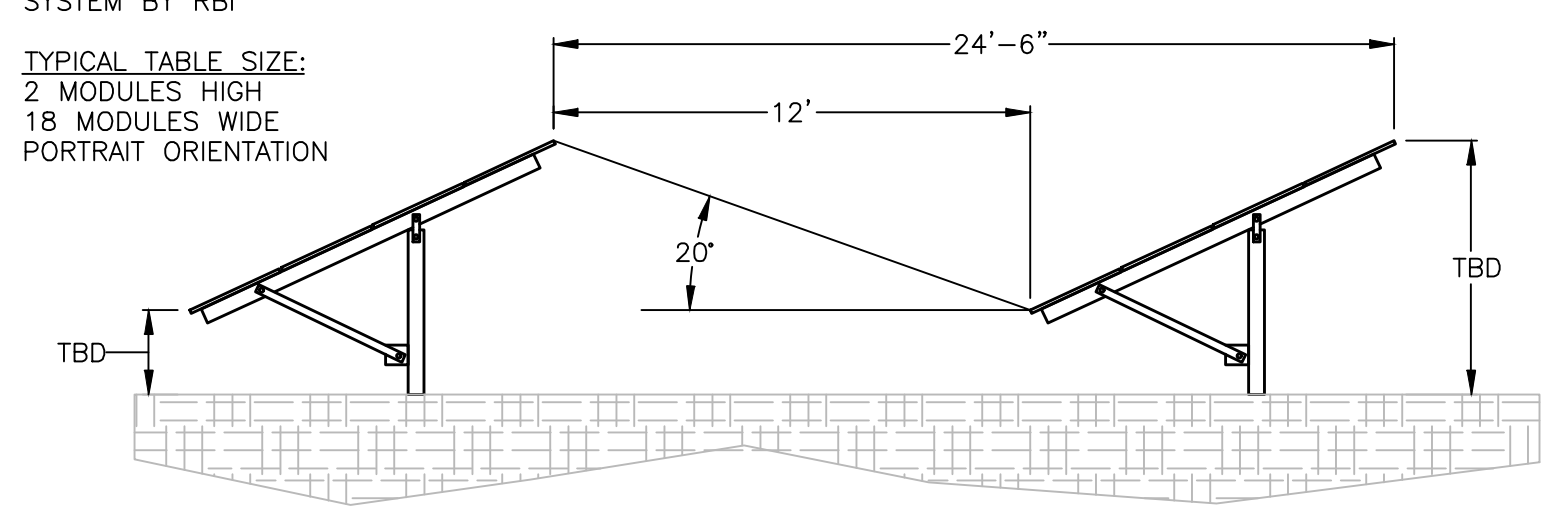
PRINTED
February 10, 2021
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3003 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9317
845.265.4438 (Fax)
877.5.41593 (Toll Free)

SHEET 1 OF 3

GROUND-MOUNTED RACKING SYSTEM BY RBI
TYPICAL TABLE SIZE:
2 MODULES HIGH
18 MODULES WIDE
PORTRAIT ORIENTATION



2 RACKING DETAIL
SCALE: NONE

LEGEND

- Pole
- Retaining Wall
- Wire
- Evergreen Tree
- Deciduous Tree
- Bush
- Hedge
- Existing Treeline
- Lamp (Single)
- Lamp (Double)
- Post
- Sign
- Undergrade Pipe
- Contour Line
- Spillgrade
- CMP Corrugated Metal Pipe
- CPP Corrugated Plastic Pipe
- Guy
- Post
- RCP Reinforced Concrete Pipe
- Top/Bottom of Curb
- Wire
- Existing Stone Wall
- WETLAND BUFFER
- WL WETLAND LIMITS
- WB 100' WETLAND BUFFER LINE
- WATER
- WETLAND AREA
- ⊗ TREES TO BE REMOVED

NOTES

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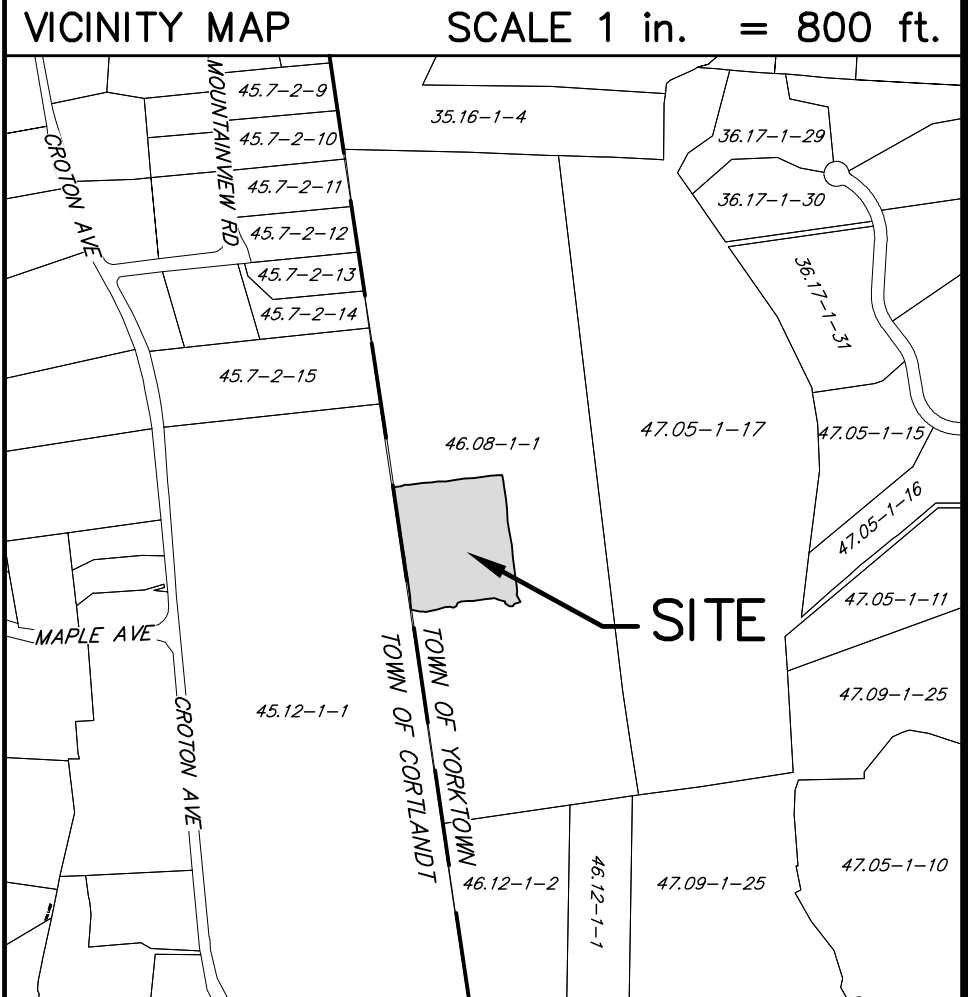
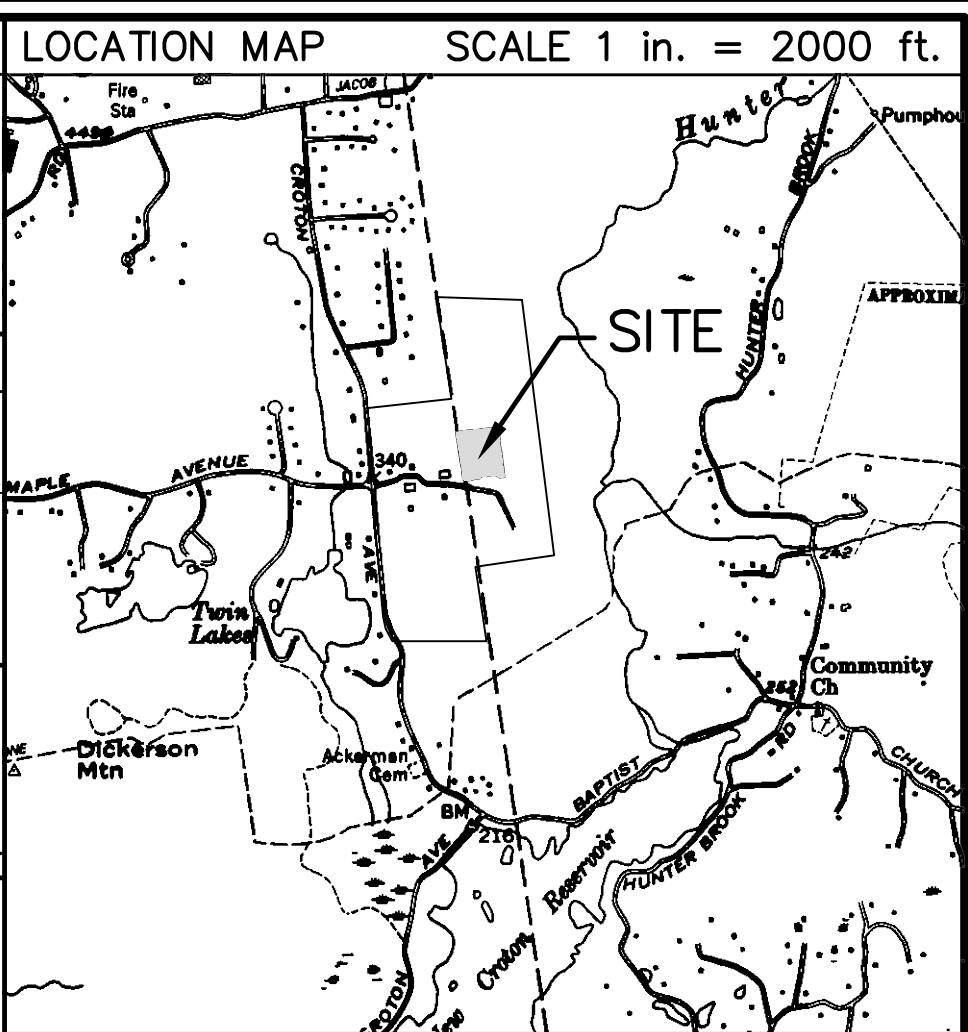
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- EXISTING SLOPES OF 0% TO 20%
- ▨ EXISTING SLOPES OF 20% TO 35%
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SITE DATA

TAX MAP NUMBER
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BLOCK: 01
LOT: 01

REVISIONS

DATE	DESCRIPTION
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174 POWER GLOBAL NORTHEAST
9 EAST 37TH STREET
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NEW YORK, NY 10016

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SPECIAL USE PERMIT FOR LARGE SCALE SOLAR POWER GENERATION SYSTEM

SITE PLAN SET
PREPARED FOR
HEMLOCK HILLS SOLAR FARM
by
174 POWER GLOBAL
**SITE PLAN AND
EROSION & SEDIMENT CONTROL PLAN**

SCALE : AS NOTED

PRINTED
February 10, 2021
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877.5.141593 (Toll Free)



SITE PLAN AND EROSION & SEDIMENT CONTROL PLAN

SCALE 1" = 50'

T.M. : 46.08-01-01

W.O. NO. 25245 CHECKED BY MSM SPELL CHECKED BY MSM DRAWN BY: MSM

DRAWING NAME: SP25245_002_M17 LAYOUT: SITE PLAN

COVERAGE UNDER THE GENERAL STORMWATER PERMIT

- BASED ON THE PROPOSED AREA OF SOIL DISTURBANCE SHOWN HEREON, THIS PROJECT REQUIRES COVERAGE UNDER THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S S.P.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (PERMIT NO. GP-0-20-001).
- A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE NYSDEC AT THE ADDRESS ON THE NOI FORM TEN (10) BUSINESS DAYS BEFORE CONSTRUCTION ACTIVITIES TAKE PLACE, WHICH INCLUDES ANY CLEARING, GRADING, EXCAVATION, FILLING, DEMOLITION OR STOCKPILING ACTIVITIES THAT RESULT IN SOIL DISTURBANCE.
- THIS PLAN, OR SET OF PLANS, SHALL CONSTITUTE AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND HAS BEEN PREPARED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE PERMIT. IN THE CASE OF PROJECTS WHICH REQUIRE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (STORMWATER MITIGATION), THIS PLAN OR SET OF PLANS, MAY BE ACCOMPANIED BY A REPORT AND/OR OTHER DOCUMENTATION.
- THE OWNER MUST HAVE THE SWPPP REVIEWED AND APPROVED BY THE REGULATED TRADITIONAL LAND USE CONTROL MS4 (TOWN), PRIOR TO SUBMITTING THE NOI TO THE NYSDEC.
- THE OWNER SHALL ALSO HAVE THE TOWN SIGN THE "MS4 ACCEPTANCE FORM", WHICH IS SUBMITTED WITH THE NOI.
- THE OWNER SHALL MAINTAIN A COPY OF THE PERMIT, NOI, NOI ACKNOWLEDGMENT LETTER, SWPPP, MS4 ACCEPTANCE FORM, INSPECTION REPORTS, AND ALL DOCUMENTATION NECESSARY TO DEMONSTRATE ELIGIBILITY WITH THE PERMIT AT THE CONSTRUCTION SITE UNTIL ALL DISTURBED AREAS HAVE ACHIEVED FINAL STABILIZATION AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE NYSDEC. THE DOCUMENTS MUST BE MAINTAINED IN A SECURE LOCATION ON-SITE, AND MUST BE ACCESSIBLE DURING NORMAL BUSINESS HOURS TO AN INDIVIDUAL PERFORMING A COMPLIANCE INSPECTION.
- THE NOT CANNOT BE SUBMITTED UNTIL THE SITE HAS ACHIEVED FINAL STABILIZATION. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED, OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY THE OWNER MUST IDENTIFY THE CONTRACTOR(S) AND/OR SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR INSTALLING, CONSTRUCTING, REPAIRING, REPLACING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL PRACTICES INCLUDED IN THE SWPPP, AND IN THE CASE OF PROJECTS WHICH REQUIRE STORMWATER MITIGATION, THE CONTRACTOR(S) AND/OR SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR CONSTRUCTION OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES. EACH CONTRACTOR SHALL BE KNOWN AS THE TRAINED CONTRACTOR.
- THE TRAINED CONTRACTOR(S) MUST SIGN A CERTIFICATION STATEMENT(S) FOR THE STATE, AND IN MOST CASES, THE COUNTY, MUST HAVE A CURRENT 4-HOUR NYSDEC ENDORSED TRAINING COURSE, AND MUST BE ON-SITE ANY TIME THERE IS SOIL DISTURBING ACTIVITIES TAKING PLACE.
- THE OWNER MUST ENSURE THAT ALL EROSION AND SEDIMENT CONTROL PRACTICES, AND IN THE CASE OF PROJECTS WHICH REQUIRE STORMWATER MITIGATION, THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES, ARE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE PERMIT.
- THE OWNER SHALL HAVE THE TRAINED CONTRACTOR INSPECT THE EROSION AND SEDIMENT CONTROLS, AND IN THE CASE OF PROJECTS WITH STORMWATER MITIGATION, THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES, WITHIN THE ACTIVE WORK AREA DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITIONS AT ALL TIMES. THE SCOPE OF THE PROJECT MAY ALSO REQUIRE THE OWNER TO HAVE A QUALIFIED INSPECTOR CONDUCT SITE INSPECTIONS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS. GENERALLY, THE QUALIFIED INSPECTOR IS THE PREPARER OF THE SWPPP.
- ONCE THE SITE HAS ACHIEVED FINAL STABILIZATION, AND IN THE CASE OF PROJECTS THAT REQUIRE STORMWATER MITIGATION, ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED, COVERAGE UNDER THE PERMIT MUST BE TERMINATED.
- IF PART OF THE SWPPP, THE OWNER MUST IDENTIFY THE ENTITY, AND HAVE A MECHANISM IN-PLACE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES(S).
- THESE NOTES ARE NOT COMPREHENSIVE OF THE REQUIREMENTS OF THE SUBJECT PERMIT.

EROSION & SEDIMENT CONTROL NOTES

- PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE TEMPORARY STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC.) FOR THE ANTICIPATED WORK MUST BE INSTALLED.
- THE LIMITS OF LAND DISTURBANCE MUST BE PHYSICALLY MARKED ON-SITE WITH ORANGE CONSTRUCTION FENCE. SILT FENCE MUST BE INSTALLED ON-CONTOUR AND SHALL NOT BE USED TO DELINEATE THE LIMIT OF PROPERTY LINE.
- MASS CLEARINGS AND GRADING MUST BE AVOIDED. CLEAR AND GRUB ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY.
- EXPOSED SOILS ANTICIPATED TO REMAIN IDLE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED AND MULCH.
- WHEREVER POSSIBLE, NATURAL VEGETATION IS TO BE PROTECTED BY LIMITING THE CLEARING AND GRUBBING OPERATION, AS WELL AS RESTRICTING CONSTRUCTION EQUIPMENT TO THE WORK AREA.
- WHERE FEASIBLE, LARGE TREES TO BE PRESERVED SHALL BE FENCED OFF SO THAT THE ROOT SYSTEM AND OVERHANGING BRANCHES ARE PROTECTED FROM CONSTRUCTION EQUIPMENT.
- OFF-SITE RUNOFF SHOULD BE DIVERTED FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS WITH TEMPORARY DIKES AND/OR SWALES.
- PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER, PROVIDING AN ADEQUATE WATERING SCHEDULE IS MAINTAINED.
- DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS OTHERWISE FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.
- ALL SLOPES STEEPER THAN 3H:1V AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL UPON COMPLETION BE IMMEDIATELY STABILIZED WITH SOIL, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP).
- MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.
- AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED SHALL BE DRESSED WITH A MINIMUM OF 4 INCHES OF TOPSOIL. COMPACTED SUB-SOILS SHALL BE DISKED OR TILLED PRIOR TO PLACEMENT OF TOPSOIL. SURFACE SHALL BE RAKED SMOOTH, REMOVING STICKS, FOREIGN MATTER, AND STONES OVER 1" IN DIAMETER.
- TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. IT SHALL HAVE NOT LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1-1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.
- SEEDING FOR TEMPORARY STABILIZATION OR IN PREPARATION OF WINTER SHUTDOWN SHALL BE APPLIED AT THE FOLLOWING RATE AND SCHEDULE: SPRING OR SUMMER OR EARLY FALL, USE RYEGRASS AT 30 LBS PER ACRE; LATE FALL OR EARLY WINTER, USE WINTER RYE AT 100 LBS PER ACRE.
- PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THAW TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 160 LBS. PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED TO ACHIEVE FINAL STABILIZATION.
- HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ FT).
- WHEN SPECIFIED, ROLLED EROSION CONTROL BLANKET SHALL BE STRAW BIODEGRADABLE DOUBLE-NET BLANKET (EX-S2 NN) AS MANUFACTURED BY CARTHAGE MILLS, SHALL BE PROVIDED ON ALL FINAL GRADES STEEPER THAN 1 VERTICAL OVER 3 HORIZONTAL (UP TO 2H:1V).
- WHEN SPECIFIED, INLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH CATCH BASIN INSTALLATION. IN THE SAME MANNER, ROCK OUTLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH PIPE DISCHARGE INSTALLATION.
- EROSION AND SEDIMENT CONTROL PRACTICES WITHIN THE ACTIVE WORK AREA SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
- STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED SO AS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. SEDIMENT TRACKED ONTO PAVED RIGHTS-OF-WAY SHALL BE SWEEP CLEAN AT THE END OF EACH WORK DAY.
- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT BECOMES 6" DEEP AT THE FABRIC. SILT FENCE SHALL BE REPLACED WHEN FABRIC BECOMES RIPPED OR FRADED.
- SEDIMENT SHALL BE REMOVED FROM STABILIZED CONSTRUCTION ENTRANCES WHEN ACCOMMODATION REACHES 50% OF DESIGN CAPACITY. STONE SHALL BE CLEANED OR REPLACED WHEN SEDIMENT POOL NO LONGER DRAINS PROPERLY.

GOOD HOUSEKEEPING

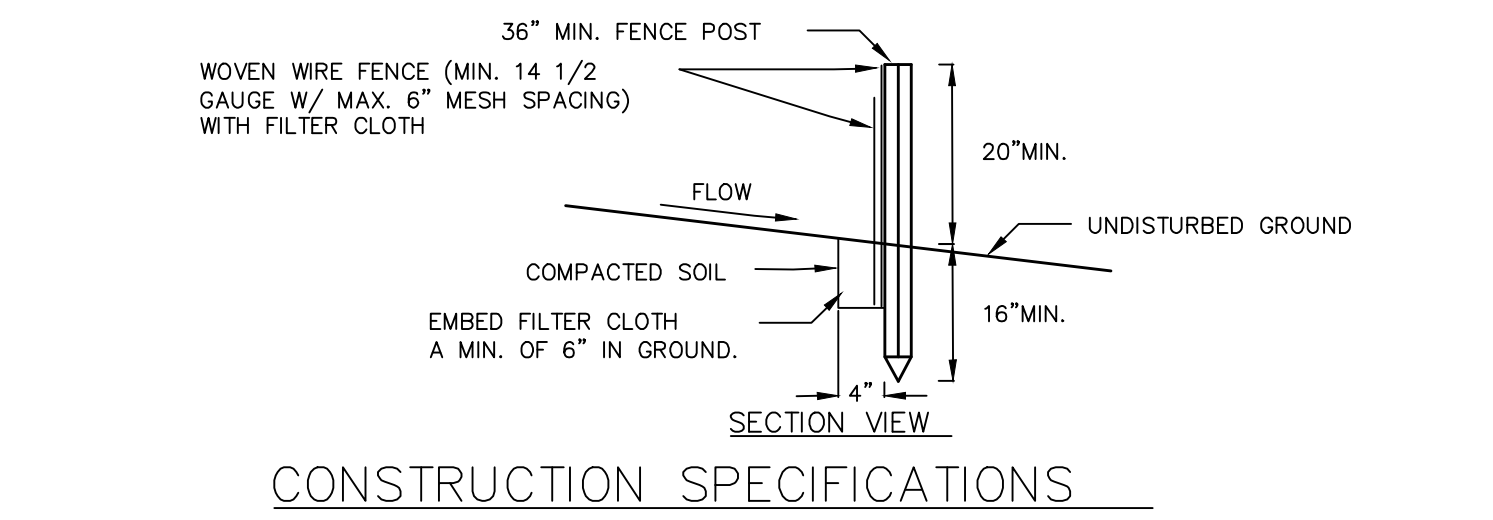
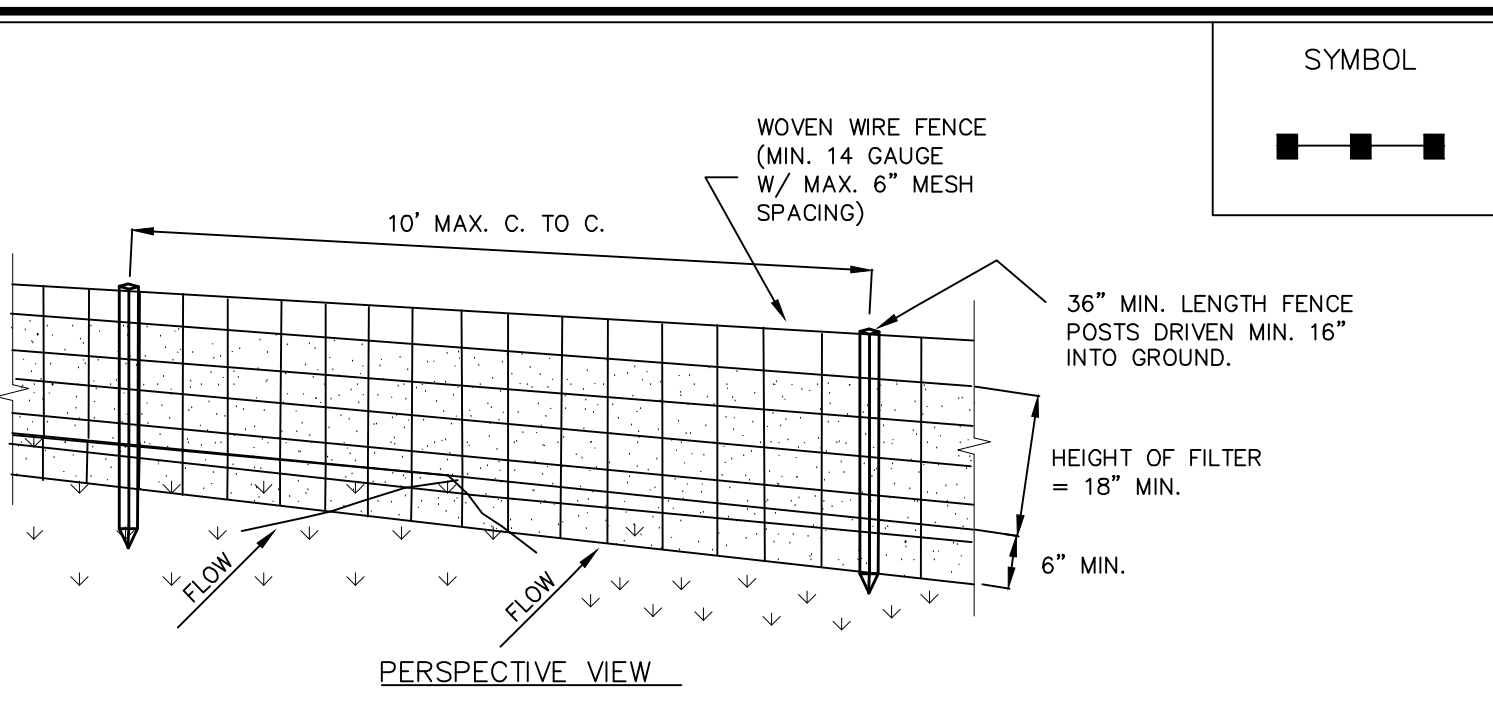
- ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER SUPPLIED BY A WASTE HANDLER THAT IS A LICENSED SOLID WASTE MANAGEMENT COMPANY. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER(S). THE DUMPSTER SHALL BE EMPTIED ON AN AS-NEEDED BASIS AND THE TRASH WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.
- ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF TWO TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.
- GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES WILL BE FOLLOWED DURING CONSTRUCTION TO MINIMIZE STORMWATER CONTAMINATION FROM PETROLEUM PRODUCTS, FERTILIZERS, PAINTS, AND CONCRETE. TO PREVENT STORMWATER CONTAMINATION FROM THE SITE, GOOD HOUSEKEEPING PRACTICES ARE LISTED BELOW.
 - FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, UNLESS SPECIFIED OTHERWISE BY THE ENGINEER AND WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
 - FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.
 - A COVERED DUMPSTER WILL BE USED FOR ALL WASTE MATERIALS.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN THE TEMPORARY MATERIAL STORAGE TRAILER ON-SITE. EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO: BROOMS, DUST PANS, MOPS, RAGS, GOGGLES, FAST ABSORBENT MATERIAL, SAND, SAW DUST, AND PLASTIC AND METAL TRASH CONTAINERS.
 - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
 - WHEN TESTING/CLEANING OF WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER COLLECTION SYSTEM.
 - A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENT.
 - DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP/AULIN.
 - ALL RUTS CAUSED BY EQUIPMENT USED FOR SITE CLEARING AND GRADING WILL BE ELIMINATED BY RE-GRADING.
- VEHICLE MAINTENANCE - ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. ANY VEHICLE LEAKING FUEL OR HYDRAULIC FLUID WILL BE IMMEDIATELY SCHEDULED FOR REPAIRS AND USE WILL BE DISCONTINUED UNTIL REPAIRS ARE MADE.
- SPILL PREVENTION AND RESPONSE - THE FOLLOWING CONTROLS AND PROCEDURES SHALL BE USED TO MINIMIZE THE POTENTIAL FOR LEAKS, SPILLS AND OTHER RELEASES.
 - PERSONNEL WILL BE MADE AWARE OF EMERGENCY TELEPHONE NUMBERS.
 - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL IMMEDIATELY CONTACT NYSDEC IN THE EVENT OF A SPILL, AND SHALL TAKE ALL APPROPRIATE STEPS TO CONTAIN THE SPILL.
 - CONSTRUCTION OF A DIKE AROUND THE SPILL AND PLACING ABSORBENT MATERIAL OVER THIS SPILL.
 - THE OWNER/OPERATOR AND OR CONTRACTOR SHALL INSTRUCT PERSONNEL THAT SPILLAGE OF FUELS, OILS, AND SIMILAR CHEMICALS MUST BE AVOIDED.
 - OILS AND CHEMICALS WILL BE STORED IN APPROPRIATE AND TIGHTLY CAPPED CONTAINERS. CONTAINERS SHALL NOT BE DISPOSED OF ON THE PROJECT SITE.
 - OILS, CHEMICALS, MATERIAL, EQUIPMENT, AND SANITARY FACILITIES WILL BE STORED/LOCATED AWAY FROM TREES AND AT LEAST 100 FEET FROM STREAMS, WELLS, WET AREAS, AND OTHER ENVIRONMENTALLY SENSITIVE SITES.
 - DISPOSE OF CHEMICAL CONTAINERS AND SURPLUS CHEMICALS OFF THE PROJECT SITE IN ACCORDANCE WITH LABEL DIRECTIONS AND LEGAL REQUIREMENTS.
 - USE TIGHT CONNECTIONS AND HOSES WITH APPROPRIATE NOZZLES IN ALL OPERATIONS INVOLVING FUELS.
 - USE FUNNELS WHEN POURING FUELS, LUBRICATING MATERIALS OR CHEMICALS.
 - REFUELING OF CONSTRUCTION EQUIPMENT WILL TAKE PLACE IN PARKING AREAS TO PROVIDE RAPID RESPONSE TO EMERGENCY SITUATIONS.
 - PETROLEUM SPILLS AND MOST HAZARDOUS MATERIALS SPILLS MUST BE REPORTED TO THE NYS DEC HOTLINE (1-800-457-7362), UNLESS THEY MEET ALL OF THE FOLLOWING CRITERIA:
 - THE SPILL IS KNOWN TO BE LESS THAN 5 GALLONS; AND
 - THE SPILL IS CONTAINED AND UNDER THE CONTROL OF THE SPILLER; AND
 - THE SPILL HAS NOT AND WILL NOT REACH THE STATE WATER OR ANY LAND; AND
 - THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.
 - SPILLS SHALL ALSO BE REPORTED TO THE LOCAL AUTHORITIES, IF REQUIRED. FOR SPILLS NOT DEEMED REPORTABLE, THE FACTS CONCERNING THE INCIDENT SHALL BE DOCUMENTED BY THE SPILLER, AND A RECORD MAINTAINED FOR ONE YEAR.

GENERAL LANDSCAPING NOTES

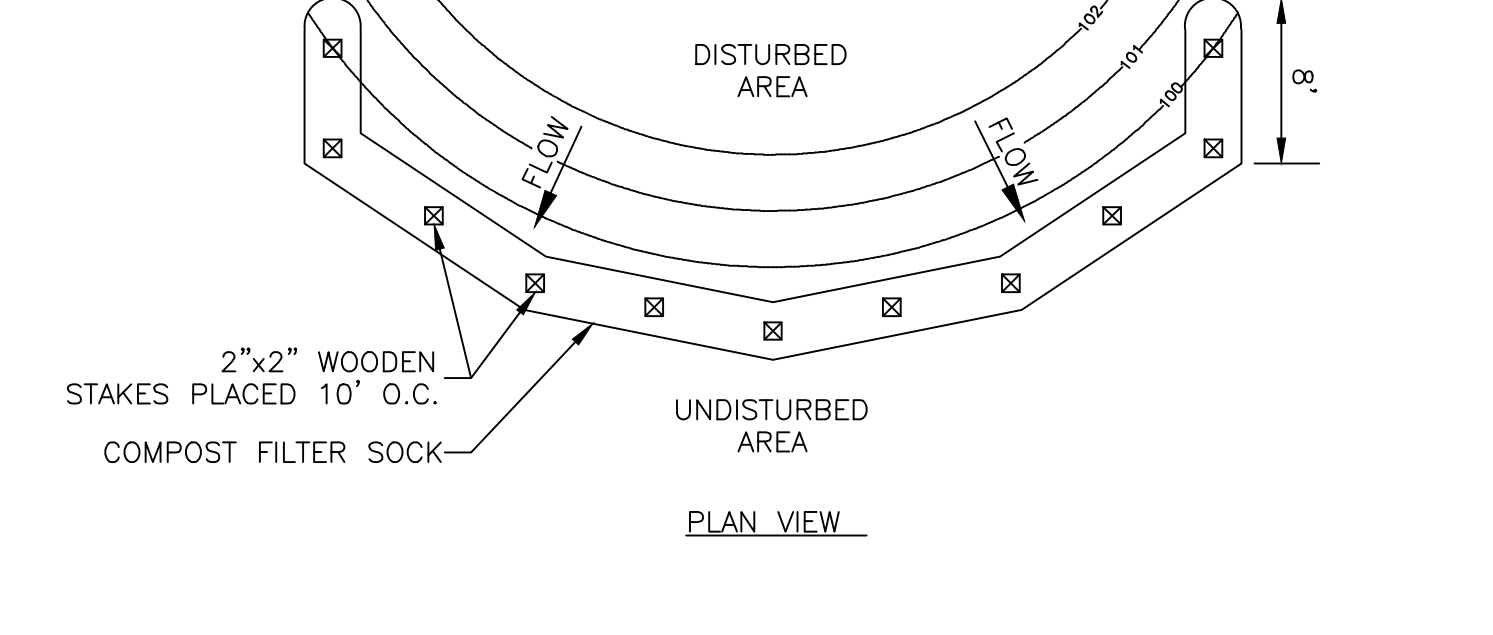
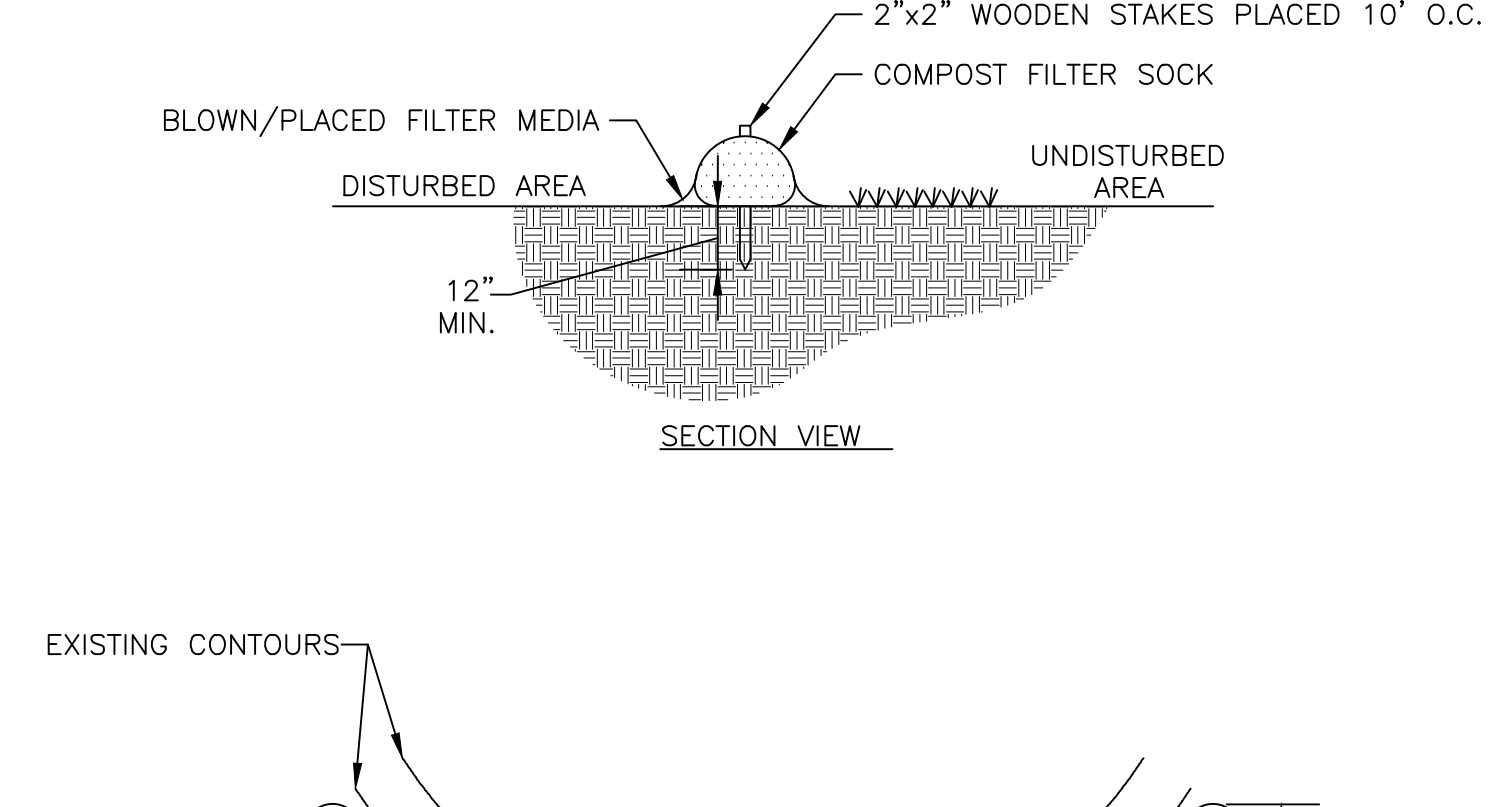
- ALL AREAS OUTSIDE THE LIMIT OF DISTURBANCE AND WITHIN THE SCENIC PROTECTION OVERLAY DISTRICT SHOWN HEREON SHALL BE LEFT AS NATURAL TERRAIN, IF NOT DISTURBED BY FILLING, GRADING OR EXCAVATION.
- ALL LANDSCAPING MATERIALS PLACED WITHIN THE LIMIT OF DISTURBANCE AND WITHIN THE SCENIC PROTECTION OVERLAY DISTRICT SHOWN HEREON SHALL BE OF A TYPE AND/OR SPECIES SUITABLE FOR THE LOCATION OF THE LOT IN TOWN, SUITABLE FOR THE SOIL CONDITIONS ON THE LOT, AND MAINTAINED IN ACCORDANCE WITH GOOD LANDSCAPING PRACTICE.
- LANDSCAPING WITHIN THE LIMIT OF DISTURBANCE AND WITHIN THE SCENIC PROTECTION OVERLAY DISTRICT SHOWN HEREON SHALL BE ACCOMPLISHED THROUGH THE USE OF NATIVE PLANT MATERIALS.
- ALL LANDSCAPING PLACED WITHIN THE LIMIT OF DISTURBANCE AND WITHIN THE SCENIC PROTECTION OVERLAY DISTRICT SHOWN, INCLUDING GROWING MATERIALS, SHALL BE WELL MAINTAINED. FAILURE TO MAINTAIN HEALTHY LANDSCAPING ASSOCIATED WITH A SITE PLAN APPROVAL WILL BE A VIOLATION OF SAID APPROVAL.
- EXISTING NATIVE TREE STOCK EIGHT INCHES OR MORE IN DIAMETER AT BREAST HEIGHT SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.

SEEDING NOTES

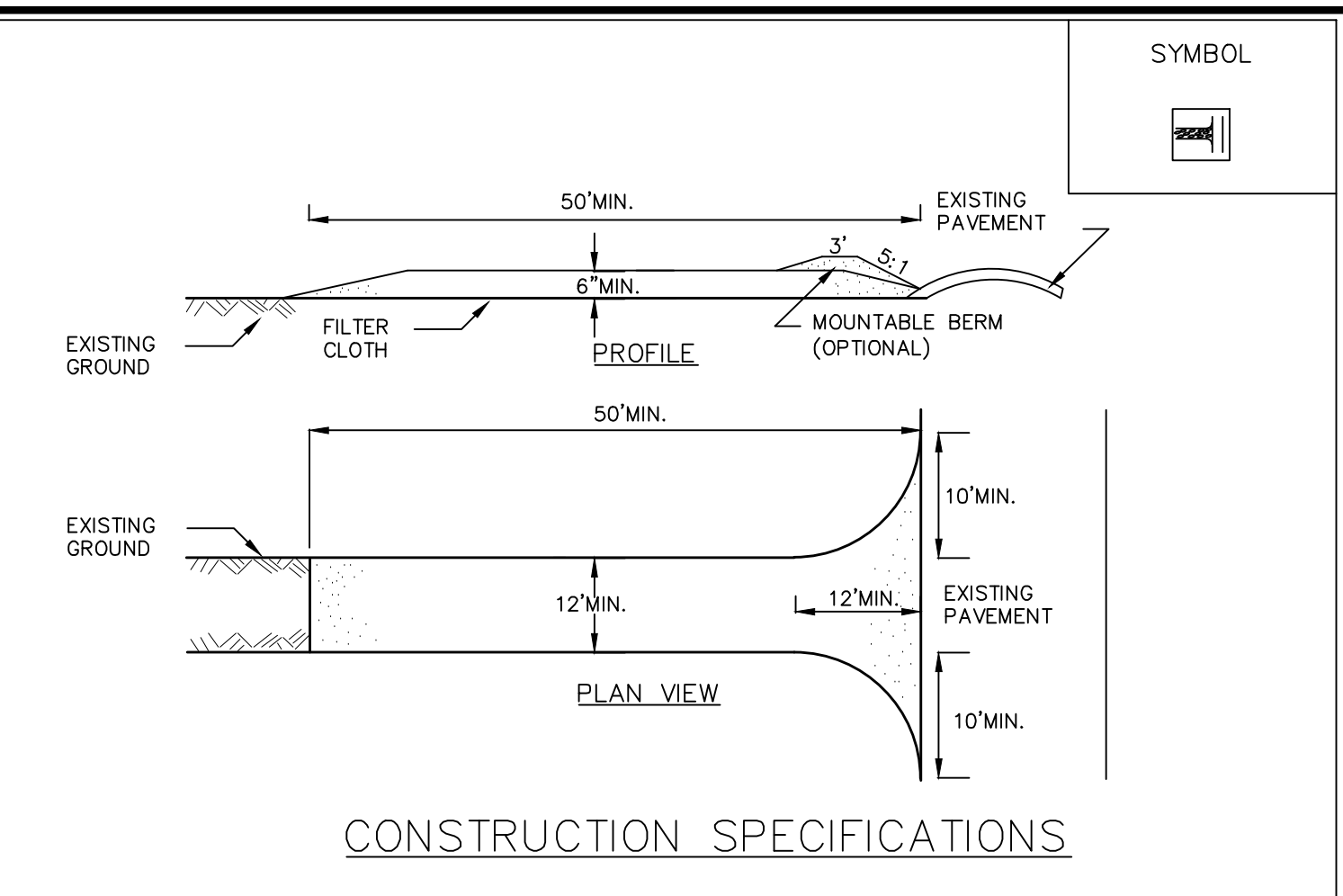
- A MINIMUM OF 6" OF TOPSOIL, TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. IT SHALL HAVE NOT LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1-1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.
- PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THAW TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 160 LBS. PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED TO ACHIEVE FINAL STABILIZATION.
- HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ FT).



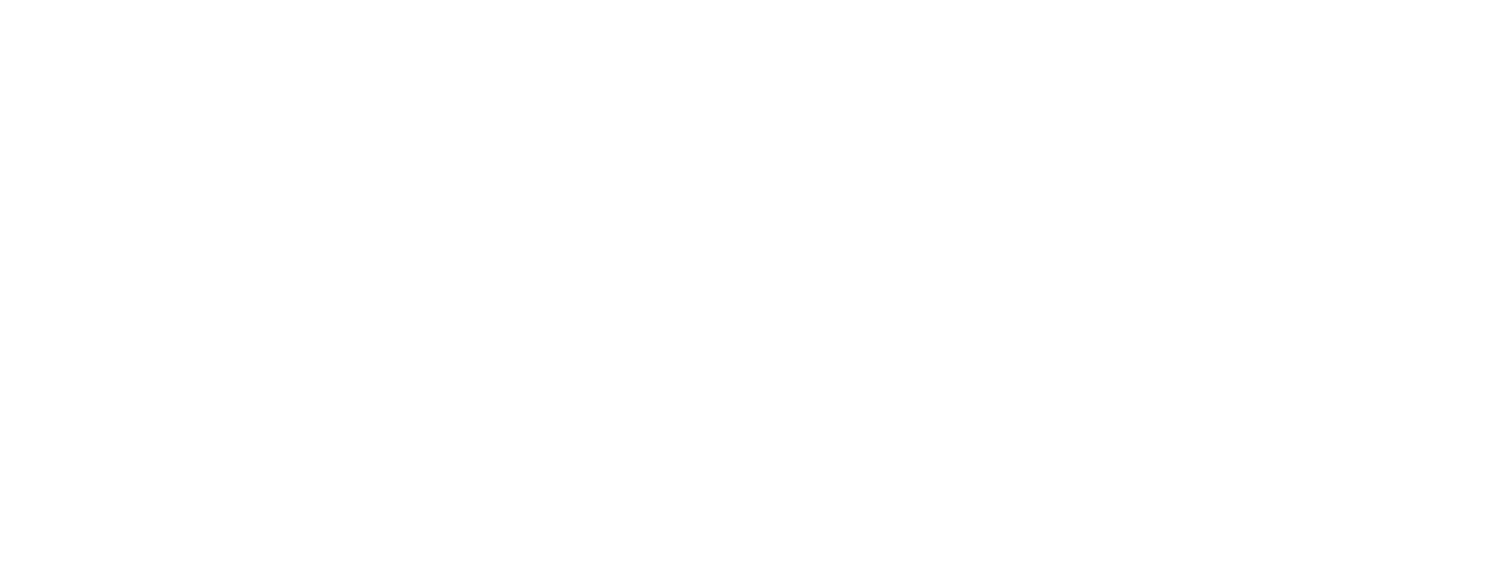
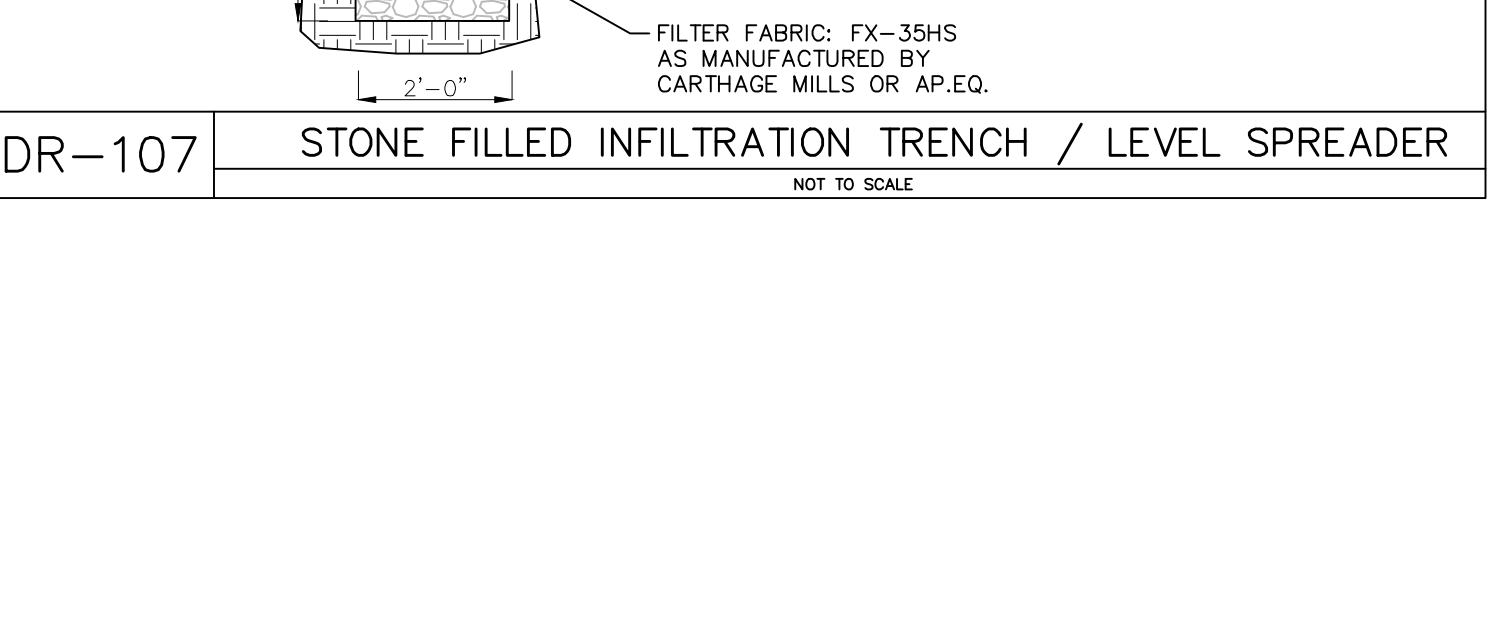
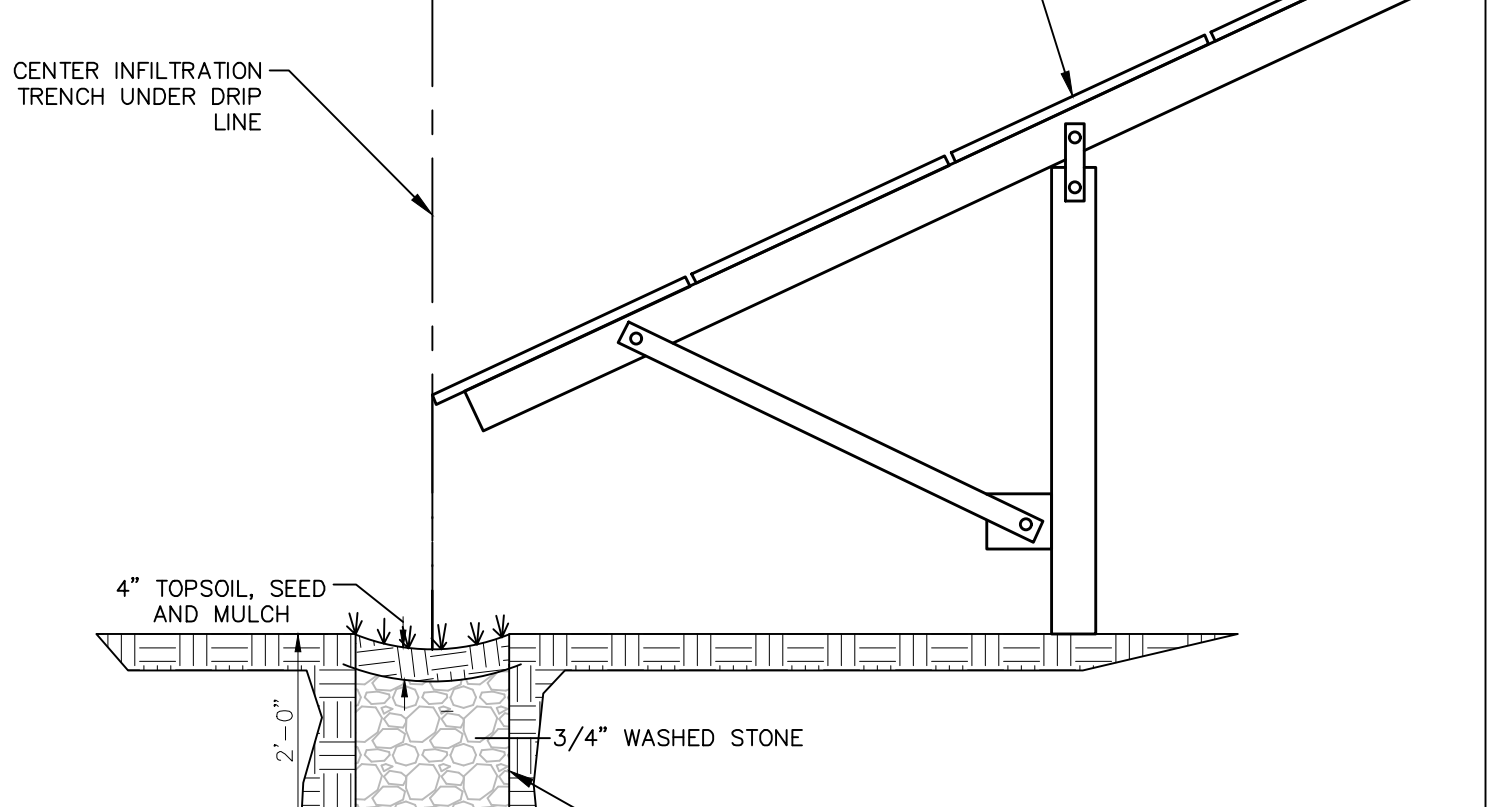
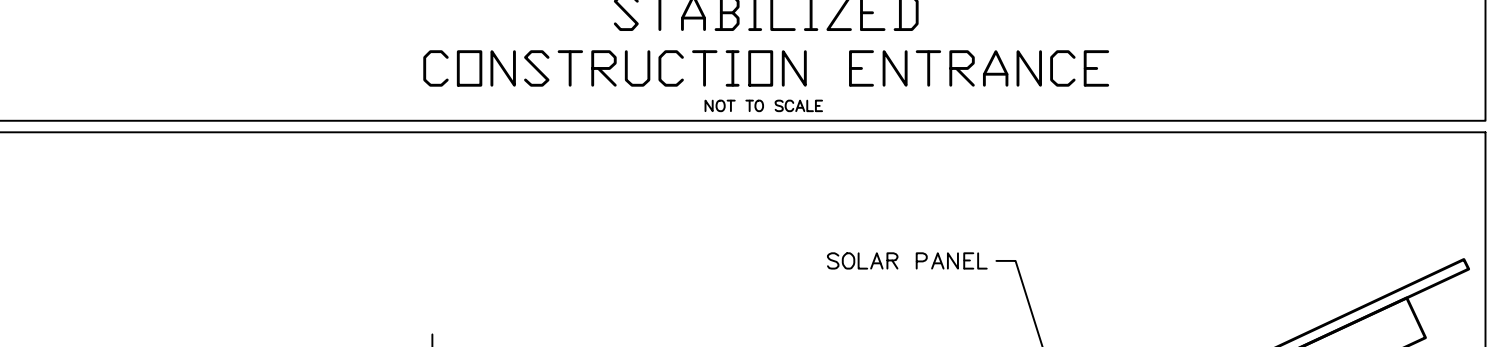
- ### CONSTRUCTION SPECIFICATIONS
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1/2" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILUNA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



- ### COMPOST FILTER SOCK
- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 5.1. COMPOST SHALL MEET THE STANDARDS LISTED ON OF TABLE 5.2.
 - COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE, BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 5.2). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE X.X. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
 - TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 - SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR.
 - POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCKS, STAKES SHALL BE REMOVED, THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



- ### CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

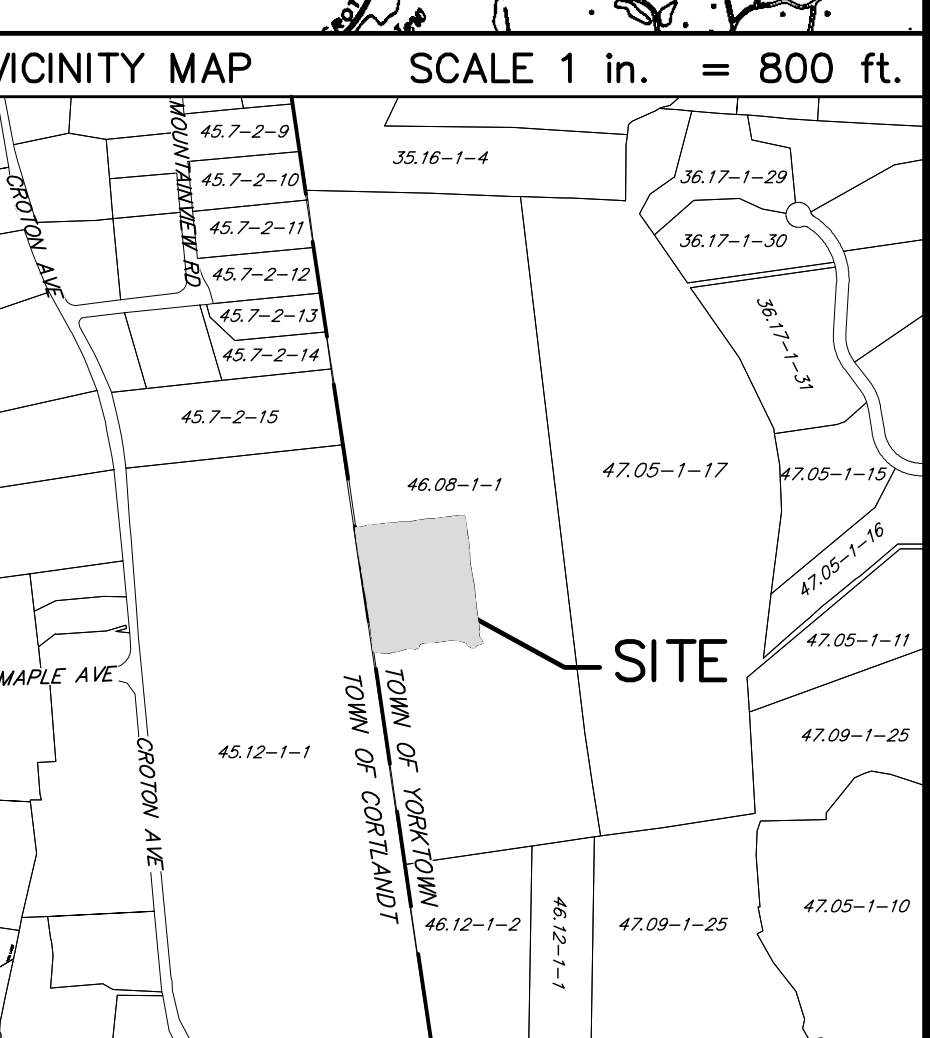
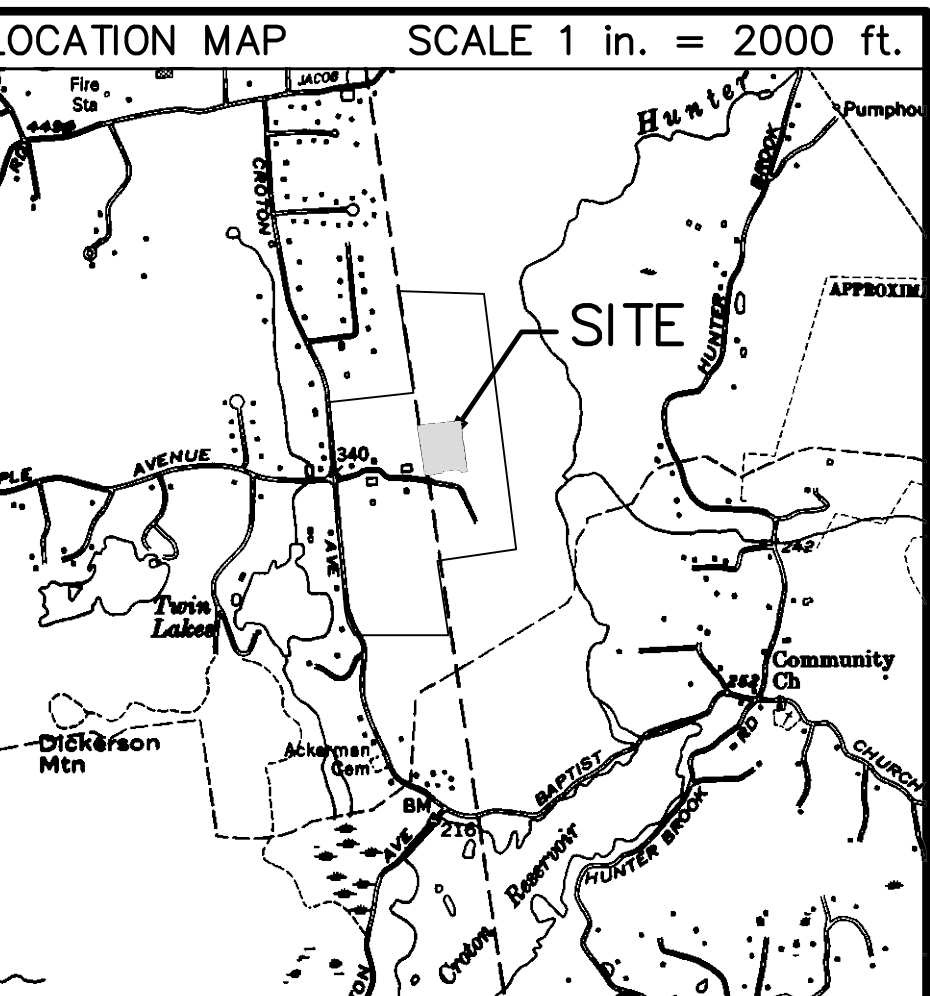


UNDERGROUND WARNING - NYS CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL DIG SAFELY NEW YORK, INC. (800-962-7962) FOR A MEMBER-UTILITY LOCATION REQUEST AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS BEFORE ANY EXCAVATION OR DEMOLITION STARTS, REGARDLESS OF LOCATION. NOT ALL UTILITIES AND MUNICIPALITIES ARE MEMBERS OF DIG SAFELY NEW YORK, INC., AND NON-MEMBER UTILITY OPERATORS MUST BE CONTACTED DIRECTLY.

WARNING STAMP

ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK



SITE DATA

TAX MAP NUMBER	SECTION: 46.08
	BLOCK: 01
	LOT: 01

REVISIONS

DATE	DESCRIPTION
11/2/2020	ORIGINAL DRAWING
02/08/2021	ADDRESS COMMENTS

PROJECT LOCATION

600 CROTON AVENUE
TOWN OF YORKTOWN
COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICANT

174 POWER GLOBAL NORTHEAST
9 EAST 37TH STREET
12TH FLOOR
NEW YORK, NY 10016

PROJECT DESCRIPTION

SPECIAL USE PERMIT FOR LARGE SCALE SOLAR POWER GENERATION SYSTEM

SITE PLAN SET

PREPARED FOR
HEMLOCK HILLS SOLAR FARM
by
174 POWER GLOBAL
DETAILS & NOTES
SCALE: AS NOTED

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February 10, 2021
BADEY & WATSON
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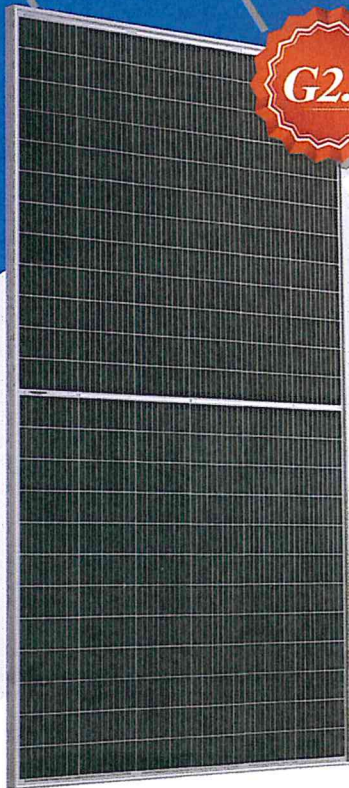
SHEET 3 OF 3

DRAWING NAME: SP25245_R02_M77 LAYOUT: DETAILS & NOTES
W.O. NO. 25245
CHECKED BY: MSM
SPILL CHECKED BY: MSM
DRAWN BY: MSM
T.M. : 46.08-01-01

Jäger Plus

HIGH PERFORMANCE
MONOCRYSTALLINE PERC MODULE

144



G2.3

RSM144-6-395M-420M

144 CELL

Mono PERC Module

395-420Wp

Power Output Range

1500VDC

Maximum System Voltage

20.9%

Maximum Efficiency

KEY SALIENT FEATURES



Global, Tier 1 bankable brand, with independently certified state-of-the-art automated manufacturing



Industry leading lowest thermal co-efficient of power



Industry leading 12 years product warranty



Excellent low irradiance performance



Excellent PID resistance



Positive tight power tolerance



Dual stage 100% EL Inspection warranting defect-free product



Module Imp binning radically reduces string mismatch losses



Warranted reliability and stringent quality assurances well beyond certified requirements



Certified to withstand severe environmental conditions

- Anti-reflective & anti-soiling surface minimise power loss from dirt and dust
- Severe salt mist, ammonia & blown sand resistance, for seaside, farm and desert environments
- Excellent mechanical load 2400Pa & snow load 5400Pa resistance



RISEN ENERGY CO., LTD.

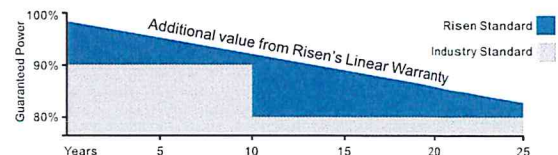
Risen Energy is a leading, global tier 1 manufacturer of high-performance solar photovoltaic products and provider of total business solutions for residential, commercial and utility-scale power generation. The company, founded in 1986, and publicly listed in 2010, compels value generation for its chosen global customers. Techno-commercial innovation, underpinned by consummate quality and support, encircle Risen Energy's total Solar PV business solutions which are among the most powerful and cost-effective in the industry. With local market presence and strong financial bankability status, we are committed, and able, to building strategic, mutually beneficial collaborations with our partners, as together we capitalise on the rising value of green energy.

Tashan Industry Zone, Meilin, Ninghai 315609, Ningbo | PRC
Tel: +86-574-59953239 Fax: +86-574-59953599
E-mail: marketing@risenenergy.com Website: www.risenenergy.com



LINEAR PERFORMANCE WARRANTY

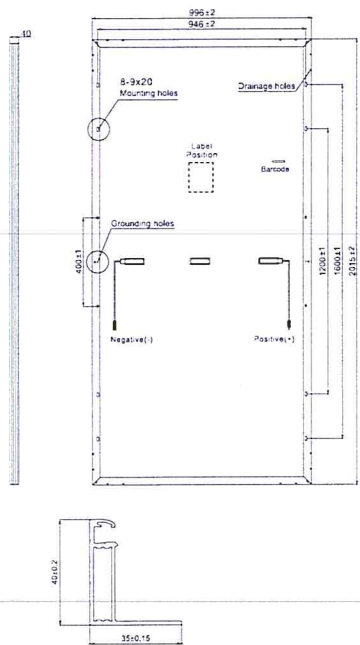
12 year Product Warranty / 25 year Linear Power Warranty



* Please check the valid version of Limited Product Warranty which is officially released by Risen Energy Co., Ltd.

THE POWER OF RISING VALUE

Dimensions of PV Module Unit: mm



ELECTRICAL DATA (STC)

Model Number	RSM144-6-395M	RSM144-6-400M	RSM144-6-405M	RSM144-6-410M	RSM144-6-415M	RSM144-6-420M
Rated Power in Watts-Pmax(Wp)	395	400	405	410	415	420
Open Circuit Voltage-Voc(V)	48.45	48.60	48.75	48.90	49.00	49.10
Short Circuit Current-Isc(A)	10.40	10.50	10.60	10.70	10.80	10.90
Maximum Power Voltage-Vmpp(V)	40.35	40.45	40.55	40.65	40.70	40.80
Maximum Power Current-Impp(A)	9.80	9.90	10.00	10.10	10.20	10.30
Module Efficiency (%) *	19.7	19.9	20.2	20.4	20.7	20.9

STC: Irradiance 1000 W/m², Cell Temperature 25°C, Air Mass AM1.5 according to EN 60904-3.
 * Module Efficiency (%): Round-off to the nearest number

ELECTRICAL DATA (NMOT)

Model Number	RSM144-6-395M	RSM144-6-400M	RSM144-6-405M	RSM144-6-410M	RSM144-6-415M	RSM144-6-420M
Maximum Power-Pmax (Wp)	295.6	299.3	303.1	306.9	309.2	312.7
Open Circuit Voltage-Voc (V)	44.60	44.70	44.90	44.99	45.63	45.70
Short Circuit Current-Isc (A)	8.53	8.61	8.69	8.77	8.80	8.87
Maximum Power Voltage-Vmpp (V)	37.00	37.05	37.14	37.24	37.30	37.40
Maximum Power Current-Impp (A)	8.00	8.08	8.16	8.24	8.29	8.36

NMOT: Irradiance at 800 W/m², Ambient Temperature 20°C, Wind Speed 1 m/s.

MECHANICAL DATA

Solar cells	Monocrystalline, 9BB
Cell configuration	144 cells (6×12×6×12)
Module dimensions	2015×996×40mm
Weight	23kg
Superstrate	High Transmission, Low Iron, Tempered ARC Glass
Substrate	White Back-sheet
Frame	Anodized Aluminium Alloy type 6063T5, Silver Color
J-Box	Potted, IP68, 1500VDC, 3 Schottky bypass diodes
Cables	4.0mm ² (12AWG), Positive(+)270mm, Negative(-)270mm
Connector	Risen Twinsel PV-SY02, IP68

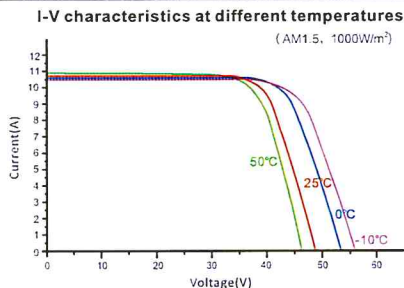
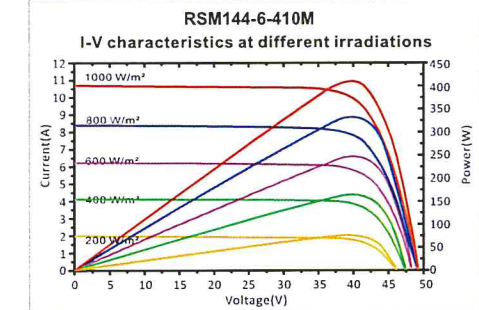
TEMPERATURE & MAXIMUM RATINGS

Nominal Module Operating Temperature (NMOT)	44°C±2°C
Temperature Coefficient of Voc	-0.29%/°C
Temperature Coefficient of Isc	0.05%/°C
Temperature Coefficient of Pmax	-0.36%/°C
Operational Temperature	-40°C~+85°C
Maximum System Voltage	1500VDC
Max Series Fuse Rating	20A
Limiting Reverse Current	20A

PACKAGING CONFIGURATION

	40ft(HQ)	20ft
Number of modules per container	594	270
Number of modules per pallet	27	27
Number of pallets per container	22	10
Packaging box dimensions (LxWxH) in mm	2040×1130×1130	2040×1130×1130
Box gross weight[kg]	670	670

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.
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Our Partners:

NOV 13 2020

SCHEDULE 2. SERVICES

TOWN OF YORKTOWN

A. Ongoing Maintenance

Provider shall routinely monitor the performance of the PV System using the SCADA System and perform all necessary preventive and corrective maintenance on the PV System to ensure optimum performance on an ongoing basis, including:

- Monitor PV System output, compare it to benchmarks, and assess the need for corrective action
- Attend required inspections by any Governmental Authority relating to the PV System, if any
- Facilitate the enforcement of any Warranties as needed
- Electrical panel/transformer/ inverter cleaning (interior and exterior) as needed for optimal performance
- Correction of loose electrical connections
- Check for defective modules
- Routine monitoring maintenance to include sensor calibration and data integrity checks

B. Scheduled Maintenance

Provider shall perform the following tasks once during each Maintenance Year. Provider will contact the Client Representative approximately one (1) week in advance to arrange a Site visit to perform these tasks.

1. PV Modules, Racks, Cabling, Combiner Boxes, Disconnects

- Clean debris from array area;
- Check condition of module mounting frames; Sand, prime and paint any areas showing signs of rust;
- Visual inspection of modules to identify cracked or damaged modules;
- Ensure modules are adequately secured, and able to withstand wind and storms;
- Ensure nuts and bolts attaching modules to support structures are tight and not weather-worn;
- Ensure flashing and sealant around roof penetrations are in good condition;
- Spot check module clips to ensure they are not loose;
- Visually inspect cable and wires for damage, including damaged or deteriorating insulation;
- Ensure electrical seals are in good condition;
- Spot check connections for weatherproofing and corrosion;
- Spot check the racks to ensure they are tightly fastened together, of uniform tilt and ballasted properly;
- Spot check module connections;
- Check combiner boxes by visually inspecting fuses and connections;
- Visual check of key electrical connections;

- Check for corrosion on fittings;
- Verify no shading issues have been created;
- Open and clean combiner boxes as necessary;
- Tighten loose electrical connections in combiner boxes, switchgear, and inverters; and
- Visually assess weather-station, if applicable, and troubleshoot as necessary.

2. Inverters

- Visual internal check of inverter;
- Verify fan functionality;
- Record all voltage and current readings via the front display panel;
- Check appearance/cleanliness of the cabinet, ventilation system and insulated surfaces;
- Check for corrosion on all terminals and cables;
- Torque terminals, connectors, and bolts;
- Check all fuses for open or signs of heating (inverter and combiner);
- Check the condition of both the AC and DC surge suppressors;
- Clean air filters as necessary;
- Identify and document any problems;
- Perform preventive maintenance on the inverter(s) as required in inverter maintenance manual.

3. General

- Verify current system performance and production levels
- Check accuracy of net metering
- Perform utility disconnect / reconnect test
- Ensure all documentation (e.g., 3-line diagram) and safety labels are visible and legible

C. Troubleshooting and Repairs

In addition to the activities described above, Provider shall also perform troubleshooting, repairs, and service for the PV System as indicated below:

- During any Ongoing Maintenance or Scheduled Maintenance, Provider shall identify any routine repairs or adjustments needed.
- Should Provider detect an issue affecting PV System performance based upon output from the SCADA System or by other means, Provider will call the Client Representative to diagnose the issue and coordinate its resolution. Should Client detect an issue, Client can call Provider and Provider will assist Client with issue diagnosis and resolution.
- If necessary to resolve an issue detected by Provider or by Client, Provider personnel will be dispatched to the Site to identify the issue after contacting Client. Provider will make reasonable efforts (e.g., by phone, email) to notify Client of an issue
- If at any time Provider becomes aware of the need to replace any component of the PV System, Provider will notify Client in writing. Provider will take all necessary steps to enforce any Warranties that may be applicable to the component needing replacement. If

no Warranty is applicable, Provider shall assist Client in procuring the necessary replacement component but Client shall pay the cost of the replacement component.

- Should Provider detect an “***Emergency Situation***,” defined as any circumstance or situation that, in the reasonable opinion of Provider, may affect the safety or protection of persons, the PV System, or the Site, Provider shall promptly notify the Client Representative, and take all necessary action to attempt to prevent or mitigate any such threatened damage, injury, or loss. Provider shall respond to an Emergency Situation as soon as possible and in any event within twenty-four (24) hours from detection. Provider shall be reimbursed by Client for reasonable costs incurred in the course of responding to an Emergency Situation. Provider shall make reasonable efforts to minimize any cost associated with an Emergency Situation.
- In any other situation where services outside the scope of the Services described in this Schedule 2 (“***Additional Services***”) are warranted, Provider shall promptly submit to the Client a written Additional Service Proposal, which shall include a description of the Additional Services proposed and a price quote determined using the rates listed in Schedule 5. Provider shall not perform any Additional Services without written authorization from Client. Client shall pay the agreed-upon price for any Additional Services authorized by Client.

D. Services Not Included

The following services are not included in the Service provided under this Agreement:

- Activity required as a result of vandalism;
- Snow removal; and
- Activity required to facilitate roof repairs.

RECEIVED
PLANNING DEPARTMENT

NOV 13 2020

TOWN OF YORKTOWN

New York Community Solar Facility Decommissioning Plan

November 2020

Prepared For:
Hemlock Hill Farm

OnForce Solar
9 East 37th St, 12th floor
New York, NY 10016

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1. Introduction

OnForce Solar proposes to build a photovoltaic (PV) solar facility at Hemlock Hill Farm in Yorktown, NY under New York State's Community Solar initiative. This Solar Facility is planned to have a nameplate capacity of 1 megawatt (MW) alternating current (AC) and be built on a 5-6 acre parcel of private land

This Decommissioning Plan ("**Plan**") provides an overview of activities that will occur during the decommissioning phase of a Solar Facility, including; activities related to the restoration of land, the management of materials and waste, projected costs, and a decommissioning fund agreement overview.

The Solar Facility will have a maturity date of twenty (20) to thirty (30) years; however, this Solar Facility has an estimated useful lifetime of 30 years or more. This Plan assumes that a Solar Facility will be dismantled and the Facility Site restored to a state similar to its pre-construction condition at the 20 year maturity date. The Plan also covers the case of the abandonment of a Solar Facility, for any reason; prior to the 20 year maturity date.

Decommissioning of the Solar Facility will include the disconnection of the Solar Facility from the electrical grid and the removal of all Solar Facility components, including:

- Photovoltaic (PV) modules, panel racking and supports;
- Inverter units, substation, transformers, and other electrical equipment;
- Access roads, wiring cables, communication tower, perimeter fence; and,
- Concrete foundations.

This decommissioning plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and emergent best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

2. The Proponent

ONFORCE Solar will manage and coordinate the approvals process. ONFORCE will obtain all necessary regulatory approvals that vary depending on the jurisdiction, project capacity, and site location. ONFORCE will build a long-term relationship with the community hosting a Solar Facility and ONFORCE will be committed to the safety, health, and welfare of the townships.

Contact information for the proponent is as follows:

Full Name of Company:	<u>OnForce Solar</u>
Contact:	<u>Charles Feit</u>
Address:	<u>9 East 37th St, 12th Floor, New York, NY 10016</u>
Telephone:	<u>(347) 590-5450</u>
Email:	<u>charles.feit@174powerglobal.com</u>

2.1 Project Information

Address:	<u>500 Croton Ave, Cortlandt, NY 10567</u>
Tax ID:	<u>46.-08-01.01</u>
Project Size:	<u>1 MWac</u>
Landowner:	<u>Laura DeMaria</u>
Own / Lease:	<u>Lease</u>

Decommissioning of the Solar Facility

At the time of decommissioning, the installed components will be removed, reused, disposed of, and recycled, where possible. The Facility Site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired.

2.1 Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Facility proceeds in the reverse order of the installation.

1. The Solar Facility shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected, and disposed at an approved solar module recycler or reused / resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are estimated to still produce 80% of the original electricity output at year 20 and add value for many years.
3. All aboveground and underground electrical interconnection and distribution cables shall be removed and disposed off-site by an approved facility.
4. Galvanized steel PV module support and racking system support posts shall be removed and disposed off-site by an approved facility.
5. Electrical and electronic devices, including transformers and inverters shall be removed and disposed off-site by an approved facility.
6. Concrete foundations shall be removed and disposed off-site by an approved facility.
7. Fencing shall be removed and will be disposed off-site by an approved facility.

2.2 Environmental Effects

Decommissioning activities, particularly the removal of project components could result in environmental effects similar to those of the construction phase. For example, there is the potential for disturbance (erosion/sedimentation/fuel spills) to adjacent watercourses or significant natural features. Mitigation measures similar to those employed during the construction phase of the Solar Facility will be implemented. These will remain in place until the site is stabilized in order to mitigate erosion and silt/sediment runoff and any impacts on the significant natural features or water bodies located adjacent to the Facility Site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. There may be an increase in particulate matter (dust) in adjacent areas during the decommissioning phase. Decommissioning activities may lead to temporary elevated noise levels from heavy machinery and an increase in trips to the project location. Work will be undertaken during daylight hours and conform to any applicable restrictions.

2.3 Site Restoration

Through the decommissioning phase, the Facility Site will be restored to a state similar to its pre-construction condition.

All project components (discussed in **Table 1**) will be removed. Rehabilitated lands may be seeded with a low-growing species such as clover to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

2.4 Managing Materials and Waste

During the decommissioning phase a variety of excess materials and wastes (listed in **Table 1**) will be generated. Most of the materials used in a Solar Facility are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off-site at an appropriate facility. ONFORCE will establish policies and procedures to maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

OnForce will be responsible for the logistics of collecting and recycling the PV modules and to minimize the potential for modules to be discarded in the municipal waste stream. Currently, some manufacturers and new companies are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. Due to a recent increase in the use of solar energy technology, a large number of panels from a variety of projects will be nearing the end of their lifespan in 15 - 25 years. It is anticipated there will be more recycling options available for solar modules at that time. OnForce proposes to determine the best way of disposing of the solar modules using best management practices at the time of decommissioning.

Table 1: Management of Excess Materials and Waste

Material / Waste	Means of Managing Excess Materials and Waste
PV panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal and semiconductor materials will be separated and recycled.
Metal array mounting racks and steel supports	These materials will be disposed off-site at an approved facility.
Transformers and substation components	The small amount of oil from the transformers will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The substation transformer and step-up transformers in the inverter units will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Inverters, fans, fixtures	The metal components of the inverters, fans and fixtures will be disposed of or recycled, where possible. Remaining components will be Disposed of in accordance with the standards of the day.
Gravel (or other granular)	It is possible that the municipality may accept uncontaminated material without processing for use on local roads, however, for the purpose of this report it is assumed that the material will be removed from the project location by truck to a location where The aggregate can be processed for salvage. It will then be reused As fill for construction. It is not expected that any such material will be contaminated.
Geotextile fabric	It is assumed that during excavation of the aggregate, a large portion of the geotextile will be “picked up” and sorted out of The aggregate at the aggregate reprocessing site. Geotextile fabric that is remaining or large pieces that can be readily removed from the excavated aggregate will be disposed of off-site at an approved disposal facility.
Concrete inverter/transformer Foundations	Concrete foundations will be broken down and transported by certified and licensed contractor to a recycling or approved disposal facility.
Cables and wiring	The electrical line that connects the substation to the point of common coupling will be disconnected and disposed of at an approved facility. Support poles, if made of untreated wood, will be chipped for reuse. Associated electronic equipment (isolation switches, fuses, metering) will be transported off-site to be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

3.5 Decommissioning During Construction or Abandonment Before Maturity

In case of abandonment of the Solar Facility during construction or before its 20 year maturity, the same decommissioning procedures as for decommissioning after ceasing operation will be undertaken and the same decommissioning and restoration program will be honored, in as far as construction proceeded before abandonment. The Solar Facility will be dismantled, materials removed and disposed, the soil that was removed will be graded and the site restored to a state similar to its preconstruction condition.

3.6 Decommissioning Notification

Decommissioning activities may require the notification of stakeholders given the nature of the works at the Facility Site. The local municipality in particular will be notified prior to commencement of any decommissioning activities. Six months prior to decommissioning, ONFORCE will update their list of stakeholders and notify appropriate municipalities of decommissioning activities. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

3.7 Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of a Solar Facility will follow standards of the day. ONFORCE will ensure that any required permits are obtained prior to decommissioning.

This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

NOV 13 2020

TOWN OF YORKTOWN PLANNING BOARD

TOWN OF YORKTOWN

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

APPLICATION FOR SITE PLAN APPROVAL

Date 11-12-2020

1. Name of Project: Hemlock Hills Solar Farm by 174 Power Globe
2. Tax Map Designation (Section, Block, Lot) 46.08-1-1
3. Zone: R1-160 Total Acreage: 50 acres in Yorktown (118.6 total) in Yorktown and Cortlandt
4. Is a statement of easements relating to property attached? Yes None exist

5. Project narrative (brief description of proposed development):

The applicant is proposing to install land based solar panels in an existing open pasture field.

The panels will connect to the NY State power grid providing green energy to the people of New York.

6. Contact Person - CHOOSE ONLY ONE:

- Applicant Owner Architect Wetland Scientist
 Attorney Engineer Surveyor Landscape Architect

7. Applicant

Name Charles Feit

Firm 174 Global Power

Address 9 East 37th St, 12th Floor, New York, NY 10016

Phone 1-914-980-5451

Fax _____

Email charles.feit@174powerglobal.com

8. Owner of Record

Name John N DeMaria

Firm _____

Address 500 Croton Avenue, Cortlandt Manor, NY 10567

Phone 914-844-5379

Fax _____

Email Hhf500@gmail.com

9. Attorney

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

10. Engineer

Name Margaret McManus, PE
Firm Badey & Watson, Surveying & Engineering PC
Address 3063 Route 9, Cold Spring, NY 10516
Phone 845-265-9217 x 219
Fax 845-265-4428
Email mmcmanus@optonline.net
Lic. No. 103021

11. Surveyor

Name Stephen Miller, LS
Firm Badey & Watson, Surveying & Engineering PC
Address 3063 Route 9, Cold Spring, NY 10516
Phone 845-265-9217 x 223
Fax 845-265-4428
Email smiller@optonline.net
Lic. No. 49789

12. Architect

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

13. Wetland Scientist/Specialist

Name Steve Marino
Firm Tim Miller Associates
Address 10 North Street, Cold Spring, NY 10516
Phone 845-265-4400
Fax 845-265-4418
Email smarino@timmillerassociates.com

14. Landscape Architect

Name N/A
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

15. Is this project within 500 feet of the Town line? Yes No
16. Is this project within 500 feet of the Putnam County line? Yes No
17. Is this project within the Sustainable Development Study Area? Yes No

18. Is this project within 500 feet of:

- The right-of-way of any existing or proposed state or county road? Yes No
The boundary of an existing or proposed state or county park or any state or county recreation area? Yes No
The boundary of state or county-owned land on which a public building/ institution is located? Yes No
An existing or proposed county drainage line? Yes No
The boundary of a farm located in an agricultural district? Yes No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination. Yes No

20. This project requires the following permits or approvals from the Town of Yorktown:

- Wetland Permit
 Stormwater Permit
 Tree Permit
 Planning Board special permit: Large Scale solar Power Generation system
 Town Board variance or approval: _____
 Zoning Board of Appeals variance or special permit: _____

21. This project requires the following permits or approvals from other outside agencies:

Westchester County Board of Health

NYC DEP

NYS DEC

Other: _____

22. This parcel is in the following districts:

School District	<u>Yorktown Central School</u>	Water District	<u>none</u>
Fire District	<u>Yorktown Height FD</u>	Sewer District	<u>none</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

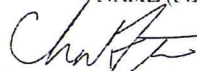
The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

Applicant

Charles Feit

NAME (PLEASE PRINT)

 Digitally signed by Charles Feit
Date: 2020.11.12 13:01:47 -05'00'

SIGNATURE

November 12, 2020

DATE

Owner of Record

John N deMaria

NAME (PLEASE PRINT)



SIGNATURE

November 12, 2020

DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

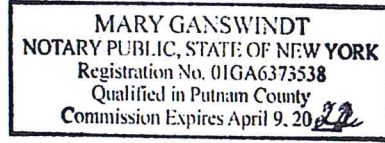
STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

John N DeMaria, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

John N DeMaria

Sworn before me this 10th date of November, 20 20

Mary Ganswindt
Notary Public



AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

_____, being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____. That he is the _____ of _____ the corporation which is owner in fee of the property described in the foregoing application for _____ and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this _____ date of _____, 20 ____

Notary Public

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

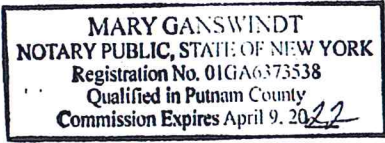
STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Margaret McManus, PE for Badey & Watson, being duly sworn, deposes and says that he is the agent named in the foregoing application for Hemlock Hills Solar Farm and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

Margaret McManus

Sworn before me this 13th date of November, 2020

Mary Ganswindt
Notary Public



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Last updated: December 2011

NOV 13 2020

TOWN OF YORKTOWN PLANNING BOARD

TOWN OF YORKTOWN

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6365, Fax (914) 962-3986

SPECIAL USE PERMIT APPLICATION

If this application is not being made in conjunction with a request for site plan approval from the Planning Board, a site plan/plot plan and Short EAF must also be submitted with this application. The required fee is \$625.00 for new applications and \$312.00 for requests to renew an existing permit.

Date November 12, 2020

1. Tax Map Designation (Section, Block, Lot) 46.08-1-1

2. Property Address 500 Croton Avenue, Cortlandt Manor, NY 10567

3. Zone: R1-160 Total Acreage: 50 acres in Yorktown

4. Indicate requested special use permit: 118.6 total site (Yorktown and Cortlandt)

- §300-21(8)(a)[1] Outdoor service in commercial districts.
- §300-40 Bus passenger shelters.
- §300-54 Religious institutions, social, cultural, charitable and recreational nonprofit uses.
- §300-55 Parochial, private elementary and high schools, colleges and seminaries.
- §300-69 Valet parking at banquet halls.
- §300-71 New and/or used car automobile sales.
- §300-73.1(A)(2) Permanent seasonal outdoor sales in commercial districts.
- §300-75 Warehouse or storage in retail shopping centers.
- §300-78 Cemeteries.
- §300-79 Self-storage centers.
- §300-80 Sidewalk cafes. (outdoor dining for more than 12 seats)
- §300-81.1 Helistops.
- §300-81.2 Accessory recycling facilities.
- §300-81.4 Large-Scale Solar Power Generation Systems and Facilities
- §300-81.5 Tier 2 Battery Energy Storage Systems
- §300-238.1 Multifamily dwelling units in the Country Commercial Zone.

5. Description of proposed use (if applying for outdoor dining, indicate proposed dining area square footage and number of seats):

The applicant is proposing to install land based solar panels in an existing open pasture field. The panels will connect to the NY State power grid providing green energy to the people of New York.

6. Applicant

Name Charles Feit
Firm 174 Global Power
Address 9 East 37th St, 12th Floor, New York, NY 10016
Phone 1-914-980-5451
Email charles.feit@174powerglobal.com

7. Owner of Record

Name John N DeMaria
Firm _____
Address 500 Croton Avenue, Cortlandt Manor, NY 10567
Phone 914-879-5809
Email _____

In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

Applicant


DIGITALLY signed by Charles Feit
Date: 2020.11.12 13:02:44
05'00"
PRINT NAME

Charles Feit
DATE

November 12, 2020

Owner of Record


SIGNATURE

PRINT NAME

John N DeMaria
DATE

November 12, 2020

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

NOV 13 2020

TOWN OF YORKTOWN

TOWN OF YORKTOWN PLANNING BOARD

Large Scale Solar Power Generation Systems & Facilities
Special Permit Application Addendum

GENERAL PROJECT INFORMATION

Project Name: Hemlock Hills Solar Farm by 174 Power Global
Section, Block, Lot: 46.08-1-1
Existing Site Use: Residential Commercial Zone: R1-160
Is Applicant? Property Owner Lessee
Proposed Lot Coverage: 8.2%

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

A Large Scale Solar Energy system is a Solar Energy System that exceeds 20 kW DC as rated by its nameplate capacity. The maximum system capacity and the maximum area of land upon which the system shall be erected are as follows:

- (1) Up to one megawatt AC on an area of land no larger than 10 acres, excluding any easement for accessing the parcel; or over 1 but not to exceed 5 Megawatt AC on an area of land no larger than 20 acres, excluding any easement for accessing the parcel.

Total System Capacity Rating: 1,690 kWh Power Rating 1,000 kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name Charles Feit
Business Name 174 Global Power
Address 9 East 37th St, 12th Floor, New York, NY 10016
Phone 1-914-980-5451
Email charles.feit@174powerglobal.com

Contractor/Installation Company

Contact Name Charles Feit
Business Name 174 Global Power
Address 9 East 37th St, 12th Floor, New York, NY 10016
Phone 1-914-980-5451
Email charles.feit@174powerglobal.c

PROPOSED OWNER AND/OR OPERATOR (IF DIFFERENT FROM ABOVE)

Name Charles Feit
Firm On Force Solar
Address 9 East 37th St, 12th Floor, New York, NY 10016
Phone 1-914-980-5451
Email charles.feit@174powerglobal.c

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new large-scale solar power generation system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Large Scale Solar Power Generation System Addendum.
- b) A special permit application fee of \$625.00 paid by check made payable to the Town of Yorktown.
- c) Required documents as listed in Section 300-84.1(F):
 - Equipment specification sheets shall be submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
 - A property Operation and Maintenance Plan shall be submitted.
 - A carbon sequestration for tree loss calculation.
 - Proposed tree loss mitigation, if applicable.
 - A Decommissioning Plan
- d) All site plan application requirements pursuant to Section 300-85/1(I) of the Town of Yorktown Town Code.

*Full Environmental Assessment Form
Part 1 - Project and Setting*

RECEIVED
PLANNING DEPARTMENT

NOV 13 2020

TOWN OF YORKTOWN

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: Hemlock Hill Solar Farm		
Project Location (describe, and attach a general location map): 500 Croton Avenue, Yorktown. Tax Id 46.08-1-1 (See attached driving directions, access via 500 Croton Avenue, Cortlandt)		
Brief Description of Proposed Action (include purpose or need): The applicant is proposing to install land based solar panels in an existing open pasture field. The panels will connect to the NY State power grid providing green energy to the people of New York.		
Name of Applicant/Sponsor: Badey & Watson Sureying & Engineering, P.C.		Telephone: 845-265-9217
		E-Mail: mmcmanus@badey-watson.com
Address: 3063 Route 9		
City/PO: Cold Spring	State: New York	Zip Code: 10516
Project Contact (if not same as sponsor; give name and title/role): Charles Feit of 174 Power Global NorthEast		Telephone: 347-590-5450
		E-Mail: charles.feit@174powerglobal.com
Address: 9 E 37th Street, 12th Floor		
City/PO: New York	State: New York	Zip Code: 10016
Property Owner (if not same as sponsor): John Nicholas DeMaria Irrevocable Trust		Telephone:
		E-Mail:
Address: 500 Croton Avenue, RFD 1		
City/PO: Cortlandt Manor	State: NY	Zip Code: 10567

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	special use permit and site plan approval	TBD
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning 239 referral	
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.		
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
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
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
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"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYC Watershed Boundary _____ _____	
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. If Yes, what is the zoning classification(s) including any applicable overlay district? R1-160 One family residential district	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located?	Yorktown Central School District
b. What police or other public protection forces serve the project site?	Town of Yorktown Police Department, Westchester Co Sheriff Dept, New York State Police
c. Which fire protection and emergency medical services serve the project site?	Yorktown Heights Fire Department
d. What parks serve the project site?	Hunterbrook Park, Franklin D Roosevelt State Park, Downing 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)?	Solar Power Generation System
b. a. Total acreage of the site of the proposed action?	50.0 acres
b. Total acreage to be physically disturbed?	4.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	118.6 acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No % _____ Units: _____
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? i. If No, anticipated period of construction:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____ 4 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, ground mounted solar panels are proposed

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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 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): construction in a local wetland adjacent area.

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:
Construction in the wetland adjacent area is limited to driving piles into the ground to mount the solar panels on. The field is presently use as a pasture. After construction the solar panels will sit above the ground. Access paths will be required between the rows of panels but will consist of 6" of gravel the intended to be impervious.

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: _____
The areas under the solar panels will receive wetland or meadow wild flower mix to enhance the diversity of the ground cover

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

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? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 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

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ 0 Square feet or _____ 0 acres (impervious surface)
 _____ Square feet or _____ 4.0 acres (parcel size)
- ii. Describe types of new point sources. no new point sources are anticipated
- 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)?
stormwater runoff will be directed to onsite surface water
- If to surface waters, identify receiving water bodies or wetlands: _____
on site tributarys that feed off site wetland
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

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? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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? Yes No
 If Yes:

- 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) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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): _____

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): _____

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 9am to 5pm • Saturday: _____ 9 am to 5pm • Sunday: _____ none • Holidays: _____ none 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hour a day • Saturday: _____ 24 hour a day • Sunday: _____ 24 hour a day • Holidays: _____ 24 hour a day
---	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Construction noise during construction will most likely exceed existing ambient noise levels

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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): Park land

ii. If mix of uses, generally describe:

The project site is a working farm the surrounding parcels are generally single family residential and the east property line abuts a park.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.5	0.5	0
• Forested	28.4	28.4	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	17.7	13.7	-4.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	3.2	3.2	3.2
• Non-vegetated (bare rock, earth or fill)	0.2	0.2	0.2
• Other Describe: <u>solar farm</u>	0.0	4.0	+4.0

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: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 2 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ n/a %

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

Paxton	23 %
Ridgebury	42 %
woodbridge	35 %

d. What is the average depth to the water table on the project site? Average: _____ 1 feet

e. Drainage status of project site soils:

- Well Drained: _____ 23 % of site
- Moderately Well Drained: _____ 35 % of site
- Poorly Drained _____ 42 % of site

f. Approximate proportion of proposed action site with slopes:

- 0-10%: _____ 76 % of site
- 10-15%: _____ 21 % of site
- 15% or greater: _____ 3 % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters Approximate Size 3.2
- Wetland No. (if regulated by DEC) A-37 on adacent parcel

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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 deer _____ snakes and small reptiles, amphibians _____
 small animals, fox, squirrels. etc _____
 birds _____

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): _____
 Fence Lizard

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: WEST001

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: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

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: _____
 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: _____
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____
 iii. Distance between project and resource: _____ 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.

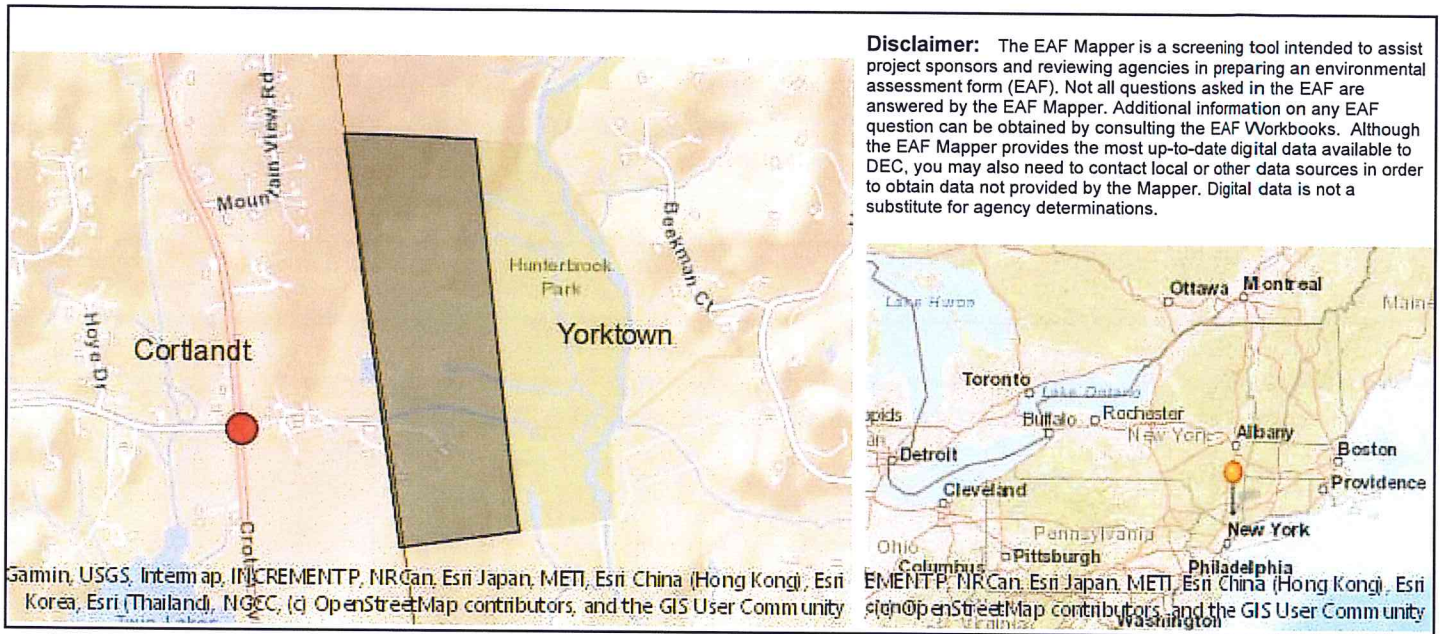
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Margaret McManus-Engineer for Applicant Date 10-27-2020

Signature  PE Title SR. Project Engineer
BADEY & WATSON FOR APPLICANT



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Fence Lizard
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	WEST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Hemlock Hills
Beer Garden
Town of Cortlandt**



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

Michael Preziosi, P.E.
Director – D.O.T.S

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080

Town Supervisor
Linda D. Puglisi

Chris Kehoe, AICP
Deputy Director – Planning

Town Board
Richard Becker
Debra A. Carter
James F. Creighton
Francis X. Farrell

Planning Staff
Michelle Robbins, AICP
Rosemary Boyle-Lasher

January 22, 2021

John Tegeder, R.A.
Planning Director, Town of Yorktown
Yorktown Community & Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598

RE: **PB 2020-17** Public Hearing: Application of Hemlock Hill Farm for Site Plan Approval for a seasonal beer garden, in conjunction with Captain Lawrence Brewery, to be located at the Hemlock Hill Farm, 500 Croton Avenue described in a packet received by the Planning Division on October 22, 2020. Drawing latest revision dated January 20, 2021.

Dear Mr. Tegeder,

Pursuant to Section 277.71 of the Westchester County Administrative Code please find the application form, public hearing notice, and drawing(s) for the above referenced application. The Planning Board is holding a Public Hearing on the subject application on Tuesday, February 2, 2021 at 7:00 p.m.

If you have any questions regarding this matter please contact my office.

Sincerely,

Chris Kehoe, AICP
Deputy Planning Director

CRK/crk
enclosures

cc: w/out encs: Linda D. Puglisi, Town Supervisor
Richard H. Becker, Town Board Liaison



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

Michael Preziosi, P.E.
Director – D.O.T.S

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 Deputy Director – Planning

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 Michelle Robbins, AICP
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Town Hall, 1 Heady Street
 Cortlandt Manor, NY 10567
 Main #: 914-734-1080

Town Supervisor
 Linda D. Puglisi

Town Board
 Richard Becker
 Debra A. Carter
 James F. Creighton
 Francis X. Farrell

You are invited to a Zoom webinar.
 When: Feb 2, 2021 06:00 PM Eastern Time (US and Canada)
 Topic: Town of Cortlandt - 2/2/2021 Official Planning Board Work Session and Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85056582954>

Or iPhone one-tap :

US: +19292056099,,85056582954# or +13017158592,,85056582954#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 253 215 8782 or +1 346 248
 7799 or +1 669 900 6833

Webinar ID: 850 5658 2954

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE, that the **PLANNING BOARD** of the **TOWN OF CORTLANDT** will conduct a Public Hearing on the application of DeMaria’s Hemlock Hill Farm for Planning Board approval of a seasonal beer garden with a picnic area, tent, food service, non-amplified music, sanitary facilities and parking located on roughly 25,000 sq. ft. of the farm adjacent to Croton Avenue as shown on a drawing entitled “Site Plan, Hemlock Hill Farm” prepared by James Coleman, Architect, dated December 15, 2020 and in a packet of information received by the Planning Division on October 22, 2020.

The subject property of approximately 68 acres is zoned R-40, Single Family Residential and is located on the east side of Croton Avenue (500 Croton Avenue) and is designated on the Town of Cortlandt Tax Maps as Section 45.12, Block 1, Lot 1.

Pursuant to 6 NYCRR Part 617 of the State Environmental Quality Review Regulations the subject application is an unlisted action for which Part One of the Short Environmental Assessment Form was submitted.

Persons may review said application and drawings **BY APPOINTMENT** at the Planning Office in the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York, between the hours of 8:30 A.M. and 4:00 P.M., Monday through Friday, except holidays. Call the Planning Office at 914-734-1081 to make an appointment. In addition, the above referenced documents will be placed on the Town’s website approximately one-week prior to the public hearing.

(continued on page 2)

SAID HEARING will be conducted via Zoom on **Tuesday evening, February 2, 2020 at 7:00 P.M.**, or as soon thereafter as possible at which time all interested persons will be heard.

**PLANNING BOARD
TOWN OF CORTLANDT**

Loretta Taylor (11)

**Dated: January 19, 2020
Cortlandt Manor, New York
PB 2020-17**

**Loretta Taylor
Chairperson**

Date: January 20, 2021

To: Mr. Chris Kehoe, AICP
Deputy Director, Planning Division
Town of Cortland, NY

Mr. Michael Preziosi, PE

CC: Laura DeMaria, Hemlock Hill Farm
Scott Vacarro, Captain Lawrence Brewing

Re: Hemlock Hill Farm
Proposed Outdoor Beer Garden

Mr Kehoe, Mr. Preziosi, and Members of the Planning Board:

Thank you for your letter dated January 6, 2021. We are submitting this itemized response and a revised drawing.

The "beer garden" is proposed for the existing field opposite the stucco residence and store and will include outdoor picnic tables, beer barrels, a food service trailer, a beer service trailer, a trailer with lavatories, a small outdoor stage, and string lights to be suspended from new telephone poles similar to Captain Lawrence Brewings facilities in Mt Kisco and in Elmsford. A new rail fence matching existing fencing is proposed to be installed around the field with access from the existing store parking lot. The proposed beer garden will be screened from the road by the existing cornfield and fencing which is to remain. Service Trailers will be connected to local water supply. All waste will be regularly and professionally removed from the site. Specific responses to your concerns are below.

1. Survey reference has been provided and site plan updated.
2. Sight lighting has been updated. Only new lighting is string lights over picnic table area which will have a light level no great than 5 fc in that area and 0 fc at property boundaries. Metered light levels at existing facilities will be confirmed prior to installation.
3. Standard Construction Details have been provided for the following or will be provided for approval as part of the permit application.

- a. New driveway to be gravel with edging to match existing
 - b. Walkways are to firm and stable, compliant with ADA requirements. No paved surfaces are proposed.
 - c. New site lighting is limited to lighting at service areas and string lighting.
 - d. No new signage is proposed.
 - e. Code compliant electric and water hookups will be provided to trailers.
 - f. New fencing to match existing.
 - g. Location of existing garbage and recycling enclosure has been provided.
4. Site is an existing working farm and butcher shop. No change is proposed to existing site drainage or waste management. Trailers will be connected to existing water town supply system on site. Trailers are designed to contain all waste for removal and legal disposal off site. Trailers also have their own propane gas heating and cooking systems. Tanks are stored with trailers.
 5. Utilities servicing trailers will be buried with code compliant hookups.
 6. Details on proposed service trailers have been provided.
 7. Stage shown on plan is for acoustic performances that will be complaint with town noise regulations.
 8. Occupancy is not to exceed 200 people which is limited by parking and number of bathrooms provided. Bathroom trailers provide 6 fixtures which limits occupancy for a drinking and dining use to 240 total.
 9. ADA regulations require for outdoor facilities "a firm and stable surface" walking surface not necessarily pavement or railing and edge protection. Area at trailers are shown on the plan that will be compacted and maintained to be firm and stable and level, a product such as "wood carpet" may be specified as part of permit process. The area where picnic tables will be located is will be graded level and will be maintained lawn. Required number of accessible picnic tables will provided.
 10. Temporary Building is a "hoop barn", it will be removed before brewery is opened.
 11. Walk in cooler is existing part of farm/market operation and will not be part of beer garden operations.
 12. As part of permit process, we will provide all required agency approvals or written letter defining no jurisdiction.
 13. No tents are proposed.
 14. We will monitor site access and provide staff to direct traffic as required and will be responsive to any neighbor or town comments.
 15. We will provide a construction cost estimate as part of the final permit application

Notes have been added to the drawing indicating hours of operation: Thursday 4pm to 9pm, Friday to Saturday, noon to 10pm, and Sunday noon to 8pm.

Proposed site improvements will be in compliance with NYS DEC Standards.

Respectfully submitted,



James Coleman, AIA

Encl.

Drawing A-001 Revised January 20, 2021

Drawing A-002

Affidavit of Neighbor Notification

TOWN OF CORTLANDT – PLANNING BOARD APPLICATION



CHECK TYPE OF APPROVAL(S) REQUESTED

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

For Official Use Only
PB Case No. 2020-17
Date Received: 10/22
Fee Paid: 9250
1007

NOTE: Please see INSTRUCTIONS AND CHECKLIST.

NAME OF PROJECT: THE BEER GARDEN @ HHF SBL: 45.12-1-1
ADDRESS OF PROJECT: 500 CROTON AVE OR SITE LOCATION: ON THE
East SIDE OF Croton Avenue ZONING DISTRICT: R-40
DIRECTION STREET

OWNER:

NAME: DEMARIA'S Hemlock Hill Farm
MAILING ADDRESS: 500 CROTON AVE
EMAIL: HHF500@GMAIL.COM TELEPHONE #: 914-844-5379

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

NAME: _____
MAILING ADDRESS: _____
EMAIL: _____ TELEPHONE #: _____

ENGINEER/ARCHITECT

NAME: N/A
ADDRESS: _____
EMAIL: _____ TELEPHONE #: _____

ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION

NAME: DAN PANCOTTI
ADDRESS: 104 GRAND ST. CROTON - ON - HUDSON NY 10520
EMAIL: PAN@MODICASNOWPANCOTTI.COM TELEPHONE #: 914-271-9595

SCOPE/DESCRIPTION OF PROJECT

FOOD + DRINK SERVED THUR-SAT @ IN A DESIGNATED AREA
ON THE FARM. CAPTAIN LAWRENCE BREWERY WILL LEASE THE SPACE
FROM Hemlock Hill Farm + SERVE FOOD + DRINK.
This will BE A family (ATTACH ADDITIONAL DOCUMENT IF NECESSARY)
community attraction.

CONTINUED ON BACK....

MARY E. BREINING
Receiver of Taxes, Town of Cortlandt

M.E. Breining

OCT 26 2020

CONFIRMATION OF ALL TAXES PAID:

RECEIVER OF TAXES

DATE

STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

I LAURA DeMARIA 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

Laura DeMaria

If signing on behalf of an entity*: DeMARIA'S Hemlock Hill FAEM LLC

NAME

TITLE

PLEASE PRINT

NAME: LAURA DeMARIA

DATE: 10/22/20

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

On this, the 22 day of 10, 2020, before me a notary public, the undersigned personally appeared Laura DeMaria 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.

Notary Public.

CATHERINE CORNU QUINN
Notary Public, State of New York
No. 01CO6243469
Qualified in Westchester
Commission Expires July 18, 2023

Catherine Cornu Quinn

NOTARY PUBLIC

*If you are not the owner you need to fill out a separate "Owner Authorization" form.

Proposal: CL Beer Garden at Hemlock Hill Farm

We are proposing a seasonal beer garden at Hemlock Hill Farm. This would be a family attraction. Attached is a summary of our plan for Spring-Fall 2021.

Captain Lawrence Brewery (who we have been working partnership since 2006) will lease an enclosed space from Hemlock Hill Farm 6 months out of the year to sell food and beer.

The location would be our former vegetable garden. A very level flat piece of land, roughly 25,000 square feet. CLB would lease that space from us and have all of their required permits and insurance. CLB would sell bbq food (meat sourced from our farm) and also beer and soft drinks. A tent may be used, weather depending. The area is not visible from the road; there is a 250+ foot buffer which is all corn crops. A picture of the garden space is attached (one with a tent and one without) and also the food trailer/drink trailer. We will have 4-6 porta potties designated to this area. The space would be secured from the rest of the farm/property. Cars and persons would be limited depending.

We have a large flat parking area; a former hay field of hard dirt and grass with a fence all around. (We use this parking area for thanksgiving week as it's our highest traffic volume)

There will not be any significant environmental impacts associated with the proposed operations.

We will get the required approval for outdoor dining and food preparation from DOH. All requirements for sanitary and potable water shall be met.

We will obtain all necessary permits from DOTS, Division of Code Enforcement for the structure, plumbing and electrical improvements existing (w/o permit), required or proposed.

We propose this to be a seasonal venue, operating from May-October on Thursday-Saturday from 3PM-9PM.

We understand the demand for folks to dine outside and it's a great opportunity for us to utilize this space for just that for our community.

We have had small private events here in the past such as harvest fests where we have a pumpkin patch, a food truck, and local vendors (those which we carry their products here in the store), the feedback is very positive and customers are constantly asking for more!

We also used to have a food truck here full time and it was a hit!

Thank you for your time,
Laura DeMaria

Date: January 20, 2021

To: Mr. Chris Kehoe, AICP
Deputy Director, Planning Division
Town of Cortland, NY

Mr. Michael Preziosi, PE

CC: Laura DeMaria, Hemlock Hill Farm
Scott Vacarro, Captain Lawrence Brewing

Re: Hemlock Hill Farm
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Respectfully submitted,

James Coleman
James Coleman, AIA

Encl
Drawing A-001 Revised January 20, 2021
Drawing A-002
Affidavit of Neighbor Notification

GENERAL NOTES:

1. All work shall be as per the 2020 Building Code of New York State, and Zoning Regulations of the Town of Cortland, New York.
2. The general contractor shall coordinate the work of all trades and sub-contractor(s) unless otherwise noted.
3. The contractor shall be solely responsible for all safe working conditions and shall observe all safety requirements established by jurisdictional agencies and owner. Where conflicts exist, the more stringent requirements shall apply. Care shall be exercised to avoid endangering personnel or the structure. All cutting and patching shall be done by the general contractor and it shall be the responsibility of the G.C. to properly shore existing construction before any demolition or removal is performed.
4. The storage of materials and equipment shall be located where approved by the Owner.
5. All life safety and fire protection systems are to remain operable during construction.
6. The Contractor shall lay out his own work and will provide dimensions required for other trades (Plumbing, Electrical etc)
7. Contractor to carry appropriate Liability Insurance, Workmen's Compensation and Vehicular Insurance in the sums prescribed by Town of Cortland and State of New York and/or owner/contractor agreement.
8. The general contractor shall protect adjacent tenant spaces and common areas from any damage during construction. Any damage as a result of construction shall be fully the responsibility of the contractor and shall be restored and/or replaced to the owner's satisfaction at no additional cost to the owner.

GENERAL DEMOLITION NOTES:

1. The intent of this demolition is to (except where indicated to remain) in order to make the space ready for new construction. All demolition is to be carried out in a workmanlike manner and shall be performed in accordance with New York State Building, Plumbing and Electrical codes, and all other agencies having jurisdiction.
2. The general contractor shall complete and maintain a complete and up-to-date demolition drawing and specification sheet at the job site.
3. The general contractor shall supervise and direct the work, using his best skills and attention. The general contractor shall be solely responsible for all means, methods, techniques, sequences, and procedures for the demolition and coordinating all demolition with the protection of the building's infrastructure including, but not limited to egress, plumbing, electrical, mechanical, structural, and fire suppression systems.
4. The general contractor and his subcontractors shall thoroughly investigate the space as well as the surrounding spaces that will affect the demolition before starting to demolition work in order to be familiar with the existing conditions to be removed and any difficulties that will affect execution of the work. The contractor shall report any discrepancies and/or concerns in regards to the scope of work and items that may conflict with the drawings for review and possible corrective measures prior to demolition.



EXISTING FENCE DETAIL



EXISTING PARKING LOT AND TRASH STORAGE



EXAMPLE OF ADA COMPLIANT BATHROOM TRAILER



FOOD AND BEER SERVICE TRAILER (MT KISCO)

REVISIONS / DATE:
JANUARY 20, 2021 REVISION

JAMES COLEMAN ARCHITECTURE STUDIO

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PROJECT / LOCATION:

Hemlock Hill Farm
500 Croton Ave
Cortland, New York 10567

DRAWING TITLE:

GENERAL NOTES AND INFORMATION

ARCHITECT SEAL & SIGNATURE:



DATE: Dec 21, 2020

SCALE: AS NOTED

DRAWING NO.:

A-002