

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

April 12, 2021

7:00 PM

This meeting will be broadcast Live on the Town's YGTV stations, Optimum channel 20 and FiOs channel 33, and on the Town's website at yorktownny.org/ygtv/live.

To participate in the video conference, please register in advance:

<https://us02web.zoom.us/meeting/register/tZwpfuGqpjsjHNeDy6GA6a8oU32ooxFhomFr>

If any interested members of the public would like to provide comments on the Public Hearings, please email the meeting host at rsteinberg@yorktownny.org. In addition, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to Robyn Steinberg at rsteinberg@yorktownny.org. Submitted written comments will be given to the Planning Board in advance of the meeting.

1. Correspondence
2. Meeting Minutes – March 22, 2021

WORK SESSION

3. Martinez Subdivision Lot 2
Request for SWPPP Permit

Location: 35.16-1-2; 1767 Jacob Road

Contact: Westchester Modular Homes

Description: Applicant is requesting a SWPPP permit be granted by the Planning Board pursuant to Resolution #05-23 dated September 26, 2005, which required the approval of a permit prior to building permit.

4. Alek-Tris Subdivision
Zoning Board Referral

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

Contact: Architectural Visions, PLLC

Description: Applicant has requested the Zoning Board revisit their 1981 decision prohibiting future subdivision of Lot 26.

REGULAR SESSION

5. Hemlock Hills Farm Solar Farm
Decision Statement

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 4 acres of the 50 acre Hemlock Hill Farm property that is located in the Town of Yorktown.

6. Hansmann Major Subdivision
Public Informational Hearing

Location: 6.13-1-10, 6.17-2-63; 280 East Main Street, Jefferson Valley

Contact: Ralph Mastro Monaco, PE, PC

Description: Proposed 3 lot subdivision on 11.43 acres in the R1-80 zone.

7. Foothill Street Solar

Public Informational Hearing Site Plan & Special Permit

Location: 15.07-1-5; 3849 Foothill Street

Contact: Con Edison Clean Energy Businesses, Inc.

Description: Proposed installation of a 1.875 MW ground mounted solar panel system with associated access road, electric utility upgrades, and perimeter fencing.

8. Taco Bell – Mohegan Lake

Public Hearing Amended Site Plan & Special Use Permit for Outdoor Seating

Location: 15.16-1-21; 3571 Mohegan Avenue

Contact: JMC Site Development Consultants

Description: Proposed Taco Bell restaurant and drive-thru on 0.83 acres in the C-2 zone, at the corner of East Main Street and Mohegan Avenue.

WORK SESSION

9. Par 3 Golf Course

Discussion Site Plan

Location: 16.07-1-38; 795 Route 6

Contact: James Martorano Jr.

Description: Proposed Par 3 golf course on Town owned Parkland.

10. Proposed Planned Design District Overlay Zones

Town Board Referral

Last Revised – April 9, 2021

Hemlock Hill Solar Decision

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

For Further Information:

Contact Person:

Address:

Telephone Number:

For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750 (Type One Actions only)

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
SITE PLAN, SPECIAL USE PERMIT, WETLAND PERMIT, AND
STORMWATER POLLUTION PREVENTION PLAN
FOR HEMLOCK HILLS SOLAR FARM**

RESOLUTION NUMBER: #00-00

DATE:

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 and special use permit for a large-scale solar power generation system with submitted plans titled, "Site Plan Set prepared for Hemlock Hills Solar Farm," prepared by Badey & Watson Surveying & Engineering, P.C., and last revised March 31, 2021, was submitted to the Planning Board on behalf of 174 Power Global (hereinafter referred to as "the Applicant"); and

WHEREAS the Hemlock Hill Farm consists of 68.3 acres located in the Town of Cortlandt and 50 acres located in the Town of Yorktown; and is located at 500 Croton Avenue, Cortlandt Manor; and

WHEREAS the 4 acre solar farm is located on the Farm's property located in the Yorktown parcel also known as Section 46.08, Block 1, Lot 1 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS pursuant to SEQRA:

1. The action has been identified as a Type I action because Hemlock Hill Farm is located in the Westchester County Agricultural District and will disturb more than 2.5 acres for a non-agricultural purpose.
2. The Planning Board has been declared lead agency on <DATE>.
3. A negative declaration has been adopted on <DATE> on the basis of a Full EAF dated October 27, 2020.

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

Site Plans

1. A map, Sheet 1 of 3, titled "Site Plan Set prepared for Hemlock Hills Solar Farm – Existing Conditions," prepared by Badey & Watson Surveying & Engineering, P.C.,

and last revised March 31, 2021; and

2. A map, Sheet 2 of 3, titled “Site Plan Set prepared for Hemlock Hills Solar Farm – Site Plan and Erosion & Sediment Control Plan,” prepared by Badey & Watson Surveying & Engineering, P.C., and last revised March 31, 2021; and
3. A map, Sheet 3 of 3, titled “Site Plan Set prepared for Hemlock Hills Solar Farm – Details & Notes,” prepared by Badey & Watson Surveying & Engineering, P.C., and last revised March 31, 2021; and

Additional Documents

4. A Stormwater Pollution Prevention Plan, prepared by Badey & Watson Surveying & Engineering, P.C., dated February 8, 2021; and
5. A decommissioning plan titled “New York Community Solar Facility Decommissioning Plan,” prepared by OnForce Solar, and dated November 2020; and
6. A maintenance plan titled, “Schedule 2. Services,” outlining ongoing and scheduled maintenance; and
7. Specification sheets for the solar panels by Risen energy Co. Ltd.; 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	12/02/2020
Advisory Committee on Open Space Conservation Board	11/22/2020
NYC DEP	10/20/2020, 02/19/2021
Town of Cortlandt	12/15/2020
Westchester County Planning Board	03/12/2021
Westchester Land Trust	02/25/2021, 03/17/2021
	12/21/2021

WHEREAS the requirements of this Board's Land Development Regulations, Town Code Chapter 195, have been met; 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 21, 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 March 22, 2021 at Town Hall in Yorktown Heights, New York;

RESOLVED the Planning Board finds the proposed site plan meets all the requirements and special use permit standards set forth in Section 300-81.4 Solar power generation systems and facilities; and

BE IT THEREFORE NOW RESOLVED that the application of 174 Global Power for the approval of a site plan and special use permit for a large-scale solar power generation system with submitted plans titled "Site Plan Set prepared for Hemlock Hills Solar Farm," prepared by Badey & Watson Surveying & Engineering, P.C., and last revised March 31, 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:

Modify plans to show:

1. _____
2. _____

Additional requirements prior to signature by the Planning Board Chairman:

1. Submission of a Final Stormwater Pollution Prevention Plan acceptable to the Town Engineer and approved by the Planning Board.
2. Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:

Site Plan Application	\$5,449.00
ABACA Review	\$ 250.00

3. 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:

4. Obtain permits and satisfy any conditions required by the Town of Cortlandt to install the solar array.
5. Applicant must obtain all necessary permits from outside agencies.

BE IT FURTHER RESOLVED, that in accordance with Chapter 178 and Town Code Chapter 248, the application of 174 Power Global for the approval of a Wetland Permit and Stormwater Pollution Prevention Plan **#WP-FSWPP-000-00** is approved subject to the conditions listed therein; and

RESOLVED, Permit **#WP-FSWPP-000-00** 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

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

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

Section 46.08
Block 1
Lot # 1

RECEIVED
PLANNING DEPARTMENT
APR 12 2021
TOWN OF YORKTOWN

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

Job Site Address: 500 Croton Avenue
City/State/Zip: Cortlandt Manor, NY
10567

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

APPLICANT:

YOUR NAME: Margaret Smith McManus, P.E.
COMPANY: Badey & Watson, Surveying and Engineering
ADDRESS: 3063 Route 9
Cold Spring, NY ZIP 10516
PHONE: (845) 265-9217
EMAIL: mmcmanus@badey-watson.com

OWNER:

YOUR NAME: John Nicholas DeMaria Irrevocable Trust
COMPANY: _____
ADDRESS: 500 Croton Avenue, RFD 1
Cortlandt Manor, NY ZIP 10567
PHONE: (914) 844-5379
EMAIL: HHF500@gmail.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 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 checked="" 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.

LETTER OF AUTHORIZATION

RE: Property of John N. DeMaria
Located at 500 Croton Avenue, Cortlandt Manor, NY 10567
T/V Yorktown Tax Map # 46.08-1-1

To Whom It May Concern:

I am the owner of the above mentioned property and authorize the applicant, 174 Power Global to apply for Site Plan approval with the Town of Yorktown.

Signed: 
(Owner of Property)

John N DeMaria

(Print Name)

Mailing Address: 500 Croton Avenue

Cortlandt Manor

State: New York Zip 10567

Telephone: 914-879-5809

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

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

a. Lake/pond

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

Control area of lake/pond

b. Stream/River/Brook

Control area of stream/river/brook

c. Wetlands

Control area of wetlands

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

Construction of solar farm array in a local wetland adjacent area. Driven pile construction will minimize disturbance.

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

Construction of solar farm array in a local wetland adjacent area. Driven pile construction will minimize disturbance.

Level spreaders / velocity dissipaters will be installed to minimize possibility of constricted flow.

3. Tree Removal:

Amount of trees and/or stumps to be removed: 1

Sizes; approximate DBH: 30"

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

Reason for removal: remove shade from solar panels

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

Tree removal contractor: To be determined

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, _____ hereby authorize _____ to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: _____ Date: _____

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.

Margaret McManus

PRINT NAME

SIGNATURE OF APPLICANT



4/12/2021

DATE

*Full Environmental Assessment Form
Part 1 - Project and Setting*

RECEIVED
PLANNING DEPARTMENT

APR 12 2021

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. Funding, are subject to public review, and may be subject to further verification.

TOWN OF YORKTOWN

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 Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	special use permit and site plan approval	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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. <ul style="list-style-type: none"> 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? Yes No

- 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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes 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? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-160 One family residential district

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? 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? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 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:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ 4.0 acres (parcel size)
- Describe types of new point sources. no new point sources are anticipated
- 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 tributaries 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:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- 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:

- 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
- 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 1/2 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:

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 Covertypes	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: <u>WEST001</u>	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

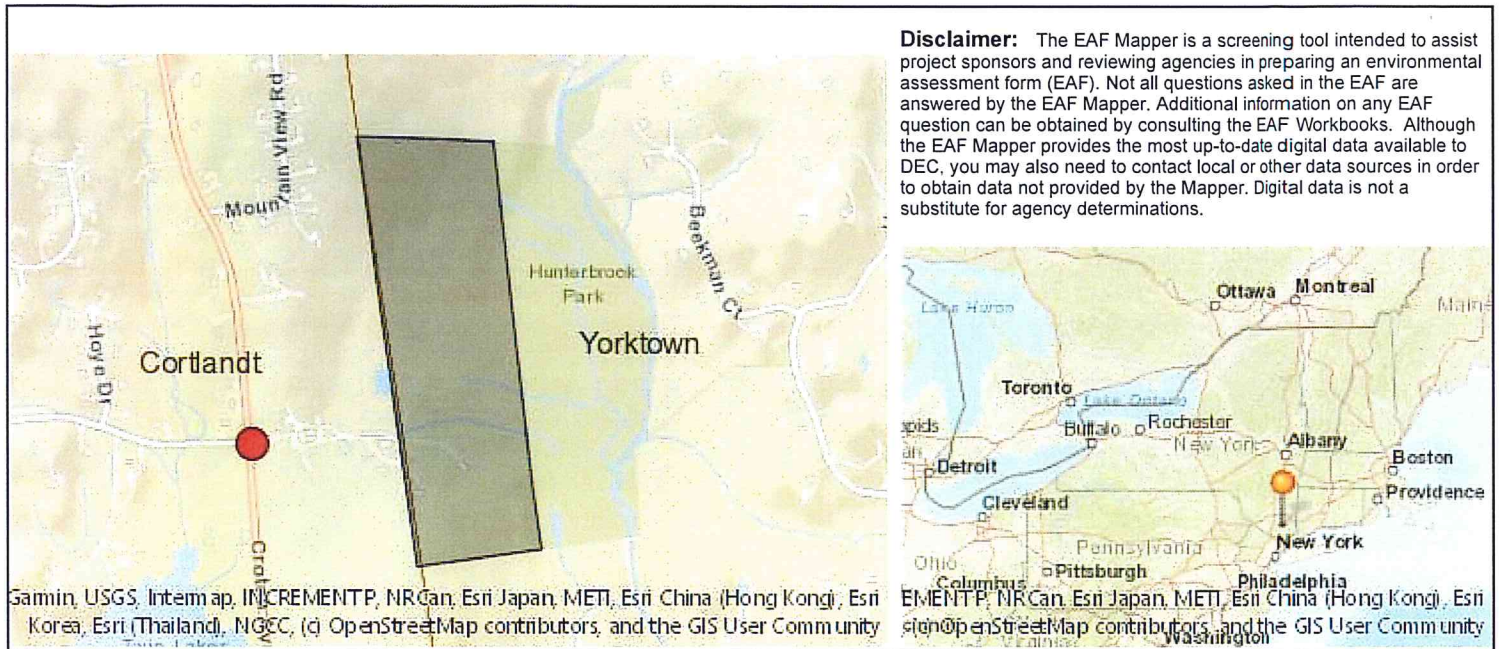
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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 Margaret McManus, PE Title SR. Project Engineer
BADEY & WATSON FOR APPLICANT



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.

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.b. [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

RECEIVED
PLANNING DEPARTMENT

MAR 31 2021

TOWN OF YORKTOWN



March 31, 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 five (5) updated plans the Solar Farm at Hemlock Hills Farm. The following changes have been made to the plans to address comments from board and suggested changes from the letter by Westchester County Department of Planning from March 17, 2021.

1. We have realigned the level spreaders / velocity dissipaters to run with the contours, one row at the center of the array and another at the end of the array.
2. We have revised the Ernst seed mix to that suggested by the Westchester County Department of Planning

Please place this project on the next available agenda where we look forward to further discussion of the project and hope for an approval.

Yours truly,

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

by

Margaret Smith McManus

845.265.9217 x219

mmcmanus@badey-watson.com

cc: Charles Feit
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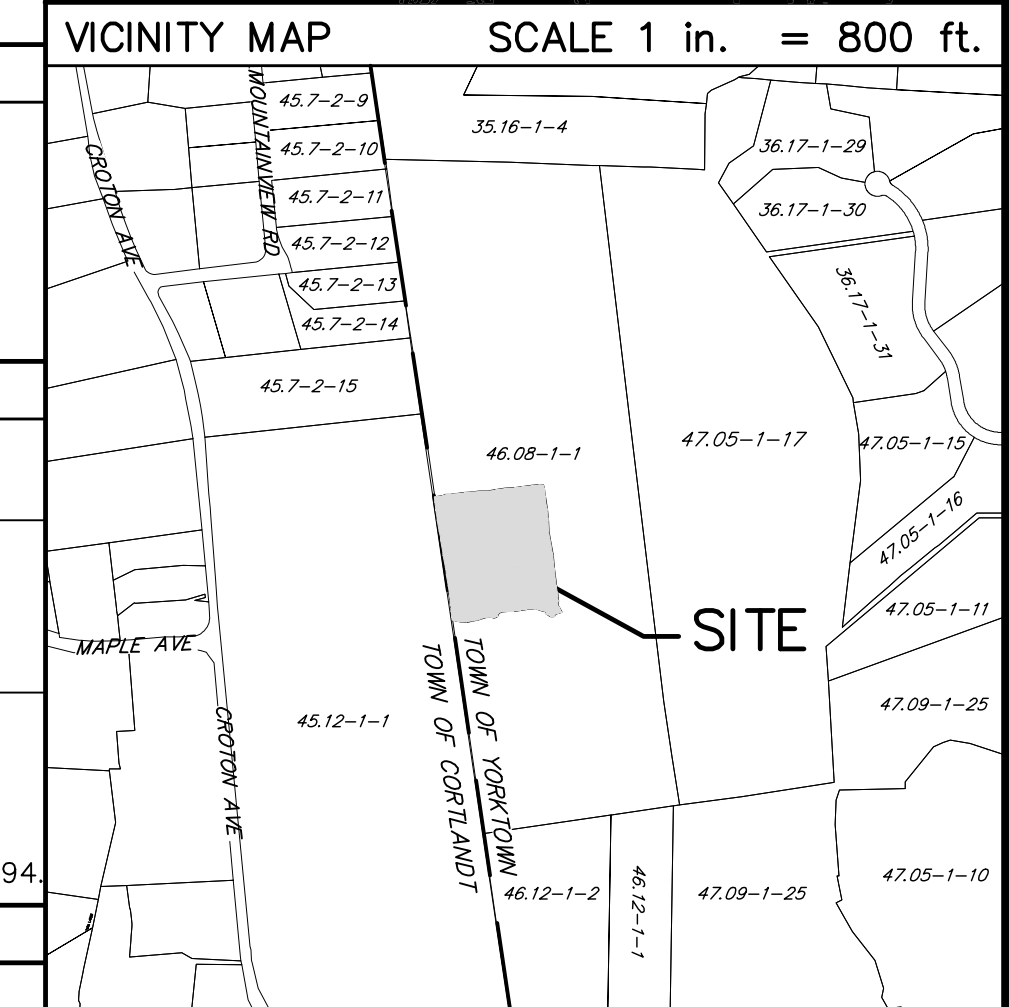
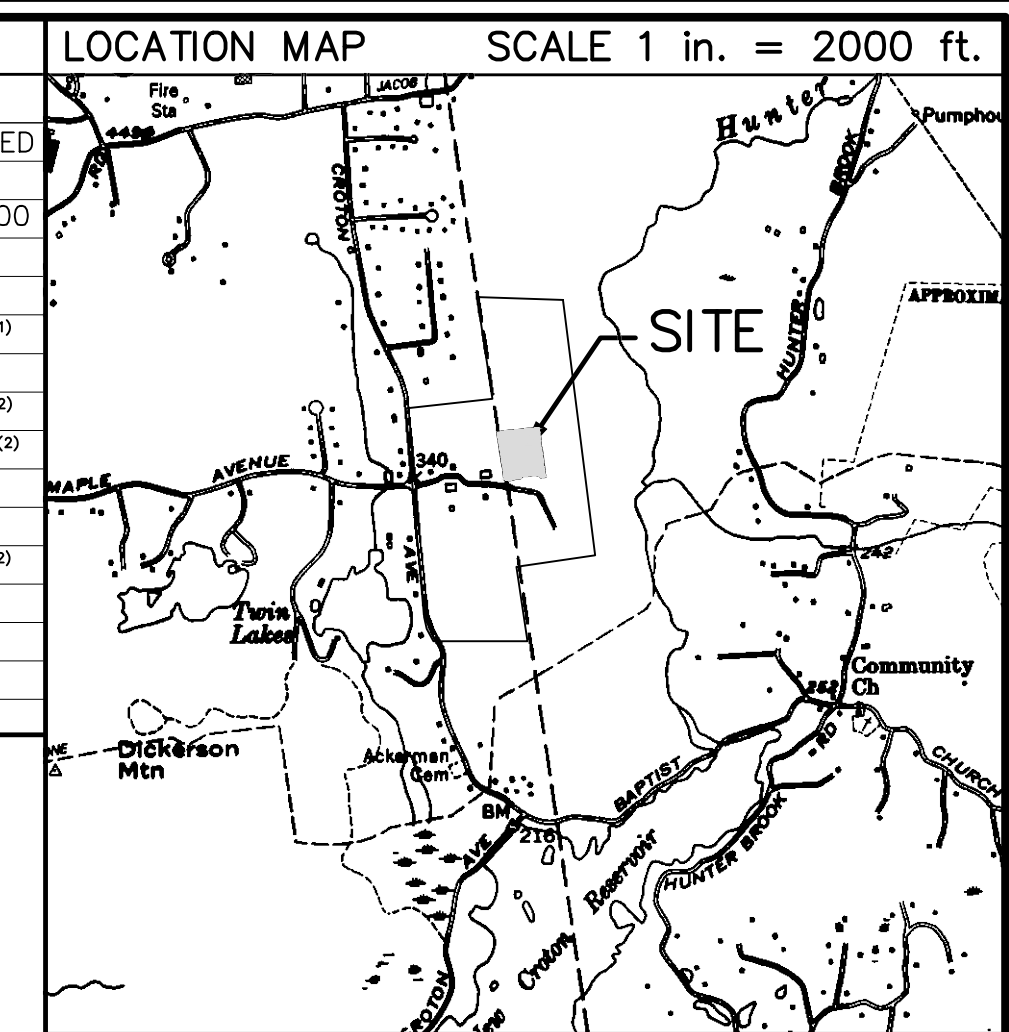


OVERALL EXISTING CONDITION PLAN
SCALE 1" = 200'

EXISTING CONDITION PLAN
SCALE 1" = 50'

ZONING DATA		
DISTRICT:	REQUIRED	PROPOSED
R1-160		
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	2,270 ⁽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 CORTLANDT FROM CROTON AVE. YORKTOWN PARCEL DOES NOT FRONT ON A ROAD
⁽²⁾ TO SOLAR ARRAY



SLOPE ANALYSIS LEGEND		
[White Box]	EXISTING SLOPES OF 0% TO 20%	
[Yellow Box]	EXISTING SLOPES OF 20% TO 35%	
[Orange Box]	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
—	Wire
△	Evergreen Tree
○	Deciduous Tree
○	Bush
○	Hedges
○	Bushes
—	Existing Trestle
○	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
—	Wire
—	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
03/31/2021	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

SITE PLAN SET
PREPARED FOR
HEMLOCK HILLS SOLAR FARM
by
174 POWER GLOBAL
EXISTING CONDITIONS
SCALE : AS NOTED

PRINTED
March 31, 2021
BADEY & WATSON
Professional Engineer
LICENSE No. 103021

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BADEY & WATSON
Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9317
845.265.4438 (Fax)
877.5.41590 (Toll Free)

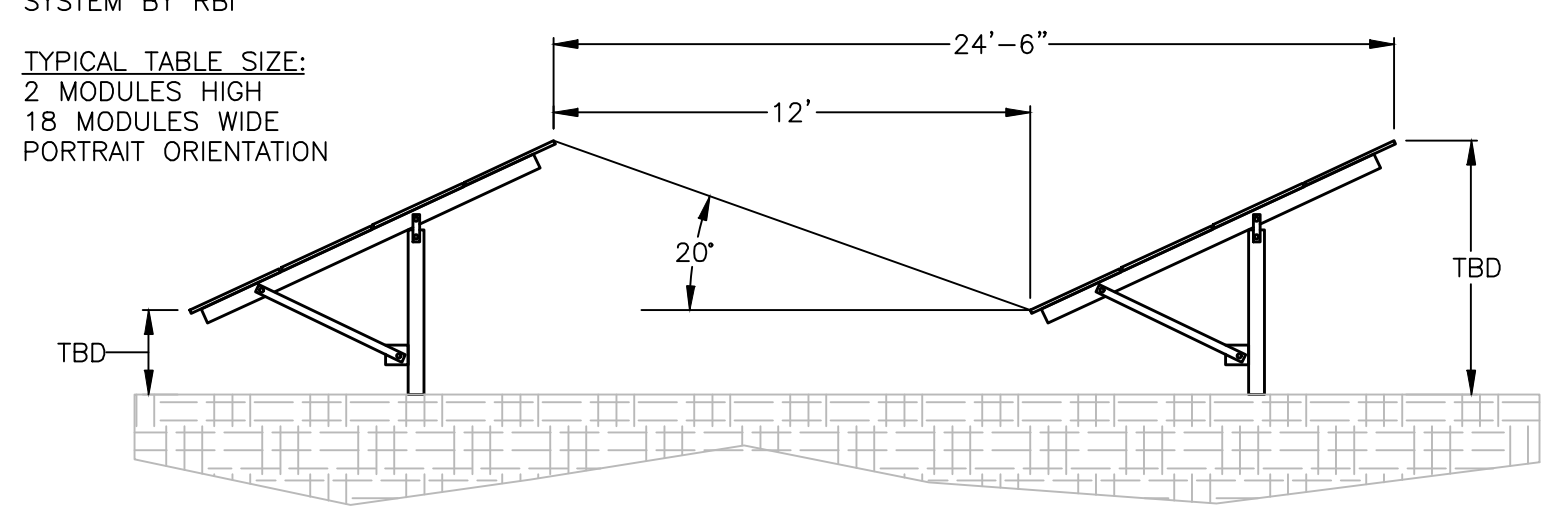
- NOTES**
- PROPERTY BOUNDARY SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY HEMLOCK HILL FARM..." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, P.C., DATED OCTOBER 27, 2008, COMPLETED DECEMBER 12, 2008.
 - TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP 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.

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DRAWING NAME: SP25245_003_M17 LAYOUT: EXISTING CONDITIONS W.O. NO. 25245 CHECKED BY: MSM SPELL CHECKED BY: MSM DRAWN BY: MSM T.M. : 46.08-01-01

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 Tree Line
- Lamp (Single)
- Lamp (Double)
- Post
- Sign
- ▬ Undergrade Pipe
- ▬ Contour Line
- ▬ Spillgrade
- ▬ Corrugated Metal Pipe
- ▬ Corrugated Plastic Pipe
- ▬ Guy
- Post
- ▬ RCP Reinforced Concrete Pipe
- ▬ Top/Bottom of Curb
- ▬ Wire
- ▬ Existing Stone Wall
- ▬ WETLAND BUFFER
- ▬ WETLAND LIMITS
- ▬ 100' WETLAND BUFFER LINE
- ▬ WATER
- ▬ WETLAND AREA
- ▬ LEVEL SPREADER / VELOCITY DISSIPATER
- ⊗ TREES TO BE REMOVED

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. (300-962-7982) 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.

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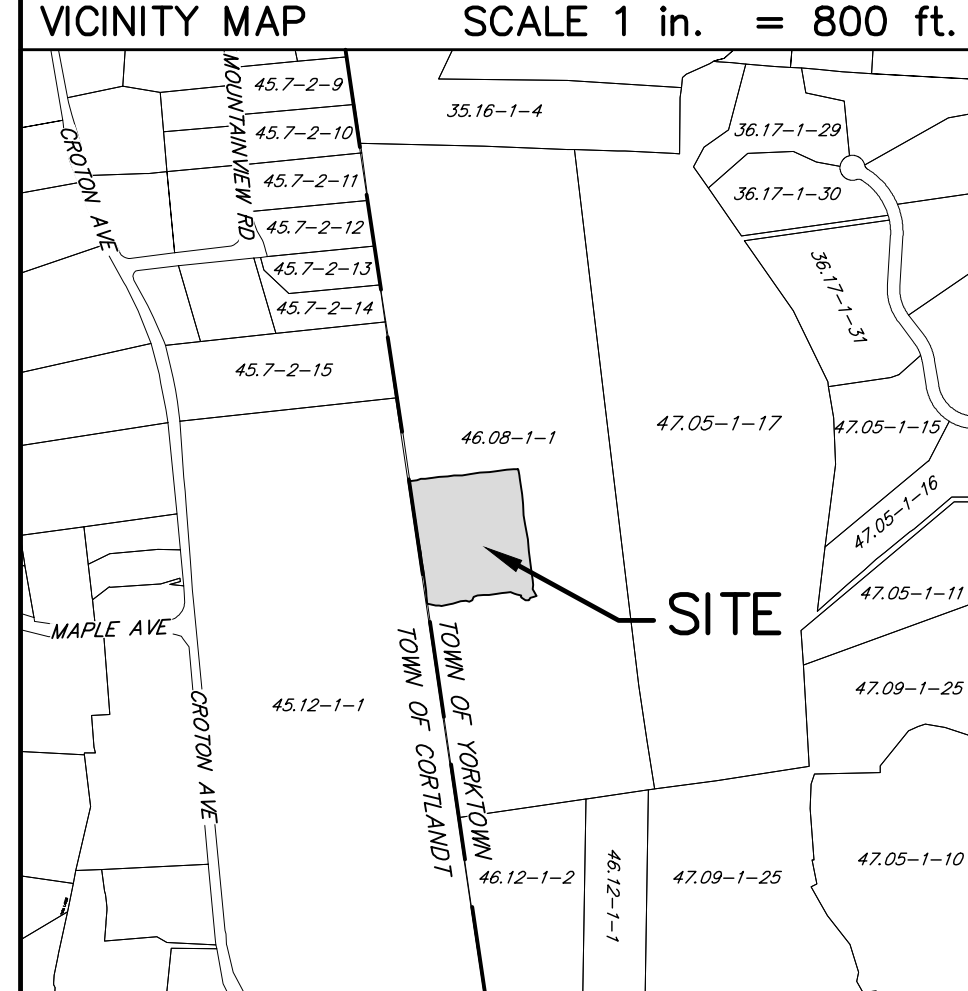
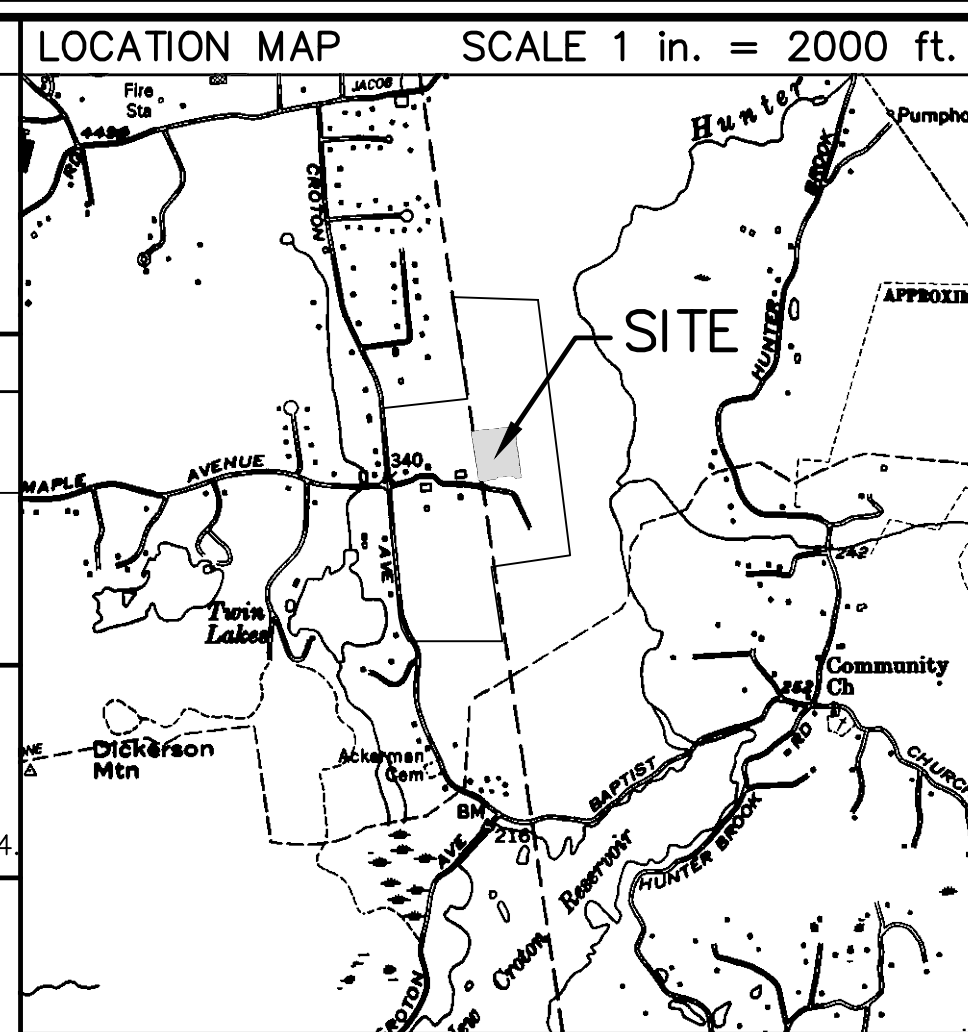
SLOPE ANALYSIS LEGEND

- ▭ 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

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



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
03/31/2021	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

SITE PLAN SET
PREPARED FOR
HEMLOCK HILLS SOLAR FARM
by
174 POWER GLOBAL
SITE PLAN AND EROSION & SEDIMENT CONTROL PLAN
SCALE: AS NOTED

PRINTED
March 31, 2021
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BADEY & WATSON
Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9317
845.265.4428 (Fax)
877.5.141993 (Toll Free)

SHEET 2 OF 3



SITE PLAN AND EROSION & SEDIMENT CONTROL PLAN

SCALE 1" = 50'

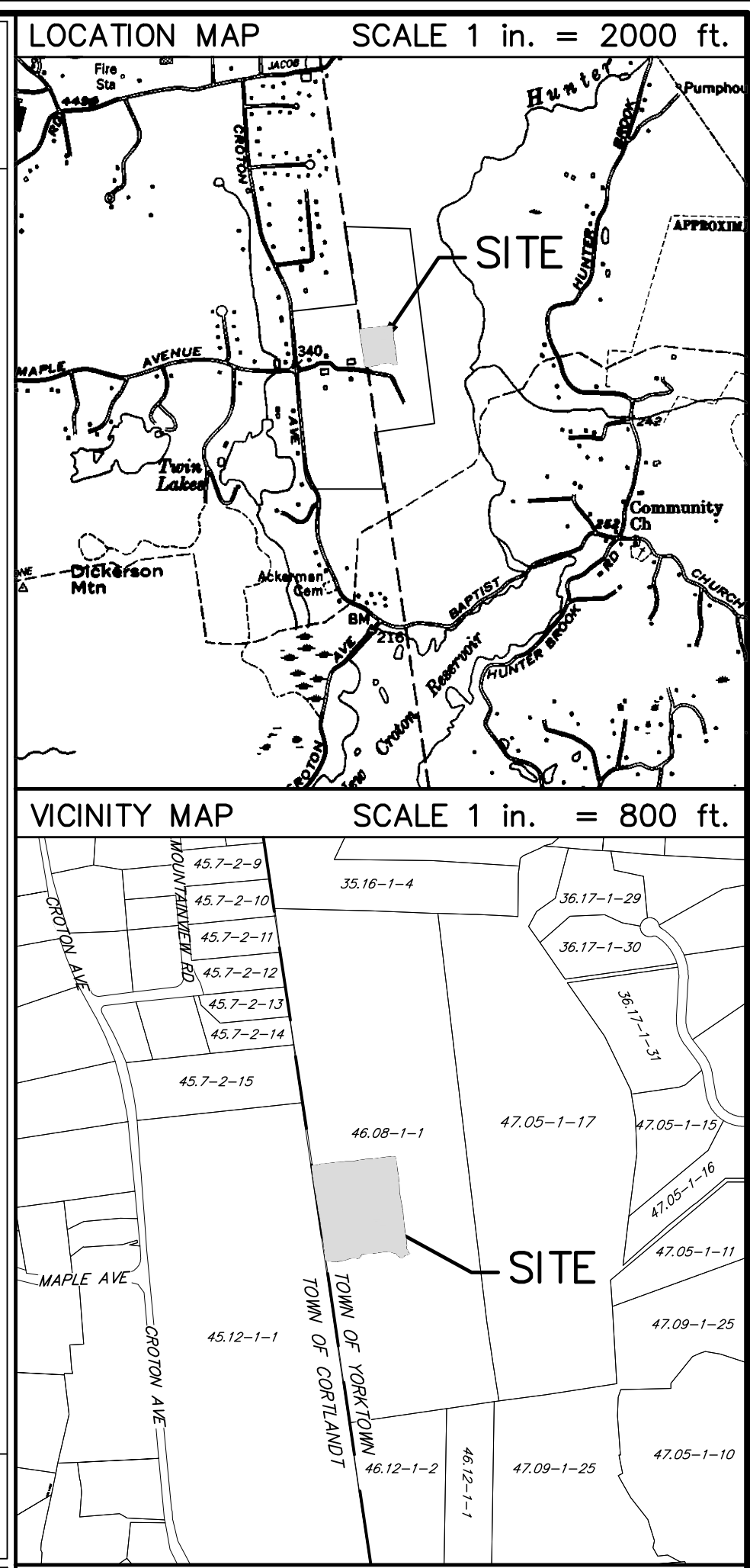
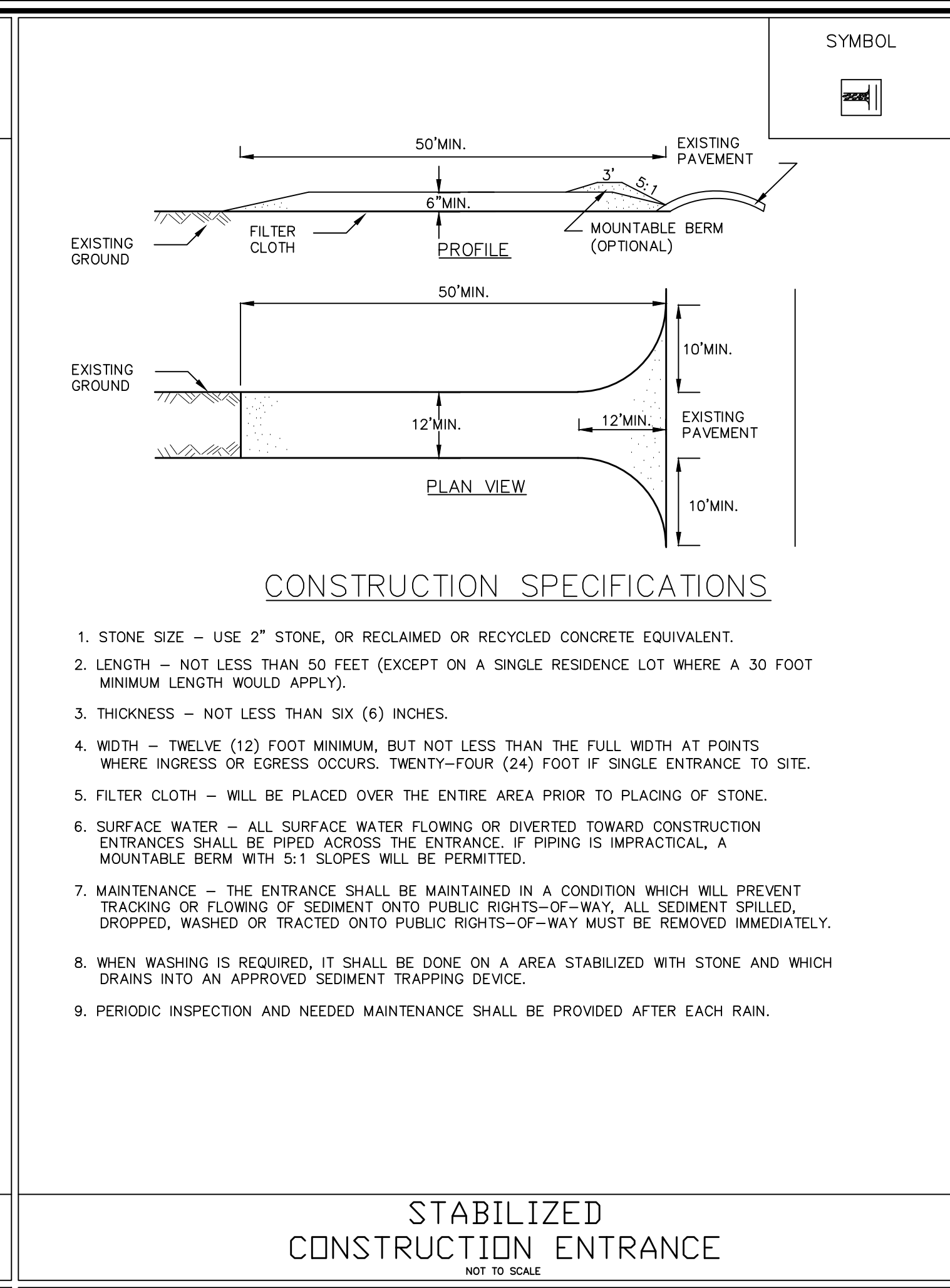
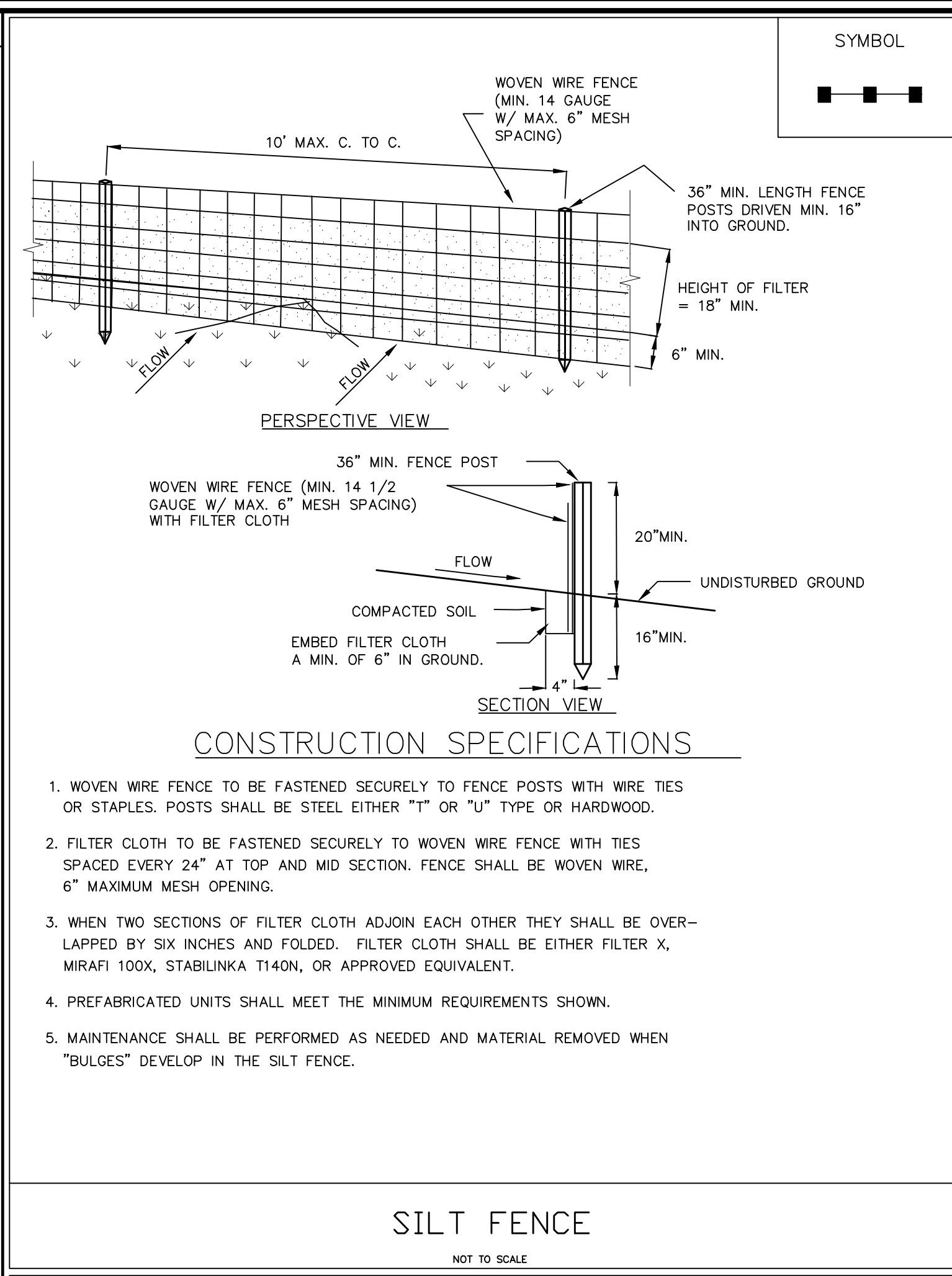
DRAWING NAME: SP25245_003_M17 LAYOUT: SITE PLAN W.O. NO. 25245 CHECKED BY: MSM SPELL CHECKED BY: MSM DRAWN BY: MSM T.M. : 46.08-01-01

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.

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.
 - 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/RAIN.
 - 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.
 - STABILIZED 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.



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 SOD, 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\"/>

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 HEREON, 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 BREST HEIGHT SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.



SITE DATA

TAX MAP NUMBER

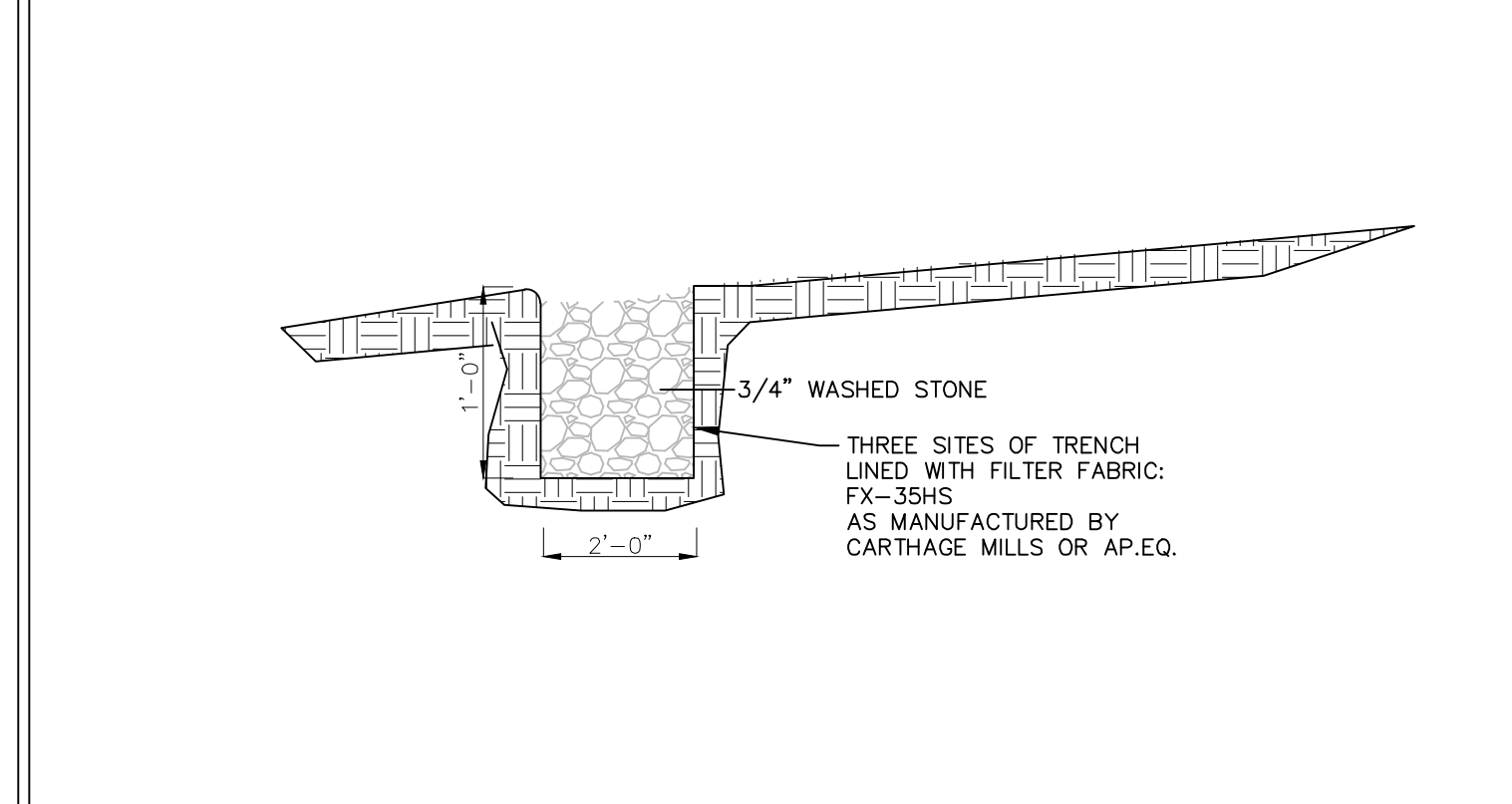
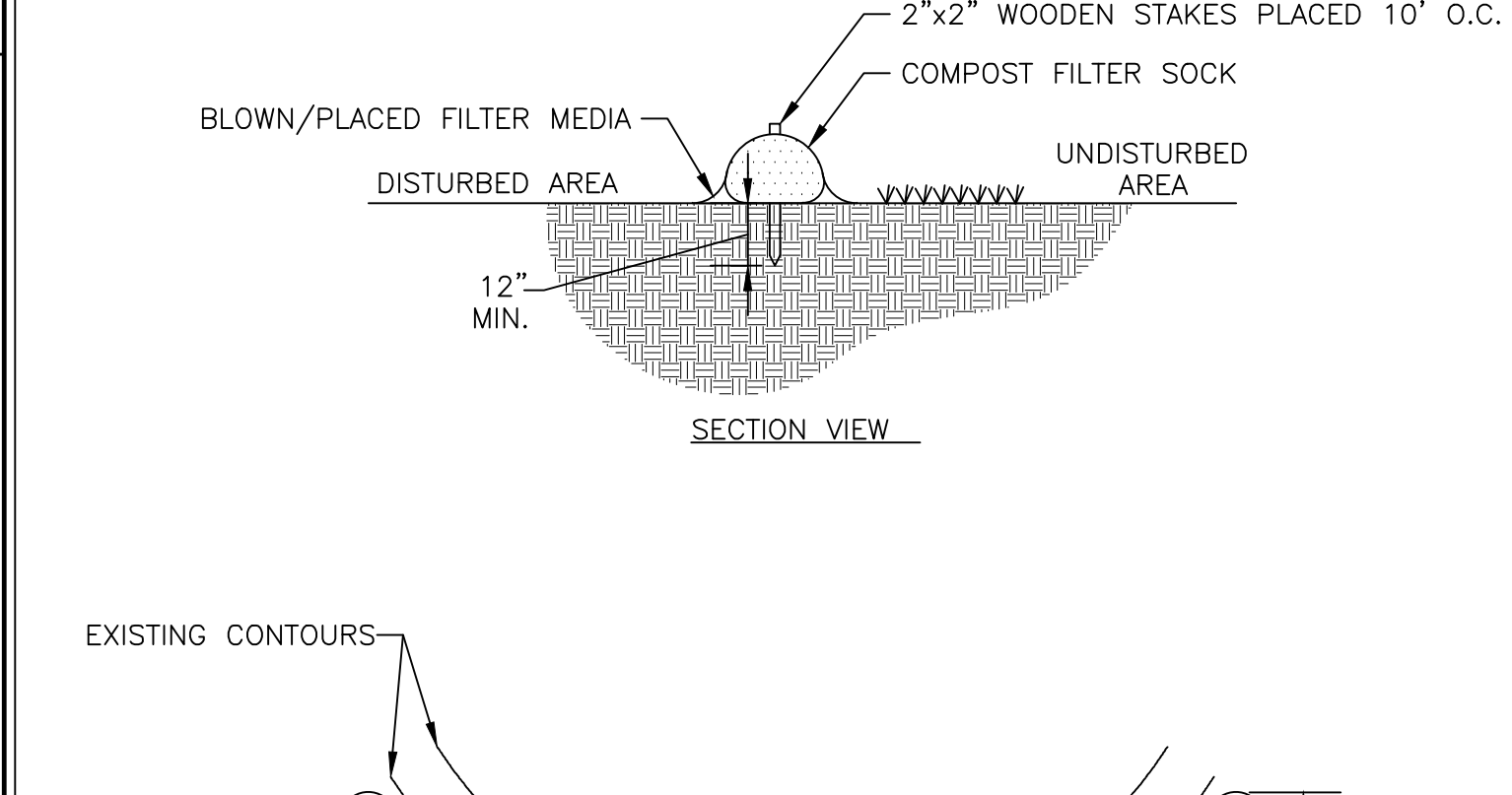
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LOT: 01

SEEDING NOTES

- A MINIMUM OF 6\"/>

SEEDING NOTES

- A MINIMUM OF 6\"/>



REVISIONS

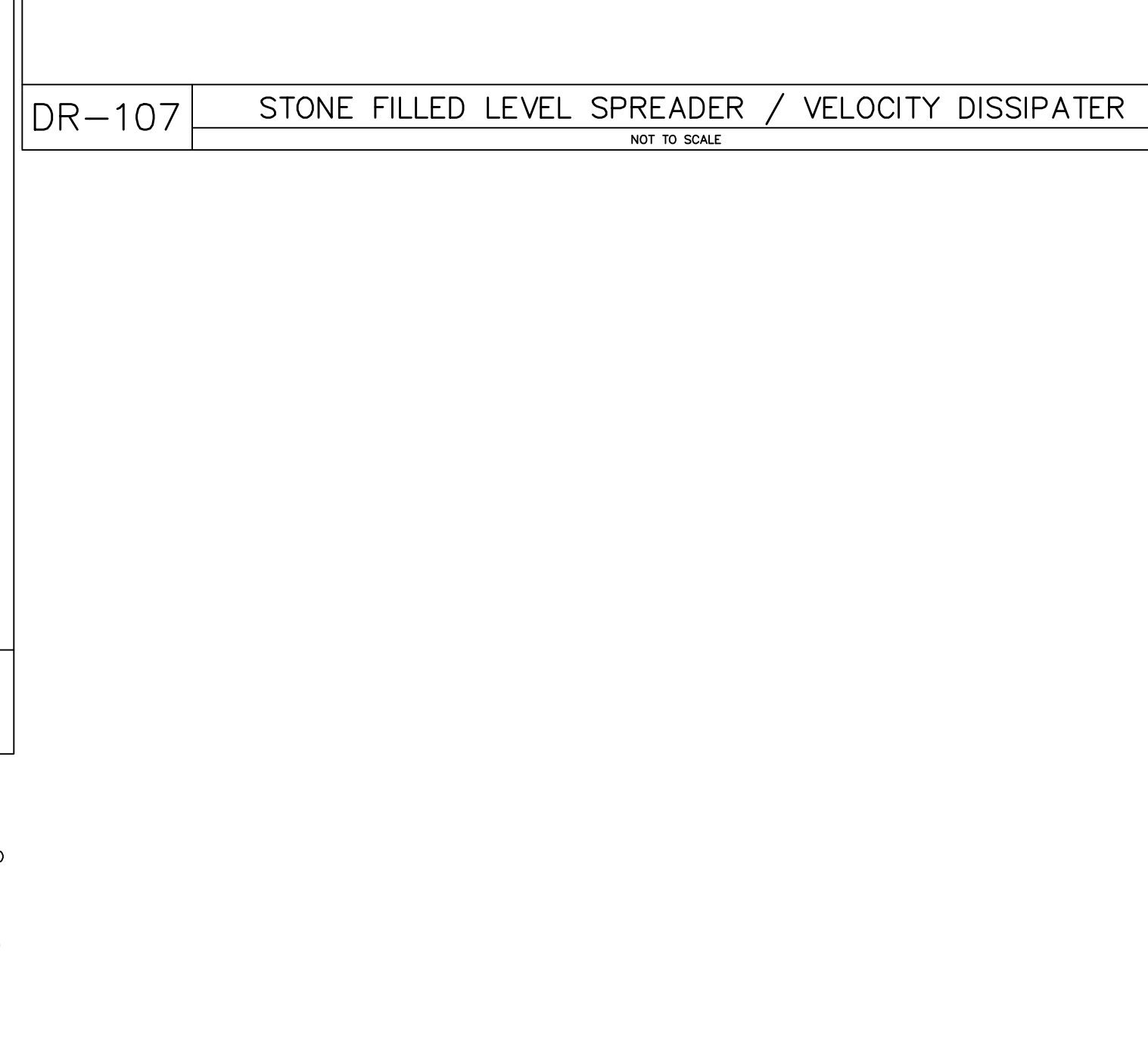
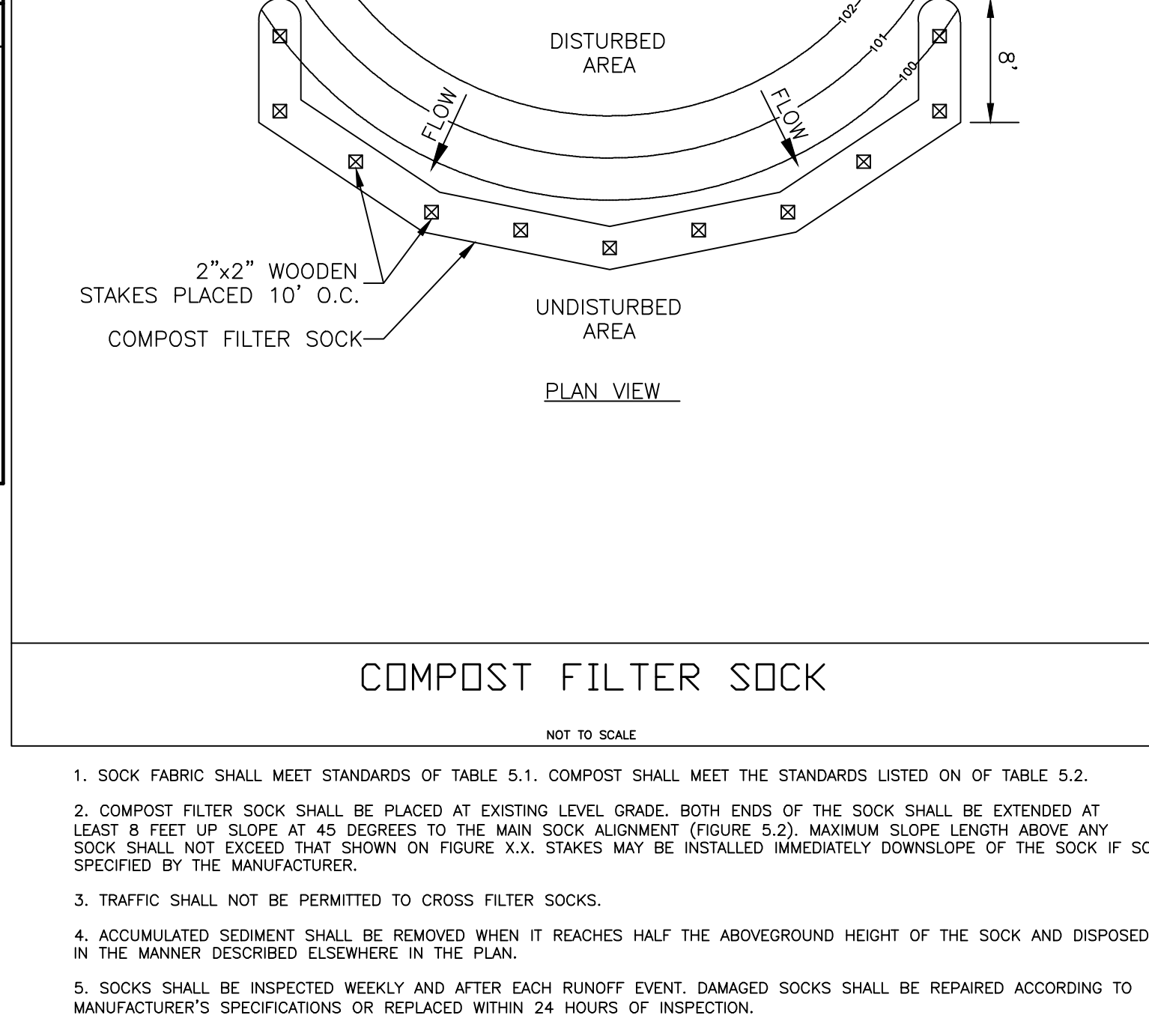
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SEEDING NOTES

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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

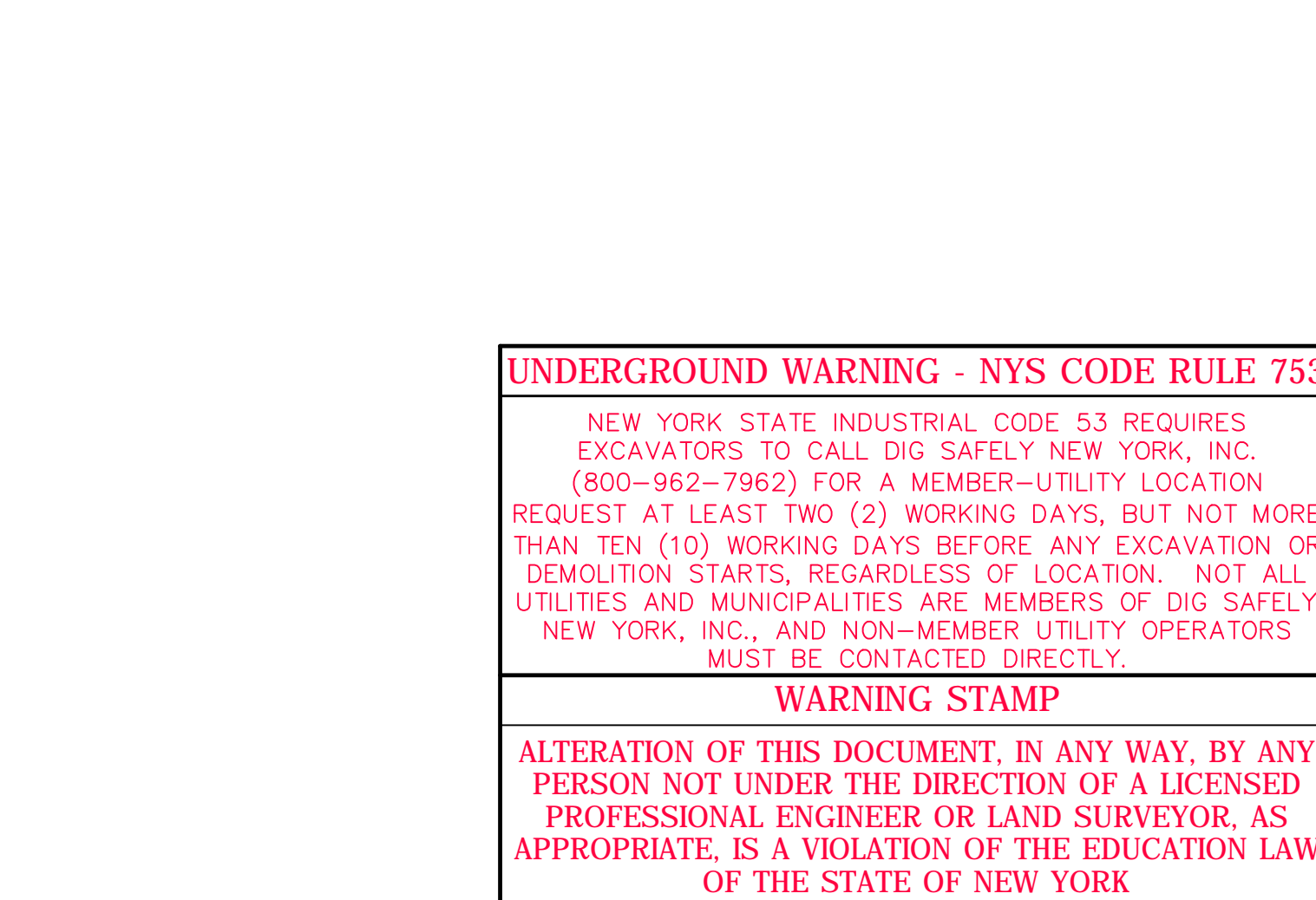
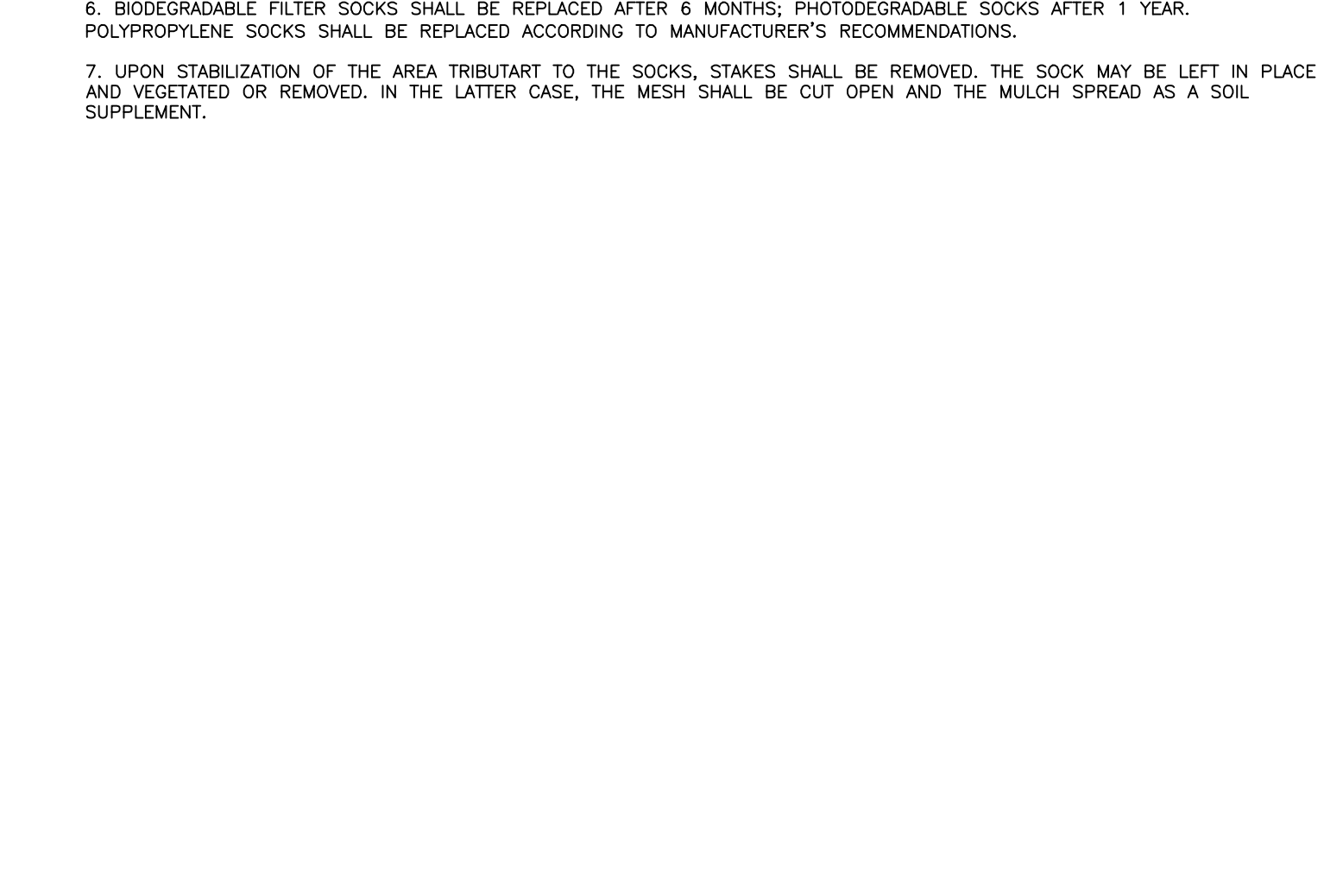
PREPARED FOR
HEMLOCK HILLS SOLAR FARM
by
174 POWER GLOBAL
DETAILS & NOTES
SCALE: AS NOTED

SEEDING NOTES

- A MINIMUM OF 6\"/>

SEEDING NOTES

- A MINIMUM OF 6\"/>



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

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PRINTED

March 31, 2021

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Cold Spring, NY 10516
www.Badey-Watson.com

845.265.9317
845.265.4438 (Fax)
877.5.41290 (Toll Free)

SHEET 3 OF 3

T.M. : 46.08-01-01

CHECKED BY: MSM

SPILL CHECKED BY: MSM

W.O. NO. 25245

DRAWING NAME: SP25245_R03_M17 LAYOUT: DETAILS & NOTES

**Hansmann Sub
Public Info Hearing**

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

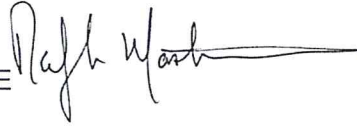
Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

To: Rich Fon, Chairman
Yorktown Planning Board

From: Ralph G. Mastromonaco, PE
Consulting Engineer



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PLANNING DEPARTMENT

APR 12 2021

TOWN OF YORKTOWN

Date: April 12, 2021

Re: Hansmann 3-Lot Subdivision / Responses to Comments

We have been given a large file of numerous comments on the proposed subdivision and have attempted to respond to most of them where they are seen as questions. The responses are written in blue over the comments on the zip file that we uploaded and may be downloaded at:

www.rgmpepc.com/Responses.zip

We also provide more detailed responses to the most common questions, as follows:

Reserve Strip: The Attorney has provided a very detailed elaboration of the rights over the reserve strip. There are several persons that claim ownership of the reserve strip yet the search has not found evidence of a deed to the strip in any person.

Road Width: While Osceola Road is generally narrow, the applicant is proposing three houses which would only increase the peak traffic hour by three cars per hour. In addition, the proposed turn around will be an improvement to the way traffic is handled on the road.

Length of Time of Construction: The turn-around can be constructed in about two months. There will be no need to burden driveways on Osceola Road with construction traffic as the turn-around will double as a parking area and maneuvering area. The house building schedule would depend on market conditions and it is not possible to accurately gauge a time schedule.

Access from East Main Street: The easement from 6N is up a steep cliff and it is not possible to use the easement for access.

Ownership of Osceola Road: The ROW of Osceola Road permits public access since it is filed on a subdivision plat.

Tree Cutting: It is inevitable that trees will be taken to construct the turn around and any houses. The plans for the three houses only remove the minimum amount of trees necessary. The septic areas will need to be cleared, however, since a septic area is composed of both a primary and an expansion area, it is probable that no trees need to be taken for the expansion areas, thereby limiting the tree cutting to the absolute minimal. In much of the area where trees are to be taken the final ground cover will be vegetated.

Stormwater: Runoff from the impervious areas will be captured and detained to prevent excess runoff. A detailed erosion control plan will mitigate against impacts during construction.

ROW Width: The proposal only creates a turn-around that would be used for highway purposes.



TOWN OF CARMEL
(MAHOPAC)
PUTNAM COUNTY

TAX

ZHAGUI

AMSTEL/
MONARO

BATCHE/
ZANGARI

RECK

MARTINS

FELLER

JUVINO

BURKE

WEAVER

MC CREA

WOOD ST

ANTONUCCI

BONESSO

SALICRUP

MIRAGLIA

WALLACE

GOGOLA

TELESCO

ROJAS

OSCEOLA RD

BRUEN

KENNEDY

RICHARDSON

BOCK

COSENZA

MAIORANO

ALEXANDER

MERRIAM

BRENNAN

VALENTINE

MOUNTAIN RD

CORREIA

MARTINO
CONTRACTING

PERRY ST

LAKEVIEW RD

HANSMANN

ORCHARD RD

EAST MAIN ST

MAHOPAC ST

1 inch = 200 feet

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Robyn Steinberg, AICP
Town of Yorktown Planning Department
Albert A. Capellini Community and Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598

March 25, 2021

Via Email

Re: Realty Subdivision at Osceola Road
Town of Yorktown, NY

Dear Robyn,

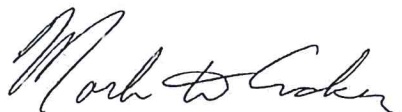
This is to certify that I, Mark ten Eicken, mailed the attached PIH, Public Informational Hearing Notice to the list of thirty-three (33) adjoining property owners (attached) by First Class Mail.

The mailings were delivered to the Crugers, NY post office on March 25, 2021. The attached receipt from the USPS is for the stamps required for mailing.

The list of owners was taken from the latest Assessment Rolls of the Town of Yorktown and the Town of Carmel as provided by the Yorktown Planning Department.

Please call if you have any questions or require additional information.

Sincerely,



Mark ten Eicken

Cc: Kristine Hansmann

HANSMANN SUBDIVISION PUBLIC NOTICE LIST

SBL: 6.13-1-10 & 6.17-2-63

SBL: 6.17-2-9

GOGOLA, RICHARD & CHRISTINE
304 OSCEOLA ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-8

WALLACE, CHRISTIAN & EILEEN REV. LIVING
TRUST
312 OSCEOLA ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-11

CONSENZA, JOSEPH & LYNN
313 OSCEOLA ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-7

MIRAGLIA, ANITRA & BENNY
320 OSCEOLA ROAD, BOX 128
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-12

RICHARDSON, PETER & MARY ANN
329 OSCEOLA ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-6

SALICRUP, WILLIAM & IVETTE
332 OSCEOLA ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-5

BONESSO, PETER & DARETIA BONESSO
340 OSCEOLA ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-2

ANTONUCCI, DENNIS & CARMELLA
3874 WOOD STREET, BOX 132
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-3

TELESCO, J, M & N
3871 PERRY STREET
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-4

ROJAS, NADHILIS
380 MOUNTAIN ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-17

ALEXANDER, YOLANDA & VERNON
302 MOUNTAIN ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-16

MAIORANO, ANN MARIE
308 MOUNTAIN ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-15

BOCK, AARON C & PHYLLIS
328 MOUNTAIN ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-14

KENNEDY, MICHELLE & MICHAEL
342 MOUNTAIN ROAD
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-13

BRUEN, GERARD & MARY
3860 PERRY STREET
JEFFERSON VALLEY, NY 10535

SBL: 6.13-1-7

WEAVER, ROBERT & CAROL
3902 PIKE PLACE
MAHOPAC, NY 10541

SBL: 6.13-1-6

MPYA, WILLIAM & MARIA
3905 PIKE PLACE
MAHOPAC, NY 10541

SBL: 6.13-1-8

BURKE, THOMAS & PATRICIA
3906 PIKE PLACE
MAHOPAC, NY 10541

HANSMANN SUBDIVISION PUBLIC NOTICE LIST

SBL: 6.13-1-10 & 6.17-2-63

SBL: 6.13-1-9

FELLER, LINDSAY & BENSON, MARK
3914 PIKE PLACE RFD 4
MAHOPAC, NY 10541

SBL: 6.13-1-5

MARTINS, FRANCISCO & JACQUELINE
3915 PIKE PLACE
MAHOPAC, NY 10541

SBL: 6.17-2-62

MARTINO, ROBERTO
TOSCANINI, MARCELA
2645 AMAWALK ROAD
KATONAH, NY 10536

SBL: 6.17-2-65

CORREIA ENTERPRISES, LLC
1135 WILLIAMS DRIVE
SHRUB OAK, NY 10588

SBL: 6.17-2-69

VALENTINE, JAMES & MICHELLE
3807 MAHOPAC STREET
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-70

BRENNAN, LIA J
P.O. BOX 187
3819 MAHOPAC STREET
JEFFERSON VALLEY, NY 10535

SBL: 6.17-2-71

MERRIAM, NICHOLAS & DOROTHY
3833 MAHOPAC STREET
JEFFERSON VALLEY, NY 10535

SBL: 6.14-1-1

JUVINO, FRANK
3869 MAHOPAC STREET
JEFFERSON VALLEY, NY 10535

TOWN OF CARMEL

ANN SPOFFORD, TOWN CLERK
60 MCALPIN AVENUE
MAHOPAC, NY 10541

PUTNAM COUNTY

MICHAEL C. BARTOLOTTI, COUNTY CLERK
PUTNAM COUNTY OFFICE BUILDING
40 GLENEIDA AVENUE
CARMEL, NY 10512

SBL: 85.15-1-70

STEPHEN J & DIANE TAX
29 TROUT PLACE
MAHOPAC, NY 10541

SBL: 85.15-1-71

MORTON AMSTEL
ROBYN H MONARO
31 TROUT PLACE
MAHOPAC, NY 10541

SBL: 85.15-1-72

MARK BATCHIE
JACQUELYN & JOSEPH A. ZANGARI
33 TROUT PLACE
MAHOPAC, NY 10541

SBL: 85.15-1-73

CELESTE RECK
29 PIKE PLACE
MAHOPAC, NY 10541

SBL: 85.16-1-2

CLAUDIO E PAQUAY ZHAGUI
7-9 ROUTE 6N
MAHOPAC, NY 10541



CRUGERS
 2042 ALBANY POST RD STE 3
 CROTON ON HUDSON, NY 10520-1128
 (800)275-8777

03/25/2021 11:09 AM

Product	Qty	Unit Price	Price
US Flag Bklt/20	2	\$11.00	\$22.00

Grand Total: \$22.00

Debit Card Remitted \$22.00

Card Name: VISA
 Account #: XXXXXXXXXX0579
 Approval #: 096528
 Transaction #: 834
 Receipt #: 015330
 Debit Card Purchase: \$22.00
 AID: A000000980840 Chip
 AL: US DEBIT
 PIN: Verified

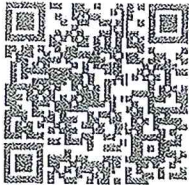
 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

Earn rewards on your business account purchases of Priority Mail labels with the USPS Loyalty program by using Click and Ship. Visit www.usps.com/smallbizloyalty for more info.

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 35C114-0029
 Receipt #: 840-51050019-2-3171383-1
 Clerk: C6

NOTICE TO INTERESTED PARTIES

TO: _____

PLEASE TAKE NOTICE that the Planning Board of the Town of Yorktown will hold a **Public Informational Hearing** on **Monday, April 12, 2021 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of Kristine Hansmann for approval of 3 lot subdivision with submitted plans titled, "Proposed Subdivision prepared for Kristine Hansmann," prepared by Ralph G. Mastromonaco, P.E., P.C., and last revised February 18, 2021.

The applicant has proposed to subdivide the property into 3 lots with an extension of Osceola Road. The homes are proposed to be served by town water and private septic systems. The site is located at the address 280 East Main Street, Jefferson Valley, also known as Section 6.13, Block 3, Lot 10 and Section 6.17, Block 2, Lot 63 on the Town of Yorktown Tax Map. The parcels consist of 11.43 acres in the R1-80 zoning district.

Due to public health and safety concerns related to COVID-19, the Town of Yorktown Planning Board will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the April 12, 2021 Planning Board meeting will be held via video conferencing. The public will have an opportunity to see and hear the meeting live and provide comments. The meeting will also be available to view on the Town's YouTube channel.

If any interested members of the public would like to provide comments on this application, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to Robyn Steinberg at rsteinberg@yorktownny.org. Submitted written comments will be given to the Planning Board in advance of the meeting. Please check the meeting agenda posted on the town's website www.yorktownny.org for information regarding joining the video conference and any additional updated information regarding this meeting.

The above listed site plan may be reviewed on the Town's website at: <http://www.yorktownny.org/planning/public-hearings>.

This notice is being sent to you by regular first class mail pursuant to Section ' 195-39B of the Yorktown Town Code requiring the undersigned to notify all interested parties as defined thereunder.

Kristine Hansmann
Name of Applicant

Ralph G. Mastromonaco, PE, PC, Consulting Engineers
By (Name and Title)

March 24, 2021
Date

FEB 24 2021

TOWN OF YORKTOWN

Sign Notification Certification

Per Section §205-7 of the Town of Yorktown Town Code, every applicant that submits an application to an approval authority empowered to approve or deny said application must post one or more notification signs on the property which is the subject of said application.

Section ^{6.17}613 Block ²1 Lot ⁶³10

Project Name: HANSMANN SUBDIVISION

Address: OSCEOLA ROAD

Applicant's Name: KRISTINE HANSMANN

Address: 202 E. MAIN ST JEFFERSON

Phone: 914 271 4762 VALLEY NY 10535

No. Signs Posted: 1

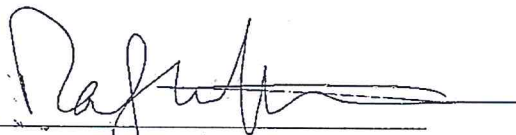
Sign #1 Location: END OF OSCEOLA RD

Sign #2 Location: _____

Sign #3 Location: _____

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature:



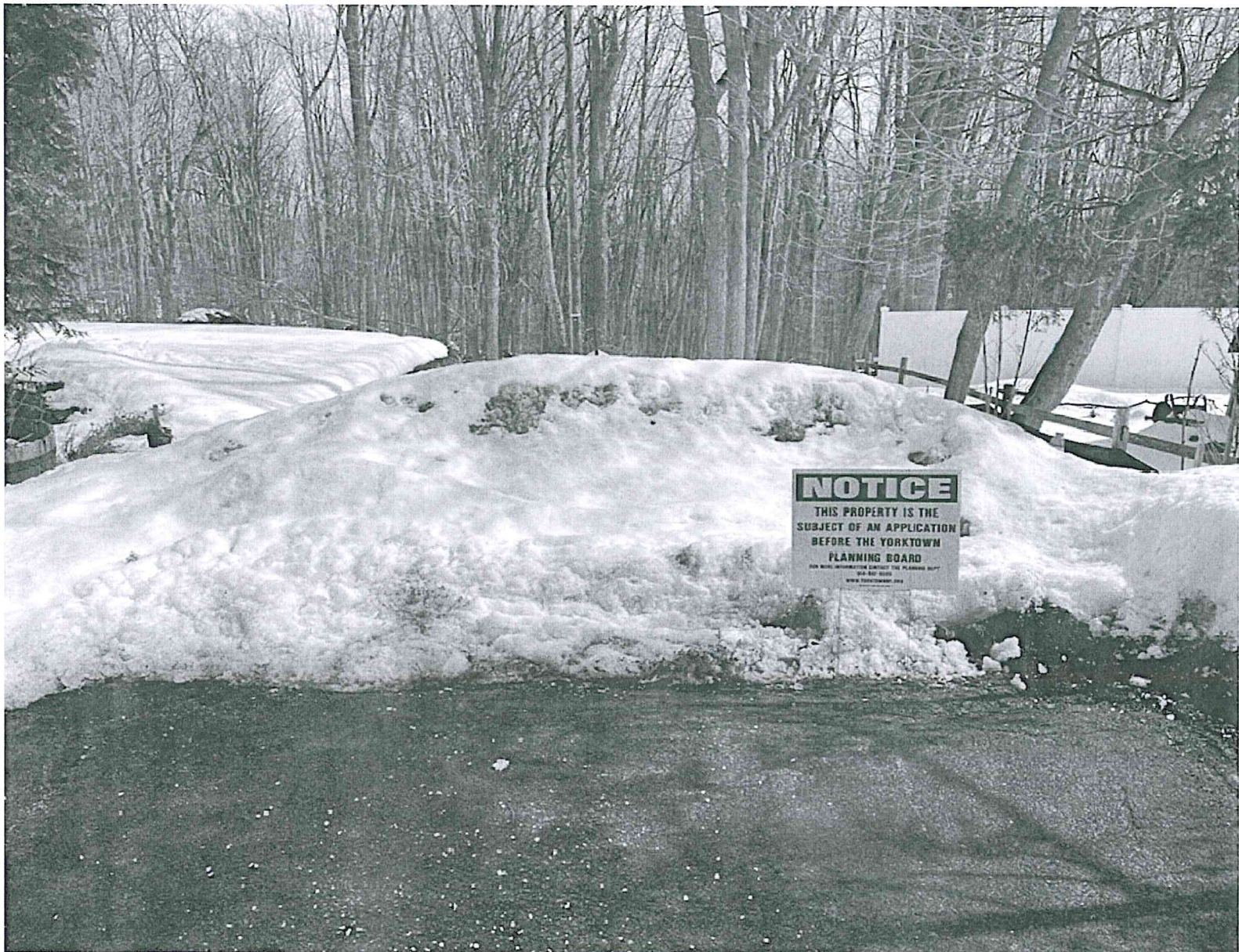
Land Owner's Signature:

for K. Hansmann
RAUL G. MASTROMONACO

RECEIVED
PLANNING DEPARTMENT

FEB 24 2021

TOWN OF YORKTOWN





SINGLETON, DAVIS & SINGLETON PLLC

ATTORNEYS AT LAW

THOMAS J. SINGLETON, 1930-2015
ROBERT F. DAVIS
WHITNEY W. SINGLETON*
ALEXANDER D. SALVATO

120 EAST MAIN STREET
MOUNT KISCO, NY 10549

914.666.4400
FAX: 914.666.6442
WWW.SDSLAWNY.COM

April 9, 2021

* ALSO MEMBER CONNECTICUT & FLORIDA BARS

Hon. Richard Fon, Chairman and Members of the Planning Board
Albert A. Capellini Community and Cultural Center
1974 Commerce Street, Top Floor, Room 222
Yorktown Heights, NY 10598

*Re: Proposed Subdivision for Kristine M. Hansmann
Osceola Road
Sections 6.13 and 6.17, Blocks 1 and 2, Lots 10 and 63*

Dear Mr. Fon and Members of the Planning Board:

We have reviewed Mr. Amodeo's letter to the Board of February 19, 2021. In short, consistent with the prior title report we provided, our review of the Westchester County Clerk's Land Records confirms that Mr. Amodeo does not possess a deed to the subject reserve strip. Nor has he presented one. Accordingly, contrary to his letter, Mr. Amodeo does not own the reserve strip. Record title remains in the original 1920's developer, Mr. Perry.

Our review of the pertinent records of the Surrogate's Court of the Estates referenced in Mr. Amodeo's letter and related Estates indicates no reference to the reserve strip. Significantly, the public record reflects no conveyances of real property at all from the Estate of Perry and the succeeding Estates to date, including any with respect to the reserve strip.

Assuming even that Mr. Amodeo would be ultimately entitled to obtain a deed to the subject reserve strip, it would entail lengthy and complicated proceedings involving the appointment of a Public Administrator for a number of Estates in order to accomplish that feat, with no certainty of the outcome.

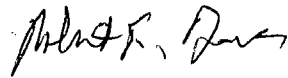
Further details supporting the foregoing summary are set forth in the enclosed memorandum of my associate, Alex Salvato.

Notwithstanding the foregoing, even if Mr. Amodeo owned the subject reserve strip – which he clearly does not – it would not change any of the analysis set forth in my letter to you dated January 14, 2021, demonstrating that our client, Kristine M. Hansmann has the right to access her property over said reserve strip.

Hon. Richard Fon, Chairman and Members of the Planning Board
April 9, 2021
Page 2

Thank you for your consideration.

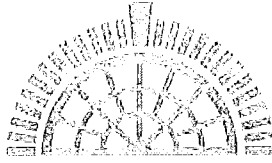
Very truly yours,



Robert F. Davis

RFD:dds
Enclosures

c: Ralph Mastro Monaco, P.E.
Kristine M. Hansmann



SINGLETON, DAVIS & SINGLETON PLLC

ATTORNEYS AT LAW

THOMAS J. SINGLETON, 1930-2015
ROBERT F. DAVIS
WHITNEY W. SINGLETON*
ALEXANDER D. SALVATO

* ALSO MEMBER CONNECTICUT & FLORIDA BARS

120 EAST MAIN STREET
MOUNT KISCO, NY 10549

914.666.4400
FAX: 914.666.6442
WWW.SDSLAWNY.COM

Memorandum

To: Robert F. Davis, Esq.
From: Alexander Salvato, Esq.
Re: Hannsman Subdivision
Date: April 7, 2021

After today's trip to the Westchester County Surrogate's Court, I can report the following findings:

The original developer, Lester A. Perry, died in February of 1975. He died intestate and his estate was administered under Westchester County Surrogate's County File Number 1976-98 on January 12, 1976 by his surviving wife, Bertha Perry. The only distributees listed in the Petition for Letters of Administration, attached hereto as "Exhibit A", were the decedent's wife and their only child, Madeline Vanderhoek, né Perry.

As such, I note an inaccuracy in Mr. Amodeo's February 19, 2021 letter. In said letter, Mr. Amodeo states that Lester A. Perry's "next of kin was his daughter, Madeline Luna Perry Vanderhoek", implying that only Mrs. Vanderhoek inherited from Mr. Perry's estate. However, under the New York Estates and Powers Trust Law, Bertha and Madeline both were entitled to inherit from the Estate of Lester A. Perry in the following proportions:

If a decedent is survived by...[a] spouse and only one child...money or personal property not exceeding in value four thousand dollars and one-half of the residue to the spouse, and the balance thereof to the child....

N.Y. Est. Powers & Trusts Law § 4-1.1(a)(2), 1974 edition.

As such, under EPTL 4-1.1, Mr. Perry's wife and child would have been entitled to inherit any real property held by Mr. Perry individually in equal shares. However, in order to effectuate the transfer, said reserve strip would have to have been conveyed from Mr. Perry's estate to Mrs. Perry and Mrs. Vanderhoek and recorded in the Westchester County Clerk's office. According to the searches previously done by our title company of the land records held by the Westchester County Clerk, there is no evidence of the conveyance of the subject reserve strip from Mr. Perry to either Mrs. Perry, Mrs. Vanderhoek, or both.

Madeline Vanderhoek passed away in November of 1999. The Westchester County Surrogate's Court's records indicate that her estate was never probated or administered in Westchester County. As Mrs. Vanderhoek and her husband, Leonard Vanderhoek, did not have children (evidenced by Mr. Vanderhoek's Petition for Probate - *see below*), Mr. Vanderhoek was entitled to inherit Mrs. Vanderhoek's entire estate. However, as with Mr. Perry's case above, any real property held solely in Mrs. Vanderhoek's name would require an administration proceeding to convey to Mr. Vanderhoek. Said real property interest would need to have been granted from Mrs. Vanderhoek's estate to her husband and recorded in the Westchester County Clerk's office. According to the searches previously done by our title company of the land records held by the Westchester County Clerk, there is no evidence of the conveyance of the subject reserve strip from Mrs. Vanderhoek to Mr. Vanderhoek.

Leonard Vanderhoek passed away in April of 2001, passing away after his wife. He had no children and left his entire estate to Mr. Amodeo under the term of his last will and testament

dated January 6, 2001. The Estate of Leonard Vanderhoek was probated under Westchester County Surrogate's County File Number 2001-1439 on May 30, 2001. A copy of Mr. Vanderhoek's will, as well as a copy of the Petition for Probate, are attached hereto as "Exhibit B". As with Mr. Perry's estate and Mrs. Vanderhoek's cases above, said real property interest would need to have been granted from Mr. Vanderhoek's estate to Mr. Amodeo and recorded in the Westchester County Clerk's office. According to the searches previously done by our title company of the land records held by the Westchester County Clerk, there is no evidence of the conveyance of the subject reserve strip from Mr. Vanderhoek to Mr. Amodeo.

None of these proceedings make any direct mention of the reserve strip being transferred. Notably, the Petition for Letters of Administration for Mr. Perry's estate indicate that Mr. Perry did not own any real property at the time of his passing (see Paragraph 6 of Exhibit A), demonstrating an unawareness on the part of the petitioner, Bertha Perry, of the existence of this reserve strip, and thus a failure to convey same.

As such, to convey the subject reserve strip, which is still held by Mr. Perry's estate, Mr. Perry's administration proceeding would have to be reopened and the reserve strip would have to be conveyed to both Bertha Perry's and Madeline Vanderhoek's estates under the terms of EPTL 4-1.1.

Thereafter, Bertha's estate would have to be administered, or reopened if a proceeding before the Westchester County Surrogate's Court was already held, in order to transfer her interest in the reserve strip to Madeline Vanderhoek's estate (assuming that Madeline was her sole heir).

Then, Madeline Vanderhoek's estate would have to be administered, as a proceeding for her estate was never held before the Westchester County Surrogate's Court, in order to convey the reserve strip to Leonard Vanderhoek.

Finally, Mr. Vanderhoek's estate would have to be reopened in order to convey the reserve strip to Mr. Amodeo.

As such, to accomplish the transfer of the reserve strip to Mr. Amodeo would involve extensive proceedings before the Westchester County Surrogate's Court.

Exhibit A

State of New York
Surrogate's Court
County of

Hand Kept
Summary
13
1/12/76

N 12/176 H

PROCEEDING FOR LETTERS OF
ADMINISTRATION, ESTATE OF

LESTER A. PERRY

Deceased.

Petition for Letters
of Administration

File No.

1276

SURROGATE'S COURT
WESTCHESTER CO.

JAN 12 1976

\$5.00 Per

TO THE SURROGATE'S COURT, COUNTY OF WESTCHESTER

The petition of BERNICE E. PERRY

alleges:

(1) Your petitioner resides at No. 37 Highland Street
Fort Chester in the County of Westchester, State of
New York, is a citizen of the United States, is of full age, and is a distributee of the above named
decedent; to wit, a

(2) The following are the particulars respecting the above named decedent:

- a. Name: LESTER A. PERRY
- b. Place of death: Holiday, Florida
- c. Date of death: February 14, 1975
- d. Residence: Street: Perry Street
City, town or village: Jefferson Valley
County: Westchester
State: New York
- e. Citizen (or subject) of: USA

(3) Your petitioner has made diligent search and inquiry for a will of said decedent and has not
found any, and has been unable to obtain any information concerning any will of said decedent, and
therefore alleges, upon information and belief, that said decedent died without leaving any last will
and testament.

(4) Search of the records of this court shows that no application has ever been made for letters
of administration upon the estate of said decedent or for the probate of a will of said decedent, and
your petitioner is informed and verily believes that no such application has ever been made to the
Surrogate's Court of any other county of this State.

(5) Said decedent was the owner and died possessed of certain PERSONAL PROPERTY, the value of which does not exceed the sum of \$2,000.00. (Do NOT include in your estimate any personal property held in joint tenancy by the decedent and another, any Totten Trusts for the benefit of another, or any other property which passes to a third person and not to the decedent's personal representative.)

(6) Said decedent died seized of REAL PROPERTY in this State which real property is improved and the estimated value of which, does not exceed \$ The estimated gross rents for the period of eighteen months is the sum of \$ A brief description of each parcel is as follows:

(7) In addition to the value of the personal property stated in paragraph (5) hereof, the following right of action existed on behalf of the decedent and survived his death, or is granted, to the administrator of the decedent by special provision of law, and it is impractical to give a bond sufficient to cover the probable amount to be recovered therein: [Write "None"; or state briefly the cause of action and the person against whom it exists.]

NONE

(8) Said decedent was married and left surviving:

- a. husband wife;
- b. one child or children, and descendants of a predeceased child or children and adopted child or children; and descendants of predeceased adopted children;
- c. father mother;
- d. brothers and sisters and descendants of predeceased brothers and sisters, either of the whole or half-blood.
- e. grandparents;
- f. uncles and aunts;
- g. descendants of predeceased uncles and aunts.

(Information is required only as to the classes of surviving relatives who are entitled to the property of the decedent if there be no Will. Strike out all subsequent classes. Insert "No" in prior classes. State number of survivors in each class.)

(9) Said decedent left surviving the following DISTRIBUTEES, whose names, degrees of relationship, residence, post-office addresses and citizenship are as follows:

(a) The following who are full age and sound mind:

Name	Relationship	Residence and Post-office address	Citizenship
BERTIE F. PERRY	wife	32 Upland Street Port Chester, New York	USA
MADELINE VAMPERNICK	daughter	Jefferson Valley, New York	USA

(b) The following who are infants or incompetents or who are believed to be mentally incapable adequately to protect their rights:

NONE

[In the case of each infant, state his age, his relationship to the decedent, whether or not he has a general or testamentary guardian; whether or not his father, or if he be dead, his mother is living and the name and post-office address of such person; and also the name and post-office address of the person with whom such infant resides. In the case of an incompetent or person incapable adequately to protect his rights, state his relationship to the decedent, the name and post-office address of his committee, if any, and the name and post-office address of the person or institution having the care or custody of him; the facts regarding his incompetency and the name and post-office address of a relative or friend having an interest in his welfare.]

(10) There are no persons other than those mentioned hereinbefore who have an interest in this application or proceeding:

YOUR PETITIONER THEREFORE PRAYS for a decree awarding Letters of Administration of the goods, chattels and credits which were of the decedent to

BERTIE F. PERRY, and that any bond be dispensed with.

or to such other person or persons having a prior right as may be entitled thereto.

Dated: December 18 1975.

Bertie F. Perry
Petitioner.

Stephen R. J. Rouch Esq.
Attorney for Petitioner

Address: 175 W. 11th Street

White Plains, New York

Tel. No. 914 922-2222

State of New York }
County of Westchester } ss.:

I, the undersigned, the petitioner named in the foregoing petition, being duly sworn, depose and say that I have read the foregoing petition subscribed by me and know the contents thereof, and that the same is true of my own knowledge, except as to the matters therein stated to be alleged on information and belief, and that as to those matters, I believe it to be true.

Sworn to before me this
18th day of December, 1975.

Bertie F. Perry
Petitioner.

Stephen R. J. Rouch

Notary Public for the State of New York
My Commission Expires on 12/31/77

**Designation of the Clerk of the Surrogate's Court as a Person
On Whom Service of Process May Be Made Pursuant to Section 95, S. C. A.**

I, the undersigned, do hereby designate the Clerk of the Surrogate's Court,

County, and his successor in office, as a person on whom service of any process issuing from the Surrogate's Court of the said County may be made in like manner and with like effect as if it were served personally upon me, whenever I cannot be found and served within the State of New York after due diligence used. I reside at No.

State of New York }
County of Westchester } ss.:

Bertha F. Perry

On this 18th day of December, 1975, before me personally came

BERTHA F. PERRY

to me known to be the individual described in and who executed the foregoing designation and she acknowledged to me that she executed the same.

James J. Roach

Surrogate's Court
County of

In the Matter of the Application for
Letters of ADMINISTRATION
of the Goods, Chattels and Credits
OF

Deceased.

Petition For
Letters of Administration
Designation and Oath

Attorney for Petitioner.

CITATION
2 C.G.S. P. 112.26

Oath of Administrator

State of New York }
County of Westchester } ss.:

I, BERTHA F. PERRY, solemnly swear and declare that I am a citizen of the United States and am over twenty-one years of age, and that I will well, faithfully and honestly discharge the duties of Administrator of the goods, chattels and credits of deceased, according to law.

BERTHA F. PERRY

Sworn to before me this

18th day of December, 1975

Bertha F. Perry

James J. Roach

James J. Roach

Surrogate's Court, County of Westchester

In the Matter of the ADMINISTRATION
of the Goods, Chattels and Credits of

1975 33

LESTER A. PERRY

Deceased.

State of New York,
County of Westchester.

ss.

BERNICE F. PERRY

of the County of Westchester, County of Westchester
and State of New York, being duly sworn, says that she is the
wife of the above named decedent and the petitioner in the
above entitled proceeding; that the value of the personal estate of the above named decedent and the
estimated gross rents for a period of eighteen months will not exceed the sum of
Two thousand Forty-four (\$2,044.22) dollars.
that deponent has made diligent search to ascertain whether or not there are any debts or claims
existing against the estate of said decedent, and that there are no debts or claims contingent or other-
wise existing against the estate of said decedent. Particularly, there are no obligations due or to become
due the Federal or State governments for income or estate taxes.

Wherefore, your deponent prays that, under the provisions of Section 121 of the
Surrogate's Court Act, she be allowed to serve without any bond for the proper perform-
ance of her duties as Administratrix of said decedent's estate, in view of the fact that she
individually, together with all other distributees of said decedent, who have duly consented to
the waiving of a bond, are entitled to all the personal property which shall come into her
hands as Administratrix

Sworn to before me this 18th

day of December, 1975.

[Signature] Bernice F. Perry
Petitioner

77

STATE OF NEW YORK

Surrogate's Court, COUNTY OF WESTCHESTER

Proceeding for Letters of Administration Estate of ESTER A. PERCY Deceased.
--

RENUNCIATION OF LETTERS OF ADMINISTRATION AND WAIVER OF CITATION

File No. 1975 56

TO THE SURROGATE'S COURT:

A petition for letters of administration having been filed

by BERTINE F. PERCY, the undersigned, daughter (relationship to decedent)

and distributee(s) of the above named decedent, being of full age, hereby renounce(s) all right to letters of administration of the goods, chattels and credits of the said decedent, and hereby waive(s) the issue and service of a citation in the above proceedings.

Dated, December 31, 1975

Bertine F. Percy

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } ss:

On this 31 day of December, 1975, before me personally

came BERTINE F. PERCY

to me known and known to me to be

the individual described in and who executed the foregoing renunciation and waiver of citation,

and acknowledged that she executed the same.

Stephen A. J. Roach

N.B. If the acknowledgment is taken outside the State of New York, a certificate of the officer's authority must be attached.

STEPHEN A. J. ROACH
NOTARY PUBLIC, State of New York
No. 40-362800
Qualified in Westchester County
and Comm. March 30, 1975

At a Surrogate's Court held in and for the County of Westchester, at the Surrogate's Office, in the City of White Plains, New York, on the 14th day of January, 1976

Present: HONORABLE ~~CHARLES W. WELLS~~ ^{EVANS V. BREWSTER,} Surrogate

In the Matter of the Application for Letters of Administration of the Goods, Chattels and Credits of LESTER A. PERRY Decceased.

On Reading and Filing the petition of ... Bertha F. Perry

the wife of LESTER A. PERRY late of the Town of Yorktown in said county, praying that Letters of Administration of the goods, chattels and credits of the said deceased be granted to Bertha F. Perry

~~and on reading and filing the same~~

incompetent pursuant to the statute, and this Court being satisfied that the said petitioner is in all respects competent to act as the Administrator of the goods, chattels and credits of the said deceased; and it appearing that the said deceased left no will, it is

Ordered and Decreed, that the prayer of the said petitioner be granted, and Letters of Administration issue to the said petitioner Bertha F. Perry with out bond in pusuance thereof, upon duty qualifying according to law.

Evans V. Brewster Surrogate.

Exhibit B

LAST WILL AND TESTAMENT

OF

LEONARD VANDERHOEK

14392001

UN - 7 202
LETTERS TO BE OPENED

I, LEONARD VANDERHOEK, residing at 310 Lakeview Road, Jefferson Valley, NY 10535, being of sound mind and disposing memory, do hereby make, publish and declare this as and for my Last Will and Testament in the following form and manner:

FIRST:

I do hereby revoke any and all former Wills, codicils and other testamentary instruments at anytime heretofore made by me.

SECOND:

I direct that all of my just debts, funeral expenses and administrative expenses be paid as soon as practicable after my demise.

THIRD:

I direct that all estate, inheritance, succession or transfer taxes or other taxes imposed by any jurisdiction upon my property which may be subject to taxes, whether passing under this Will or otherwise, be paid out of my gross estate.

L.V.

FOURTH:

I do hereby nominate, constitute and appoint **JIM GIBBS** to act as Executor of this My Last Will and Testament.

I hereby direct that any Executor/Executrix acting hereunder shall not be required to give any bond or any other form of security in any jurisdiction where they may be called upon to act, laws to the contrary notwithstanding. I do hereby authorize and empower my Executor to be entitled to sell and dispose of all property whether real or personal and of whatsoever nature and kind and wheresoever situate, owned by me at the time of my death and without the order or decree of any Court, for such price and upon such terms and conditions, and at such time or times, either at public or private sale, as he may deem proper in his sole discretion, but in no event less than fair market value, excepting therefrom any property which is otherwise distributed in some specified manner by operation of this Will. I do further give my Executor unconditional power to make, execute and deliver good and sufficient deeds, mortgages, leases or other evidences of conveyance for any part of my Estate, so as to enable him to follow the terms of this Will and in accordance

L.V.

with my intentions regarding the disposition of my Estate. In addition, I do hereby confirm that my Executor shall have all of the powers and authorities which are now conferred to which may hereafter be conferred by laws upon fiduciaries and in accordance with the laws of the State of New York.

FIFTH:

I do hereby give, devise and bequeath my entire my Estate, both real and/or personal, of whatsoever nature and kind and wheresoever situate, to **ANTHONY AMOLOIO**.

SIXTH:

I do hereby authorize any Executor/Executrix acting hereunder to employ any attorneys, accountants, custodians, investment advisors, brokers and any other such persons as they may deem advisable and to pay them such compensation as they may deem proper and without personal liability in their own sole discretion as they may see fit.

SEVENTH:

This Will was prepared under the supervision of **FRANK A. CATALINA, ESQ.** with law offices in Peekskill NY and he is fully aware of my wishes and intentions regarding this My Last Will and Testament.

(Note: Attach a copy of the Will/Codicil to this Affidavit of Comparison executed by any two persons; if a photocopy of the Will is used, only one person need make the affidavit.)

FILED

SURROGATE'S COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

SURROGATE'S COURT

MAY 30 2001

PROBATE PROCEEDING,
Will of

AFFIDAVIT OF COMPARISON

a/k/a LEONARD VANDERHOEK

14392001

Decedent

File No. 2001-

STATE OF NEW YORK
COUNTY OF WESTCHESTER

}
} ss.:
}

I/We ELAINE KALL (and) FRANK A. CATALINA

being duly sworn, say(s), that (he/she has) (we have) carefully compared the copy of decedent's Will/Codicil propounded herein to which this affidavit is annexed with the original Will dated the 6th day of January 2001, (and the original codicil dated the day of).

about to be filed for probate, and that the same is in all respects a true and correct copy of said original Will/Codicil and of the whole thereof.

[Handwritten Signature]
Signature

FRANK A. CATALINA
Print Name

[Handwritten Signature]
Signature

ELAINE KALL
Print Name

Sworn to before me this 15th day of May, 2001

[Handwritten Signature]
Notary Public
Commission Expires:

(Affix Notary Stamp or Seal)

JOSE ORLANDO
Notary Public, State of New York
No. 10000000
Commission Expires 05/31/2001

88

Filing Fee Paid \$ 335.00
10.00
Certs \$ 50.00
Certs \$
\$ Bond, Fee: \$
Receipt No: No:

STATE OF NEW YORK
SURROGATE'S COURT: COUNTY OF Westchester

PROBATE PROCEEDING, WILL OF

FILED
SURROGATE'S COURT
MAY 30 2001

DECEASED
PETITION FOR PROBATE AND:
Letters Testamentary
Letters of Trusteeship
Letters of Administration c.t.a.

a/k/a LEONARD VANDERHOEK

File No. 2001 4592001

To the Surrogate's Court, County of Westchester
It is respectfully alleged:

1. (a) The name, citizenship, domicile (or, in the case of a bank or trust company, its principal office) and interest in this proceeding of the petitioner are as follows:

Name: JAMES GIBBS
Domicile or Principal Office: 317 Lakeview Rd.
Jefferson Valley, NY 10535
(City, Village or Town) (State) (Zip Code)
Mailing Address: (If different from domicile)

Citizen of: USA

Name:
Domicile or Principal Office:
(City, Village or Town) (State) (Zip Code)
Mailing Address: (If different from domicile)

Citizen of:

Interest(s) of Petitioner(s):
(Check one) Executor(s) named in decedent's Will
 Other (Specify):

1. (b) The proposed Executor () is () is not an attorney.
(NOTE: An Executor-Attorney must comply with SCPA 2307-a.)

2. The name, domicile, date and place of death, and national citizenship of the above-named decedent are as follows:

(a) Name: Leonard Vanderhoek
(b) Date of death: April 24, 2001
(c) Place of death: Yorktown Heights, NY 10598
(d) Domicile: Street: 317 Lakeview Rd.
City/Town/Village: Jefferson Valley, NY 10535
County: Westchester State: NY
(e) Citizen of: USA

3. The Last Will, herewith presented, relates to both real and personal property and consists of an instrument or instruments dated as shown below and signed at the end thereof by the decedent and the following attesting witnesses:

1/6/01 Frank A. Catalina, Esq & James Gibbs
(Date of Will) (Names of All Witnesses to Will)

(Date of Codicil) (Names of All Witnesses to Codicil)

4. No other will or codicil of the decedent is on file in this Surrogate's Court, and upon information and belief, after a diligent search and inquiry, including a search of any safe deposit box, there exists no will, codicil or other testamentary instrument of the decedent later in date to any of the instruments mentioned in Paragraph 3 except as follows:
 [Enter "NONE" or specify]

NONE

5. The decedent was survived by distributees classified as follows: [Information is required only as to those classes of surviving relatives who would take the property of decedent pursuant to EPTL 4-1.1 and 4-1.2. State the number of survivors in each class. Insert "0" in all prior classes. Insert "X" in all subsequent classes].

- a. Spouse (husband/wife).
- b. Child or children and/or issue of predeceased child or children.
 [Must include marital, nonmarital, adopted, or adopted-out child under DRL Section 117]
- c. Mother/Father.
- d. Sisters and/or brothers, either of the whole or half blood, and issue of predeceased sisters and/or brothers (nieces/nephews, etc.)
- e. Grandparents. [Include maternal and paternal]
- f. Aunts and/or uncles, and children of predeceased aunts and/or uncles (first cousins). [Include maternal and paternal]
- g. First cousins once removed (children of predeceased first cousins).
 [Include maternal and paternal]

6. The names, relationships, domicile and addresses of all distributees (under EPTL 4-1.1 and 4-1.2) of each person designated in the Will herewith presented as primary executor, of all persons adversely affected by the purported exercise by such Will of any power of appointment, of all persons adversely affected by any codicil and of all persons having an interest under any other will of the decedent on file in the Surrogate's Court, are hereinafter set forth in subdivisions (a) and (b).

[If the propounded will purports to revoke or modify an inter vivos trust or any other testamentary substitute, list the names, relationships, domicile and addresses of the trustee and beneficiaries affected by the will in subparagraphs (a) and (b) below. Submit trust agreement]

(a) All persons and parties so interested who are of full age and sound mind or which are corporations or associations, are as follows:

Name and Relationship	Domicile, Address and Mailing Address	Description of Legacy, Devise or Other Interest, or Nature of Fiduciary Status
<i>AK</i> Anthony Anodeo <i>(B)(C)</i>	310 Lakeview Rd. Jefferson Valley, NY 10535	Beneficiary under Will

Jim Gibbs

*317 Lakeview Rd
Jefferson Valley NY 10535*

petitioner

(b) All persons so interested who are persons under disability, are as follows:
[Furnish all information specified in NOTE following 7b]

Name and Relationship	Domicile Address and Mailing Address	Description of Legacy, Devise or Other Interest, or Nature of Fiduciary Status
-----------------------	--------------------------------------	--

NONE EXCEPT POSSIBLE UNKNOWN HEIRS (20)

7. (a) The names and domiciliary addresses of all substitute or successor executors and of all trustees, guardians, legatees, devisees, and other beneficiaries named in the Will and/or trustees and beneficiaries of any inter vivos trust designated in the propounded Will other than those named in Paragraph 6 herewith are as follows:

Name	Domicile Address and Mailing Address	Description of Legacy, Devise or Other Interest, or Nature of Fiduciary Status
------	--------------------------------------	--

NONE

(b) All such legatees, devisees and other beneficiaries who are persons under disability are as follows: [Furnish all information specified in NOTE below]

Name	Domicile Address and Mailing Address	Description of Legacy, Devise or Other Interest, or Nature of Fiduciary Status
------	--------------------------------------	--

NONE

[NOTE: In the case of each infant, state (a) name, birth date, relationship to decedent, domicile and residence address, and the person with whom he/she resides, (b) whether or not he/she has a court appointed guardian (if not, so state), and whether or not his/her father and/or mother is living, and (c) the name and residence address of any court appointed guardian and the information regarding such appointment. In the case of each other person under a disability, state (a) name, relationship to decedent, and residence address, (b) facts regarding his disability including whether or not a committee, conservator, guardian, or any other fiduciary has been appointed and whether or not he/she has been committed to any institution, and (c) the names and addresses of any committee, person or institution having care and custody of his/her, conservator, guardian, and any relative or friend having an interest in his/her welfare. In the case of a person confined as a prisoner, state place of incarceration and list any person having an interest in his/her welfare. In the case of unknowns, describe such person in the same language as will be used in the process.]

8. (a) No beneficiary under the propounded will, listed in Paragraph 6 or 7 above, had a confidential relationship to the decedent, such as attorney, accountant, doctor, or clergy person, except: [Enter "NONE" or indicate the nature of the confidential relationship].

8. (b) No persons, corporations or associations are interested in this proceeding other than those mentioned above. NONE

9. (a) To the best of the knowledge of the undersigned, the approximate total value of all property constituting the decedent's gross testamentary estate is greater than \$ 150,000 but less than \$ 200,000.00.

Personal Property \$ 55,000 approved real property in New York State est 140,000

Unapproved real property in New York State \$ NONE

Estimated gross rents for a period of 18 months \$ NONE

(b) No other testamentary assets exist in New York State, nor does any cause of action exist on behalf of the estate, except as follows: [Enter "NONE" or specify]

NONE

10. Upon information and belief, no other petition for the probate of any will of the decedent or for letters of administration of the decedent's estate has heretofore been filed in any court.

WHEREFORE your petitioner(s) pray(s) (a) that process be issued to all necessary parties to show cause why the Will and the Codicil(s) set forth in Paragraph 3 and presented herewith should not be admitted to probate; (b) that an order be granted directing the service of process, pursuant to the provisions of Article 3 of the S.C.P.A. upon the persons named in Paragraph (6) hereof whose names or whereabouts are unknown and cannot be ascertained, or who may be persons on whom service by personal delivery cannot be made; and (c) that such Will and Codicil(s) be admitted to probate as a Will of real and personal property and that letters issue thereon as follows: [Check and complete all relief requested.]

Letters Testamentary to JAMES GIBBS

Letters of Trusteeship to t/b/o

t/b/o

t/b/o

Letters of Administration v.r.s. to _____

and that petitioner(s) have such other relief as may be proper.

Dated: May 9, 2003

1. James Gibbs
(Signature of Petitioner)

JAMES GIBBS
(Print Name)

2. _____
(Signature of Petitioner)

(Print Name)

3. _____
(Name of Corporate Petitioner)

(Signature of Officer)

(Print Name and Title of Officer)

COMBINED VERIFICATION, OATH AND DESIGNATION
(For use when petitioner is an individual)

STATE OF NEW YORK
COUNTY OF West.

The undersigned, the petitioner named in the foregoing petition, being duly sworn, says:

1. VERIFICATION: I have read the foregoing petition subscribed by me and know the contents thereof, and the same is true of my own knowledge, except as to the matters therein stated to be alleged upon information and belief, and as to those matters I believe it to be true.

2. OATH OF [] EXECUTOR [] ADMINISTRATOR c.t.a. [] TRUSTEE as indicated above: I am over eighteen (18) years of age and a citizen of the United States and I will well, faithfully and honestly discharge the duties of fiduciary of the goods, chattels and credits of said decedent according to law. I am not ineligible to receive letters and will duly account for all moneys and other property that will come into my hands.

3. DESIGNATION OF CLERK FOR SERVICE OF PROCESS: I hereby designate the Clerk of the Surrogate's Court of Westchester County, and his/her successor in office, as a person on whom service of any process, issuing from such Court may be made in like manner and with like effect as if it were served personally upon me, whenever I cannot be found and served within the State of New York after due diligence used.


My domicile is: 317 Adkaview Rd. Jefferson Valley, NY 10535
(Street Address) (City/Town/Village) (State) (Zip)


(Signature of Petitioner)

James Gibbs
(Print Name)

On May 15, 2001 before me personally came

James Gibbs
to me known to be the person described in and who executed the foregoing instrument. Such person duly swore to such instrument before me and duly acknowledged that he/she executed the same.


Notary Public
Commission Expires:
(Affix Notary Stamp or Seal)

JAMIE ADAMS
Notary Public
Commission Expires 05/2001

Signature of Attorney: 

Print Name: Frank A. Catalina, Esq.

Firm Name: SAME Tel. No. _____

Address of Attorney: PO Box 151, Peekskill, NY 10566

Robyn Steinberg

From: Eileen Wallace <eileenawallace@gmail.com>
Sent: Monday, April 12, 2021 2:26 PM
To: Robyn Steinberg
Subject: Hansmann Proposed Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon. I would like to submit some concerns/ questions for this meeting. Most importantly, will we have the opportunity to have all our prior concerns & questions answered at this meeting?

I also have concerns regarding the ability of the developer to maintain a safe worksite. (if this is approved). The site has been unsecured for months on end. The small piece of tarp has been put up a few times & falls down within days. This is unsafe for children, residents & drivers. I raised this concern back in October just before Halloween. I didn't know who to report the issue to, & was transferred to multiple different departments. Eventually, the highway department replaced the tarp. It was down again shortly after. I have no confidence that this developer will adequately secure a building site with large equipment & materials if they didn't attempt to secure it after the stop work order. There has been no regard for the safety of the residents of Osceola Road, & that is unacceptable. I'm sorry, but I think this is a serious issue.

Regards,
Eileen Wallace

Sent from my iPhone

Robyn Steinberg

From: Lindsay Feller <lfeller22@gmail.com>
Sent: Monday, April 12, 2021 8:45 AM
To: Robyn Steinberg
Subject: questions for tonights meeting

Follow Up Flag: FollowUp
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a neighbor directly impacted by this subdivision project and I have some questions for tonights meeting about. I live at 3914 Pike Place.

**Hansmann Major Subdivision
Public Informational Hearing**

Location: 6.13-1-10, 6.17-2-63; 280 East Main Street, Jefferson Valley

Contact: Ralph Mastromonaco, PE, PC

Description: Proposed 3 lot subdivision on 11.43 acres in the R1-80 zone.

- 1) According to the map the septic fields are planned to be in my direct back yard. I would like to understand the placement of this a little more. How does septic so close to my property impact me. Why are the fields so far from the new house being built. With the current plans, making the septic fields so far from the house means way more trees need to be cut down.
- 2) On the map there is a disturbance limit line. How far is this line from my property. There was a major storm about four years ago that already took down MANY trees in that area which would mean not many would be left.
- 3) how many trees will be taken down. Is there a way to reduce that amount.

Thanks for your time,

Lindsay Feller

Neighbor of this site for over 35 years and sad to see the town approve so many trees come down.

Robyn Steinberg

From: Robyn Steinberg
Sent: Friday, April 09, 2021 1:58 PM
To: 'Christine Gogola'
Subject: RE: Question for Hannsman Subdivison

Mr. Mastromonaco will have to address the 50 foot right-of-way, however it would not accommodate a driveway or road to the property. It's too steep.

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
Albert A. Capellini Community & Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598
Phone | 914-962-6565
Email | rsteinberg@yorktownny.org
Web | <http://www.yorktownny.org/planning>

From: Christine Gogola [mailto:christine.gogola@yahoo.com]
Sent: Thursday, April 08, 2021 3:53 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>
Subject: Question for Hannsman Subdivison

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My question is when the Hannsman PROPOSED subdivision came on the planning board a question was asked about alternative access and they said there was none. There is a 50 foot right of way is in favor of tax lot 6.17-2-63. Since it is in the deed to this property one would assume that this is the access point and not Osceola Road. Why is this being overlooked?

Thanks

Have a great weekend.

Robyn Steinberg

From: cosenza <lcza226@optonline.net>
Sent: Wednesday, April 07, 2021 3:38 PM
To: Robyn Steinberg
Subject: Fwd: Re: Regarding the Hansmann Project.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Robyn,

I just want to be sure that my email below, previously sent to you on March 8th will be read at the April 12 Planning Board Meeting. Also, at the first meeting, my neighbors and I asked many questions of the lawyer for the land owner. Will he be responsible for answering all of our questions? If so, when will that happen?

Additionally, I would like to add 1 more comment to my email below. If the developer plans to sell each plot of land individually and each of those buyers plans to build homes, this project could continue for many years. The planning board should remember that we are existing residents and their decisions should be based on what is in our best interest, not in the interest of land owners who bought land with no access from its current address of East Main Street - their problem not ours. The planning board should be protecting its residents from this type of thing.

Please confirm that these emails will be read at the meeting. Thank you.

----- Original Message -----

From: cosenza <lcza226@optonline.net>
To: Robyn Steinberg <rsteinberg@yorktownny.org>, Robyn Steinberg <no-reply@zoom.us>
Date: March 8, 2021 at 8:55 PM
Subject: Re: Town of Yorktown Planning Board Confirmation

Regarding the Hansmann Project.

We find it difficult to believe that we were not notified of any information regarding this project since the last meeting especially since everyone on this road expressed concerns regarding the project and asked questions at the last meeting. It once again displays the lack of consideration for residents by the property owners. What started out as a shady beginning has only gotten worse. My husband and I own the property on Osceola - the last house on the right. We have owned this property for 33 years. Tonight the lawyer for the project mentioned that the plan was to make a section of Osceola Road "better". What does he mean by better because it looks like in the plans making the road "better" will begin in front of our home. Is his plan for making the road "better" to possibly make it wider? If that is the case they would need to take some property from each of the existing homeowners. From what I can tell the only people that the road would be better for would be the 3 new properties which do not even have Osceola Road addresses.

A member of the planning board, at the last meeting stated that it was good that residents asked questions as the lawyer for the project would need to answer all questions prior to moving forward. To date nothing has been answered. Will our questions be answered?

How is equipment going to get to the site. The size of forestry equipment needed to remove 400 trees is extremely large Trucks would need to be parked at Mountain Road and Wood Street (which is a bus stop for all of the kids in the neighborhood) and individual pieces of large equipment would need to be driven up the road. This equipment will destroy the road. School buses are not permitted on these roads because of their size and the narrow roads.

Again, where will workers park their cars while work is being completed?

Are the 3 new properties going to have an Osceola Road address once this is completed because that is not currently the addresses of the properties? How can existing addresses of the property just be changed?

What about the noise issue? Yorktown allows work to occur on Saturdays. Are we to assume that while all of this work is being done the residents of Osceola Road and other surrounding neighborhoods will be subjected to loud equipment, tree removal and congested roads during the nice weather?

Finally, for a second time - who is going to restore the bushes and fix the road and the end of Osceola should this project not move forward? The property owners/developer had no right to remove decorative bushes and make a mess out of that area. Will they be responsible for restoring what they destroyed?

The property owner has not earned any level of trust with existing homeowners and has, in fact alienated most of us to the point of getting legal representation. We hope that the planning board scrutinizes, questions and verifies any plans submitted for this project on behalf of the property owner as what began as a "driveway" permit clearly was much more.

Sincerely,
Joseph and Lynn Cosenza

On March 8, 2021 at 3:42 PM Robyn Steinberg <no-reply@zoom.us> wrote:

Hi Lynn Cosenza,

Thank you for registering for "Town of Yorktown Planning Board".

Please submit any questions to: rsteinberg@yorktownny.org

Date Time: Mar 8, 2021 07:00 PM Eastern Time (US and Canada)

Join from PC, Mac, Linux, iOS or Android: [Click Here to Join](#)

Passcode: 609619

Note: This link should not be shared with others; it is unique to you.

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

Or iPhone one-tap

US: +16465588656,,83911319292# or +13017158592,,83911319292#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):



Robyn Steinberg

From: cosenza <lcza226@optonline.net>
Sent: Monday, March 08, 2021 8:55 PM
To: Robyn Steinberg; Robyn Steinberg
Subject: Re: Town of Yorktown Planning Board Confirmation

Follow Up Flag: FollowUp
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Regarding the Hansmann Project.

We find it difficult to believe that we were not notified of any information regarding this project since the last meeting especially since everyone on this road expressed concerns regarding the project and asked questions at the last meeting. It once again displays the lack of consideration for residents by the property owners. What started out as a shady beginning has only gotten worse. My husband and I own the property on Osceola - the last house on the right. We have owned this property for 33 years. Tonight the lawyer for the project mentioned that the plan was to make a section of Osceola Road "better". What does he mean by better because it looks like in the plans making the road "better" will begin in front of our home. Is his plan for making the road "better" to possibly make it wider? If that is the case they would need to take some property from each of the existing homeowners. From what I can tell the only people that the road would be better for would be the 3 new properties which do not even have Osceola Road addresses.

A member of the planning board, at the last meeting stated that it was good that residents asked questions as the lawyer for the project would need to answer all questions prior to moving forward. To date nothing has been answered. Will our questions be answered?

How is equipment going to get to the site. The size of forestry equipment needed to remove 400 trees is extremely large Trucks would need to be parked at Mountain Road and Wood Street (which is a bus stop for all of the kids in the neighborhood) and individual pieces of large equipment would need to be driven up the road. This equipment will destroy the road. School buses are not permitted on these roads because of their size and the narrow roads.

Again, where will workers park their cars while work is being completed?

Are the 3 new properties going to have an Osceola Road address once this is completed because that is not currently the addresses of the properties? How can existing addresses of the property just be changed?

What about the noise issue? Yorktown allows work to occur on Saturdays. Are we to assume that while all of this work is being done the residents of Osceola Road and other surrounding neighborhoods will be subjected to loud equipment, tree removal and congested roads during the nice weather?

Finally, for a second time - who is going to restore the bushes and fix the road and the end of Osceola should this project not move forward? The property owners/developer had no right to remove decorative bushes and make a mess out of that area. Will they be responsible for restoring what they destroyed?

The property owner has not earned any level of trust with existing homeowners and has, in fact alienated most of us to the point of getting legal representation. We hope that the planning board scrutinizes, questions and verifies any plans submitted for this project on behalf of the property owner as what began as a "driveway" permit clearly was much more.

Sincerely,
Joseph and Lynn Cosenza

On March 8, 2021 at 3:42 PM Robyn Steinberg <no-reply@zoom.us> wrote:

Hi Lynn Cosenza,

Thank you for registering for "Town of Yorktown Planning Board".

Please submit any questions to: rsteinberg@yorktownny.org

Date Time: Mar 8, 2021 07:00 PM Eastern Time (US and Canada)

Join from PC, Mac, Linux, iOS or Android: [Click Here to Join](#)

Passcode: 609619

Note: This link should not be shared with others; it is unique to you.

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)



Or iPhone one-tap

US: +16465588656,,83911319292# or +13017158592,,83911319292#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 253 215
8782 or +1 346 248 7799 or +1 669 900 9128

Meeting ID: 839 1131 9292

Passcode: 609619

You can [cancel](#) your registration at any time.

Robyn Steinberg

From: Christine Gogola <christine.gogola@yahoo.com>
Sent: Wednesday, March 24, 2021 2:16 PM
To: Matthew Slater; David Paganelli; Engineering Department; Town Attorney; Robyn Steinberg; John Tegeder; Building Department
Cc: Ed lachterman; Alice Roker; vishnuv@optonline.net; Thomas Diana
Subject: Hannsman Subdivision

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Good Afternoon all-

Hope everyone is having a lovely day.

The other night I tuned into the planning board meeting to see what the Correia Enterprise LLC amended site plan was about. Since this is the third parcel that connects the Hannsman and Martino single house/subdivision I was curious to see how this will now affect us. Three connected parcels each with a development plan. Since this is right behind our homes we need to be diligent in voicing our questions and concerns. 350 trees to be removed alone just from the Correia and Hannsman PROPOSED projects is excessive and easily contradicts how Yorktown was named a 2020 Tree City USA by the Arbor Day Foundation.

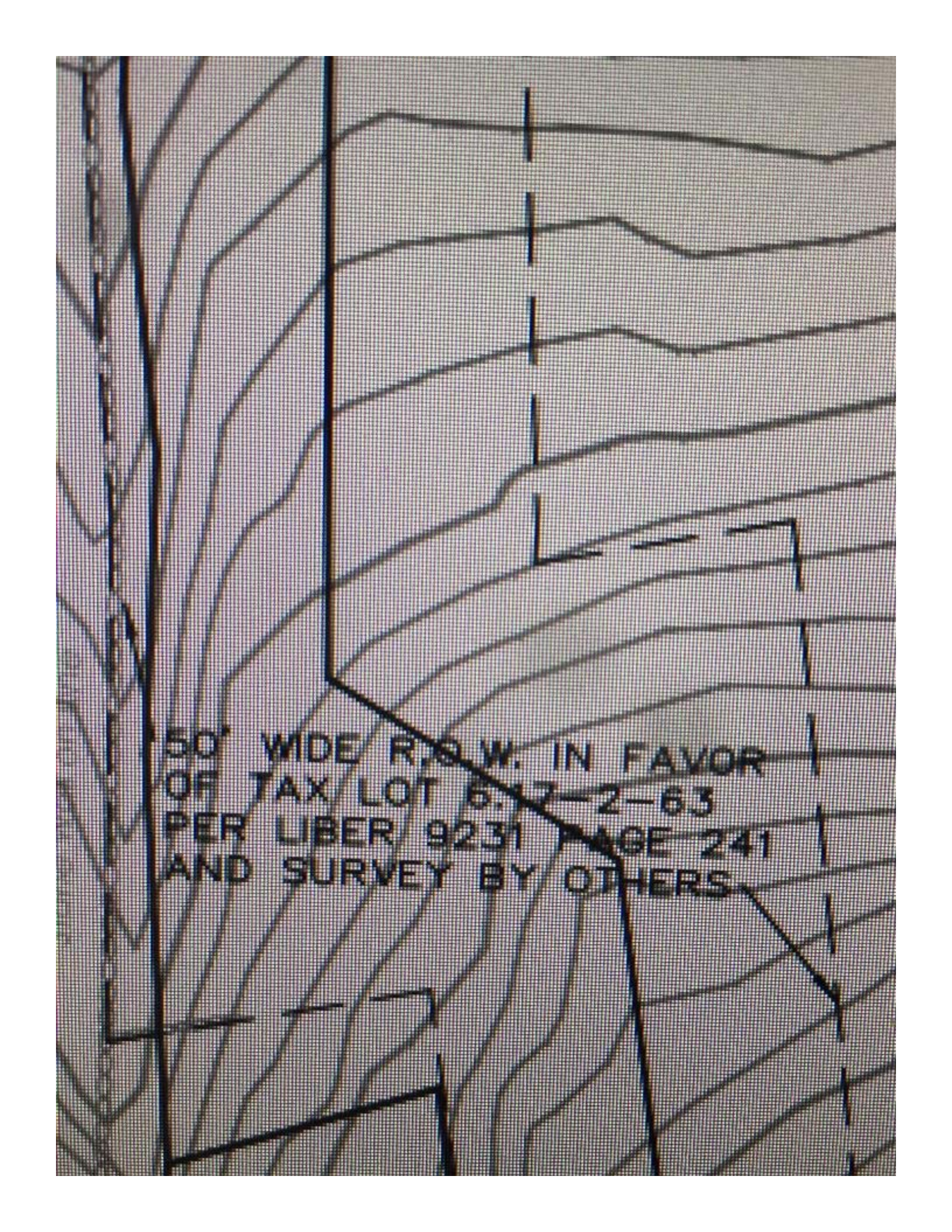
My question is when the Hannsman PROPOSED subdivision came on the planning board a question was asked about alternative access and they said there was none. Monday night at the meeting a planning board member pointed out some storage containers and I noticed a 50 foot right of way was mentioned on their spec. I went back to the Hannsmann specs and it was there as well. This 50 foot right of way is in favor of tax lot 6.17-2-63. Since it is in the deed to this property one would assume that this is the access point and not Osceola Road. My property deed states Together with all right, title and interest of Grantors in and to Street or Road running between these lots and property now owned by the purchaser immediately in front of and adjacent thereto. Even Hannsman attorney states that the intent may have been that this road belongs to me. And as I stated in several emails if you look at all the mapping applications on Yorktown's website, except the tax map (but as we all know tax maps are regulatory tools not establishment of boundary lines) you will see that the road always ends right after my driveway which supports the fact of the language in my deed.

Almost a year later I am still baffled how this project was allowed to even come on the planning board. My property survey clearly states that a portion of Osceola Road is part of my property. One would think this would have had to been addressed prior to proposing a road extension since I did point this out prior to it hitting the planning board.

I am also still waiting on a response to have the area cleaned. Since work was done prior to a proposal to the planning board our right to responsible development in accordance with the Town's comprehensive plan was taken away. We actually deserve to have the area restored to its original state but for the moment I will take the debris moved back to there property.

Thanks so much

Christine



50' WIDE R.S.W. IN FAVOR
OF TAX/LOT 6.17-2-63
PER LIBER 9231 PAGE 241
AND SURVEY BY OTHERS

280 EAST MAIN ST. (Yorktown)

[Clear](#)

Printkey/TaxID: 6.17-2-63

Parcel SBL: 00601700020630000000

Owner Name: HANSMANN, JACOB

Property Class: n/a

Other Maps:



Mailing Labels Using:

For Buffer Distance Ft (Max.1000), **OR**

For adjacent parcels only

Robyn Steinberg

From: Ree Austin <reeaustin99@gmail.com>
Sent: Monday, March 08, 2021 11:15 AM
To: Robyn Steinberg
Subject: Proposed Hansmann Subdivision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Board Members,

The residents of Osceola Heights are very concerned about the planned subdivision with a site located at 280 East Main Street, Jefferson Valley (also known as Section 6.13, Block 3, Lot 10 and Section 6.17, Block 2, Lot 63 on the Yorktown Tax Map.)

Specifically the following issues need to be addressed:

- Osceola is a small mountain road serving seven houses and cannot handle additional traffic. Has a traffic impact study been conducted for local residents? The road has a sharp bend onto Perry Street that is already a hazardous corner for residents.
- Why is the subdivision owner not providing direct access to East Main Street rather than Osceola Rd.?
- What is the scope and length of the project? How long will the proposed construction last? How soon after further clearing of trees, the first of which was not properly authorized by the Town, will construction begin? How long will the site clearing last?
- What safeguards are in place if the subdivision owner is not able to complete the project after further tree clearance and/or construction has begun?
- There is a discrepancy over a reserved land strip that appears to be owned by an Osceola Rd resident and not part of the subdivision property that is planning to use it as an access point to the subdivision.
- Environmental impact - what are the environmental impacts for the surrounding area, local residents, including drainage and runoff issues once further trees are removed and construction begins? When will an environmental impact study be completed and the results shared with area residents? This study should also take into consideration the impact on the streams that feed directly into Osceola Lake, particularly the one that flows directly down Osceola Rd to Wood Street and into Osceola Lake.
- What is the anticipated noise level, apart from the construction, tree clearing, large construction vehicles are planned to be using a small residential road to access the site, this is going to be an absolute burden on the area residents.
- Where are the construction vehicles going to park and turn around, can the current roadway handle the weight of these vehicles? Osceola Road already has a large hole on it caused by a construction truck. If there is further damage to the roads due to this construction will it be timely and effectively repaired by the Town?
- Construction and worker vehicles parked in the neighborhood will make it impossible for residents to receive services such as mail and package deliveries, garbage and recycling pick-up. Emergency vehicles will not be able to use the roads if they are blocked by construction vehicles.

The proposed subdivision will negatively impact all residents of Osceola Road and the connecting streets of Perry Street and Mountain Rd., we kindly ask the Planning Board to seriously consider these issues and not just the benefits of additional tax revenue before allowing this project to move forward.

Sincerely,

Ree and Pete Bonesso
340 Osceola Road
Jefferson Valley, NY

Nancy Calicchia

From: Eileen Wallace <eileenawallace@gmail.com>
Sent: Sunday, March 7, 2021 9:09 PM
To: Planning Department; Robyn Steinberg
Subject: Hansmann Development

RECEIVED
PLANNING DEPARTMENT
MAR 9 2021
TOWN OF YORKTOWN

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Board Members,

I would like to submit some further concerns/ questions regarding the proposed Hansmann subdivision.

1. How will the safety of all residents of Osceola Road & their homes be addressed? Will emergency vehicles be able to get to the people in need if the road is obstructed with construction vehicles & equipment? Osceola Road is very narrow.
2. Will the 300 trees slated to be removed by the developer be replaced? This seems to be an excessive amount of trees for the scope of the project. Will some type of sound barrier be placed to block the noise from Rt 6N/ East Main Street? We purchased our home 15 years ago because of the privacy, & quiet that will now be destroyed if all of these trees are allowed to be removed.

I look forward to hearing the applicant's response to these concerns & answers to all of the questions raised at the last meeting.

Sincerely,
Eileen Wallace

Sent from my iPhone

Robyn Steinberg

From: Christine Gogola <christine.gogola@yahoo.com>
Sent: Friday, March 05, 2021 12:39 PM
To: Robyn Steinberg
Subject: More Questions for Hannsman Subdivision
Attachments: description.pdf

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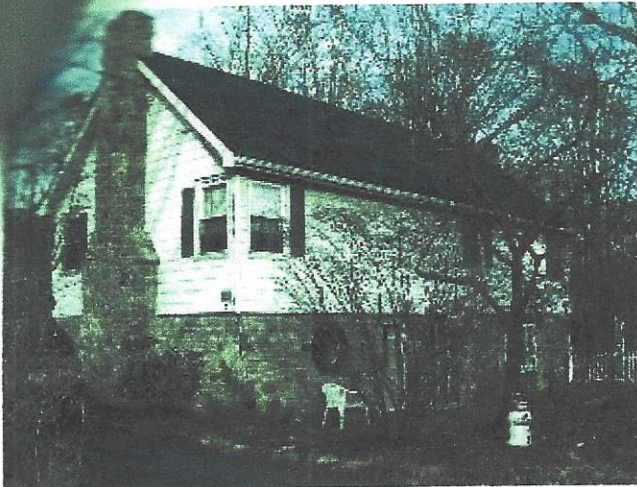
- 1) Last meeting it was stated that Osceola Road would not require a grade change now that the subdivision was revised. Why is that? These are our backyards where we entertain and our children play. If this extension is allowed to happen no matter how many houses are built the road should still be safe for all to use. The engineer himself stated that this would get a great amount of use as a turnaround.
- 2) Children safety should be a big concern with this as well. In the next two years I will have three teen age drivers in the house. The road is barely wide enough for two cars and not wide enough for a construction vehicle and a car. How will this be addressed?
- 3) The four way intersection at Mountain and Wood is dangerous as everyone other than the residents realize it is an unwritten four way stop. Construction vehicles like every other non Osceola Height Resident will just assume they have the right away. Will this be addressed by a four way stop sign?
- 4) School buses do not pick up in front of our houses here because the roads are not big enough and all school age children walk to the bus stop. The school district sees the limitation to our roads and so should everyone else. All these large trucks will be putting our children at risk.
- 5) Osceola Residents bought there homes because we like the exclusiveness of a subdivision and we like that the roads are dead ends. As you can see from the attached MLS from my home in 2005 I bought because it is on a quiet cul de sac. Hannsman property is not part of our subdivision and this subdivision will take the charm out of our neighborhood. Their proposed homes are far away from this road, while mine is between 5 and 10 feet. Should my home lose its safety and monetary value for one developer? If I researched correctly the proposed property was bought in the 1970's. They knew the limitations to the property they were buying. Statute of limitations have passed and tax maps can not be used to show ownership.
- 6) Developer did submit a letter from there attorney regarding the reserved strip clearly stating that it is still in the name of Lestor Perry. I understand recent paperwork has been submitted showing that an Osceola Heights resident inherited the estate of Lester Perry next of kin which would include the reserved strip at the end of each of the roads in the subdivision. There legal brief on this now seems pointless as it is not as they were claiming abandoned.
- 7) As I stated in a previous email this week this harsh winter caused some havoc on Osceola Road. The road in front of my house is breaking apart as well as a huge stress fracture where the incline is. This was from a several passes by a salt truck. How can you ensure our safety with using this road if heavier trucks are allowed to use. If needed I can show you pictures that these cracks and crumbles were not there this past summer.

Thanks

Charyn Watson

SINGLE FAMILY

1/10/2005 1:41:07 AM



MLS#: 2500477 SF A Area: 1 LP: \$449,900
 Addr: 304 Osceola Rd
 PO: Jefferson Valley Zip Code: 10535

City/Town: Yorktown Grid: H2 Map: 11
 Village: None Sch: Lakeland

Rooms: 7 Est SqFt: 1742 YrBlt: 1950 /
 Bedrooms: 3 Elem School: Franklin
 Baths: 2.1 Jr High School: Copper Beech
 Levels: 2 High School: Lakeland

Style: Colonial Model:
 Exter: Aluminum, Stone Color: White

Level1: LR/DR/PR/LAUNDRY/EIK
 Level2: MSTR BDRM&BTH/BTH/BDRM/BDRM
 Level3:
 Basemt:
 Neighborhd Assn: Y Additional Fees: Y

Living: 12 X 18
 Dining: 13 X 14
 Mst BR: 14 X 20
 Attic: Storage
 Att/Det: D

Homeowners Assn: N

Complex: Lake Osceola
 Tax ID#: 119540000020060000050000025000026
 Zoning: RES

Est Tax\$: \$7,653 Front: 190
 Tax Year: 2002 Depth: 273 Shape: R
 Assmt: \$8,900 Est Acres: 1.19

Amenities: Close2Shops, Cul-de-Sac, Eat in Kitch, Fireplace, Lake/Pond/Stream, Powder Room, Walk-In-Closets, Master Bath, Beach, Lake Assoc, Privacy, Water Access
 Includes: Ceiling Fan, Dishwasher, Dryer, Hot Tub, Microwave, Range, Refrig, Washer
 Excludes: Call L/A, Light Fixtr
 Heat: Hot Water Fuel: Oil Poss: NEG
 Parkg: 2 Car Garage, Det-Garage, Wall: Mixed A/C: None, Attic Fan
 Driveway Roof: Asphalt
 Water: Municipal Sewer: Septic Garbage: Public

Rem: Beautifully updated colonial with gorgeous stonework on quiet cul de sac. Includes lake rights to Osceola Lake. Features two fireplaces (one in master bedroom), beautiful new kitchen, enormous patio with gardens, screened gazebo w/hot tub. Large two car detached garage with work area and additional storage. Secluded, yet close to shopping and major highways. Perfect for entertaining and raising a family.

Directions: Rt6 to L on Hill, R on E Main, slight L onto Wood, R on Mt. View, L on Perry, go to end, R on Osceola

Weichert Realtors

Charyn Watson

914-681-0045

© Copyright 2005 Weichert Realtors, Inc. - Data believed accurate but not warranted. All data subject to verification.



Town of Yorktown www.yorktownny.org

RECEIVED
PLANNING DEPARTMENT

MAR 1 2021

TOWN OF YORKTOWN

BUREAU OF FIRE PREVENTION

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.254

MEMORANDUM

Edward Kolisz, Fire Inspector

Fax (914) 962-1731

Email: ekolisz@yorktownny.org

Office hours: Weekdays 8:00-10:00 a.m., 3:00-4:00 p.m.

TO: Planning Board, Town of Yorktown
From: Edward Kolisz, Bureau of Fire Prevention
Re: Hansmann Subdivision
Date: March 1, 2021

On February 16th 2021 the Bureau of Fire Prevention met to discuss the current plan for the proposed Hansmann Subdivision. The Lake Mohegan Fire District (LMFD) and the entire Bureau is very concerned with the current access to this site. At this time, the LMFD ladder trucks cannot maneuver from Perry St. to Osceola Rd. The sharp turn, drastic change in grade, extreme narrowness and lack of the ability to turn the trucks around have prevented the Fire District from maneuvering the large apparatus onto Osceola Rd. The Bureau would like the intersection reengineered to accommodate the ladder trucks and the current length Osceola Rd. widened to accommodate two way travel for fire apparatus. Please contact the Bureau with any questions.

FEB 25 2021

TOWN OF YORKTOWN

February 19, 2021

Anthony Amodeo

310 Lakeview Road
Jefferson Valley, NY 10535

Richard Fon, Chairman and Members
Town of Yorktown Planning Board
Albert A. Capellini Community and Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598

Re: Hannsman Subdivision

Dear Members of the Board,

In watching the planning board meeting on February 8, 2021 it came to my attention that the legal representation for Kristine M. Hannsman came to the conclusion that the reserved strip at the end of Osceola Road remains in title to the original developer, Lester A. Perry.

Lester A. Perry next of kin was his daughter Madeline Luna Perry Vanderhoek who was married to Leonard Vanderhoek. Madeline died November 20, 1999. Her husband Leonard died April 24, 2001. Leonard and Madeline had no children and on his death his estate was willed to me.

Therefore, if title is still presumed to be in the name of Lester A. Perry, I believe I own the reserved strip at the end of Osceola Parkway, Mountain Avenue, Lakeview Drive and Orchard Terrace as mentioned in the 1923 Osceola Heights Subdivision Map.

Sincerely,

Anthony Amodeo

Robyn Steinberg

From: Ree Austin <reeaustin99@gmail.com>
Sent: Monday, February 08, 2021 12:01 PM
To: Robyn Steinberg
Subject: Yorktown Planning Board Meeting February 8, 2021 - "Proposed Subdivision prepared for Kristine Hansmann"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Yorktown Planning Committee Members,

The residents of Osceola Heights are very concerned about the planned subdivision with a site located at 280 East Main Street, Jefferson Valley (also known as Section 6.13, Block 3, Lot 10 and Section 6.17, Block 2, Lot 63 on the Yorktown Tax Map.)

Specifically the following issues need to be addressed:

- Osceola is a small mountain road that cannot handle additional traffic. Has a traffic impact study been conducted for local residents? The road has a sharp bend onto Perry Street that is already a hazardous corner for residents.
- Why is the subdivision owner not providing direct access to East Main Street rather than Osceola Rd.?
- What is the scope and length of the project? How long will the proposed construction last? How soon after initial clearing of trees will construction begin? How long will the site clearing last?
- What happens if the subdivision owner runs out of money?
- There is a discrepancy over a reserved land strip that appears to be owned by an Osceola Rd resident and not part of the subdivision property that is planning to use it as an access point to the subdivision.
- Environmental impact - what are the environmental impacts for the surrounding area, local residents? What is the impact on the streams that feed directly into Osceola Lake, particularly the one that flows directly down Osceola Rd to Wood Street and into Osceola Lake. What is the anticipated noise level, apart from the construction, tree clearing, large construction vehicles are planned to be using a small residential road to access the site, this is going to be an absolute burden on the area residents.
- Where are the construction vehicles going to park and turn around, can the current roadway handle the weight of these vehicles? Osceola Road already has a large hole on it caused by a construction truck. If there is further damage to the roads due to this construction will it be timely and effectively repaired by the Town?

The proposed subdivision will negatively impact all residents of Osceola Road and the connecting streets of Perry Street and Mountain Rd., we kindly ask the Planning Board to seriously consider these issues before allowing the project to move forward.

Sincerely,

Peter and Daretia Bonesso
340 Osceola Road
Jefferson Valley, NY

Robyn Steinberg

From: Michelle Kennedy <mkcrossard@gmail.com>
Sent: Monday, February 08, 2021 1:52 PM
To: Robyn Steinberg
Subject: Fwd: Yorktown Planning Board Meeting February 8, 2021 - "Proposed Subdivision prepared for Kristine Hansmann"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Yorktown Planning Committee Members,

As residents of Mountain Road, we are very concerned about the planned subdivision with a site located at 280 East Main Street, Jefferson Valley (also known as Section 6.13, Block 3, Lot 10 and Section 6.17, Block 2, Lot 63 on the Yorktown Tax Map.)

Specifically the following issues:

- How is the anticipated additional traffic going to be handled? Has a traffic impact study been conducted for local residents? The road has a sharp bend onto Perry Street that is already a hazardous corner for residents. There is also the matter of the intersection at Perry Street and Mountain Road, which is being used as a shortcut to Wood Street. How will this be handled once the construction vehicles are on the road? Are you planning to put up stop signs? In the event of inclement weather, where will the snow be plowed to, will there be enough room for construction vehicles and cars to safely pass each other?
- Why is the owner not providing direct access to East Main Street rather than Osceola Rd.?
- How long will the proposed construction last?
- What are the environmental impacts for the surrounding area, local residents? How will it affect the streams that flow into Osceola Lake?
- What is the anticipated noise level, apart from the construction, the tree clearing and large construction vehicles that are planning to use a small residential road to access the site.
- Where are the construction vehicles going to park and turn around, can the current roadways (Perry and Osceola Sts) handle the weight of these vehicles? If there is damage to the roads due to the construction, will the Town repair them in a timely manner?
-

This proposed subdivision will negatively impact all residents of Osceola Road, Perry Street and Mountain Rd. We ask the Planning Board to seriously consider all these issues and not allow the project to move forward.

Regards,

Michael and Michelle Kennedy
342 Mountain Road
Jefferson Valley, NY 10535

Robyn Steinberg

From: James Telesco <jdt66@verizon.net>
Sent: Monday, February 08, 2021 10:30 AM
To: Robyn Steinberg
Subject: Proposed subdivision prepared for Kristine Hansmann

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is James Telesco. As a resident of Lake Osceola I would like to express my concerns regarding the Hansmann subdivision. Although I am not against new development I do have an issue with the access to this property from Osceola Road. This road is dangerous in good conditions with its steepness let alone in bad conditions. I believe the proper access to this property should be from Mountain Road. I also believe there is another property up for development that can also be accessed from Mountain Road also. Mountain Road is a straight road from Wood street and having access to two developments from one road would be less disruptive to the majority of our community. Please review my concerns at tonight's Planning Board meeting. Thank you.

[Sent from the all new Aol app for iOS](#)

Robyn Steinberg

From: gerard bruen <mbruen9116@aol.com>
Sent: Monday, February 08, 2021 4:15 PM
To: Robyn Steinberg
Subject: Tonight's Public Informational Hearing, 2/8/21

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Steinberg:

It has just come to my attention, via a public notice letter that I received in today's mail, that there will be a meeting this evening in regards to the "Proposed Subdivision prepared for Kristine Hansmann."

I have listed my concerns for this project as follows:

1. The turn radius on Osceola Road & Perry Street.
2. Please note the road is narrow, thus the town uses smaller plows, garbage trucks & recycle trucks.
3. When stores such as Home Depot, Lumber Companies, etc. make deliveries to homes on Osceola Road, they must park on Perry Street and use a small spider forklift to bring the deliveries to the home.
4. I have witnessed a large vehicle that deliveries pool water that could not make the turn from Perry up to Osceola Road.

A few weeks ago, I personally spoke to Matt Slater, who assured me that he would set up a meeting for the residents before the planning board meeting. I brought to Mr. Slater's attention that Mountain Road would be a better venue for this type of heavy traffic. It is a straighter road with no curves. There also is another ongoing project right along side Ms. Hansmann's subdivision. Mountain would be the better choice for both. Mr. Slater agreed to this suggestion, however, he never got back to me and the meeting never materialized.

Regards,

Gerard Bruen
3860 Perry Street
Jefferson Valley, NY 10535
914-582-1073

Robyn Steinberg

From: Chris Wallace <christian.j.wallace@gmail.com>
Sent: Monday, February 08, 2021 11:44 AM
To: Robyn Steinberg
Subject: Re: Hansman public informational hearing question
Attachments: Letter to Planning Board Re Hansmann subdivision 2-8-2021.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Robyn - I would like to submit the attached letter regarding the Hansmann application's Public Informational Hearing on tonight's planning board agenda. Thank you.

Chris Wallace
914-263-7133

On Fri, Feb 5, 2021 at 2:54 PM Robyn Steinberg <rsteinberg@yorktownny.org> wrote:

Hi Chris,

The Public Informational Hearing is held the same way a Public Hearing is. The purpose is to hear from the public at the beginning of the review process, whereas a Public Hearing is held towards the end of the review process. Once the applicant gives their presentation and the Board asks questions, they will then open meeting to public comments. You can submit comments in writing or let me know that you would like to speak at the hearing prior to the meeting or during the meeting by raising your hand in the Zoom meeting. When the chairman asks me, I will call on each person that has indicated they want to speak.

Robyn

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
Albert A. Capellini Community & Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598
Phone | 914-962-6565
Email | rsteinberg@yorktownny.org
Web | <http://www.yorktownny.org/planning>

From: Chris Wallace [mailto:christian.j.wallace@gmail.com]

Sent: Friday, February 05, 2021 2:37 PM

To: Robyn Steinberg <rsteinberg@yorktownny.org>

Subject: Hansman public informational hearing question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Robyn,

I see that the Hansmann subdivision is having a public informational hearing on Monday. I assume that that means the developer will present the project. Is there a forum for public comments at this stage or do we have an opportunity to speak if it gets to the public hearing stage?

Thanks Chris Wallace

Christian & Eileen Wallace
312 Osceola Road
Jefferson Valley, NY 10535

February 7, 2021

Via email (rsteinberg@yorktownny.org)

Town of Yorktown Planning Board
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598

We, as residents of Osceola Road for over 15 years, are deeply concerned with the proposed development at the end of our street. This property was a dead end for almost 100 years. The proposed subdivision will only be 5 houses but will undeniably change the entire neighborhood if approved and I plead with the Planning Board and Town Board to strongly consider effect this project will have on the area and not merely look at the potential tax dollars that could be added to the rolls if everything works out perfectly. We have many questions and concerns, so many that providing the below list is the only way to make sure that we are able to communicate them all for this forum.

Questions and Concerns Related to the Proposed Hansmann Subdivision at the end of Osceola Road

- 1) The narrowness of the existing streets does not lend itself to additional development. The existing street is barely wide enough for two cars to pass. These leads to all sorts of issues and questions:
 - a) As anyone who lives on the street can tell you if there is an oil truck making a delivery or someone getting furniture delivered you cannot get past them. Additionally there is one house on Osceola Road that regularly has numerous cars street parked on the street that must be maneuvered around. An extra 10 or 15 cars from the proposed five houses plus additional delivery truck activity on the street (which is only increasing) is only going to make this problem worse. This is also a potential safety issue for fire and police response time.
 - b) The intersection of Perry Street and Osceola Road has been a problem for years because of a 90-degree blind turn at that corner and lack of traffic signs. There is a similar even more dangerous issue at the corner of Perry and Mountain Street which all of these extra cars and trucks would also have to go through. Every driver thinks they have the right of way at both of these junctions because there are no stop signs or other traffic control. It is truly a miracle that a kid has not been hit by a car at either of these intersections. Additional car and truck traffic is only going to make these more dangerous.
 - c) I assume that the intensive sitework that would be required under the submitted plans would require a lot of heavy machinery which is going to have to be staged somewhere. Also, where would the workers be parking during development? There is no room on these streets. This all must be considered and communicated to the residents of the neighborhood.
 - d) Where would the construction trucks turn around? Our driveway tends to be where most delivery trucks, snowplows etc. turn around because it is the easiest driveway near the end of the street to navigate. I do not want heavy trucks and machinery in my driveway. What is the plan and how can we be assured that contractors will obey it?

- 2) I read the legal letter that the applicant submitted regarding the reserve strip and their opinion that it is basically not enforceable to limit future development. It seems clear that the purpose of the reserve strip was to prevent development at the end of these neighborhood roads and to retain the character of the neighborhood when it was planned and built starting in the 1920's. If the applicant's attorney is correct there may not be a legal reason to prevent access, but the purpose of the reserve strip and the desire to keep the neighborhood as it was envisioned should still be considered by the Planning Board when they are considering approval of the subdivision. It should also be strongly considered by the Town Board, who is responsible for approving the change in grade Osceola Road that very narrowly makes the project feasible – on paper at least. The retention of neighborhood character is of the utmost importance to the residents of the neighborhood that I have spoken to.
- 3) On the subject of the change in road grade (which is on either town property or existing adjoining property owners depending on one's interpretation of the earlier mentioned reserve strip issue - not on the applicants land) – Is there a clear rendering of the retaining wall that would be built as a part of this project. What will the walls look like? How much of a drop-off will there be from the top of the wall to the street, will the existing property owners be ensured that any water runoff issues be ensured that any problems cause by this change of grade are indemnified? Will the adjoining property owners at the end of the street have their property devalued because town allowed the applicant to change the grade of the proposed road? It seems like the bonding requirements on this project would need to be huge because of its size and the potential issues caused by the grade change and the intensive sitework. The applicant is proposing a grade change to land that it doesn't even own. This does not seem like a inconsequential request and it could possibly be a future town liability if existing property owners land is negatively impacted.
- 4) What is the proposed timeline of the development if approved? Would the applicant do all the sitework at once or in phases as lots and or houses are sold. It appears from the plans available to the public that they are removing almost 500 trees, that's insane. The last thing that anyone want is a large swath of land cleared for no reason because the market changes, or the project becomes infeasible because the sales prices do not support the cost of the project. What is the range of home prices that they envision? Is there a market study that can be submitted for review by the board and the public to give confidence that the plan is realistic, and this site won't be an eyesore for years to come? These houses are going to be overlooking a gas station, is the sales price they are expecting realistic to pay for all of the infrastructure that this plan requires? I would not buy an expensive house overlooking a gas station, will the market?
- 5) Has the applicant considered accessing the site from Mountain Road or any other access points via an easement from other parcel owners? I believe there is also an application that an adjoining undeveloped parcel recently had with the board. The Martino parcel abuts the Hansmann parcel at Mountain Road. It seems like it would not negatively impact the Martino parcel if they gave Hansmann an easement to access from Mountain Road which at least is a straight run to the site.
- 6) As mentioned earlier, what bonding requirements would be required for a complicated development like this? As the Planning Board and various town officials well know, this project got off to a horrendous start as the applicant simply applied for a driveway permit and started removing multiple trees on property that it did not own. The town had to file a stop work order to prevent further disturbance of land that the applicant did not own. This appears to be a clear case of "its better to beg for forgiveness than ask for permission". The applicant's property is well over 100 feet

from the end of the existing road, clearly this did not fall under a simple driveway permit issued by the town highway department with little to no vetting required. This was a clear bypass of the process as the applicant and its professional team must know that this is not how the process works. How is the Planning Board and the Town Board expected to trust the applicant when clearly disregarded the approval process right at the inception of the project? If this project is eventually approved how are we all protected?

Thank you for your consideration.



Christian & Eileen Wallace

Robyn Steinberg

From: cosenza <lcza226@optonline.net>
Sent: Sunday, February 07, 2021 4:30 PM
To: Robyn Steinberg
Subject: Hansmann application -public comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am a resident on Osceola Road and would like the following questions answered regarding the Hansmann application:

1. Osceola Road is a narrow dead end road. How is the road going to accommodate the construction vehicles that will be using the road - for 3 years? How will the extraordinary number of trees being removed be brought off of the property - Will Osceola Road be used for vehicles to carry out these trees? Can the road handle the weight of the construction vehicles?
2. I am the last house on the right on Osceola Road and delivery trucks use my driveway to turn around as the road is so narrow. How will the construction vehicles turn around when using the road without impacting or using my property? Where will your workers who drive up to the site park their cars as the road is very narrow?
3. The project paperwork said no houses are being proposed at this time. Does that mean that clearing the property alone is going to take 3 years without any construction even being done? If so, how much additional time will be added to the timeline? How long will this project really take - houses included?
4. If the address of the property is East Main Street, why are the residents of Osceola Road being inconvenienced when the address is not Osceola Road? If they can use fill on Osceola Road to accommodate a road extension why can't they use fill to create an access road on East Main Street - is the cost too high? If cost is the reason they will not enter through E. Main Street, then that is the property owners issue. It should not be a problem for the current residents on Osceola. If houses are built - will the addresses continue be East Main Street if there is no access from East Main Street?
5. As you enter Osceola Road at the bottom, it is very difficult to see when cars are coming down the road because of the garage at the bottom of the hill. Current residents have to be extremely careful to avoid hitting other vehicles coming in the other direction. While the project is being completed workers and construction vehicles will make the road even more dangerous due to the volume of additional vehicles and the difficulty in seeing around the garage. Once the project is completed, if 5 houses are built that is probably an additional 10 cars at a minimum using the road which makes coming in and out of Osceola more risky.

6. Finally, if the project does not move forward who is responsible for removing the ugly garbage bag they put in place as a barrier at the end of the road when they removed bushes without anyone's approval? The town shut down the project at this point. Who will be responsible for fixing what they ruined already?

Robyn Steinberg

From: Christine Gogola <christine.gogola@yahoo.com>
Sent: Sunday, February 07, 2021 5:59 PM
To: Robyn Steinberg
Subject: Questions for Hannsman Subdivision
Attachments: Questions.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

These questions were not answered in the paperwork submitted 1/22/21.

My questions are technical and related to my property.

I also have the same concerns addressed by Chris Wallace and Lynn Cosenza.

Christine

Questions

- 1) The property survey for 304 Osceola Road clearly states premises shown heron being Lots 17 and 18 **and a portion of Osceola Parkway adjacent to the southerly line**. The aerial view supports the survey as the maps on file show Osceola Road to be that of a rectangle when it is a parallelogram. The title **does state 10 foot reserved strip crosses easterly portion of premise** which further confirms that this property overlaps a portion of the road. See Exhibit A. How can a road extension occur if a portion of the road does not belong to the Town?

- 2) Page 2 on the paperwork submitted on January 22, 2021 by Ralph Mastromonaco it was stated that Osceola Road has only been maintained to the point where the pavement currently ends and that an exhaustive review did not locate any record of the subdivision roads having been accepted for dedication by the Town. **Therefore there is doubt that the applicant has the right to use the full length of Osceola Road.** We can argue that the Town lost this strip of land by Statute of Limitations because the portion of the road in question has not been used since 1967 and as probably as early as of 1946 as per the dated deed to this property. A retaining wall prohibited vehicular access of ingress and a rock wall at the end of strip prohibited egress. In Romanoff vs Village of Scarsdale and perlmutter vs Four Star Associates there was a clear fee dedication to the Town but in Smigel v Town of Rennselear the Supreme Court correctly set forth the applicable law regarding abandonment through non-use. The strip in question is similar but if this strip was Osceola Road it would not have been overturned because it has never been used for recreational activities. To reiterate a retaining wall at one end and a rock wall at the other end barricaded use. See Exhibit B.

- 3) Exhibit 5 on the paperwork submitted on January 22, 2021 by Ralph Mastromonaco stated “What remains unclear is that the deed out of Perry in Liber 4358 for filed Maps Lots 17 & 18 on Map No. 2542 containing “Together with all right, title and interest of Grantors in and to Street or Road running between these lots and property now owned by the purchaser immediately in front of, and adjacent thereto, which right is merely Quitclaimed, but not covered by the warranties herin.”, was it the intent of this language to convey with said lots ALL of the road to the grantee in that deed? As noted in this search, Tax Lots 16 & 17 carry with them addresses of Mountain Road and not Osceola Road so this adds to the question.” As applicant clearly stated there is no accepted dedication by the Town so can we imply since all the Maps of Osceola Road depict the right of way ending at the paved portion as shown on Highway Town Map and topographical maps that the intent was to convey all of the road to Grantee? See Exhibit C. Even though the Tax Maps show Osceola Road extending the full length of the road tax maps are a regulatory tool and should not be used to establish boundary lines or assurance of Title. The overall pattern is clear tax maps are a regulatory tool but are not admissible for proving ownership of a given parcel. Exhibit D. **Therefore AGAIN there is doubt that the applicant has the right to use the full length of Osceola Road.**

Does the Town proceed with this application with such a level of doubt because the only level of assurity by applicant is that Lester Perry owns ONLY the 10 foot reserved strip and that is exclusive of the easterly portion that crosses the property of 304 Osceola Road.

- 4) The subdivision plan shows that if Osceola Road is extended there is a 3 foot retaining wall needed adjacent to my property. 304 Osceola Road consists of two lots, Lot 17 and Lot 18. Currently it is used as one dwelling. Will this retaining wall take away my right as a lot owner to put a driveway in if in the future I plan to subdivide? It was also mentioned during the last meeting that the road would possibly have a 12 percent grade. A 12 percent grade would seem to render any driveway access for Lot 18 inaccessible and that would take away my property right of ingress and egress appurtenant to the land?
- 5) The general restrictions on buildings, uses and lots shall not apply to subdivision maps having been granted preliminary approval prior to May 20 1969. **What safety precautions would be put in place for the safety of my home and family as there is only a 15 foot distance from road to house?** With such a small setback maybe once again it was the intent of the Quitclaim language to convey with said lots ALL of the road to the grantee in that deed?
- 6) My septic tank and fields are approximately 5 feet from the proposed road? **How will this be addressed?** With a 12 percent grade it is high probability that water would flow downward and saturate my fields and that is a definitive environmental impact. Also if cars veer off the proposed road the weight can cause a major collapse and do serious damage. In winter storms to clear the proposed road an abundant amount of snow can cause damage as well.
- 7) The utility pole that is currently in the middle of the proposed road, **where would that be going?** It cannot be moved onto my property because my septic system is there and the power lines would then be approximately 5 feet from my house. Exhibit E
- 8) Osceola Road in front of my home is about 10 foot wide. Just enough to fit one car. Town codes says at least 20 feet. **How is this going to work?** As stated above in Question 5 I fear for safety of my home and family because a car will just veer onto my front lawn to make room. Exhibit F.

TITLE NO. W 29447

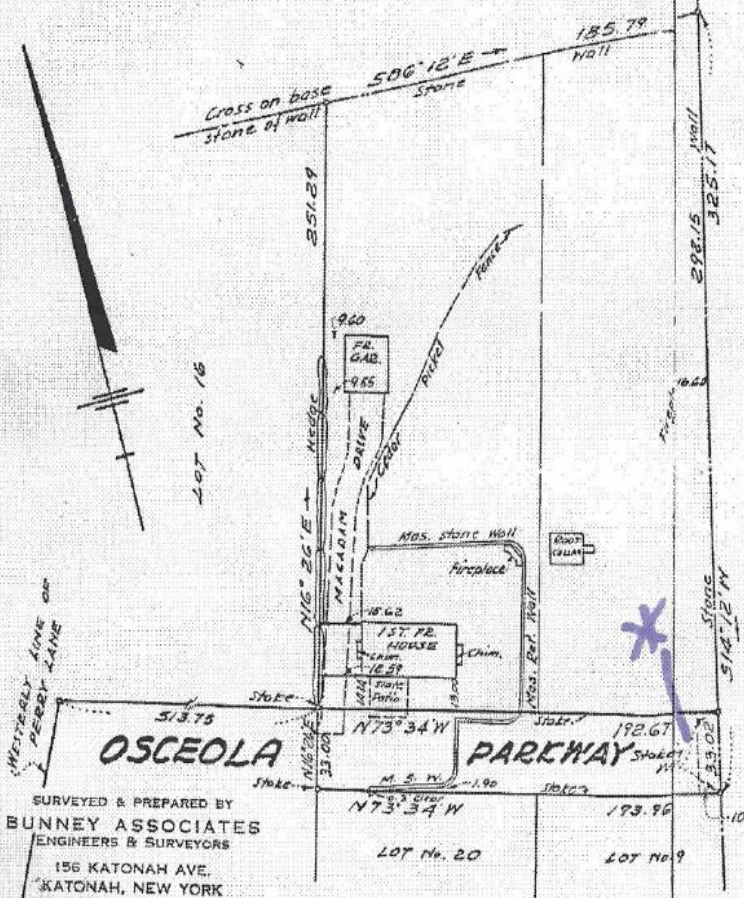
CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY, - HOME TITLE DIVISION

SURVEY OF PROPERTY
PREPARED FOR
THOMAS J. DONNELLY
SITUATE IN
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

SCALE 1" = 40'

DATE MAY 18, 1967
REVISED MAY 31, 1967

PREMISES SHOWN HEREON BEING LOTS 17 F 18 AND A PORTION OF OSCEOLA PARKWAY ADJACENT TO THE SOUTHERLY LINE OF SAID LOTS, SAME AS SHOWN ON MAP ENTITLED "MAP OF OSCEOLA HEIGHTS" SAID MAP FILED IN THE COUNTY CLERK'S OFFICE ON OCT. 19, 1923 AS MAP No 2542



SURVEYED & PREPARED BY
BUNNEY ASSOCIATES
ENGINEERS & SURVEYORS
156 KATONAH AVE.
KATONAH, NEW YORK
Alexander S. Bunney
N. Y. S. LIC. NO. 28694

SURVEYED AS POSSESSION

FILE NO. T700-15

This Indenture,

Made the -9th- day of -March- nineteen hundred and Forty-six,

Between LESTER A. PERRY and JESSIE E. PERRY, his wife, residing at Lake Oaceola (no street number) in the Town of Yorktown, County of Westchester and State of New York,

part 106 of the first part.

and AGNES D. BRUNDAGE, residing at Lake Oaceola (no street address) in the Town of Yorktown, County of Westchester and State of New York,

part 106 of the second part.

Witnesseth, that the part 106 of the first part, in consideration of

One and more..... Dollars, lawful money of the United States,

paid by the party of the second part, do hereby grant and release unto the party of the second part, her heirs

All those certain pieces or parcels of land, situate, lying and being in the Town of Yorktown, County of Westchester and State of New York, and more particularly known and designated as Lots Numbers Seventeen (17) and eighteen (18) on a certain Map entitled "Map of Oaceola Heights, Yorktown, Westchester County, Jefferson Valley, N. Y." dated September 25th 1923, made by Wilbur D. Lockwood, C. E. & S., and filed in the Office of the Register of Westchester County on October 19th 1923, as Map No. 2542.

Together with all right, title and interest of Grantors in and to Street or Road running between these lots and property now owned by the purchaser immediately in front of, and adjacent thereto, which right is herein merely quit Claimed, but not covered by the warranties herein.

Together with the right to the grantee, her heirs and assigns, to use for the purpose of travelling over either by way of foot or vehicles, and all of the roads, streets or avenues as shown on said map in common with others who may now own or purchase lots as shown thereon.

The grantors hereby grant to the party of the second part, her heirs and assigns, the right to the use of the plot of land designated on said map as "Community Park" in common with other owners of said lots.

And in consideration thereof, the said grantee covenants for herself, her heirs and assigns, that when the grantors herein shall have conveyed a number of lots on said map equal to 50 per cent of the whole number of lots as shown thereon, the said grantors shall have the privilege of calling a meeting of all the owners of lots on said map, and that she, the said grantee, will attend said meeting and will together with the other owners of lots on said map, form and join an organization or club which shall have for its purpose, the upkeep of said "Community Park" and the raising of sufficient funds to properly take care of taxes and necessary improvements relating to the "Park" the amount of dues to be determined by the organization or Club after its formation.

It is further understood and agreed that when the Organization or Club hereinbefore mentioned is formed, that the by-laws thereof to be adopted shall contain a section which shall permit each member thereof to have one vote on all matters for each lot owned by him or her at the time. In other words, each lot shall represent one vote.

Stamp 3/7/46

3753 213

AGREEMENT, made this 27th day of August, in the year one thousand nine hundred and thirty-six, between LESTER A. PERRY and JESSIE PERRY, his wife, residing in Jefferson Valley, County of Westchester and State of New York;

(hereinafter called the "PROPERTY OWNERS"), part ~~ies~~ of the first part, and WESTCHESTER LIGHTING COMPANY (having its General Offices at # 5 South First Avenue, City of Mount Vernon, County of Westchester and State of New York), and NEW YORK TELEPHONE COMPANY (having its principal office at # 140 West Street, Borough of Manhattan, City, County and State of New York), both corporations of the State of New York, parties of the second part.

WITNESSETH:

WHEREAS, the Property Owners are the owners in fee of a certain tract of land, ~~located~~ situate in the TOWN OF YORFETOWN County of Westchester, State of New York, as shown upon a map of said property entitled "OSCEOLA HEIGHTS"

which has been duly filed in the office of the Register of said County; and

WHEREAS, certain Streets, Roads and Avenues upon said premises, although not yet accepted by the municipal authorities as public streets, have been projected, mapped and partly opened with lots abutting thereon; and

WHEREAS, the Lighting Company is engaged in furnishing and supplying Gas and Electricity, and the Telephone Company in rendering Telephone Service, and the Property Owners have applied to the parties of the second part to construct and maintain their poles, subway, wires, cables and other fixtures and apparatus so as to enable them to render their respective services to, upon, through and over said premises:

NOW, THEREFORE, in consideration of the premises and the covenants herein contained, and of the sum of One Dollar by each party to the other in hand paid, the receipt whereof is hereby acknowledged, the parties hereto hereby agree as follows:

FIRST: The Property Owners, part ~~ies~~ of the first part, hereby grant and convey unto the parties of the second part, their respective successors and assigns, the right, privilege and easement from time to time hereafter of entering upon the Streets, Roads and Avenues, as the same are now established or as the same may hereafter be laid out upon the said property, and constructing, maintaining and operating through, along, on, under, over and across the said Streets, Roads and Avenues a single line of poles, and/or subway together with necessary stubs, guys, anchors, lateral connections, apparatus, appurtenances and attachments for the joint use of the parties of the second part for the wires, cables, conduits and other fixtures and apparatus of the said parties of the second part, for conducting and transmitting Electricity and rendering Telephone Service in or along the said Streets, Roads and Avenues and in the premises abutting thereon and to the occupants of said premises and to such other property or persons as the parties of the second part from time to time may desire, together with the right to trim trees along the route of said lines of poles necessary to keep wires thereto attached clear at least eighteen (18") inches.

SECOND: It is agreed that the said poles, subway, lateral connections, conduits, wires, cables, and other fixtures and apparatus shall at all times remain the property and be subject to the control of the parties of the second part, their respective successors and assigns.

THIRD: The parties of the second part hereby agree that in entering upon said premises, doing such work and conducting and transmitting Electricity and furnishing Telephone Service they will do no

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of the following:

1. Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth in Schedule herein as follows:
 - a) Utility company easement in Liber 3553 cp 213.
 - b) Right of way easement and covenants in Liber 4358 cp 7.
2. SURVEY EXCEPTIONS:
 - a. Retaining wall encroaches over southerly line onto Osceola Parkway.
 - b. Macadam driveway extends to Osceola Parkway.
 - c. Slate patio encroaches over southerly line onto Osceola Parkway.
 - d. Hedges vary from westerly line and encroach.
 - e. Stone wall varies from northerly and easterly lines and encroach.
 - f. 10' foot reserved strip crosses easterly portion of premises. Rights and easements of others are excepted.

as shown on survey made by Bunney Associates last dated 5/31/67.

For Residential Policies Only:

Policy insures that the existing buildings as shown on the above survey, unless stated to the contrary in the above noted survey exceptions, are located wholly within the bounds of the premises described in Schedule "A" description herein;

Inspection dated 2/20/05 shows the following:

- a. North line: No Change
- b. South line: No Change
- c. East line: No Change
- d. West line: No Change

FOR RESIDENTIAL MORTGAGE POLICIES ONLY: Policy insures against monetary loss to the insured mortgagee notwithstanding the above variations, encroachments and other matters set forth in the survey exceptions above and as noted in the above inspection.

NOTE: Any changes to existing structures or the addition of any structures are within bounds unless stated to the contrary in the inspection above. Compliance with zoning, setback and other governmental requirements is not certified or insured; Company further does not insure that any of the other matters noted in the above inspection are within bounds.

Petition summary and background	<p>As residents of the Osceola Heights Subdivision we are against road extensions for Osceola Road, Mountain Road, Lakeview Road and Orchard Road. These roads were never meant to be extended by means of a Reserved Strip clearly marked and outlined on the Map of Osceola Heights. New subdivisions and/or single family homes beyond the Reserved Strip are not part of our community and we should not be burdened by increased traffic and destruction of our roads due to construction of these proposed homes. In addition the environmental impact of development will be detrimental to Lake Osceola and the surrounding area.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge our town leaders to act now to stop any road extensions in the Osceola Heights Subdivision as well as the detrimental environmental impact that development will have for Lake Osceola and the surrounding area.</p>

Printed Name	Signature	Address	Comment	Date
Christine Casola	<i>Christine Casola</i>	304 Osceola Rd		12/11/20
JOE COSENZA	<i>Joe Cosenza</i>	313 Osceola Rd		12/13/20
KAREN O'BRIEN	<i>Karen O'Brien</i>	325 Mt Rd		12/13/20
Maureen Hickey	<i>Maureen Hickey</i>	317 Mt Rd		12/13/20

From: Christine Gogola <Christine.Gogola@brightstarcare.com>

Sent: Monday, January 11, 2021 9:46 PM

To: John Tegeder <jtegeder@yorktownny.org>; Matthew Slater <[mslater@yorktownny.org](mailto:m Slater@yorktownny.org)>; David Paganelli <dpaganelli@yorktownny.org>; Building Department <building@yorktownny.org>; Engineering Department <Engineering@yorktownny.org>; Planning Department <planning@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>; Town Attorney <townattorney@yorktownny.org>

Cc: Thomas Diana <tdiana@yorktownny.org>; Ed Iachterman <elachterman@yorktownny.org>; vishnuv@optonline.net; Alice Roker <aroker@yorktownny.org>

Subject: Re: Hannsman Property

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Thank you, Mr., Tegeder for responding. This whole ordeal has made me extremely overwhelmed and flustered.

When this road extension was done via driveway permit back in July, I was unfamiliar with this whole process because it all happened within a week. But over the past several months I researched and familiarized myself with my property boundaries, property deeds, titles and even some case law on road abandonment.

My property survey and my title state that I own a portion of the road. In addition I have also sent in a copy of a utility deed where it clearly stated that Lester Perry owned all of Osceola Heights and my property deed which states Lester Perry quitclaimed the road in front of and adjacent thereto to this property. Since there is no title to the reserved strip and the plat map clearly marks a 10 foot reserved strip meaning that portion would not belong to the town it is mine. Schedule B of my title insurance also states that 10 foot reserve strip crosses easterly portion of premise. I am just confused as I have been emailing these documents for months so why is this the first time the developer is seeing this? I found the deeds on the westchester.gov website and my title insurance was done when I bought the house in 2005 so all these documents are valid. The developer should have done their due diligence and not say at the meeting nothing was found because it is not true.

And listening to the meeting last night regarding the increased grade and retaining wall how can that be done as that will prohibit me from putting a driveway in if I ever decide to build on Lot 18. My deed clearly specifies two lots. Also the noise of cars with a 12 percent grade will prohibit my right to quiet enjoyment.

And what about the 11 foot road in front of my house which can only fit one car at a given time. When a car pulls over it would be right at my front door which affects the safety of my home and family.

I am confident in my research which I believe is enough to stop this extension as well as I believe the town has lost claim to this strip by Statute of Limitations. I am a single Mom of three and a 9-11 survivor. I was 1 of 10 out of 200 who made it off the 78th floor of the second tower. It is a shame that I have to reach out to legal counsel and bare a costly expense during a very difficult financial period due to the recent pandemic even though I have supporting documentation while the developer has done limited research and seems to be allowed to proceed.

I do know that everyone does the best they can but this is my home and I have to be vigilant to protect it.

Thanks, Christine

Christine Gogola

Customer Service Specialist

Merchant Care Services INC.

DBA BrightStar of White Plains

222 Mamaroneck Avenue, Suite 310

White Plains, NY 10605

P 914 358 4713 | **F** 914 615 9278 |

christine.gogola@[brightstarcare.com](mailto:christine.gogola@brightstarcare.com)

Independently Owned and Operated

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From: John Tegeder <jtegeder@yorktownny.org>

Sent: Monday, January 11, 2021 3:20 PM

To: Christine Gogola <Christine.Gogola@brightstarcare.com>; Matthew Slater <[mslater@yorktownny.org](mailto:m Slater@yorktownny.org)>; David Paganelli <dpaganelli@yorktownny.org>; Building Department <building@yorktownny.org>; Engineering Department <Engineering@yorktownny.org>; Planning Department <planning@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>; Town Attorney <townattorney@yorktownny.org>

Cc: Thomas Diana <tdiana@yorktownny.org>; Ed Iachterman <elachterman@yorktownny.org>; vishnuv@optonline.net <vishnuv@optonline.net>; Alice Roker <aroker@yorktownny.org>

Subject: RE: Hannsman Property

Ms. Gogola,

Thank you for several correspondences. Resident input is always invaluable to the Board when reviewing development application such as this one. I just wanted to respond briefly prior to tonight's meeting. Part of the process that the Planning Board goes through is answering questions such as those you've raised in your correspondence. The Planning Board conducts their business in front of the public through their scheduled meetings and therefore you should expect that the subject application will be present on their meeting agendas. Your comments will be fully considered by them over the course of their review.

Thank you again,

John A. Tegeder, R.A.
Director of Planning
Town of Yorktown, N.Y.
1974 Commerce Street
Yorktown Heights, N.Y. 10598
Tel. (914)962-6565 x 326
Fax (914)962-3986
www.yorktownny.org
jtegeder@yorktownny.org

From: Christine Gogola <Christine.Gogola@brightstarcare.com>

Sent: Sunday, January 10, 2021 7:00 PM

To: Matthew Slater <m Slater@yorktownny.org>; David Paganelli <dpaganelli@yorktownny.org>; Building Department <building@yorktownny.org>; Engineering Department <Engineering@yorktownny.org>; Planning Department <planning@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>; John Tegeder <jtegeder@yorktownny.org>; Town Attorney <townattorney@yorktownny.org>

Cc: Thomas Diana <tdiana@yorktownny.org>; Ed Iachterman <elachterman@yorktownny.org>; vishnuv@optonline.net; Alice Roker <aroker@yorktownny.org>

Subject: Hannsman Property

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Good Evening-

I hope the New Year finds you all well. I see that the Hannsman property is again on the agenda of the planning board meeting scheduled for tomorrow evening. The developers whole spec is contingent on the extension of Osceola Road. In my previous **six** emails I have mentioned that my property survey and title state that the property known as 304 Osceola Road consists of a portion of Osceola Parkway. In addition, it seems that after a search there is no title for the reserved strip as aforementioned on the Osceola Heights map. The deed to 304 Osceola Road states that road in front of and adjacent to is quitclaimed and since there is no title on record that 10-foot strip would belong to 304 Osceola Road.

As I have not received any response on how this project is allowed continue, I am asking once again as I am thoroughly confused. How can one extend something that does not belong to them? By doing this partial road extension via a driveway permit my rights as a property owner have been infringed upon as I have to argue after the fact. I should not be looking at the terrible mess that is currently there and I hope this Spring it is restored to its original condition. There is no way that any reputable engineer would have thought that a driveway permit for a driveway 150 feet from the paved portion of Osceola Road would not know that this is a road extension. A means to an end was done at the expense of the residents of Osceola Road.

Osceola Road was never meant to be extended as that is why a retaining wall was in place. The Hannsman property is not part of Osceola Heights. I own Lots 17 and 18 but since its used as one dwelling there would be no need for driveway access to Lot 18. Lot 18 is the only reason that Osceola Road could be extended as every lot owner in a subdivision has the right of ingress and egress. The reserved strip or spite strip was an added measure that the properties not part of Osceola Heights would not be allowed to access our roads.

In all my research the one thing that stands out is the phrase "having a road near the property doesn't necessarily mean you have access to it."

This developer does not have access to Osceola Road but they do have access from East Main Street.

I do hope that this is the last time it comes to the planning board with the spec contingent to Osceola Road.

I once again have attached my property survey, title and deeds for reference **as well as a petition from the residents of Osceola Heights who are opposed to this.**

I hope to get an answer because I do not know where to turn next, maybe a letter to my Senator.

As always thanks for your time

Christine Gogola

Christine Gogola

Customer Service Specialist

Merchant Care Services INC.

DBA BrightStar of White Plains

222 Mamaroneck Avenue, Suite 310

White Plains, NY 10605

christine.gogola@[brightstarcare.com](mailto:christine.gogola@brightstarcare.com)

TITLE NO. N29447

CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY, - HOME TITLE DIVISION

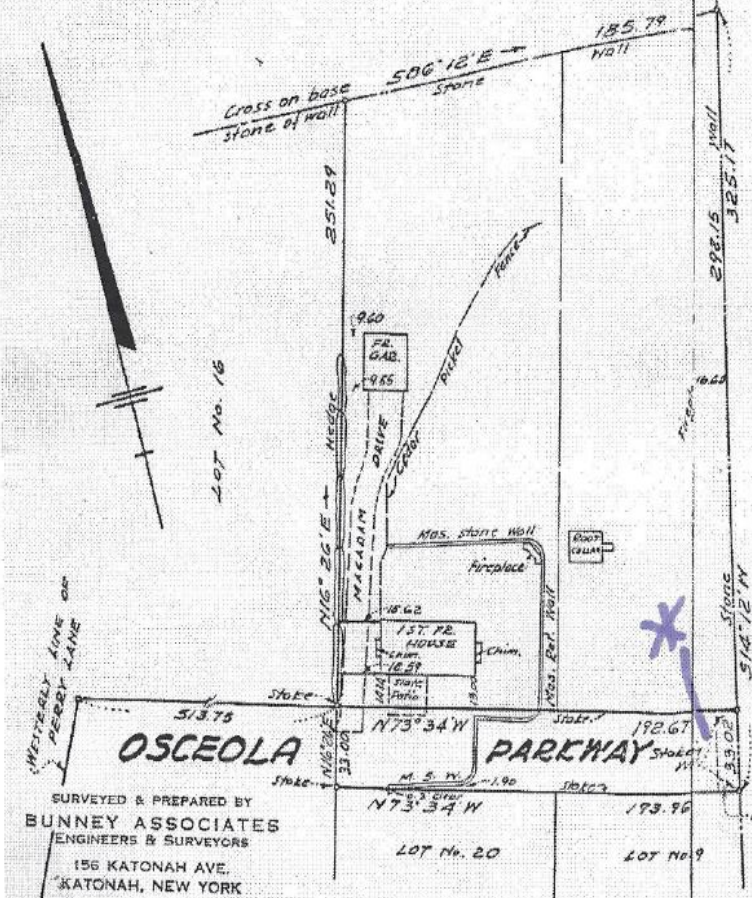
SURVEY OF PROPERTY
PREPARED FOR
THOMAS J. DONNELLY
SITUATE IN
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

SCALE 1" = 40'

DATE MAY 18, 1967
REVISED MAY 31, 1967

PREMISES SHOWN HEREON BEING LOTS 17 & 18 AND A PORTION OF OSCEOLA PARKWAY ADJACENT TO THE SOUTHERLY LINE OF SAID LOTS, SAME AS SHOWN ON MAP ENTITLED "MAP OF OSCEOLA HEIGHTS" SAID MAP FILED IN THE COUNTY CLERK'S OFFICE ON OCT. 19, 1923 AS MAP No 2542

FILE No. T-700-15



SURVEYED & PREPARED BY
BUNNEY ASSOCIATES
ENGINEERS & SURVEYORS
156 KATONAH AVE.
KATONAH, NEW YORK

Alvanus S. Bunney
N. Y. S. LIC. No. 28894

SURVEYED AS POSSESSION

This Indenture,

Made the -9th- day of -March- nineteen hundred
and Forty-six,

Between LESTER A. PERRY and JESSIE E. PERRY, his wife, residing at
Lake Osceola (no street number) in the Town of Yorktown, County of West-
chester and State of New York,

part 100 of the first part.

and AGNES D. BRUNDAGE, residing at Lake Osceola (no street address)
in the Town of Yorktown, County of Westchester and State of New York,

part 100 of the second part.

Witnesseth, that the part 100 of the first part, in consideration of

One and more..... Dollars, lawful money of the United States,

paid by the part y of the second part, do hereby grant and release unto the part y of the second
part, her heirs and assigns forever.

All those certain pieces or parcels of land, situate, lying and
being in the Town of Yorktown, County of Westchester and State of New York,
and more particularly known and designated as Lots Numbers Seventeen (17)
and eighteen (18) on a certain Map entitled "Map of Osceola Heights,
Yorktown, Westchester County, Jefferson Valley, N. Y." dated September 25th
1923, made by Wilbur D. Lockwood, C. E. & S., and filed in the Office of
the Register of Westchester County on October 19th 1923, as Map No. 2542.

Together with all right, title and interest of Grantors in and to
Street or Road running between these lots and property now owned by the
purchaser immediately in front of, and adjacent thereto, which right is
herein merely quit Claimed, but not covered by the warranties herein.

Together with the right to the grantee, her heirs and assigns, to
use for the purpose of travelling over either by way of foot or vehicles,
and all of the roads, streets or avenues as shown on said map in com-
mon with others who may now own or purchase lots as shown thereon.

The grantors hereby grant to the party of the second part, her heirs
and assigns, the right to the use of the plot of land designated on said
map as "Community Park" in common with other owners of said lots.

And in consideration thereof, the said grantee covenants for herself,
her heirs and assigns, that when the grantors herein shall have conveyed
a number of lots on said map equal to 50 per cent of the whole number of
lots as shown thereon, the said grantors shall have the privilege of calling
a meeting of all the owners of lots on said map, and that she, the said
grantee, will attend said meeting and will together with the other owners
of lots on said map, form and join an organization or club which shall have
for its purpose, the upkeep of said "Community Park" and the raising of
sufficient funds to properly take care of taxes and necessary improvements
relating to the "Park" the amount of dues to be determined by the organiz-
ation or Club after its formation.

It is further understood and agreed that when the Organization or
Club hereinbefore mentioned is formed, that the by-laws thereof to be
adopted shall contain a section which shall permit each member thereof to
have one vote on all matters for each lot owned by him or her at the time.
In other words, each lot shall represent one vote.

3558 1213

AGREEMENT, made this 27th day of August, in the year one thousand nine hundred and thirty-six, between LESTER A. PERRY and JESSIE PERRY, his wife, residing in Jefferson Valley, County of Westchester and State of New York;

(hereinafter called the "PROPERTY OWNERS"), parties of the first part, and WESTCHESTER LIGHTING COMPANY (having its General Offices at # 9 South First Avenue, City of Mount Vernon, County of Westchester and State of New York), and NEW YORK TELEPHONE COMPANY (having its principal office at # 140 West Street, Borough of Manhattan, City, County and State of New York), both corporations of the State of New York, parties of the second part.

WITNESSETH:

WHEREAS, the Property Owners are the owners in fee of a certain tract of land, ~~known as~~ situate in the TOWN OF YORKTOWN County of Westchester, State of New York, as shown upon a map of said property entitled "OSCEOLA HEIGHTS"

which has been duly filed in the office of the Register of said County ; and

WHEREAS, certain Streets, Roads and Avenues upon said premises, although not yet accepted by the municipal authorities as public streets, have been projected, mapped and partly opened with lots abutting thereon; and

WHEREAS, the Lighting Company is engaged in furnishing and supplying Gas and Electricity, and the Telephone Company in rendering Telephone Service, and the Property Owners have applied to the parties of the second part to construct and maintain their poles, subway, wires, cables and other fixtures and apparatus so as to enable them to render their respective services to, upon, through and over said premises:

NOW, THEREFORE, in consideration of the premises and the covenants herein contained, and of the sum of One Dollar by each party to the other in hand paid, the receipt whereof is hereby acknowledged, the parties hereto hereby agree as follows:

FIRST: The Property Owners, parties of the first part, hereby grant and convey unto the parties of the second part, their respective successors and assigns, the right, privilege and easement from time to time hereafter of entering upon the Streets, Roads and Avenues, as the same are now established or as the same may hereafter be laid out upon the said property, and constructing, maintaining and operating through, along, on, under, over and across the said Streets, Roads and Avenues a single line of poles, and/or subway together with necessary stubs, guys, anchors, lateral connections, apparatus, appurtenances and attachments for the joint use of the parties of the second part for the wires, cables, conduits and other fixtures and apparatus of the said parties of the second part, for conducting and transmitting Electricity and rendering Telephone Service in or along the said Streets, Roads and Avenues and in the premises abutting thereon and to the occupants of said premises and to such other property or persons as the parties of the second part from time to time may desire, together with the right to trim trees along the route of said lines of poles necessary to keep wires thereto attached clear at least eighteen (18") inches.

SECOND: It is agreed that the said poles, subway, lateral connections, conduits, wires, cables, and other fixtures and apparatus shall at all times remain the property and be subject to the control of the parties of the second part, their respective successors and assigns.

THIRD: The parties of the second part hereby agree that in entering upon said premises, doing such work and conducting and transmitting Electricity and furnishing Telephone Service they will do no

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of the following:

1. Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth in Schedule herein as follows:-
 - a) Utility company easement in Liber 3553 cp 213.
 - b) Right of way easement and covenants in Liber 4358 cp 7.
2. SURVEY EXCEPTIONS:
 - a. Retaining wall encroaches over southerly line onto Osceola Parkway.
 - b. Macadam driveway extends to Osceola Parkway.
 - c. Slate patio encroaches over southerly line onto Osceola Parkway.
 - d. Hedges vary from westerly line and encroach.
 - e. Stone wall varies from northerly and easterly lines and encroach.
 - f. 10' foot reserved strip crosses easterly portion of premises. Rights and easements of others are excepted.

as shown on survey made by Bunney Associates last dated 5/31/67.

For Residential Policies Only:

Policy insures that the existing buildings as shown on the above survey, unless stated to the contrary in the above noted survey exceptions, are located wholly within the bounds of the premises described in Schedule "A" description herein;

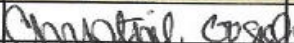
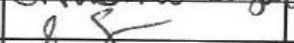
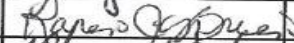
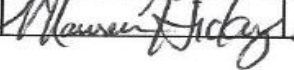
Inspection dated 2/20/05 shows the following:

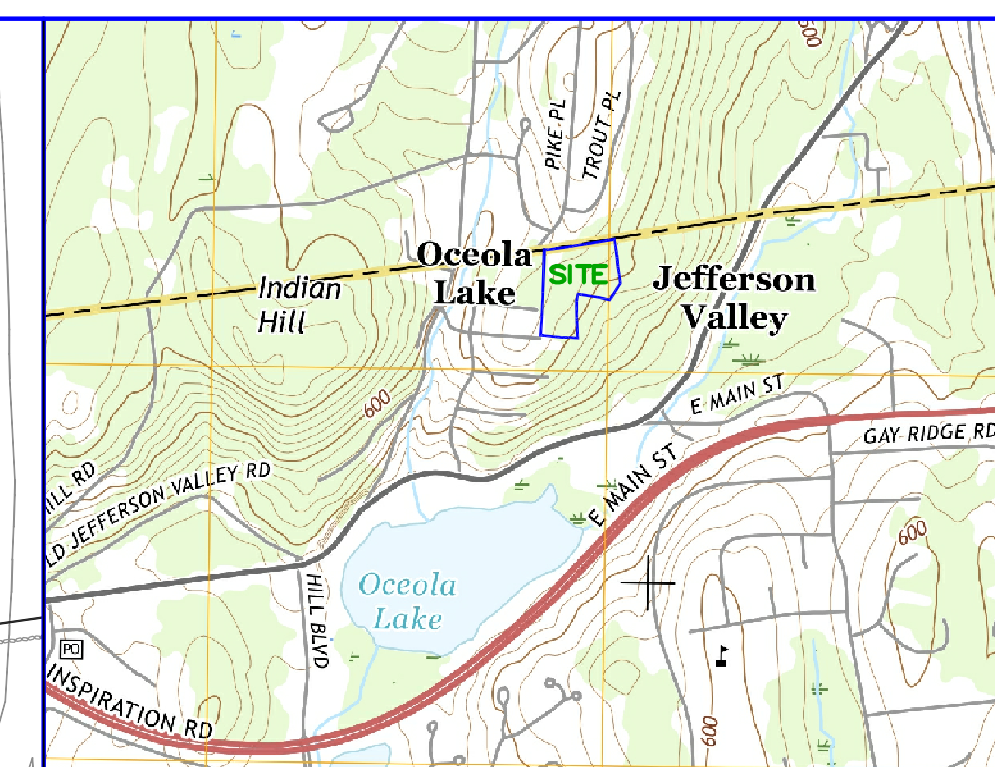
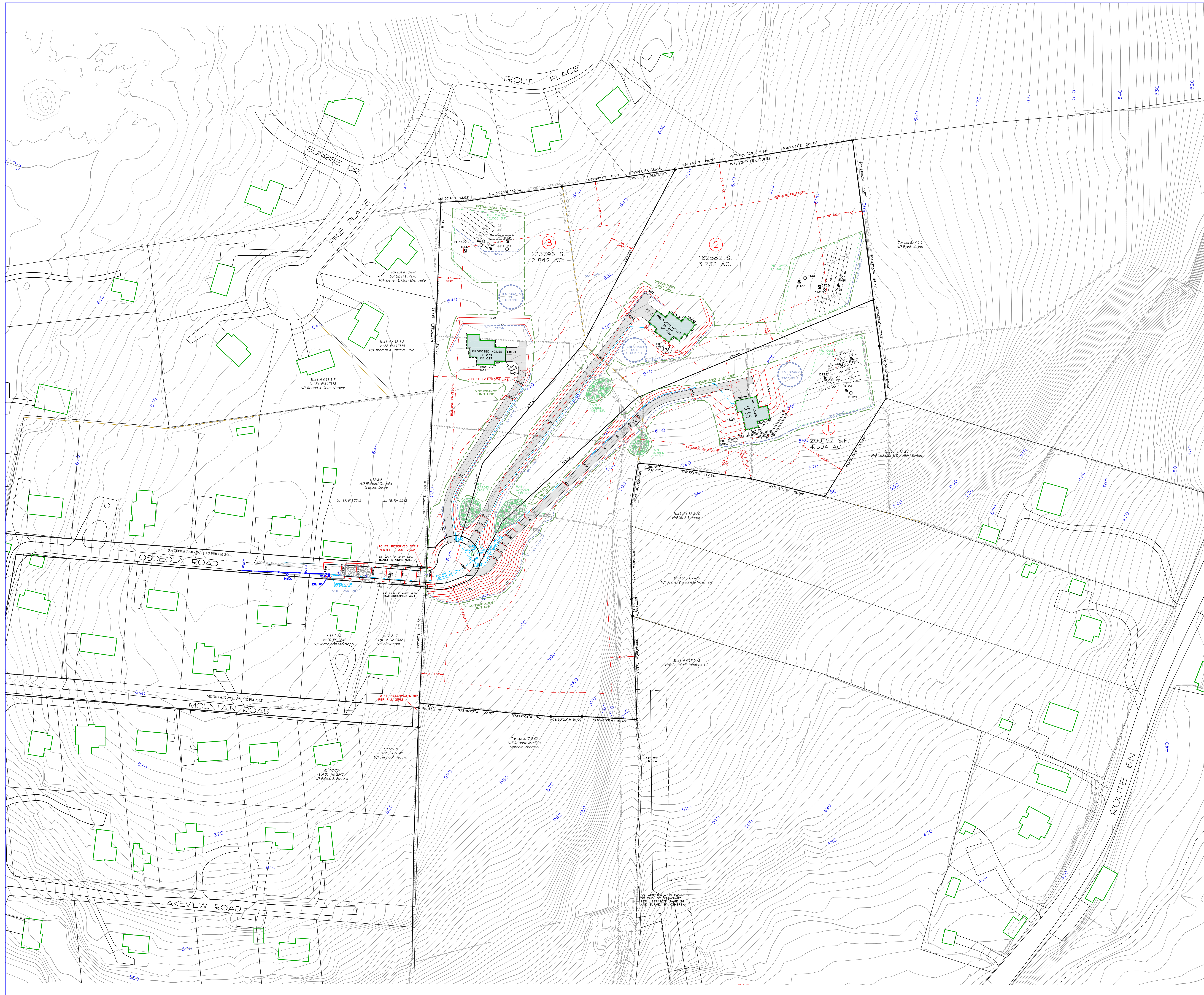
- a. North line: No Change
- b. South line: No Change
- c. East line: No Change
- d. West line: No Change

FOR RESIDENTIAL MORTGAGE POLICIES ONLY: Policy insures against monetary loss to the insured mortgagee notwithstanding the above variations, encroachments and other matters set forth in the survey exceptions above and as noted in the above inspection.

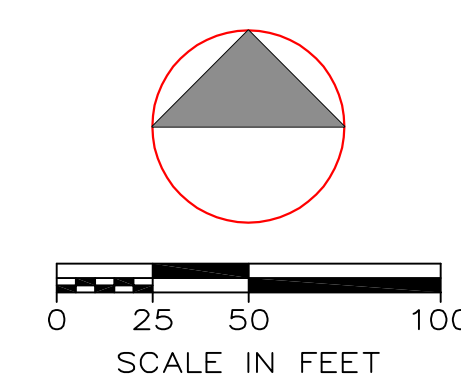
NOTE: Any changes to existing structures or the addition of any structures are within bounds unless stated to the contrary in the inspection above. Compliance with zoning, setback and other governmental requirements is not certified or insured; Company further does not insure that any of the other matters noted in the above inspection are within bounds.

<p>Petition summary and background</p>	<p>As residents of the Osceola Heights Subdivision we are against road extensions for Osceola Road, Mountain Road, Lakeview Road and Orchard Road. These roads were never meant to be extended by means of a Reserved Strip clearly marked and outlined on the Map of Osceola Heights. New subdivisions and/or single family homes beyond the Reserved Strip are not part of our community and we should not be burdened by increased traffic and destruction of our roads due to construction of these proposed homes. In addition the environmental impact of development will be detrimental to Lake Osceola and the surrounding area.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who urge our town leaders to act now to stop any road extensions in the Osceola Heights Subdivision as well as the detrimental environmental impact that development will have for Lake Osceola and the surrounding area.</p>

Printed Name	Signature	Address	Comment	Date
Christine Grogan		304 Osceola Rd		12/11/20
JOE COSENZA		313 OSCEOLA RD		12/13/20
KAREN O'BRIEN		325 Mt Rd		12/13/20
Maureen Hickey		317 Mt Rd		12/13/20



LOCATION MAP
N.T.S.



LEGEND

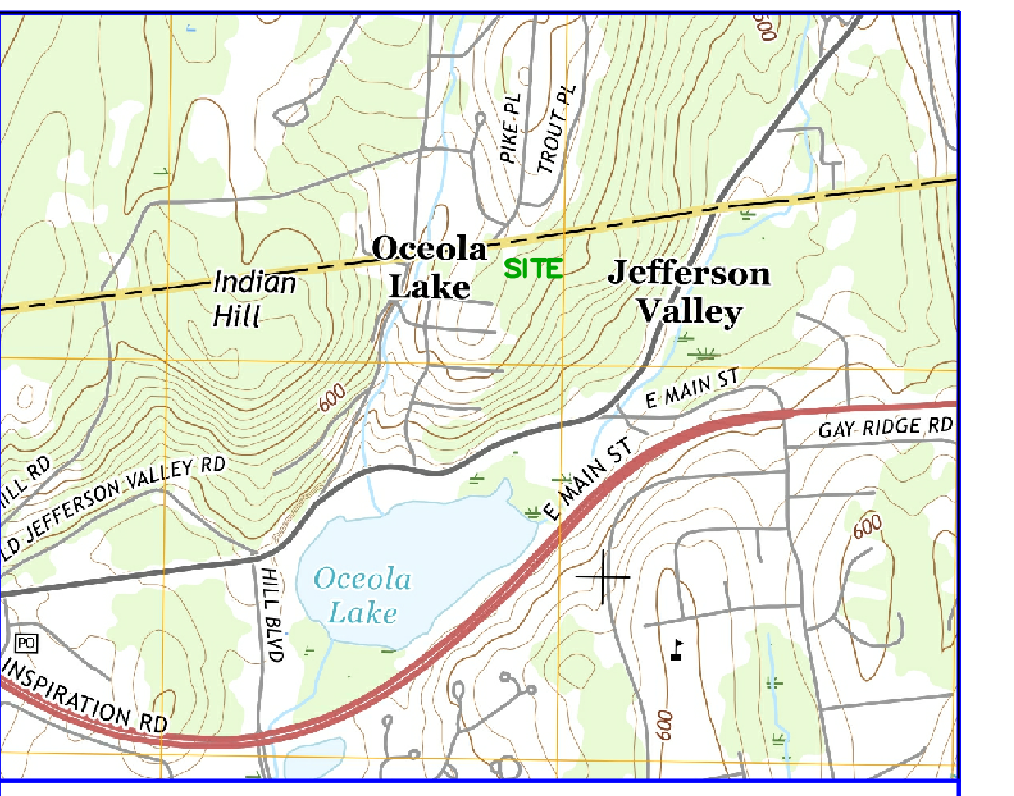
EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		DEEP TEST PIT
		PERCOLATION HOLE
		DRYWELL

ZONING SCHEDULE

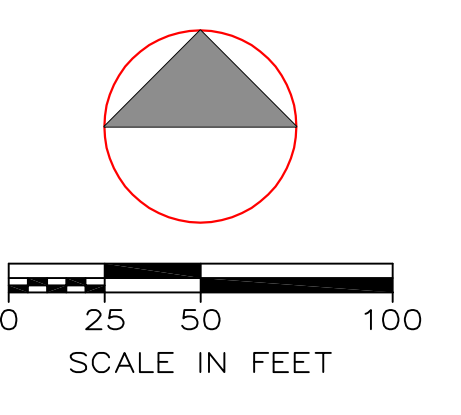
OSCEOLA ROAD	REQUIRED	PROPOSED	LOT 1	LOT 2	LOT 3
ZONE: R1-80					
MINIMUM AREA S.F.	80,000	200,157	162,582	123,796	
MINIMUM WIDTH FT.	200	200	200	216	
MINIMUM DEPTH FT.	200	324	414	546	
MINIMUM YARD FT.					
FRONT	75	79	88	111	
ONE SIDE / BOTH	30/80	67/146	60/138	52/132	
REAR	75	195	300	220	
MAX. BLDG. HEIGHT FT.	35	< 35	< 35	< 35	
MAX. BLDG. COVER %	10	0.9	1.3	1.8	
TAX DESIGNATION					
SEC. 8.13 BLK. 1 LOT 10					
SEC. 6.17 BLK. 2 LOT 63					

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

PRELIMINARY PLAT/
IMPROVEMENT PLAN/
GRADING/UTILITIES
PROPOSED SUBDIVISION
PREPARED FOR
KRISTINE HANSMANN
TOWN OF YORKTOWN
WESTCHESTER CO., NY
FEBRUARY 18 2021
SHEET 1 OF 5 SHEETS



LOCATION MAP
N.T.S.

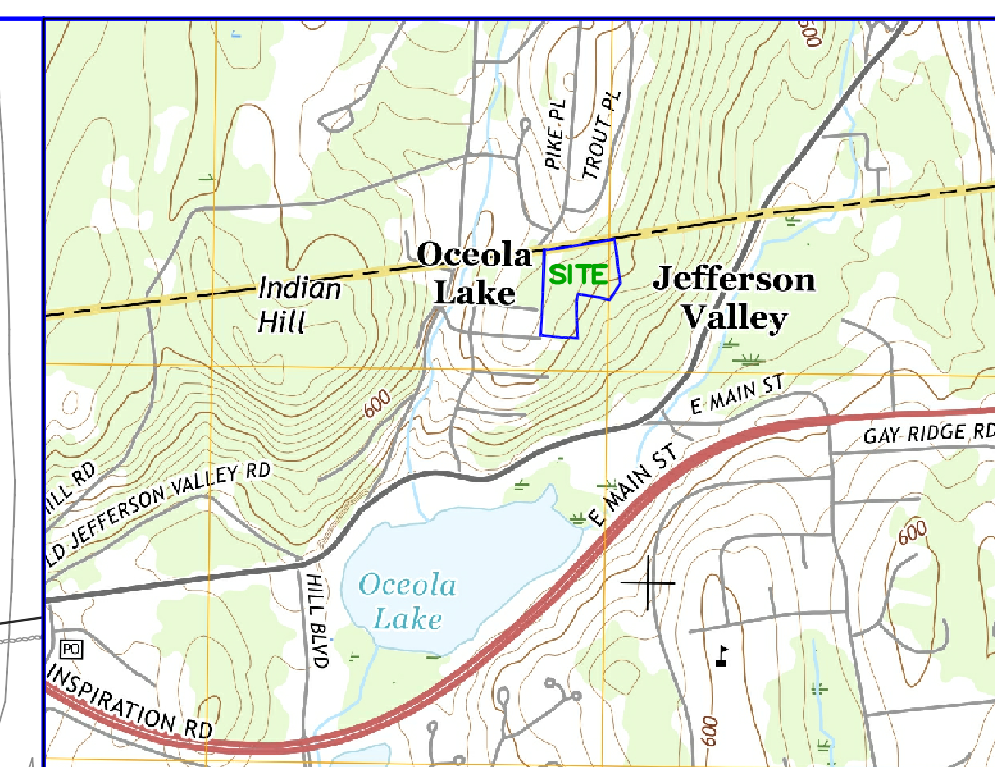
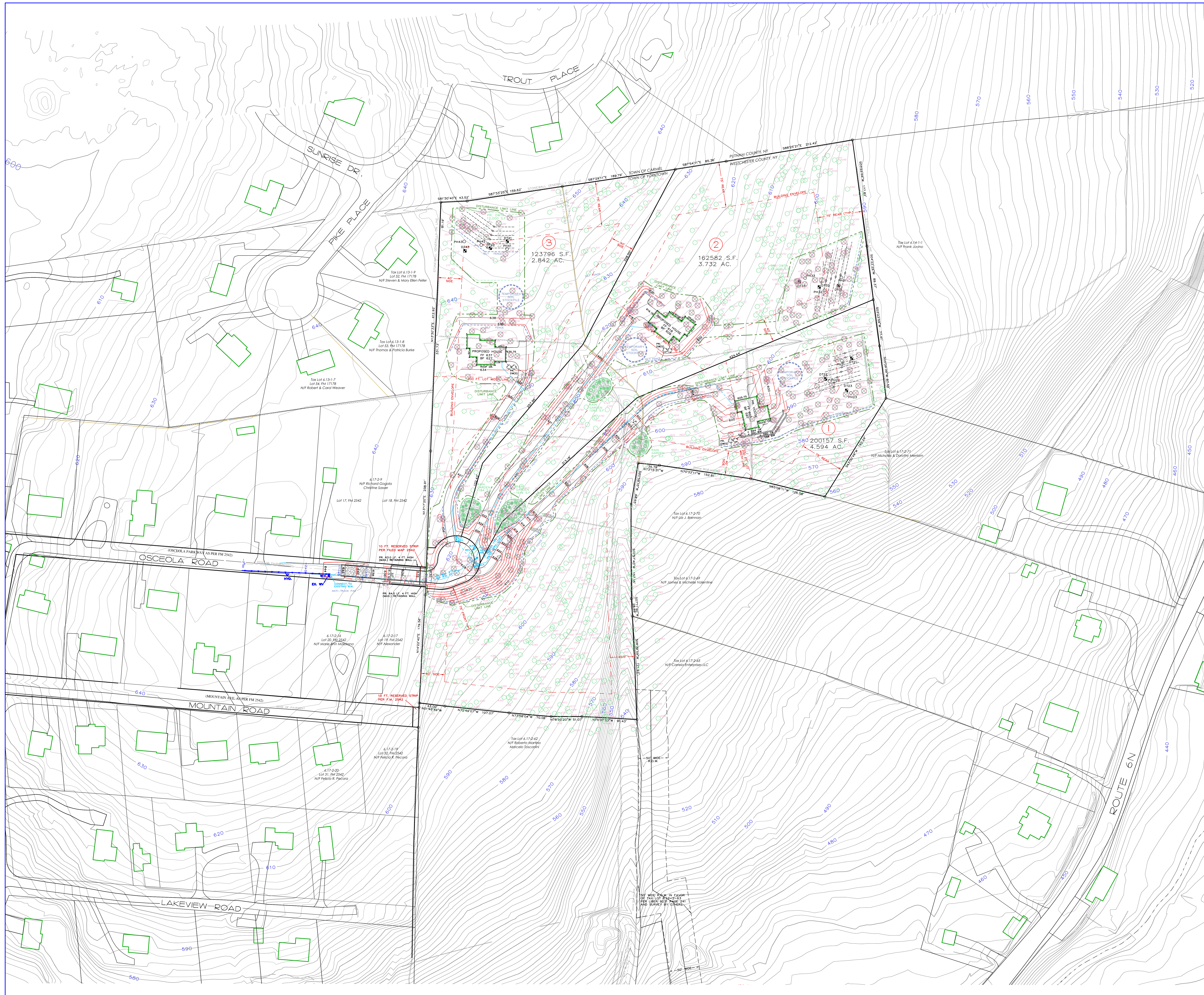


LEGEND

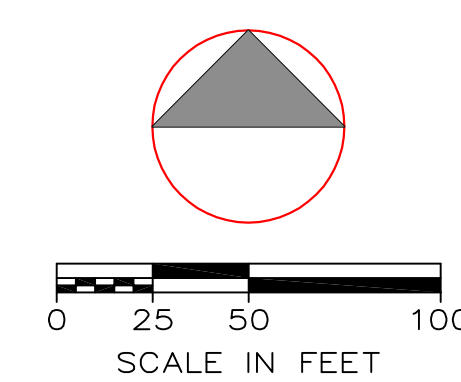
EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		TREE/TAG NUMBER

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

EXISTING CONDITIONS MAP
PROPOSED SUBDIVISION
PREPARED FOR
KRISTINE HANSMANN
TOWN OF YORKTOWN
WESTCHESTER CO., NY
FEBRUARY 18, 2021
SHEET 2 OF 5 SHEETS



LOCATION MAP
N.T.S.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		DEEP TEST PIT
		PERCOLATION HOLE
		TREE/TAG NUMBER
		TREE TO BE REMOVED
		DISTURBANCE LIMIT LINE (WOODLAND DISTURBANCE) TOTAL DISTURBANCE = 3.55 AC.

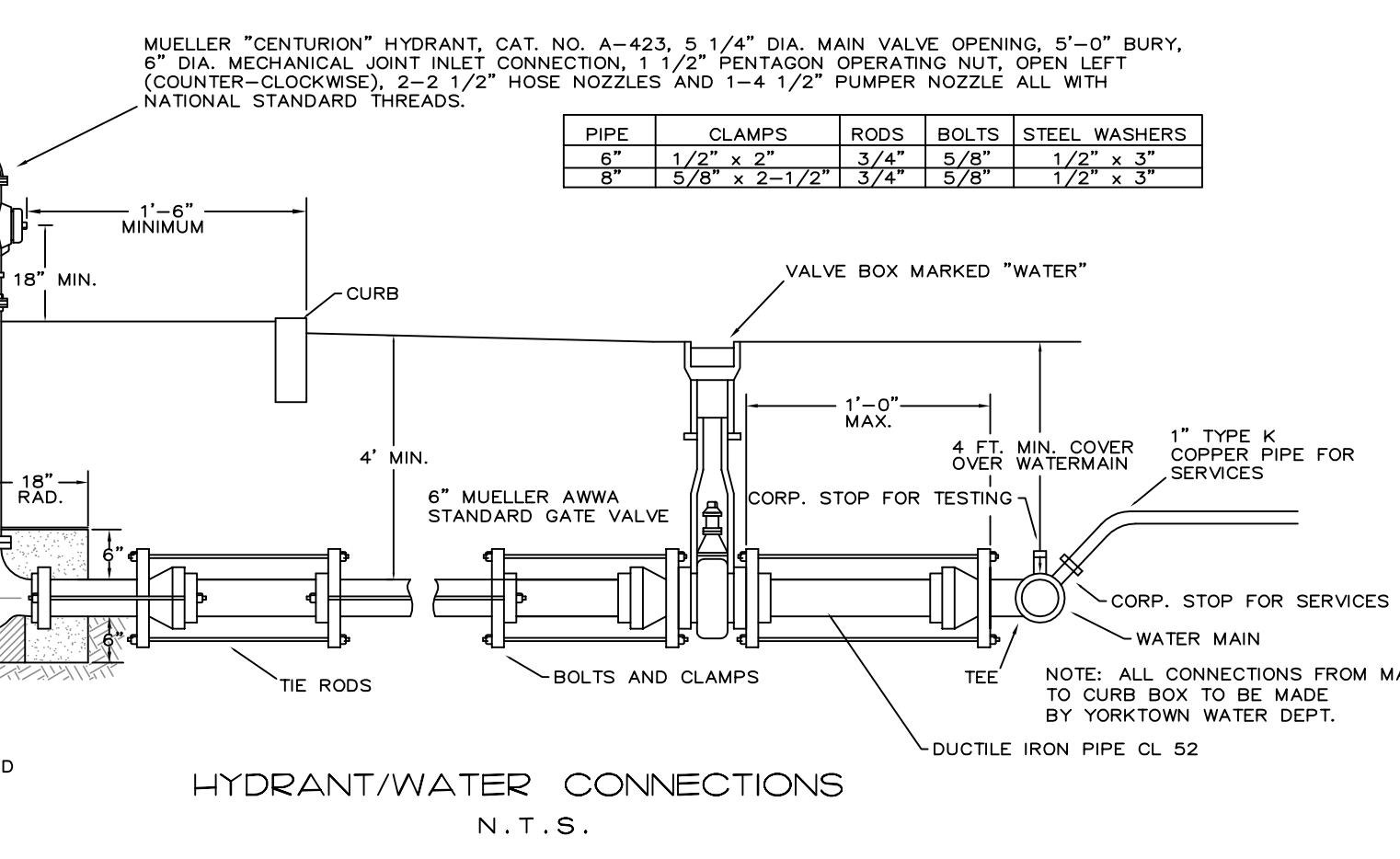
TREE REMOVAL SCHEDULE

OFFSITE ROAD	7
ONSITE CUL-DE-SAC	55
LOT 1	106
LOT 2	115
LOT 3	65
TOTAL	348

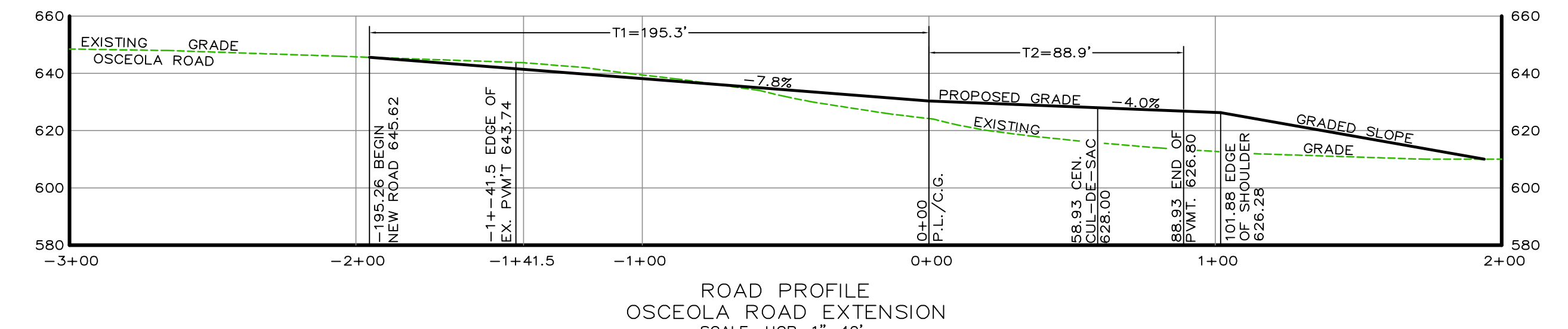
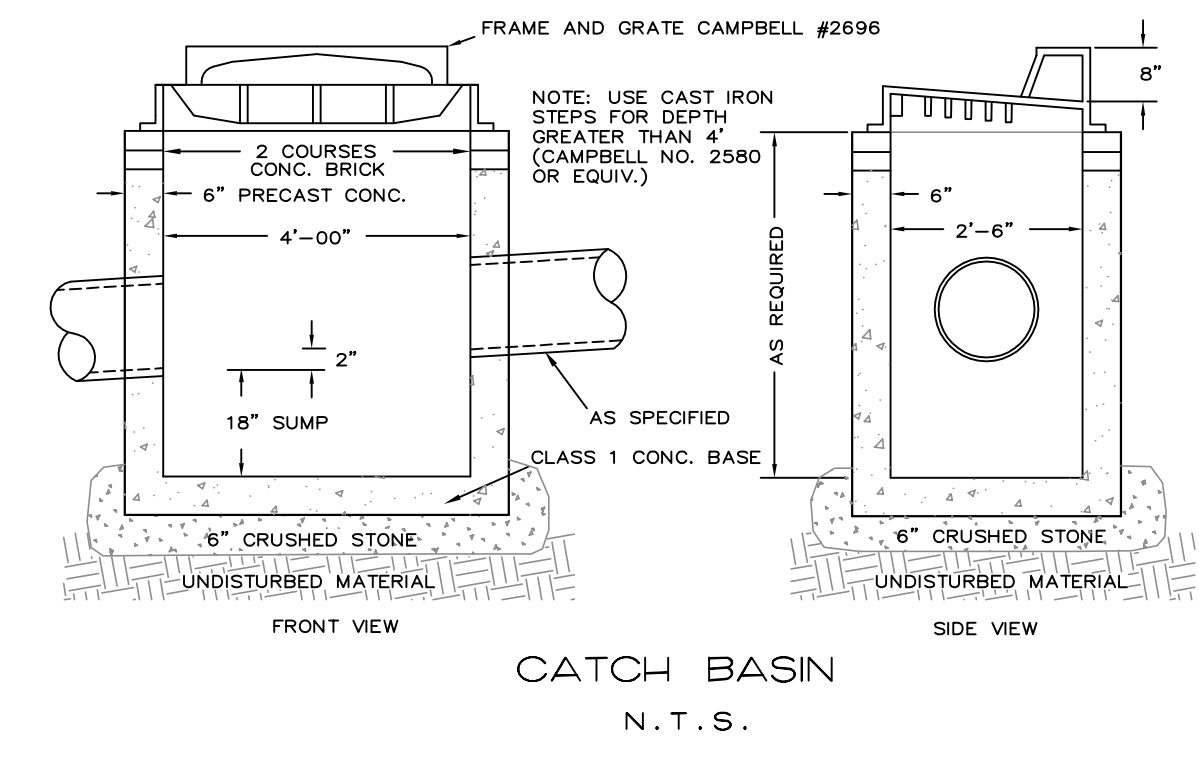
RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

PRELIMINARY PLAT/
TREE PLAN
PREPARED FOR
KRISTINE HANSMANN
TOWN OF YORKTOWN
WESTCHESTER CO., NY
FEBRUARY 18, 2021
SHEET 3 OF 5 SHEETS

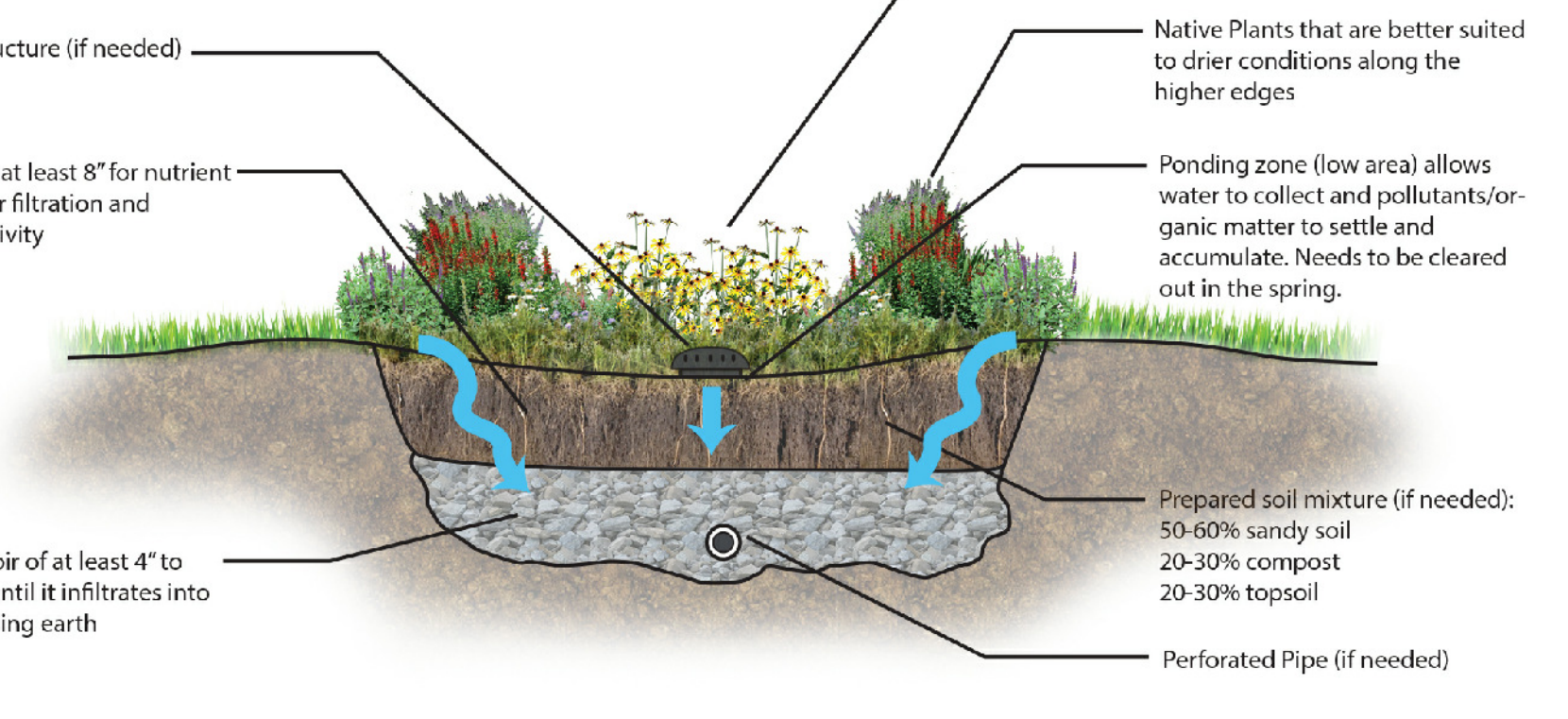
HYDRANT/WATER CONNECTION NOTES:
 1. REVENUE SLABS AND CONCRETE THURST BLOCKS OR THE ROADS WHERE HYDRANTS ARE REQUIRED.
 2. HYDRANT SHALL BE FINISHED WITH TWO COATS OF MAINTENANCE ENAMEL (NEED AS MANUFACTURED BY DODD PART COMPANY).
 3. IF DRINKABLE IS INDICATED WITHIN 5 FT. OF THE GROUND SURFACE, HYDRANT DRAINS SHALL BE PLUGGED. WHEN GRASS ARE PLUGGED, BARRELS SHALL BE PLUGGED. WHEN GRASS ARE PLUGGED, BARRELS SHALL BE PLUGGED. WHEN GRASS ARE PLUGGED, BARRELS SHALL BE PLUGGED.
 4. ALL MATERIALS SHALL BE APPROVED BY THE TOWN OF YORKTOWN WATER DEPARTMENT.



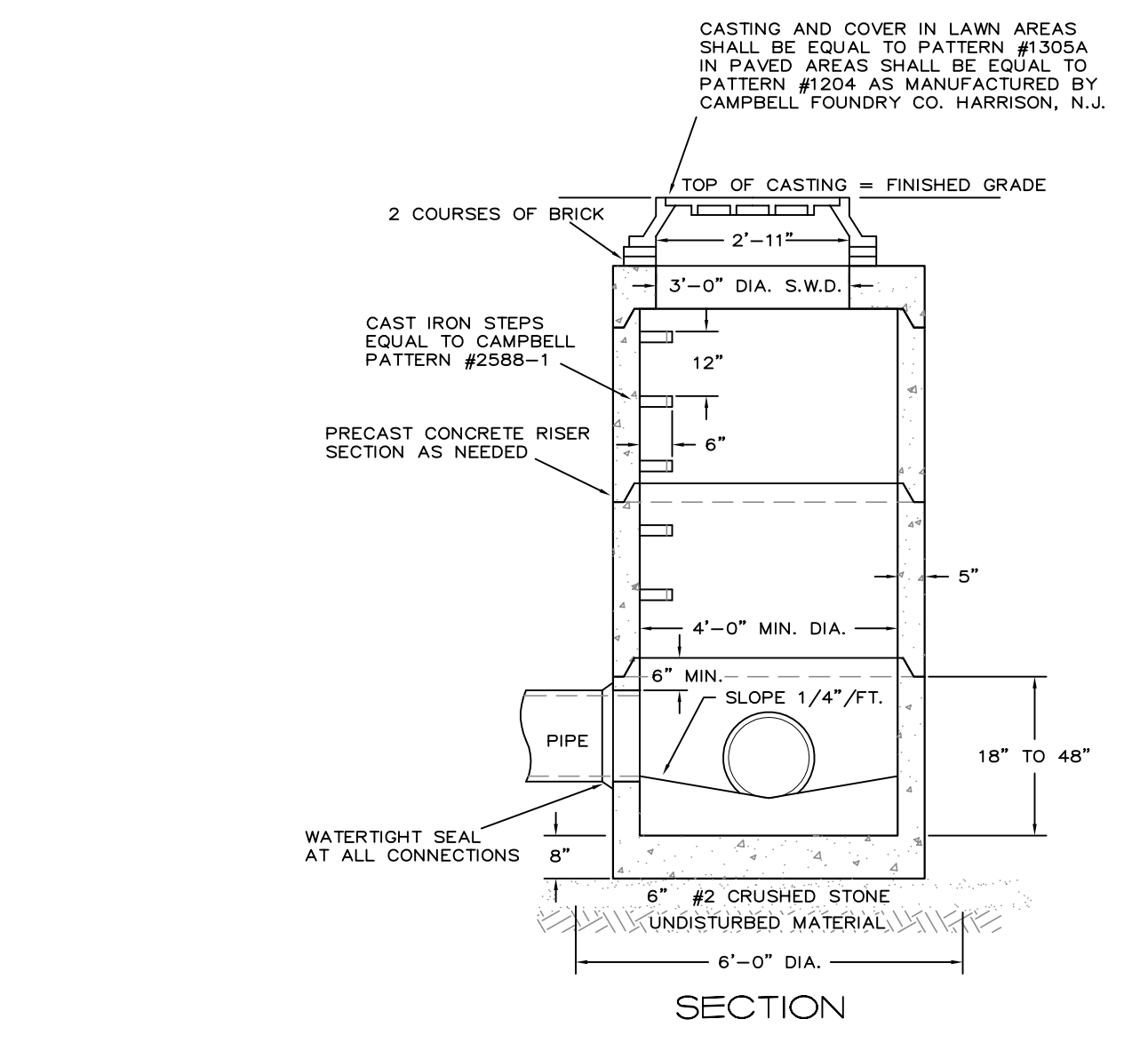
PIPE	CLAMPS	RODS	BOLTS	STEEL WASHERS
6" 1/2" x 2"	3/4"	3/4"	1/2"	1/2" x 3"
6" 3/4" x 2 1/2"	3/4"	3/4"	1/2"	1/2" x 3"



Residential Rain Garden

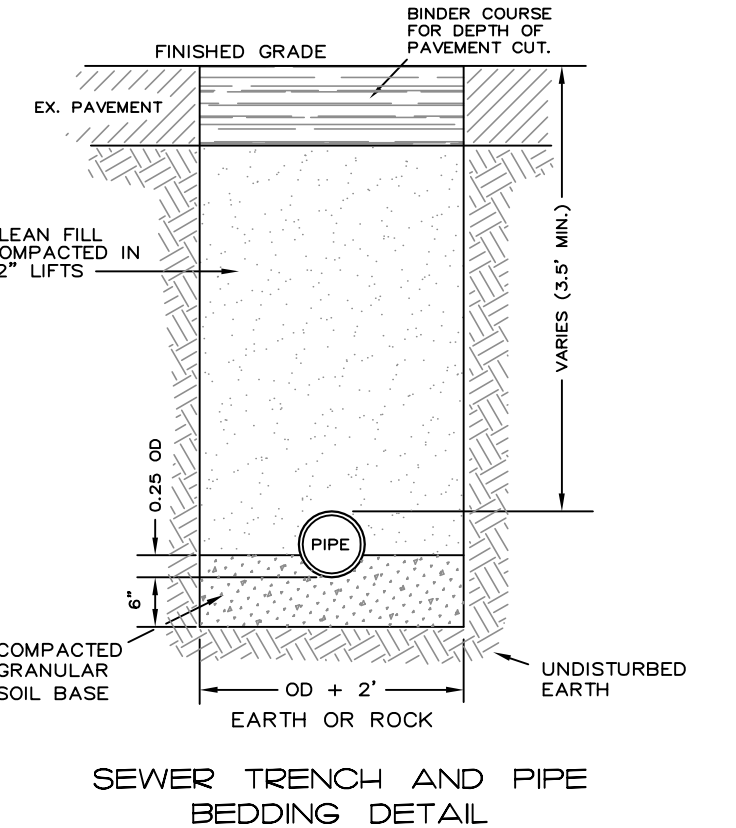
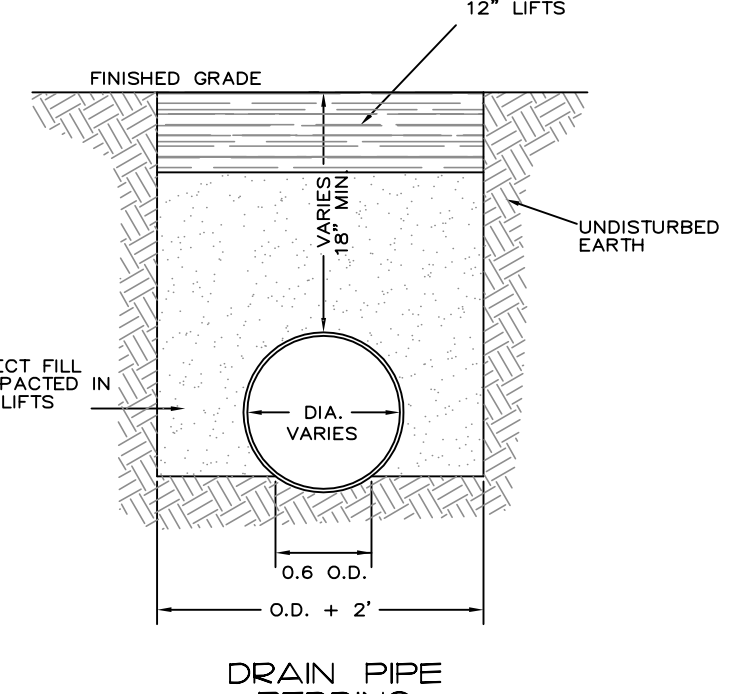
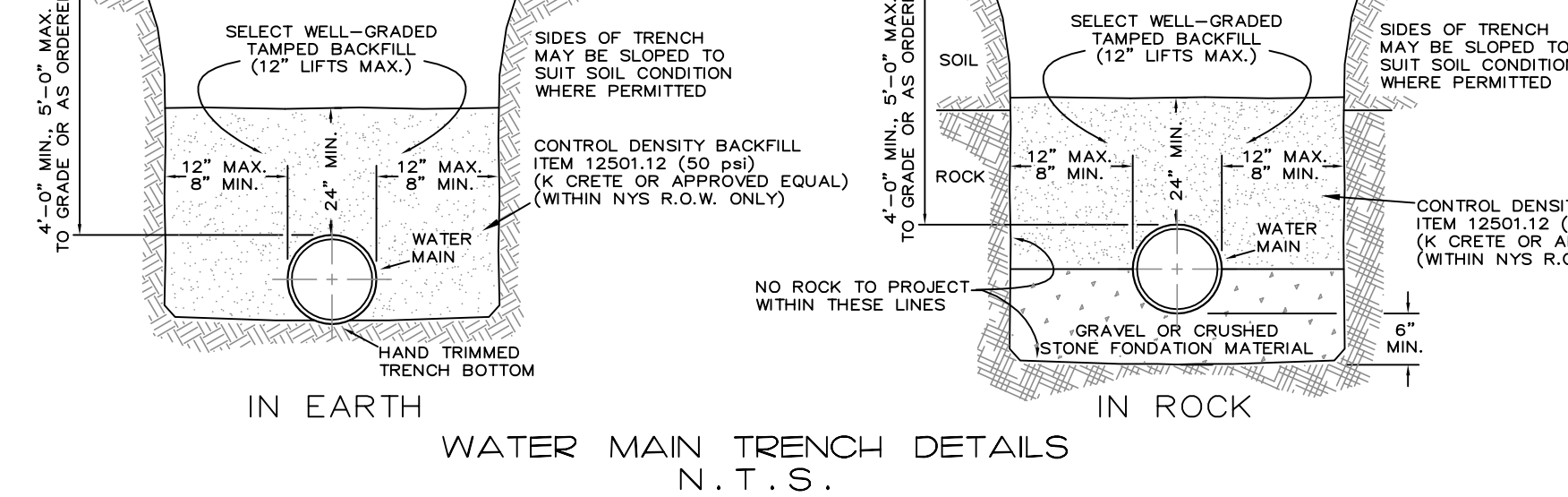
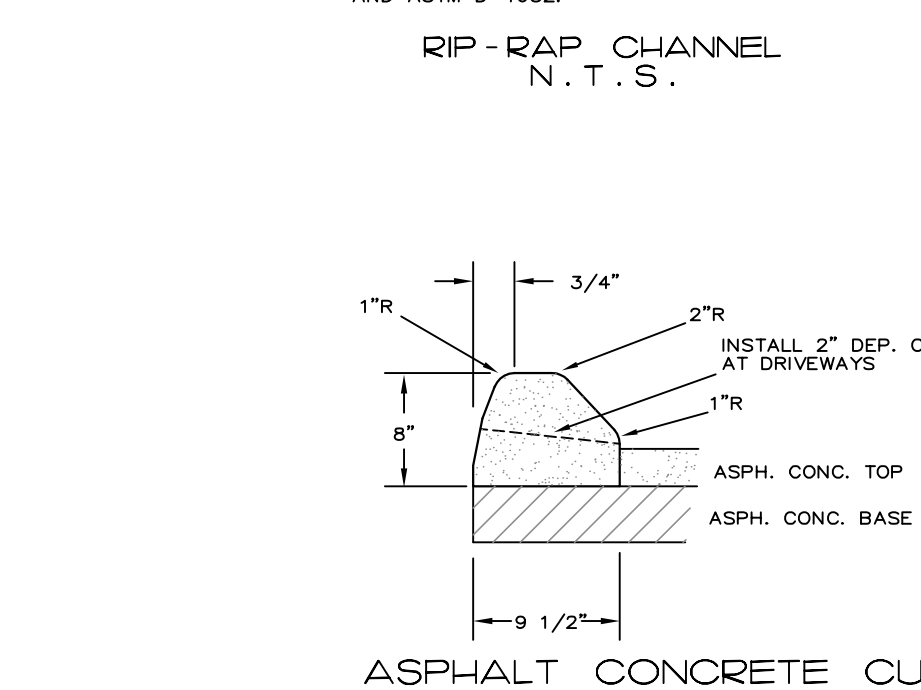
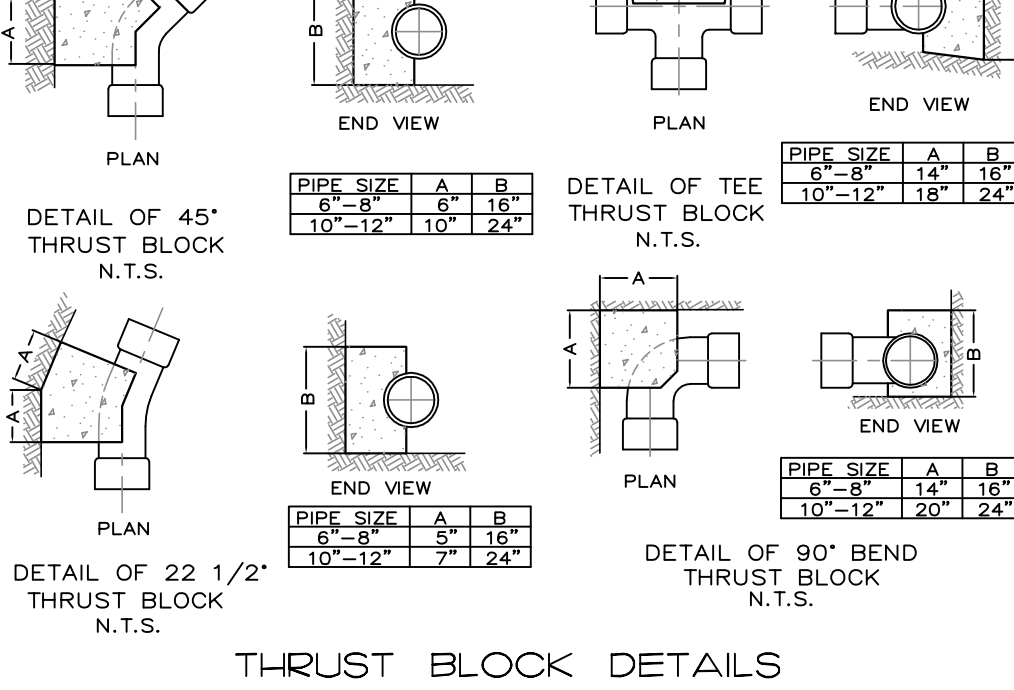
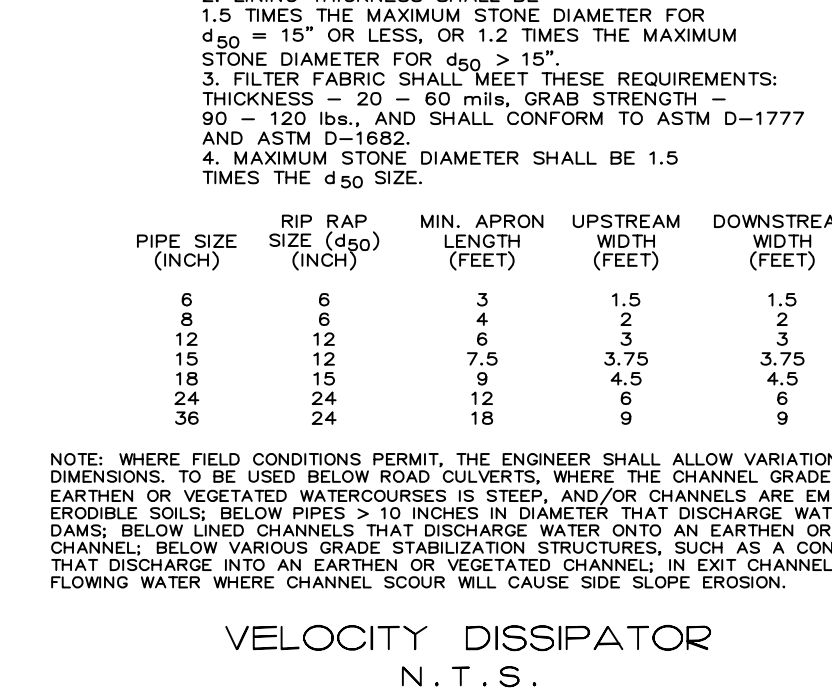
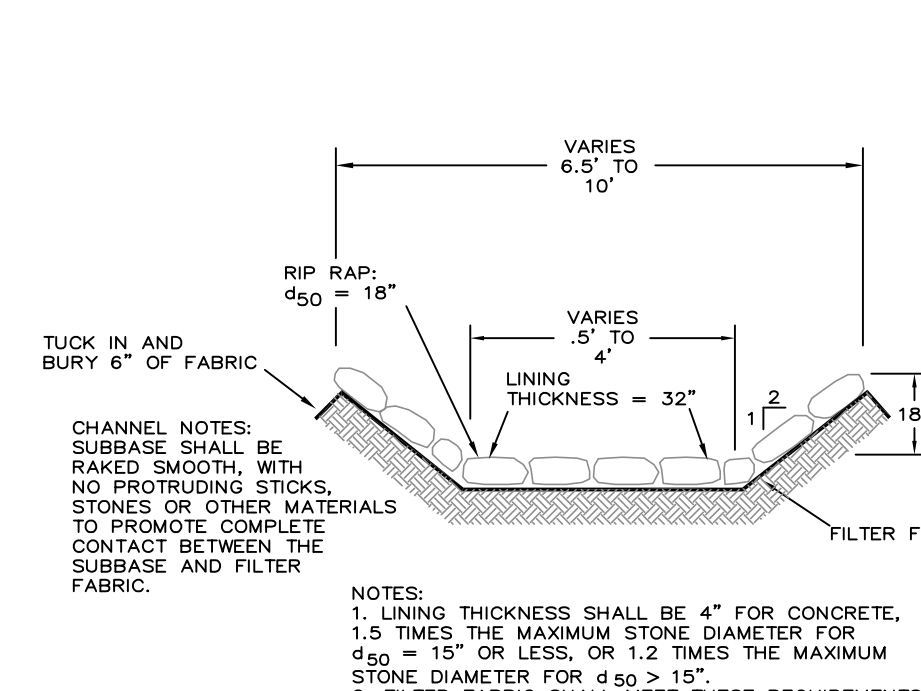
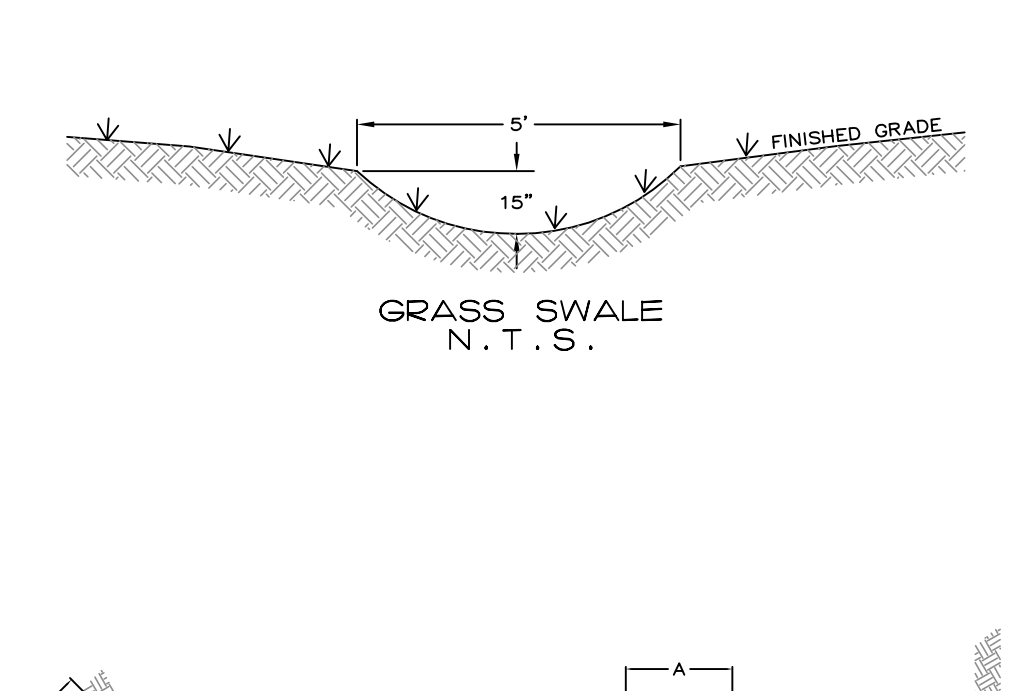
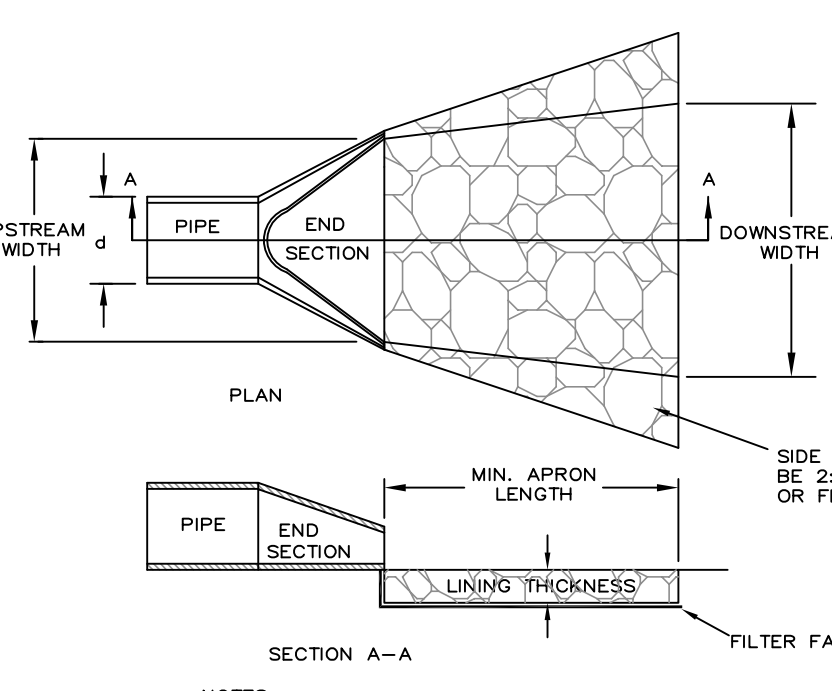
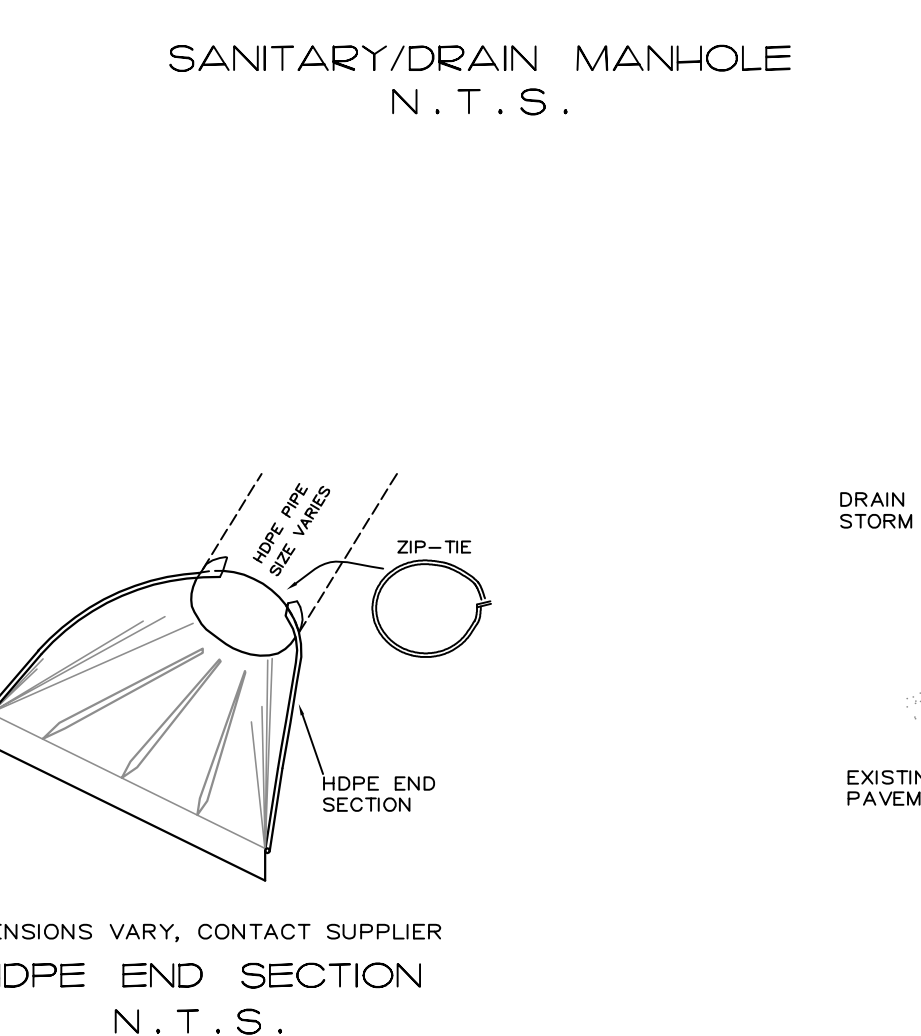
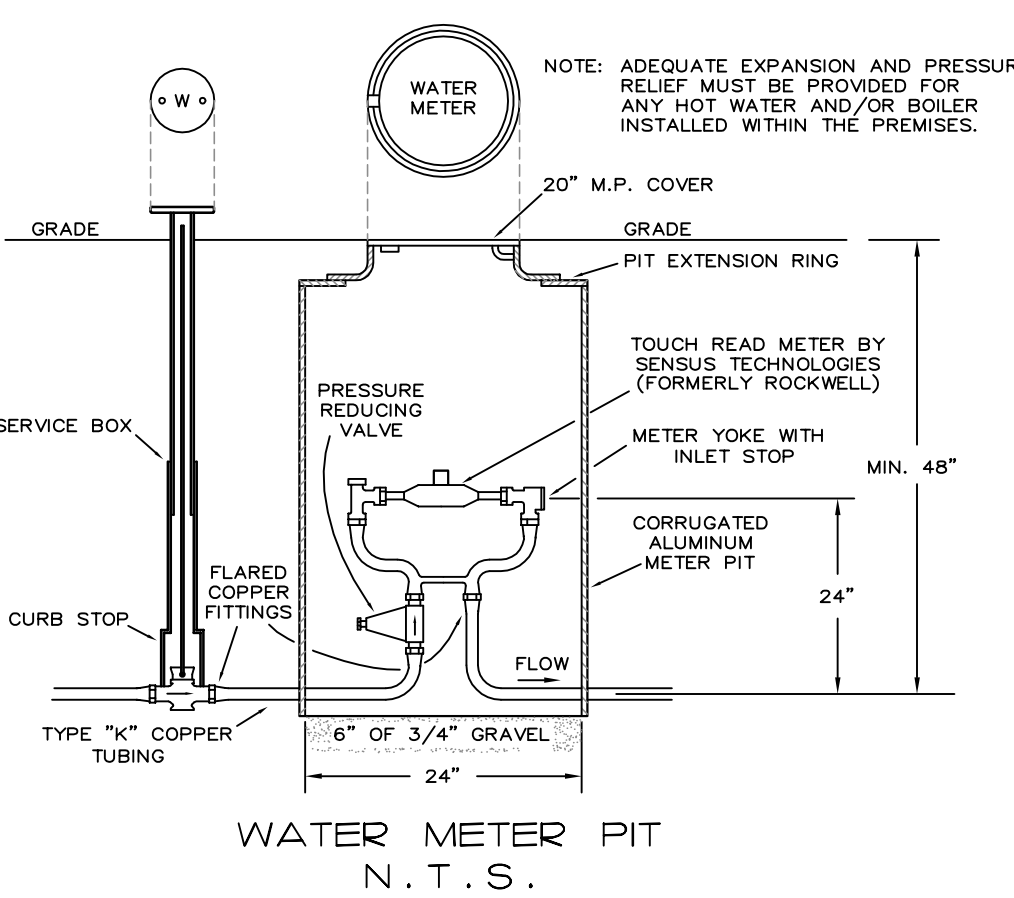
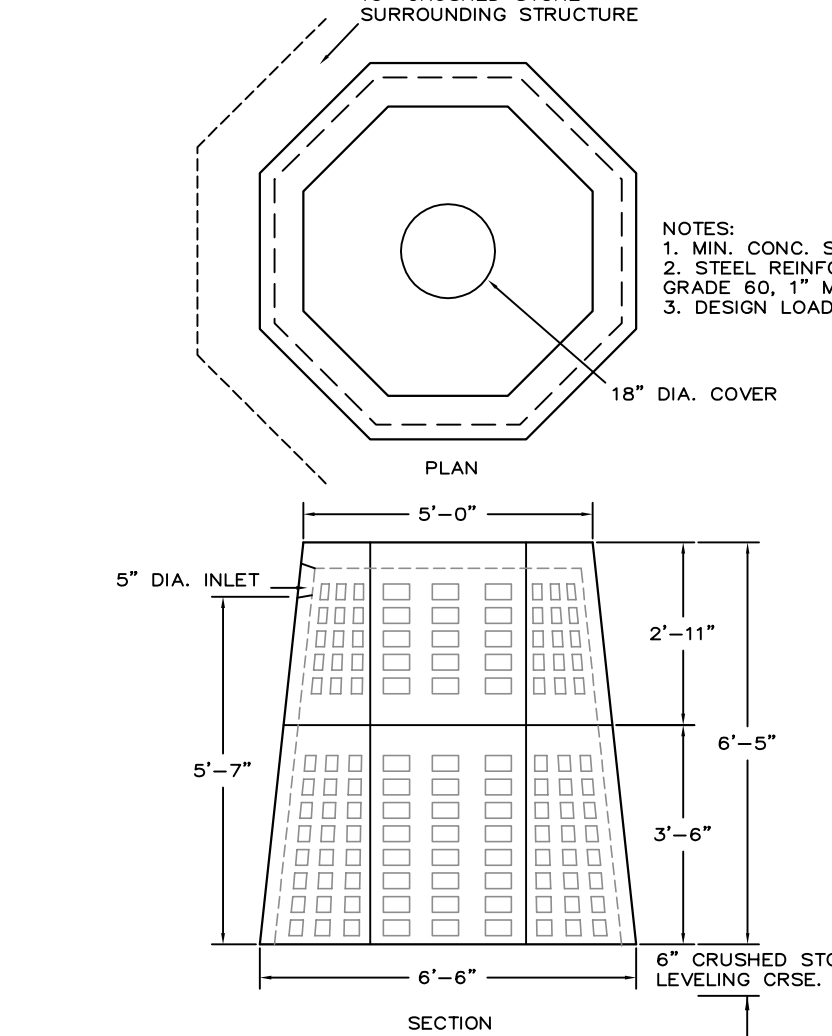


RAIN GARDEN
N.T.S.



SOIL STOCKPILING
N.T.S.

- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SLT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL, BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 783 (FORMERLY CODE 93).
2. THE INSTALLATION OF WATER MAIN SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
3. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
4. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
6. THE ROAD AND UTILITIES SHALL BE STATED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR OR ENGINEER.
7. UNDERGROUND GAS AND ELECTRICAL SHALL BE AS REQUIRED BY THE TOWN AND CON Edison.
8. TELEPHONE AND CABLE LINES TO BE UNDERGROUND.
9. WATER MAIN CONSTRUCTION SHALL BE UNDERGROUND AS REQUIRED BY THE TOWN OF YORKTOWN WATER DEPARTMENT.
10. ALL DRAINAGE PIPE TO BE HOPE UNLESS OTHERWISE NOTED.
11. PROVIDE RELEASE DRAINS WHERE REQUIRED BY THE TOWN ENGINEER.
12. ALL GRADED SLOPES SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL UNLESS OTHERWISE NOTED BY THE TOWN ENGINEER.
13. ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR 10-20 LBS/SQ. YD.
14. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND LAWS SUBORDINATE TO THE TOWN OF YORKTOWN.
15. PERMANENT SURVEY MONUMENTS TO BE LOCATED WHERE SPECIFIED BY TOWN ENGINEER.
16. LOCATION OF GAS AND WATER VALVES, ELECTRIC AND TELEPHONE POLES ARE TO BE DETERMINED BY PROPER AUTHORITIES AND APPROVED AS TO LOCATION BY THE TOWN ENGINEER.
17. ALL EXISTING UNDERGROUND DRAINS ENCOUNTERED DURING CONSTRUCTION OF PROPOSED ROADS ARE TO BE CONNECTED TO PROPOSED DRAINAGE IMPROVEMENTS.
18. INTERVENTION DRAINS ARE TO BE INSTALLED WHERE REQUIRED BY THE TOWN ENGINEER DURING ROAD CONSTRUCTION.
19. ALL SITE UTILITY LINES SHALL BE PLACED UNDERGROUND.
20. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
21. TOWN ENGINEERING DEPT. SHALL BE NOTIFIED BEFORE CONSTRUCTION IS STARTED.
22. SITE TOPOGRAPHY IS BY OTHERS, NO CERTIFICATION IS GIVEN.

WATER MAIN NOTES:

1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPLICABLE CURRENT EDITIONS OF THE SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
2. ALL WATER MAIN PIPE SHALL BE AWWA C151-76 THIRDS CLASS FIBERGLASS REINFORCED PLASTIC (FRP) WITH TWO (2) BRONZE WEDGES PER JOINT. INSTALLATION SHALL BE IN ACCORDANCE WITH AWWA C151-76 (LATEST EDITION) EXCEPT THAT THE PROCEEDING SECTION 4.4.2 WILL NOT BE ALLOWED. A MINIMUM OF TWO (2) BACTERIAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED.
3. ALL PIPE FITTINGS SHALL BE DUCTILE IRON UNLESS OTHERWISE NOTED.
4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL, RESILIENT WEDGE GATE VALVE AND AWWA C200.
5. ALL VALVE BOXES SHALL BE THIRDS CLASS FIBERGLASS REINFORCED PLASTIC (FRP) WITH TWO (2) BRONZE WEDGES PER JOINT. VALVE BOXES SHALL BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR 10-20 LBS/SQ. YD.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL, SHALL BE RE-BROOSED AND THRUST BLOKED WITH CONCRETE AGAINST UNDISTURBED EARTH AS DIRECTED BY THE ENGINEER.
7. ALL FIRE HYDRANTS SHALL BE "MUELLER" CENTURION WITH SAFETY HOOK AND 4 1/2" NPSM OPENING LEFT. THE HOSE NOZZLES SHALL BE 1 1/2".
8. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE ENGINEER UNTIL THE WATER BECOMES FREE OF GUMBLE AND DIRT. PRESERVE ALL LINES AND APPURTENANCES FOR FUTURE USE AND RECORD AS DIRECTED BY THE ENGINEER. REMOVE ALL LEAKS OR BROKEN PIPE IMMEDIATELY. REPAIR OR REPLACE AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROMPTLY UNDER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND RESTORE TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE ENGINEER'S TRAVEL AND EXPENSES. THE ENGINEER SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C100-0 AND WESTCHESTER COUNTY DEPT. OF HEALTH RECORDS.
9. WESTCHESTER COUNTY DEPT. OF HEALTH MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
10. ALL WATER MAINS AND APPURTENANCES SHALL BE DISCONNECTED TO THE EXISTING WATER TABLE WITH 7 FEET OF FINISHED GRADE. SUCH LOCATIONS HYDRANT BARRELS SHALL BE PUMPED DRY AFTER EACH USE.
11. NEW HYDRANT DRAINS SHALL BE PLUGGED AT LOCATIONS WHERE THE DRAINAGE WATER TABLE IS WITHIN 7 FEET OF FINISHED GRADE. SUCH LOCATIONS HYDRANT BARRELS SHALL BE PUMPED DRY AFTER EACH USE.
12. ALL HYDRANTS SHALL REQUIRE TWO (2) COATS OF MAINTENANCE ENAMEL (RED BODY, TOP HOPE CONNECTIONS AND CAP) AS MANUFACTURED BY DODD PART COMPANY OR APPROVED EQUAL. ALL HYDRANTS TO BE MUELLER CENTURION WITH 4" VALVES.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS PRESCRIBED BY THE TOWN OF YORKTOWN.
3. IF ANY EROSION CONTROL MEASURES ARE NOTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE SPECIFICATIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE DISTURBED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. IMMEDIATELY TOPSOIL & SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WHITE RYE AND MULCH WITH 2" OF DRY OR FRESHED SOILS AND ALL ROUGH OUT SLOPES TO REMAIN STABLE.
5. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH STABILIZED SOIL SHALL BE TOPSOILED, SEEDS, MULCHED AND NOTED.
6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SLOPES AND LOCATIONS EROSION CONTROL MEASURES SHALL TAKE ALL STEPS REQUIRED AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
7. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE CHANNELS OR IN AREAS WITH SURROUNDING ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT RETENTION MATERIALS.
8. UNLESS OTHERWISE NOTED, ALL STOCKPILING SHALL BE PERFORMED WITH SLOPES OF 1:1.5. ADDITIONAL SILT FENCING SHALL BE REQUIRED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE DISTURBED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
9. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED IN AREAS OF HIGH ELEVATION TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER EACH EXCAVATION. AREAS TO BE STOCKPILED SHALL BE STABILIZED WITH VEGETATION OR MULCH AS DIRECTED BY THE ENGINEER.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
11. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY 1/2" DEPTH. THE REMOVAL OF SEDIMENT SHALL BE DESIGNED IN A MANNER THAT WILL NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.
12. BLASTING AREAS - ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. BLASTING WILL OBTAIN IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE TOWN OF YORKTOWN.

RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762, (914) 271-2820 Fax

DETAILS/NOTES/PROFILES
 PROPOSED SUBDIVISION
 PREPARED FOR
 KRISTINE HANSMANN
 TOWN OF YORKTOWN
 WESTCHESTER CO., NY
 FEBRUARY 18, 2021
 SHEET 5 OF 5 SHEETS

Unauthorized alterations or additions in this drawing is a violation of Section 7209 (2) of the New York State Education Law.