

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 YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

August 9, 2021
7:00 PM

1. Correspondence
2. Meeting Minutes – July 12, 2021

REGULAR SESSION

3. **Gallinelli Minor Subdivision
Request for 2nd 90 Day Time Extension**
Location: 27.13-1-49; 2777 Quinlan Street
Contact: Site Design Consultants
Description: Approved 2-lot subdivision on 1.48 acres in the R1-20 zone, by Planning Board Res #18-16, dated September 17, 2018 and reapproved by Res #20-12 on August 10, 2020.
4. **Staples Plaza Self-Storage Expansion
Public Hearing Special Use Permit**
Location: 36.06-2-76; 3333 Crompond Road
Contact: Studio Architecture, DPC
Description: Proposed alterations to tenant space 2 (A.C. Moore) to expand the self-storage space use into approximately 16,000 SF of this space with rear entrance.
5. **Envirogreen Associates
Public Hearing**
Location: 15.16-1-30 & 31; 1833-1875 East Main Street, Mohegan Lake
Contact: Site Design Consultants
Description: Proposed redevelopment of the property removing 2 existing building and parking area to construct a new 13,278 SF retail building with associated parking, landscaping, lighting, and stormwater improvements.
6. **Grishaj Major Subdivision
Public Informational Hearing**
Location: 16.17-2-77; 3319 Stony Street
Contact: Site Design Consultants
Description: Proposed 10 lot subdivision on 8 acres in the R1-20 zone. Plan proposes to connect to High Point Drive and South Shelley Street.
7. **Northern Westchester Executive Park
Public Informational Hearing**
Location: 26.19-1-2; 2651 Strang Boulevard
Contact: Kellard Sessions Consulting
Description: Proposed expansion of parking lot to provide flexibility for lower level tenant(s).

WORK SESSION

8. 3666 Old Yorktown Road

Discussion Fence

Location: 16.11-1-60; 3666 Old Yorktown Road

Contact: Carmella Pervizzi

Description: Proposed 6 ft fence across the front yard of the property in the residential existing development located in the C-2 zone.

9. McTaggart Residence (Spano Subdivision Lot 1)

Discussion Site Plan

Location: 37.11-1-46.1; 2241 Saw Mill River Road

Contact: Fusion Engineering, P.C.

Description: Proposed changed to the approved subdivision improvement plan as a result of sewer being available.

10. Town Board Referral

Apollonio T-WP-SWPPP Permit

Location: 37.17-1-54; 1780 Baldwin Road

Contact: Ralph Mastromonaco, P.E.

Description: Proposed construction of new single-family dwelling and pool on 1.88 acres in the R1-40 zone.

11. Home & Hearth

Discussion Site Plan

Location: 15.12-1-2; 1750 East Main Street

Contact: Site Design Consultants

Description: Proposed demolition of two existing buildings to construct a new 5,500 SF showroom/warehouse and 4,500 SF storage building on 1.99 acres in the C-4 zone.

12. Shrub Oak International School

Discussion Amended Phasing Plan

Location: 26.05-1-4 & 26.06-1-2; 3151 Stony Street

Contact: Divney Tung Schwalbe LLP

Description: Proposed amendments to the site plan approval for Phase 2 site improvements.

13. Foothill Street Solar

Discussion 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 and Tier 2 battery energy storage system along with associated access road, electric utility upgrades, and perimeter fencing.

Last Revised – August 6, 2021

Correspondence

TOWN OF YORKTOWN PLANNING BOARD

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

PUBLIC MEETING AGENDA - TENTATIVE
YORKTOWN TOWN HALL BOARD ROOM
363 Underhill Avenue, Yorktown Heights, NY 10598

August 16, 2021
7:00 PM

1. **Correspondence**

WORK SESSION

2. **Crystal Court Subdivision**

Discussion Subdivision

Location: 27.11-2-43; Crystal Court

Contact: Panbar Realty

Description: Proposed 3-lot subdivision on 5.07 acres in the R1-20 zone.

3. **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.

4. **Kitchawan Farm Solar Farm**

Discussion Solar Project

Location: 70.06-1-2 & 3; 716 Kitchawan Road

Contact: Ecoy Kitchawan Community Solar Farm, LLC

Description: Proposed 2 MW ground mounted large-scale solar energy system.

5. **Arcadia Farm Solar Farm**

Discussion Solar Project

Location: 47.11-1-4; 1300 Baptist Church Road

Contact: Croton Energy Group

Description: Proposed 800 kW ground mounted large-scale solar energy system.

6. **Old Hill Farm Solar Farm**

Discussion Solar Project

Location: 16.08-1-4 & 17; 571 East Main Street, Jefferson Valley

Contact: Hillside Solar LLC

Description: Proposed 3.75 MW ground mounted solar panels disturbing 15 acres on a 19.4 acres in the R1-20 zone.

7. **Granite Knolls Solar**

Pre-Preliminary Application Solar Project

Location: 26.09-1-22; 2975 Stony Street

Contact: Bergmann PC

Description: Proposed 1.3 MW-AC community solar project including ground mounted solar panels, solar carport system, and a battery storage system at Granite Knolls Park.

8. Strawberry Road Solar

Discussion Solar Project

Location: 15.12-1-12 & 30; 1654 Strawberry Road

Contact: Green Street Power Partners

Description: Proposed 2.4 MW-DC ground mounted solar panels disturbing 9.10 acres on 21 acres in the R1-20 zone.

Last Revised – August 6, 2021

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION APPROVING
SITE PLAN, A STORMWATER MANAGEMENT PLAN,
AND A TREE REMOVAL PERMIT FOR
NANTUCKET SOUND SONS, LLC**

RESOLUTION NUMBER: #21-14

DATE: JUNE 14, 2021

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

WHEREAS in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a site plan titled "Site Plan," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020, was submitted to the Planning Board on behalf of Nantucket Sound Sons, LLC (hereinafter referred to as "the Applicant"); and

WHEREAS the property owned by the Applicant is located at 355 Kear Street, Yorktown Heights, also known as Section 37.18, Block 2, Lot 86 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"), and the applicant has represented to this board that they are the lawful owners of the land within said site plan; and

WHEREAS an application fee of \$4,080.00 covering 0.36 acres has NOT been received by this Board; and

WHEREAS pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared Lead Agency on June 14, 2021.
3. A Negative Declaration has been adopted on June 14, 2021 on the basis of a Short EAF dated February 10, 2020.

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

Site Plans

1. A drawing, Sheet 1 of 12, titled "Site Plan," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
2. A drawing, Sheet 2 of 12, titled "Existing Conditions," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
3. A drawing, Sheet 3 of 12, titled "E&SC Plan," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and

4. A drawing, Sheet 4 of 12, titled "Improvement Plan," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
5. A drawing, Sheet 5 of 12, titled "Lighting," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
6. A drawing, Sheet 6 of 12, titled "Landscape Plan," prepared by Site Design Consultants, dated February 20, 2020, and last revised August 25, 2020; and
7. A drawing, Sheet 7 of 12, titled "Profiles," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
8. A drawing, Sheet 8 of 12, titled "E&SC Notes & Details," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
9. A drawing, Sheet 9 of 12, titled "Site Details," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
10. A drawing, Sheet 10 of 12, titled "Site Details 2," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
11. A drawing, Sheet 11 of 12, titled "Drainage Details," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
12. A drawing, Sheet 12 of 12, titled "Stormwater Details," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020; and
13. A drawing, Sheet 1 of 1, titled, "Baldwin Road Trail Entrance Off Site Tree Mitigation Plan," prepared by Frank Giuliano, Landscape Architect, dated June 11, 2011; and

Architectural Plans

14. A drawing, Sheet AR0.01 titled "Kear Street Building," prepared by Joseph G. Thompson Architect, PLLC, dated and last revised February 10, 2020; and
15. A drawing, Sheet A1.01 titled "Kear Street Building," prepared by Joseph G. Thompson Architect, PLLC, dated and last revised February 10, 2020; and
16. A drawing, Sheet A1.02 titled "Kear Street Building," prepared by Joseph G. Thompson Architect, PLLC, dated and last revised February 10, 2020; and
17. A drawing, Sheet A2.01 titled "Kear Street Building," prepared by Joseph G. Thompson Architect, PLLC, dated and last revised February 10, 2020; and

Additional Documents & Reports

18. A report, titled "Stormwater Management Plan," prepared by Site Design Consultants, dated and last revised June, 2020; and

WHEREAS final approval of the building materials and colors has not yet been obtained by the Advisory Board on Architecture & Community Appearance; and

WHEREAS as per Section §300-21D(10)(a)[1][2] mixed use development is an allowed use in the C2-R Zone (Commercial Hamlet Center District); and

WHEREAS pursuant to Section §300-182A(1)&(3) of the Town of Yorktown Town Code,

the applicant has provided 2.2 parking spaces for every residential dwelling and four (4) parking spaces for every 1,000 square feet of GFA designated as retail use, thereby requiring a total of 23 parking spaces as shown on the site plan; and

WHEREAS the Property is located within a Designated Main Street Area and must receive approval from the New York City Department of Environmental Protection before the site plan is signed by the Planning Board Chairman; and

WHEREAS in accordance with Town Code Chapter 248, “Stormwater Management and Erosion Sediment Control”, the applicant has proposed catch basins running to Downstream Defenders for Stormwater treatment and has provided details in the plan set. The stormwater is then stored in the proposed stormtech chambers after being treated by the Downstream Defenders. There is to be a drainage pipe that will be constructed in one day to prevent sediment from the property from flowing into the Kear Street drainage system as noted in the plan set. There are also details for the soil stock pile area, as noted in the plan set; and

WHEREAS pursuant to Town Code Chapter 270, “Trees”, the is proposing to remove 43 trees totaling 514.94 inches and as shown on the Landscape Plan, Sheet 6 of 12 listed herein, the applicant is proposing to plant 93 trees and 155 shrubs/groundcovers of different species to mitigate the removed trees and landscape the property; 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	03/19/20, 08/26/20
Conservation Board	07/16/20, 05/20/21
Fire Inspector	07/09/20
Planning Department	05/03/19, 10/04/19, 02/04/20, 07/10/20
Town Engineer	09/09/20
Tree Conservation Advisory Commission	04/27/20, 07/13/20, 05/24/21
NYC DEP	04/28/20
Westchester County Planning Board	04/24/20

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 via video conference in accordance with §195-39(B)(1) of the Yorktown Town Code on the said site plan application on April 27, 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 via video conference held in accordance with §195-39(B)(2) of the Yorktown Town Code on the said site plan application commencing and closing on March 8, 2021;

BE IT NOW RESOLVED that the application of Nantucket Sound Sons, LLC for the approval of a site plan titled "Site Plan," prepared by Site Design Consultants, dated March 14, 2020, and last revised August 25, 2020, 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. Add a note to the site plan stating the remainder of the NYS DOT right-of-way is to be protected for disturbance.

Additional requirements prior to signature by the Planning Board Chairman:

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

Application Fee	\$4,080.00
ABACA Review	\$810.20
General Development	\$392.00

4. Submission of inspection fees and security to the Engineering Department to the satisfaction of the Planning Board.

Additional requirements:

5. Proposed plan must comply with all current applicable ADA standards.
6. Prior to the issuance of a building permit, submission of all legal documents to effectuate the offers of cession, road dedications, easement, and other agreements set forth on the map or its notes, in form satisfactory to the Town Attorney.

7. Applicant must obtain all necessary permits from outside agencies.
8. Upon completion of the project, the Applicant must submit an as-built survey, on paper and in digital AutoCAD DWG readable format, showing all improvements on the site.

BE IT NOW RESOLVED that in accordance with Chapter 248, the Planning Board finds the stormwater mitigation in this site plan to be compliant and to the Board's satisfaction; and

BE IT RESOLVED that in accordance with Chapter 270, the Planning Board finds additional off-site tree mitigation is required to mitigate the trees being removed as a result of the site development and the applicant has proposed additional tree mitigation in the form of invasive removal and plantings on the Mohansic Trailway adjacent to Baldwin Road and on-site and off-site mitigation is to the satisfaction of the Planning Board; and

~~BE IT FURTHER RESOLVED, that in accordance with Chapter 248 and Chapter 270, the application of Nantucket Sound Sons, LLC for the approval of Stormwater Pollution Prevention Plan and Tree Removal Permit #FSWPP-T-000-00 is approved subject to the conditions listed therein; and~~

~~BE IT RESOLVED, Permit #FSWPP-T-000-00 shall not be valid until it has been signed by the Chairman of this Board;~~

~~BE IT FURTHER RESOLVED, that in accordance with Chapter 248 and Chapter 270, the applicant must apply for approval of a Stormwater Pollution Prevention Plan and Tree Removal Permit pursuant to the site plans approved herein; and~~

BE IT 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

BE IT 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 **June 14, 2022**, or a time extension has been granted by the Planning Board, this approval will be null

Nantucket Sound Sons, LLC
Site Plan Approval

Resolution #21-14
Page 6 of 6

and void.



July 6, 2021

Mr. Joseph C. Riina, P.E.
Site Design Consultants
251-F Underhill Avenue,
Yorktown heights, NY- 10598

Via email: jriina@sitedesignconsultants.com

Vincent Saplenza, P.E.
Commissioner

Re: Atlantic Appliance Stormwater Pollution Prevention Plan (SWPPP)
2010 Maple Hill Street
Town of Yorktown, NY 10598
Tax Map # 37.15-1-31 & 35
Muscoot Reservoir Drainage Basin
DEP Log #2020-MU-0119-SP.1

RECEIVED
PLANNING DEPARTMENT

JUL 12 2021

TOWN OF YORKTOWN

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595
T: (845) 340-7800
F: (845) 334-7175

Dear Mr. Riina:

This letter is to inform you that your application to engage in the above referenced regulated activities pursuant to the "Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources" (Watershed Regulations) was approved on July 6, 2021.

The New York City Department of Environmental Protection (DEP) reserves the right to modify, suspend, or revoke this approval based on the grounds set forth in Section §18-26 of the Watershed Regulations. The activity proposed in your application applies only to the terms of this approval and is subject to the regulations cited above. Failure to comply with the conditions of the approval may be the cause for suspension of this approval and initiation of an enforcement action. Should modification, suspension or revocation of an approval be necessary, DEP will notify the regulated party, via certified mail or personal service, prior to modifying, suspending, or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action and explain the procedures to be followed.

The Regulations provide that an applicant may appeal the imposition of a substantial condition in an approval by filing a petition, in writing, with DEP and the New York City Office of Administrative Trials and Hearings ("OATH") within thirty days of the date this determination was mailed.

NYCDEP may inspect and monitor the erosion control practices at the project site during construction. Therefore, a pre-construction meeting must be held at least two days prior to the start of any work. The owner, design professional Contractor and NYCDEP personnel must attend.

Please contact Mariyam Zachariah at (914) 749-5357 or mzachariah@dep.nyc.gov to schedule this pre-construction meeting.

Sincerely,



Jason Coppola, P.E.
Supervisor
EOH Project Review Group
Watershed Protection Programs

Attachment: SWPPP plans and report

c: (T)Yorktown Planning Board; planning@yorktownny.org
Gjolosh Vukoj, Owner, jocy@atlantic-appliance.com



New York City
**Department of
Environmental Protection**

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;
Rules and Regulations For The Protection From Contamination, Degradation and
Pollution Of The New York City Water Supply and Its Sources, 15 RCNY Chapter 18,
10 NYCRR Part 128.

New York City Department of Environmental Protection (DEP) makes the following determination with respect to the stormwater pollution prevention plan (SWPPP) described below:

Name of Project: Atlantic Appliance

Location: 2010 Maple Hill Street,
Yorktown, NY, 10598
Tax Map # 37.15-1-31 & 35

Owner: Gjolosh Vukoj

Address: 2010 Maple Hill Street, LLC,
50 Triangle Center, Yorktown, NY 10598

Drainage Basin: Muscoot Reservoir

General Description: The proposal involves the development of a two-story building with a parking lot on the front, rear and sides. The parking lot will provide 24 parking spaces. The site currently is a vacant lot with woods and wetlands. The access is through an asphalt driveway that wraps around the site to a loading area and parking spaces. DEP review and approval is required by Section 18-39(b) (4) (x) of the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Watershed Regulations). Approximately 1.58 acres of disturbance and 1.04 acres of new impervious surfaces are proposed. Stormwater will be managed by a combination of stormwater planters and pocket wetland. The Stormwater Pollution Prevention Plan (SWPPP) shall be implemented in accordance with the report and plan titled "Atlantic Appliance", prepared by Site Design Consultants, dated April 2020 and last revised June 2021 (see Appendix A).

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Atlantic Appliance
(T) Yorktown, New York

July 6, 2021
Page 2 of 5

Date(s) of site inspection:

December 2019

(XX) Approved () Denied

Conditions of Approval:

This approval is granted with the following conditions:

- The regulated activity must be conducted in compliance with the plans as approved, listed in Appendix A, all applicable accepted standards, and all applicable laws, rules and regulations.
- Any alteration or modification of the SWPPP must be approved by DEP prior to implementation; DEP may opt to issue an amended SWPPP Determination.
- The applicant must schedule a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the design engineer, the general contractor, and DEP staff.
- The applicant must notify DEP at least forty-eight (48) hours prior to the commencement of construction activity so that compliance inspections may be scheduled by DEP.
- All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.
- At the completion of the project, the applicant is required to submit as-built drawings for all stormwater management, runoff reduction and water quality facilities.
- The stormwater management and water quality facilities must be maintained in accordance with the maintenance schedule included in the SWPPP as approved by DEP.
- This approval shall expire and thereafter be null and void unless construction is completed within Five (5) years of the date of issuance or within any extended period of time approved by DEP upon good cause shown.
- In the event that the material submitted is inaccurate or misleading, this approval is not valid and construction of this project is in violation of DEP regulations.

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Atlantic Appliance
(T) Yorktown, New York

July 6, 2021
Page 3 of 5

- Failure to comply with any of the conditions of this approval is a violation of this approval and the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources*.
- A copy of the approved plans and determination should be maintained for record, and a copy must be available for inspection at the construction site.
- DEP shall be provided access to the project site during the construction phase for monitoring and inspection purposes.
- This approval and all conditions of the approval are binding on the owner of the property where the facility is to be located. Any references to the “applicant” in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.
- If the applicant sells or otherwise transfers title of **Atlantic Appliance** before all construction planned for the property is completed and the site is stabilized, the applicant shall require the new owner (“Buyer”) to comply with the SWPPP approved by the New York City Department of Environmental Protection on July 6, 2021 including, but not limited to, conservation easements, negative covenants, all provisions relating to erosion and sediment control during construction and to all maintenance of the stormwater management facilities once construction is complete. In particular, the applicant shall provide the Buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for **Atlantic Appliance** with the following provisions:
 - (1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she shall install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit __.
 - (2) Buyer’s installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the City of New York as well as for the owners of **Atlantic Appliance**.
 - (3) Buyer’s obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer’s heirs, successors, and assigns.

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Atlantic Appliance
(T) Yorktown, New York

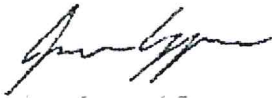
July 6, 2021
Page 4 of 5

- (4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of **Atlantic Appliance SWPPP** or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein.
- Prior to conveying title to **Atlantic Appliance** the applicant shall submit to the New York City Department of Environmental Protection a proposed deed containing the aforementioned real covenants and restrictions.

Date: July 6, 2021

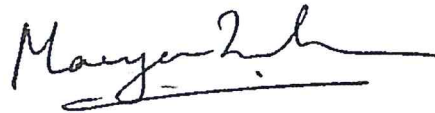
Atlantic Appliance SWPPP
2010 Maple Hill Street, Yorktown, NY
Tax Map # 37.15-1-31 & 35
Muscoot Reservoir Drainage Basin
DEP Log #2020-MU-0119-SP.1

Determination made by:



Jason Coppola, P.E.
Supervisor
EOH Project Review Group
Regulatory & Engineering Programs

Recommended for approval by:



Mariyam Zachariah
Associate Project Manager II
EOH Project Review Group
Regulatory & Engineering Programs

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Atlantic Appliance
(T) Yorktown, New York

July 6, 2021
Page 5 of 5

APPENDIX A

The following documents were prepared by Site Design Consultants for **Atlantic Appliance SWPPP**.

1. Stormwater Pollution Prevention Plan Report dated April 2020 and last revised June 2021.
2. The following sets of plans are included:
 1. Sheet 1 of 11, Site Plan, dated December 3, 2019, and last revised June 28, 2021.
 2. Sheet 2 of 11, Existing Conditions Plan, dated December 3, 2019, and last revised June 28, 2021.
 3. Sheet 3 of 11, Erosion & Sediment Control Plan, dated December 3, 2019, and last revised June 28, 2021.
 4. Sheet 4 of 11, Improvement Plan, dated December 3, 2019, and last revised June 28, 2021.
 5. Sheet 5 of 11, Landscape Plan, dated February 2, 2020, and last revised June 28, 2021.
 6. Sheet 6 of 11, Driveway Profile, dated November 20, 2019, and last revised June 28, 2021.
 7. Sheet 7 of 11, E&SC Details, dated October 16, 2017, and last revised June 28, 2021.
 8. Sheet 8 of 11, E&SC Notes, dated October 16, 2017, and last revised June 28, 2021.
 9. Sheet 9 of 11, Site Details, dated October 16, 2017, and last revised June 28, 2021.
 10. Sheet 10 of 11, Stormwater Details, dated December 3, 2019, and last revised June 28, 2021.
 11. Sheet 11 of 11, Improvement Details, dated October 16, 2017, and last revised June 28, 2021.

Draft Minutes

Gallinelli Subdivision

Site Design Consultants

Civil Engineers • Land Planners

July 21, 2021

Mr. Richard Fon, Chairman
Members of the Yorktown Planning Board
363 Underhill Avenue
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

JUL 21 2021

TOWN OF YORKTOWN

Re: Angelo Gallinelli
2777 Quinlan Street
Proposed two-lot subdivision

Dear Chairman Fon and Members of the Planning Board:

We are respectfully requesting a Second 90-Day Time Extension retroactive to June 8th.

Please place this project on the August 9th Planning Board Agenda for discussion. Thank you.

Sincerely,


Joseph C. Riina, P.E.

/cm/sdc 17-32

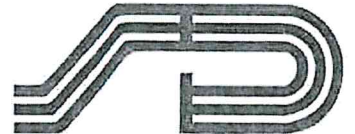
251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



Extra Space Storage Expansion



RECEIVED
PLANNING DEPARTMENT

AUG 2 2021

TOWN OF YORKTOWN

July 27, 2021

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 1059

Re: *Staples Plaza*
3333 Crompond Rd., Yorktown Heights, NY
Section 36.06, Block 2, Lot 76

Dear Robyn:

As required by the Town of Yorktown, we have sent copies of the attached "Notice to Interested Parties" as provided by your office, to the adjoining property owners for the above referenced project.

These Notices are regarding the Planning Board Public Hearing scheduled for August 9, 2021 and have been sent in accordance with the Town of Yorktown Code.

Enclosed, please find the following items regarding this submission:

- Sample of the "Notice to Interested Parties" which reflects the project information as detailed in the Town of Yorktown's Public Notice;
- List of adjoining property owners;
- Copy of the Town of Yorktown Tax Map indicating the adjoining; and
- USPS "Confirmation of Mailing" indicating confirmation of the mailing and date.

Please review our submission and let us know as soon as possible if you have any concerns.

Thank you,

A handwritten signature in black ink, appearing to read "Kim Raffaelli", written over a horizontal line.

Kim Raffaelli
Office Manager

NOTICE TO INTERESTED PARTIES

TO: _____

PLEASE TAKE NOTICE that a **Public Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, August 9, 2021 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of Studio Architecture, DPC for approval to expand the self-storage use by adding an additional 16,151 square feet at the rear of the building known as Tenant Space 2 with submitted plans titled, "Staples Plaza Tenant Space 2 - First Floor Plan," prepared by Studio Architecture, dated January 26, 2021, and last revised February 26, 2021.

It is proposed to split Tenant Space 2 into 16,151 square feet of self-storage accessed from the rear of the building and the remaining space to be accessed from the existing entrances at the front of the building. Alteration of the rear façade at this location with new canopy and dumpster enclosure. The site is located at 3333 Crompond Road, Yorktown Heights, also known as Section 36.06, Block 2, Lot 76 on the Town of Yorktown Tax Map.

The above listed site plan may be viewed on the Town's website: <http://www.yorktownny.org/planning/public-hearings>. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

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

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent, or attorney and will be heard before any final determination is made. Comments may also be sent by mail to the Planning Department at 1974 Commerce Street, Room 222, Yorktown Heights, NY 10598 or by email to planning@yorktownny.org.

Studio Architecture, DPC
Name of Applicant

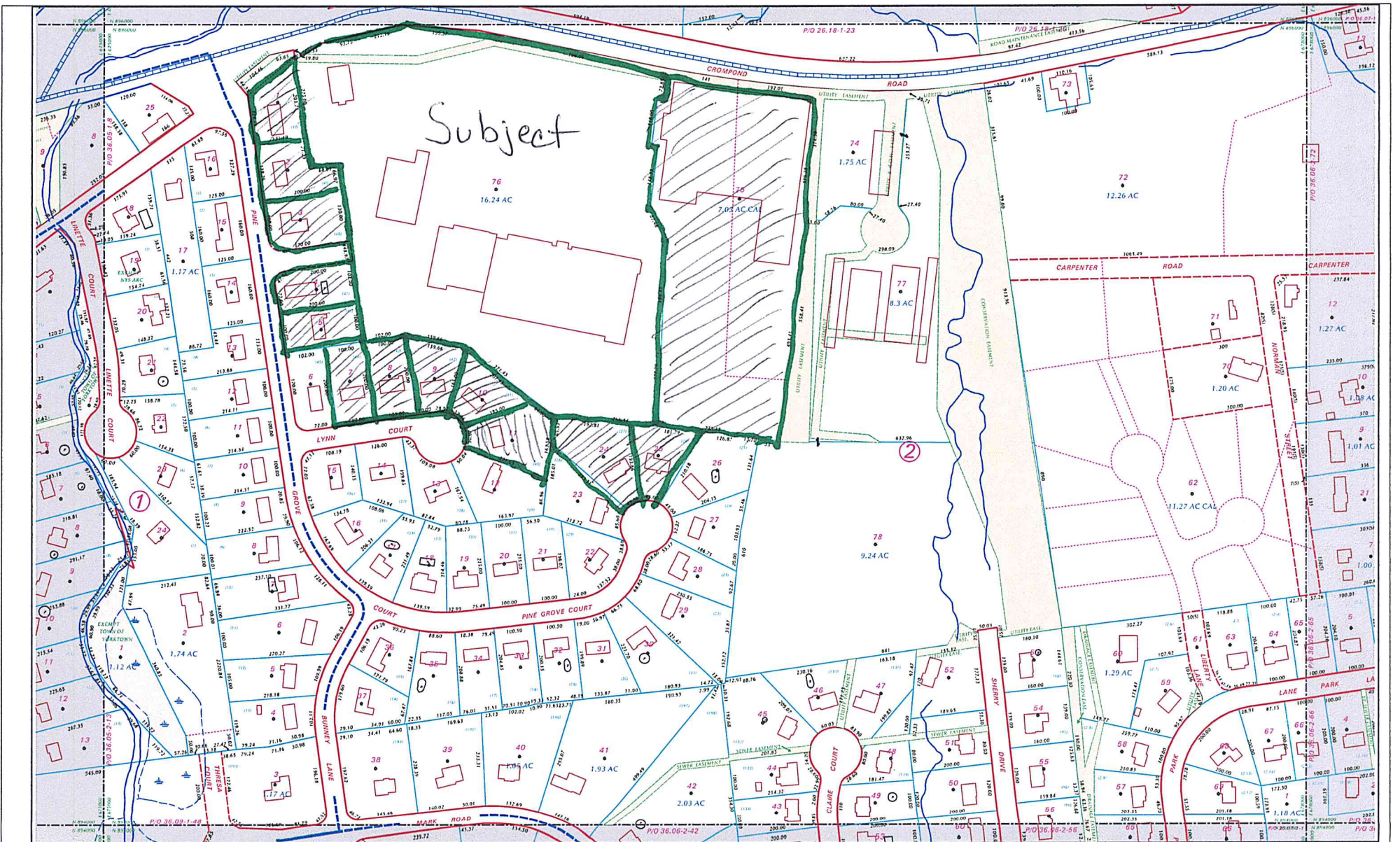
Chris Raffaelli, Principal
By (Name and Title)

July 27, 2021
Date



Adjoiner's List
3333 Crompond Rd., Yorktown Heights, NY (36.06-2-76)

PALIOURAS, DIANNE 2548 PINE GROVE CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-1	MOHINDRA, AJAY & REENA REVOCABLE TRUST 1340 LYNN CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-10
ADAMO FAMILY REVOCABLE TRUST 2536 PINE GROVE CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-2	MONACO, JOANN & ANDREA JACOBY 1336 LYNN CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-11
O'CONNELL, TIMOTHY & ANDREA 2522 PINE GROVE CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-3	DINAPOLI, RICHARD & CHARISSA 2374 PINE GROVE CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-24
KATZ, BARRY & BARRIE 2510 PINE GROVE CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-4	ALFANO, ROBERT & GEORGETTE 2370 PINE GROVE CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-25
HON SUB SONG & GRACE JEONG 2504 PINE GROVE CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-5	REALTY INCOME PENN PROP TRUST 2 BJ'S WHOLESALE CLUB, INC. 25 RESEARCH DR., RT. C2 WESTBOROUGH, MA 01581 36.06-2-75
RUBENFELD, DAVID & LISA 1356 LYNN CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-7	
MUNNELLY, THOMAS & KACI 1348 LYNN CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-8	
TEACHOUT, TERRY & JANA 1344 LYNN CT. YORKTOWN HEIGHTS, NY 10598 36.06-2-9	



Subject

FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES
PREPARED BY
JAMES W. SEWALL COMPANY
UPDATED BY TOWN OF YORKTOWN

REVISIONS	COMMENTS
VERSION 2 - September 2023	
VERSION 3 - September 2023	
VERSION 4 - November 2023	
VERSION 5 - December 2023	
VERSION 6 - December 2023	
VERSION 7 - December 2023	
VERSION 8 - January 2024	
VERSION 9 - August 2024	

COMMENTS
FIRE, PARKS, SCHOOL, SEWER & WATER DISTRICTS ON SEPARATE MAPS
FROM AERIAL PHOTOGRAPHY "P"POD, Map Forwarded to Review, Date=Change
DIMENSIONS: DIM=1000; ELEV=1000; SCALE=1000

LEGEND
SPILT PARCELS SHOWN ACCORDING TO CONTIGUOUS OWNERSHIP PARCELS
ROADS - R.O.W.
STREAM/WATER LINE
ROAD - LIMITED ACCESS
ROAD PRIVATE MAPPED POINT
MAP SECTION BOUNDARY
DISTANCE SYMBOL
DEVELOPER'S LOT NUMBER
ROADS - STATE LANES
ADJACENTS
PANEL AREA
TRIAL CENTERS
PARCEL NUMBER

26.17	26.18	26.19
36.05	36.06	36.07
36.09	36.10	36.11

TAX MAP
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK

MAP **36.06**
SCALE 1"=100'
DATE OF AERIAL PHOTOGRAPHY 8-27-24 DATE OF MAP 10/23/24
NY STATE PLAT COORDINATES ARE METERS IN FEET



Firm Mailing Book For Accountable Mail

Name and Address of Sender
 Studio Architecture DR
 297 Knollwood Rd.
 Suite 209
 White Plains, NY 10607

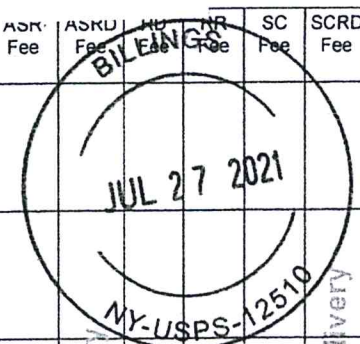
Check type of mail or service
 Adult Signature Required
 Adult Signature Restricted Delivery
 Certified Mail
 Certified Mail Restricted Delivery
 Collect on Delivery (COD)
 Insured Mail
 Priority Mail
 Priority Mail Express
 Registered Mail
 Return Receipt for Merchandise
 Signature Confirmation
 Signature Confirmation Restricted Delivery



0000

U.S. POSTAGE PAID
 BILLINGS, NY
 12510
 JUL 27, 21
 AMOUNT
\$5.72
 R2305K138288-04

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	P	Service) Fee	Charge	Declared Value if Registered	Insured Value	Due Sender if COD	ASK Fee	ASKU Fee	NO Fee	NR Fee	SC Fee	SCRD Fee	SH Fee
1.	Dianne Palioures 2548 Pine Grove Ct Yorktown Heights, NY 10598													
2.	Adams Family Revocable Trust 2536 Pine Grove Ct Yorktown Heights, NY 10598													
3.	Timothy + Andrea O'Connell 2522 Pine Grove Ct. Yorktown Heights, NY 10598													
4.	Barry + Barrie Katz 2510 Pine Grove Ct. Yorktown Heights, NY 10598							Adult Signature Required						
5.	Hon Sob Song + Grace Jeong 2504 Pine Grove Ct. Yorktown Heights, NY 10598							Adult Signature Required						
6.	David + Lisa Rubinfeld 1356 Lynn Ct Yorktown Heights, NY 10598							Adult Signature Required						
7.	Thomas + Kaci Monnelly 1348 Lynn Ct. Yorktown Heights, NY 10598							Adult Signature Required						
8.	Terry + Jans Trachant 1344 Lynn Ct. Yorktown Heights, NY 10598							Adult Signature Required						
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

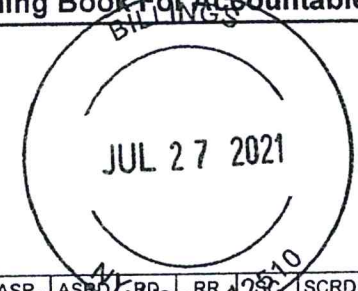




Name and Address of Sender
 Studio Architecture PC.
 257 Knollwood Rd.
 Suite 209
 White Plains, NY
 10607

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix Stamp Here
 (for additional copies of this receipt).
 Postmark with Date of Receipt.



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRO Fee	RD Fee	RR Fee	2510 Fee	SCRD Fee	SH Fee
1.	Ajay + Beena Mohindra Revocable Trust 1340 Lynn Ct Yorktown Heights, NY 10598													
2.	Joann Monaco + Andrea Jacoby 1336 Lynn Ct Yorktown Heights, NY 10598			Handling Charge - if Registered and over \$50,000 in value										
3.	Richard + Charissa Dnapdi 2374 Pine Grove Ct. Yorktown Heights, NY 10598							Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	
4.	Robert + Georgette Alfano 2370 Pine Grove Ct. Yorktown Heights, NY 10598							Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5.	Realty Income Penn Prop. Trust. 25 Research Dr. Rt C2. Westborough, MA 01581							Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
6.	BJ's Wholesale Club Inc.													
7.														
8.														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

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.

RECEIVED
PLANNING DEPARTMENT

JUL 14 2021

Section 366 Block 2 Lot 76

Project Name: Extra Space Storage

TOWN OF YORKTOWN

Address: 3333 Crompond Rd

Applicant's Name: Studio Architecture, DPC

Address: 297 Knollwood Rd. Suite 209, White Plains, NY

Phone: 914-266-8930

No. Signs Posted: 1

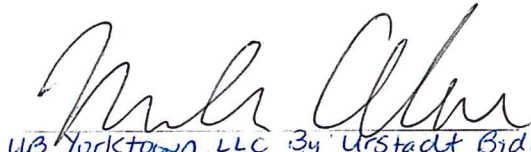
Sign #1 Location: Corner of Crompond + Plaza entrance

Sign #2 Location: _____

Sign #3 Location: _____

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature:



Land Owner's Signature:

[Signature]
UB Yorktown, LLC By Urstadt Biddle Properties Inc., its
sole member

BIG GAS
MEMBER PRICE



STAPLES
PET SUPPLIES PLUS

RETAIL SPACE AVAILABLE
UP TO 20,740 SF
LOGICAL DIVISIONS CONSIDERED

RETAIL SPACE AVAILABLE
UP TO 20,740 SF
LOGICAL DIVISIONS CONSIDERED

UBP
Jeremy Schwartz
203-863-8271

NOTICE
THIS PROPERTY IS THE
SUBJECT OF AN APPLICATION
BEFORE THE YORKTOWN
PLANNING BOARD
FOR MORE INFORMATION CONTACT THE PLANNING BOARD
BY MAIL ONLY

1. NO PARKING
2. NO STOPPING
3. NO STANDING
4. NO LOADING
5. NO UNLOADING
6. NO DELIVERIES
7. NO PICKUPS
8. NO TRUCKS
9. NO TRAILERS
10. NO BUSES
11. NO MOTORHOMES
12. NO RECREATIONAL VEHICLES
13. NO VEHICLES WITH
FLUORESCENT LIGHTS
14. NO VEHICLES WITH
FLUORESCENT LIGHTS
15. NO VEHICLES WITH
FLUORESCENT LIGHTS

1. NO PARKING
2. NO STOPPING
3. NO STANDING
4. NO LOADING
5. NO UNLOADING
6. NO DELIVERIES
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9. NO TRAILERS
10. NO BUSES
11. NO MOTORHOMES
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13. NO VEHICLES WITH
FLUORESCENT LIGHTS
14. NO VEHICLES WITH
FLUORESCENT LIGHTS
15. NO VEHICLES WITH
FLUORESCENT LIGHTS

Robyn Steinberg

From: Chris Raffaelli <chrisr@studio-arch.net>
Sent: Tuesday, June 22, 2021 8:33 AM
To: Jason Zeif
Cc: Andrew Albrecht; Robyn Steinberg; Brian McCaffrey; John Tegeder
Subject: RE: Staples - Extra Space Storage Display - ActionItem:17015.13-003:JPC6T
Attachments: img.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.

Good Morning Mr Zeif,

The display on the front of the building has been removed. We request complaint 2021-010, attached, be closed.



Regards,

Chris Raffaelli
Principal
Studio Architecture, DPC
297 Knollwood Road, Suite 209
White Plains, NY 10607
Main (914) 266-8930 x101
Cell (914) 715-5620
chrisr@studio-arch.net
www.studio-arch.net

From: Chris Raffaelli
Sent: Friday, May 28, 2021 2:07 PM
To: jtegeder@yorktownny.org
Cc: Andrew Albrecht <aalbrecht@ubproperties.com>; 'Robyn Steinberg' <rsteinberg@yorktownny.org>; jzeif@yorktownny.org; Brian McCaffrey <bmccaffrey@ubproperties.com>
Subject: Staples - Extra Space Storage Display

Hi John,

Good to speak with you yesterday.

Based on comments from the May 24, 2021 Planning Board meeting, UBP will remove the Extra Space Storage display from the front of the main building to resolve the attached complaint 2021-010 and withdraw the portion of the current application relating to the display. We will continue to pursue the modification to the special use permit for the interior expansion of Extra Space Storage and the creation of the rear façade entry.

Please let me know if this needs to be communicated in a more formal way. I will notify you when the display has been removed.

Have a great weekend!

Regards,

Chris Raffaelli
Principal
Studio Architecture, DPC
297 Knollwood Road, Suite 209
White Plains, NY 10607
Main (914) 266-8930 x101
Direct (914) 266-8931
Cell (914) 715-5620
chris@studio-arch.net
www.studio-arch.net

JUL 26 2021

TOWN OF YORKTOWN

TOWN OF YORKTOWN PLANNING BOARD

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

SPECIAL USE PERMIT APPLICATION

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

Date 07.20.2021

1. Tax Map Designation (Section, Block, Lot) 36.6, 2, 76

2. Property Address 3333 Crompond Rd. Yorktown Heights, NY. 10598

3. Zone: C-1 Total Acreage: 0.4

4. Indicate requested special use permit:

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

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

Expansion of self storage center to ground level. Alteration of rear facade at the ground level with new canopy and dumpster enclosure.

6. Applicant

Name Nicole Ahrens
Firm Studio Architecture, DPC
Address 297 Knollwood Rd. White Plains, NY. 10607
Phone (914) 266.8930
Email nicolea@studio-arch.net

7. Owner of Record

Name UB Yorktown, LLC
Firm Urstadt Biddle Properties, INC.
Address 321 Railroad Ave. Greenwich, CT. 06830
Phone (203) 863.8200
Email aalbrecht@ubproperties.com

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

Applicant



SIGNATURE

Nicole Ahrens
PRINT NAME

07.20.2021
DATE

Owner of Record

UB Yorktown, LLC By: Urstadt Biddle Properties Inc., its sole member


SIGNATURE

Andrew Albrecht, VP
PRINT NAME

7/20/2021
DATE

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

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

JUL 27 2021

TOWN OF YORKTOWN

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Extra Space Storage Expansion			
Project Location (describe, and attach a location map): 3333 Crompond Rd. Yorktown Heights, NY, 10598			
Brief Description of Proposed Action: Expansion of self storage center to ground level. Alteration of rear facade at ground level with new canopy and dumpster enclosure.			
Name of Applicant or Sponsor: Studio Architecture, DPC		Telephone: (914) 266.8930	
		E-Mail: nicolea@studio-arch.net	
Address: 297 Knollwood Rd. Suite 209			
City/PO: White Plains		State: NY	Zip Code: 10607
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Dept. and Planning Dept.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.6 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban .		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Nicole Ahrens</u> Date: <u>07.23.2021</u>		
Signature: <u><i>Nicole Ahrens</i></u> Title: <u>Technician</u>		

PRINT FORM

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

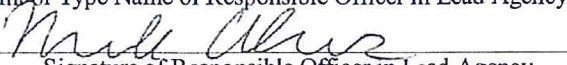
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:
Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Studio Architecture, DPC	07.23.2021
_____ Name of Lead Agency	_____ Date
Nicole Ahrens	Technician
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
 _____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM

§ 300-75. Warehouse or self-storage uses in retail shopping centers.¹ [Added 9-6-2011 by L.L. No. 10-2011]

- A. The Planning Board may approve the use of a site, within the C-1 Zone, that has been improved and operates with an allowed main use or uses permitted under the C-1 Zone, for a warehousing operation, provided such use is only conducted in space served by loading berths or docks and is accessed from portions of the building or buildings not visible from the main frontage of the site, any customer entry of any main uses, or a facade of any main use. Adequate provision shall be made for the off-street parking of all vehicles which would use the terminal, and provided that access and service drives are located so as to avoid unsafe conditions and traffic congestion. The Planning Board may also approve a self-storage warehouse operation either integrated into a building or buildings of a retail shopping center or as a stand-alone single-use development not operated with another main use with the C-1 Zone under the provisions of this § 300-75. Self-storage operations that are stand-alone single-use developments may be accessed from portions of the building or buildings visible from the main frontage of the site, provided the individual storage units are primarily accessed from the interior of the building. individual storage units may be accessed from the exterior only on facades that do not face or front on public roads, provided such elements are designed and/or buffered to the satisfaction of the Planning Board. The Planning Board may permit building coverage for stand-alone single-use self-storage buildings in the C-1 Zone up to 45% if, in the opinion of the Planning Board, the site plan provides orderly development for the site and surrounding neighborhood. Self-storage warehouse operations permitted hereunder shall comply with Subsections A, C, H, J, K, and L of § 300-79 of this article, except that no residence for the use of the owner of the facility and/or a caretaker shall be permitted. [Amended 12-18-2012 by L.L. No. 14-2012; 2-19-2013 by L.L. No. 3-2013; 11-5-2020 by L.L. No. 14-2020]
- B. The Planning Board must find that the operation of the warehouse will not cause operational or safety hazards to the users and patrons of the main uses at the site. The Board may require traffic studies and operation data from the proposed user detailing hours of operation, number of employees, number of trucks and trailers and number of trips generated by the proposed user.

1. Editor's Note: Former § 300-75, Miscellaneous signs, was repealed 5-18-1999 by L.L. No. 7-1999. See now Art. XX, Signs.

- C. No storage or transfer of hazardous materials shall be permitted. For purposes of this chapter, permitted materials to be warehoused shall be classified as low-hazard or moderate-hazard materials as defined or enumerated in the New York State Uniform Fire Prevention and Building Code.
- D. No loading, unloading or transfer operations shall be permitted on the street, at the curb or within the required front yard.
- E. All parking areas and access and service drives shall be permanently improved to prevent any nuisance because of dust.
- F. No warehouse operation, including the parking of motor vehicles, shall be permitted within 75 feet of any residence district.
- G. No warehouse operation may operate in the hours between 10:00 p.m. and 7:00 a.m., and no self-storage operation may operate in the hours between 11:00 p.m. and 7:00 a.m. The Board may prohibit overnight security lighting if it finds such lighting would adversely affect the surrounding community. All exterior lighting must comply with Yorktown Outdoor Lighting Code, Chapter 200. **[Amended 2-19-2013 by L.L. No. 3-2013]**
- H. The Planning Board shall require suitable landscaping and fencing or other measures to mitigate the effects of odor, noise, and visual impacts and may limit or prohibit outdoor storage of any materials other than motor vehicles.

§ 300-79. Self-storage centers. [Added 5-19-1987 by L.L. No. 13-1987; amended 6-16-1998 by L.L. No. 22-1998; 4-4-2006 by L.L. No. 4-2006]

The Planning Board may approve by special permit the use of a site in an M-1, M-1A or M-2 District for the establishment of a self-storage center, subject to the following conditions and requirements:

- A. Only dead-storage activities shall be permitted. Retail activities, store fronts and office activities shall be prohibited within the self-storage center, except that one office for the operation of the center and limited retail sales of products and supplies incidental to the principal use shall be permitted within the office area. The following are also prohibited: auctions, garage sales, flea markets, hobby shops, servicing and repair of motor vehicles, boats etc.; the operation of power tools, spray-painting equipment, kilns or other similar equipment. All storage, including cars, shall be inside a building; outside storage shall be prohibited. Vehicle parking shall be for customers and employees only, while they are on the site. Motor vehicles shall not be parked or otherwise stored outside within the center. Operating hours shall be limited from 7:00 a.m. to 11:00 p.m. One residence shall be permitted for the use of the owner of the facility and/or a caretaker.
- B. There shall be a minimum lot area of two acres, and the maximum floor area ratio shall be 0.6.
- C. Setback requirements shall be as follows:
 - (1) Front yard, with no parking or paved access to storage doors: 30 feet; where the site faces an interior industrial park road: 20 feet; with parking and/or paved access to storage doors: 75 feet, except the Planning Board may permit the self-storage center to be constructed with a front yard setback of not less than 40 feet if, in the opinion of the Planning Board, the self-storage center can be suitably screened by use of fences, natural planting or natural topographical features to the extent that the storage doors will not be visible from the road. Notwithstanding the above, the setback requirements for a site in the M-1 Zone shall be the same as required by the district.
 - (2) Side and rear yards as required by the respective zones.
- D. Where the lot is adjacent to a residential area, screening shall be provided as in the M-1A Zone.

- E. Maximum coverage, height and number of stories shall be as permitted by the respective zones.
- F. Any lighting shall be shielded to direct light onto the established uses and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft. However, access and lighting shall not be permitted on a side facing a residential area, unless a sufficiently high landscaped berm can be provided to completely shield the building and lighting from residences.
- G. No loading docks or permanent materials-handling equipment shall be permitted. Storage of gasoline and similar petroleum products, radioactive materials, explosives and flammable or hazardous chemicals shall be prohibited, and the operator of the self-storage center shall include a provision to this effect in any lease used to rent the storage units.
- H. Off-street parking shall be provided, and there shall be one parking space per 10,000 square feet of storage area. In addition, the owner shall submit a plan which establishes that in the event of a change of use of the site from self-storage to a permitted use, provision can be made for parking at a ratio of one space for every 1,000 square feet of building which parking shall be shown on both the areas the owner intends to pave as well as on areas not paved.
- I. Construction material shall be suitable for withstanding considerable impacts, and satisfactory provisions for continuous maintenance of the site and buildings shall be submitted to the Planning Board for approval.
- J. Notwithstanding any provision of this chapter to the contrary, a parking/site plan conforming in all respects to the appropriate land development regulations of Town of Yorktown shall be submitted to the Planning Board for approval.
- K. A sign shall be required indicating the name and telephone number of the manager of the self-storage center.
- L. The Planning Board may impose such other conditions as it shall deem necessary to provide for the orderly development of the site.
- M. No action shall be taken on a proposal for a self-storage facility unless and until the project has been reviewed by the ABACA, and its recommendation submitted to the Planning Board.

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
AN AMENDED SPECIAL USE PERMIT FOR SELF-STORAGE
WITHIN A RETAIL SHOPPING CENTER
FOR THE STAPLES PLAZA SHOPPING CENTER**

RESOLUTION NUMBER: #21-00

DATE:

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

WHEREAS in accordance with the Planning Board's Land Development Regulations adopted February 13, 1969 and as last revised July 1, 1999, a formal application for the approval of a special use permit for the shopping center located at 3333 Crompond Road and designated as Section 36.06 Block 2 Lot 76 (“the Property”) on the Town of Yorktown Tax Map, was submitted to the Planning Board by Studio Architecture, DPC (hereinafter referred to as “the Applicant”) and the applicant has represented to this board that they are authorized by the lawful owners of the land to apply for this permit; and

WHEREAS special permit application fee of \$625.00 has been received by this board; and

WHEREAS the Resolution #13-08 dated May 20, 2013 granted an amended site plan, special use permit, and stormwater pollution prevention plan permit for the existing self-storage use in the Staples Plaza Shopping Center; and

WHEREAS pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared lead agency on _____.
3. A negative declaration has been adopted on _____ on the basis of a Short EAF dated July 23, 2021.

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

1. A drawing, Sheet A110, titled “Staples Plaza Tenant Space 2 - First Floor Plan,” prepared by Studio Architecture, dated January 26, 2021, and last revised April 9, 2021; and
2. A drawing, Sheet A300, titled “Staples Plaza Tenant Space 2 - Exterior Elevation,” prepared by Studio Architecture, dated January 26, 2021, and last revised March 2021; and

3. A drawing, Sheet EX110, titled Staples Plaza Tenant Space 2 - Existing Floor Plan,” prepared by Studio Architecture, dated January 26, 2021; and
4. A drawing, Sheet EX300, titled Staples Plaza Tenant Space 2 - Existing Exterior Elevation,” prepared by Studio Architecture, dated January 26, 2021, and last revised March 2021; and

WHEREAS storage in retail shopping centers is a main use permitted by special permit in the C-1 Commercial Shopping Center District pursuant to Town Code Section §300-21C(8)(b)[8]; and

WHEREAS all storage is proposed to be inside the existing shopping center building and there is no outside storage of any materials or vehicles proposed on the site; and

WHEREAS the entrance to the self-storage center is proposed at the rear of the existing shopping center, separate from the loading areas of the main shopping center uses;

WHEREAS separate parking for self-storage customers is provided at the rear entrance and loading area of the self-storage center where all loading and unloading operations are proposed; and

WHEREAS all parking areas and service drives are proposed to remain permanently improved; and

WHEREAS pursuant to Section §300-182A(3)(a) of the Town of Yorktown Town Code, requires four (4) parking space for 1,000 square feet of gross floor area thereby requiring a total of 882 parking spaces; and

WHEREAS the proposed amended site plan shows 1,014 total parking spaces, consisting of 944 constructed/striped spaces and 84 conservation spaces, and 16 loading spaces; and

WHEREAS the storage of hazardous materials is not proposed; 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

ABACA

Report Date

06/10/21

WHEREAS the requirements of this Board's Land Development Regulations have been met

except as note below; and

WHEREAS a Public Hearing was held in accordance with Town Code Section §300-30 of the Yorktown Town Code on the amended special use permit at the Town Hall in Yorktown Heights, New York on commencing and closing on August 9, 2021; and

RESOLVED in accordance with Section §300-75(A), the Board finds that the subject Property has been improved and operates with an allowed main use under the C-1 zone; and

RESOLVED in accordance with Section §300-75(B), the Board finds that the operation of the self-storage warehouse operation will not cause operational or safety hazards to the users and patrons of the main uses at the site because the self-storage center entrance will be in the rear of the shopping center building customers will circulate to and from the rear of the building; and

RESOLVED in accordance with Section §300-75(C), the Board finds that only storage of materials classified as low hazard are permitted; and

RESOLVED in accordance with Section §300-75(D), the Board finds that no loading, unloading or transfer operations are permitted on the street, at the curb or within the required front yard; and

RESOLVED in accordance with Section §300-75(E), the Board finds that all parking area; and access and service drives are permanently improved to prevent any nuisance because of dust; and

RESOLVED pursuant to Town Code Section §300-75(G), hours of operation of the self-storage center are limited to 7:00 am to 11:00 pm; and

RESOLVED in accordance with Section §300-75(H), the Board determined landscaping and screening was necessary to screen the shopping center from the surrounding residential uses on the western and southern property lines therefore a new landscaping plan as approved herein is required to be installed and maintained pursuant to the conditions listed herein; and

RESOLVED pursuant to Town Code Section §300-79(A), outside storage of any materials or vehicles on the site is prohibited and vehicle parking shall be for customers and employees only, while they are on the site; and

RESOLVED pursuant to Town Code Chapter 216, no unreasonable, unnecessary, or excessive noise which disturbs the peace and quietude shall occur between the hours of 11:00 pm and 7:00 am; and

RESOLVED the Planning Board has determined the proposed Lighting Plan listed herein complies with Town Code Chapter 200 Lighting and proposed Security Lighting Plan indicates light fixtures that will remain lit after 11:00 pm to provide security lighting; and

BE IT NOW RESOLVED that the application of Studio Architecture, DPC for the approval of a amended special permit for self-storage in an existing shopping center, titled "Overall Site Plan Staples Plaza," prepared by John Meyer Consulting, PC, dated January 25, 2013, and last revised May 17, 2013, 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:

3. All requirements and conditions of Resolution #13-08 dated May 20, 2013 remain in full force and effect.

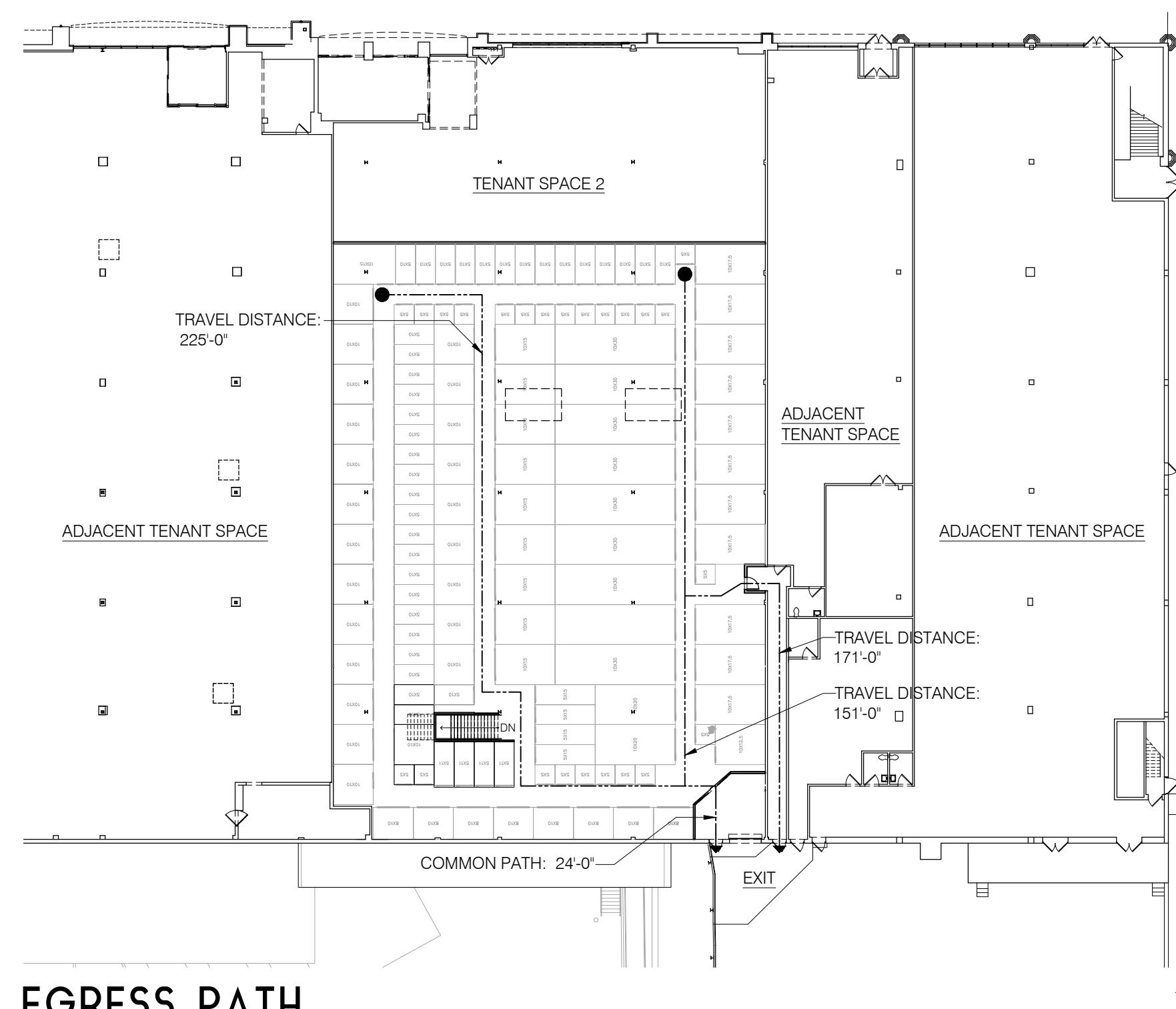
BE IT FURTHER RESOLVED that unless a building permit has been issued within one year of the date of this resolution, **August 9, 2022**, this approval will be null and void.



STAPLES PLAZA - SPACE 2 - INTERIOR ALTERATION

KEY PLAN

SCALE: NTS



EGRESS PATH

SCALE: NTS

CODE DATA			
CATEGORY	REQUIREMENT	REFERENCE	REMARKS
CONSTRUCTION TYPE	TYPE 2B	TABLE 601	
USE GROUP	S1/S2	SECTION 311	NO CHANGE
OCCUPANCY SEPARATION	NO REQUIREMENT	TABLE 508.4	
OCCUPANT LOAD	STORAGE	TABLE 1004.1.2	SEE CALCULATIONS
CLASSIFICATION OF WORK	ALTERATION - LEVEL 2	EBCNYS SECTION 603	COMPLY WITH CHAPTERS 7&8
FIRE SPRINKLER SYSTEM	EXISTING	SECTION 903.2.1.2	
EXIT WIDTH	0.20' OCCUPANT	SECTION 1005.3.2	
NUMBER OF EXITS	2 REQUIRED	SECTION 1006	
	2 PROVIDED		
TRAVEL DISTANCE TO EXIT	250 FEET MAXIMUM	TABLE 1017.2	SPRINKLED
DISTANCE BETWEEN TWO EXITS	N/A	SECTION 1007.1.1	SPRINKLED
COMMON PATH OF EGRESS TRAVEL DISTANCE	75 FEET MAXIMUM	SECTION 1006.2.1	
VERTICAL EXIT RATING	N/A		

NEW YORK STATE APPLICABLE CODES AND STANDARDS:	
BUILDING	2020 BUILDING CODE OF NEW YORK STATE 2020 EXISTING BUILDING CODE OF NEW YORK STATE
PLUMBING	2020 PLUMBING CODE OF NEW YORK STATE
MECHANICAL	2020 MECHANICAL CODE OF NEW YORK STATE
FUEL GAS	2020 FUEL GAS CODE OF NEW YORK STATE
ELECTRICAL	2014 NATIONAL ELECTRICAL CODE (NFPA 70)
ACCESSIBILITY	2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
FIRE PROTECTION	2020 FIRE CODE OF NEW YORK STATE
ENERGY	2020 ENERGY CONSERVATION CODE OF NEW YORK STATE ASHRAE 90.1-2016

BUILDING CODE AND ZONING DATA

- MODERATE-HAZARD STORAGE, GROUP S-1
- AEROSOLS, LEVELS 2 AND 3 (LESS THAN 13,000 BTU/LB (30KJ/G))BAGS: CLOTH, BURLAP AND PAPER
 - BAMBOOS AND RATTAN
 - BASKETS
 - BELTING: CANVAS AND LEATHER
 - BOOKS AND PAPER IN ROLLS OR PACKS
 - BOOTS AND SHOES
 - BUTTONS, INCLUDING CLOTH COVERED, PEARL OR BONE
 - CARDBOARD AND CARDBOARD BOXES
 - CLOTHING, WOOLEN WEARING APPAREL
 - CORDBAGE
 - FURNITURE
 - FURS
 - GLUES, MUCILAGE, PASTES AND SIZE
 - GRAINS
 - HORNS AND COMBS, OTHER THAN CELLULOID
 - LEATHER
 - LINOLEUM
 - LUMBER
 - PHOTO ENGRAVINGS
 - RESILIENT FLOORING
 - SILKS
 - SOAPS
 - SUGAR
 - TIRES, BULK STORAGE OF
 - UPHOLSTERY AND MATTRESSES
 - WAX CANDLES
- LOW-HAZARD STORAGE, GROUP S-2.
- BEVERAGES UP TO AND INCLUDING 12-PERCENT ALCOHOL IN METAL, GLASS OR CERAMIC
 - CONTAINERS
 - CEMENT IN BAGS
 - CHALK AND CRAYONS
 - DRY CELL BATTERIES
 - ELECTRICAL COILS
 - ELECTRICAL MOTORS
 - EMPTY CANS
 - FOOD PRODUCTS
 - FOODS IN NONCOMBUSTIBLE CONTAINERS
 - GLASS
 - GLASS BOTTLES, EMPTY OR FILLED WITH NONCOMBUSTIBLE LIQUIDS
 - GYPSUM BOARD
 - INERT PIGMENTS
 - IVORY
 - METAL CABINETS
 - METAL DESKS WITH PLASTIC TOPS AND TRIM
 - METAL PARTS
 - METALS
 - MIRRORS
 - PORCELAIN AND POTTERY
 - STOVES
 - TALC AND SOAPSTONE
 - WASHERS AND DRYERS

LIST OF MATERIALS TO BE STORED

OCCUPANCY CALCULATIONS			
EXISTING STORAGE	84,176 GROSS S.F.	1 : 300	281 OCCUPANTS
PROPOSED STORAGE	16,141 GROSS S.F.	1 : 300	54 OCCUPANTS
TOTAL:	100,317 GROSS S.F.	1 : 300	335 TOTAL OCCUPANTS

EGRESS WIDTH CALCULATIONS			
STORAGE	335 OCCUPANTS	353 x 0.20' =	71 INCHES REQUIRED (90 INCHES PROVIDED)

- METAL PAN STAIR.
- GUARDRAIL AND HANDRAIL.

REQUIRED SUBMITTALS

	OWNER		GC		REMARKS
	PROVIDE	INSTALL	PROVIDE	INSTALL	
GENERAL BUILDING PERMITS	●				
SUB PERMITS			●		
STORAGE UNITS	●	●			

*UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORK TO BE PROVIDED AND INSTALLED BY G.C.

DIVISION OF WORK

		2021-01-26	2021-04-06	2021-04-09														
G000	GENERAL INFORMATION	●	●	●														
G001	ABBREVIATIONS, SYMBOLS, NOTES, & ACCESSIBILITY	●	●	●														
EX100	EXISTING BASEMENT PLAN		⊗	●														
EX110	EXISTING FLOOR PLAN		●	●														
EX200	EXISTING BASEMENT CEILING PLAN		⊗	●														
EX210	EXISTING CEILING PLAN		●	●														
D100	DEMOLITION BASEMENT PLAN		⊗	●														
D110	DEMOLITION FLOOR PLAN		●	●														
D200	DEMOLITION BASEMENT CEILING PLAN		⊗	●														
D210	DEMOLITION CEILING PLAN		●	●														
A100	BASEMENT PLAN			●														
A110	FIRST FLOOR PLAN			●														
A200	BASEMENT CEILING PLAN			●														
A210	CEILING PLAN			●														
A400	SECTIONS DETAILS			●														
A500	WALLS & PARTITIONS TYPES			●														
A600	ENLARGED PLAN DETAILS			●														
A800	SCHEDULES			●														
S-1	PARTIAL FIRST FLOOR FRAMING PLAN		⊗	●														
S-2	DETAILS AND NOTES		⊗	●														

<input checked="" type="checkbox"/> INCLUDED IN DRAWING RELEASE	<input type="checkbox"/> NOT INCLUDED IN OR REMOVED FROM DRAWING SET	<input type="checkbox"/> NOT INCLUDED IN DRAWING RELEASE
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SHEET INDEX

- ALTERATIONS TO SPACE 2 WHICH INCLUDE A NEW STAIR CASE TO CONNECT UPPER LEVEL AND LOWER LEVEL, NEW VESTIBULE AT SOUTH ENTRANCE, NEW EGRESS ACCESS TO A EXISTING EGRESS COMMON CORRIDOR AND NEW DEMISING WALL.
- SPRINKLER AND FIRE ALARM MODIFICATION WILL BE UNDER SEPARATE APPLICATION.

PROJECT NARRATIVE

GROSSFIELD MACRI CONSULTING ENGINEERS, PC
34 SHADELOW HILL RD.
RIDGEFIELD, CT, 06877

MICHAEL MACRI

(914) 747-4145

MICHAEL@GMCCEPC.COM

STRUCTURAL ENGINEER

TO BE DETERMINATE

GENERAL CONTRACTOR

YORKTOWN BUILDING DEPARTMENT
363 UNDERHILL AVE.
YORKTOWN HEIGHTS, NY, 10598

JOHN LANDI

(914) 962-5722

building@yorktownny.org

BUILDING DEPARTMENT

URSTADT BIDDLE PROPERTIES, INC.
321 RAILROAD AVE.,
GREENWICH, CT 06830

BRIAN MCCAFFREY

(203) 863-8234

bmaccaffrey@ubproperties.com

PROPERTY MANAGER

URSTADT BIDDLE PROPERTIES, INC.
321 RAILROAD AVE.,
GREENWICH, CT 06830

ANDREW ALBRECHT

(203) 561-2477

aalbrecht@ubproperties.com

PROPERTY OWNER

STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD ROAD, SUITE 209
WHITE PLAINS, NY 10607

CHRIS RAFFAELLI

(914) 266-8930

chrisr@studio-arch.net

ARCHITECT



STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
INFO@STUDIO-ARCH.NET
914.244.8930



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ISSUE

2021-01-26 ISSUE FOR INTERIOR DEMOLITION PERMIT

2021-04-06 ISSUE FOR REVIEW

2021-04-09 ISSUE FOR PERMIT

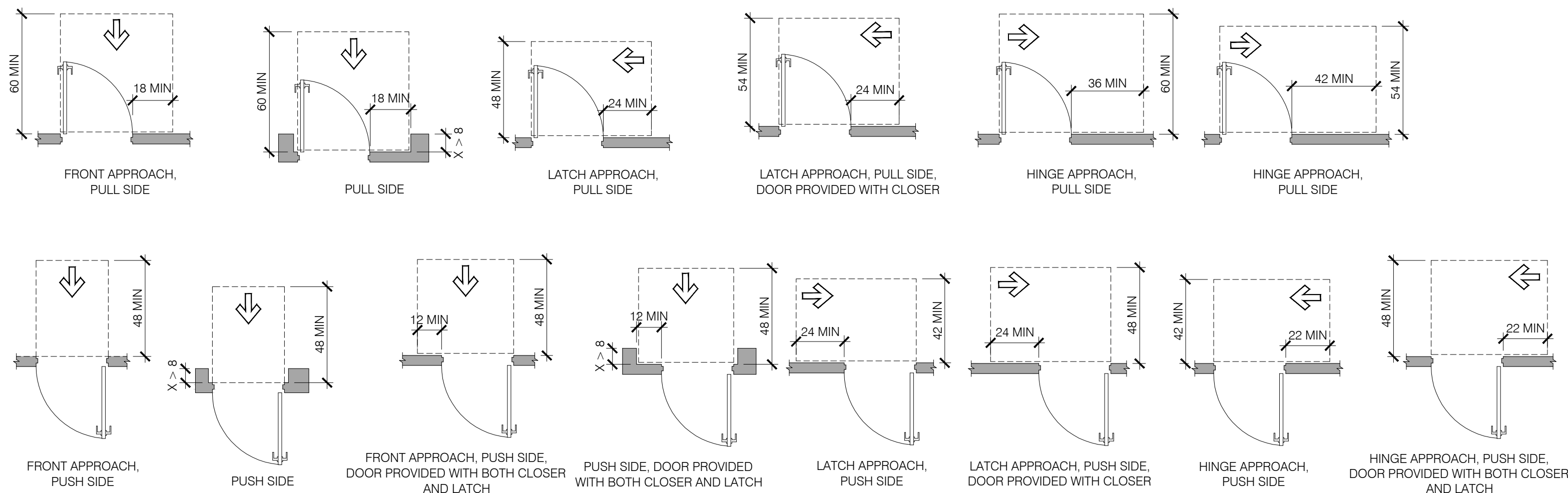
STAPLES PLAZA
TENANT SPACE 2
3333 CROMPOUD RD.,
YORKTOWN HEIGHTS, NY 10598

DATE: 01/26/2021
JOB NUMBER: 17015.13
SCALE: AS NOTED
DRAWN BY: OL

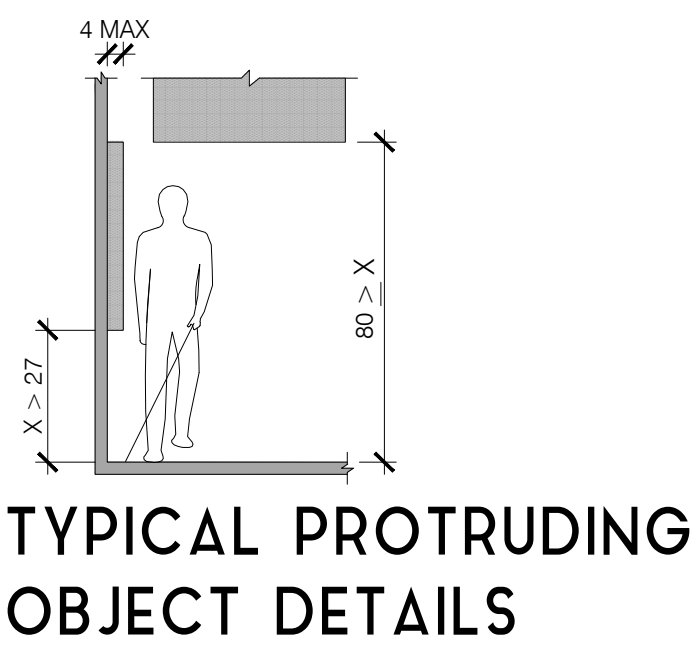
GENERAL INFORMATION

LAYOUT 3.9

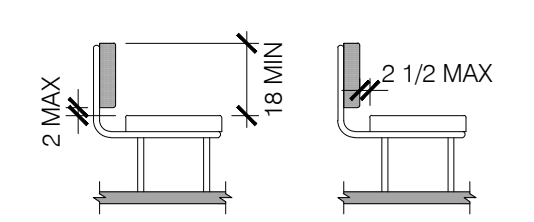
G000
CONSTRUCTION DRAWINGS



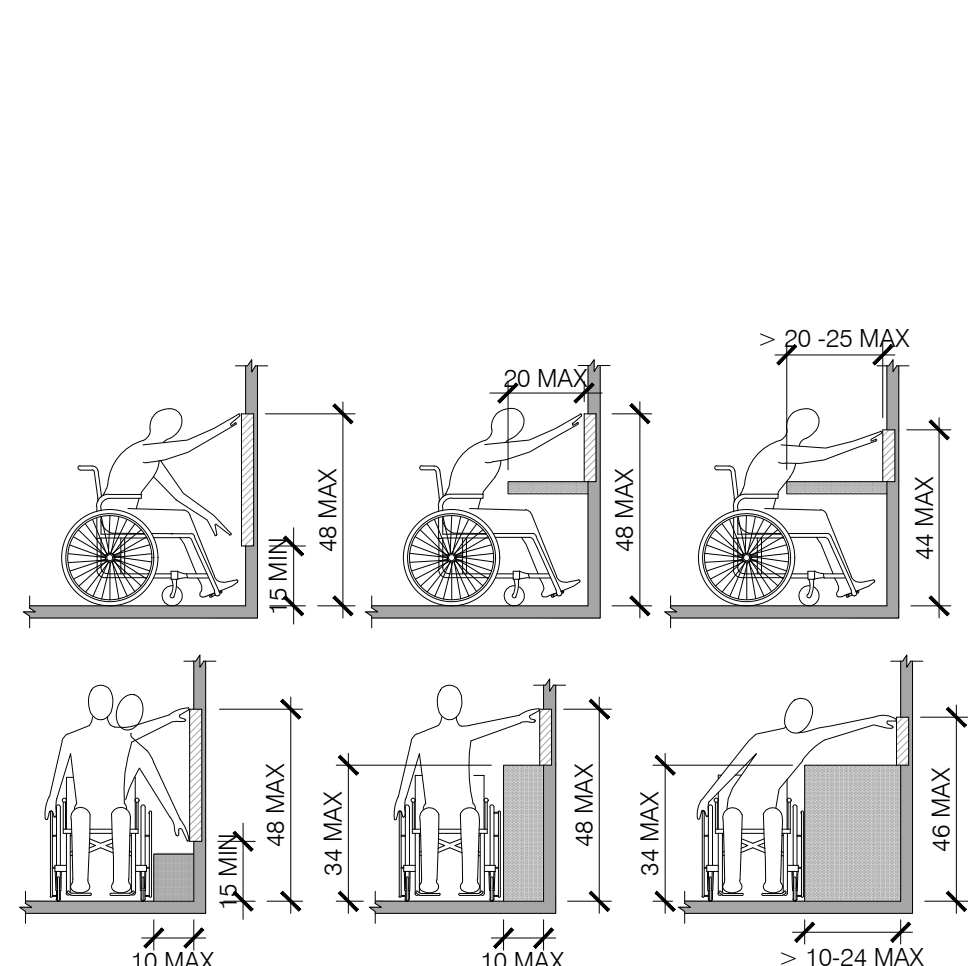
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES



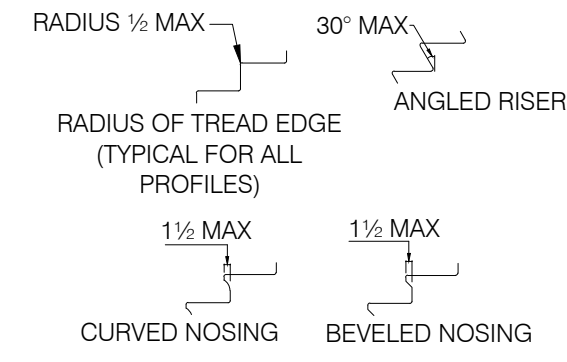
TYPICAL PROTRUDING OBJECT DETAILS



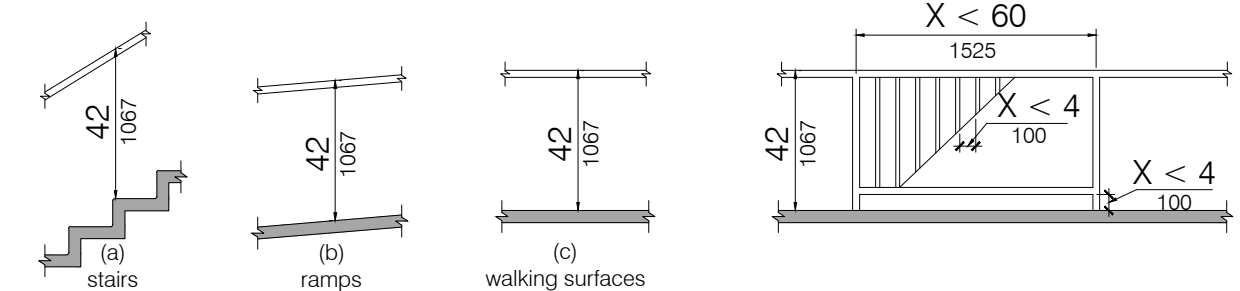
TYPICAL BUILT-IN DETAILS



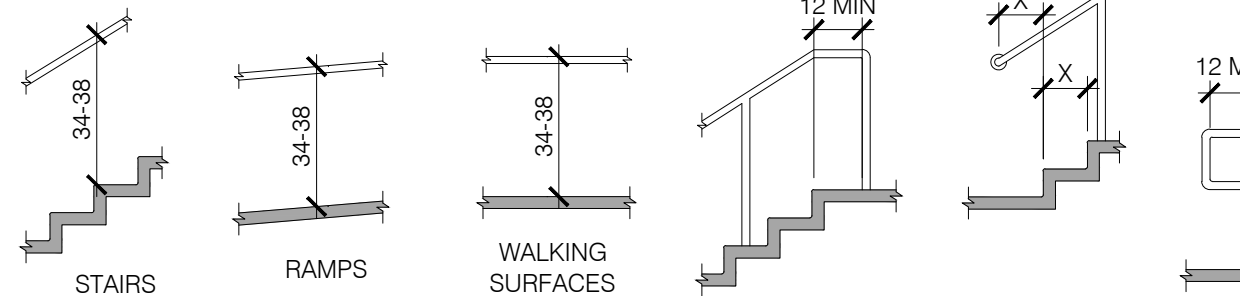
TYPICAL REACH DETAILS



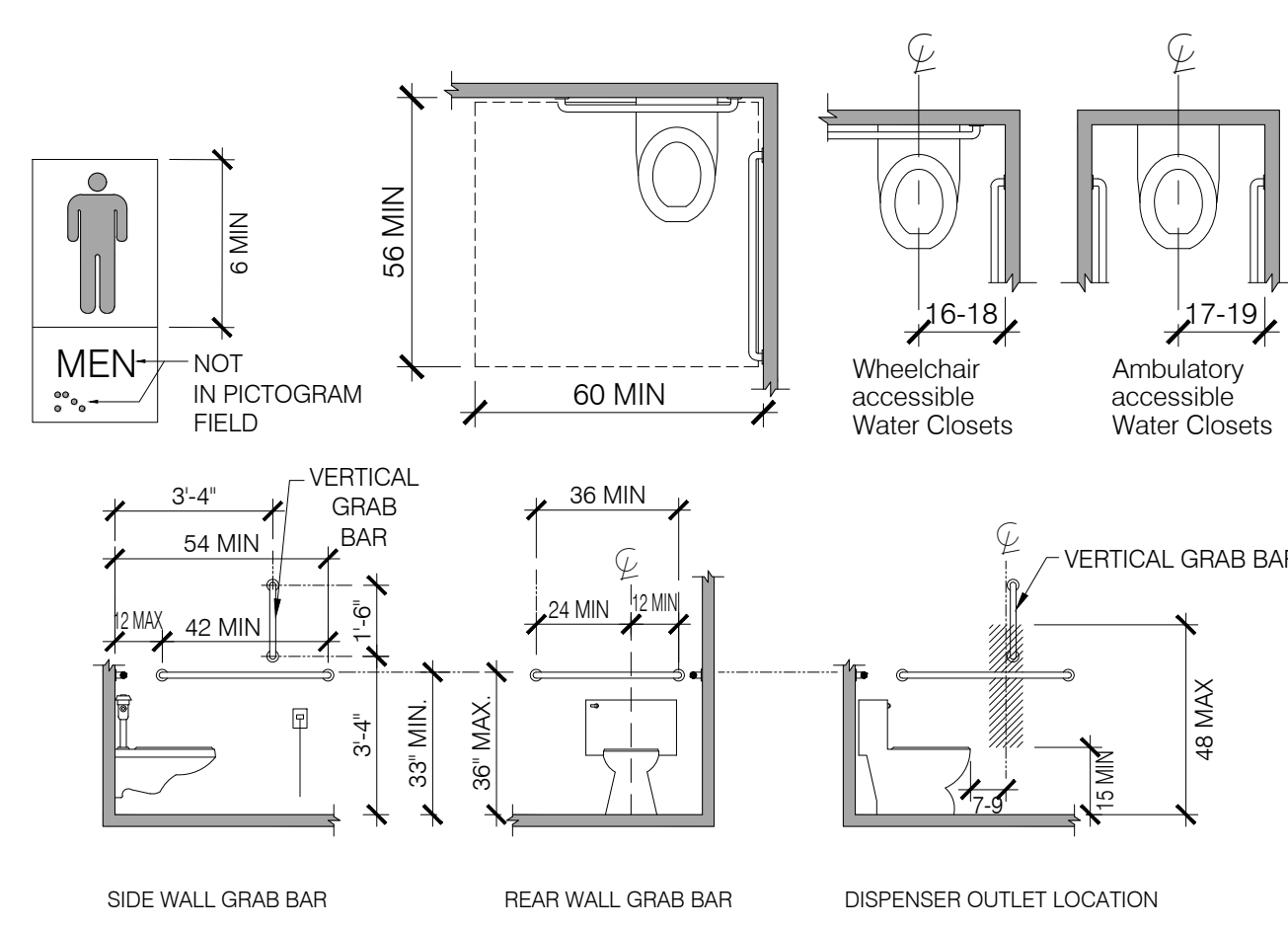
TYPICAL STEP NOSE DETAILS



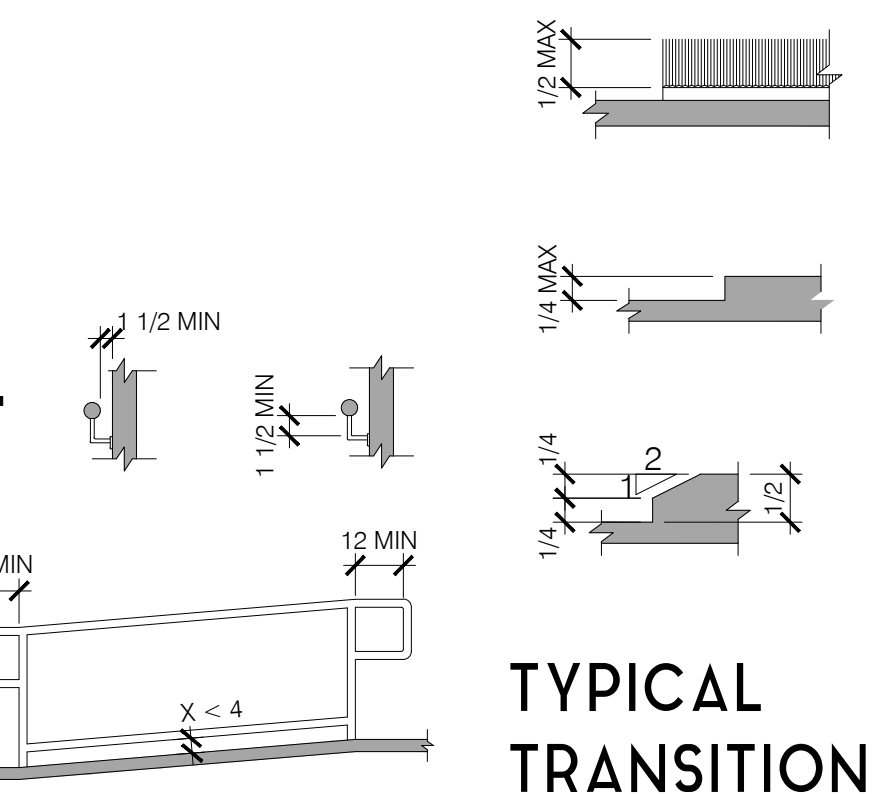
TYPICAL GUARDRAIL DETAILS



TYPICAL HANDRAIL DETAILS



TYPICAL TOILET ROOM DETAILS



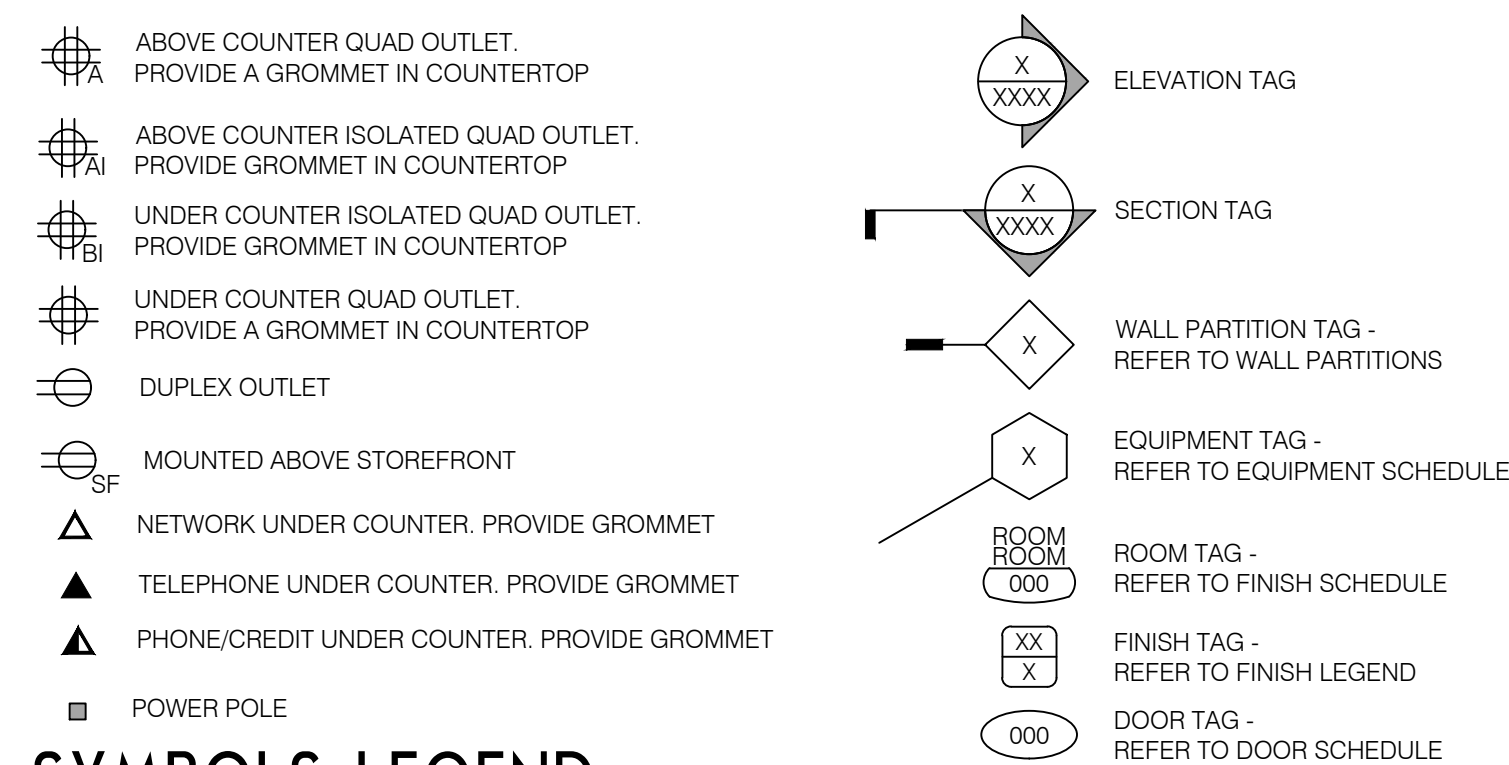
TYPICAL TRANSITION DETAILS

- SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE STANDARDS FOR ACCESSIBLE DESIGN AND APPLICABLE LOCAL LAWS REGULATIONS, LATEST EDITIONS.
- IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THESE NOTES AND DETAILS TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE POINT IN TIME WHEN THEY ARE BIDDING THE PROJECT. IN ADDITION, THESE NOTES AND DETAILS, AS WELL AS IN OUR DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS. IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY THE ARCHITECT OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).
- THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS OR SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
- WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
- ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMP OR CURB RAMP.
- TRANSITIONS BETWEEN RAMP, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL).
- FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-TWO (32) INCHES FOR A ROUTE SEGMENT LENGTH LESS THAN TWENTY-FOUR (24) INCHES. CONSECUTIVE SEGMENTS OF THIRTY-TWO INCHES IN WIDTH MUST BE SEPARATED BY A ROUTE SEGMENT FORTY-EIGHT (48) INCHES MINIMUM IN LENGTH AND THIRTY-SIX (36) INCHES MINIMUM IN WIDTH.
- THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-SIX (36) INCHES FOR A ROUTE SEGMENT LENGTH GREATER THAN TWENTY-FOUR (24) INCHES.
- WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH, CLEAR WIDTH SHALL BE FORTY-TWO (42) INCHES MINIMUM APPROACHING THE TURN, FORTY-EIGHT (48) INCHES MINIMUM DURING THE TURN, AND FORTY-TWO (42) INCHES MINIMUM LEAVING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE THIRTY-SIX (36) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM.
- AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SIXTY (60) INCH MINIMUM BY SIXTY (60) INCH MINIMUM SPACE; OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.
- DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 2010 ADA AND LOCAL REQUIREMENTS.
- DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
- WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE IN THE EVENT THAT A DRAINAGE INLET MUST BE LOCATED ON AN ACCESSIBLE ROUTE, THE GRATE SHALL COMPLY WITH ADA REQUIREMENTS.

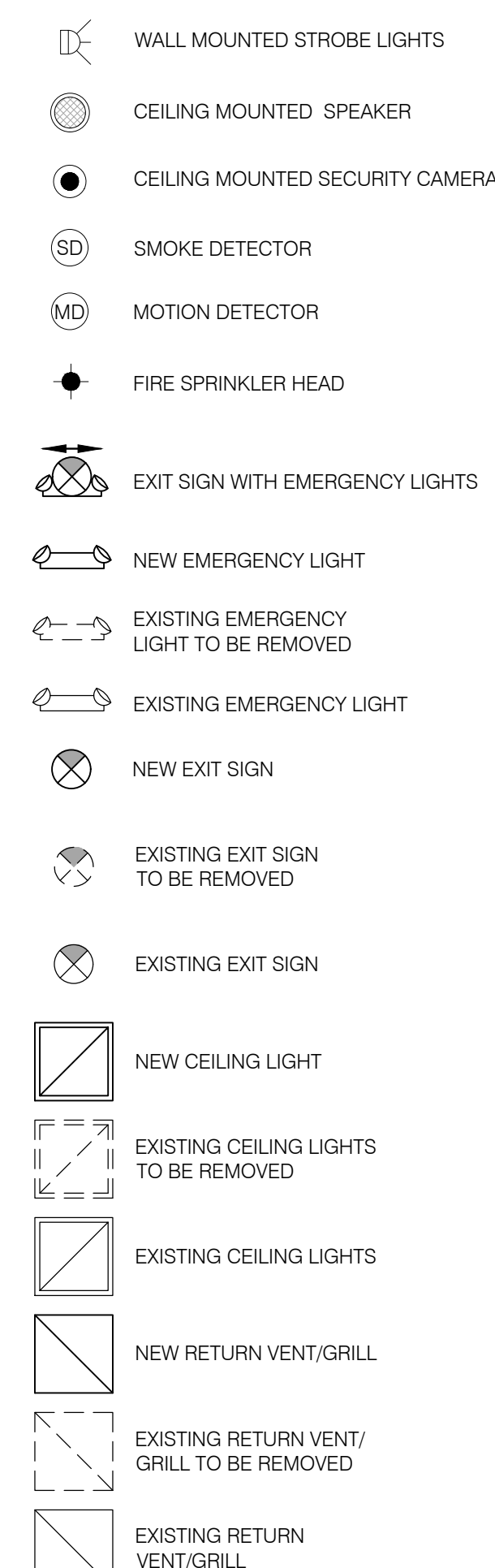
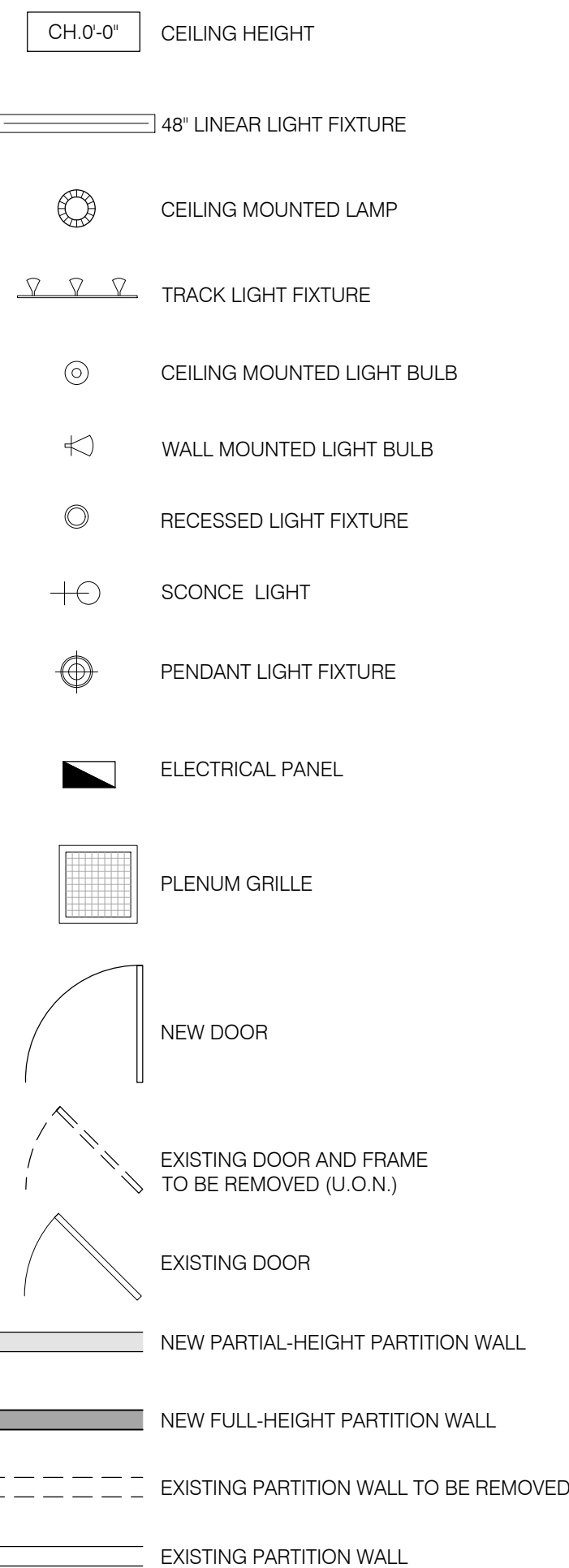
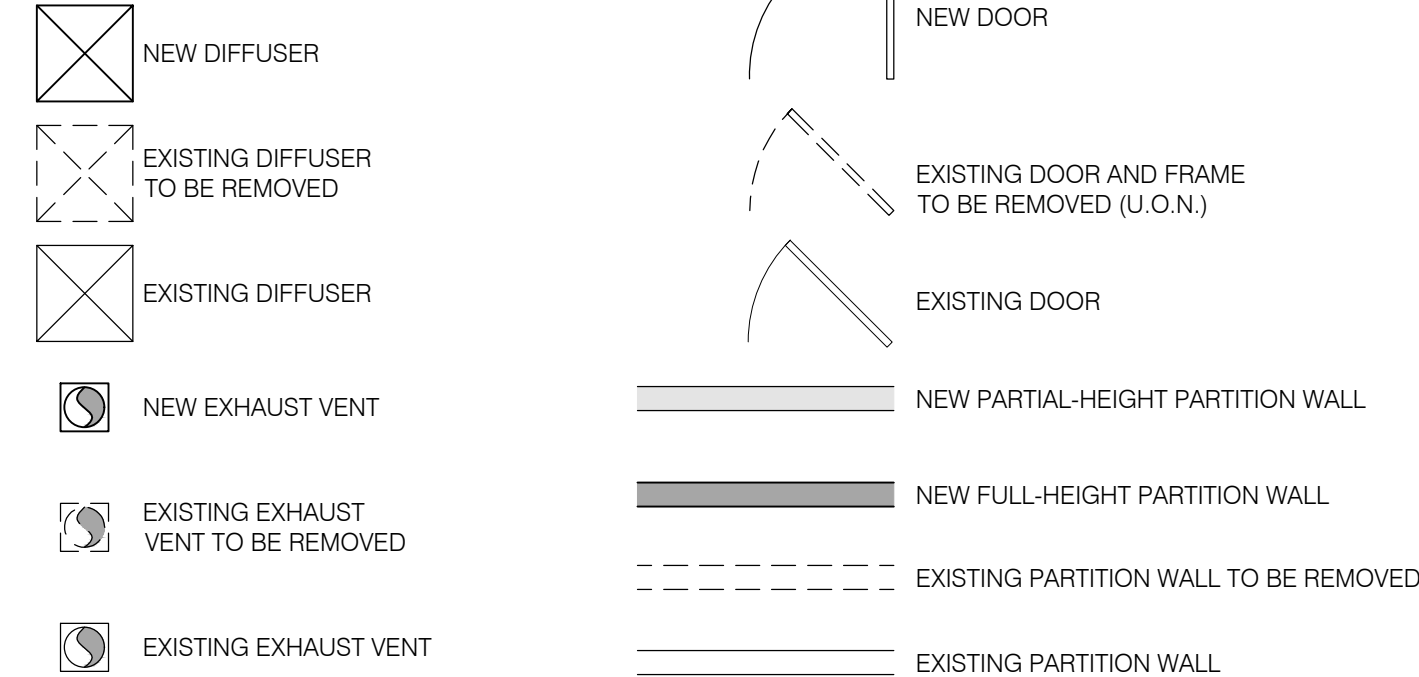
ACCESSIBILITY NOTES

- INTENT OF DOCUMENTS IS TO SHOW NEW CONSTRUCTION ONLY. PROVIDE ALL REQUIRED DEMOLITION AND REMOVE ONLY THOSE EXISTING ITEMS AS REQUIRED TO ACCOMPLISH THE NEW CONSTRUCTION AS SHOWN. RETAIN OR RELOCATE THOSE ITEMS NOT SHOWN REMOVED OR WHERE CALLED FOR TO BE RELOCATED. THIS INCLUDES MECHANICAL AND ELECTRICAL ITEMS WHICH SHALL BE RELOCATED AS REQUIRED. REMOVE AND CAP THOSE LINES WHICH ARE NOT REQUIRED.
- EXISTING DRAWINGS SHALL NOT BE DEEMED TO SHOW ALL EXISTING CONDITIONS AND SHALL NOT SUBSTITUTE FOR FIELD VISITS. THEY ARE ONLY TO AID IN THE UNDERSTANDING OF THE NEW WORK.
- VERIFY ALL FIELD CONDITIONS PRIOR TO THE EXECUTION OF THE WORK AND NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES, OR UNSATISFACTORY EXISTING CONDITIONS.
- PROVIDE ALL REQUIRED TEMPORARY BRACING, SHORING, FORMS, ETC. PROVIDE ALL REQUIRED TEMPORARY ENCLOSURES TO PROTECT THE NEW AND EXISTING CONSTRUCTION MATERIALS AND EQUIPMENT FROM THE WEATHER AND TO PROTECT THE UNALTERED AREA FROM THE DUST AND DIRT OF CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES OCCURRING FROM THE NEW WORK DUE TO EXPOSURE TO THE WEATHER OR HIS MANNERS OR METHODS OF CONSTRUCTION. CONTRACTOR IS TO VERIFY AND NOTIFY ARCHITECT PRIOR TO REMOVAL OF ANY LOAD BEARING WALLS.
- PROVIDE ALL REQUIRED CUTTING, FITTING, AND PATCHING FOR THE MECHANICAL AND ELECTRICAL TRADES.
- PROVIDE ALL MISCELLANEOUS ROUGH AND FINISH CARPENTRY, HEADERS, LINTELS, BLOCKING, FURRING, TRIMMING, ETC. AS MIGHT BE REQUIRED.
- REFER TO PLANS FOR INTERIOR FRAMING SPECS
- DOUBLE FRAMING AROUND OPENINGS, DOORS, WINDOWS, HEADERS AND TRIMMERS.
- ALL NEW WORK SHALL BE TRUE, SQUARE AND LEVEL. PROVIDE JACKING, LEVELING, SHIMMING, ETC. AS MIGHT BE REQUIRED.
- ALL DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. OBTAIN VERIFICATION FROM THE ARCHITECT FOR ANY DIMENSIONS NOT SHOWN.
- PATCH ALL DISTURBED EXISTING FLOOR, WALL AND CEILING SURFACES TO MATCH EXISTING, IN TERMS OF MATERIALS, ALIGNMENT, TEXTURES AND FINISHES, UNLESS OTHER FINISHES ARE SPECIFIED.
- PROVIDE ALL REQUIRED PLUMBING, VENT AND ELECTRICAL CONNECTIONS FOR ALL APPLIANCES.
- FURNISH AND INSTALL ALL MISCELLANEOUS METAL ITEMS OF ROUGH HARDWARE SUCH AS BOLTS, STRAPS, ANCHORS, JOIST HANGERS, ETC., AS CALLED FOR OR REQUIRED. ALL HARDWARE EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- ALL WORK SHALL CONFORM TO NATIONAL, STATE AND LOCAL BUILDING CODES.

GENERAL NOTES



SYMBOLS LEGEND



FIRE EXTINGUISHER LEGEND

ACT	ACOUSTIC CEILING TILE	ELEV	ELEVATOR OR ELEVATION	LAM	LAMINATE	S	SOUTH
AD	AREA DRAIN	EPDM	ETHYLENE PROPYLENE	LAV	LAVATORY	SC	SOLID CORE
ADJ	ADJUSTABLE	EQ	EQUAL	LH	LEFT HAND	SCH	SCHEDULE
AF	ABOVE FINISHED FLOOR	EO	EXISTING	LO	LOW	SF	SQUARE FOOT
ALT	ALTERNATE	EXIST	EXISTING	LT	LIGHT	SIM	SIMILAR
ALUM	ALUMINUM	EXP JT	EXPANSION JOINT	LTG	LIGHTING	SPEC	SPECIFIED OR SPECIFICATION
ANOD	ANODIZED	EXT	EXTERIOR	LP	LOW POINT	SPK	SPEAKER
AP	ACCESS PANEL	FA	FIRE ALARM	MAX	MAXIMUM	SPRK	SPRINKLER
APPROX	APPROXIMATE	FD	FLOOR DRAIN OR FLOOR	MC	MASONRY OPENING	SS	STAINLESS STEEL
ARCH	ARCHITECTURAL	FE	FIRE EXTINGUISHER	MECH	MECHANICAL	STC	SOUND TRANSMISSION COEFFICIENT
BC	BOTTOM OF CURB	FEC	FIRE EXTINGUISHER CABINET	MEMB	MEMBRANE	STL	STEEL
BET	BETWEEN	FIN	FINISH	MH	MAN HOLE	STRUCT	STRUCTURE OR STRUCTURAL
BD	BOARD	FIXT	FIXTURE	MIN	MINIMUM	SY	SQUARE YARD
BIT	BITUMINOUS	FLOU	FLUORESCENT	MISC	MISCELLANEOUS	T	TREAD
BLDG	BUILDING	FLR	FLOOR	MO	MASONRY OPENING	T&G	TONGUE AND GROOVE
BLCK	BLOCK	FO	FACE OF	MRGB	MOISTURE-RESISTANT GYPSUM WALL BOARD	TEL	TELEPHONE
BLKG	BLOCKING	FOB	FACE OF BRICK	MT	MOUNT	TEMP	TEMPERED
BO	BOTTOM OF	FOW	FACE OF WALL	MTL	METAL	THK	THICKNESS
BOT	BOTTOM	FND	FOUNDATION	N	NORTH	TLT	TOILET
BSMT	BASEMENT	FP	FIRE PROOFING	NIC	NOT IN CONTRACT	TO	TOP OF
BYND	BEYOND	FR	FIRE RESISTANT	NO	NUMBER	TOC	TOP OF CONCRETE
BOT	BOTTOM	FRT	FIRE RETARDANT TREATED	NOM	NOMINAL	TOS	TOP OF STEEL
CB	CATCH BASIN	FT	FOOT	NTS	NOT TO SCALE	TPD	TOILET PAPER DISPENSER
CEM	CEMENT	FURR	FURRED	OC	ON CENTER	T/D	TELEPHONE/DATA
CIF	CUT IN FIELD	GA	GAUGE	OH	OPPOSITE HAND	TYP	TYPICAL
CIP	CAST IN PLACE	GALV	GALVANIZED	OPNG	OPENING	TX	TRANSFORMER
CHNL	CHANNEL	GL	GLASS	OPP	OPPOSITE	TV	TELEVISION
CJ	CONTROL JOINT	GWB	GYPSUM WALL BOARD	OZ	OUNCE	UNF	UNFINISHED
CLG	CEILING	HB	HOSE BIB	PART	PARTIAL / PARTITION	UNF	UNFINISHED
CLR	CLEAR	HC	HOLLOW CORE	PCC	PARTIAL / PARTITION PRE-CAST CONCRETE	U/S	UNLESS OTHERWISE NOTED UNDERSIDE
CMU	CONCRETE MASONRY UNIT	HI	HIGH	PERF	PERFORATED	VB	VAPOR BARRIER
COL	COLUMN	HM	HOLLOW METAL	PL	PLATE	VCT	VINYL COMPOSITION TILE
COMPR	COMPRESSIBLE	HP	HIGH POINT	PLMB	PLUMBING	VERT	VERTICAL
CONC	CONCRETE	HR	HARDWOOD	PLYD	PLYWOOD	VF	VERIFY IN FIELD
CONT	CONTINUOUS	PT	PRESSURE TREATED	VP	VISION PANEL	W	WELDED
CNT	CARBET	PTD	PAINT OR PAINTED	PSF	POUNDS PER SQUARE FOOT	W	WITH
CPT	CERAMIC TILE	PSI	POUNDS PER SQUARE INCH	PSI	POUNDS PER SQUARE INCH	WC	WATER CLOSET
CW	COLD WATER	PVC	POLYVINYL CHLORIDE	RA	RETURN AIR	WD	WOOD
CTYD	COURTYARD	IN	INSIDE DIAMETER	RAD	RADIATION	WP	WATERPROOFING
D	DEPTH	INT	INTERIOR	RBR	REFLECTED CEILING PLAN	WT	WEIGHT
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN	RD	ROOF DRAIN	W	WITH
DEMO	DEMOLISH OR DEMOLITION	RD	ROOF DRAIN	REF	REFRIGERATOR	W/O	WITHOUT
DIAG	DIAGONAL	REF	REFRIGERATOR	REFN	REINFORCED	WWF	WELDED WIRE FABRIC
DIM	DIMENSION	REIN	REINFORCED	REQD	REQUIRED		
DIMS	DIMENSIONS	RESIL	RESILIENT	RET	RETURN		
DN	DOWN	RM	ROOM	RO	ROUGH OPENING		
DR	DOOR	RO	ROUGH OPENING	RTU	ROOF TOP UNIT		
DWG	DRAWING						
EA	EACH						
EJ	EXPANSION JOINT						
EL	ELEVATION						
ELEC	ELECTRICAL						

ABBREVIATION LIST

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2021-04-09 ISSUE FOR PERMIT

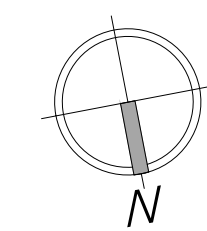
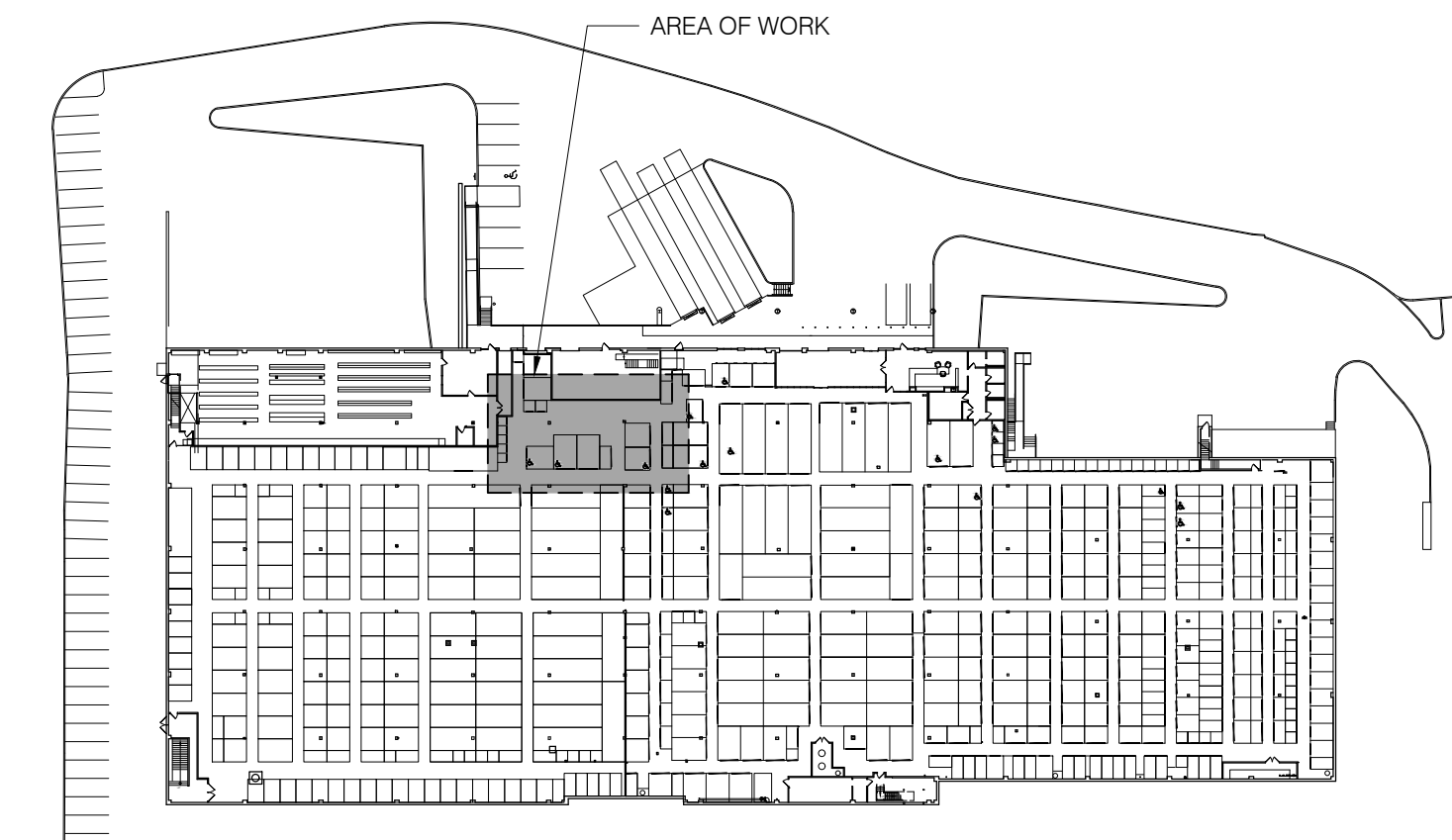
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SCALE:	AS NOTED
DRAWN BY:	JL

ABBREVIATIONS, SYMBOLS, NOTES & ACCESSIBILITY

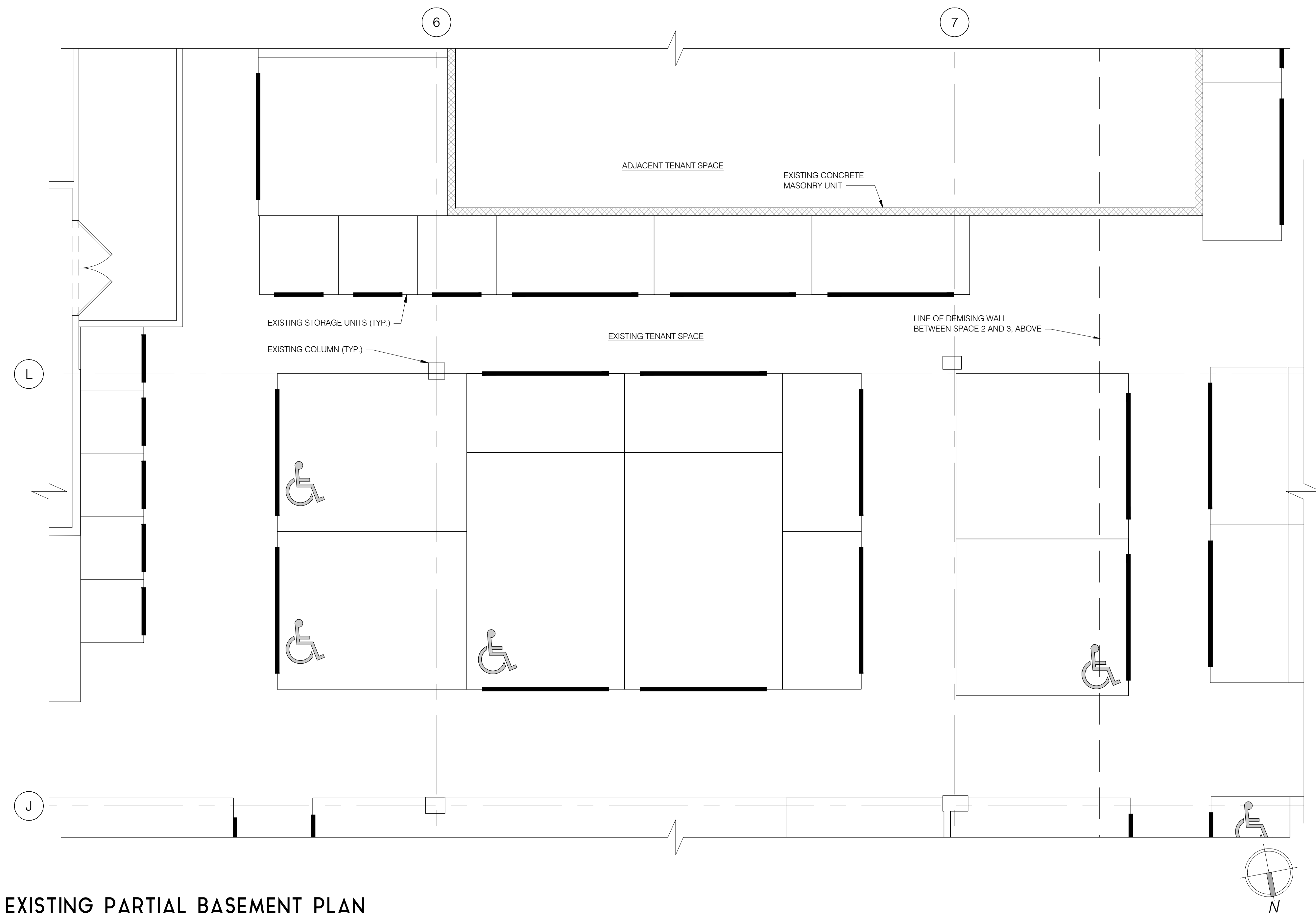
LAYOUT 3.9

G001 CONSTRUCTION DRAWINGS



BASEMENT KEY PLAN

SCALE: NOT TO SCALE



EXISTING PARTIAL BASEMENT PLAN

SCALE: 1/4" = 1'-0"

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JOB NUMBER: 17015.13
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EXISTING
BASEMENT
PLAN

LAYOUT 3.9

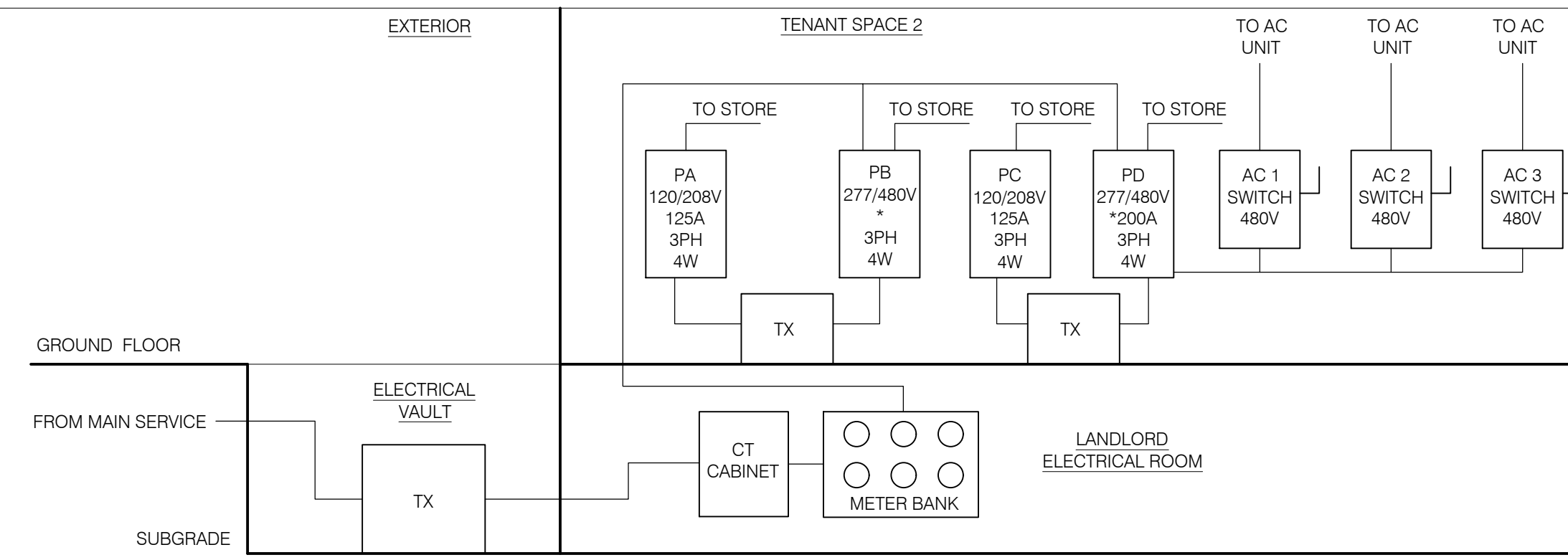
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CONSTRUCTION DRAWINGS

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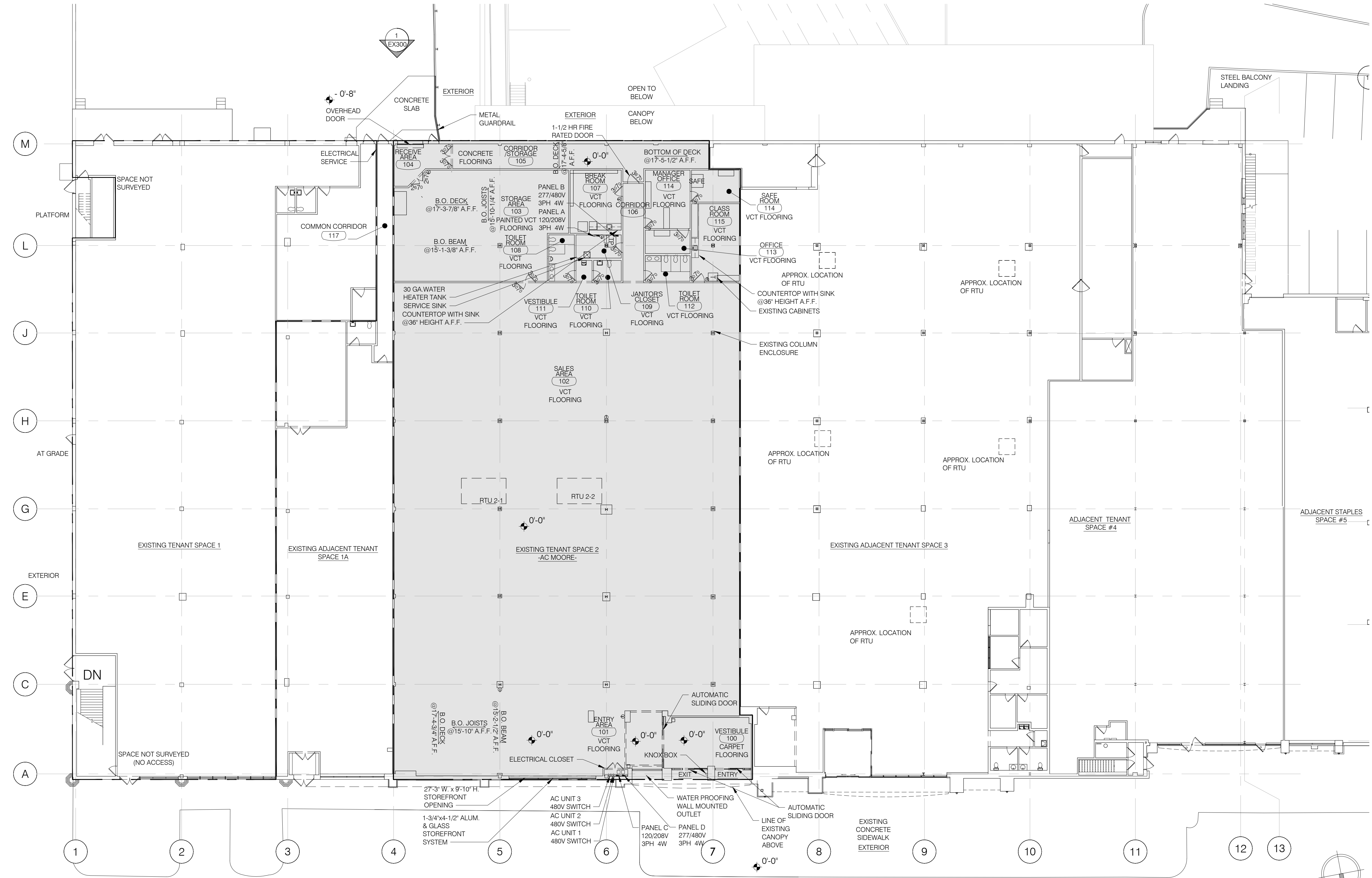
- [AP] ALARM PANEL
- [ER] ELECTRONIC READER
- [FP] FIRE ALARM PANEL
- [JB] "J" BOX
- [KP] KEY PAD
- [TP] TELEPHONE & DATA PANEL
- [T] THERMOSTAT
- [PFE] PORTABLE FIRE EXTINGUISHER
- 0'-0" FLOOR LEVEL

FLOOR PLAN LEGEND 3



EXISTING ELECTRICAL ONE LINE DIAGRAM 2

* ELECTRICAL INFORMATION NOT AVAILABLE AT TIME OF SURVEY
ELECTRICAL INFORMATION ASSUMPTION ACCORDING TO PANEL INFORMATION



EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"

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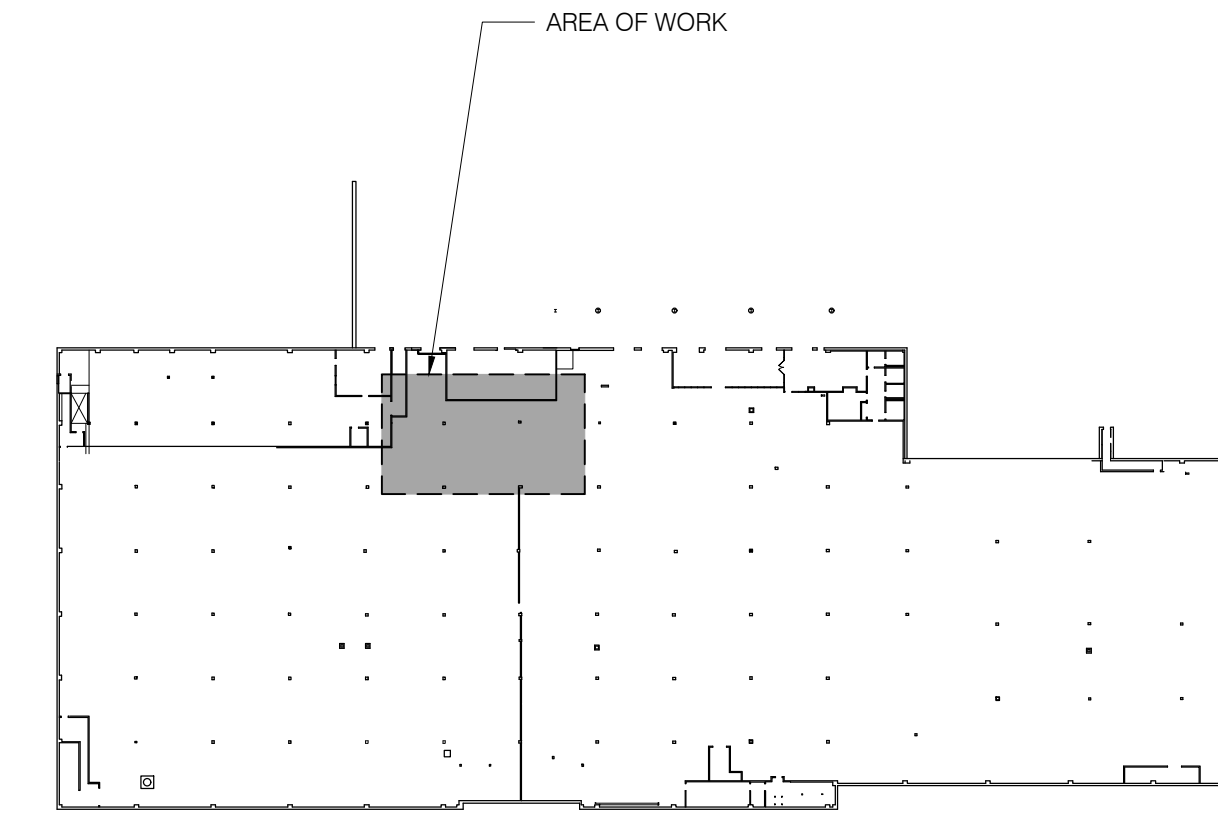
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EXISTING FLOOR PLAN

LAYOUT 3.9

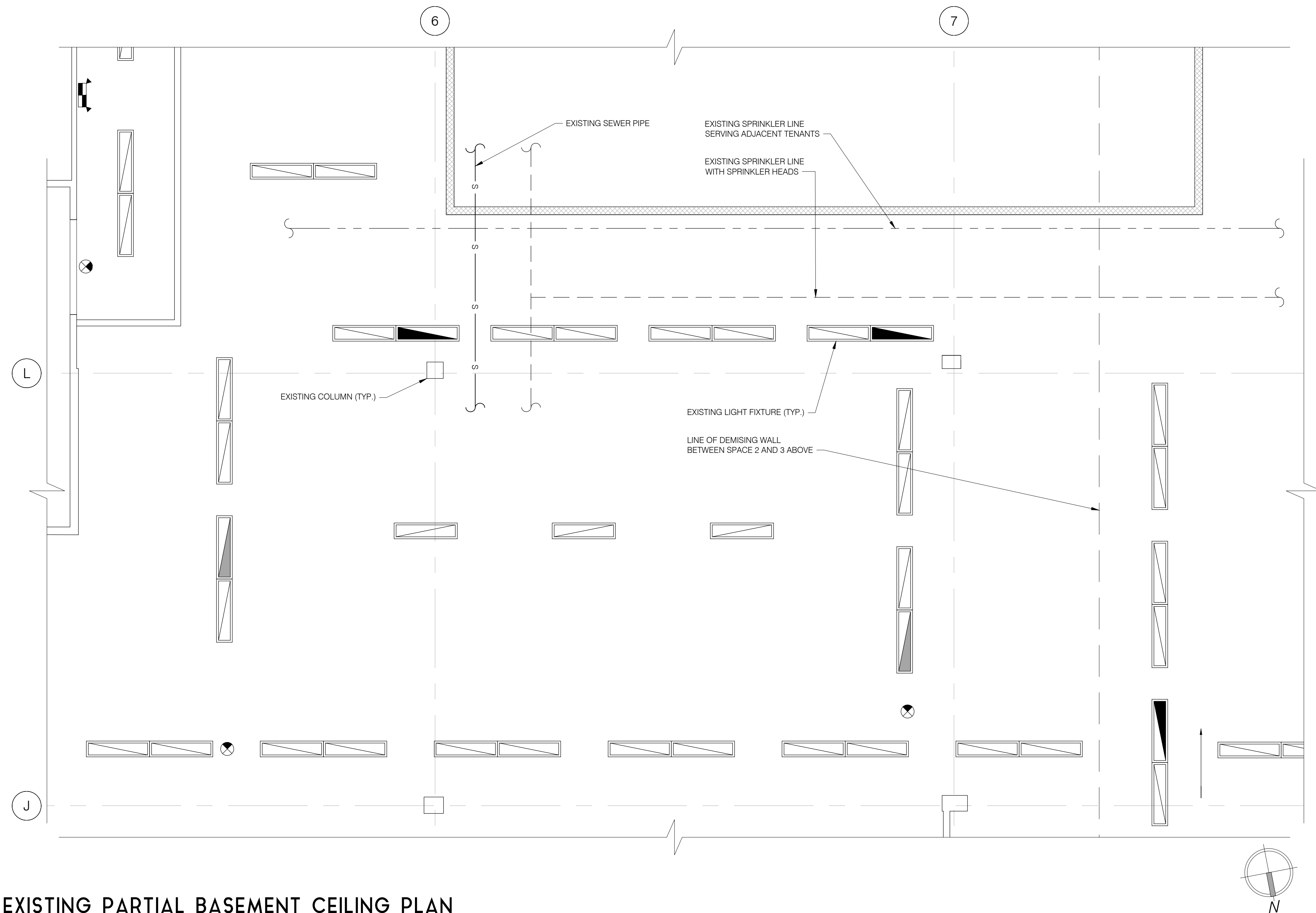
EX110

CONSTRUCTION DRAWINGS



BASEMENT KEY PLAN

SCALE: NOT TO SCALE



EXISTING PARTIAL BASEMENT CEILING PLAN

SCALE: 1/4" = 1'-0"

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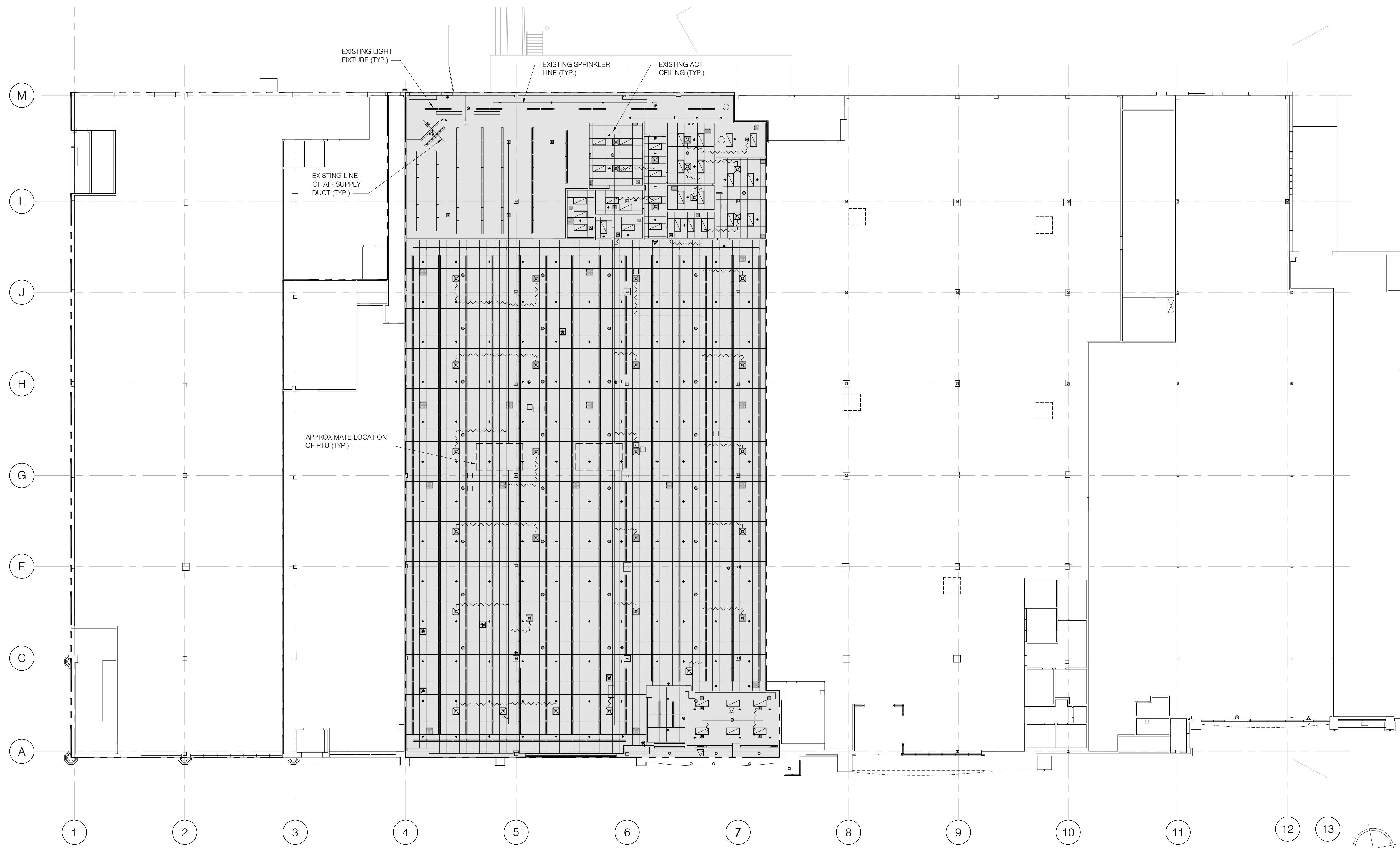
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EXISTING
BASEMENT
CEILING PLAN

LAYOUT 3.9

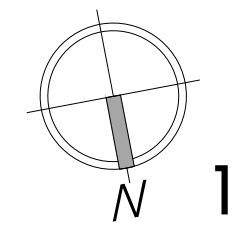
EX200

CONSTRUCTION DRAWINGS



EXISTING CEILING PLAN

SCALE: 1/16" = 1'-0"



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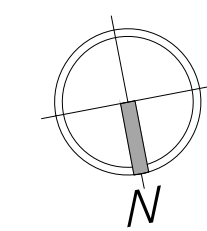
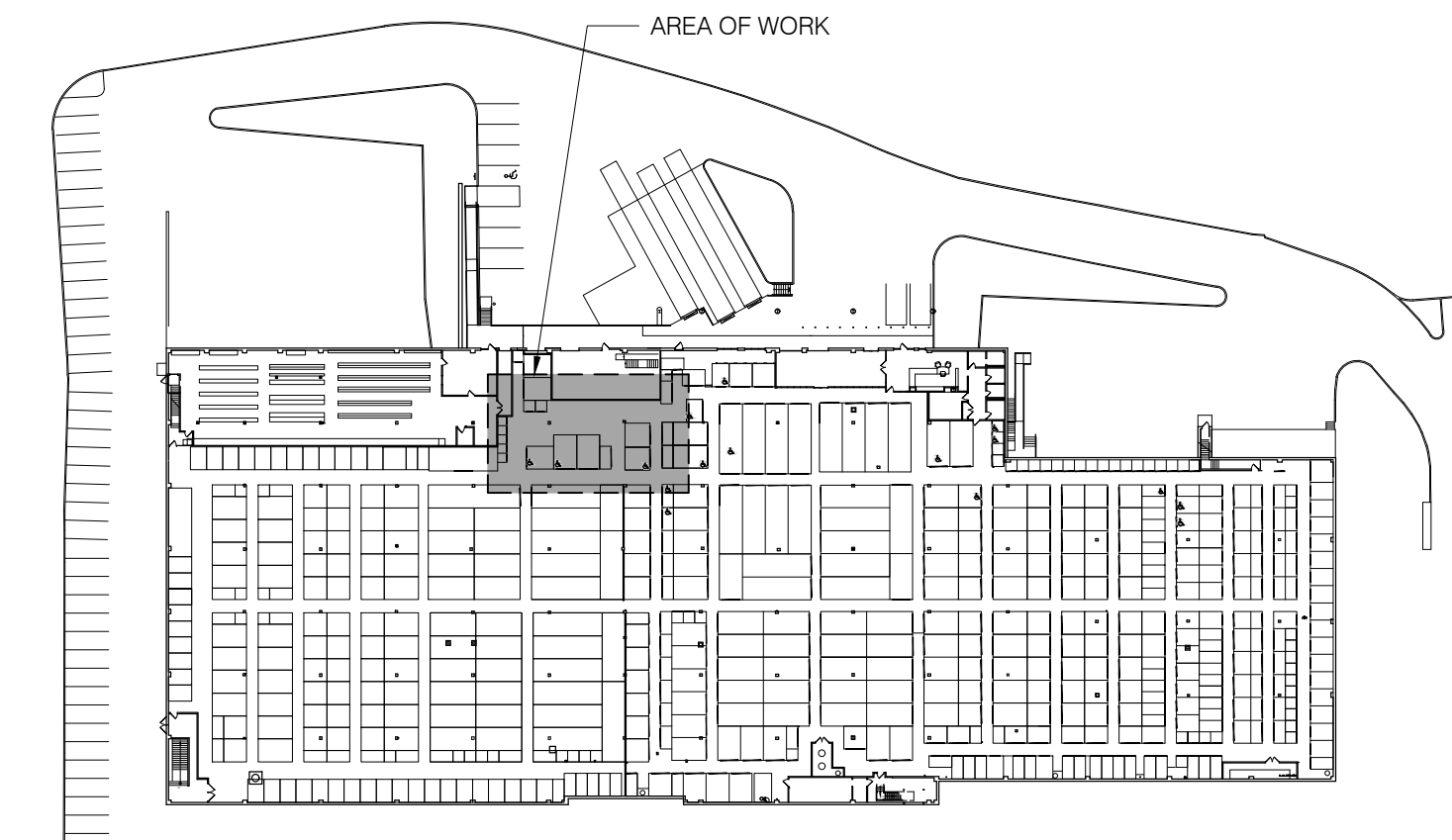
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EXISTING CEILING PLAN

LAYOUT 3.9

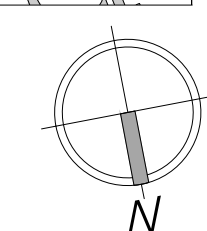
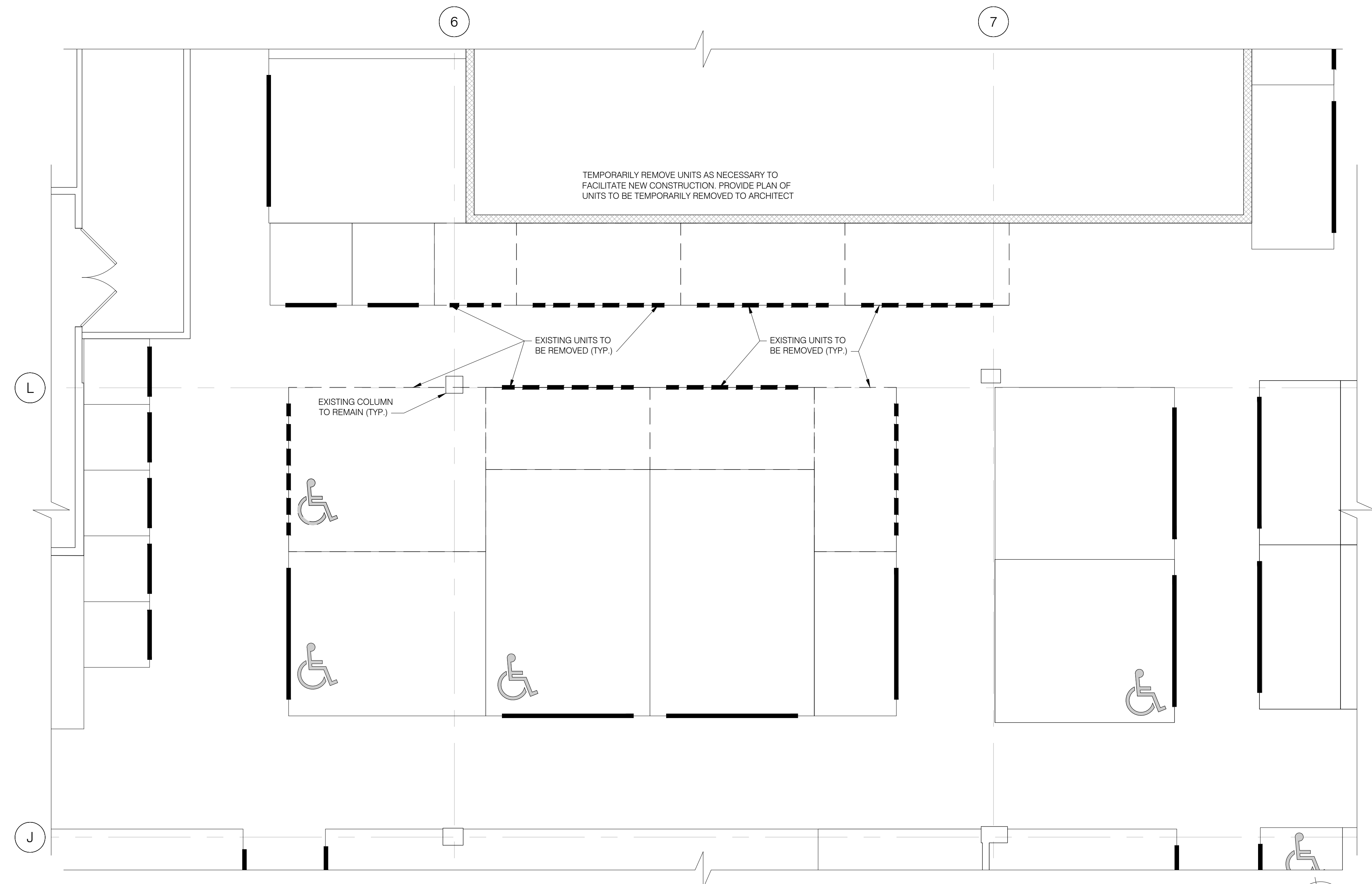
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CONSTRUCTION DRAWINGS



BASEMENT KEY PLAN

SCALE: NOT TO SCALE



DEMOLITION PARTIAL BASEMENT PLAN

SCALE: 1/4" = 1'-0"

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DEMOLITION
BASEMENT
PLAN

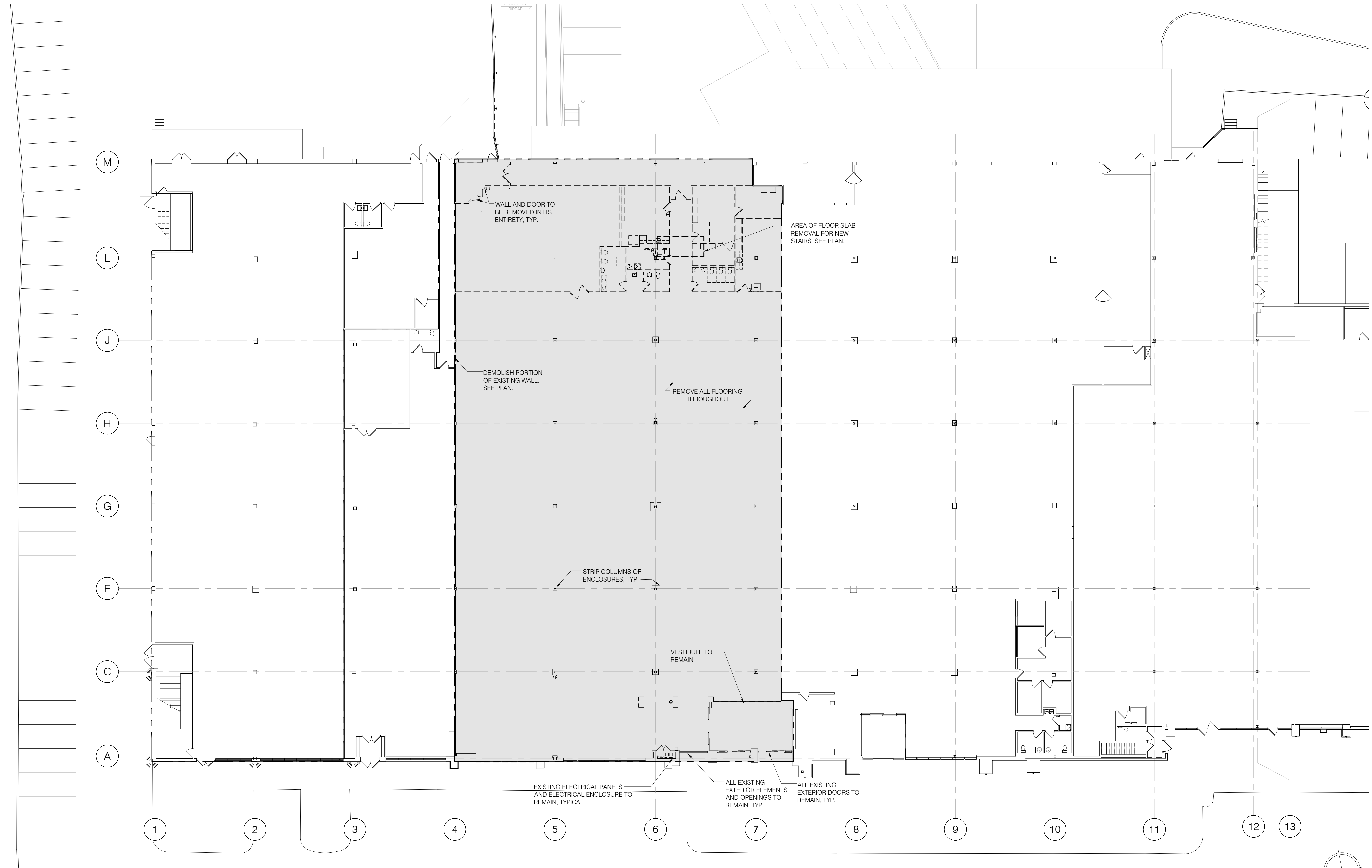
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D100

CONSTRUCTION DRAWINGS

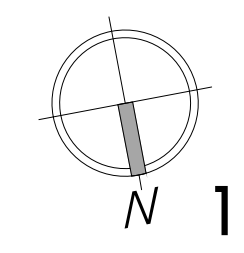
1. CONTACT THE ARCHITECT IF ANY ELEMENT WHICH IS SCHEDULED TO BE REMOVED, MAY BE CONSIDERED AS A STRUCTURAL COMPONENT, PRIOR TO REMOVAL.
2. ALL LIFE-SAFETY DEVICES AND EQUIPMENT INCLUDING EXIT, EMERGENCY, AND TEMPORARY LIGHTING TO REMAIN.
3. REMOVE AND CAP ALL ABANDONED ELECTRICAL, HVAC, AND PLUMBING LINES BACK TO SOURCE.
4. PROTECT ALL EXISTING CONSTRUCTION WHICH IS TO REMAIN FROM DAMAGE. REPAIR TO LIKE-NEW CONDITION IMMEDIATELY IF DAMAGE OCCURS.
5. ELECTRICAL CIRCUITS SERVING THIS SPACE AND ORIGINATED FROM A LANDLORD PANEL, TO BE REMOVED BACK TO PANEL.

DEMOLITION NOTES



DEMOLITION FLOOR PLAN

SCALE: 1/16" = 1'-0"



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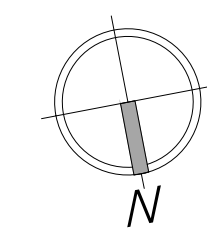
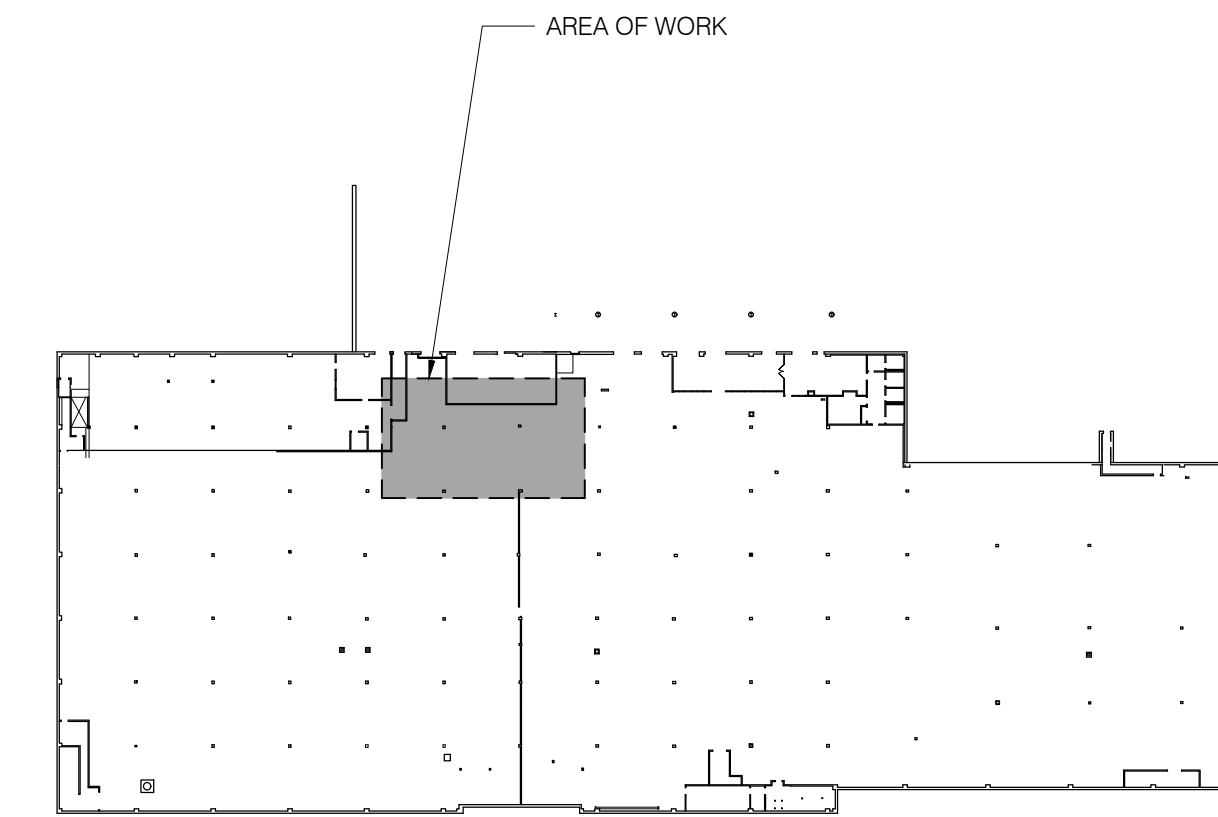
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DEMOLITION FLOOR PLAN

LAYOUT 3.9

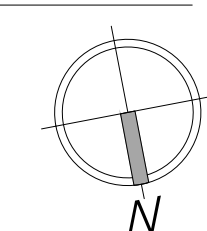
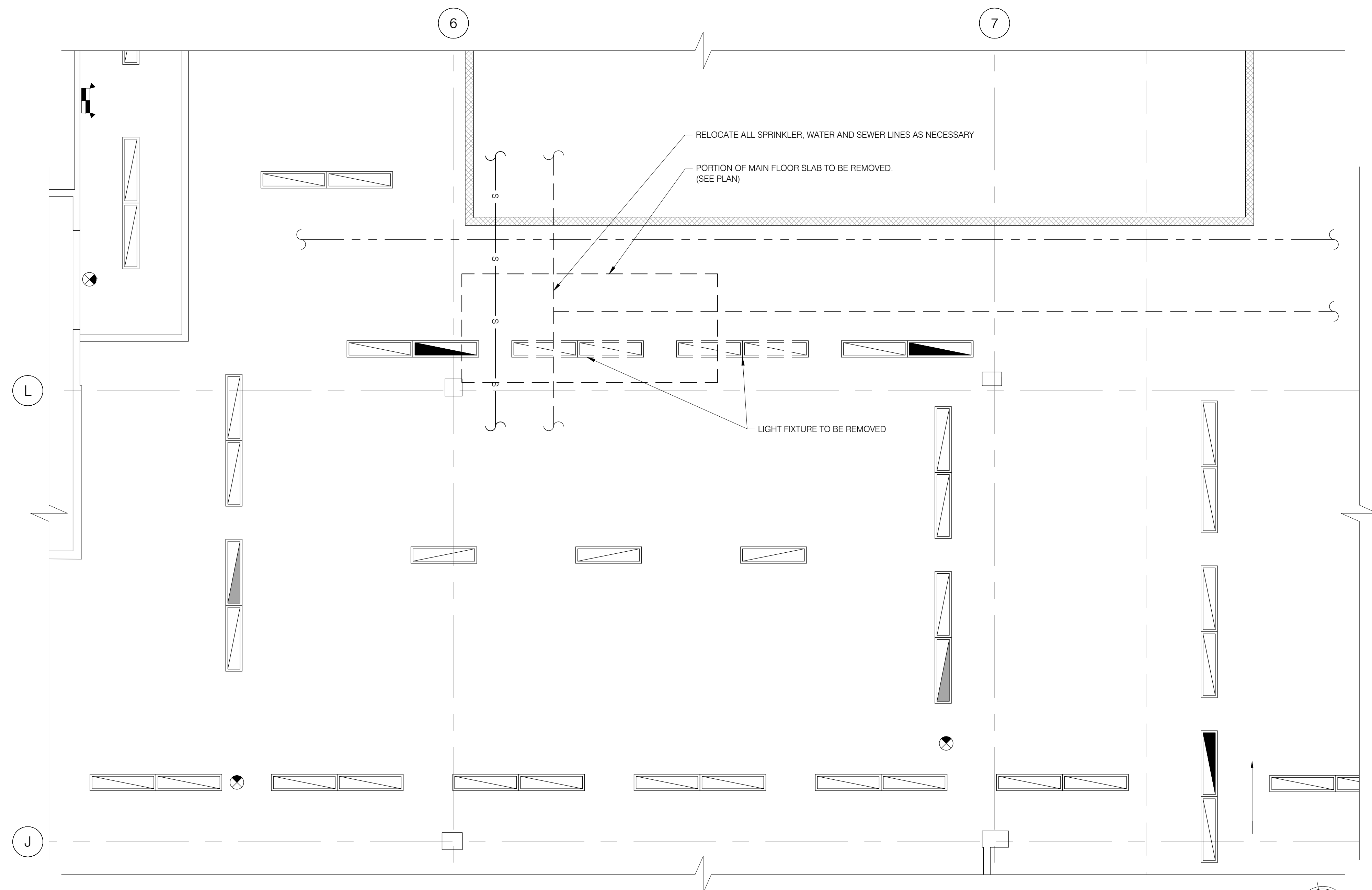
D110

CONSTRUCTION DRAWINGS



BASEMENT KEY PLAN

SCALE: NOT TO SCALE



DEMOLITION BASEMENT PARTIAL CEILING PLAN

SCALE: 1/4" = 1'-0"

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DRAWN BY: OL

DEMOLITION
BASEMENT
CEILING PLAN

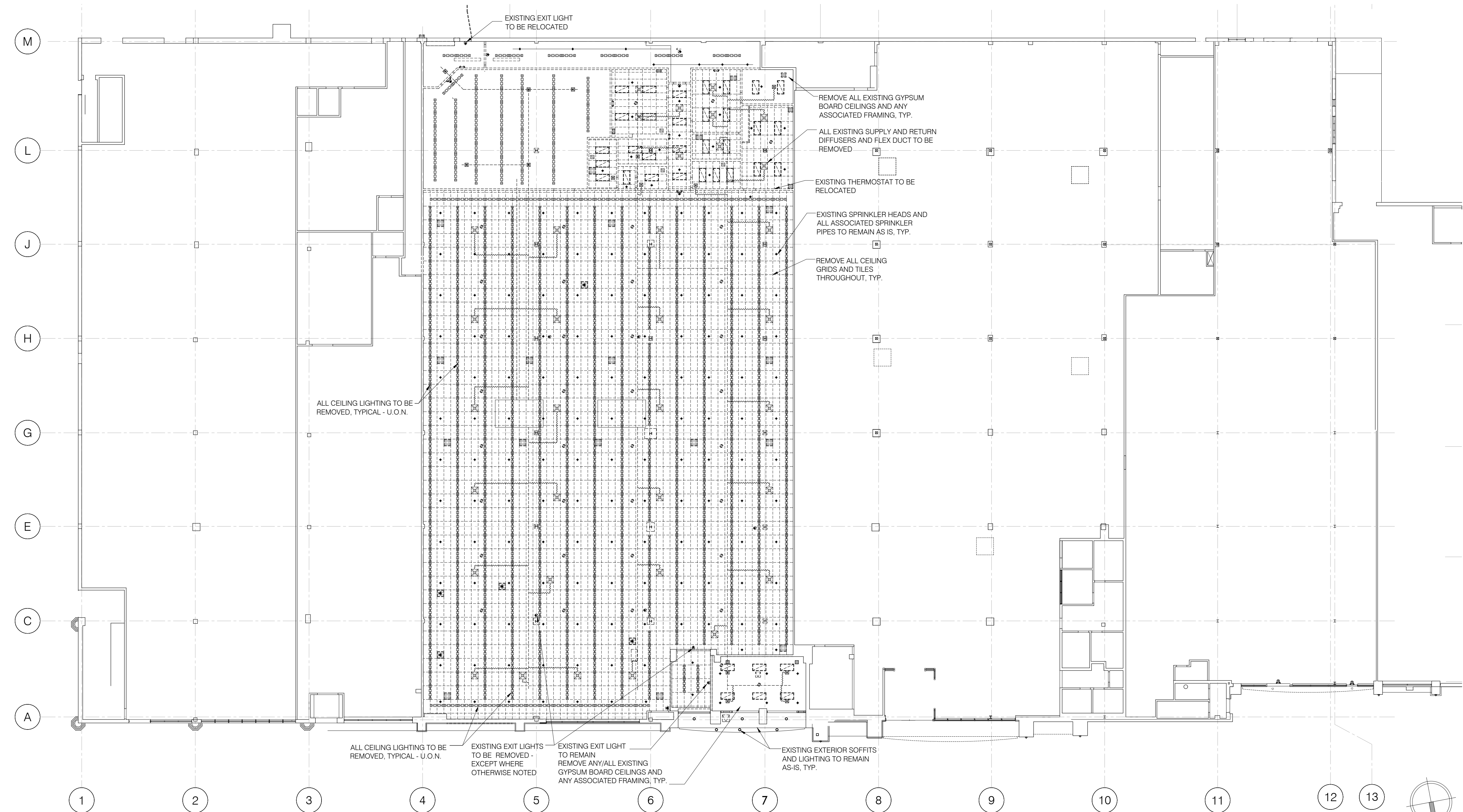
LAYOUT 3.9

D200

CONSTRUCTION DRAWINGS

ISSUE

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DEMOLITION REFLECTED CEILING PLAN

SCALE: 1/16" = 1'-0"

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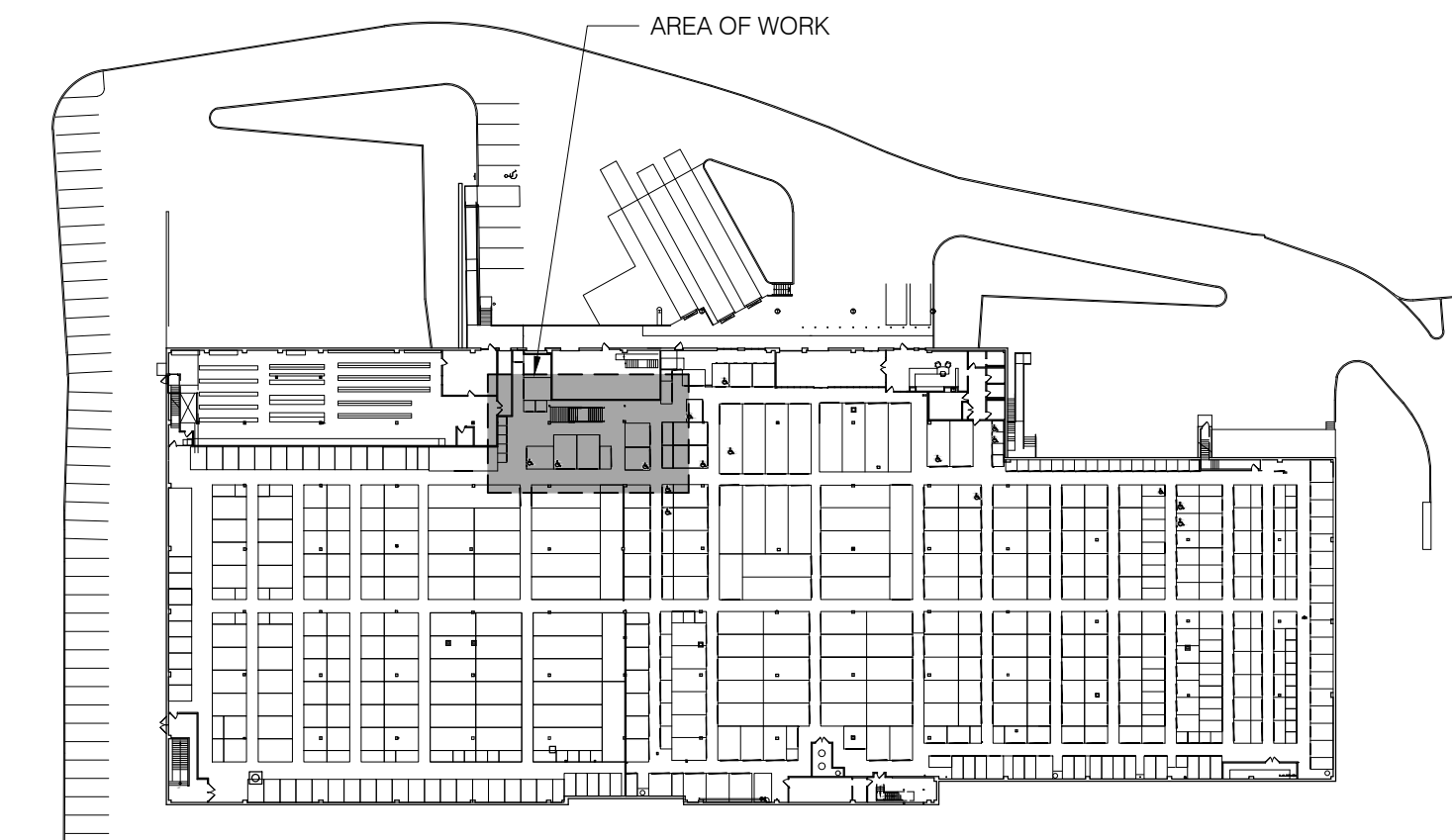
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**DEMOLITION
CEILING PLAN**

LAYOUT 3.9

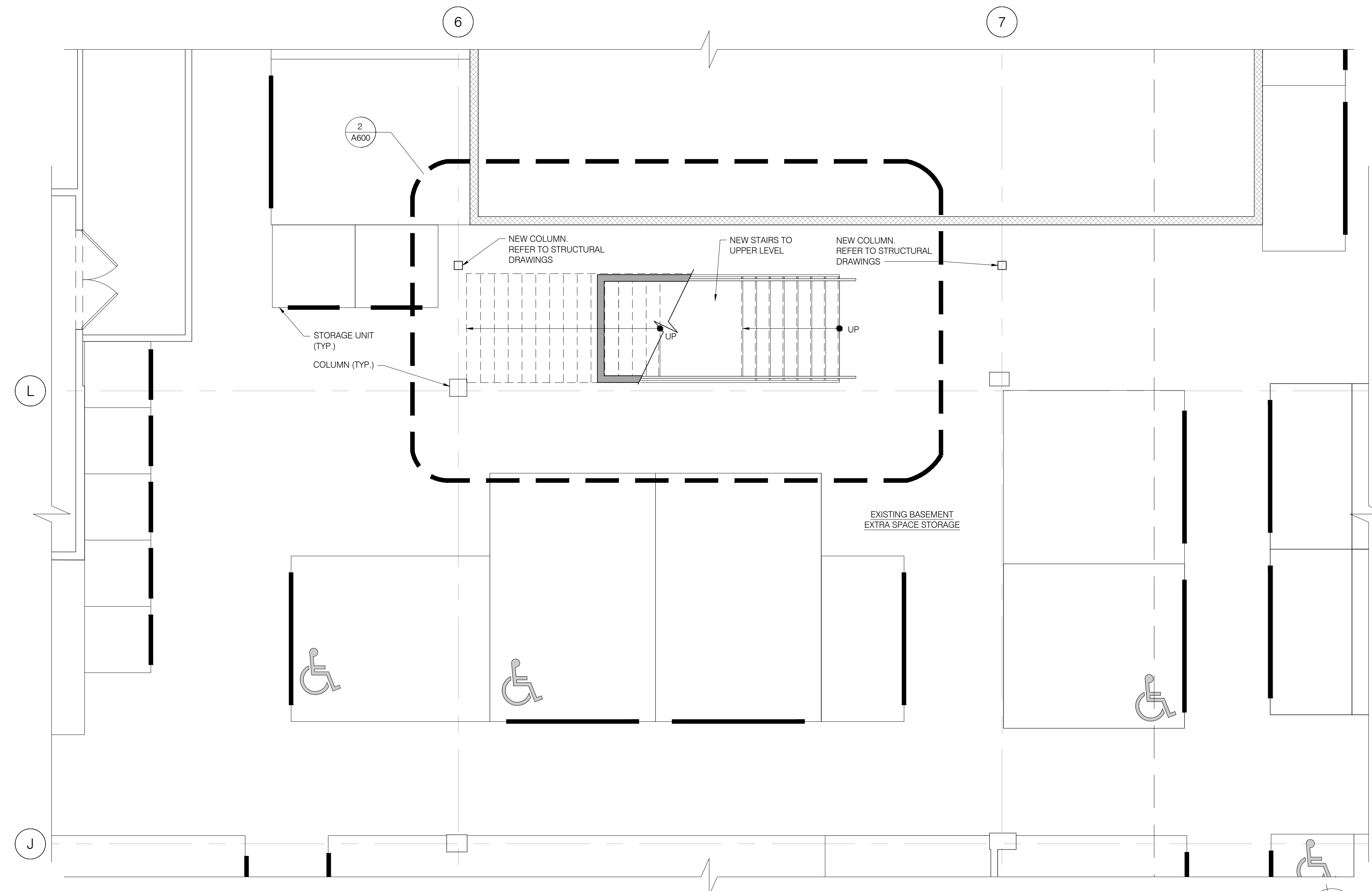
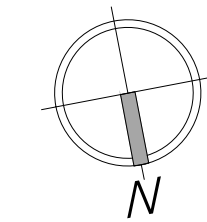
D210

CONSTRUCTION DRAWINGS



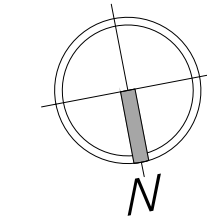
BASEMENT KEY PLAN

SCALE: NOT TO SCALE



BASEMENT PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



ISSUE

2021-04-06 ISSUE FOR REVIEW

2021-04-09 ISSUE FOR PERMIT

STAPLES PLAZA
TENANT SPACE 2
3333 CROMBOND RD.,
YORKTOWN HEIGHTS, NY 10598

DATE: 01/26/2021
JOB NUMBER: 17015.13
SCALE: AS NOTED
DRAWN BY: OL

BASEMENT PLAN

LAYOUT 3.9

A100

CONSTRUCTION DRAWINGS

ISSUE

- 2021-04-06 ISSUE FOR REVIEW
- 2021-04-09 ISSUE FOR PERMIT

STAPLES PLAZA
TENANT SPACE 2
3333 CROMBOND RD.,
YORKTOWN HEIGHTS, NY 10598

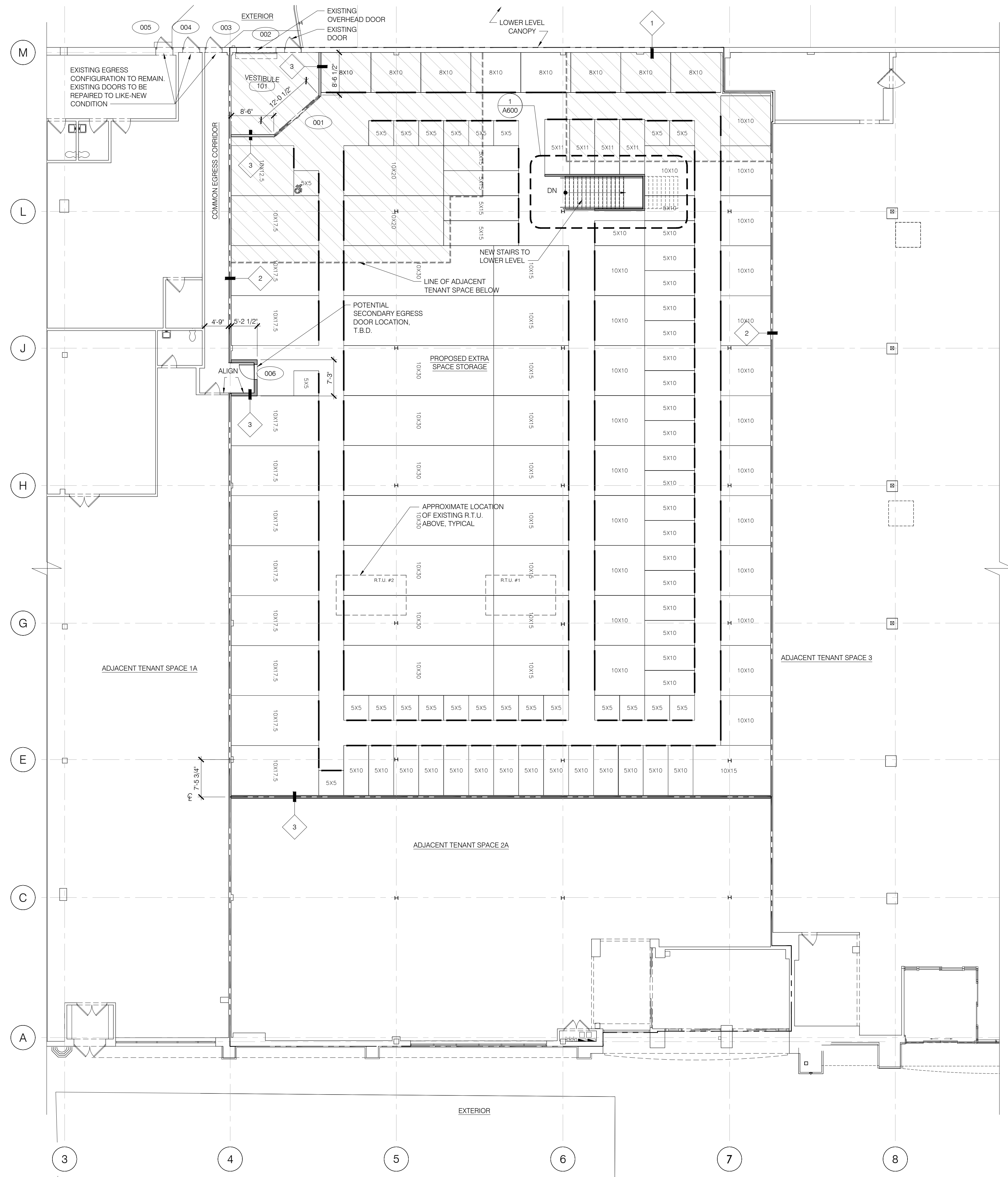
DATE: 01/26/2021
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DRAWN BY: OL

FIRST FLOOR
PLAN

LAYOUT 3.9

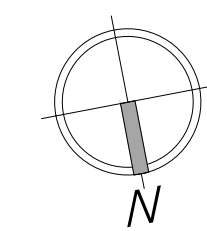
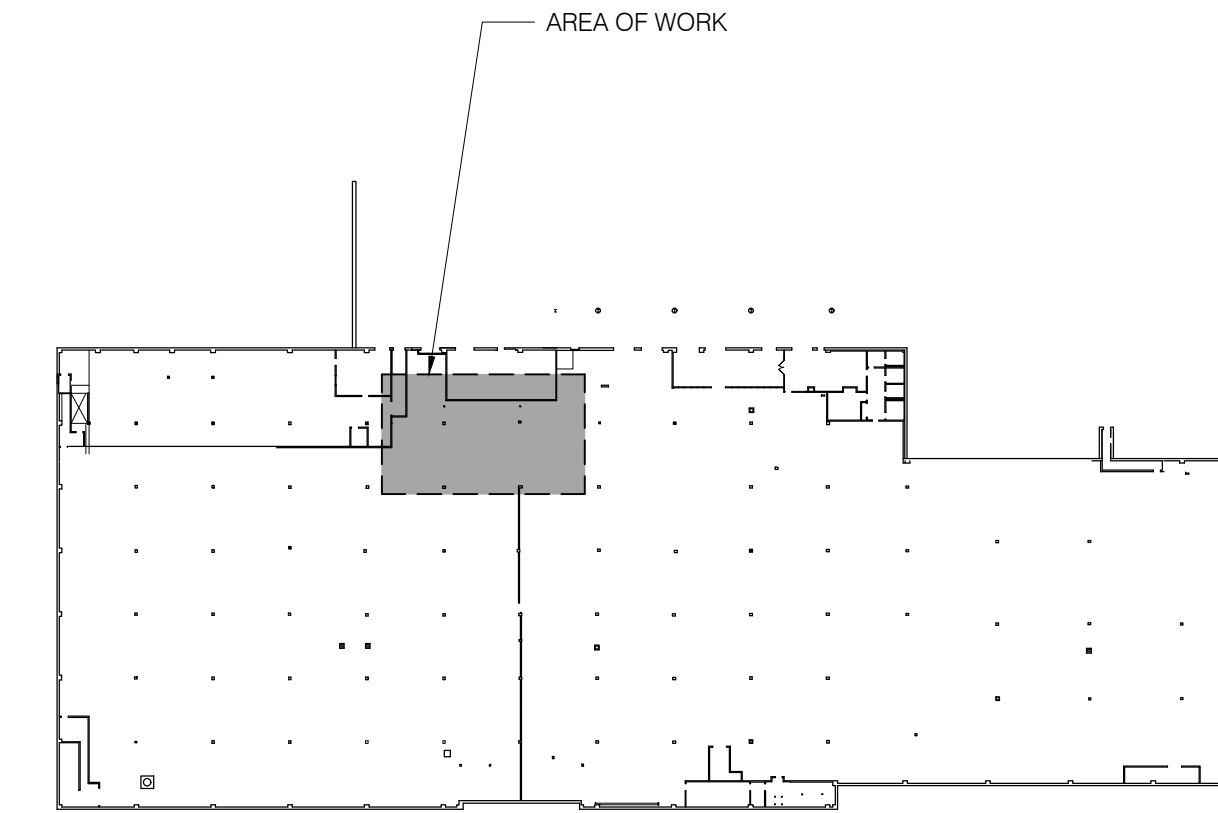
A110

CONSTRUCTION DRAWINGS



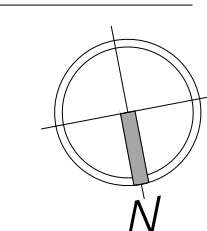
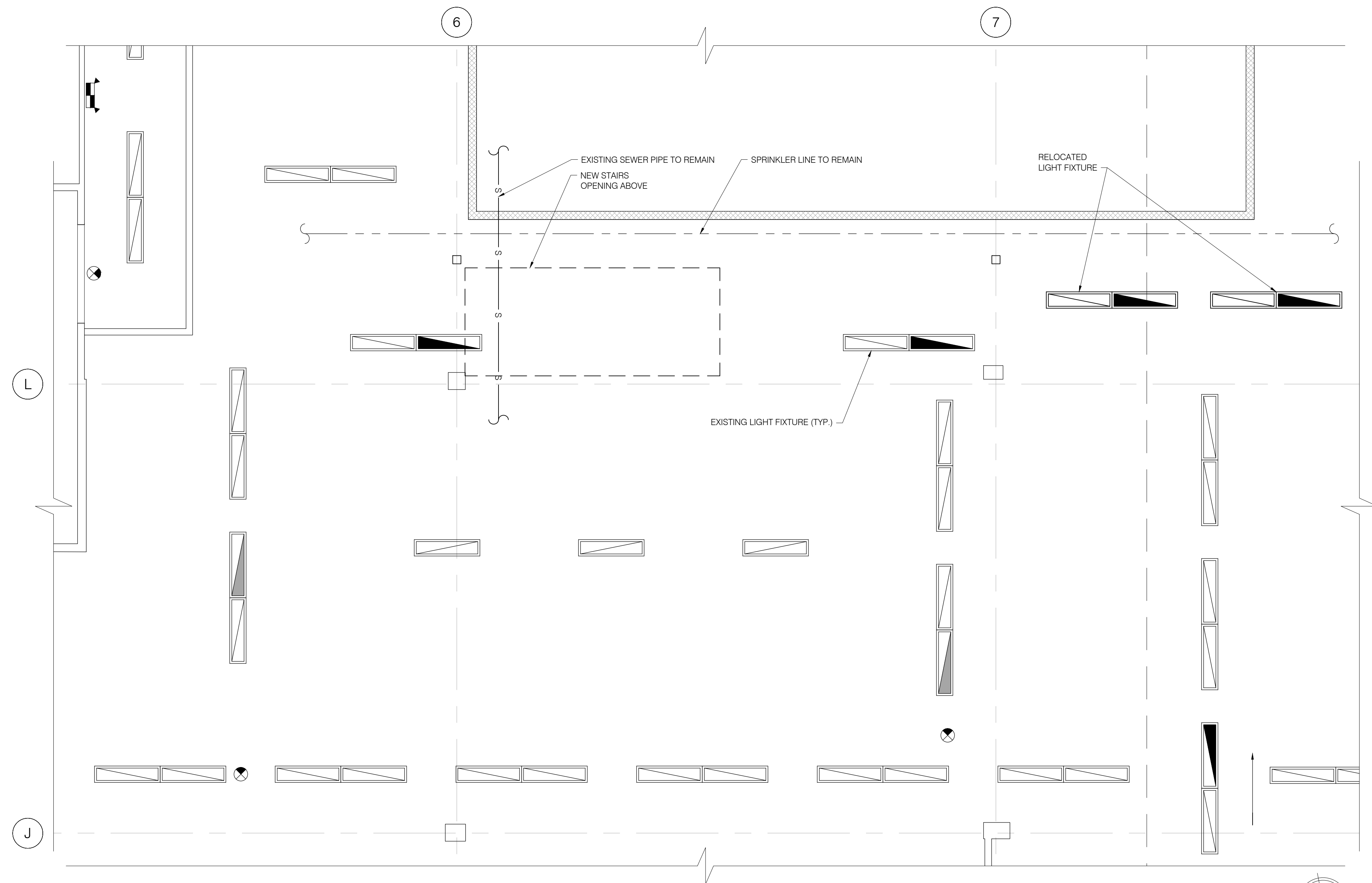
FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



BASEMENT KEY PLAN

SCALE: NOT TO SCALE



BASEMENT PARTIAL CEILING PLAN

SCALE: 1/4" = 1'-0"

ISSUE

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2021-04-09 ISSUE FOR PERMIT

STAPLES PLAZA
TENANT SPACE 2
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DATE: 01/26/2021
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SCALE: AS NOTED
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**BASEMENT
CEILING PLAN**

LAYOUT 3.9

A200

CONSTRUCTION DRAWINGS

ISSUE

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- 2021-04-09 ISSUE FOR PERMIT

STAPLES PLAZA
TENANT SPACE 2
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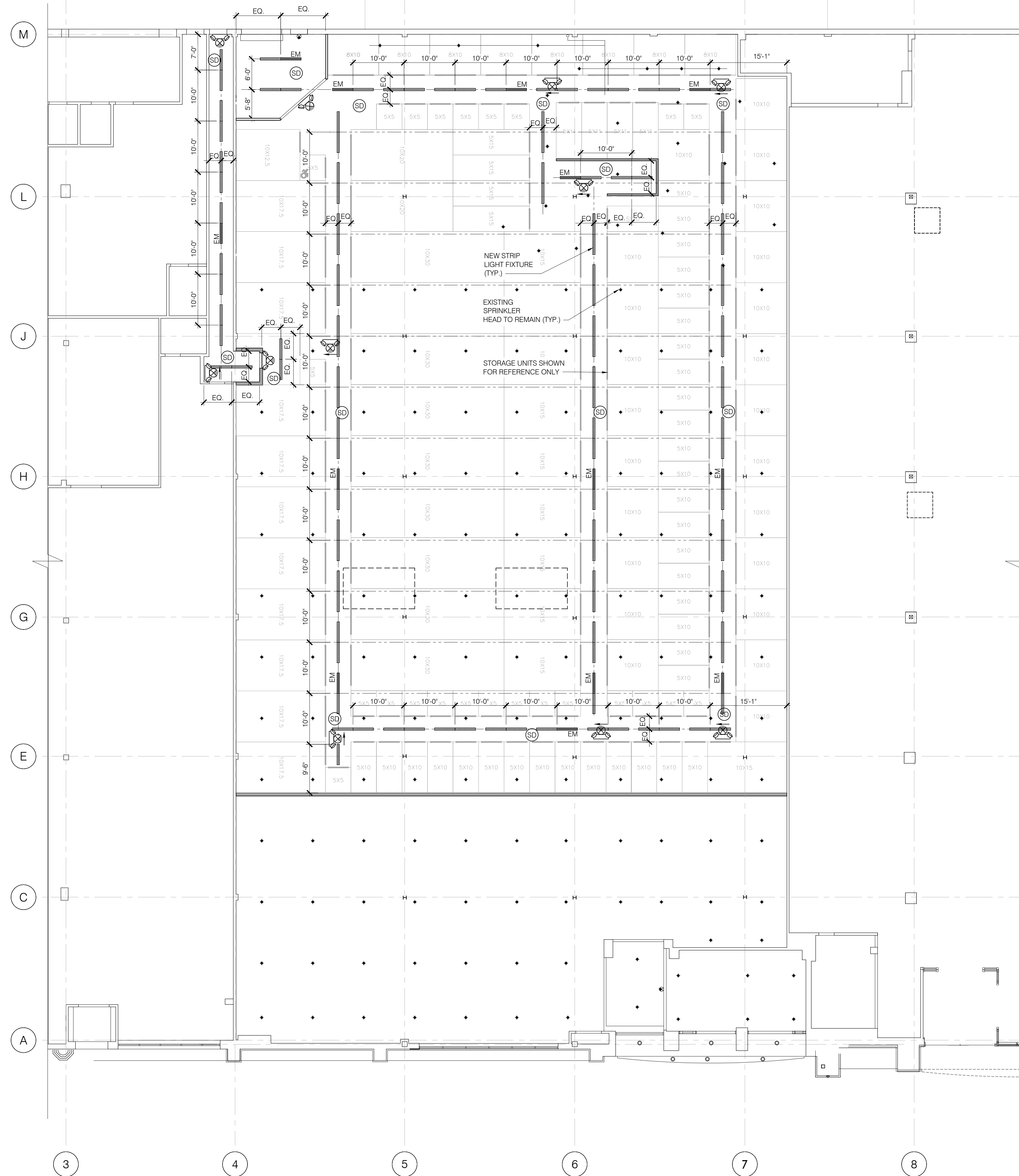
DATE: 01/26/2021
JOB NUMBER: 17015.13
SCALE: AS NOTED
DRAWN BY: OL

CEILING PLAN

LAYOUT 3.9

A210

CONSTRUCTION DRAWINGS



1. NEW LIGHTING TO MATCH EXISTING.
2. MOUNT NEW LIGHT FIXTURES AT EXISTING ELEVATION.
3. ELECTRICAL CONTRACTOR TO COORDINATE MOTION SENSOR LOCATIONS AND QUANTITY WITH TENANT.

NOTE

- EXIT SIGN WITH WITH DIRECTIONAL ARROWS & EMERGENCY LIGHTS
- SMOKE DETECTOR
- STRIP EMERGENCY LIGHT FIXTURE
- STRIP LIGHT FIXTURE

LEGEND

FIRST FLOOR CEILING PLAN

SCALE: 3/32" = 1'-0"

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ISSUE

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2021-04-09 ISSUE FOR PERMIT

**STAPLES PLAZA
TENANT SPACE 2**
3333 CROMBOND RD.,
YORKTOWN HEIGHTS, NY 10598

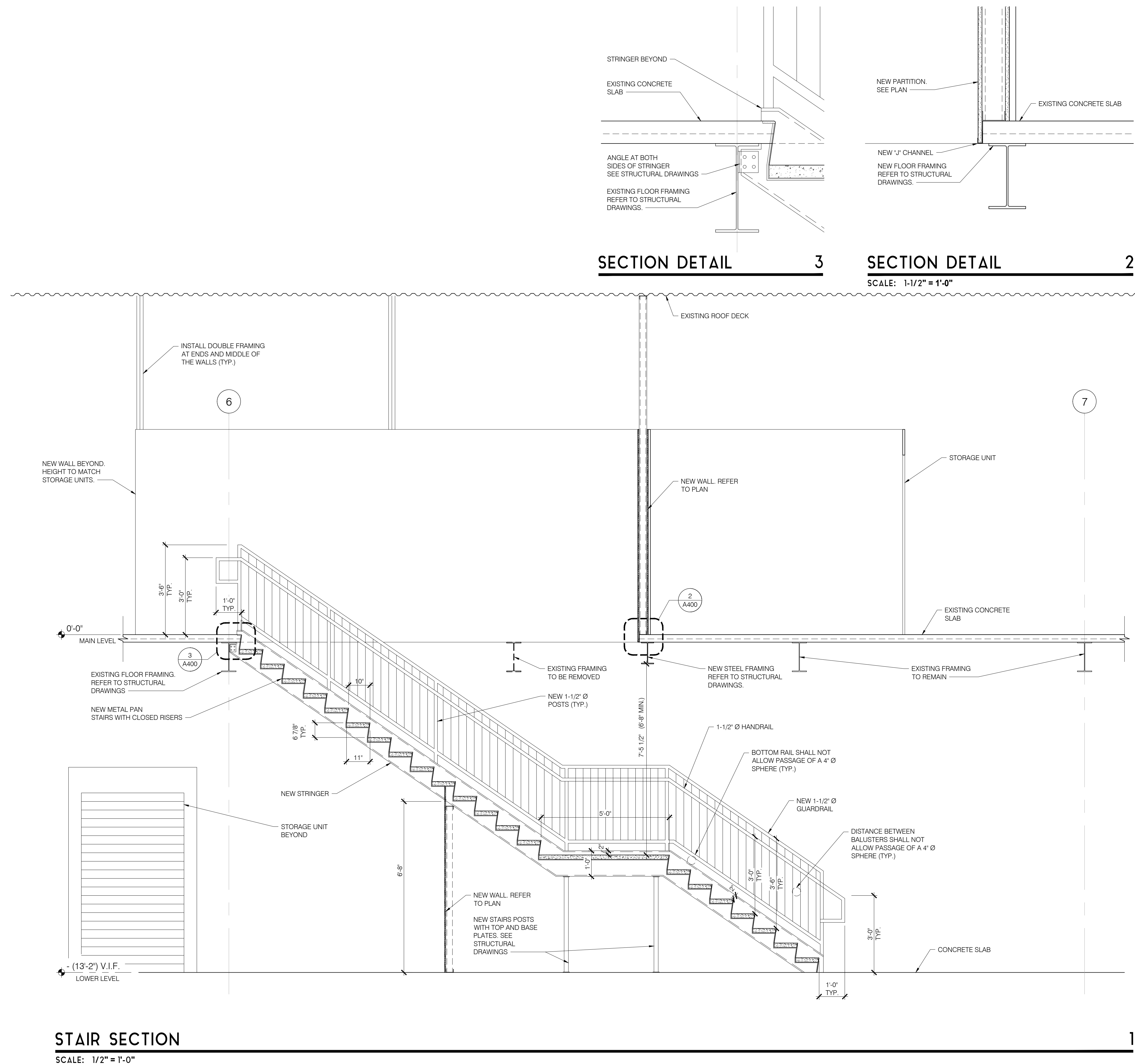
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**SECTIONS
DETAILS**

LAYOUT 3.9

A 400

CONSTRUCTION DRAWINGS



ISSUE

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STAPLES PLAZA
TENANT SPACE 2
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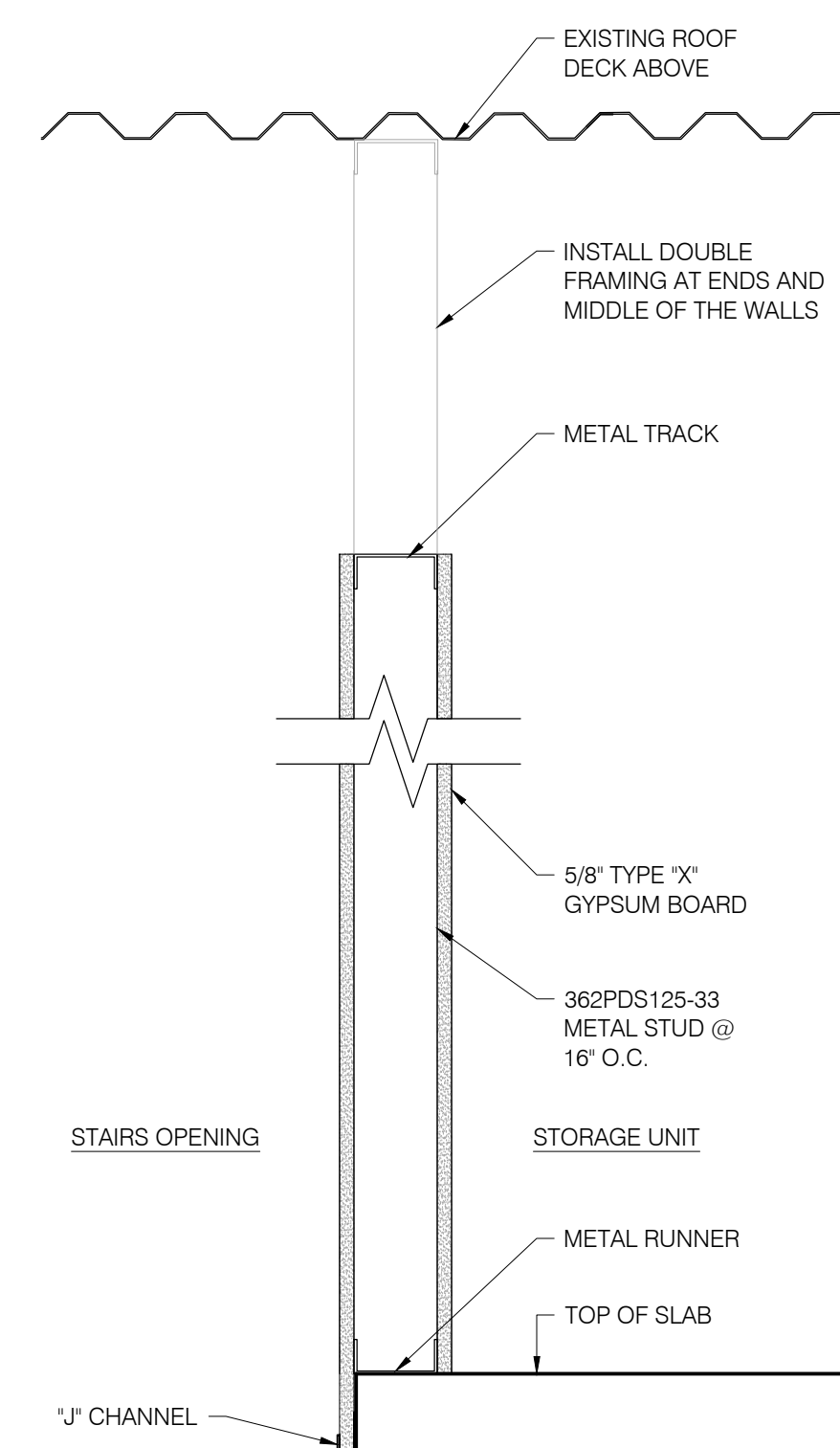
DATE: 01/26/2021
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SCALE: AS NOTED
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WALLS & PARTITIONS TYPES

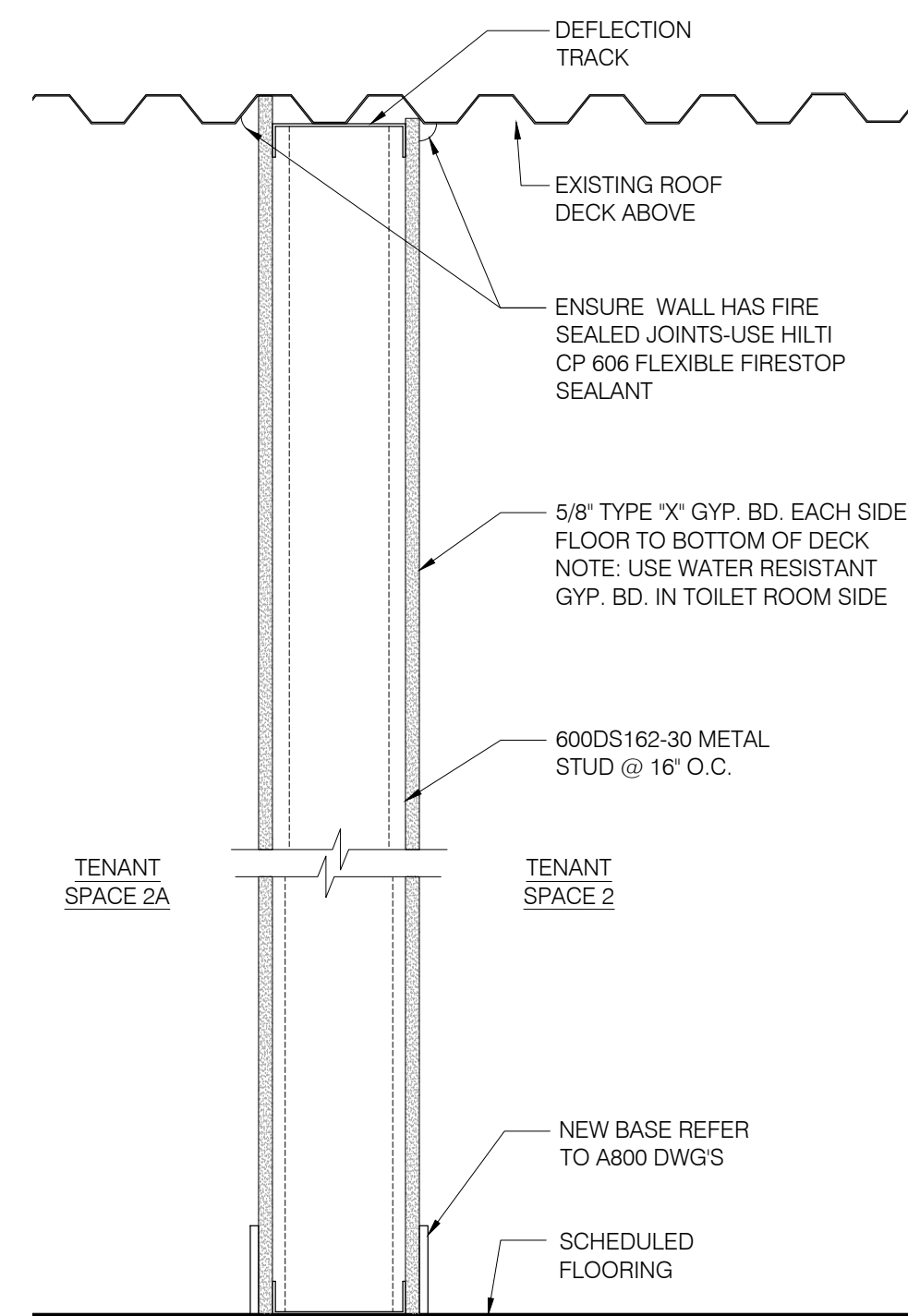
LAYOUT 3.9

A500

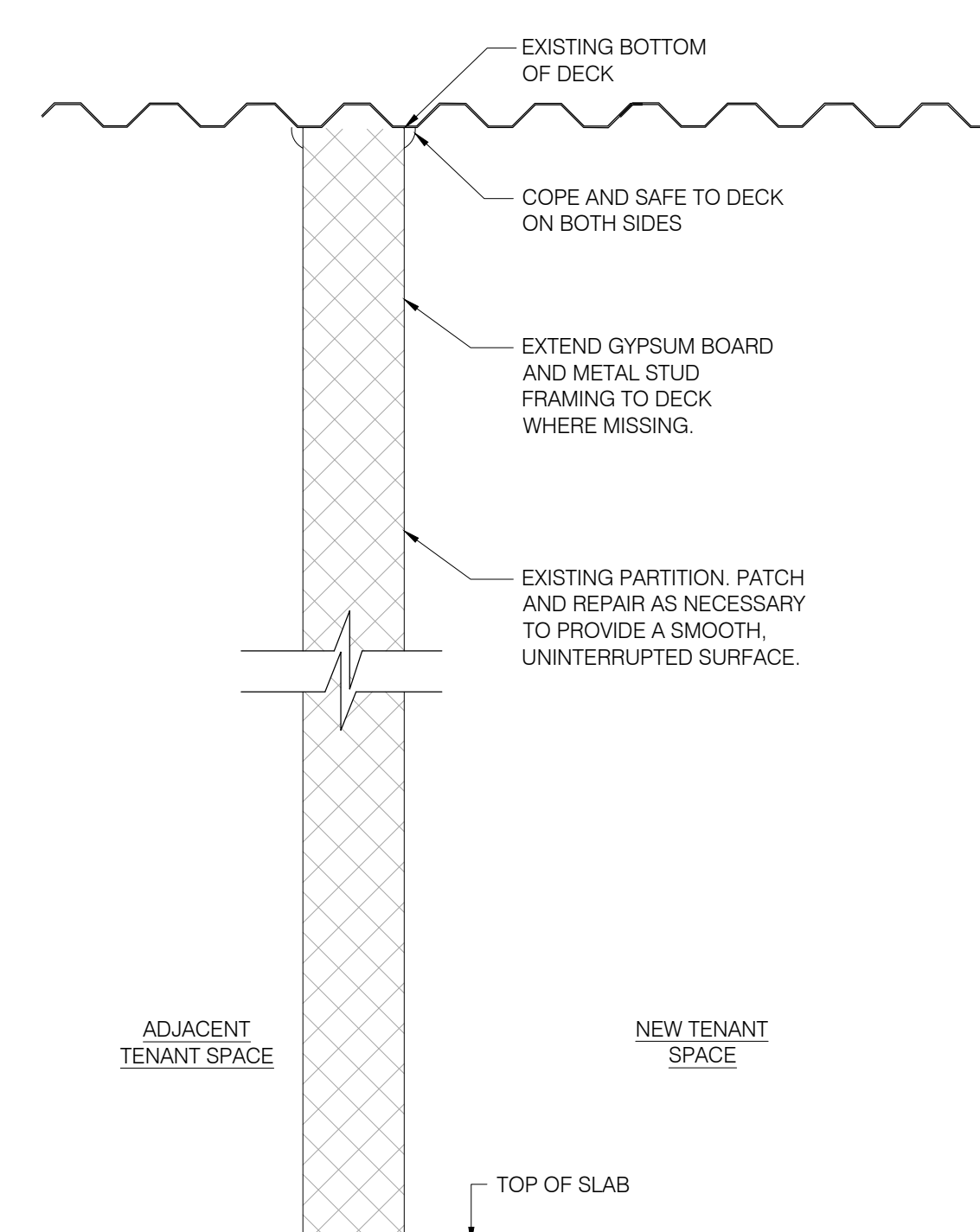
CONSTRUCTION DRAWINGS



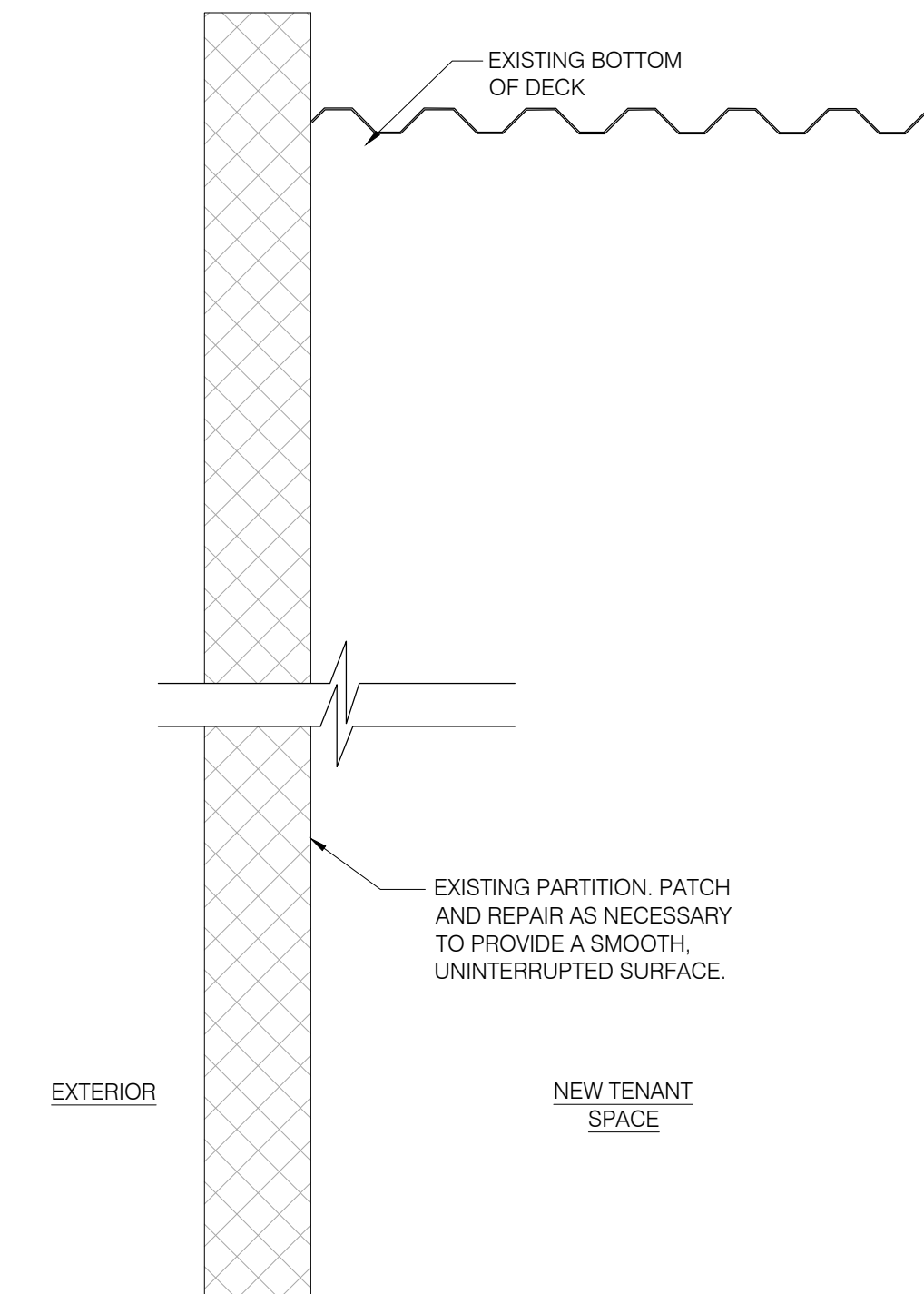
PARTITION 4
SCALE: NTS



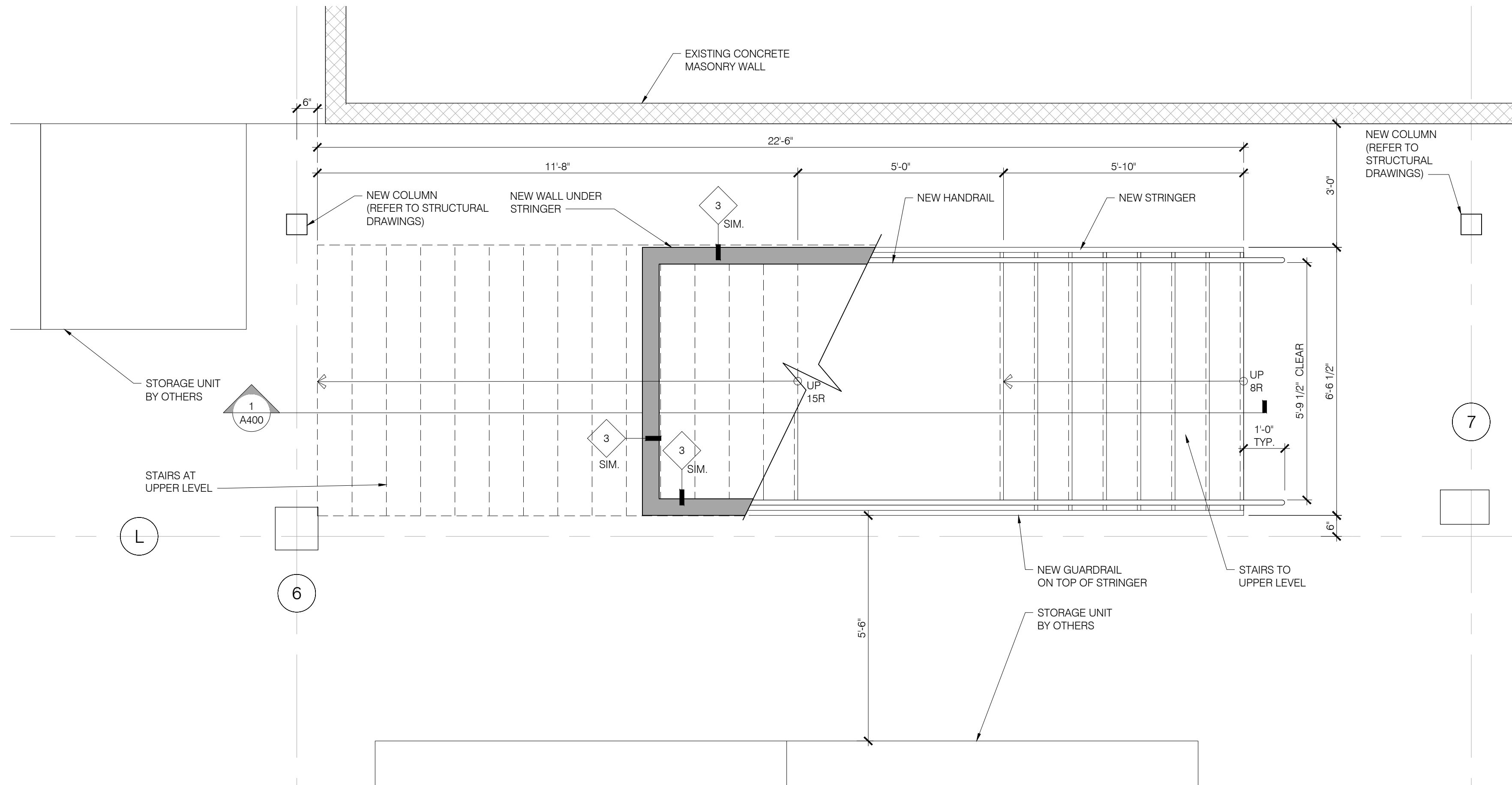
PARTITION 3
SCALE: NTS



PARTITION 2
SCALE: NTS



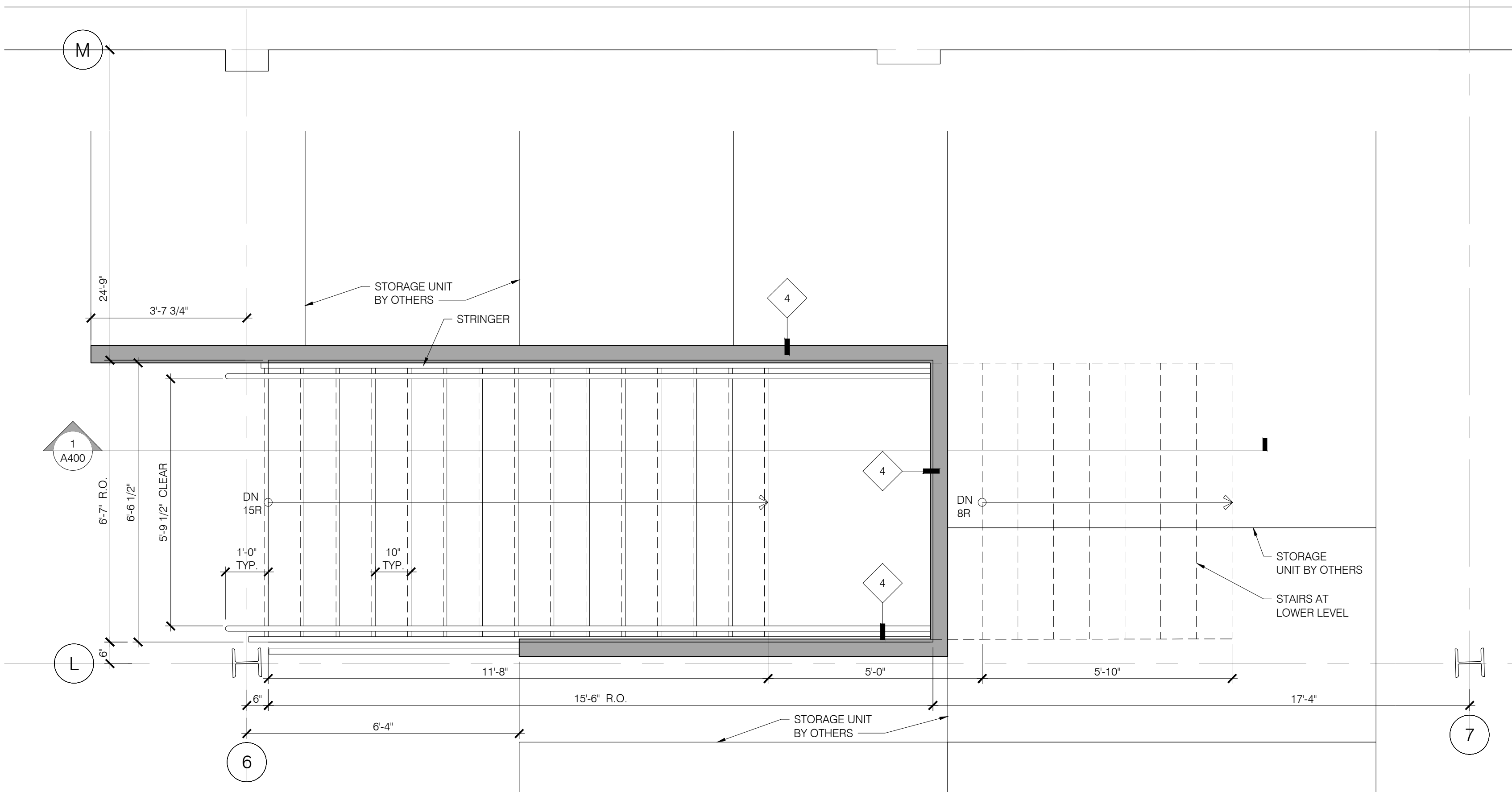
PARTITION 1
SCALE: NTS



BASEMENT ENLARGED STAIR DETAIL

SCALE: 1/2" = 1'-0"

2



FIRST FLOOR ENLARGED STAIR DETAIL

SCALE: 1/2" = 1'-0"

1

ISSUE

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ENLARGED
PLAN
DETAILS

LAYOUT 3.9

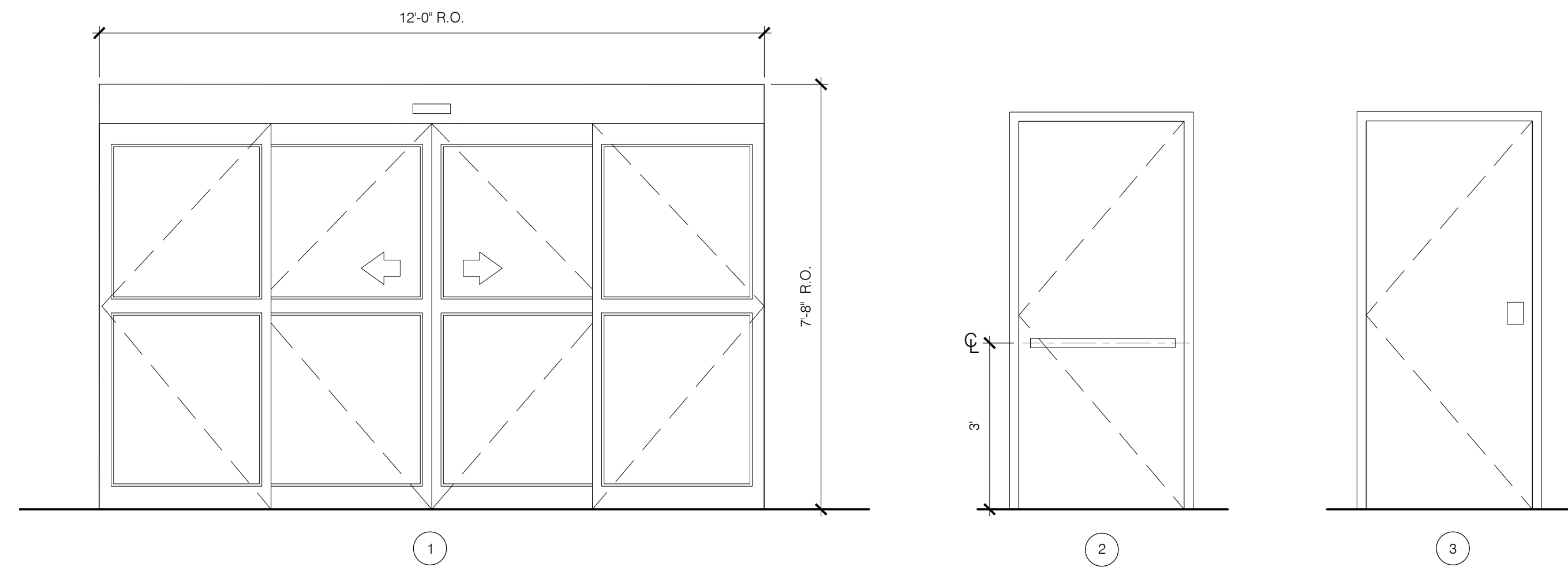
A600

CONSTRUCTION DRAWINGS

ISSUE

2021-04-06 ISSUE FOR REVIEW

2021-04-09 ISSUE FOR PERMIT



DOOR TYPES

SCALE: N.T.S.

HARDWARE GROUP 1				
QTY.	ITEM	MANUF.	MODEL # / DESCRIPTION	FINISH
1-1/2 PAIR	HINGES	IVES	BUTT HINGE	626
1 EACH	LOCKSET	CORBIN RUSSWIN	ED4000 NARROW STILE EXIT DEVICE	626
1 EACH	CLOSER	LCN	4040XP SERIES	626
3 EACH	SILENCERS	IVES	SR64	

HARDWARE SCHEDULE

SYMBOL	ITEM	MANUF.	NAME/COLOR	REMARKS
PC 1	POLISHED CONCRETE	T.B.D.	T.B.D.	PROVIDE TRANSITION STRIPE IF NECESSARY
B 1	VINYL COVE BASE	T.B.D.	T.B.D.	
PT 1	PAINT	T.B.D.	TBD	
PT 2	PAINT	T.B.D.	TBD	

FINISH LEGEND

NUMBER	NAME	FLOOR	BASE	WALLS/ ENCLOSURES	CEILING	HEIGHT	REMARKS
101	VESTIBULE	PC 1	B 1	PT 1	NO CEILING	-	
102	STORAGE SPACE	PC 1	B 1	PT 1	NO CEILING	-	

FINISH SCHEDULE

TAG	ROOM NAME	DOOR SIZE	DOOR				DOOR FRAME				REMARKS	
			MATL.	TYPE	FINISH	THICKNESS	RATING	MATL.	FINISH	RATING		HARDWARE
001	VESTIBULE/ STORAGE SPACE	12'-0" X 7'-8"	ALUM.	1	CLEAR ANODIZED	0'-1 3/4"	-	ALUM.	-	-	-	STANLEY AUTOMATIC SLIDING DOOR - DURA-GLIDE 3000 SERIES BI-PARTING 12' PACKAGE
002	EXTERIOR/ VESTIBULE	EXST.	EXST.	-	EXST.	0'-1 3/4"	-	ALUM.	EXST.	-	EXST.	
003	EXTERIOR/ COMMON EGRESS CORRIDOR	EXST.	EXST.	2	EXST.	EXST.	-	EXST.	EXST.	-	EXST.	
004	EXTERIOR/ ADJACENT TENANT SPACE	EXST.	EXST.	3	EXST.	EXST.	-	-	-	-	EXST.	
005	EXTERIOR/ ADJACENT TENANT SPACE	EXST.	EXST.	3	EXST.	EXST.	-	-	-	-	EXST.	
006	STORAGE SPACE/ COMMON EGRESS CORRIDOR	3' 0" X 7' 0"	H.M.	2	PT 2 EXTERIOR FACE PT 1 INTERIOR FACE	0'-1 3/4"	-	-	PT 2	-	HW-1	

DOOR SCHEDULE

LEGEND: H.M. = HOLLOW METAL PT. = PAINT WD. = WOOD W. = WELD KD. = KNOCK-DOWN

STAPLES PLAZA
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DRAWN BY: OL

SCHEDULES

LAYOUT 3.9

A800

CONSTRUCTION DRAWINGS

STAPLES PLAZA - SPACE 2 - EXTERIOR ALTERATION



STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
INFO@STUDIO-ARCH.NET
914.244.8750



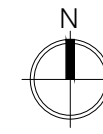
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KEY PLAN

SCALE: NTS

AREA OF WORK



1. STEEL FRAMING
2. GUARDRAIL AND HANDRAIL

REQUIRED SUBMITTALS

	OWNER		GC		REMARKS
	PROVIDE	INSTALL	PROVIDE	INSTALL	
GENERAL BUILDING PERMITS	●				
SUB PERMITS			●		
STORAGE UNITS	●	●			

*UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORK TO BE PROVIDED AND INSTALLED BY G.C.

DIVISION OF WORK

		2021-01-26	2021-04-06	2021-04-09										
G000	GENERAL INFORMATION	●	●	●										
G001	ABBREVIATIONS, SYMBOLS, NOTES, & ACCESSIBILITY	●	●	●										
SP-5	SITE PLAN	⊗	●	●										
EX001	EXISTING PHOTOS	⊗	●	●										
EX110	EXISTING FLOOR PLAN	●	●	●										
EX210	EXISTING REFLECTED CEILING PLAN	●												
EX300	EXISTING ELEVATION	⊗	●	●										
EX401	EXISTING BUILDING SECTION	⊗	●	●										
D110	DEMOLITION FLOOR PLAN	●	●	●										
D210	DEMOLITION REFLECTED CEILING PLAN	●												
D300	DEMOLITION ELEVATION	⊗	●	●										
D401	DEMOLITION BUILDING SECTION	⊗	●	●										
A110	FIRST FLOOR PLAN	⊗	●	●										
A300	PROPOSED ELEVATIONS	⊗	●	●										
A401	BUILDING SECTION	⊗	●	●										
A601	ENLARGED PLAN DETAILS	⊗	●	●										
A602	ENLARGED ROOF PLAN DETAILS	⊗	●	●										
A700	DETAILS	⊗	●	●										
A800	SCHEDULES	⊗	●	●										

- INCLUDED IN DRAWING RELEASE
- NOT INCLUDED IN OR REMOVED FROM DRAWING SET
- NOT INCLUDED IN DRAWING RELEASE

SHEET INDEX

1. NEW REAR FACADE ALTERATION FOR SPACE 2 WITH NEW CANOPY AND NEW DUMPSTER ENCLOSURE.
2. NEW DISPLAY ELEMENTS AT FRONT OF MAIN BUILDING, NORTH-WEST CORNER TO COMPLIANT WITH THE CODE.

PROJECT NARRATIVE

GROSSFIELD MACRI CONSULTING ENGINEERS, PC
34 SHADLOW HILL RD.
RIDGEFIELD, CT, 06877

MICHAEL MACRI

(914) 747-4145

MICHAEL@GMCCEPC.COM

STRUCTURAL ENGINEER

TO BE DETERMINE

GENERAL CONTRACTOR

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YORKTOWN HEIGHTS, NY, 10598

JOHN LANDI

(914) 962-5722

building@yorktownny.org

BUILDING DEPARTMENT

URSTADT BIDDLE PROPERTIES, INC.
321 RAILROAD AVE.,
GREENWICH, CT 06830

BRIAN MCCAFFREY

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bmaccaffrey@ubproperties.com

PROPERTY MANAGER

URSTADT BIDDLE PROPERTIES, INC.
321 RAILROAD AVE.,
GREENWICH, CT 06830

ANDREW ALBRECHT

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aalbrecht@ubproperties.com

PROPERTY OWNER

STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD ROAD, SUITE 209
WHITE PLAINS, NY 10607

CHRIS RAFFAELLI

(914) 266 - 8930

chrisr@studio-arch.net

ARCHITECT

CODE DATA			
CATEGORY	REQUIREMENT	REFERENCE	REMARKS
CONSTRUCTION TYPE	TYPE 2B	TABLE 601	
USE GROUP	S1/S2	SECTION 311	NO CHANGE
OCCUPANCY SEPARATION	NO REQUIREMENT	TABLE 508.4	
OCCUPANT LOAD	STORAGE	TABLE 1004.1.2	SEE CALCULATIONS
CLASSIFICATION OF WORK	ALTERATION - LEVEL 2	EBCNYS SECTION 603	COMPLY WITH CHAPTERS 7&8
FIRE SPRINKLER SYSTEM	EXISTING	SECTION 903.2.1.2	
EXIT WIDTH	0.20' OCCUPANT	SECTION 1005.3.2	
NUMBER OF EXITS	2 REQUIRED	SECTION 1006	
	2 PROVIDED		
TRAVEL DISTANCE TO EXIT	250 FEET MAXIMUM	TABLE 1017.2	SPRINKLED
DISTANCE BETWEEN TWO EXITS	N/A	SECTION 1007.1.1	SPRINKLED
COMMON PATH OF EGRESS TRAVEL DISTANCE	75 FEET MAXIMUM	SECTION 1006.2.1	
VERTICAL EXIT RATING	N/A		

NEW YORK STATE APPLICABLE CODES AND STANDARDS:	
BUILDING	2020 BUILDING CODE OF NEW YORK STATE 2020 EXISTING BUILDING CODE OF NEW YORK STATE
PLUMBING	2020 PLUMBING CODE OF NEW YORK STATE
MECHANICAL	2020 MECHANICAL CODE OF NEW YORK STATE
FUEL GAS	2020 FUEL GAS CODE OF NEW YORK STATE
ELECTRICAL	2014 NATIONAL ELECTRICAL CODE (NFPA 70)
ACCESSIBILITY	2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
FIRE PROTECTION	2020 FIRE CODE OF NEW YORK STATE
ENERGY	2020 ENERGY CONSERVATION CODE OF NEW YORK STATE ASHRAE 90.1-2016

BUILDING CODE AND ZONING DATA

ISSUE

2021-01-26 ISSUE FOR INTERIOR DEMOLITION PERMIT

2021-04-06 ISSUE FOR REVIEW

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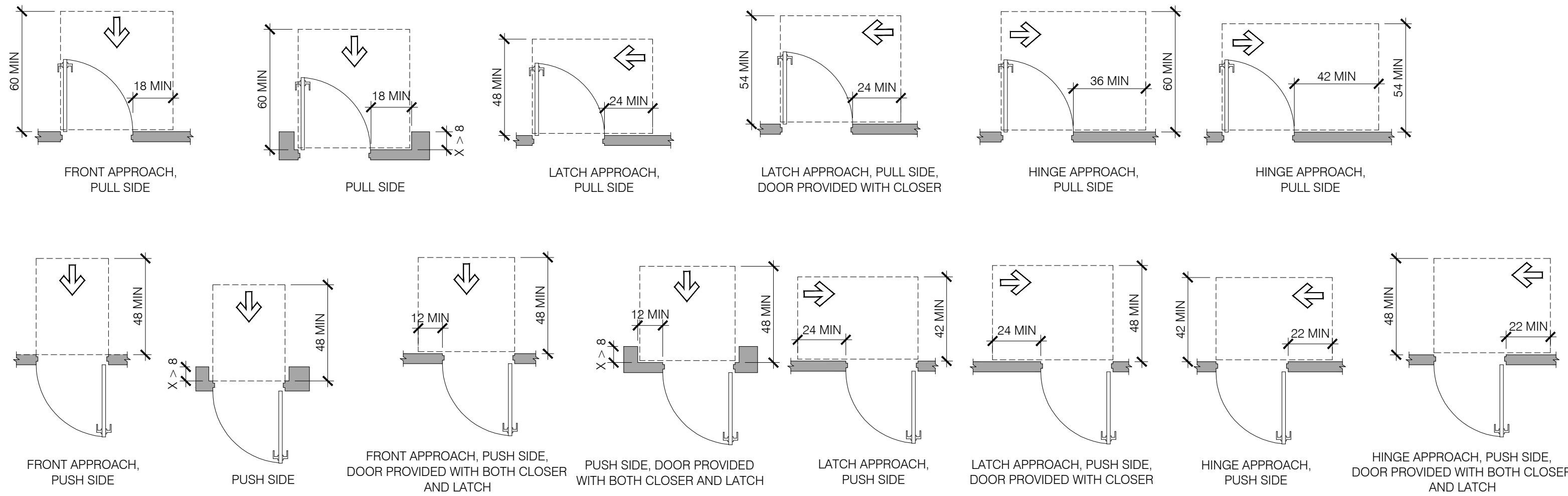
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GENERAL INFORMATION

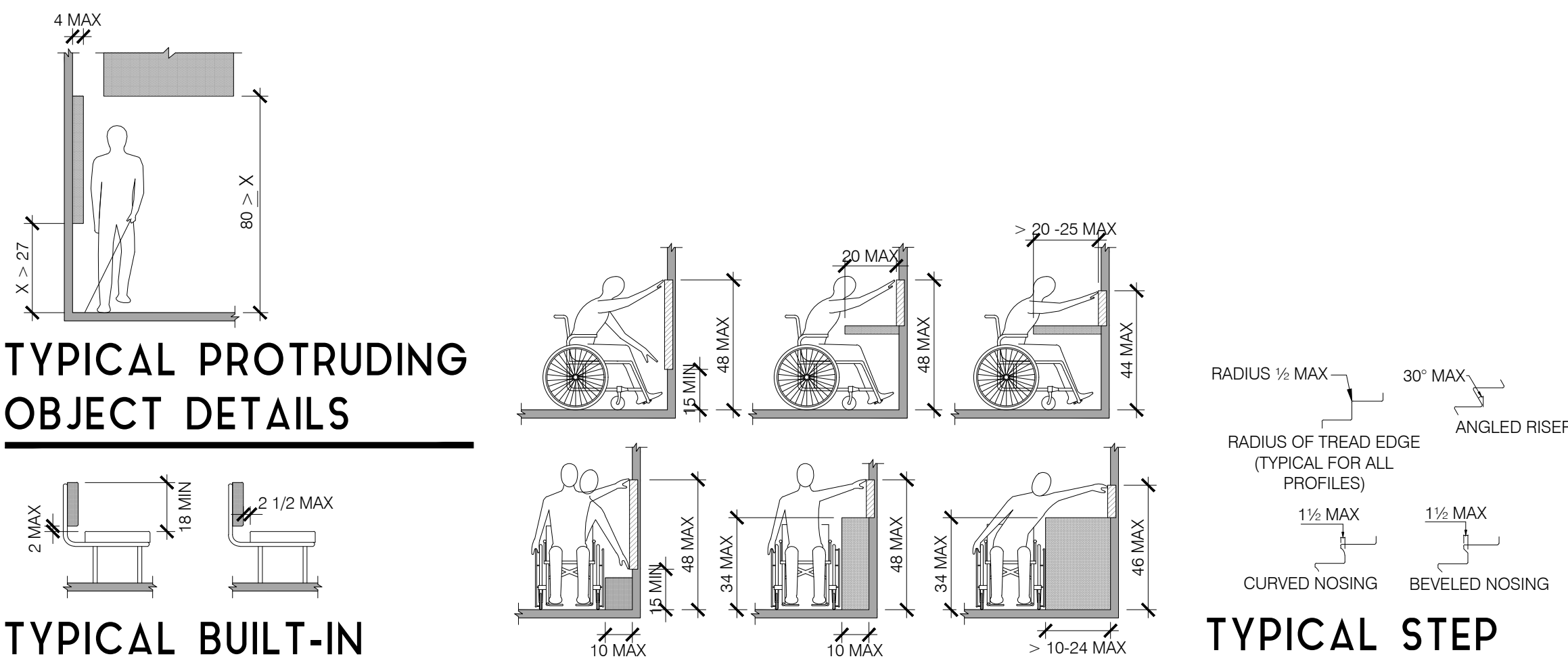
LAYOUT 3.9

G000

CONSTRUCTION DRAWINGS

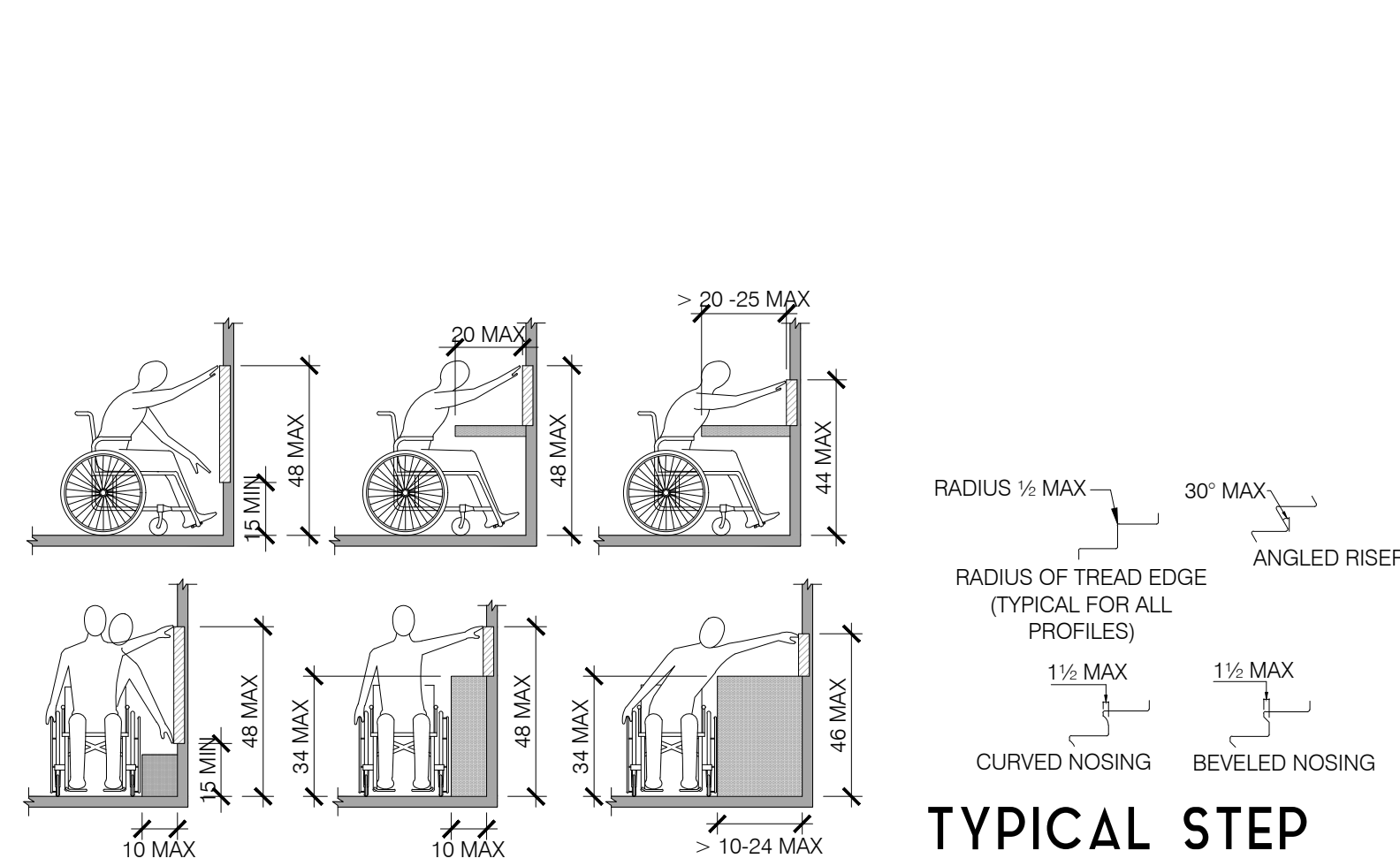


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES



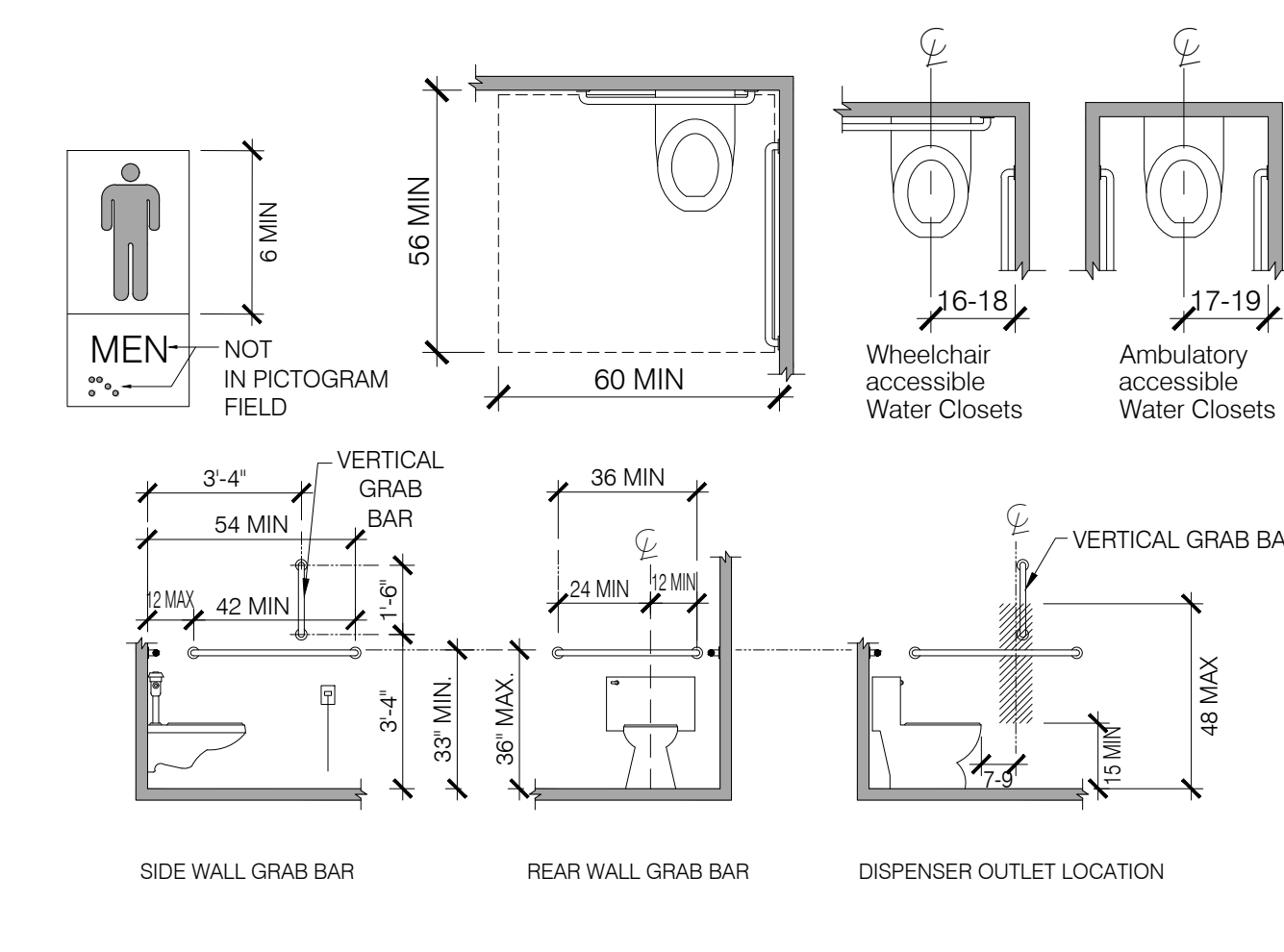
TYPICAL PROTRUDING OBJECT DETAILS

TYPICAL BUILT-IN DETAILS



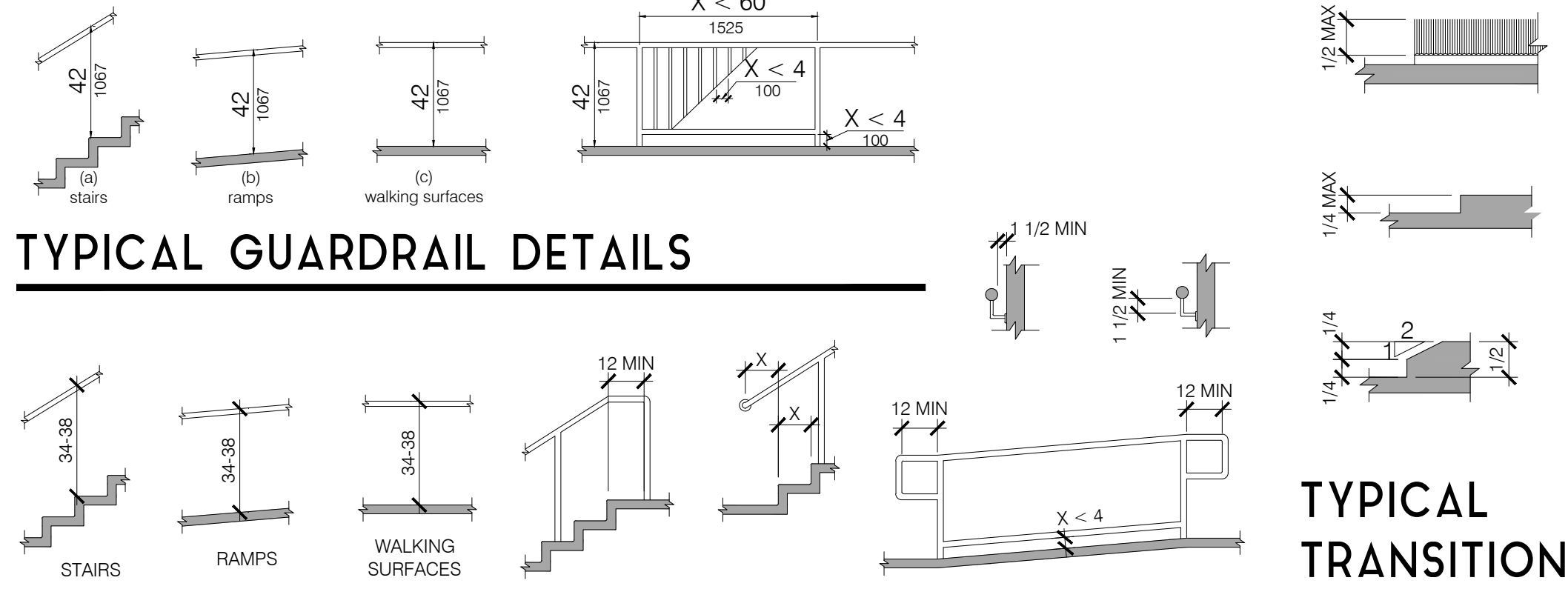
TYPICAL REACH DETAILS

TYPICAL STEP NOSE DETAILS



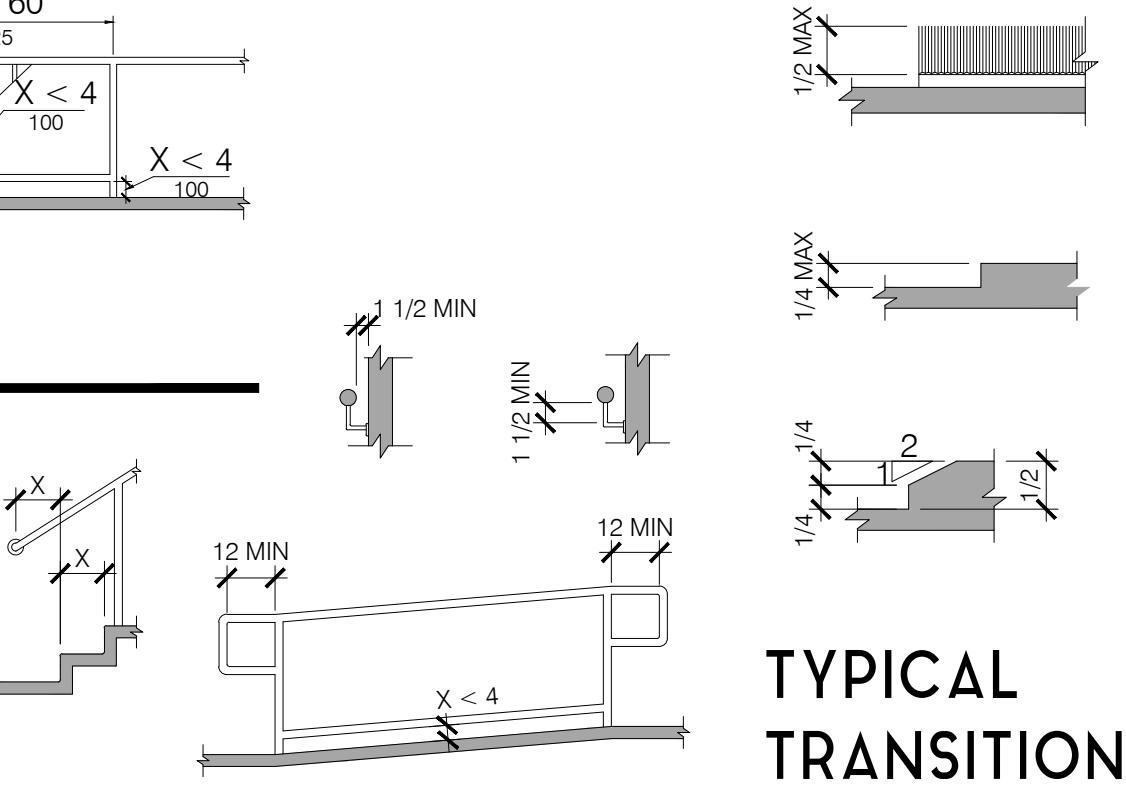
TYPICAL TOILET ROOM DETAILS

- SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE STANDARDS FOR ACCESSIBLE DESIGN AND APPLICABLE LOCAL LAWS REGULATIONS, LATEST EDITIONS.
- IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THESE NOTES AND DETAILS TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE POINT IN TIME WHEN THEY ARE BIDDING THE PROJECT. IN ADDITION, THESE NOTES AND DETAILS, AS WELL AS IN OUR DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS. IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY THE ARCHITECT OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).
- THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS OR SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
- WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
- ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB RAMPS.
- TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL).
- FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-TWO (32) INCHES FOR A ROUTE SEGMENT LENGTH LESS THAN TWENTY-FOUR (24) INCHES. CONSECUTIVE SEGMENTS OF THIRTY-TWO INCHES IN WIDTH MUST BE SEPARATED BY A ROUTE SEGMENT FORTY-EIGHT (48) INCHES MINIMUM IN LENGTH AND THIRTY-SIX (36) INCHES MINIMUM IN WIDTH.
- THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-SIX (36) INCHES FOR A ROUTE SEGMENT LENGTH GREATER THAN TWENTY-FOUR (24) INCHES.
- WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH, CLEAR WIDTH SHALL BE FORTY-TWO (42) INCHES MINIMUM APPROACHING THE TURN, FORTY-EIGHT (48) INCHES MINIMUM DURING THE TURN, AND FORTY-TWO (42) INCHES MINIMUM LEAVING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE THIRTY-SIX (36) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM.
- AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SIXTY (60) INCH MINIMUM BY SIXTY (60) INCH MINIMUM SPACE; OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.
- DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 2010 ADA AND LOCAL REQUIREMENTS.
- DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
- WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE IN THE EVENT THAT A DRAINAGE INLET MUST BE LOCATED ON AN ACCESSIBLE ROUTE, THE GRATE SHALL COMPLY WITH ADA REQUIREMENTS.



TYPICAL GUARDRAIL DETAILS

TYPICAL HANDRAIL DETAILS

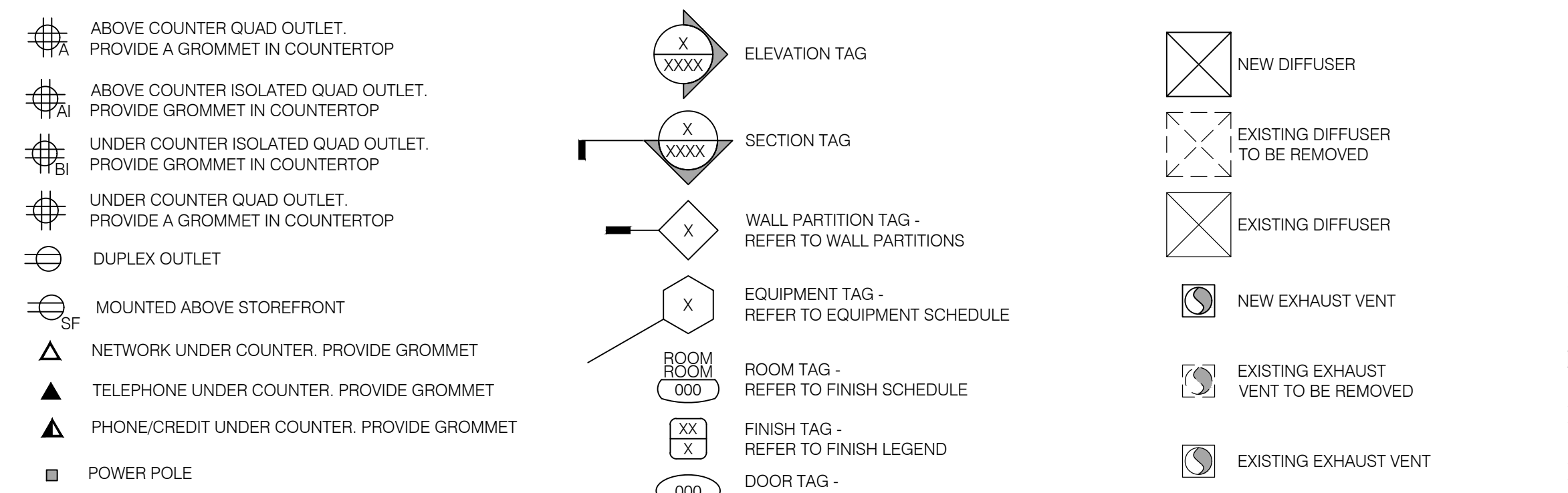


TYPICAL TRANSITION DETAILS

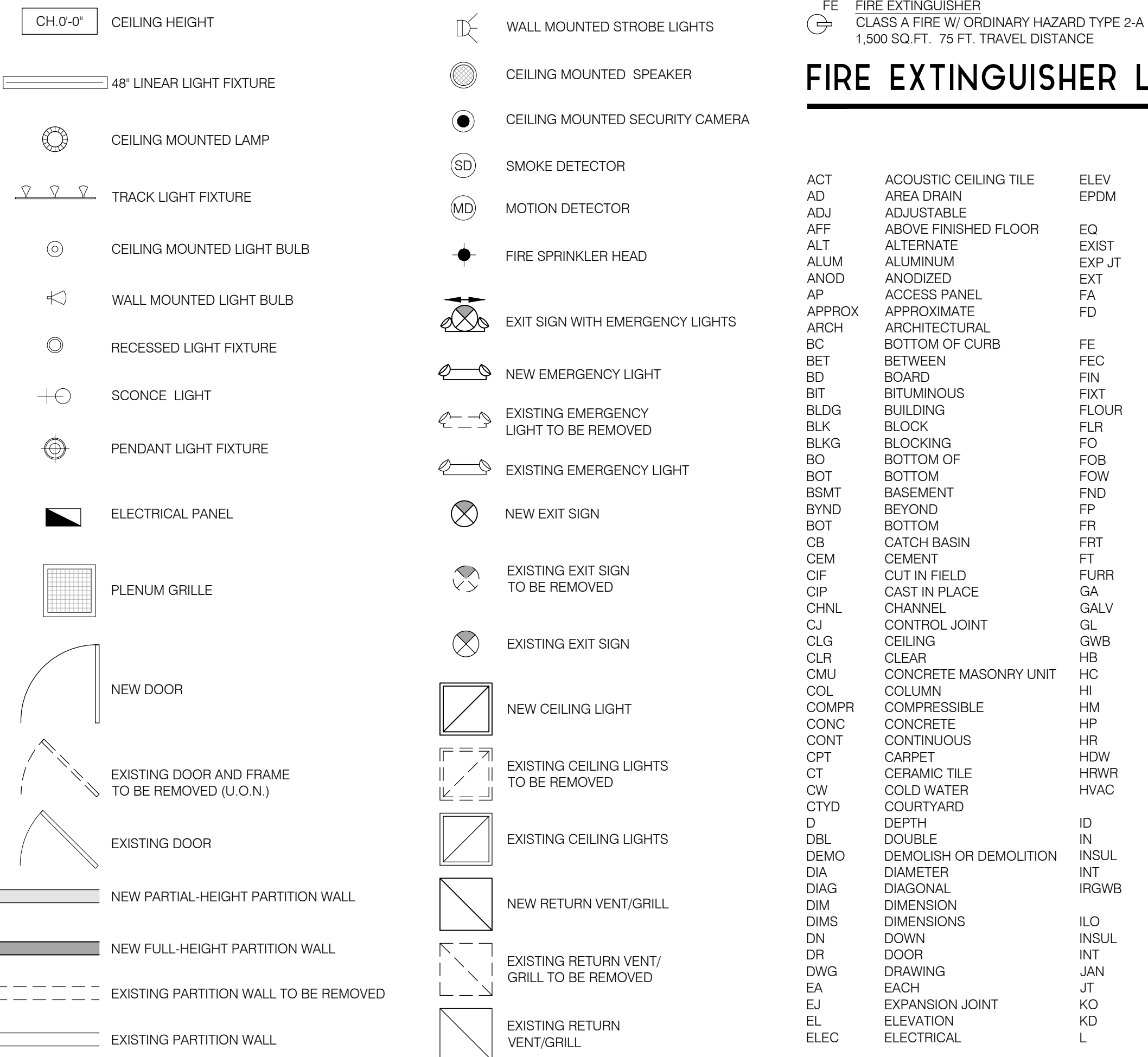
- ### ACCESSIBILITY NOTES

- INTENT OF DOCUMENTS IS TO SHOW NEW CONSTRUCTION ONLY. PROVIDE ALL REQUIRED DEMOLITION AND REMOVE ONLY THOSE EXISTING ITEMS AS REQUIRED TO ACCOMPLISH THE NEW CONSTRUCTION AS SHOWN. RETAIN OR RELOCATE THOSE ITEMS NOT SHOWN REMOVED OR WHERE CALLED FOR TO BE RELOCATED. THIS INCLUDES MECHANICAL AND ELECTRICAL ITEMS WHICH SHALL BE RELOCATED AS REQUIRED. REMOVE AND CAP THOSE LINES WHICH ARE NOT REQUIRED.
- EXISTING DRAWINGS SHALL NOT BE DEEMED TO SHOW ALL EXISTING CONDITIONS AND SHALL NOT SUBSTITUTE FOR FIELD VISITS. THEY ARE ONLY TO AID IN THE UNDERSTANDING OF THE NEW WORK.
- VERIFY ALL FIELD CONDITIONS PRIOR TO THE EXECUTION OF THE WORK AND NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES, OR UNSATISFACTORY EXISTING CONDITIONS.
- PROVIDE ALL REQUIRED TEMPORARY BRACING, SHORING, FORMS, ETC. PROVIDE ALL REQUIRED TEMPORARY ENCLOSURES TO PROTECT THE NEW AND EXISTING CONSTRUCTION MATERIALS AND EQUIPMENT FROM THE WEATHER AND TO PROTECT THE UNALTERED AREA FROM THE DUST AND DIRT OF CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES OCCURRING FROM THE NEW WORK DUE TO EXPOSURE TO THE WEATHER OR HIS MANNERS OR METHODS OF CONSTRUCTION. CONTRACTOR IS TO VERIFY AND NOTIFY ARCHITECT PRIOR TO REMOVAL OF ANY LOAD BEARING WALLS.
- PROVIDE ALL REQUIRED CUTTING, FITTING, AND PATCHING FOR THE MECHANICAL AND ELECTRICAL TRADES.
- PROVIDE ALL MISCELLANEOUS ROUGH AND FINISH CARPENTRY, HEADERS, LINTELS, BLOCKING, FURRING, TRIMMING, ETC. AS MIGHT BE REQUIRED.
- REFER TO PLANS FOR INTERIOR FRAMING SPECS
- DOUBLE FRAMING AROUND OPENINGS, DOORS, WINDOWS, HEADERS AND TRIMMERS.
- ALL NEW WORK SHALL BE TRUE, SQUARE AND LEVEL. PROVIDE JACKING, LEVELING, SHIMMING, ETC. AS MIGHT BE REQUIRED.
- ALL DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. OBTAIN VERIFICATION FROM THE ARCHITECT FOR ANY DIMENSIONS NOT SHOWN.
- PATCH ALL DISTURBED EXISTING FLOOR, WALL AND CEILING SURFACES TO MATCH EXISTING, IN TERMS OF MATERIALS, ALIGNMENT, TEXTURES AND FINISHES, UNLESS OTHER FINISHES ARE SPECIFIED.
- PROVIDE ALL REQUIRED PLUMBING, VENT AND ELECTRICAL CONNECTIONS FOR ALL APPLIANCES.
- FURNISH AND INSTALL ALL MISCELLANEOUS METAL ITEMS OF ROUGH HARDWARE SUCH AS BOLTS, STRAPS, ANCHORS, JOIST HANGERS, ETC., AS CALLED FOR OR REQUIRED. ALL HARDWARE EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- ALL WORK SHALL CONFORM TO NATIONAL, STATE AND LOCAL BUILDING CODES.

GENERAL NOTES



SYMBOLS LEGEND



FIRE EXTINGUISHER LEGEND

ACT	ACQUAC	ELEV	ELEVATOR OR ELEVATION	LAM	LAMINATE	S	SOUTH
AD	ADJUSTABLE	EPDM	ETHYLENE PROPYLENE	LAV	LAVATORY	SC	SOLID CORE
ADJ	ADJUSTABLE	EQ	EQUAL	LH	LEFT HAND	SCH	SCHEDULE
AF	ABOVE FINISHED FLOOR	EO	EXISTING	LO	LOW	SF	SQUARE FOOT
ALT	ALTERNATE	EXIST	EXISTING	LT	LIGHT	SIM	SIMILAR
ALUM	ALUMINUM	EXP JT	EXPANSION JOINT	LTG	LIGHTING	SPEC	SPECIFIED OR SPECIFICATION
ANOD	ANODIZED	EXT	EXTERIOR	LP	LOW POINT	SPK	SPEAKER
AP	ACCESS PANEL	FA	FIRE ALARM	MAX	MAXIMUM	SPRK	SPRINKLER
APPROX	APPROXIMATE	FD	FLOOR DRAIN OR MECH	MC	MASONRY OPENING	SS	STAINLESS STEEL
ARCH	ARCHITECTURAL	FE	FIRE EXTINGUISHER	MECH	MECHANICAL	STC	SOUND TRANSMISSION COEFFICIENT
BC	BOTTOM OF CURB	FEC	FIRE EXTINGUISHER CABINET	MEMB	MEMBRANE	STL	STEEL
BET	BETWEEN	FIN	FINISH	MH	MAN HOLE	STRUCT	STRUCTURE OR STRUCTURAL
BD	BOARD	FIN	FINISH	MIN	MINIMUM	SY	SQUARE YARD
BIT	BITUMINOUS	FIXT	FIXTURE	MISC	MISCELLANEOUS	T	TREAD
BLDG	BUILDING	FLOOR	FLOOR	MO	MASONRY OPENING	T&G	TONGUE AND GROOVE
BLCK	BLOCK	FLR	FLOOR	MRGB	MOISTURE RESISTANT GYPSUM WALL BOARD	TEL	TELEPHONE
BLKG	BLOCKING	FOF	FACE OF	MT	MOUNT	TEMP	TEMPERED
BO	BOTTOM OF	FOB	FACE OF BRICK	MTL	METAL	THK	THICKNESS
BOT	BOTTOM	FOW	FACE OF WALL	N	NORTH	TLT	TOILET
BSMT	BASEMENT	FND	FOUNDATION	NIC	NOT IN CONTRACT	TOC	TOP OF CONCRETE
BYND	BEYOND	FR	FIRE PROOFING	NO	NUMBER	TOS	TOP OF STEEL
BOT	BOTTOM	FR	FIRE RESISTANT	NOM	NOMINAL	TPD	TOILET PAPER DISPENSER
CB	CATCH BASIN	FRT	FIRE RETARDANT TREATED	NTS	NOT TO SCALE	T/D	TELEPHONE/DATA
CEM	CEMENT	FT	FOOT	OH	OPPOSITE HAND	TYP	TYPICAL
CIF	CUT IN FIELD	FURR	FURRING	OC	ON CENTER	TX	TRANSFORMER
CIP	CAST IN PLACE	GA	GAUGE	OH	OPPOSITE HAND	TX	TELEVISION
CHNL	CHANNEL	GALV	GALVANIZED	OPNG	OPENING	UNF	UNFINISHED
CJ	CONTROL JOINT	GL	GLASS	OZ	OUNCE	UNF	UNFINISHED
CLG	CEILING	GWB	GYPSUM WALL BOARD	PART	PARTIAL / PARTITION	U/S	UNDERSIDE
CLR	CLEAR	HB	HOSE BIB	PCC	PRE-CAST CONCRETE	VB	VAPOR BARRIER
CMU	CONCRETE MASONRY UNIT	HC	HOLLOW CORE	PERF	PERFORATED	VCT	VINYL COMPOSITION TILE
COL	COLUMN	HI	HIGH	PL	PLATE	VERT	VERTICAL
COMPR	COMPRESSIBLE	HM	HOLLOW METAL	PLUMB	PLUMBING	VF	VERIFY IN FIELD
CONC	CONCRETE	HP	HIGH POINT	PLYD	PLYWOOD	VP	VISION PANEL
CONT	CONTINUOUS	HR	HARDWOOD	PT	PRESSURE TREATED	W	WELDED
CNT	CARPET	HDW	HARDWARE	PTD	PAINT OR PAINTED	W	WITH
CPT	CERAMIC TILE	HRWR	HARDWOOD	PSF	POUNDS PER SQUARE FOOT	WC	WATER
CW	COLD WATER	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	PSI	POUNDS PER SQUARE INCH	W	WITH
CTYD	COURTYARD	ID	INSIDE DIAMETER	PVC	POLYVINYL CHLORIDE	W	WATER
D	DEPTH	IN	INCH	PLYD	PLYWOOD	WD	WOOD
DBL	DOUBLE	INSUL	INSULATION	PT	PRESSURE TREATED	WP	WATERPROOFING
DEMO	DEMOLISH OR DEMOLITION	INT	INTERIOR	RBR	REFLECTED CEILING PLAN	WT	WEIGHT
DIAG	DIAGONAL	IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD	RCP	REFLECTED CEILING PLAN	W	WITH
DIM	DIMENSION	RD	ROOF DRAIN	REF	REFRIGERATOR	W/O	WITHOUT
DIMS	DIMENSIONS	REF	REFRIGERATOR	REF	REFRIGERATOR	WWF	WELDED WIRE FABRIC
DN	DOWN	REIN	REINFORCED	REIN	REINFORCED		
DR	DOOR	RESIL	RESILIENT	RESIL	RESILIENT		
DWG	DRAWING	RET	RETURN	RET	RETURN		
EA	EACH	RM	ROOM	RM	ROOM		
EJ	EXPANSION JOINT	RO	ROUGH OPENING	RO	ROUGH OPENING		
EL	ELEVATION	RTU	ROOF TOP UNIT	RTU	ROOF TOP UNIT		
ELEC	ELECTRICAL						

ABBREVIATION LIST

studio ARCHITECTURE
2021-01-26 ISSUE FOR INTERIOR DEMOLITION PERMIT

UBP
URSTADT BIDDLE PROPERTIES INC.
2021-04-06 ISSUE FOR REVIEW

2021-01-26 ISSUE FOR INTERIOR DEMOLITION PERMIT

2021-04-06 ISSUE FOR REVIEW

2021-04-09 ISSUE FOR PERMIT

STAPLES PLAZA
TENANT SPACE 2
3333 CROMBOND RD.,
YORKTOWN HEIGHTS, NY 10598

DATE: 01/26/2021
JOB NUMBER: 17015.13
SCALE: AS NOTED
DRAWN BY: JOL

ABBREVIATIONS, SYMBOLS, NOTES & ACCESSIBILITY

LAYOUT 3.9

G001
CONSTRUCTION DRAWINGS

ISSUE

2021-04-06 ISSUE FOR REVIEW

2021-04-09 ISSUE FOR PERMIT

STAPLES PLAZA
TENANT SPACE 2
3333 CROMPOND RD.,
YORKTOWN HEIGHTS, NY 10598

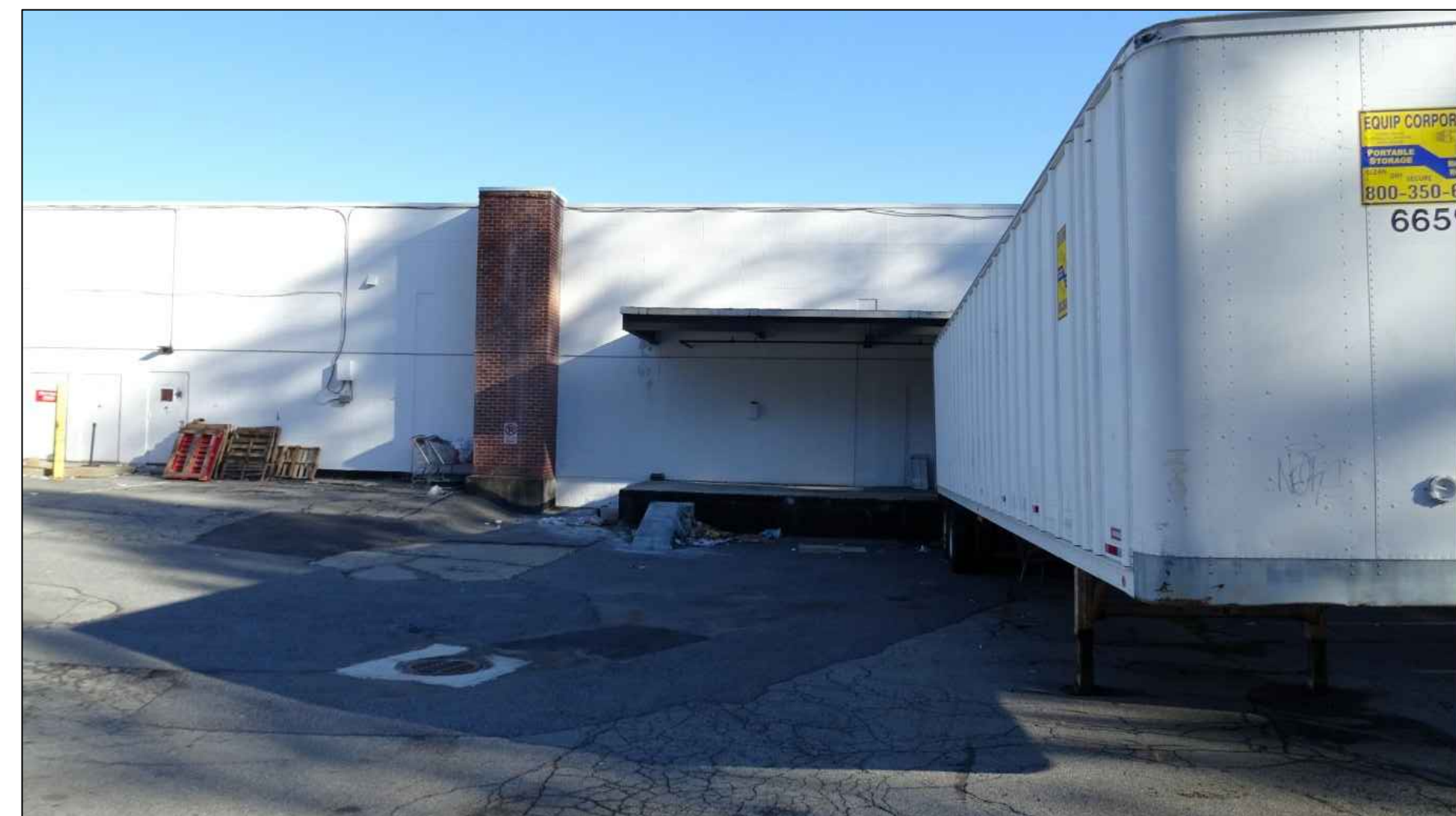
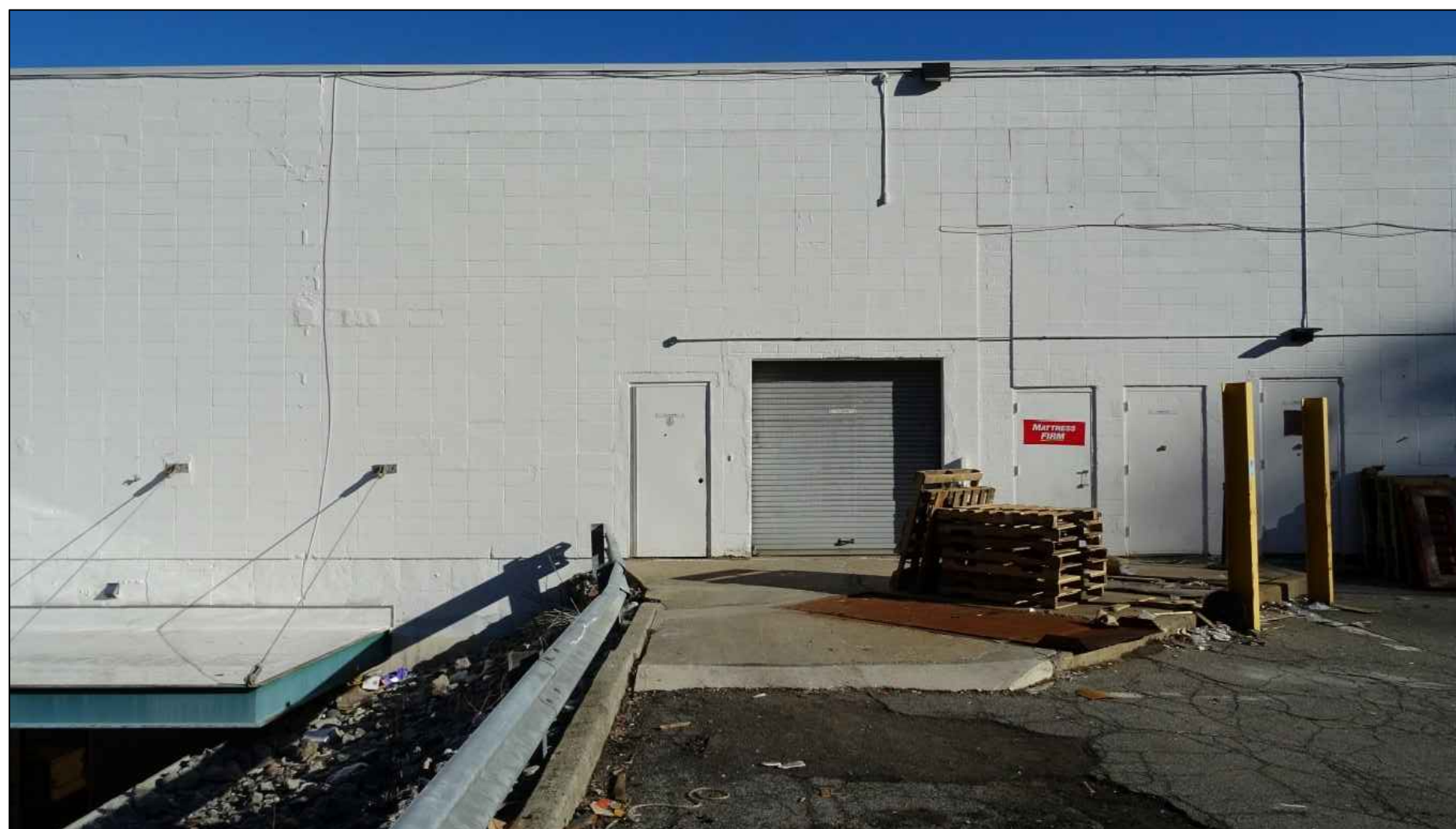
DATE: 01/26/2021
JOB NUMBER: 17015.13
SCALE: AS NOTED
DRAWN BY: OL

**EXISTING
BUILDING
PHOTOS**

LAYOUT 3.9

EX001

CONSTRUCTION DRAWINGS

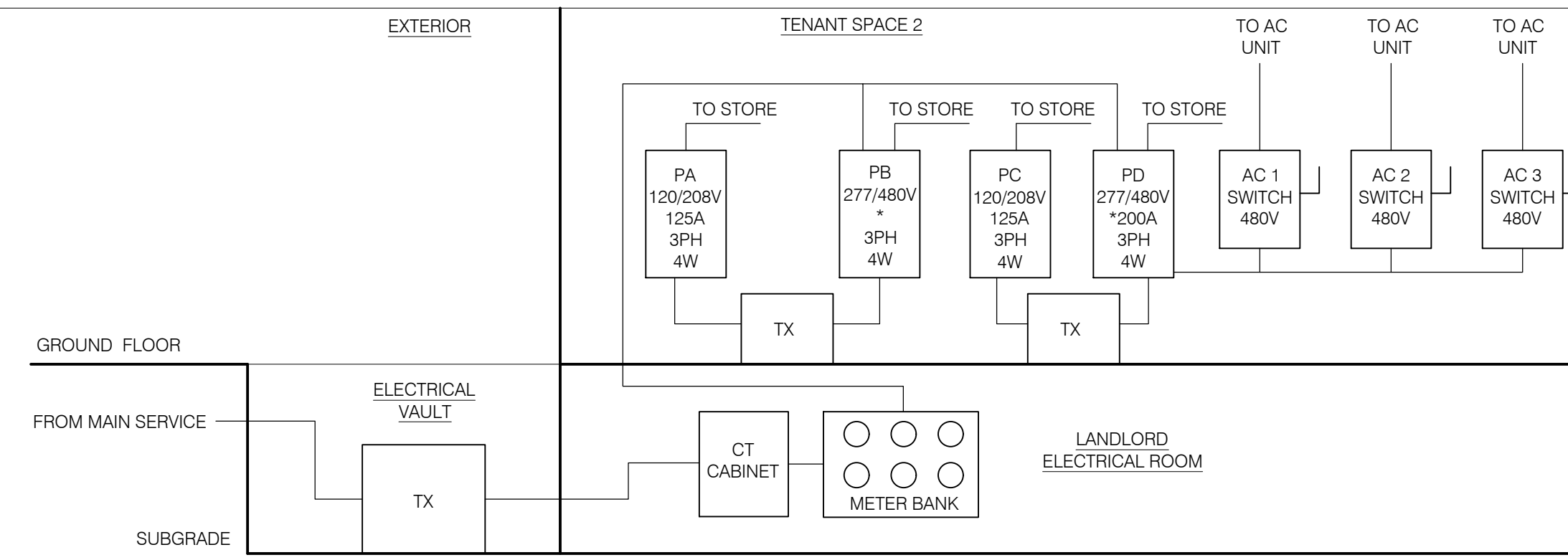


EXISTING REAR PARTIAL BUILDING PHOTOS

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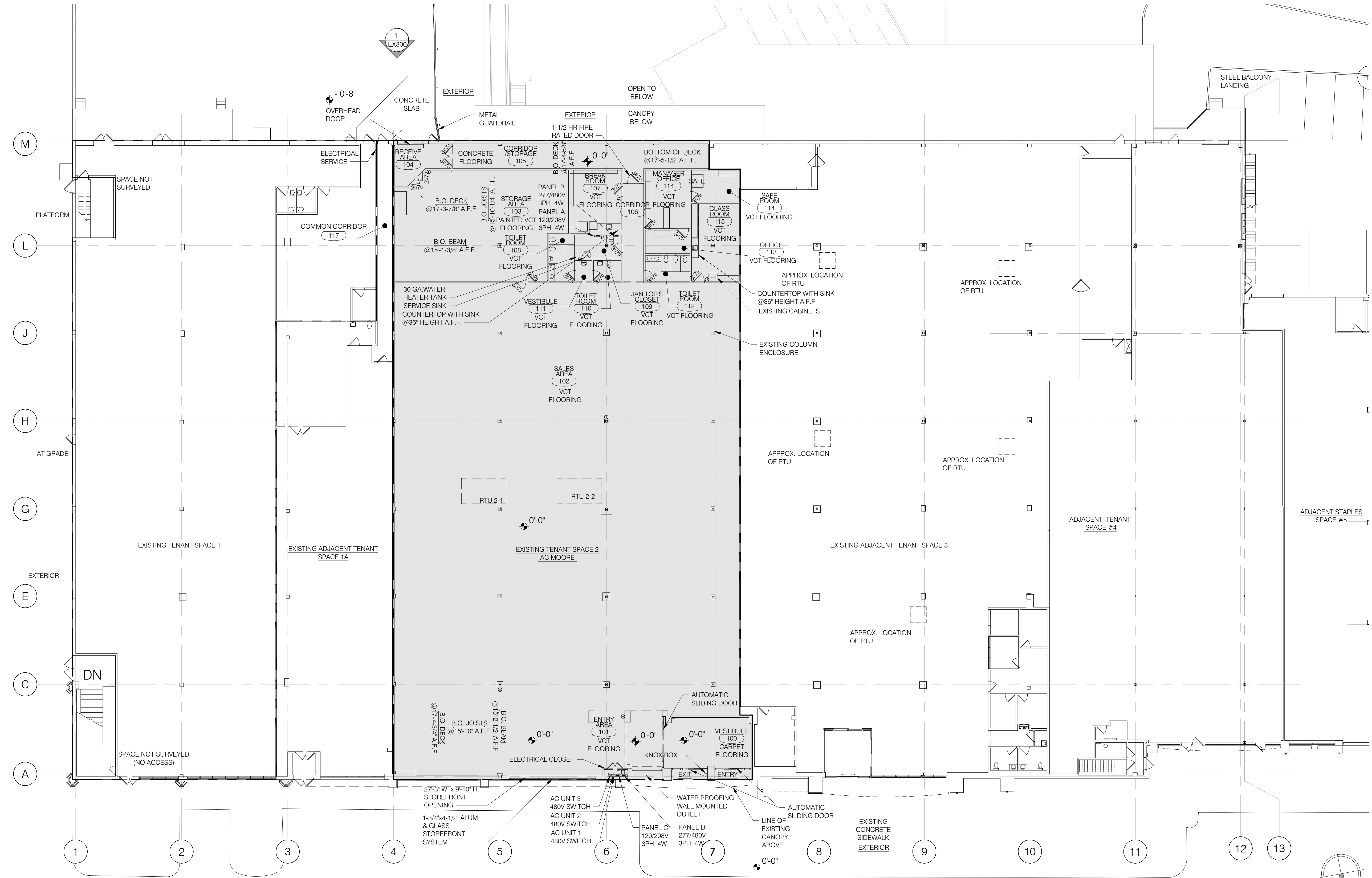
- [AP] ALARM PANEL
- [ER] ELECTRONIC READER
- [FP] FIRE ALARM PANEL
- [JB] "J" BOX
- [KP] KEY PAD
- [TP] TELEPHONE & DATA PANEL
- [T] THERMOSTAT
- [PFE] PORTABLE FIRE EXTINGUISHER
- 0'-0" FLOOR LEVEL

FLOOR PLAN LEGEND 3



EXISTING ELECTRICAL ONE LINE DIAGRAM 2

* ELECTRICAL INFORMATION NOT AVAILABLE AT TIME OF SURVEY
ELECTRICAL INFORMATION ASSUMPTION ACCORDING TO PANEL INFORMATION



EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"

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EXISTING FLOOR PLAN

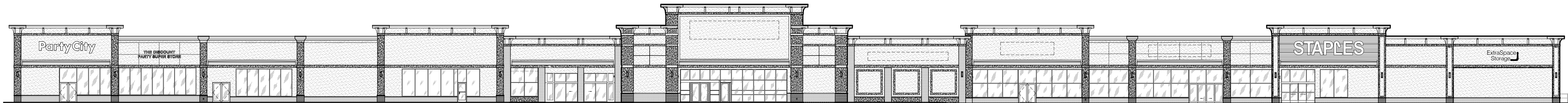
LAYOUT 3.9

EX110

CONSTRUCTION DRAWINGS

ISSUE

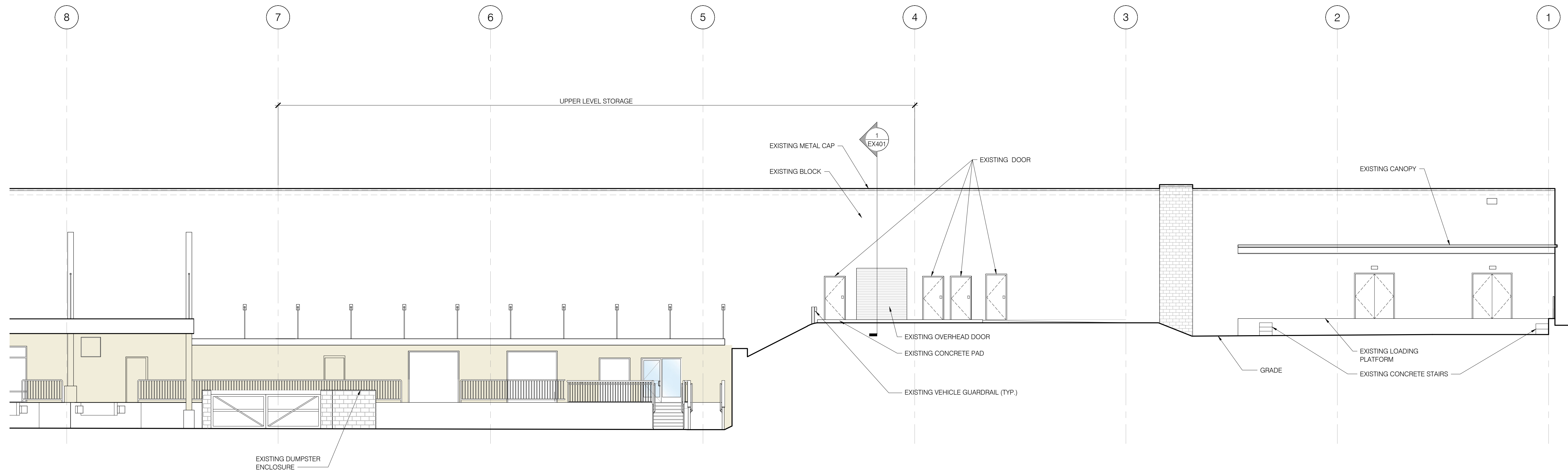
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EXISTING FRONT ELEVATION

SCALE: NOT TO SCALE

2



EXISTING PARTIAL REAR ELEVATION

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

1

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3333 CROMPOND RD.,
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DATE: 01/26/2021
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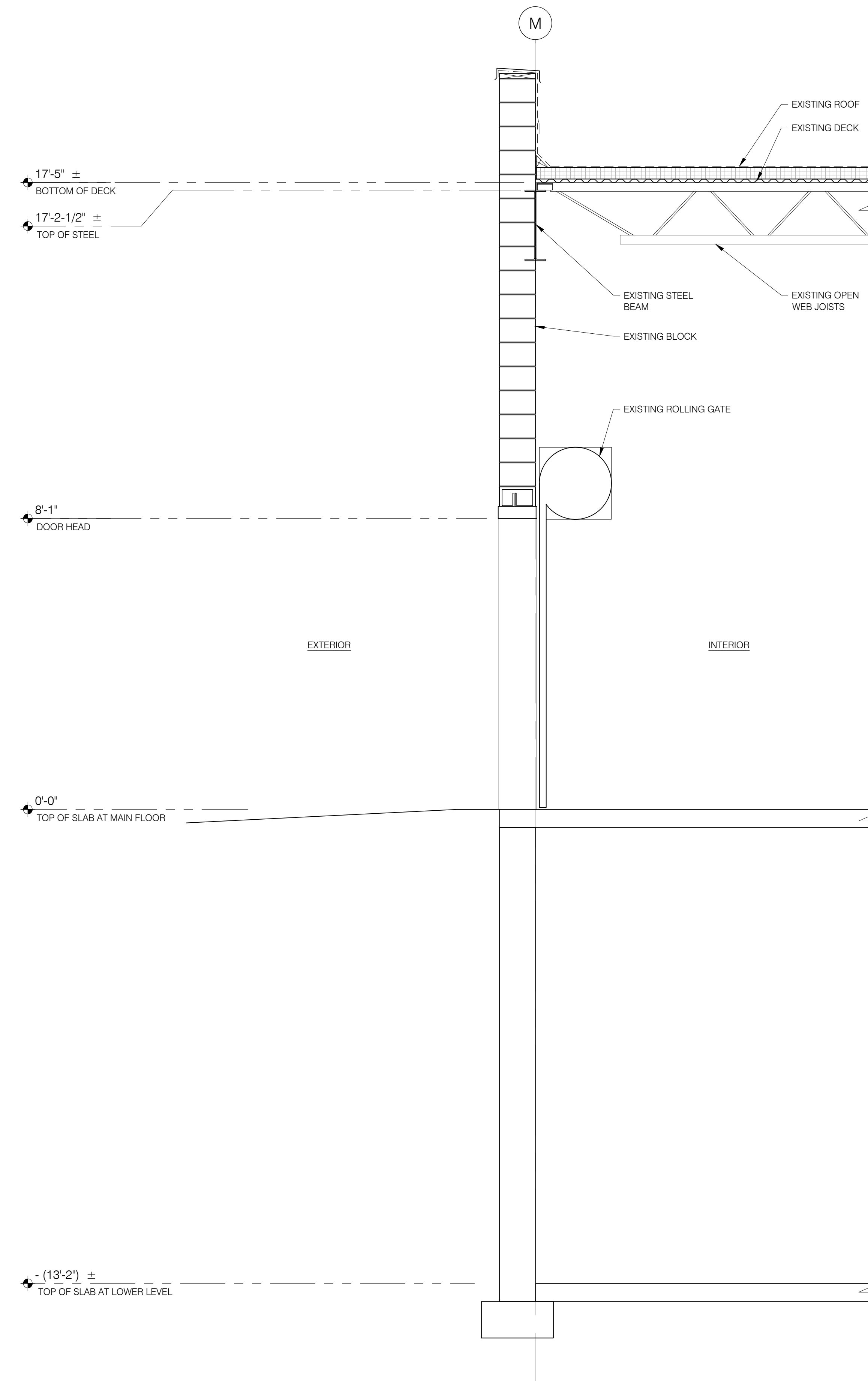
EXISTING
EXTERIOR
ELEVATION

LAYOUT 3.9

EX300

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EXISTING BUILDING SECTION

SCALE: 1/2" = 1'-0"

1

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EXISTING BUILDING SECTION

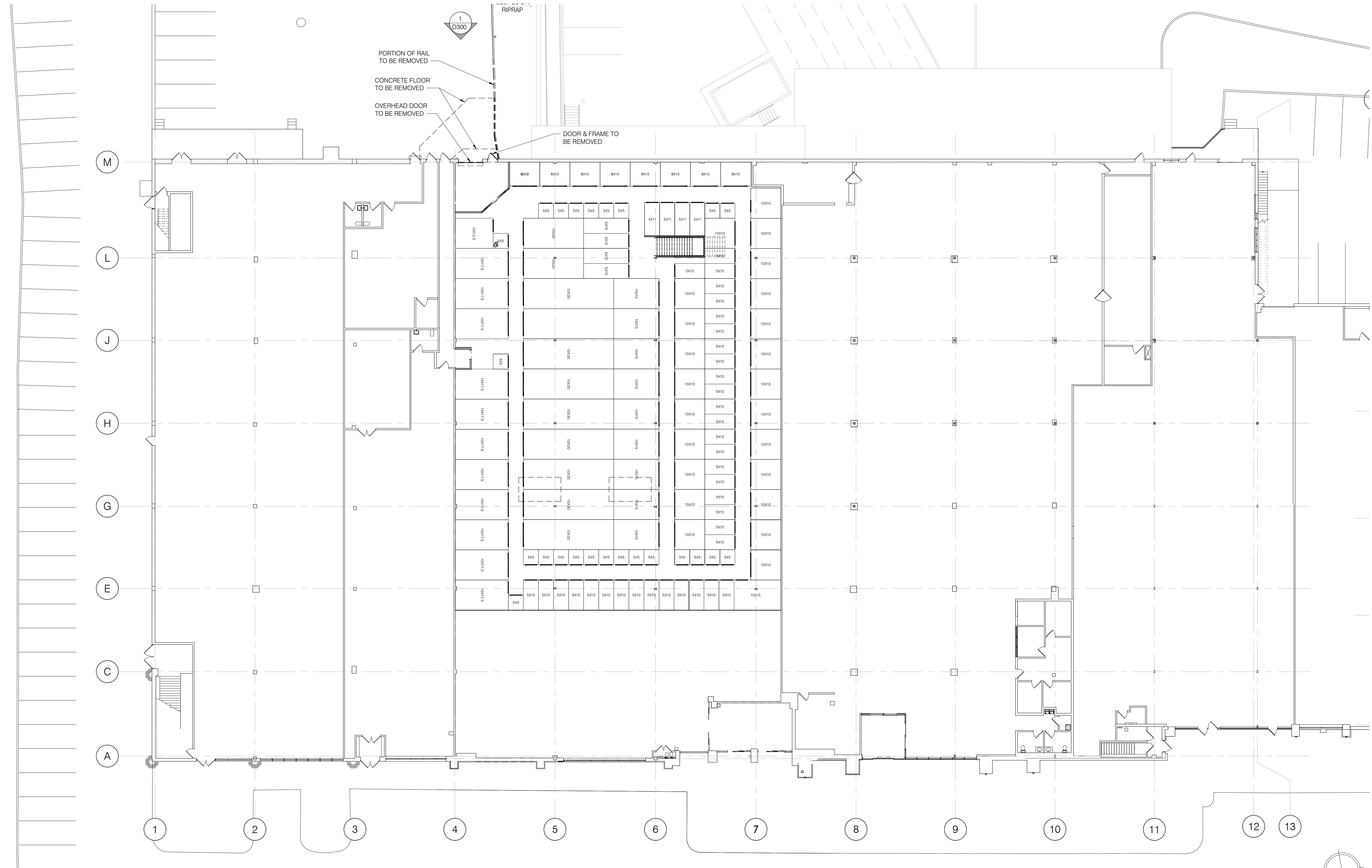
LAYOUT 3.9

EX401

CONSTRUCTION DRAWINGS

1. CONTACT THE ARCHITECT IF ANY ELEMENT WHICH IS SCHEDULED TO BE REMOVED, MAY BE CONSIDERED AS A STRUCTURAL COMPONENT, PRIOR TO REMOVAL.
2. ALL LIFE-SAFETY DEVICES AND EQUIPMENT INCLUDING EXIT, EMERGENCY, AND TEMPORARY LIGHTING TO REMAIN.
3. REMOVE AND CAP ALL ABANDONED ELECTRICAL, HVAC, AND PLUMBING LINES BACK TO SOURCE.
4. PROTECT ALL EXISTING CONSTRUCTION WHICH IS TO REMAIN FROM DAMAGE. REPAIR TO LIKE-NEW CONDITION IMMEDIATELY IF DAMAGE OCCURS.
5. ELECTRICAL CIRCUITS SERVING THIS SPACE AND ORIGINATED FROM A LANDLORD PANEL, TO BE REMOVED BACK TO PANEL.

DEMOLITION NOTES



DEMOLITION FLOOR PLAN

SCALE: 1/16" = 1'-0"

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- 2021-04-09 ISSUE FOR PERMIT

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DATE: 01/26/2021
JOB NUMBER: 17015.13
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DEMOLITION FLOOR PLAN

LAYOUT 3.9

D110

CONSTRUCTION DRAWINGS

ISSUE

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**STAPLES PLAZA
TENANT SPACE 2**
3333 CROMPOND RD.,
YORKTOWN HEIGHTS, NY 10598

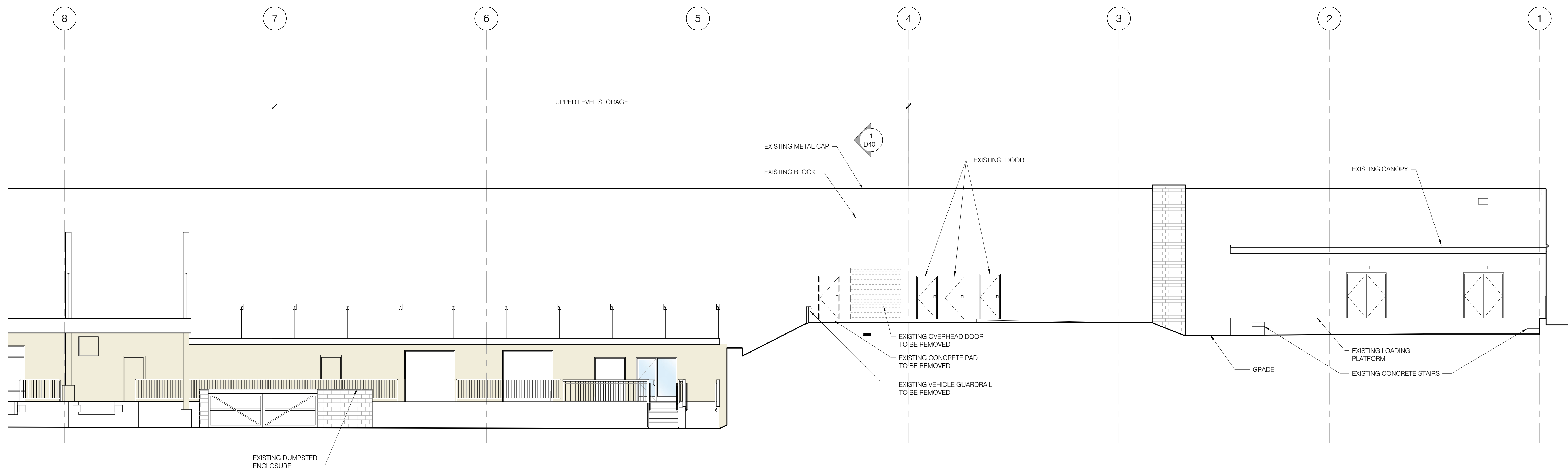
DATE: 01/26/2021
JOB NUMBER: 17015.13
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**DEMOLITION
EXTERIOR
ELEVATION**

LAYOUT 3.9

D300

CONSTRUCTION DRAWINGS



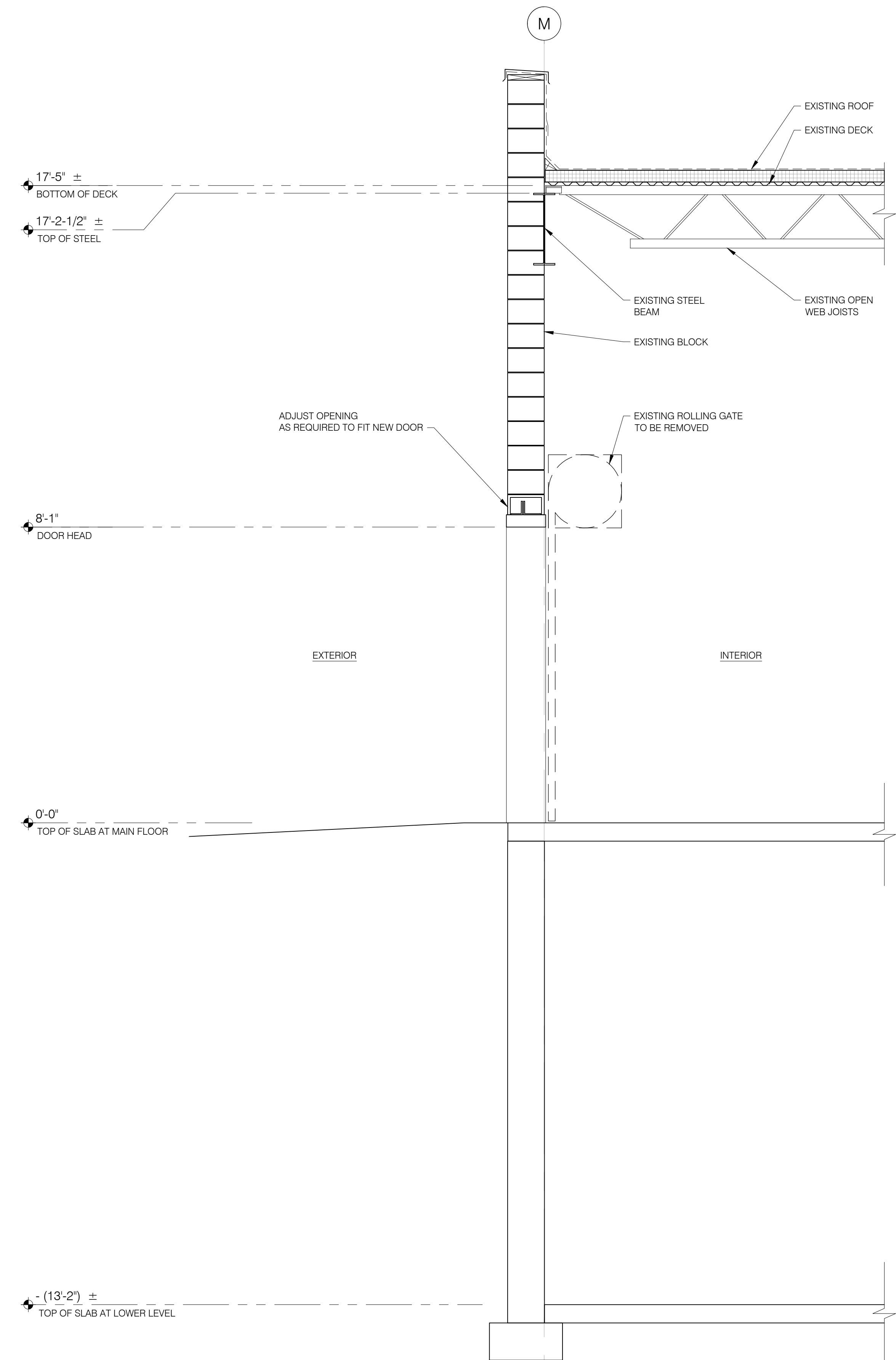
DEMOLITION AT REAR ELEVATION

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

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DEMOLITION BUILDING SECTION

SCALE: 1/2" = 1'-0"

1

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DATE: 01/26/2021
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DEMOLITION BUILDING SECTION

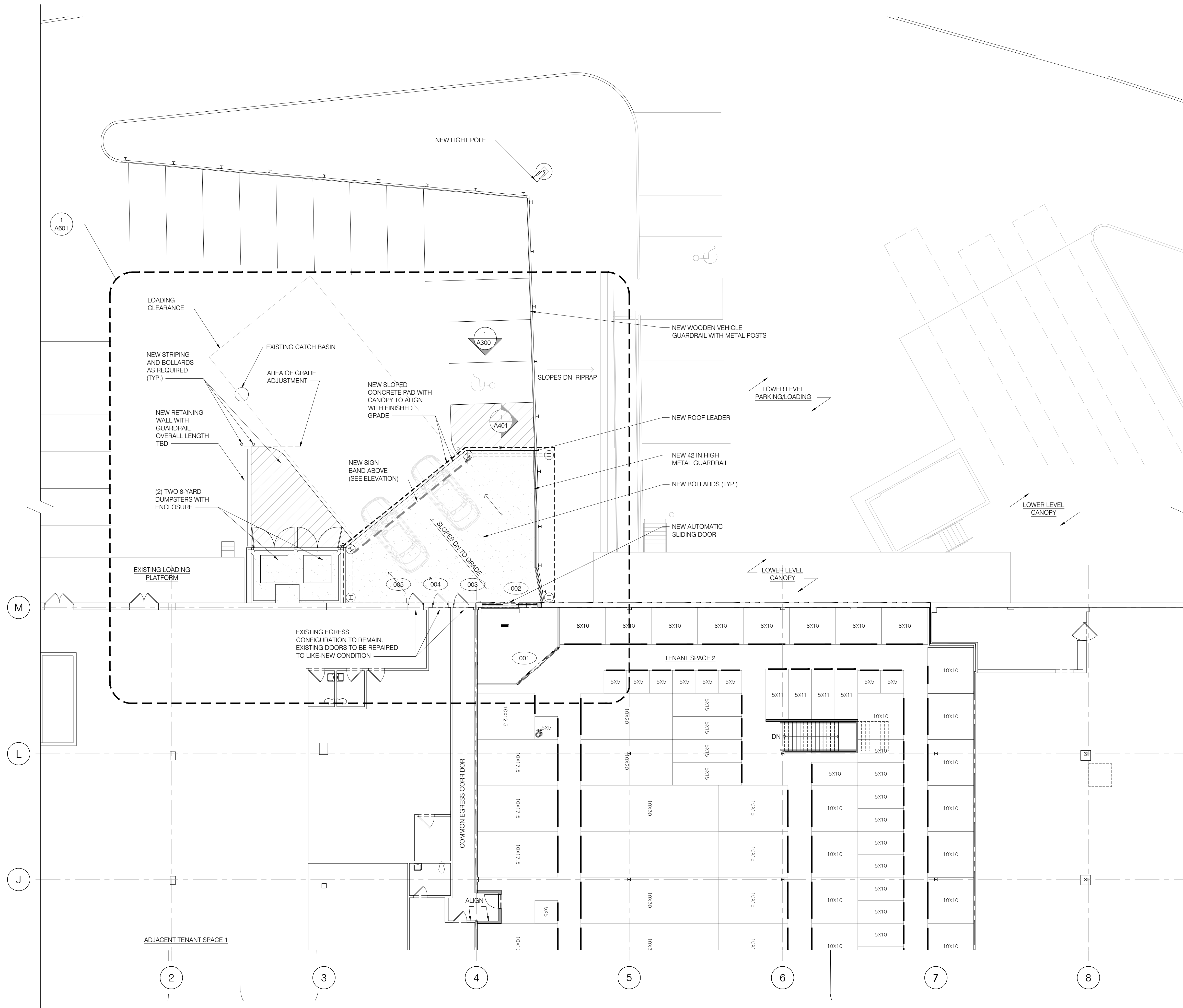
LAYOUT 3.9

D401

CONSTRUCTION DRAWINGS

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FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

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SCALE: AS NOTED
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FIRST FLOOR PLAN

LAYOUT 3.9

A110

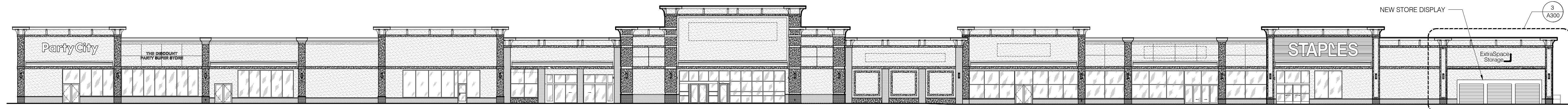
CONSTRUCTION DRAWINGS



NEW PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0"

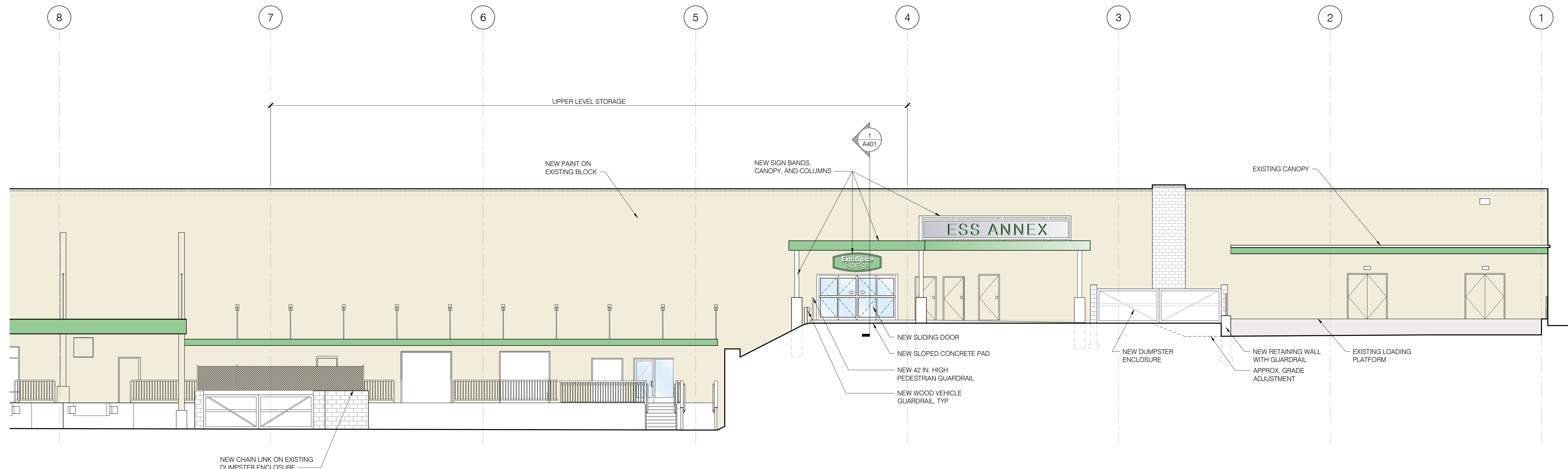
3



NEW FRONT ELEVATION

SCALE: NOT TO SCALE

2



REAR ELEVATION

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

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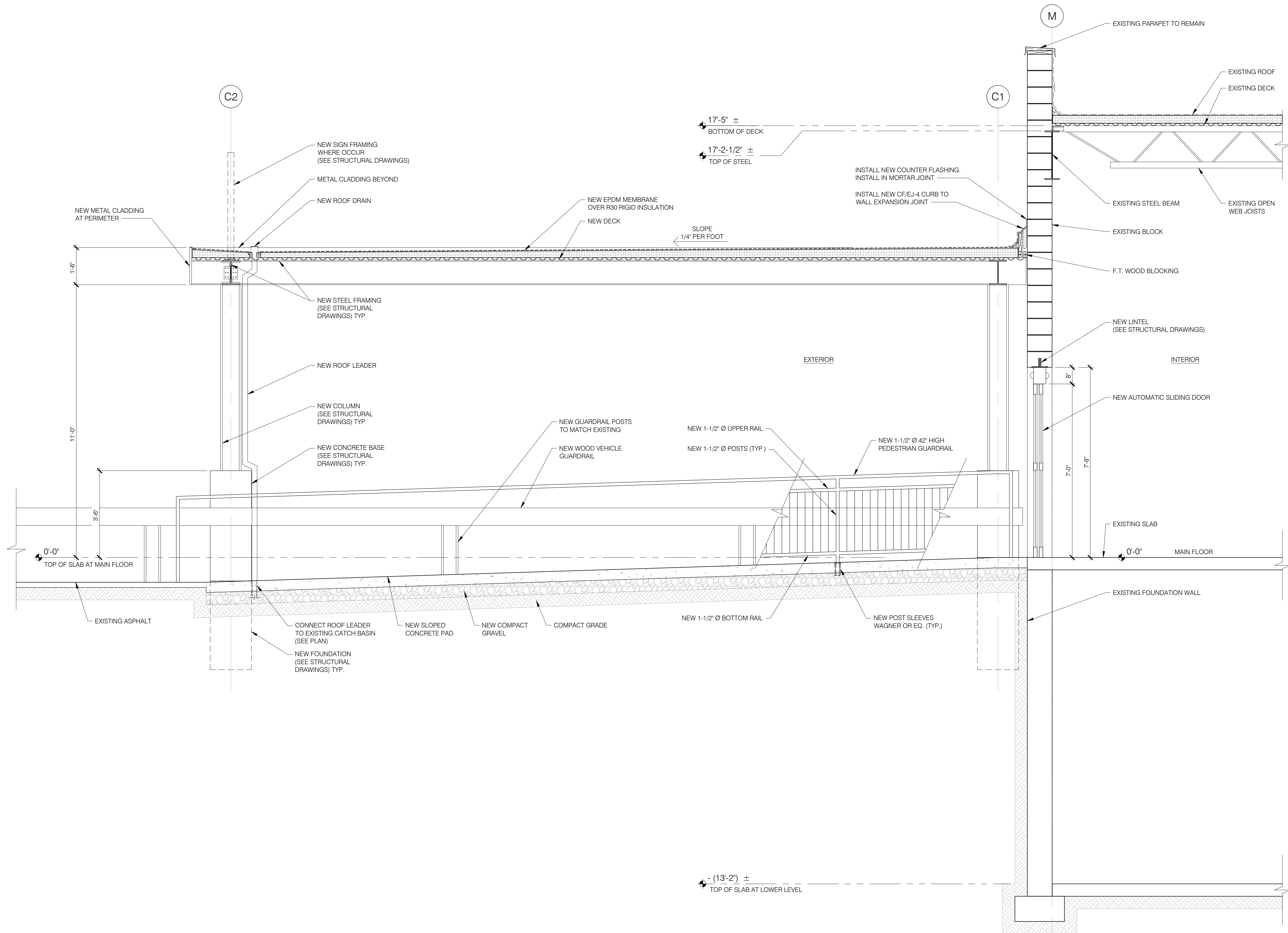
EXTERIOR
ELEVATION

LAYOUT 3.9

A300

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BUILDING SECTION

SCALE: 1/2" = 1'-0"

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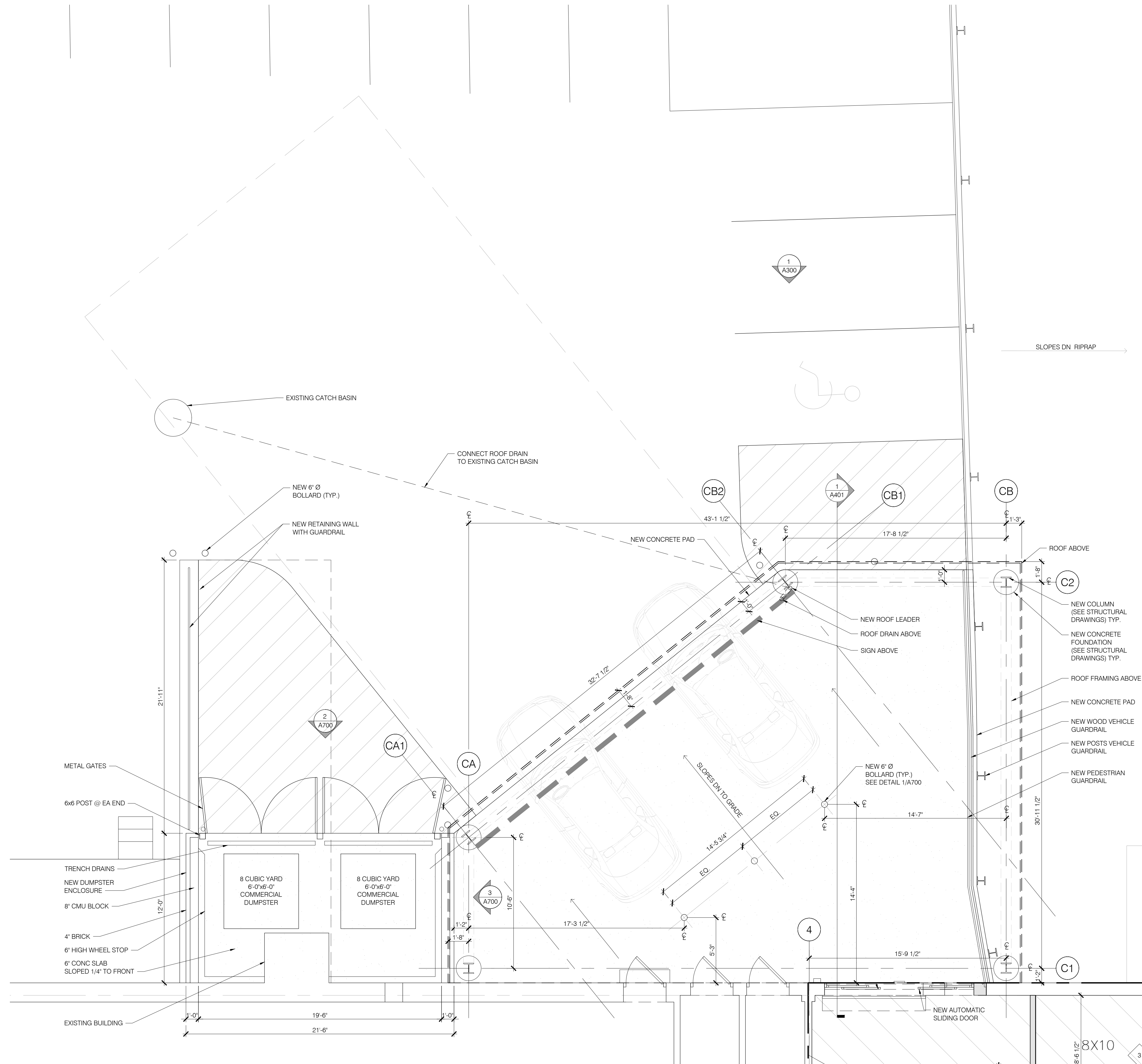
DATE: 01/26/2021
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BUILDING SECTION

LAYOUT 3.9

A401

CONSTRUCTION DRAWINGS



ENLARGED PLAN

SCALE: 1/4" = 1'-0"

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DATE: 01/26/2021
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ENLARGED PLAN

LAYOUT 3.9

A601

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**STAPLES PLAZA
TENANT SPACE 2**
3333 CROMPOND RD.,
YORKTOWN HEIGHTS, NY 10598

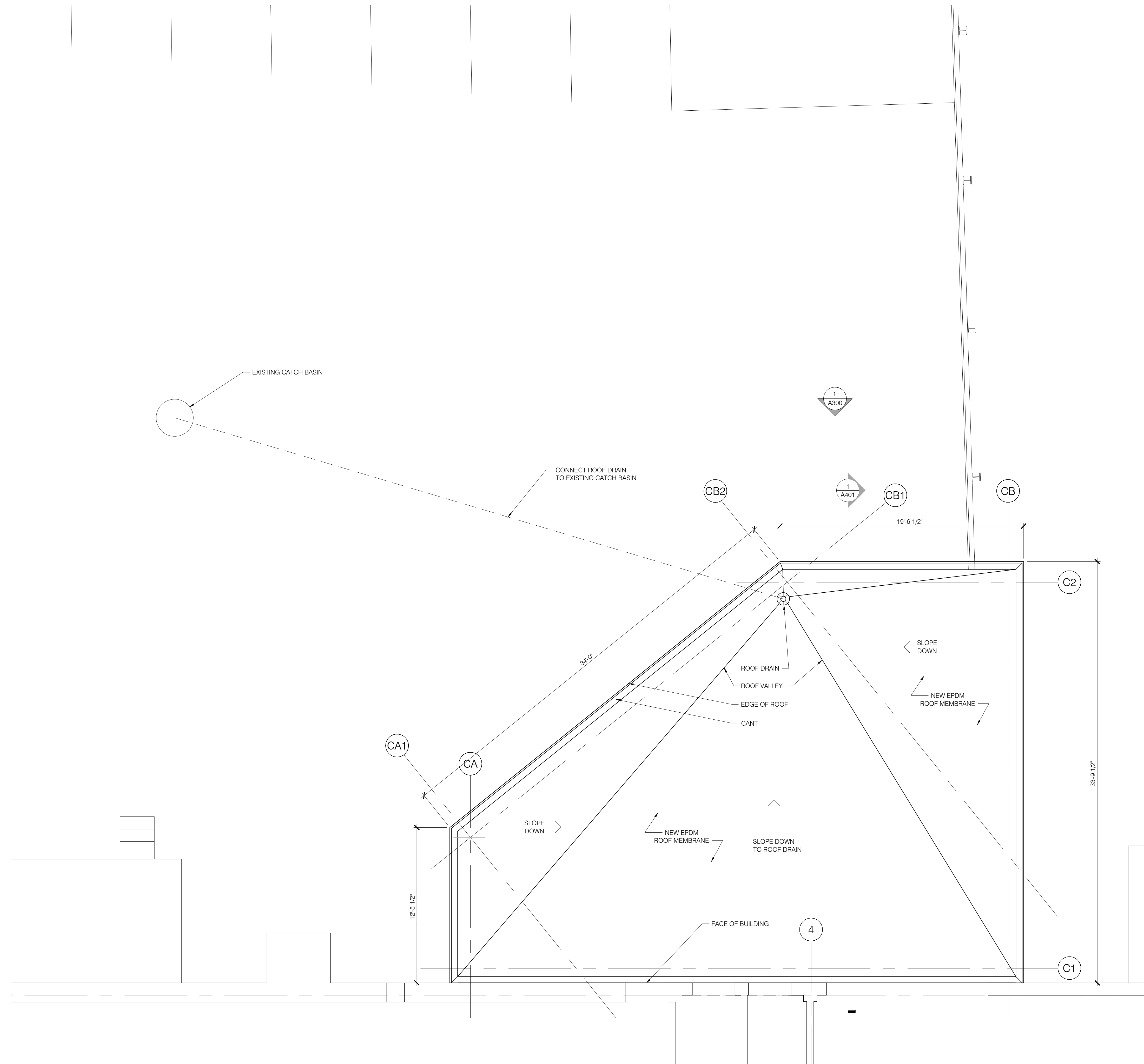
DATE: 01/26/2021
JOB NUMBER: 17015.13
SCALE: AS NOTED
DRAWN BY: OL

**ENLARGED
ROOF PLAN**

LAYOUT 3.9

A602

CONSTRUCTION DRAWINGS



ENLARGED ROOF PLAN

SCALE: 1/4" = 1'-0"

ISSUE

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2021-04-09 ISSUE FOR PERMIT

STAPLES PLAZA
TENANT SPACE 2
3333 CROMPOUND RD.,
YORKTOWN HEIGHTS, NY 10598

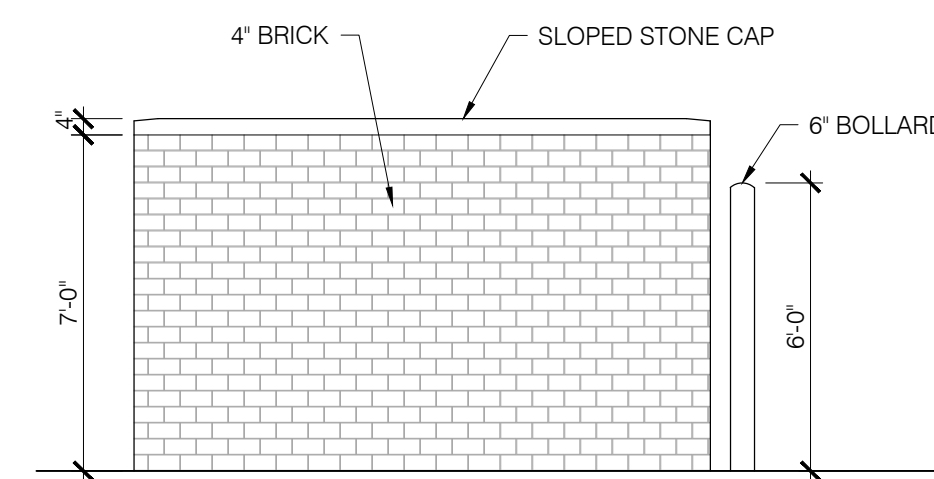
DATE: 01/26/2021
JOB NUMBER: 17015.13
SCALE: AS NOTED
DRAWN BY: OL

DETAILS

LAYOUT 3.9

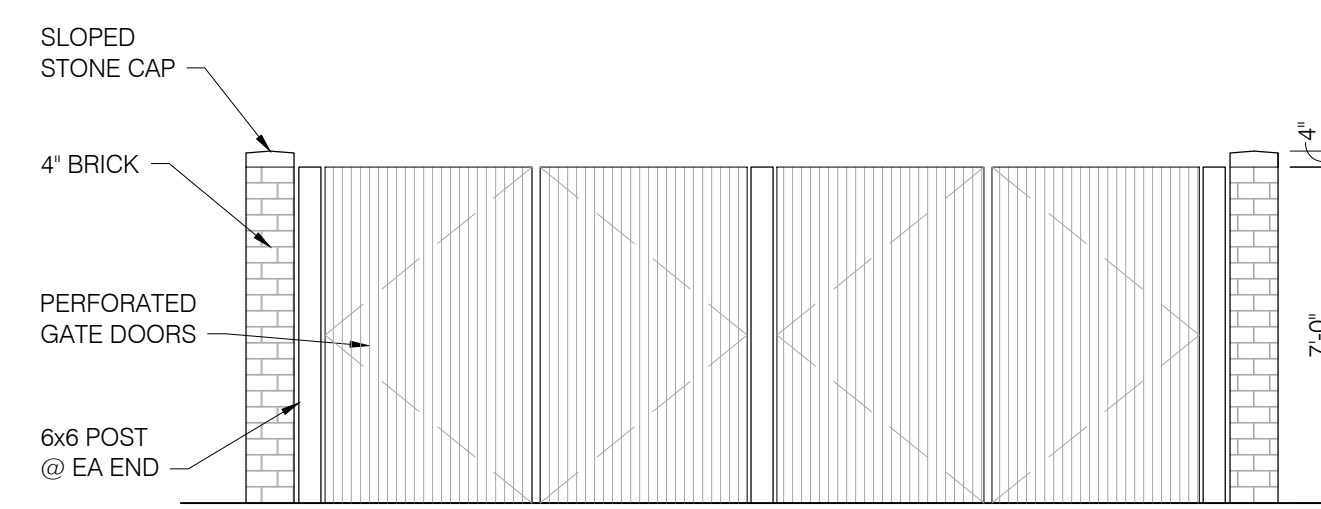
A700

CONSTRUCTION DRAWINGS



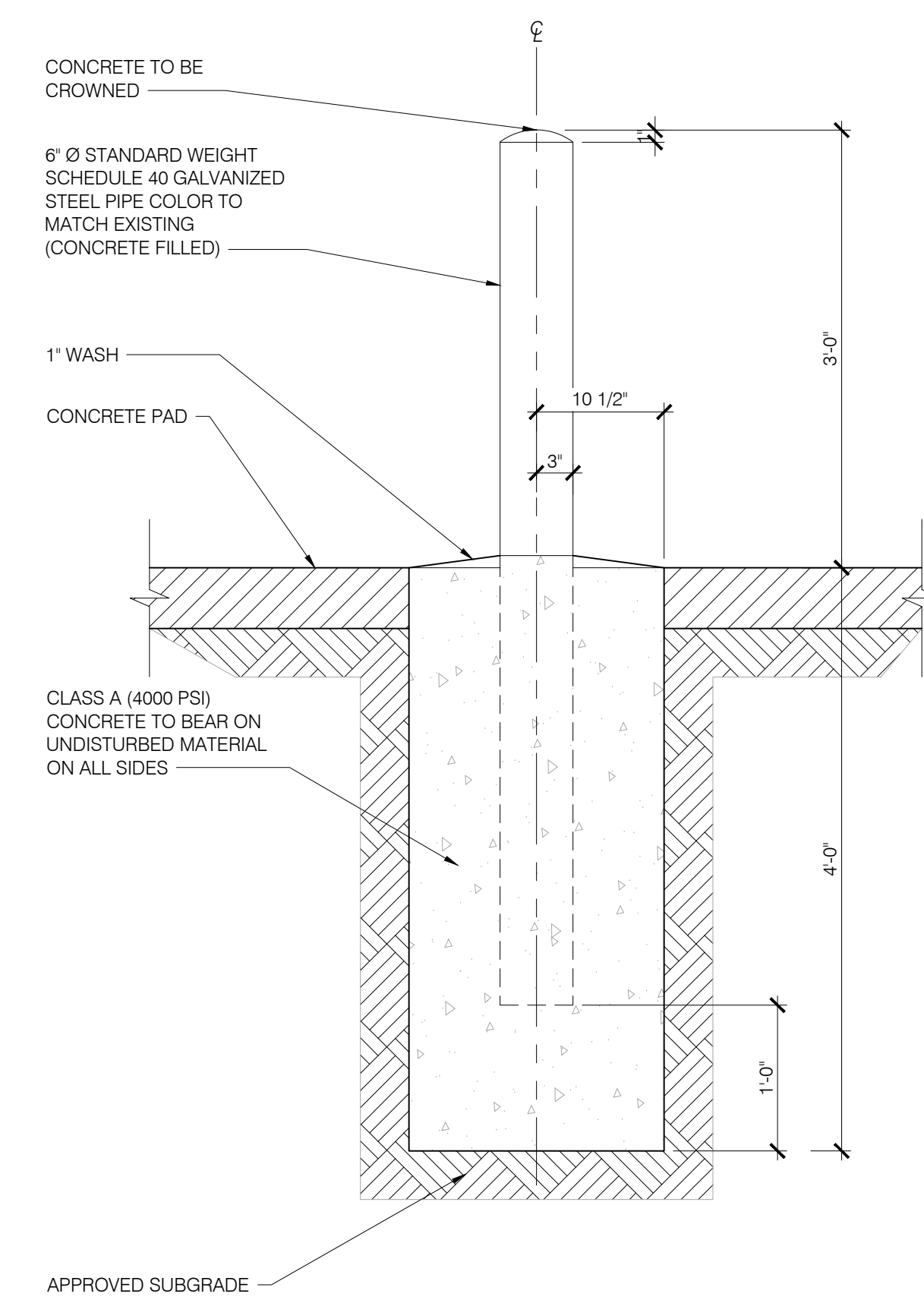
DUMPSTER ENCLOSURE SIDE ELEVATION 3

SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE FRONT ELEVATION 2

SCALE: 1/4" = 1'-0"



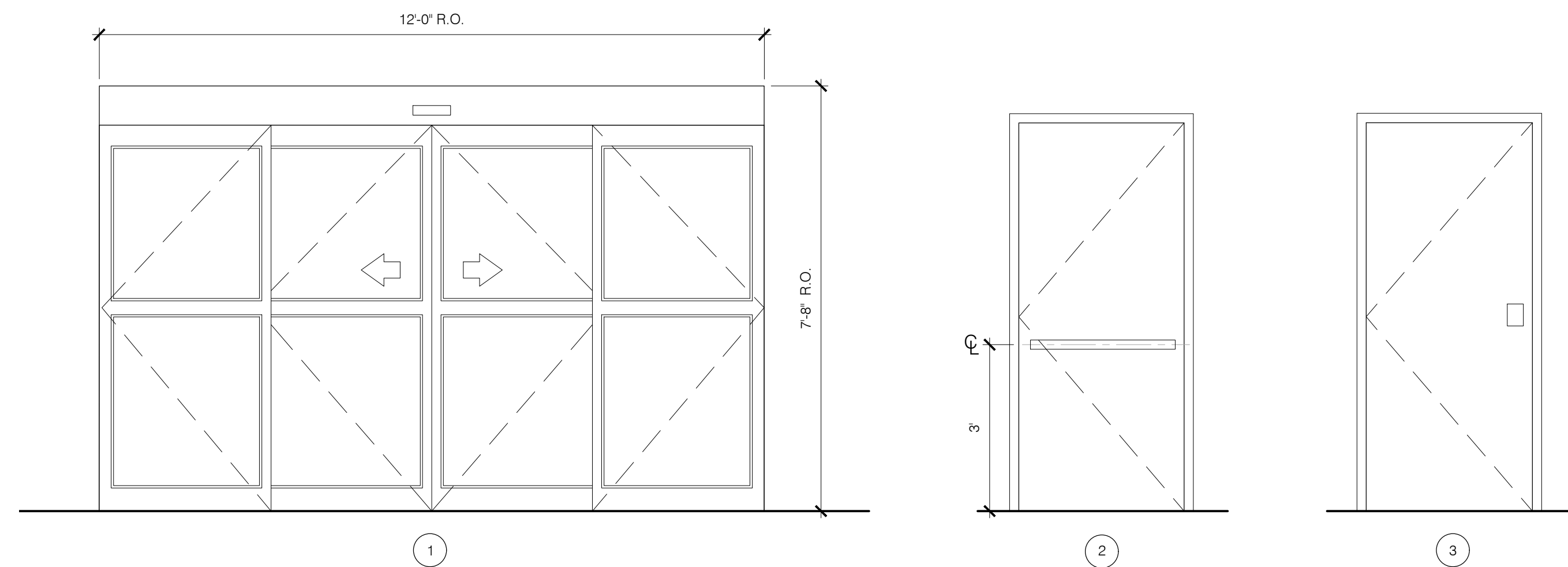
SECTION DETAIL 1

SCALE: 1" = 1'-0"

ISSUE

2021-04-06 ISSUE FOR REVIEW

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DOOR TYPES

SCALE: N.T.S.

SYMBOL	ITEM	MANUF.	NAME/COLOR	REMARKS
PT 1	PAINT	T.B.D.	TBD	
PT 2	PAINT	T.B.D.	TBD	

FINISH LEGEND

TAG	ROOM NAME	DOOR SIZE	DOOR					DOOR FRAME				REMARKS
			MATL.	TYPE	FINISH	THICKNESS	RATING	MATL.	FINISH	RATING	HARDWARE	
001	VESTIBULE/STORAGE SPACE	EXST.	EXST.	1	EXST.	EXST.	-	EXST.	EXST.	EXST.	EXST.	EXISTING
002	EXTERIOR/VESTIBULE	12'-0" x 7'-8"	ALUMINUM	1	CLEAR ANODIZED	0'-1 3/4"	-	ALUM.	-	-	PER MANUFACTURER	STANLEY AUTOMATIC SLIDING DOOR - DURAGLIDE 3000 SERIES BI-PARTING 12' PACKAGE
003	EXTERIOR/COMMON EGRESS CORRIDOR	EXST.	EXST.	2	EXST.	EXST.	-	EXST.	EXST.	-	EXST.	
004	EXTERIOR/ADJACENT TENANT SPACE	EXST.	EXST.	3	EXST.	EXST.	-	-	-	-	EXST.	
005	EXTERIOR/ADJACENT TENANT SPACE	EXST.	EXST.	3	EXST.	EXST.	-	-	-	-	EXST.	

DOOR SCHEDULE

LEGEND: H.M. = HOLLOW METAL PT. = PAINT WD. = WOOD W. = WELD KD. = KNOCK-DOWN

STAPLES PLAZA
TENANT SPACE 2
3333 CROMBOND RD.,
YORKTOWN HEIGHTS, NY 10598

DATE: 01/26/2021
JOB NUMBER: 17015.13
SCALE: AS NOTED
DRAWN BY: OL

SCHEDULES

LAYOUT 3.9

A800

CONSTRUCTION DRAWINGS

Envirogreen Site Plan

Site Design Consultants

Civil Engineers • Land Planners

July 20, 2021

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

JUL 21 2021

TOWN OF YORKTOWN

Re: Envirogreen Associates, Inc.
1833-1875 East Main Street, Mohegan Lake

Dear Robyn:

As required by the Town of Yorktown, we have sent copies of the attached "Notice to Interested Parties" as provided by your Office, to the adjoining property owners for the above referenced project.

These Notices are regarding the Planning Board Public Hearing scheduled for August 9, 2021 and have been sent in accordance with the Town of Yorktown Code.

Enclosed please find the following items regarding this submission:

- Sample of the "Notice to Interested Parties" which reflect the project's information as detailed in the Town of Yorktown's Public Notice;
- List of adjoining property owners;
- Copy of the Yorktown Map indicating the adjoiners; and
- USPS "Confirmation of Mailing" indicating confirmation of the mailing and date;

We will email the photos of the signs and Sign Notification Certification by next Wednesday, July 28th

Please review our submission and contact us as soon as possible if you have any concerns. Thank you.

Yours Truly,



Joseph C. Rina, P.E.

/cm /Enc./ sdc 14-14

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

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



NOTICE TO INTERESTED PARTIES

TO:

PLEASE TAKE NOTICE that a **Public Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, August 9, 2021 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of Envirogreen Associates, Inc. for approval of a Site Plan with submitted plans titled, "Site Plan prepared for Envirogreen Associates, Inc.," prepared by Site Design Consultants, and dated February 10, 2021.

The applicant has proposed to construct a 13,278 SF one-story building with associated parking and site improvements. An existing 7,770 SF one-story retail building is located on the site. The applicant is seeking site plan, stormwater pollution prevention plan, and wetland permit approvals. The site is located at the addresses 1833-1875 East Main Street, Mohegan Lake, NY 10547, also known as Section 15.16 Block 1 Lots 30 & 31 on the Town of Yorktown Tax Map. The parcel consists of 8.795 acres in the C-3 and R1-20 zoning districts.

The above listed site plan may be viewed on the Town's website:
<http://www.yorktownny.org/planning/public-hearings>. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent, or attorney and will be heard before any final determination is made. Comments may also be sent by mail to the Planning Department at 1974 Commerce Street, Room 222, Yorktown Heights, NY 10598 or by email to planning@yorktownny.org.

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.

Envirogreen Associates, Inc.
Name of Applicant

Joseph C. Riina, P.E., Project Engineer, Site Design Consultants
By (Name and Title)

July 20, 2021
Date

15.15-1-9

TOWN OF YORKTOWN OPEN
SPACE TBR 4/29/19
363 UNDERHILL AVE.
YORKTOWN HEIGHTS, NY 10598

15.16-1-31

ENVIROGREEN ASSOCIATES
INC.
11 HAGEMAN CT.
KATONAH, NY 10536

15.16-1-26

ARGIROS, J & M FAMILY LP
1785 WILEY RD.
MOHEGAN LAKE, NY 10547

15.16-1-36

TOWN OF YORKTOWN OPEN
SPACE TBR 4/29/19
363 UNDERHILL AVE.
YORKTOWN HEIGHTS, NY 10598

15.16-1-42

WENG, JEFFREY &
PRESENTACION
3548 LAKELAND ST.
MOHEGAN LAKE, NY 10547

15.16-1-30

ENVIROGREEN ASSOC INC
11 HAGEMAN CT.
KATONAH, NY 10536

15.16-1-22

ST. MARY'S EPISCOPAL
CHURCH
1836 E. MAIN ST.
MOHEGAN LAKE, NY 10547

15.15-1-36

MEMAC 1 LLC
C/O WAYNE STATEN
850 PEEKSKILL HOLLOW RD.
PUTNAM VALLEY, NY 10579

15.16-1-27

STAYAMAHA CORP.
1896 EAST MAIN STREET
MOHEGAN LAKE, NY 10547

15.16-1-43

SUDOL, DONALD & MARGARET
3538 LAKELAND ST.
MOHEGAN LAKE, NY 10547

15.16-1-23

ATMA PROPERTIES LLC
C/O KENNETH GOLDBLATT
1846 EAST MAIN ST.
MOHEGAN LAKE, NY 10547

15.16-1-34

PRENKAJ, MARK
1715 CLOVER ROAD
MOHEGAN LAKE, NY 10547

15.15-1-10

TOWN OF YORKTOWN OPEN
SPACE 4/29/19
363 UNDERHILL AVE.
YORKTOWN HEIGHTS, NY 10598

15.15-1-12

JEFFRIES, PAUL & ANDREA
1743 CLOVER RD.
MOHEGAN LAKE, NY 10547

15.15-1-23

NEW MOHEGAN REALTY, LLC
C/O LONG ISLAND CARE CTR
144-61 38TH AVENUE
FLUSHING, NY 11354

15.15-1-33

KATTEGAT PROPERTIES LLC.
656 BELLEVIEW AVE.
THORNWOOD, NY 10594

15.15-1-35

MEMAC 1 LLC
C/O WAYNE STATEN
850 PEEKSKILL HOLLOW RD.
PUTNAM VALLEY, NY 10579

15.15-1-38

JOGIROS FOOD CORP
1785 WILEY RD.
MOHEGAN LAKE, NY 10547

15.16-1-32

VILLAGE TRADITIONS, LLC
47 KAYLA AVENUE
MAHOPAC, NY 10541

15.16-1-25

JONMAROS FOOD CORP.
1870 EAST MAIN STREET
MOHEGAN LAKE, NY 10547

15.16-1-35

TOWN OF YORKTOWN OPEN
SPACE 4/29/19
363 UNDERHILL AVE
YORKTOWN HEIGHTS, NY 10598

15.15-1-11

FUSCO, CARMINE & CONCETTA
JOINT IRREV. TRUST
C/O ANIELLO FUSCO
12574 MONTEGO PLAZA
DALLAS, TX 75230

15.16-1-33

GILHOLM, GEORGE & JEANNE
3545 LAKELAND ST.
MOHEGAN LAKE, NY 10547

15.16-1-21

CELESTIAL ROUTE 6
222 BLOOMINGDALE ROAD
SUITE 115
WHITE PLAINS, NY 10605

15.16-1-24

MORABITO FAMILY REV TRUST
& ROSEN, IRA
BOX 546
SHRUB OAK, NY 10588

15.15-1-34

LUND WILLIAM E
1903 EAST MAIN ST., BOX 226
MOHEGAN LAKE, NY 10547

Envirogreen Associates, Inc.

✓ Town of Yorktown Open Space
TBR 4/29/19
363 Underhill Avenue
Yorktown Heights, NY 10598
15.15-1-9

✓ Village Traditions, LLC
47 Kayla Avenue
Mahopac, NY 10541
15.16-1-32

✓ Envirogreen Associates Inc.
11 Hagman Court
Katonah, NY 10536
15.16-1-31

✓ ATMA Properties LLC
c/o Kenneth Goldblatt
1846 East Main Street
Mohegan Lake, NY 10547
15.16-1-23

✓ Jonmaros Food Corp.
1870 East Main Street
Mohegan Lake, NY 10547
15.16-1-25

✓ Argiros, J&M Family LP
1785 Wiley Road
Mohegan Lake, NY 10547
15.16-1-26

Town of Yorktown Open Space 4/29/19
363 Underhill Avenue
Yorktown Heights, NY 10598
15.16-1-35

Town of Yorktown Open
Space TBR 4/29/19
363 Underhill Avenue
Yorktown Heights, NY 10598
15.16-1-36

Town of Yorktown Open
Space 4/29/19
363 Underhill Avenue
Yorktown Heights NY 10598
15.15-1-10

✓ Carmine & Concetta Fusco
Joint Irrev. Trust
c/o Aniello Fusco
12574 Montego Plaza
Dallas TX 75230
15.15-1-11

✓ George & Jeanne Gilholm
3545 Lakeland Street
Mohegan Lake Lake, NY 10547
15.16-1-33

Envirogreen Assoc Inc.
11 Hageman Court
Katonah, NY 10536
15.16-1-30

✓ New Mohegan Realty, LLC
c/o Long Island Care Center
144-61 38th Avenue
Flushing, NY 11354
15.15-1-23

✓ Celestial Route 6
222 Bloomingdale Road
Suite 115
White Plains, NY 10605
15.16-1-21

✓ St. Mary's Episcopal Church
1836 E. Main Street
Mohegan Lake, NY 10547
15.16-1-22

✓ Kattegat Properties LLC
656 Belleview Avenue
Thornwood, NY 10594
15.15-1-33

✓ Morabito Family Rev Trust & Rosen, IRA
Box 546
Shrub Oak, NY 10588
15.16-1-24

✓ MEMAC 1 LLC
c/o Wayne Staten
850 Peekskill Hollow Road
Putnam Valley, NY 10579
15.15-1-36

MEMAC 1 LLC
c/o Wayne Staten
850 Peekskill Hollow Road
Putnam Valley, NY 10579
15.15-1-35

Name and Address of Sender
Site Design Consultants
251-F Underhill Avenue
Yorktown Heights, New York 10598

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix S
(for add
Postage)



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U.S. POSTAGE PAID
 YORKTOWN HEIGHTS, NY
 10598
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\$6.16
 R2304M110426-19



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Ex. Sem. Fee	Registered Value	Sender if COD	Postage Fee	ASKD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Town of Yorktown Open Space TBR 4//29/19 363 Underhill Avenue Yorktown Heights, NY 10598											
2.	Village Traditions, LLC 47 Kayla Avenue Mahopac, NY 10541											
3.	Envirogreen Associates Inc. 11 Hagman Court Katonah, NY 10536											
4.	ATMA Properties LLC c/o Kenneth Goldblatt 1846 East Main Street Mohegan Lake, NY 10547											
5.	Jonmaros Food Corp. 1870 East Main Street Mohegan Lake, NY 10547											
6.	Argiros, J&M Family LP 1785 Wiley Road Mohegan Lake, NY 10547											
7.	Carmine & Concetta Fusco Joint Irrev. Trust c/o Anielio Fusco 12574 Montego Plaza Dallas TX 75230											
8.	George & Jeanne Gilholm 3545 Lakeland Street Mohegan Lake Lake, NY 10547											
Total Number of Pieces Listed by Sender: _____ Total Number of Pieces Received at Post Office: _____												

Name and Address of Sender

Site Design Consultants
251-F Underhill Avenue
Yorktown Heights, New York 10598

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Firm Mailing Postage or Accountable Mail

Affix Stamp Here
 (for additional copies of this receipt).
 Postmark with Date of Receipt.



USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASPD Fee	CRD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

New Mohegan Realty, LLC
 c/o Long Island Care Center
 144-61 38th Avenue
 Flushing, NY 11354

Celestial Route 6
 222 Bloomingdale Road
 Suite 115
 White Plains, NY 10605

St. Mary's Episcopal Church
 1836 E. Main Street
 Mohegan Lake, NY 10547

Kattegat Properties LLC
 656 Belleview Avenue
 Thornwood, NY 10594

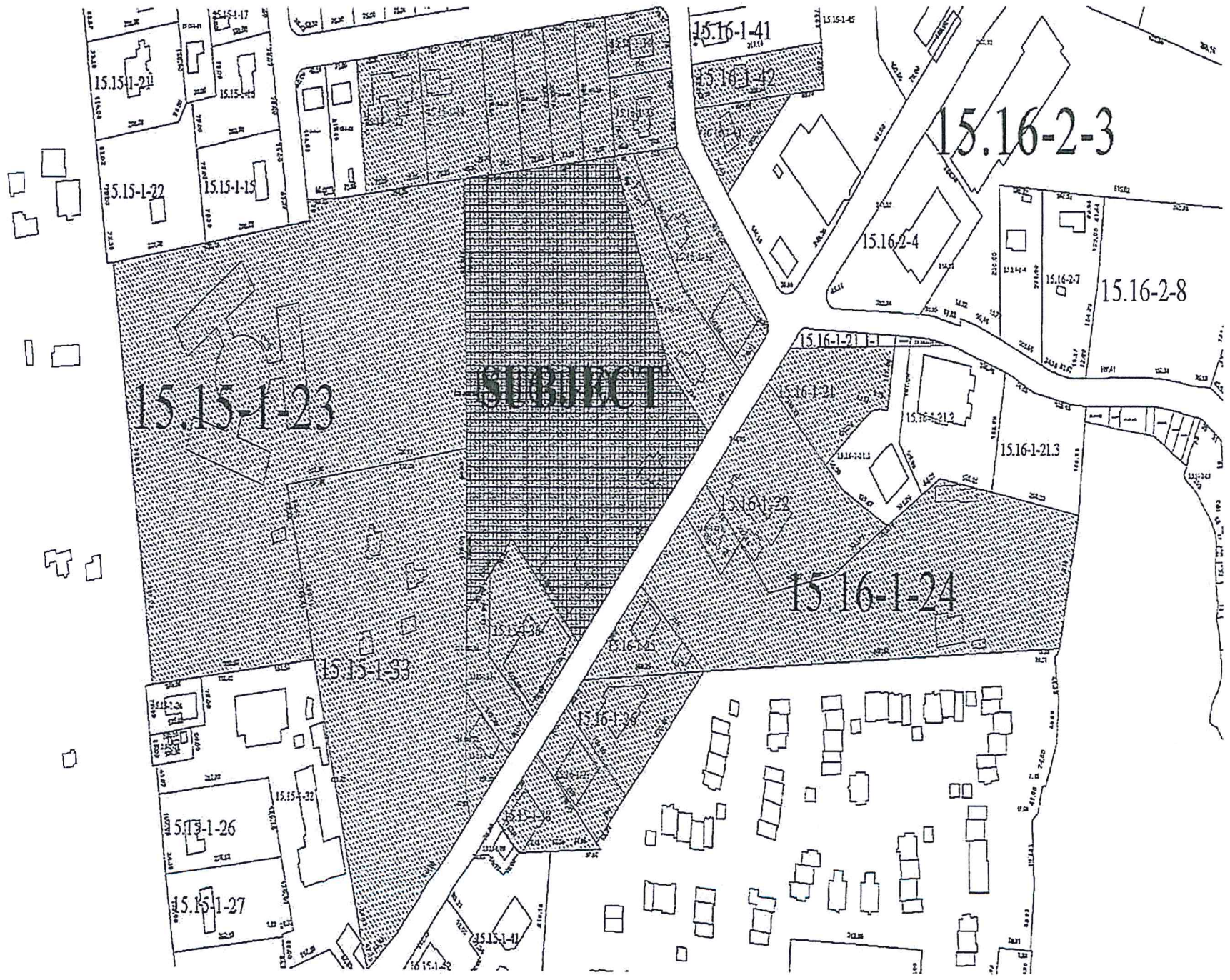
Morabito Family Rev Trust & Rosen, IRA
 Box 546
 Shrub Oak, NY 10588

MEMAC 1 LLC
 c/o Wayne Staten
 850 Peekskill Hollow Road
 Putnam Valley, NY 10579

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office



15.15-1-21

15.15-1-22

15.15-1-15

15.15-1-23

15.15-1-23

15.15-1-26

15.15-1-27

SUBJECT

15.15-1-41

15.16-1-41

15.16-1-42

15.16-2-4

15.16-2-3

15.16-2-7

15.16-2-8

15.16-1-24

15.16-1-21

15.16-1-21.3

15.16-1-22

15.16-1-25

15.16-1-26

16.15-1-25

Site Design Consultants

Civil Engineers • Land Planners

July 28, 2021

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT
JUL 28 2021
TOWN OF YORKTOWN

Re: Envirogreen Associates, Inc.
1833-1875 East Main Street, Mohegan Lake

Dear Robyn:

As required by the Town of Yorktown, we have posted the "Notice" signs for Envirogreen Associates, Inc. and have enclosed the following:

- 2 photos of 2 "Notice" signs; and
- Sign Notification Certification.

These attachments are in addition to our previous email to you sent on Wednesday, July 21st.

Please review our submission and contact us as soon as possible if you have any concerns. Thank you.

Yours Truly,


Joseph C. Kima, P.E.

/cm /Enc./ sdc 14-14

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

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



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 15.16 Parcel 1 Lot 30 & 31

Project Name: Envirogreen Associates, Inc.

Address: 1833-1875 East Main Street, Mohegan Lake, NY 10547 Rte 6

Applicant's Name: Rick Cipriani, Envirogreen Associates

Address: 11 Hageman Court, Katonah, NY 10536

Phone: 914-469-8706

No. Signs Posted: 2

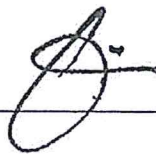
Sign #1 Location: 1833-1875 East Main St., Mohegan Lake

Sign #2 Location: 1833-1875 East Main St., Mohegan Lake

Sign #3 Location: _____

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: _____



Land Owner's Signature: _____



NOTICE
THIS PROPERTY IS THE
SUBJECT OF AN APPLICATION
BEING BY THE ZONING
PLANNING BOARD



Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN CONSERVATION BOARD

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

MEMORANDUM

RECEIVED
PLANNING DEPARTMENT

JUL 12 2021

TOWN OF YORKTOWN

To: Planning Board

From: Conservation Board

Date: July 8, 2021

Re: Envirogreen Associates 1851 East Main Street

The Conservation Board at its July 7, 2021 meeting discussed Envirogreen Associates located at 1851 East Main Street with Joe Riina of Site Designs and Steve Marino of Tim Miller Associates. The Board reviewed a plan to remove invasive species and plant native species to enhance the function and viability of the existing pond. Pervious pavers will be used for the proposed additional parking abutting the wetland to the east side of the property.

The Conservation Board is in favor of this plan moving forward.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

CC: Town Board
Planning Board
Supervisors Office
Engineering Dept.
Applicant

Site Design Consultants

Civil Engineers • Land Planners

June 29, 2021

Rich Fon, Chairman
Members of the Yorktown Planning Board

c/o Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

JUL 1 2021

TOWN OF YORKTOWN

Re: Envirogreen Associates, Inc.
1851 East Main Street, Mohegan Lake

Dear Chairman Fon and Members of the Planning Board:

We are in receipt of the Conservation Board Memo to the Planning Board dated April 22, 2021, and offer the following responses:

1. This is understood, the only proposed disturbance in the wetland is the rehabilitation of the existing stormwater pond in the wetland area. This pond does not meet current standards of the NYS DEC stormwater manual. It is proposed to improve the condition and function of the pond in accordance with the standards of the DEC design manual. As a result of this, all disturbed areas will be stabilized. The limits of the wetland will be marked out prior to construction.
2. No response needed.
3. Details of the stormwater management systems have been provided in another submission on the Plans and SWPPP Report.
4. Porous asphalt is included in this submission.
5. Tree plantings are proposed along the parking area. This will help reduce the thermal impacts of the parking area.
6. This is not being considered by the property owner at this time but may consider it in the future. The number of existing trees and new plantings may be a factor in the decision once established.
7. All proposed lighting is night sky compliant.

We are in receipt of the ABACA Memo to the Planning Department dated April 26, 2021, and offer the following responses:

Site Plan

1. No response needed.
2. No response needed.
3. No response needed.
4. No response needed.

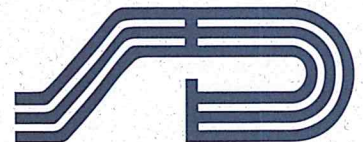
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60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



5. The existing entrance allows traffic to circulate through the site more easily.
6. It should be noted that the plan maximizes the potential building that can be proposed. At this stage what is shown is conceptual and may change in size or shape in accordance with tenant(s) need at the time of construction. The future tenants may or may not be a food-service type use and may not benefit from outdoor seating. With that said, the owner is not ruling out an outdoor seating space subject to the tenants(s) that have been secured.

Landscape Plan

7. No response needed.
8. No response needed.

Architecture – Items no. 9-19 have been addressed by the Architect at the subsequent ABACA meeting.

We are in receipt of the ABACA Memo to the Planning Department dated May 10, 2021, and offer the following comments:

1. The building footprint is now symmetrical.
2. These suggestions have been included to the greatest extent possible.
 - A reverse gable is not desired by the owner as he believes the roof then becomes the more dominant feature of the building.
 - An elevation was examined increasing the dormer size and was not in balance with the spaces below. The windows were increased however, and more detail added.
 - See above.
 - This was looked at and not desirable to the owner.
 - The owner does not care for cupolas being added to the building.
 - No response required.
3. All mechanical equipment will be ground mounted behind the building.
4. This has been addressed. The signage has been moved out to the fascia and no longer at the building fence.
5. There is not enough room to increase the width of the sidewalks which are currently 5-feet and provide the area for the proposed rain gardens along the front. The rain gardens are required for the stormwater management system. In order to accommodate columns and maintain the clear 5-feet, the columns can be incorporated as a 12" x 12" extension of the sidewalk into the planting beds also pushing out the overhang 1-foot further. The base of the column could carry over the same stone facing as on the building.
6. To clarify, it will be a stone veneer not faux stone. The owner will obtain samples and submit for review.
7. A lighting plan has been submitted. The intent is that the signs will be backlit.
8. See above response.
9. No response needed.

In addition, under separate cover, we have submitted two copies of the Stormwater Management Plan, two sets of plans titled "Site Plan Prepared for Envirogreen Associates," dated 2-20-2021, Sheets 1-12 of 12; and two prints of the single sheet Mitigation Plan prepared by Tim Miller Associates dated 6-21-2021.

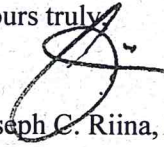


Rich Fon, Chairman
Members of the Yorktown Planning Board
June 29, 2021
Page 3 of 2

In this submission, we have included two sets of the architectural plan sheets as well as digital copies for your review.

Please advise if additional copies are required. We have included copies of the three memos for reference. We look forward to discussion of this project at the July 12th Planning Board Meeting.

Yours truly,



Joseph C. Riina, P.E.

Cc: Envirogreen Associates
Planning Department
Town Engineer
Building Department
Water Department
ABACA
Conservation Board
E. Lachterman

JCR / cm / Enc. / sdc 14-14



TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

To: Planning Department
From: ABACA
Date: May 10, 2021
Subject: Envirogreen
SBL: 15.16-1-30

RECEIVED
PLANNING DEPARTMENT
MAY 10 2021
TOWN OF YORKTOWN

Drawings Reviewed:

Title:	Date:	Produced By:
Architectural Plan	05-05-2021	Gene Vetrano, Architect

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject via video-conference at the Board meeting held on Tuesday, May 4, 2021. Gene Vetrano, Architect and Rick Cipriani, property owner were present. The ABACA has the following comments:

1. The Board had concerns about the lack of symmetry of the building and suggests for the recessed area of the floor plan and the large dormer be centered on the building.
2. The Board had several concerns about the mass and composition of the roof and the proposed dormers and requested for the applicant to study this further as follows:
 - o Possibly incorporate reverse gables to anchor the sides of the street facing roof.
 - o Modify the scale of the faux dormers.
 - o Modify the scale and composition of the windows on all the faux dormers.
 - o It was suggested to possibly incorporate hips to the dormers in lieu of the gabled dormers,
 - o If the design includes reverse gables and a large centered dormer or other components, perhaps the small dormers could be removed entirely.
 - o The Board suggested for the applicant to study the integration of a cupola or multiple cupolas as appropriate (*centered on the ridge, at each hip intersection or a hierarchy of scaled cupolas with one larger in the center and two smaller at the hip intersections, etc.*)
 - o The Board feels that there are many ways for the roof and its components to be composed and looks forward to seeing what the applicant develops in response to these comments and observations
3. The applicant is not interested in carving out a small rear facing flat roof to allow for mechanicals as previously recommended in order to maintain constructability and utilize a roof truss system, therefore has highlighted several possible site locations adjacent to the rear of the building to locate equipment to be determined.
The Board has no objections to this, but requested for this equipment to be appropriately screened with landscaping, a fence or a combination of the two.
4. The Board was concerned that the sign band may be too small like some of the adjacent buildings. The sign band as shown is 36" tall and proposes signs with 24" high letter, which seems to be acceptable.
5. The Board is concerned that the walkway in front of the storefronts is not wide enough to allow passage when storefront doors are opened, therefore encourages the applicant to increase the width of this walkway as required and feels that the planting bed is important and should remain. The applicant is proposing to extend the overhang to cover the walkway but the Board is concerned that if the overhang is too deep, it will make view of the signage difficult when in shade.

Upon further discussion, the Board feels that due to the challenges with the walkway depth and sign bands, that the sign band should be pulled out to the face of the overhang and for real columns to be incorporated to create a covered walkway with masonry planters or plant beds in between. This would allow for greater sign visibility, greater flexibility for the storefront layout, and protection for pedestrians from the elements and from vehicles.

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

ABACA Memo – Envirogreen
May 10, 2021
Page 2

6. The applicant stated that at the suggestion of the ABACA, the base wall is now proposed to be faux stone in the color of gray. While the Board appreciates the integration of this additional material, it wants to make sure that materials and details are authentically used and incorporated.

The Board likes the general direction of the building materials and requests for the applicant to submit a material board with samples and color palette for review when determined.

7. The Board looks forward to seeing a site lighting plan with lighting levels and lighting specifications when developed. Lighting fixture selections for the site should be drawn from adjacent sites if possible and be related to lighting selections for the building.
8. The Board still feels that this building has the potential to be significant in the Mohegan Lake area and feels that outdoor seating could contribute to the buildings viability and prominence, especially if the building contains a restaurant tenant.
9. The applicant mentioned that the building will likely be tailored to coordinate with actual tenants to be determined prior to construction and will present building updates to the Board accordingly.

The Board does not object to a site plan approval for this project.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc

cc: Applicant

**TOWN OF YORKTOWN
CONSERVATION BOARD**

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

MEMORANDUM

To: Planning Board

From: Conservation Board

Date: April 22, 2021

Re: Envirogreen Associates 1851 East Main Street

The Conservation Board, at its April 21st 2021 meeting discussed Envirogreen Associates located at 1851 East Main Street with Joe Riina of Site Designs, Steve Marino of Tim Miller Associates and Frank Giuliano . The Conservation Board has the following comments:

The Board usually requests any development either be out of or minimize the intrusion into the wetland buffer. The Board understands the previous development was in the wetland buffer with disturbance up to the wetland boundary. This development is in the wetland buffer and extends up to the flagged wetland. Applicant should use extra care not to disturb the wetland when construction begins, especially when constructing the walls shown on the plan. To ensure no intrusion into the wetland during construction, the Applicant should clearly mark the wetland boundary prior to construction.

The Board is appreciative of the mitigation plans to enhance this productive wetland by removing invasive species and planting the edge with native species.

Applicant did not show the Stormwater management details. Board request review of the Stormwater management details to ensure no additional pollutants are discharged into the wetland.

The Board encourages the use of permeable pavement if soil borings allow for all paved area.

The Board recommends adding Planting Island for trees in the large parking lot in the rear to reduce the heat island effect.

The Board encourages the use of solar panels over the large parking area in the rear.

The Board recommends all light should be led and night sky compliant fixtures.

Respectfully submitted:

Diane Dreier

For the Conservation Board

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

To: Planning Department
From: ABACA
Date: April 26, 2021
Subject: Envirogreen
SBL: 15.16-1-30

Drawings Reviewed:

Title:	Drawing No.:	Date:	Produced By:
Landscape Plan	Sheet 5	11/6/2017	Frank Giuliano, Landscape Architect
Mitigation Plan	Sheet 1	11/6/2017	Site Design Consultants
Plan Set			Site Design Consultants

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject via video-conference at the Board meeting held on Tuesday, April 20, 2021. Joseph Riina, P.E. of Site Design Consultants and Frank Giuliano, Landscape Architect were present. The ABACA has the following comments:

Site Plan

1. The Site Plan has been developed to reflect the wetlands limits and enhanced restoration area.
2. The parking on the site is for the existing building and expanded for the new structure and as shown assumes the significant parking load required for a restaurant use. The portion of the site toward the rear that is planned for this excess parking will not be developed unless there is a restaurant.
3. The Board likes that the new site work connects the existing site to the northeast and that it allows vehicles to exit toward Lakeland Street as an alternate to exiting directly out onto Route 6.
4. One of the existing buildings on site will be removed and two existing curb cuts to the roadway are being eliminated allowing for two main entrances to the site. The Board likes the simplicity of the parking layout of the site as proposed.
5. The Board is concerned with the existing site entrance adjacent to the existing one story building that is to remain since it is awkward and wonders if there is a way it can be improved.
6. The site plan provides few opportunities for outdoor dining or gathering. The Board feels that the plan would be greatly improved by this, and would be more attractive to restaurants who benefit from the expanded seating.

Landscape Plan

7. The applicant's Landscape Architect said that the site is fully planted and the Board feels that the planting plan is generally acceptable.
8. The Board appreciates that plantings will be irrigated using a drip system, which will aid in planting viability and limit water usage. The Board also appreciates that rainwater harvesting will be utilized on this site.

Architecture

9. The Board feels that the site plan could be significantly improved if the building footprint is altered to incorporate some gathering/public space option particularly if a restaurant tenant is being considered. The existing covered entrance area on the site was discussed as a public area but does not really lend itself to this. The addition of an outdoor terrace area for outdoor opened air seating or a sitting area with landscaping could really enhance the building, site and greater area. Perhaps there is also an opportunity to add another public area between the roadway and the existing building at the south side of the site, if the site entrance is altered and improved as suggested above.
10. While the building has a recessed area for the main entrance of the building, additional entrances were shown on the rendering opening directly onto the walkway. As presented there is a deep overhang shown over this walkway, but it does not seem deep enough to allow for doors opening out onto the walkway or for the incorporation of awnings. If this is the intent of the plan, the Board feels that the face of the building should be pushed back to allow for deeper or covered walkway be incorporated.
11. While this area of Mohegan Lake lacks a cohesive style and aesthetic, the Board hopes that the Architect can draw from nearby successful buildings and develop a building that attempts to unify or bridge the areas structural

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

ABACA Memo – Envirogreen

April 26, 2021

Page 2 of 2

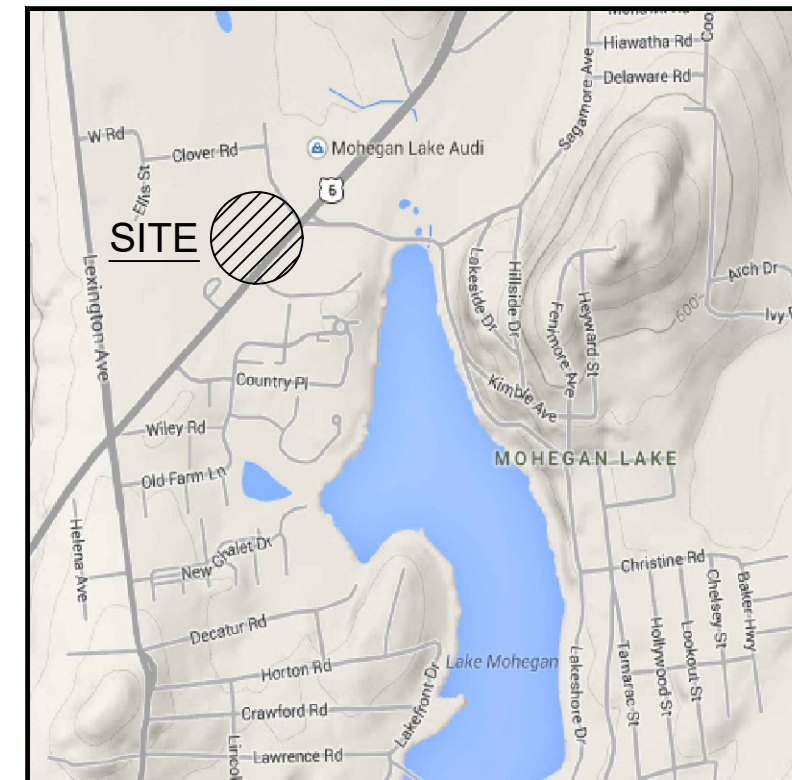
- diversity. The Board further feels that this building since it is centrally positioned within Mohegan Lake, can be prominent and help to define the aesthetic of the area.
12. The Board thought that the building as presented lacks pertinent detail to be fully understood and looks forward to seeing additional drawings, details and renderings of the building at future meetings.
 13. The Board feels that the pilasters shown on the rendering seem small and insignificant. If they remain or if they become columns, the Board suggests that they be larger and in better proportion to the building.
 14. The Board feels that the design could benefit from the incorporation of additional textures and additional materials to the palette such as stone or brick.
 15. The Board feels that the applicant should be using quality building materials and looks forward to seeing an updated rendering with color demonstrating this along with a material samples and color palette for review and approval.
 16. Some of the adjacent building have limited spaces for signage making the facades look busy and congested so the Board encourages the applicant to consider an appropriate sign band for the design of this building.
 17. The Board is always concerned about visibility of mechanicals, so would be interested in understanding how the applicant will address concealing of equipment.
 18. The building proposed has a large pitched roof with dormers, which could look nice, but the Board feels that the applicant could develop a building that contains a pitched mansard with adequate architectural detailing while maintaining a flat roof beyond to house and conceal mechanicals and solar panels. Incorporation of solar panels on flat roofs of new buildings would be consistent with the Town's green building initiatives.
 19. The Board looks forward to seeing a site lighting plan with lighting levels and lighting specifications when developed. Lighting fixture selections for the site should be drawn from adjacent sites if possible and be related to lighting selections for the building.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc

cc: Applicant



SITE DATA:

OWNER / DEVELOPER: ENVIROGREEN ASSOCIATES INC.
 11 HAGEMAN CT
 KATONAH, N.Y. 10536
 1851 EAST MAIN STREET
 MOHEGAN LAKE, N.Y., 10547

PROJECT LOCATION: C-3, LIMITED COMMERCIAL - R1-20 RESIDENTIAL

EXISTING TOWN ZONING: RETAIL / COMMERCIAL

TOWN TAX MAP DATA: SECTION 15.16, BLOCK 1, LOT 30 & LOT 31

SITE AREA: 8.795 ACRES (383,114.7 SF)

SEWAGE FACILITIES: PUBLIC SEWERS

WATER FACILITIES: PUBLIC WATER FACILITIES

WETLAND DISTURBANCE:

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



ZONING SCHEDULE:

ZONING DISTRICT: C-3, COMMERCIAL LIMITED

DIMENSIONAL REGULATIONS:	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	10,000 SF	338,114 SF	338,114 SF	NONE
MINIMUM LOT WIDTH:	100 FT.	460 FT.	460 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	NONE	NONE	NONE
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	30 FT. W/O/PARKING	36.5 FT.	61.3 FT.	NONE
REAR YARD SETBACK:	75 FT. W/PARKING	38.5 FT.	61.3 FT.	13.7'
ONE SIDE YARD SETBACK:	30 FT.	471 FT.	317.3 FT.	NONE
TWO SIDE YARD SETBACK:	NONE (1)	11.6 FT.	11.6 FT. (EXIST. BLDG)	NONE
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	50 FT.	NONE	NONE	NONE
REAR YARD SETBACK:	30 FT.	NONE	NONE	NONE
ONE SIDE YARD SETBACK:	NONE (1)	NONE	NONE	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	2.9 % OF LOT AREA	4.2 % OF LOT AREA	NONE
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	3 1/2	2	1	NONE
ACCESSORY BUILDING - FEET:	20 FEET	NONE	NONE	NONE
ACCESSORY BUILDING - STORIES:	2	NONE	NONE	NONE

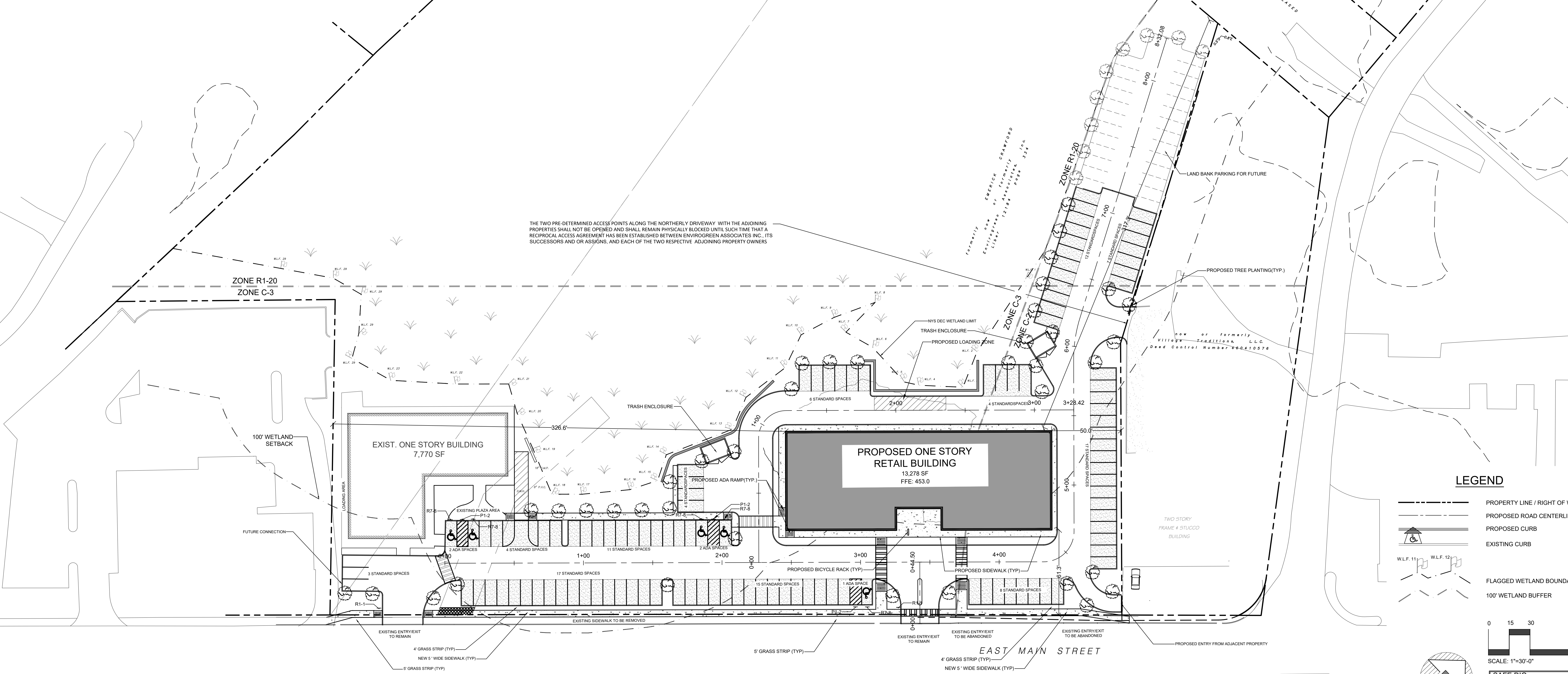
ZONING REGULATION NOTES:

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

PARKING SCHEDULE

EXISTING BUILDING:	7,770 S.F.	
RESTAURANT PARKING	PATRON: 1,000 S.F. @ 1 SPACES/50 S.F. = 20 SPACES SERVICE: 900 S.F. @ 1 SPACES/100 S.F. = 9 SPACES 5,870 S.F. @ 4 SPACES/1000 S.F. = 24 SPACES	TOTAL REQUIRED: 53
PROPOSED BUILDING:	13,278 S.F.	
RETAIL PARKING	BUILDING #1: 13,278 S.F. @ 4 SPACES/1000 S.F. = 54 SPACES	TOTAL REQUIRED: 54
REQUIRED PARKING:		107 SPACES
PROVIDED PARKING:		102 STANDARD 5 HANDICAP
TOTAL PROVIDED PARKING:		109 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES	
PROPOSED BUILDING WITH RESTAURANT USE:	13,278 S.F.	
RESTAURANT PARKING	PATRON: 1,520 S.F. @ 1 SPACES/50 S.F. = 31 SPACES SERVICE: 480 S.F. @ 1 SPACES/100 S.F. = 5 SPACES	TOTAL REQUIRED: 81
RETAIL PARKING	BUILDING #1: 11,278 S.F. @ 4 SPACES/1000 S.F. = 45 SPACES	TOTAL REQUIRED: 135

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



LEGEND

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

SCALE: 1"=30'-0"

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 (914) 962-4488 • Fax: (914) 962-7386
 www.sitedesignconsultants.com

STATE OF NEW YORK
 JOSEPH CARLO DIAMINA
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 13187
 JOSEPH CARLO DIAMINA
 LICENSED PROFESSIONAL P.E.
 LICENSE NUMBER: 6451

Revisions:
 No. Date Comments

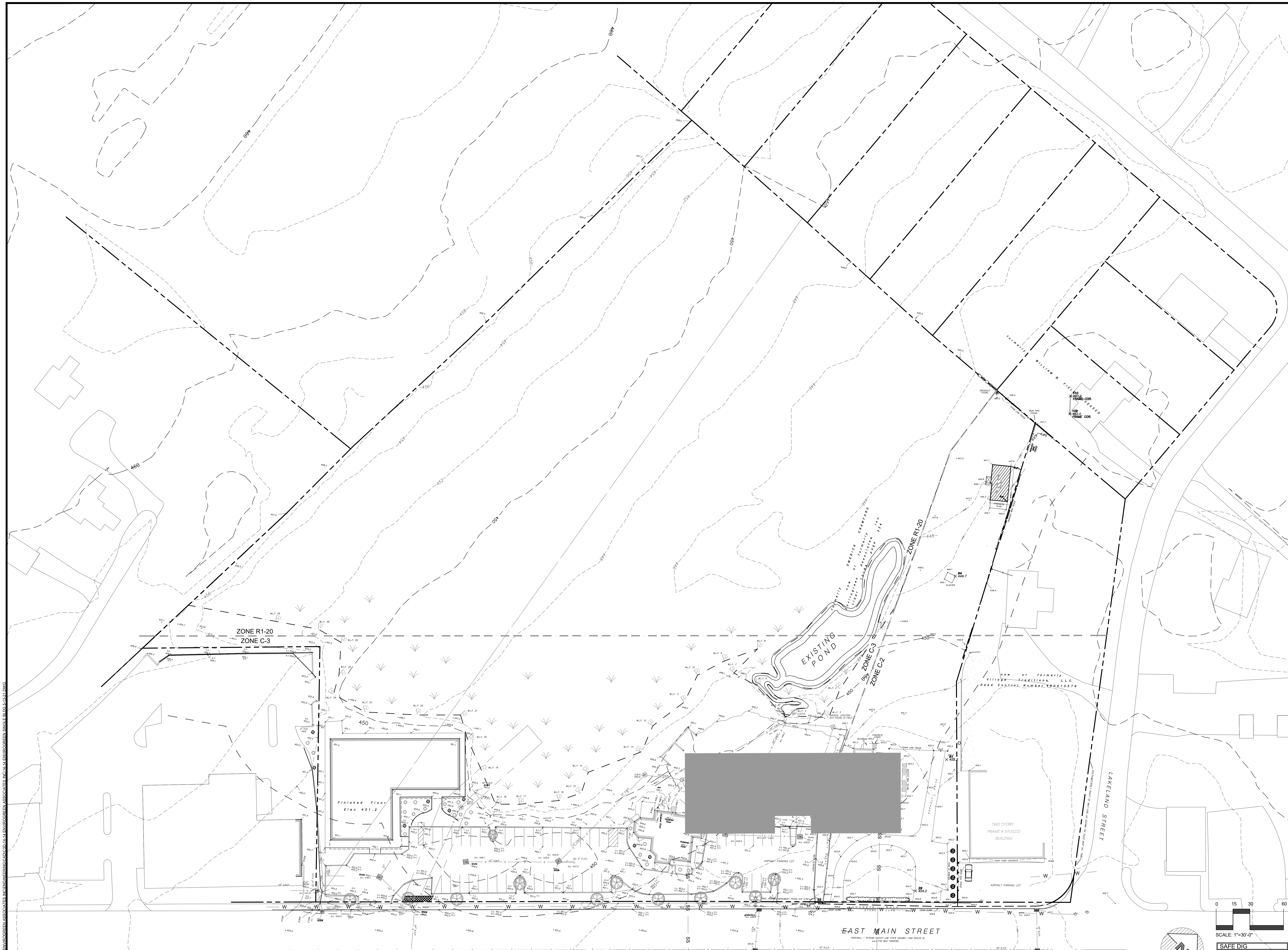
SCALE: 1"=30'
 DRAWN BY: JCR
 DATE: 2/10/21

SITE PLAN

Envirogreen Associates Inc.
 1851 EAST MAIN STREET
 Westchester Co., New York

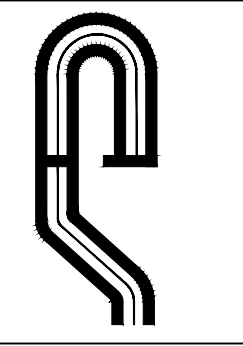
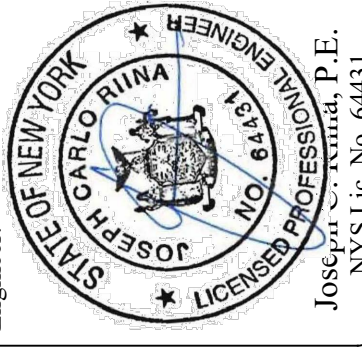
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Town of Yorktown
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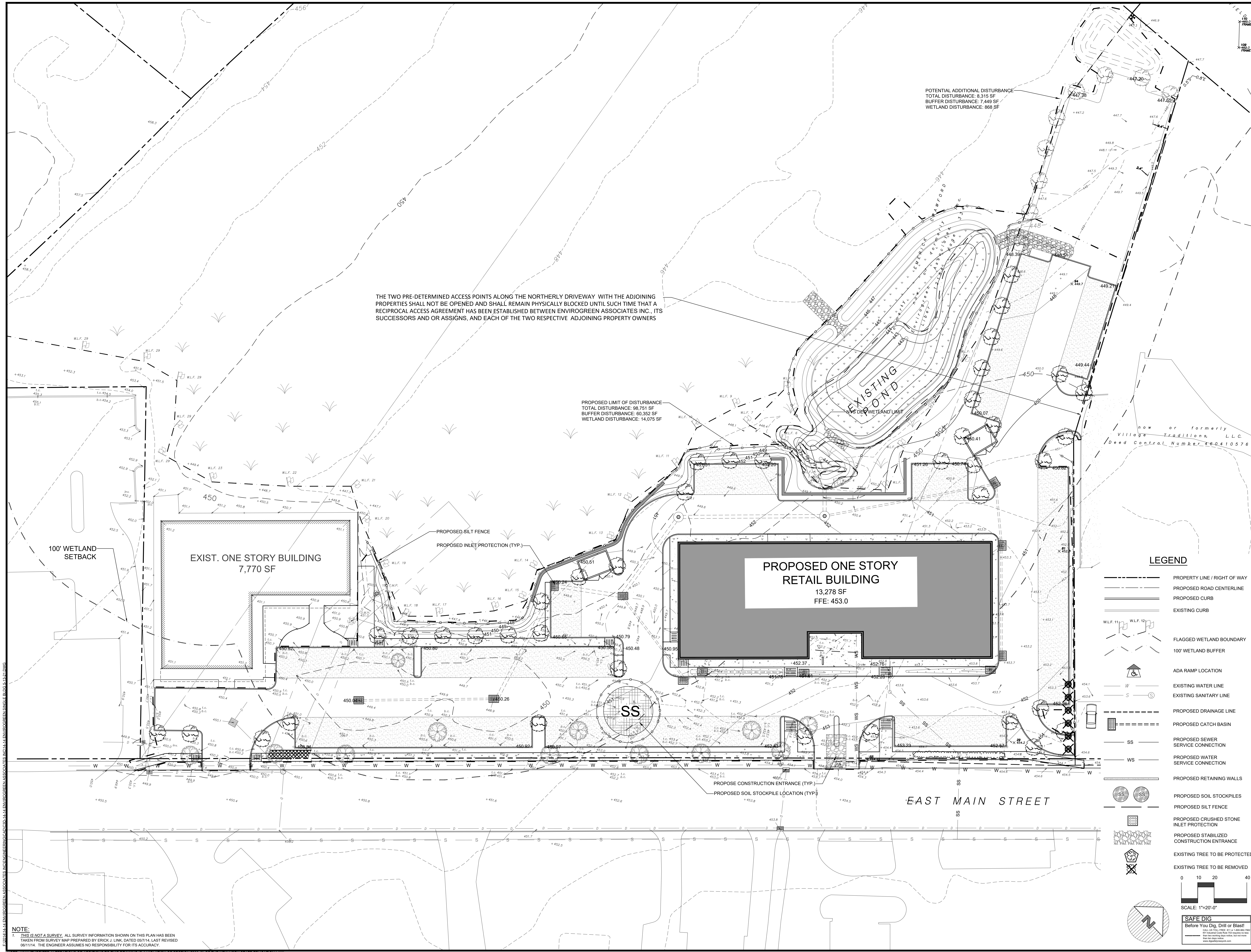
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 Engineer: Joseph J. Green, P.E. NYS Lic. No. 6451	
Revisions: No. Date Comments	
SCALE: 1" = 30'	DRAWN BY: JCR DATE: 2/10/21
EXISTING CONDITIONS	
ENVIROGREEN ASSOCIATES 1851 EAST MAIN STREET Town of Yorktown Westchester County, New York	
Sheet 2	of 12

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 518-475-3939
 www.call811.com



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

PROPOSED LIMIT OF DISTURBANCE
TOTAL DISTURBANCE: 98,751 SF
BUFFER DISTURBANCE: 60,352 SF
WETLAND DISTURBANCE: 14,075 SF

POTENTIAL ADDITIONAL DISTURBANCE
TOTAL DISTURBANCE: 8,315 SF
BUFFER DISTURBANCE: 7,449 SF
WETLAND DISTURBANCE: 868 SF

EXIST. ONE STORY BUILDING
7,770 SF

PROPOSED ONE STORY
RETAIL BUILDING
13,278 SF
FFE: 453.0

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EXISTING CURB
- FLAGGED WETLAND BOUNDARY
- 100' WETLAND BUFFER
- ADA RAMP LOCATION
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED SEWER SERVICE CONNECTION
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED RETAINING WALLS
- PROPOSED SOIL STOCKPILES
- PROPOSED SILT FENCE
- PROPOSED CRUSHED STONE INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED

SCALE: 1"=20'-0"

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Engineer: _____
Reviewer: _____
Date: _____

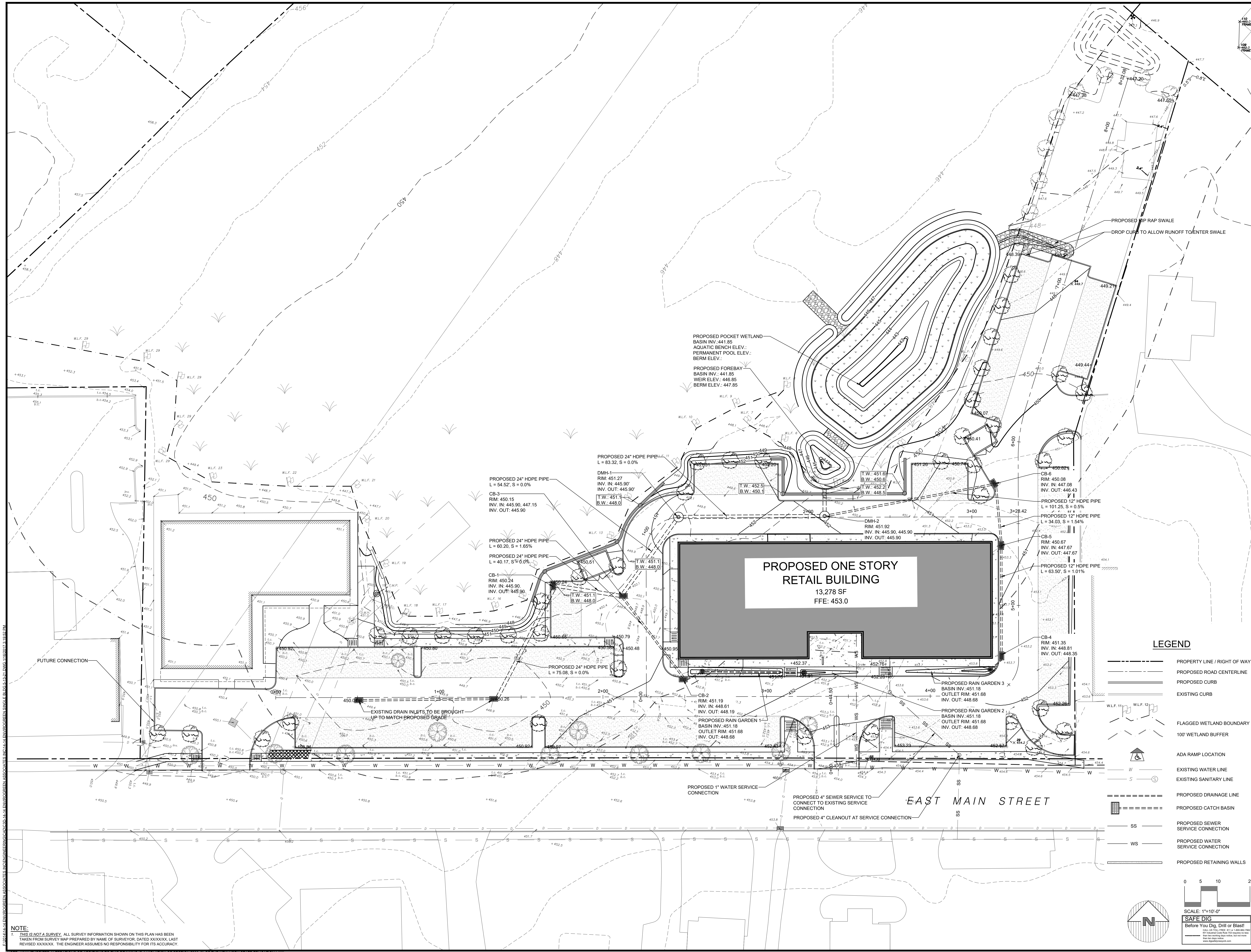
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Date: 11/06/17

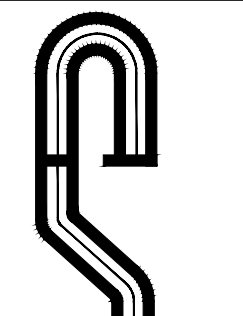
E&S PLAN

ENVIROGREEN ASSOCIATES
1851 EAST MAIN STREET
Westchester County, New York
Town of Yorktown

Sheet 3 of 12

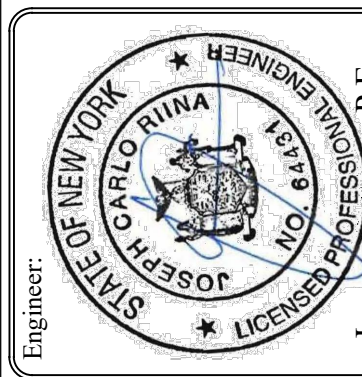
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Revisions:

NO. DATE COMMENTS:

SCALE: 1"=20'

DRAWN BY: JR

DATE: 2/10/21

IMPROVEMENT PLAN

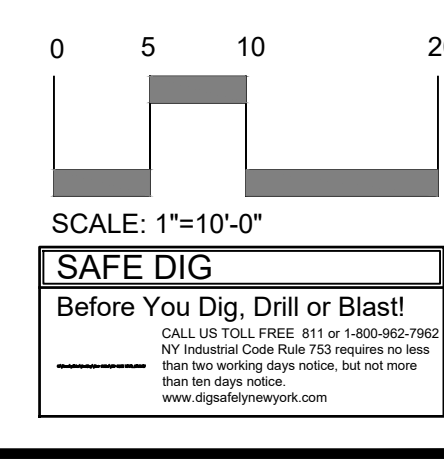
SITE PLAN PREPARED FOR
ENVIROGREEN ASSOCIATES
1851 EAST MAIN STREET
Town of Yorktown

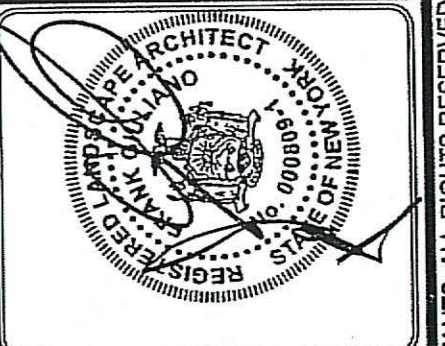
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Sheet 4 of 12

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of
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FRANK GIULIANO - LANDSCAPE ARCHITECT
 8 PINE TREE DRIVE
 KATONAH, NY 10536
 914-954-4110 FGIA@GMAIL.COM

NO.	DATE	COMMENTS

SCALE: 1" = 20'
 DRAWN BY: JCR
 DATE: 11/06/17

LANDSCAPE PLAN

SITE PLAN PREPARED FOR
Envirogreen Associates Inc.
 1851 EAST MAIN STREET
 Westchester Co., New York

Sheet 5 of 12

PLANT SCHEDULE

KEY QUAN.	BOTANICAL / COMMON NAME	SIZE
TREES		
AR 19	Acer rubrum "October Glory"	3"-3 1/2" Cal.
BH 2	Betula nigra "Heritage"	Heritage Birch, three stems 12'-14' HT.
JV 15	Juniperus virginiana "Taylor"	-certified as "Taylor" 5'-6' HT.
TH 5	Juniperus virginiana "Taylor"	-certified as "Taylor" 7'-8' HT.
QC 12	Quercus coccinea - Scarlet Oak	3"-3 1/2" Cal.
SHRUBS AND GROUNDCOVERS:		
ARO 34	Aronia m. "Landscape Mound"	- Native Aronia 5 Gal.
DES 100	Deschampsia cespitosa - Native Tufted Hair Grass	3 Gal.
ILX 41	Ilex glabra "Shamrock"	- Shamrock Inkberry 24"-30" HT.
IBB 78	Ilex glabra "Gem Box"	- Gem Box Inkberry 18"-24" HT.
JPA 95	Juniperus "Parsonii"	- Parsons Juniper 3 Gal.
RUS 47	Rhus a. "Gro-Low"	- Gro-Low Sumac 3 Gal.
VIB 28	Viburnum dentatum - Arrowwood Viburnum	30"-36" HT.

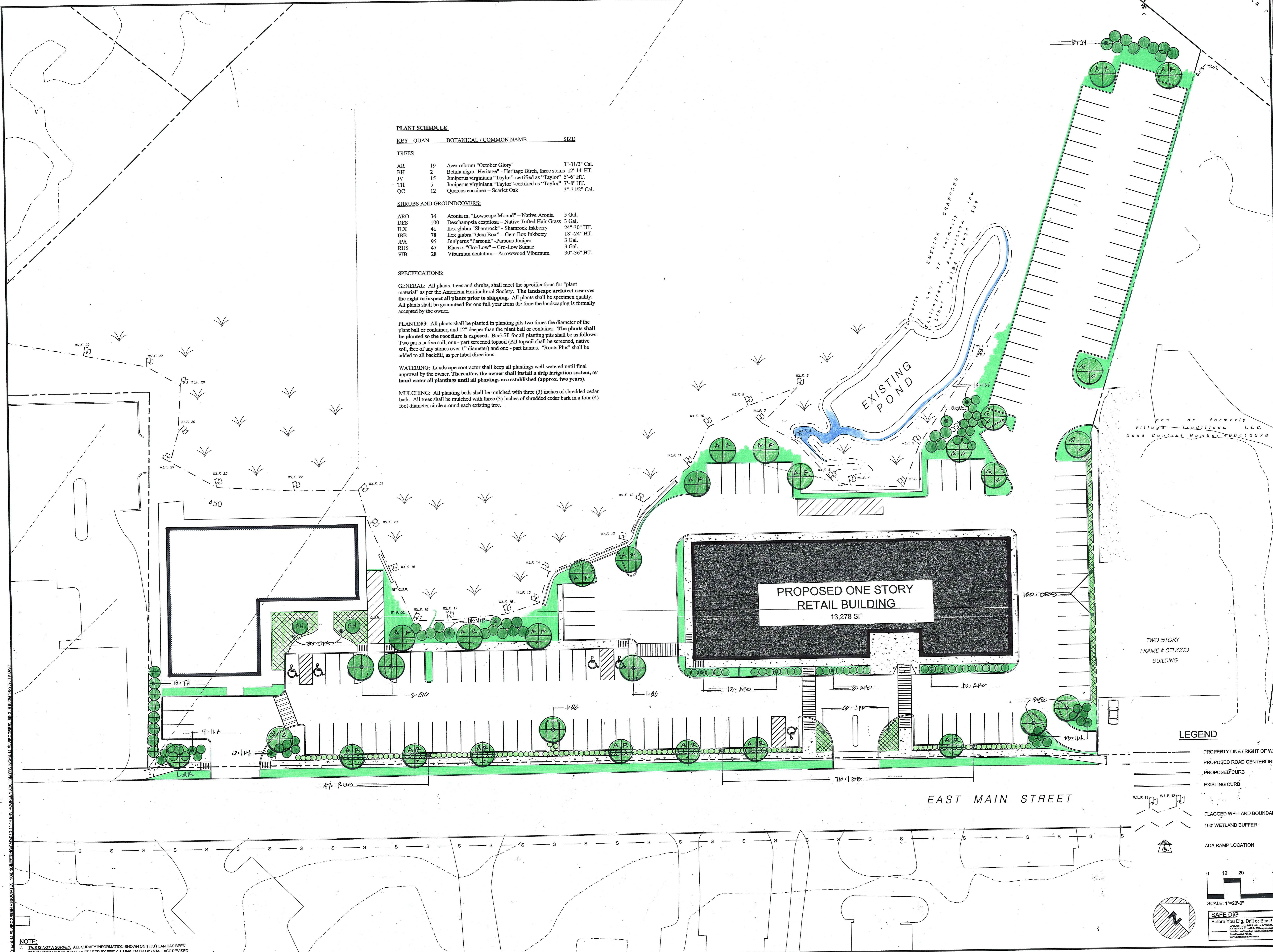
SPECIFICATIONS:

GENERAL: All plants, trees and shrubs, shall meet the specifications for "plant material" as per the American Horticultural Society. The landscape architect reserves the right to inspect all plants prior to shipping. All plants shall be specimen quality. All plants shall be guaranteed for one full year from the time the landscaping is formally accepted by the owner.

PLANTING: All plants shall be planted in planting pits two times the diameter of the plant ball or container, and 12" deeper than the plant ball or container. The plants shall be planted so the root flare is exposed. Backfill for all planting pits shall be as follows: Two parts native soil, one - part screened topsoil (All topsoil shall be screened, native soil, free of any stones over 1" diameter) and one - part humus. "Roots Plus" shall be added to all backfill, as per label directions.

WATERING: Landscape contractor shall keep all plantings well-watered until final approval by the owner. Thereafter, the owner shall install a drip irrigation system, or hand water all plantings until all plantings are established (approx. two years).

MULCHING: All planting beds shall be mulched with three (3) inches of shredded cedar bark. All trees shall be mulched with three (3) inches of shredded cedar bark in a four (4) foot diameter circle around each existing tree.



LEGEND

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

SCALE: 1" = 20'-0"

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D-Series Pole Mount LED Area Luminaire

Specifications Luminaire

EPA: 0.6 ft
 Width: 13.3/4" (32.1mm)
 Length: 11.5" (29.3mm)
 Height: 8" (203mm)
 Weight: 16.03 lbs (7.27kg)

Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXWPM LED 20C 1000 40K TSM MVOLT SPUBA DBDXD

Series	LED	Power (watts)	Color Temperature	Beam Spread	Mounting	Notes
DSXWPM LED	10 LEDs	150	3000K	T25	Type I Short	Shipped included
	10 LEDs	300	4000K	T25	Type I Short	
20C	20 LEDs	300	3000K	T25	Type II Short	SPUBA: Square pole arm with mounting adapter
	20 LEDs	700	4000K	T25	Type II Short	
40K	40 LEDs	1000	4000K	T25	Type II Medium	SPUBA: Square pole arm with mounting adapter
	40 LEDs	1000	3000K	T25	Type II Medium	
T2M	40 LEDs	1000	4000K	T2M	Type II Medium	SPUBA: Square pole arm with mounting adapter
	40 LEDs	1000	3000K	T2M	Type II Medium	
MVOLT	40 LEDs	1000	4000K	T2M	Type II Medium	SPUBA: Square pole arm with mounting adapter
	40 LEDs	1000	3000K	T2M	Type II Medium	
SPUBA	40 LEDs	1000	4000K	T2M	Type II Medium	SPUBA: Square pole arm with mounting adapter
	40 LEDs	1000	3000K	T2M	Type II Medium	

Accessories

Part Number	Description	Notes
00000	Base (not shown)	Not shown
00001	Base (not shown)	Not shown
00002	Base (not shown)	Not shown
00003	Base (not shown)	Not shown
00004	Base (not shown)	Not shown
00005	Base (not shown)	Not shown
00006	Base (not shown)	Not shown
00007	Base (not shown)	Not shown
00008	Base (not shown)	Not shown
00009	Base (not shown)	Not shown
00010	Base (not shown)	Not shown

NOTES

1. MOUNT: show on any low voltage from 120-277V/3000-60 Hz. Specify 150, 200, 240 or 277 volts only when ordering with listing ID.
2. Only available with 20C, 40K or 3000K. Not available with 3000K, 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K, 15000K, 20000K, 25000K, 30000K, 35000K, 40000K, 45000K, 50000K, 55000K, 60000K, 65000K, 70000K, 75000K, 80000K, 85000K, 90000K, 95000K, 100000K.
3. Not available with 20 degree mounting. Not recommended for 27 poles.
4. Not available with 20 degree mounting. Not recommended for 27 poles.
5. Not available with 20 degree mounting. Not recommended for 27 poles.
6. Not available with 20 degree mounting. Not recommended for 27 poles.
7. Not available with 20 degree mounting. Not recommended for 27 poles.
8. Not available with 20 degree mounting. Not recommended for 27 poles.
9. Not available with 20 degree mounting. Not recommended for 27 poles.
10. Not available with 20 degree mounting. Not recommended for 27 poles.

Submittal Spec Sheet

Overview

Pedestrian in scale only, the D-Series LED Area, Size 0 is an extraordinary luminaire that can be configured to meet any site's lighting needs. The versatility and power of this luminaire prove big things really do come in small packages. Coupled with Light² AIR wireless controls, the D-Series family provides enhanced end-user experiences and unmatched energy savings.

The sleek design reflecting the embedded high-performance LED outdoor lighting technology makes the D-Series, Size 0 the ideal choice for courtyards, bike paths, walkways, and retail sites.

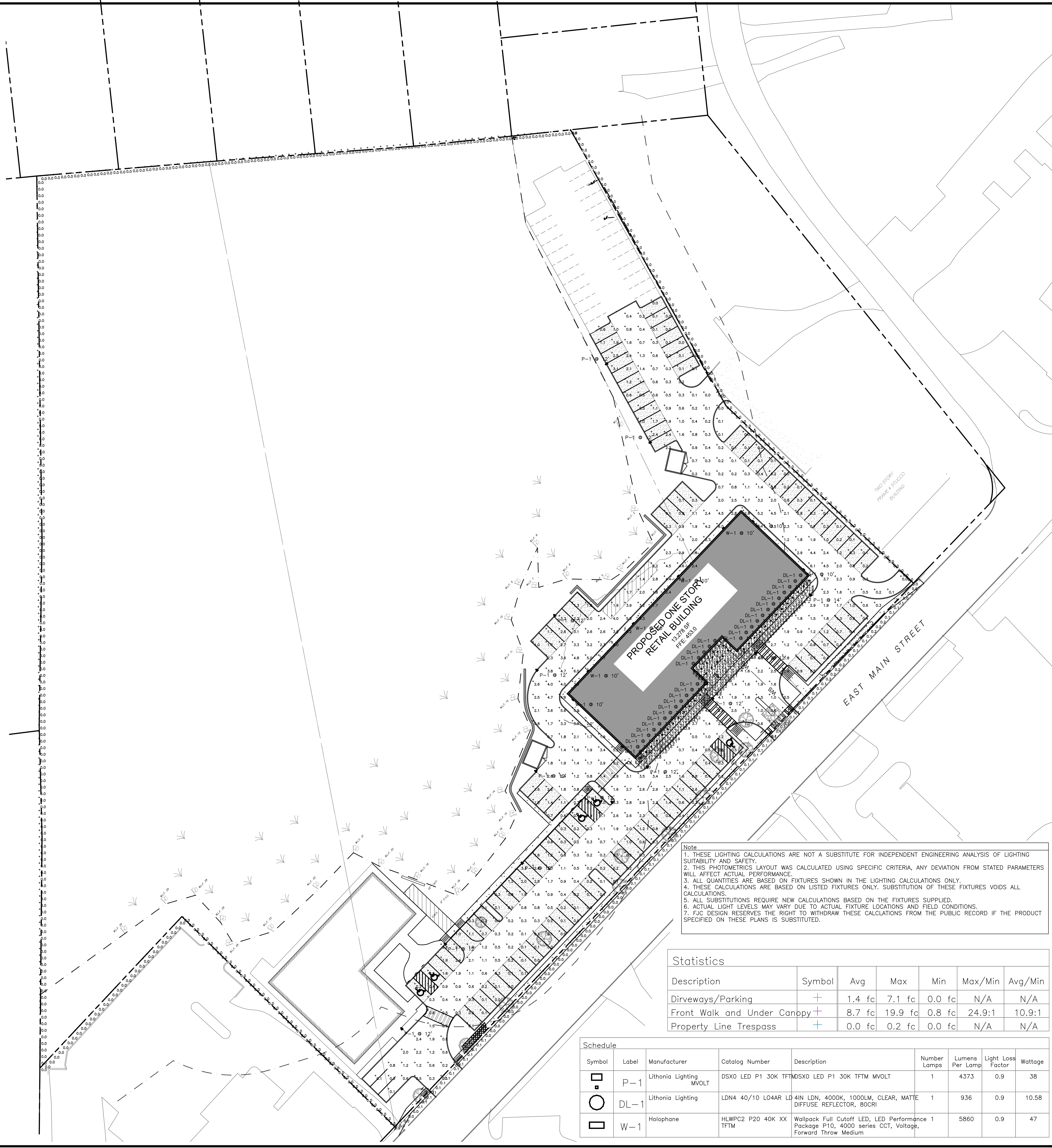


ORDERING INFORMATION DSX0 LED P1 40K T2M MVOLT SPA NLTAR2 PIRN DBDXD

Series	Lamp Type	LED Configuration
DSX0	D-Series Size 0 LED Area Luminaire	P1 Package 1
		P10 Package 10
		P11 Package 11
		P12 Package 12
		P13 Package 13
		P2 Package 2
		P3 Package 3
		P4 Package 4
		P5 Package 5
		P6 Package 6
P7 Package 7		

NOTES

1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY ERIC J. LINK, DATED 05/7/14, LAST REVISED 06/11/14. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



Note

1. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SUITABILITY AND SAFETY.
2. THIS PHOTOMETRICS LAYOUT WAS CALCULATED USING SPECIFIC CRITERIA, ANY DEVIATION FROM STATED PARAMETERS WILL AFFECT ACTUAL PERFORMANCE.
3. ALL QUANTITIES ARE BASED ON FIXTURES SHOWN IN THE LIGHTING CALCULATIONS ONLY.
4. THESE CALCULATIONS ARE BASED ON LISTED FIXTURES ONLY. SUBSTITUTION OF THESE FIXTURES Voids ALL CALCULATIONS.
5. ALL SUBSTITUTIONS REQUIRE NEW CALCULATIONS BASED ON THE FIXTURES SUPPLIED.
6. ACTUAL LIGHT LEVELS MAY VARY DUE TO ACTUAL FIXTURE LOCATIONS AND FIELD CONDITIONS.
7. FIC DESIGN RESERVES THE RIGHT TO WITHDRAW THESE CALCULATIONS FROM THE PUBLIC RECORD IF THE PRODUCT SPECIFIED ON THESE PLANS IS SUBSTITUTED.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveways/Parking	+	1.4 fc	7.1 fc	0.0 fc	N/A	N/A
Front Walk and Under Canopy	+	8.7 fc	19.9 fc	0.8 fc	24.9:1	10.9:1
Property Line Trespass	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

Schedule

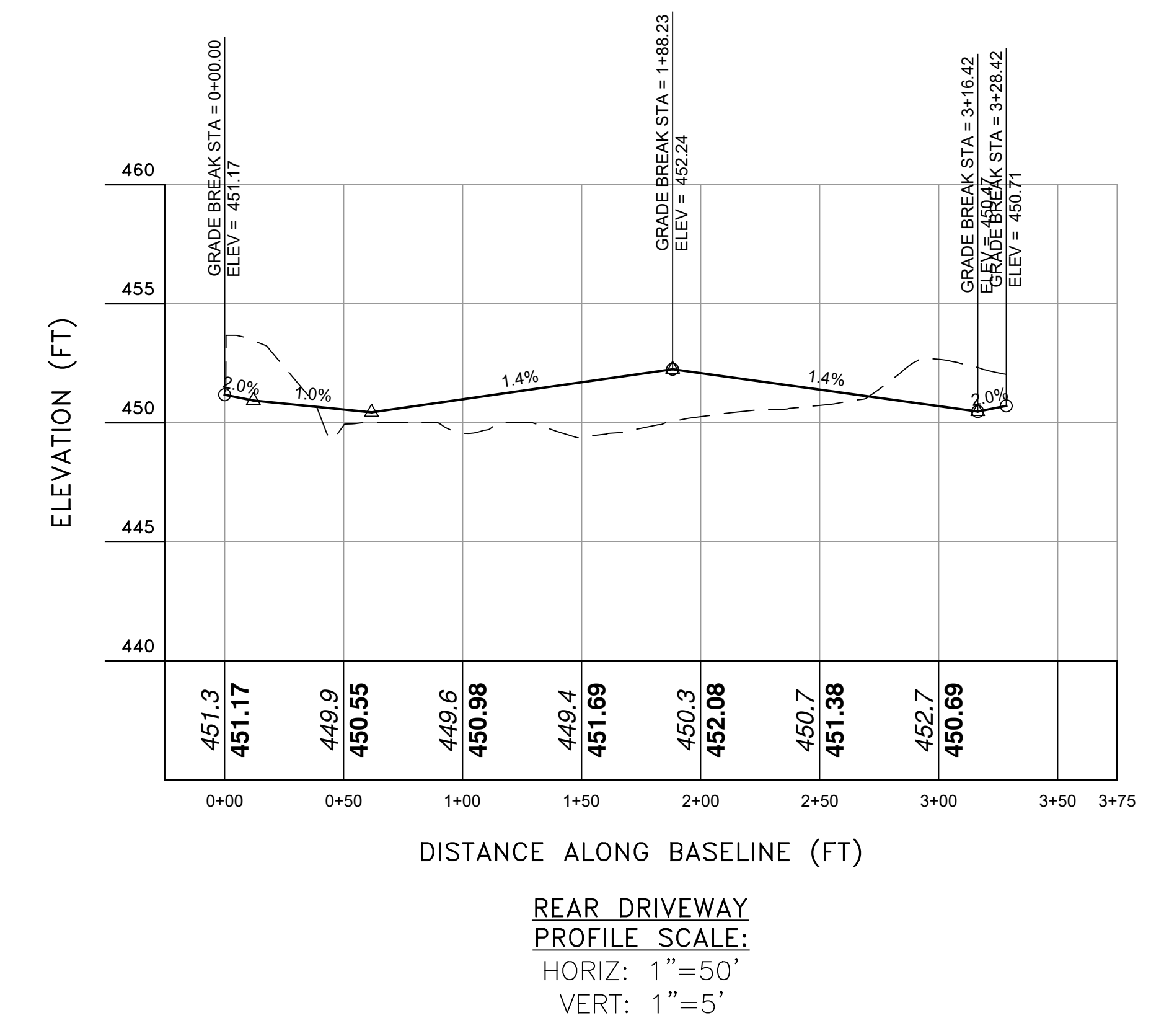
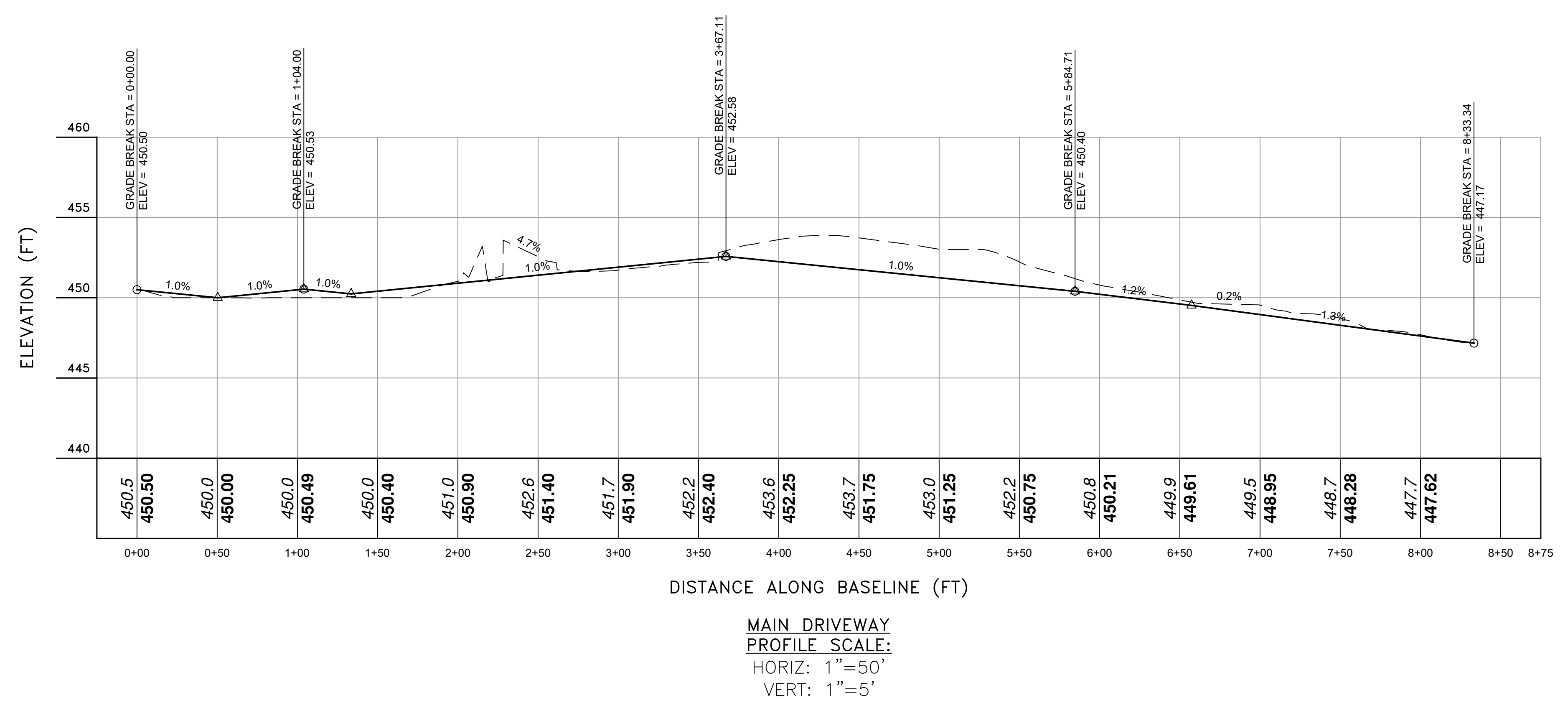
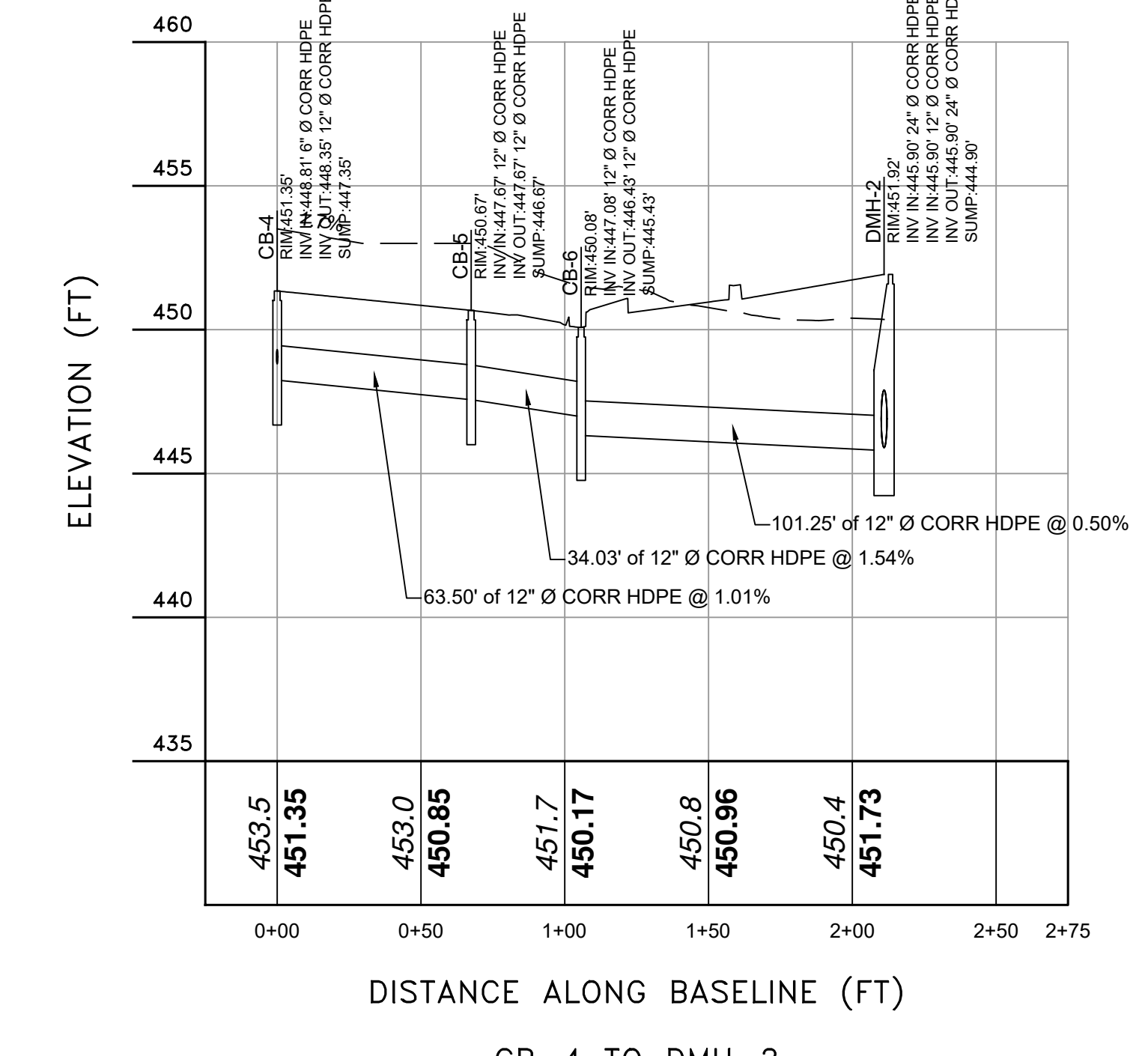
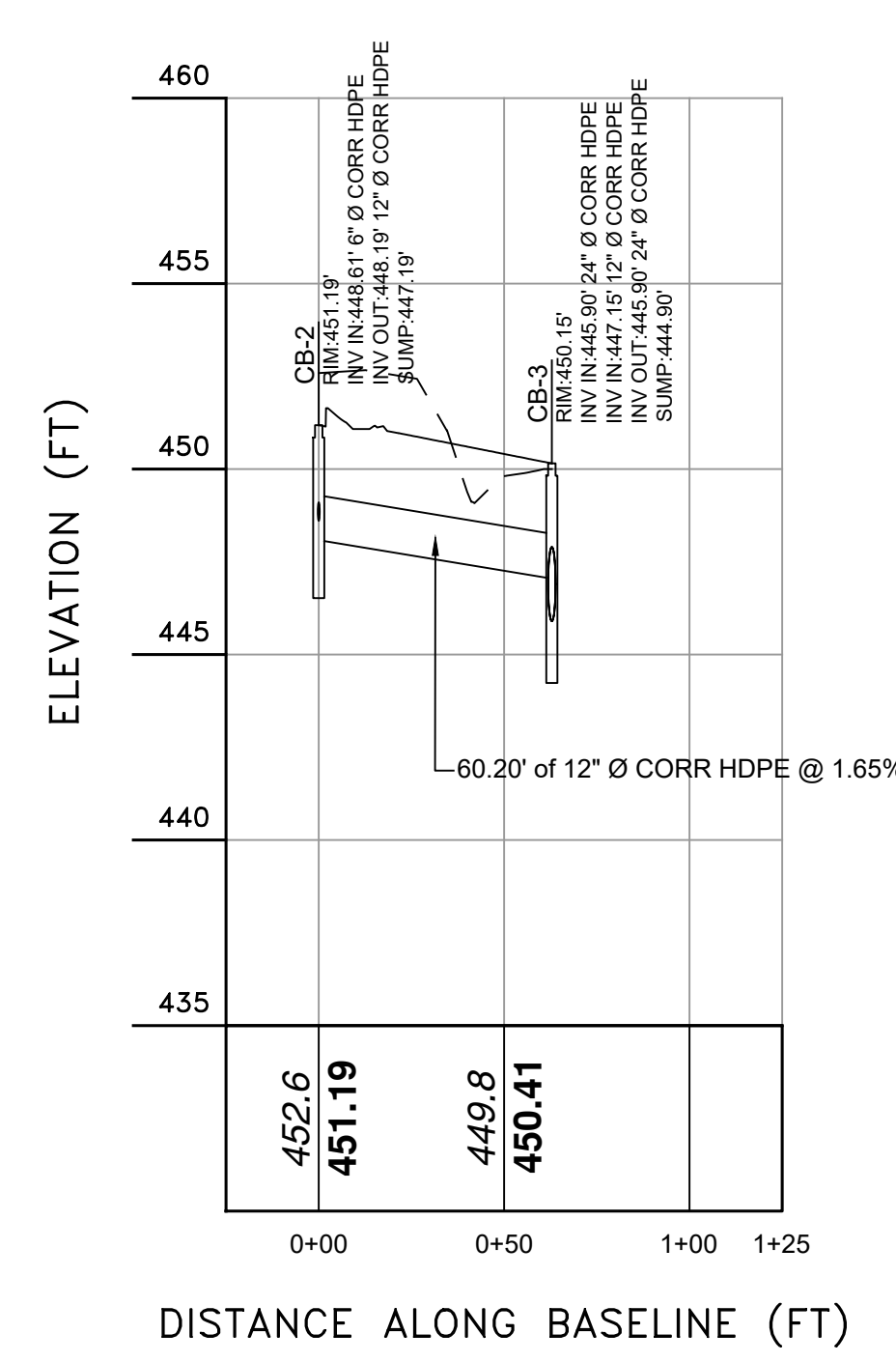
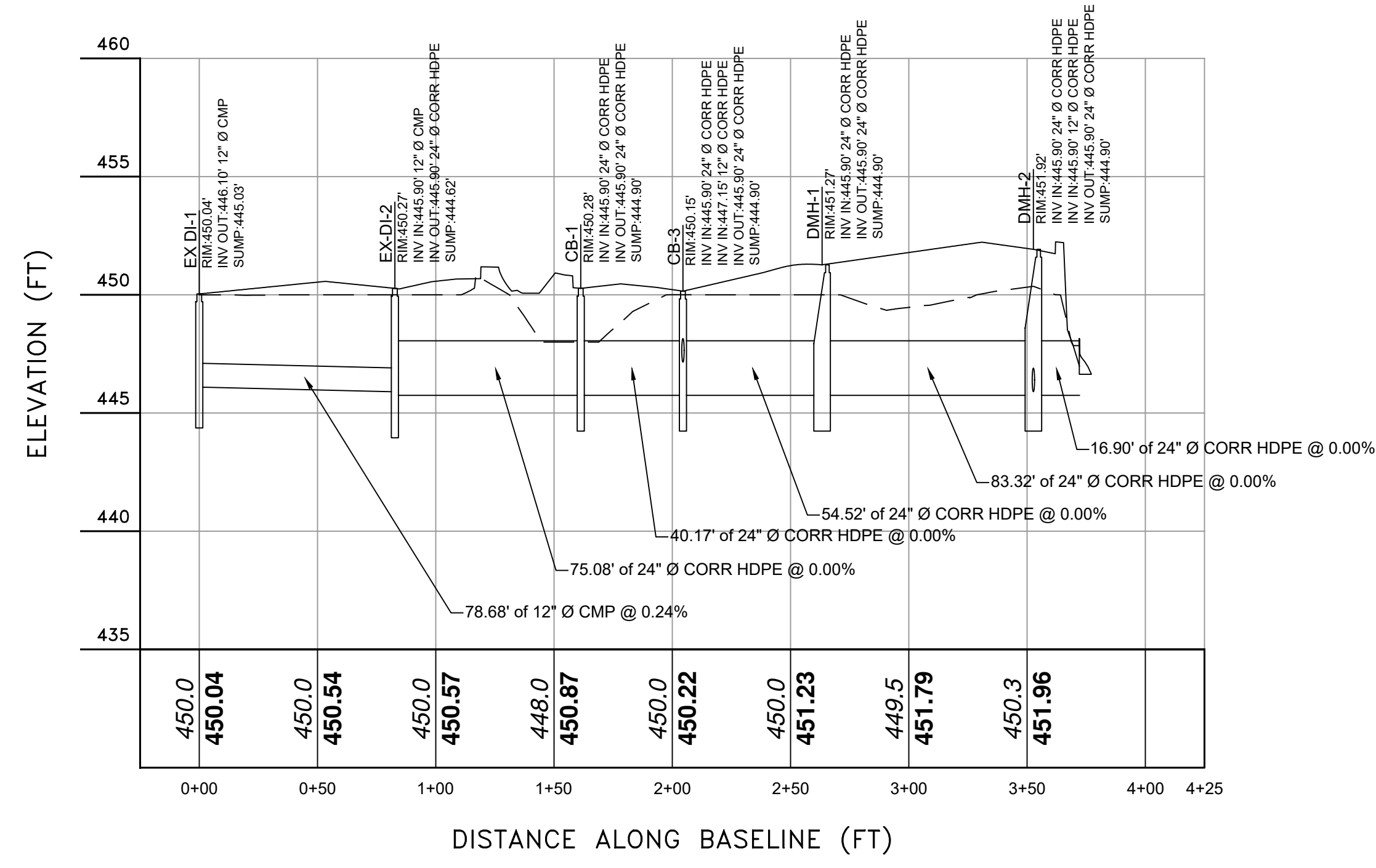
Symbol	Label	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
P-1	P-1	Lithonia Lighting	DSX0 LED P1 30K T2M	DSX0 LED P1 30K T2M MVOLT	1	4373	0.9	38
DL-1	DL-1	Lithonia Lighting	LDN4 40/10 LO4AR	4IN LDN, 4000K, 1000LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI	1	936	0.9	10.58
W-1	W-1	Holophane	HLWPC2 P20 40K XX T2M	Wallpack Full Cutoff LED, LED Performance 1 Package P10, 4000 series CCT, Voltage, Forward Throw Medium	1	5860	0.9	47

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Lighting Plan

Envirogreen Associates Inc.
 1851 EAST MAIN STREET
 Westchester Co., New York

Sheet 6 of 12



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NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY ERICK J. LINK, DATED 05/7/14, LAST REVISED 06/11/14. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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PROJECT # 14-14

Revisions:
 No. Date Comments

SCALE: NTS
 DRAWN BY: JCR
 DATE: 11/06/17

PROFILES

SITE PLAN PREPARED FOR
Envirogreen Associates Inc.
 1851 EAST MAIN STREET
 Town of Yorktown

Westchester Co., New York

Sheet 7 of 12

12

GENERAL NOTES:

- 1. THE ENGINEER WHOSE SEAL APPEARS HEREON HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION. SUBSEQUENTLY HE IS NOT RESPONSIBLE FOR CONSTRUCTION AND THEREFORE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREFROM.

CONTRACTOR RESPONSIBILITIES:

- 1. ALL WORK ON THE PROJECT SHALL BE PERFORMED IN A WORKMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INDUSTRY. THE OWNER WILL BE THE SOLE JUDGE OF THE ACCEPTABILITY OF THE WORK. MATERIALS AND WORK DEEMED UNACCEPTABLE WILL BE REMOVED AND REDONE AT THE SOLE COST AND RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONSTRUCTION NOTES:

- 1. BENCH MARKS USING U.S.G.S. DATUM SHALL BE OF SUCH ELEVATION THAT THE GROUND WILL SLOPE AWAY FROM IT IN ALL DIRECTIONS.

GENERAL STORM DRAINAGE & UTILITY NOTES

- 1. ALL UTILITIES, INCLUDING ELECTRIC LINES, TELEPHONE, WATER, SANITARY SEWER LINES, AND STORM SEWER LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF OSSINING AND THE UTILITY COMPANIES HAVING JURISDICTION.

GENERAL EROSION CONTROL NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES, THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

- 1. TREES AND VEGETATION SHALL BE PROTECTED AT ALL TIMES AS SHOWN ON THE DETAIL DRAWING AND AS DIRECTED BY THE ENGINEER.

MAINTENANCE SCHEDULE:

Table with columns: Activity, Daily, Weekly, Monthly, After Rainfall, Necessary to Maintain Function, After Approval of Inspector. Rows include Silt Fence, Wheel Cleaner, Inlet Protection.

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

THE STORMWATER MANAGEMENT SYSTEM AND OUTLET STRUCTURE SHALL BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT. SEDIMENT BUILD UP SHALL BE REMOVED FROM THE INLET PROTECTION REGULARLY TO INSURE DETENTION CAPACITY AND PROPER DRAINAGE.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

CONTROLS (INCLUDING RESPECTIVE OUTLET STRUCTURES) SHOULD BE INSPECTED PERIODICALLY FOR THE FIRST FEW MONTHS AFTER CONSTRUCTION AND ON AN ANNUAL BASIS THEREAFTER. THEY SHOULD ALSO BE INSPECTED AFTER MAJOR STORM EVENTS.

DEBRIS AND LITTER REMOVAL:

TWICE A YEAR, INSPECT OUTLET STRUCTURE AND DRAIN INLETS FOR ACCUMULATED DEBRIS. ALSO, REMOVE ANY ACCUMULATIONS DURING EACH MOVING OPERATION.

STRUCTURAL REPAIR/REPLACEMENT:

OUTLET STRUCTURE MUST BE INSPECTED TWICE A YEAR FOR EVIDENCE OF STRUCTURAL DAMAGE AND REPAIRED IMMEDIATELY.

EROSION CONTROL:

UNSTABLE AREAS TRIBUTARY TO THE BASIN SHALL IMMEDIATELY BE STABILIZED WITH VEGETATION OR OTHER APPROPRIATE EROSION CONTROL MEASURES.

SEDIMENT REMOVAL:

SEDIMENT SHOULD BE REMOVED AFTER IT HAS REACHED A MAXIMUM DEPTH OF FIVE INCHES ABOVE THE STORMWATER MANAGEMENT SYSTEM FLOOR.

TOPSOIL:

- EXISTING TOPSOIL WILL BE REMOVED AND STORED IN PILES SUFFICIENTLY AS TO AVOID MIXING WITH OTHER EXCAVATION. STOCKPILES SHALL BE SURROUNDED BY EROSION CONTROL AS OUTLINED ON THESE PLANS.

PERMANENT VEGETATIVE COVER:

- 1. SITE PREPARATION: 1.1. INSTALL EROSION CONTROL MEASURES. 1.2. SCARIFY COMPACTED SOIL AREAS.

TEMPORARY VEGETATIVE COVER:

- 1. INSTALL EROSION CONTROL MEASURES. 2. SCARIFY AREAS OF COMPACTED SOIL.

SEED SPECIES:

Table with columns: Mixture, LBS./ACRE. Rows include Kentucky Blue Grass, Creeping Red Fescue, Rye Grass or Redtop, Tall Fescue/Smooth Bloomgrass.

SEEDING:

SAME AS PERMANENT VEGETATIVE COVER

CONSTRUCTION SEQUENCE:

Refer to the Plan Set for all plans and details which relate to Construction Sequence.

- 1. Prior to the beginning of any site work the major features of the construction must be field staked by a licensed surveyor. These include the building, limits of disturbance, utility lines, and stormwater practices.

Winter Stabilization Notes:

If construction activities are expected to extend into or occur during the winter season the contractor shall anticipate proper stabilization and sequencing. Construction shall be sequenced such that wherever possible areas of disturbance that can be completed and permanently stabilized shall be done by applying and establishing permanent vegetative cover before the first frost.

CONTRACTOR CERTIFICATION STATEMENT

Certification Statement: All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-15-002, dated January 12, 2015, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

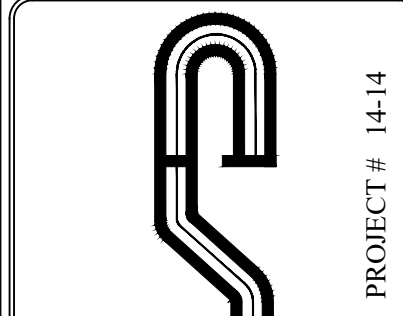
"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharge from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Individual Contractor: Name and Title (please print): Signature of Contractor: Company / Contracting Firm: Name of Company: Address of Company: Telephone Number / Cell Number: Site Information: Address of Site: Today's Date:

OWNER / OPERATOR CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Name (please print): Title: Date: Address: Phone: E-mail: Signature:



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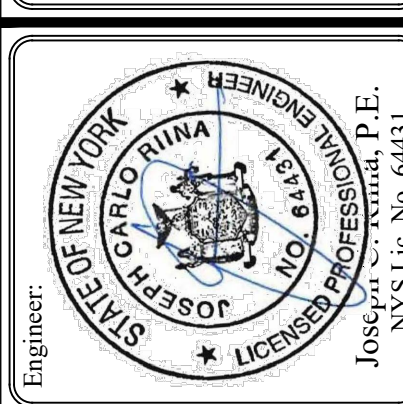
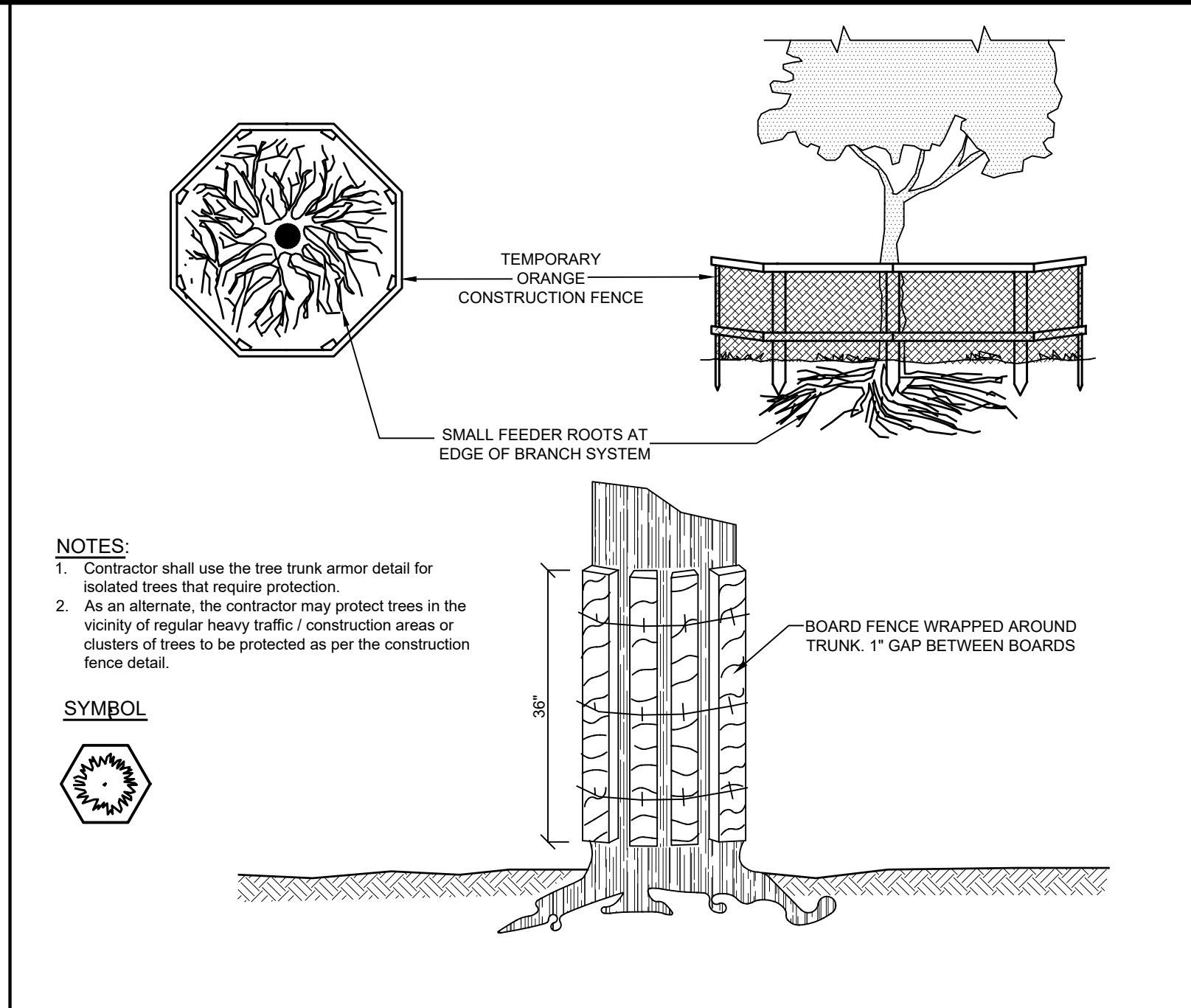
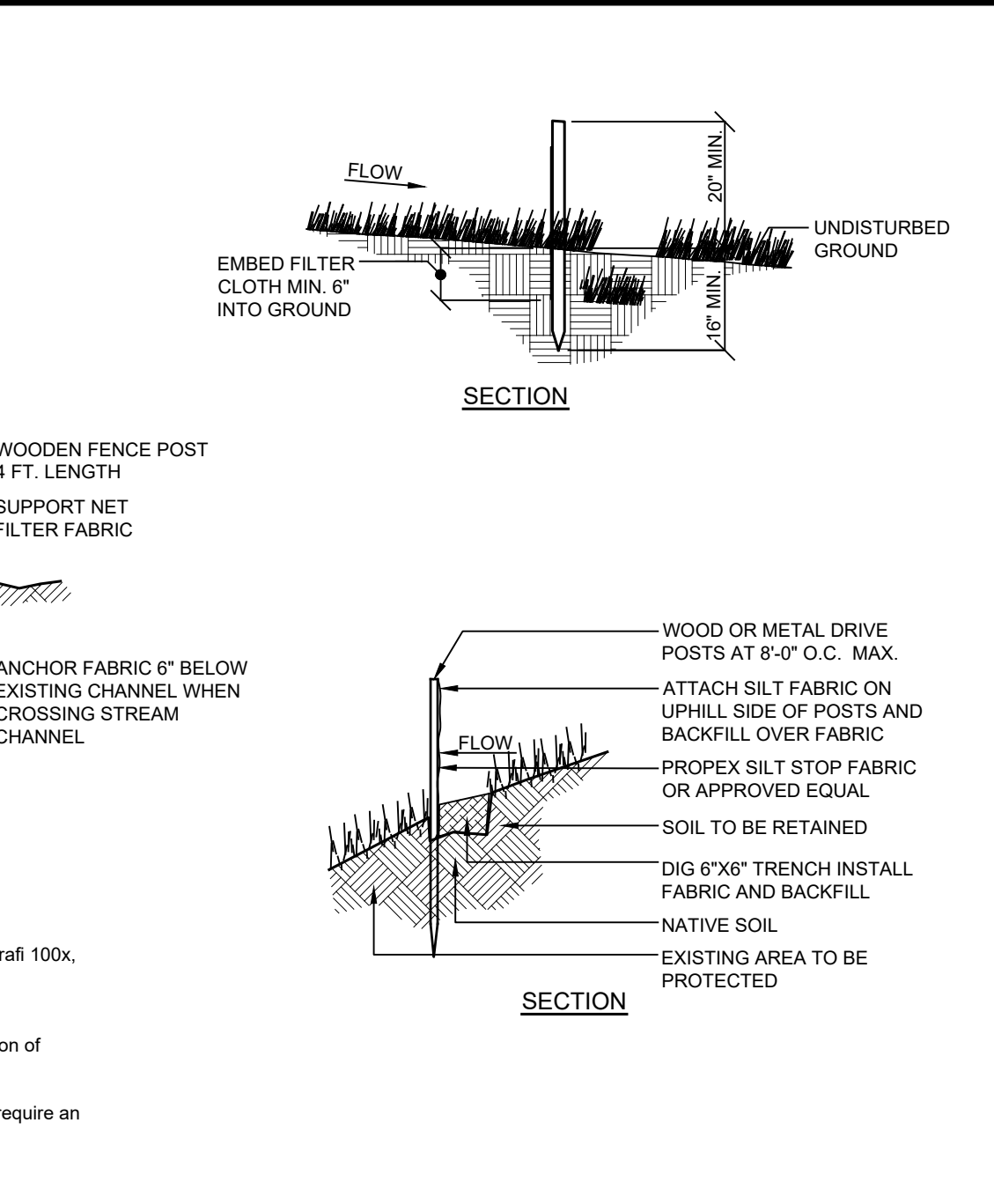
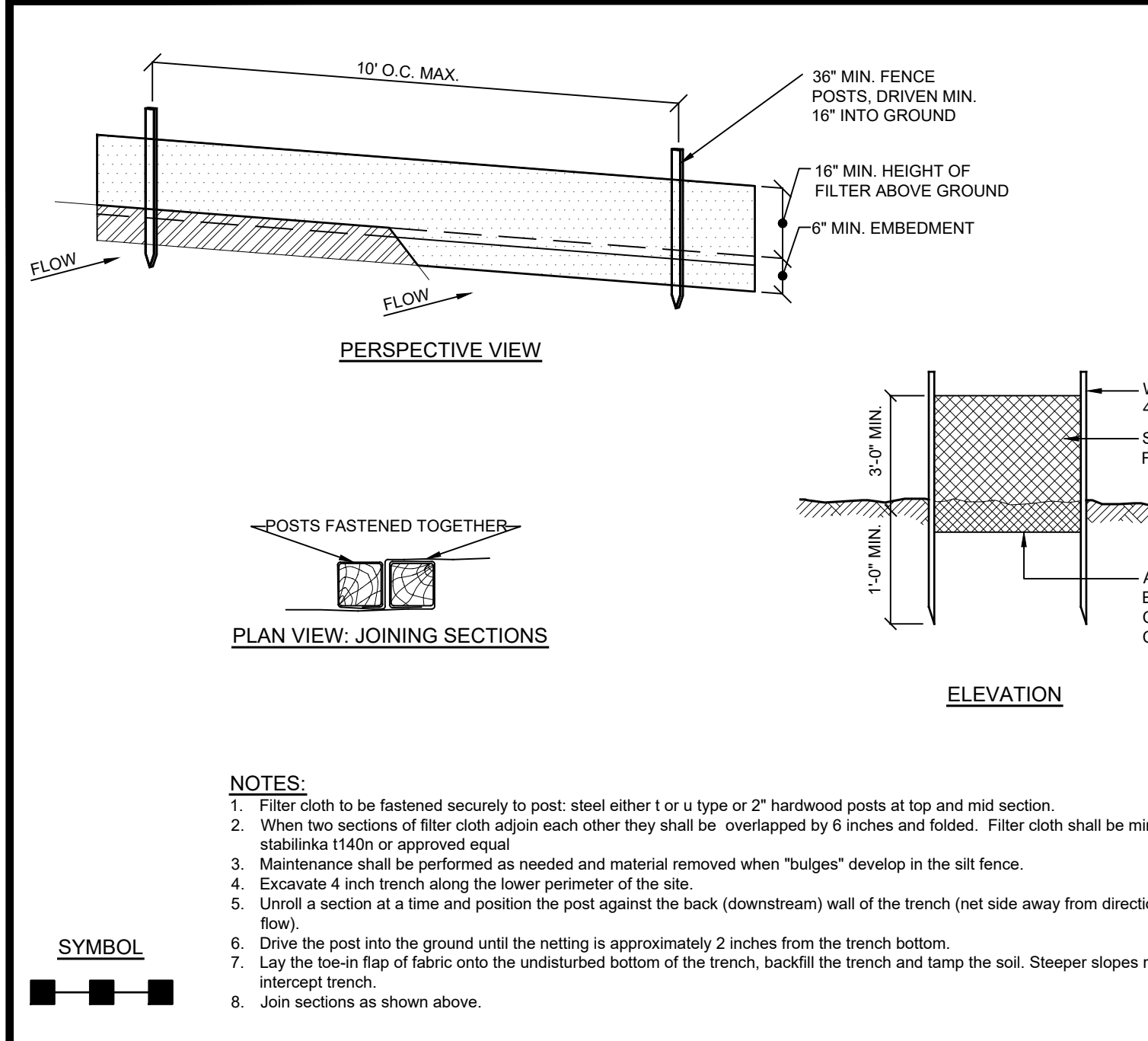


Table with columns: Revision No., Date, Comments. Multiple rows for revisions.

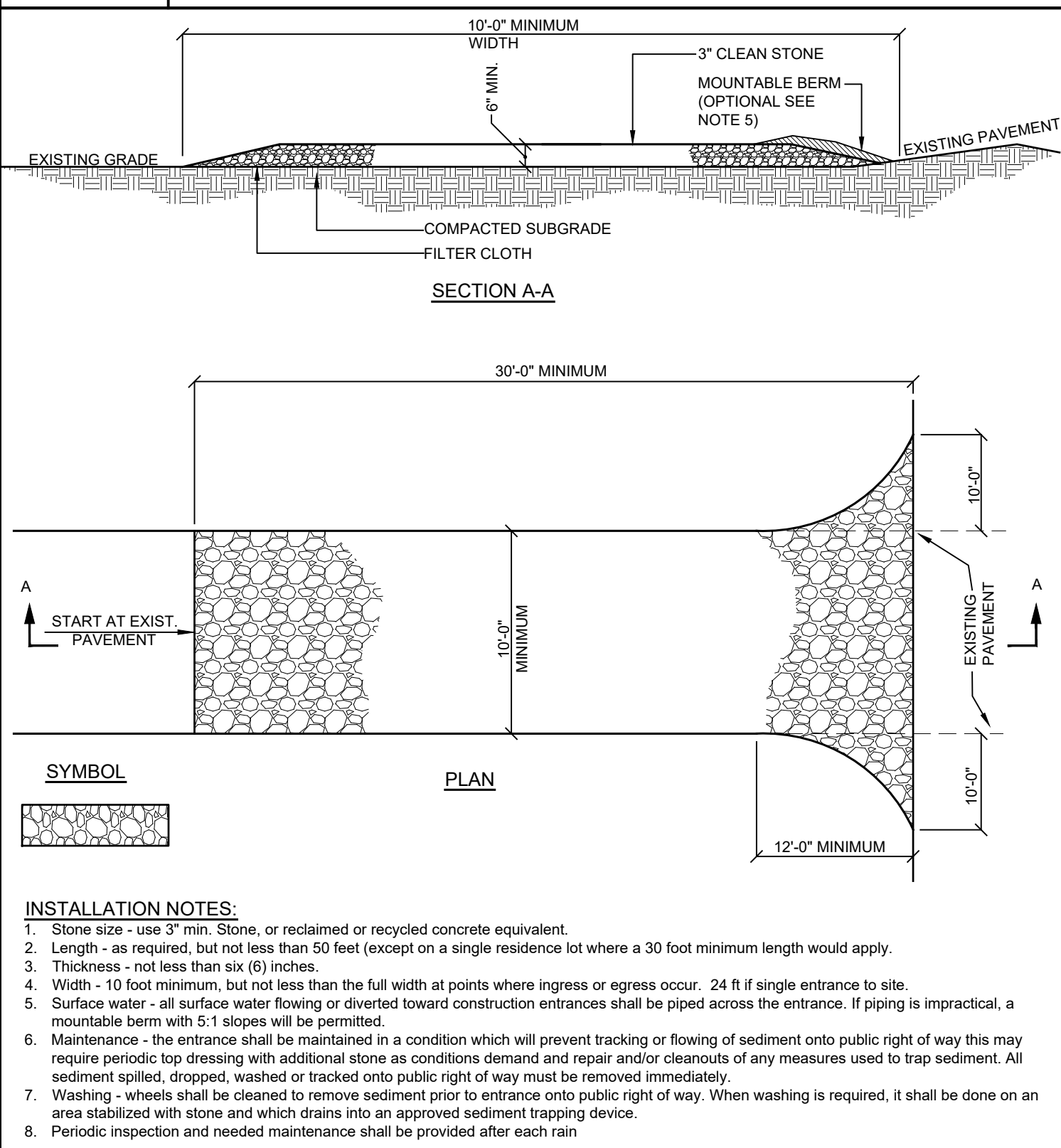
Table with columns: Scale (NTS), Drawn By (JR), Date (2/10/21).

NOTES

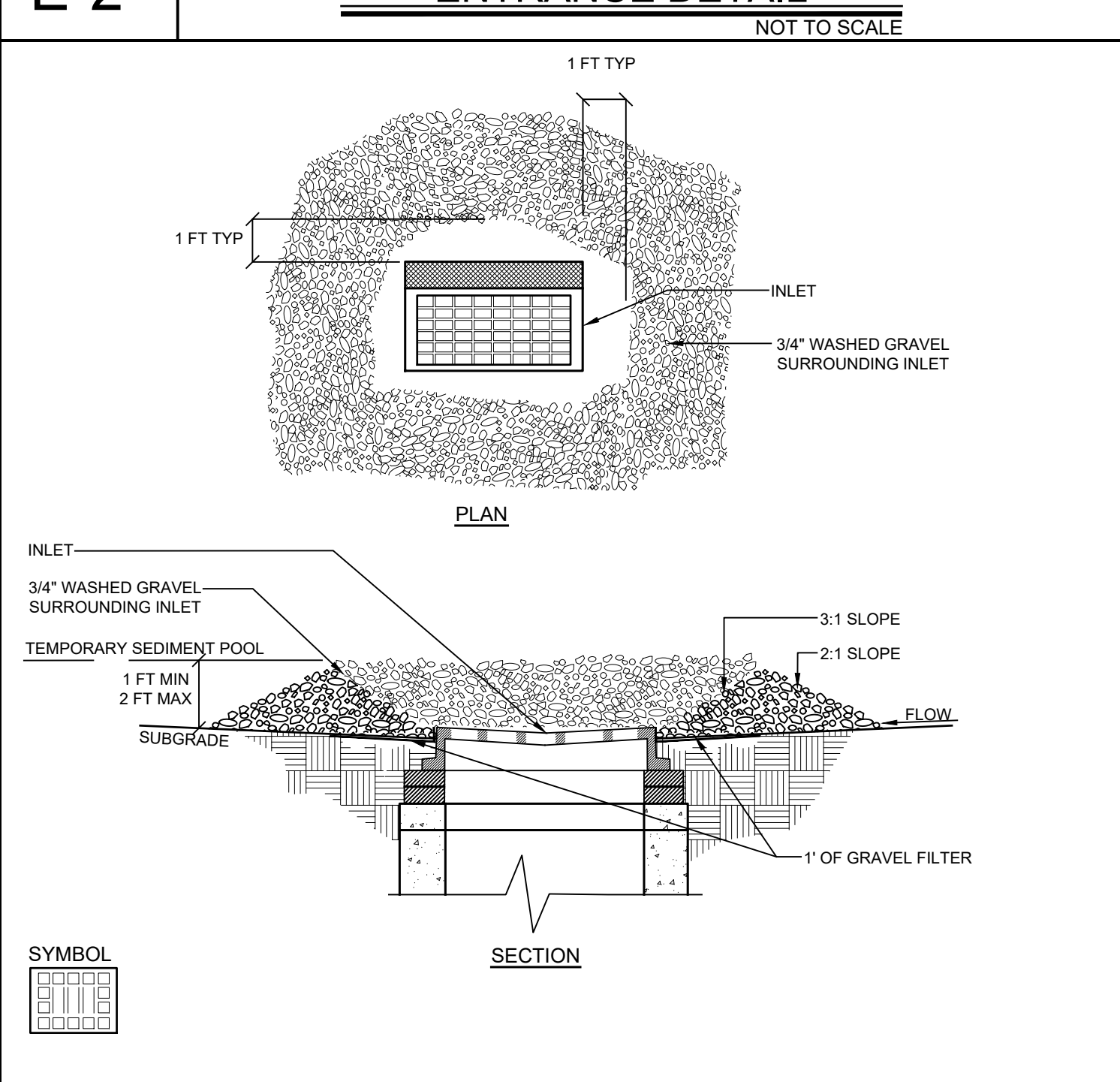
ENVIROGREEN ASSOCIATES 1851 EAST MAIN STREET Yorktown, Westchester County, New York



E-1 **SILT FENCE DETAIL**
NOT TO SCALE

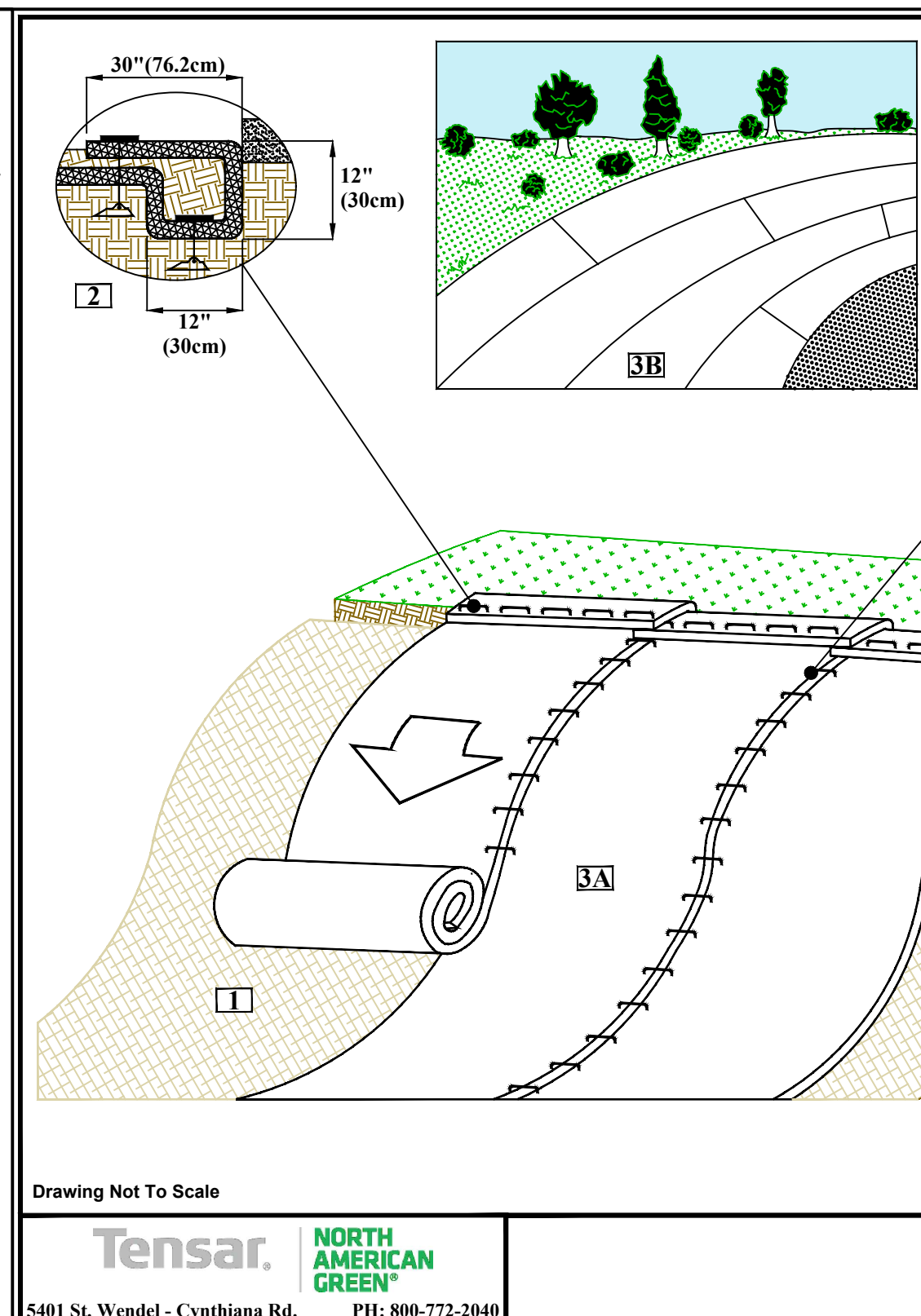


E-2 **STABILIZED CONSTRUCTION ENTRANCE DETAIL**
NOT TO SCALE

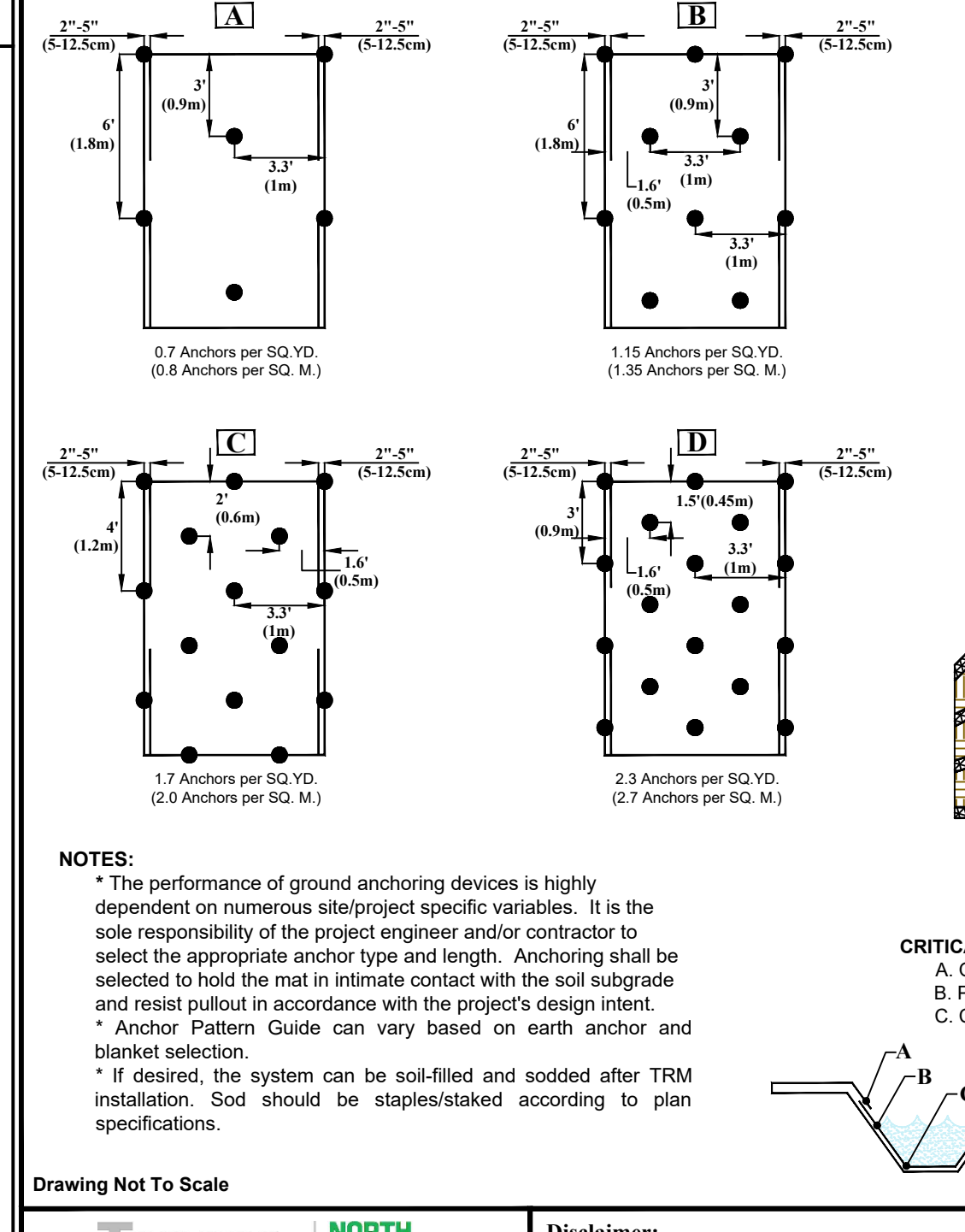


E-3 **INLET PROTECTION DETAIL**
NOT TO SCALE

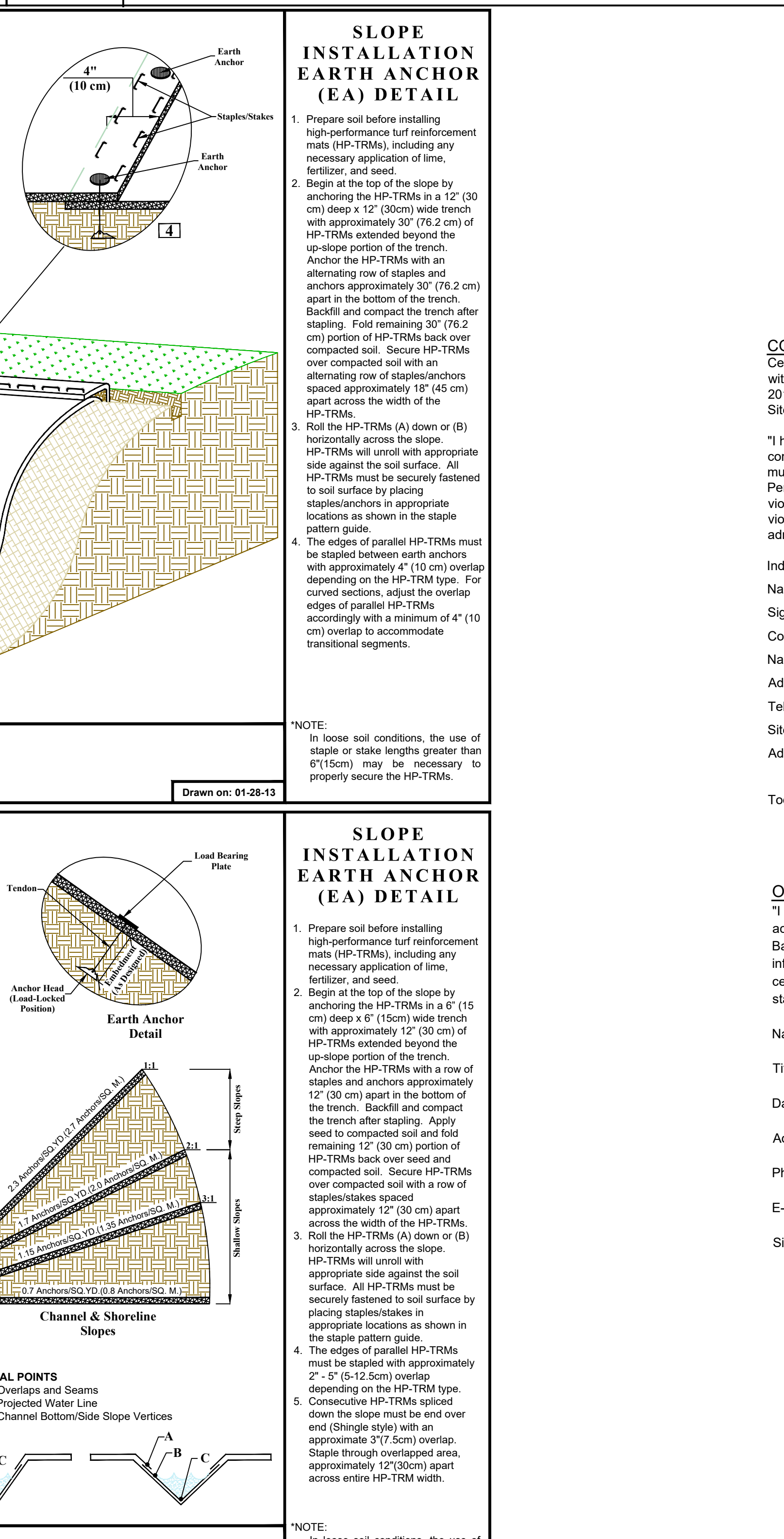
E-4 **TREE TRUNK ARMOR / TREE PROTECTION DETAIL**
NOT TO SCALE



E-5 **SOIL STOCKPILE DETAIL**
NOT TO SCALE



E-6 **CHANNEL AND SHORELINE SLOPES**
NOT TO SCALE



E-7 **CONTRACTOR CERTIFICATION STATEMENT**

CONTRACTOR CERTIFICATION STATEMENT
Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-15-002, dated January 28, 2010, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP.

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharge from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Individual Contractor: _____
 Name and Title (please print): _____
 Signature of Contractor: _____
 Company / Contracting Firm: _____
 Name of Company: _____
 Address of Company: _____
 Telephone Number / Cell Number: _____
 Site Information: _____
 Address of Site: _____

Today's Date: _____

OWNER / OPERATOR CERTIFICATION
 "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Name (please print): _____
 Title: _____
 Date: _____
 Address: _____
 Phone: _____
 E-mail: _____
 Signature: _____

ENVIROGREEN ASSOCIATES, INC. ENGINEERS, ARCHITECTS, ENVIRONMENTAL SCIENTISTS, PLANNERS, AND LANDSCAPE ARCHITECTS
 1851 EAST MAIN STREET, YORKTOWN, NY 10598
 TEL: 914-962-4488 FAX: 914-962-7386 WWW.ENVIROGREENASSOCIATES.COM

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

PROJECT # 14-14

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Engineer:
 Joseph P. Quinn
 License No. 10000
 State of New York
 Professional Engineer
 License No. 6451

Register:
 No. / Date / Comments:

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SCALE: NTS

DRAWN BY: JR

DATE: 2/10/21

SITE PLAN PREPARED FOR

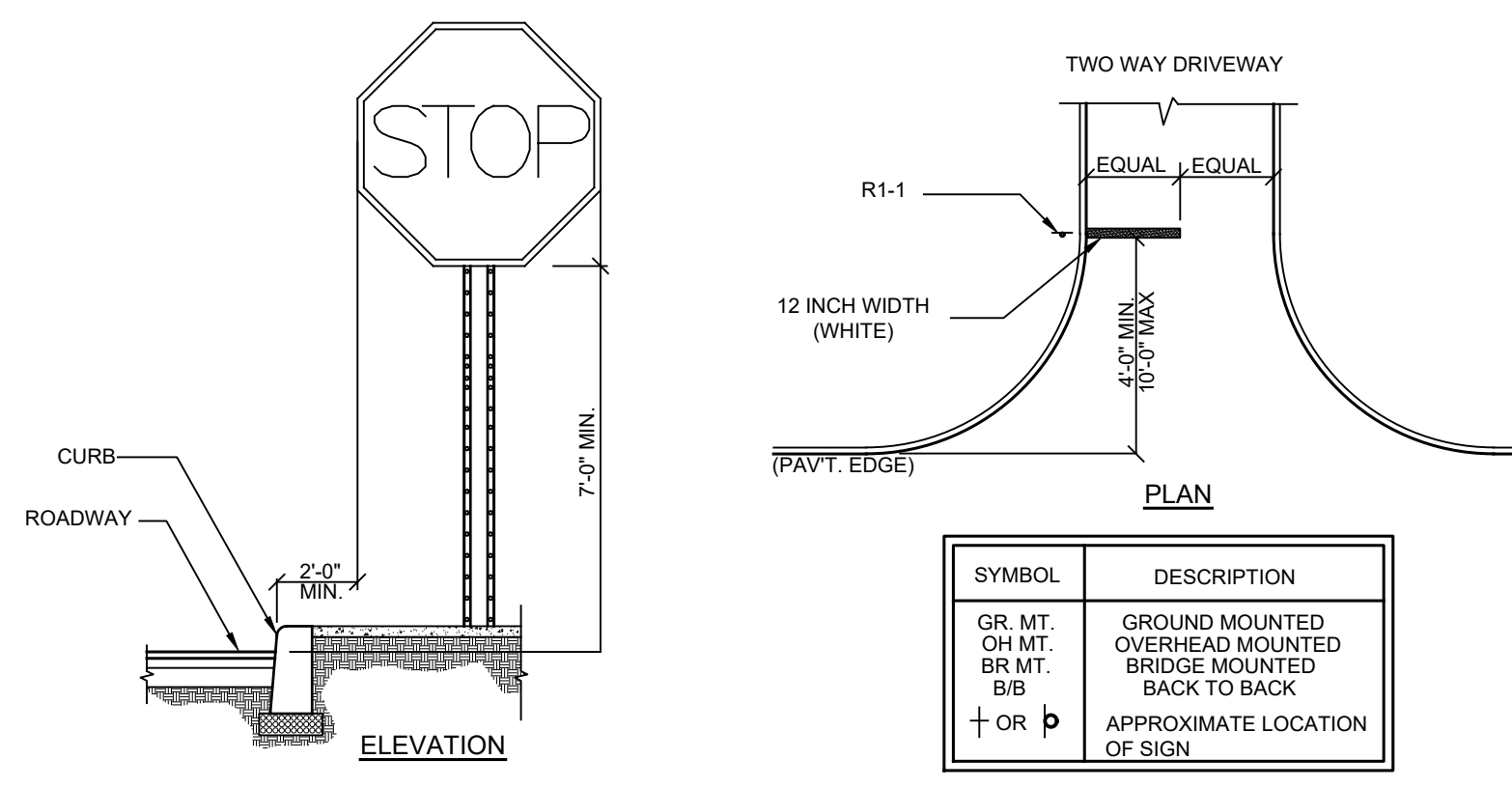
ENVIROGREEN ASSOCIATES

1851 EAST MAIN STREET

Yorktown, New York

Sheet 9

of 12



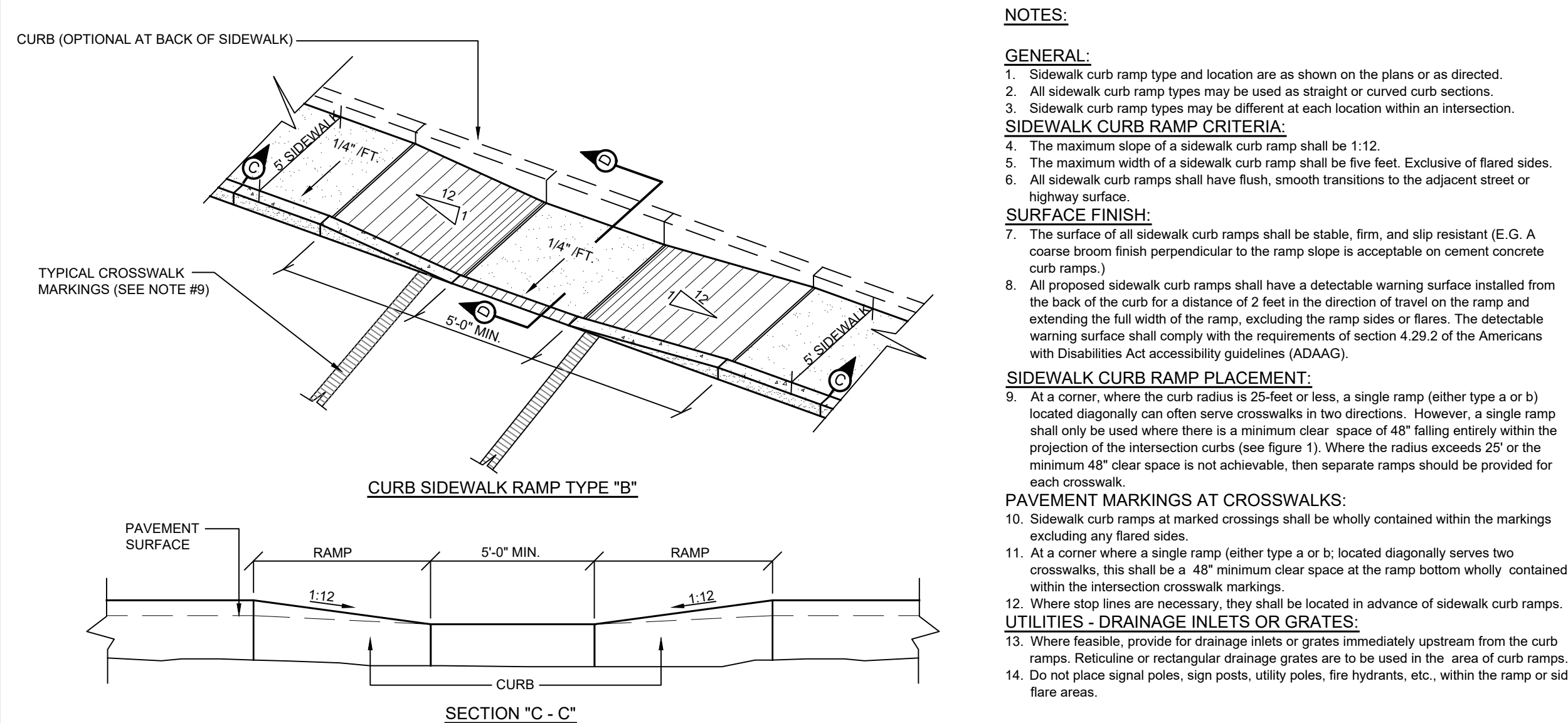
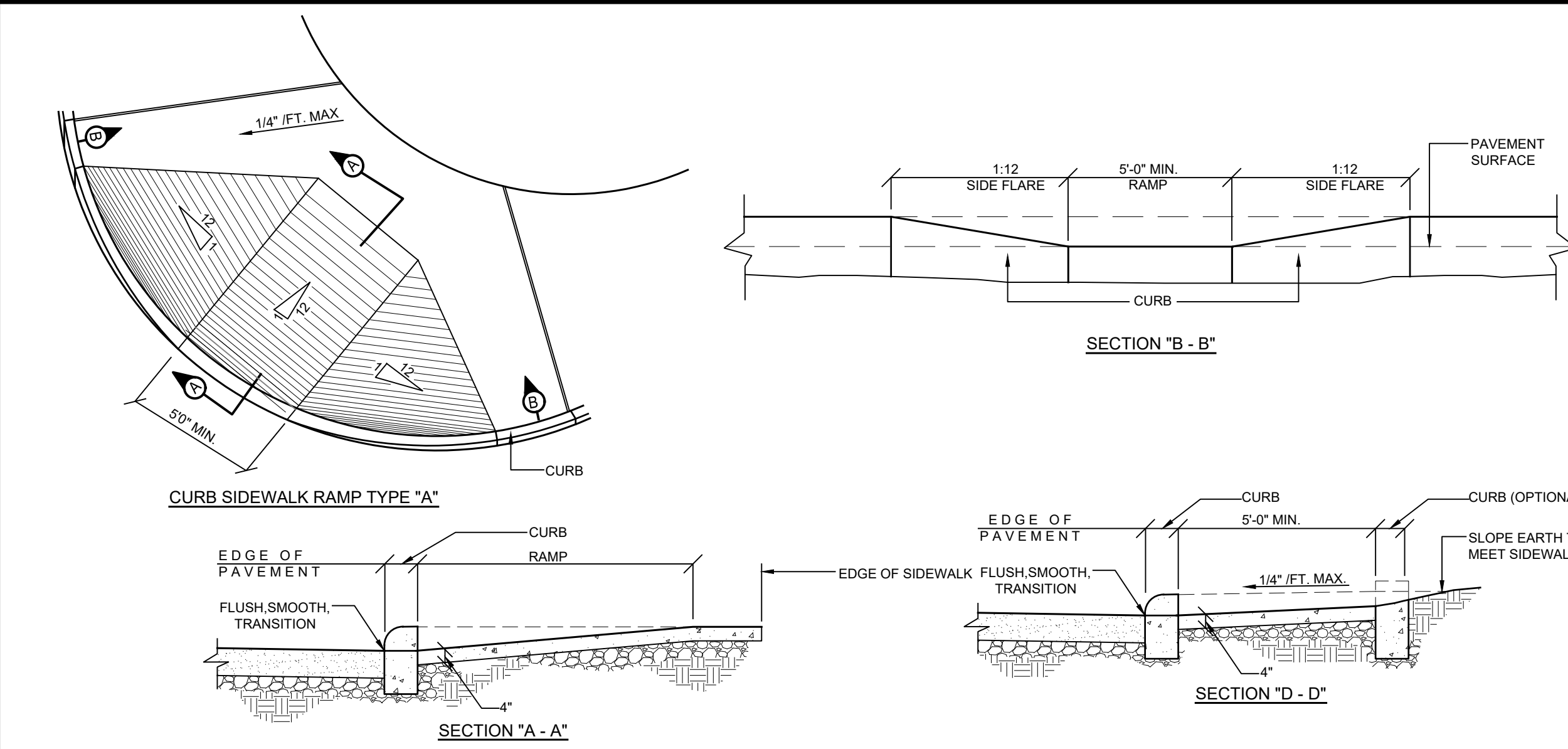
TYPICAL INSTALLATION GUIDELINES

SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
	R1-1	30" X 30"	GR. MT.
	R7-6	12" X 18"	GR. MT.

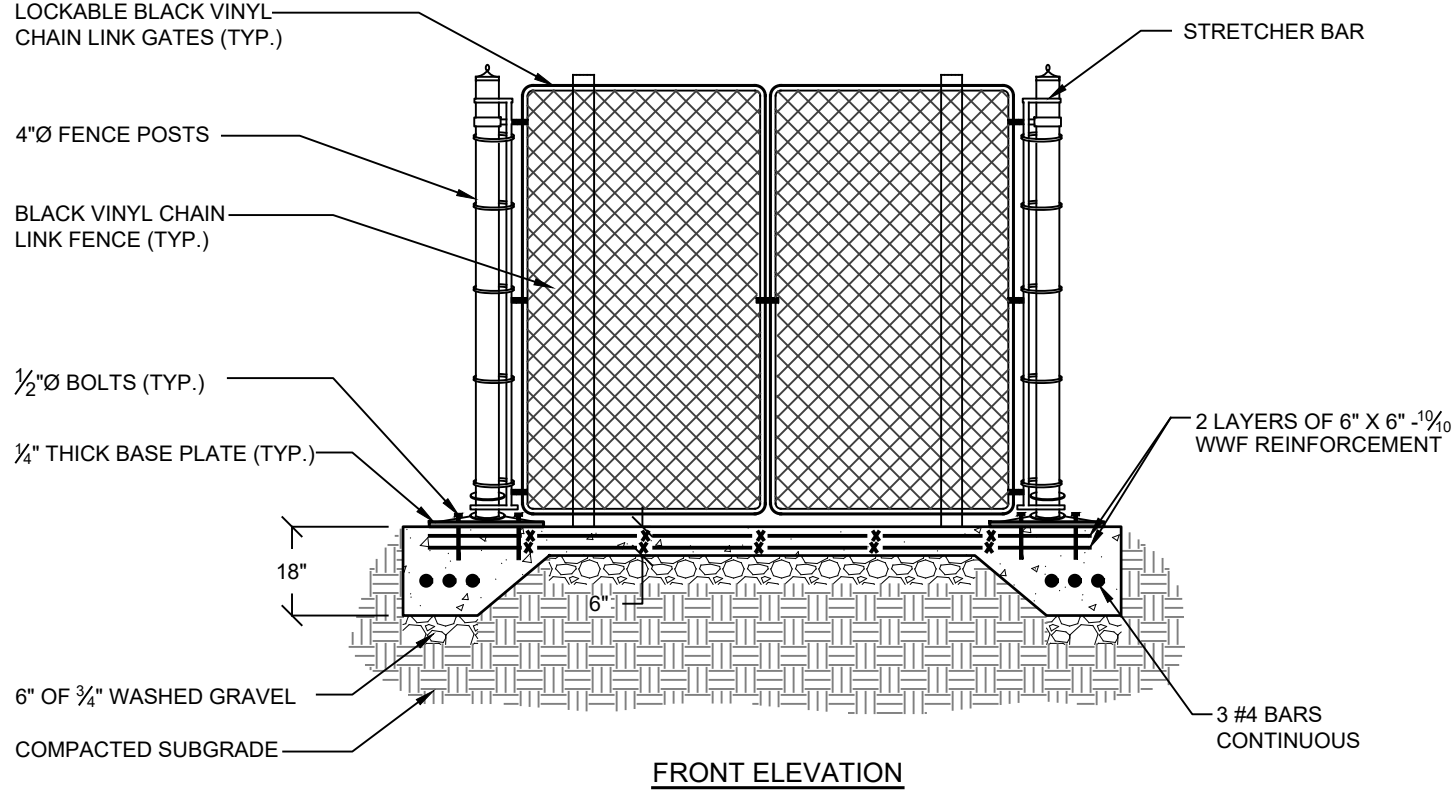
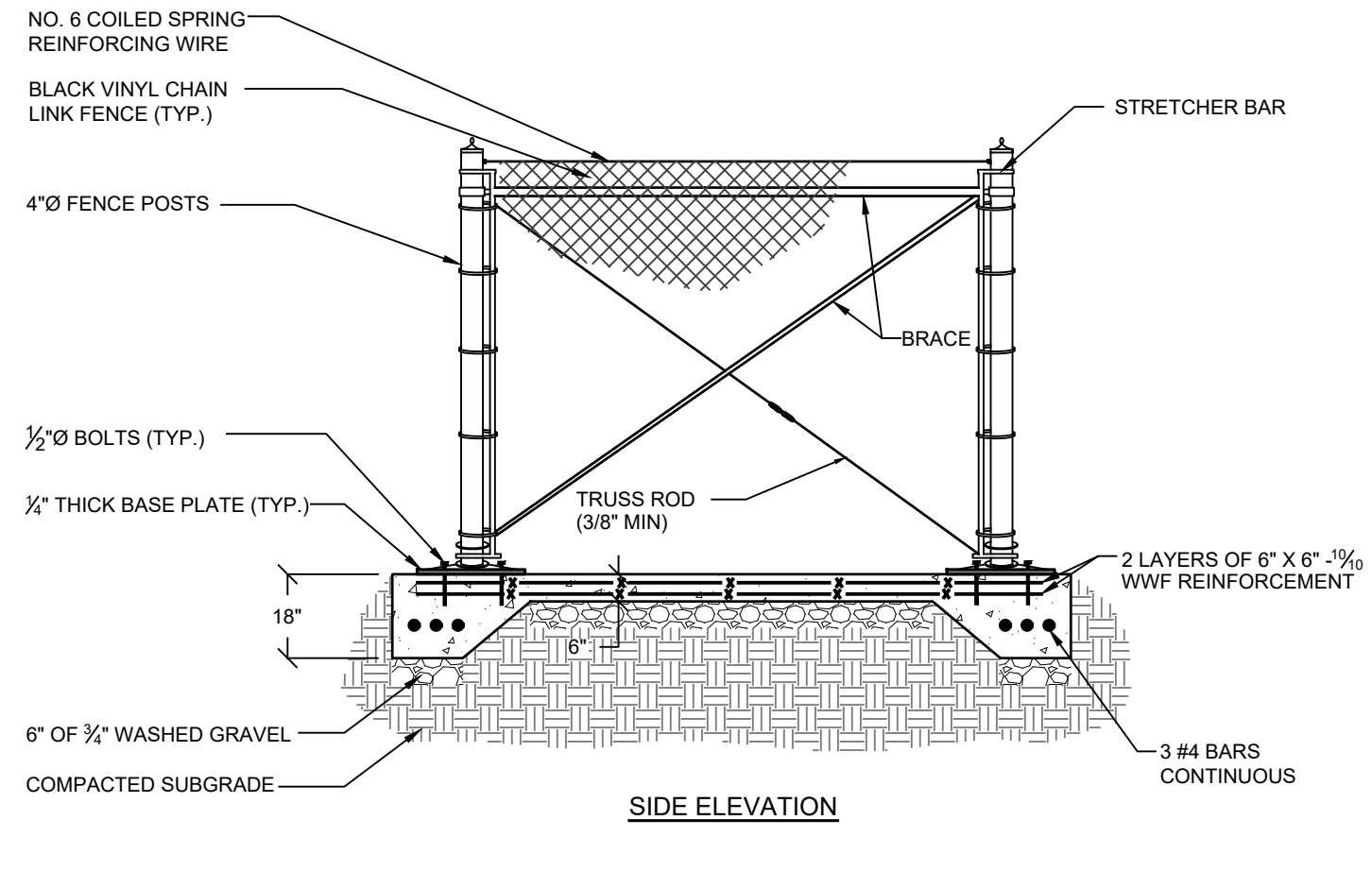
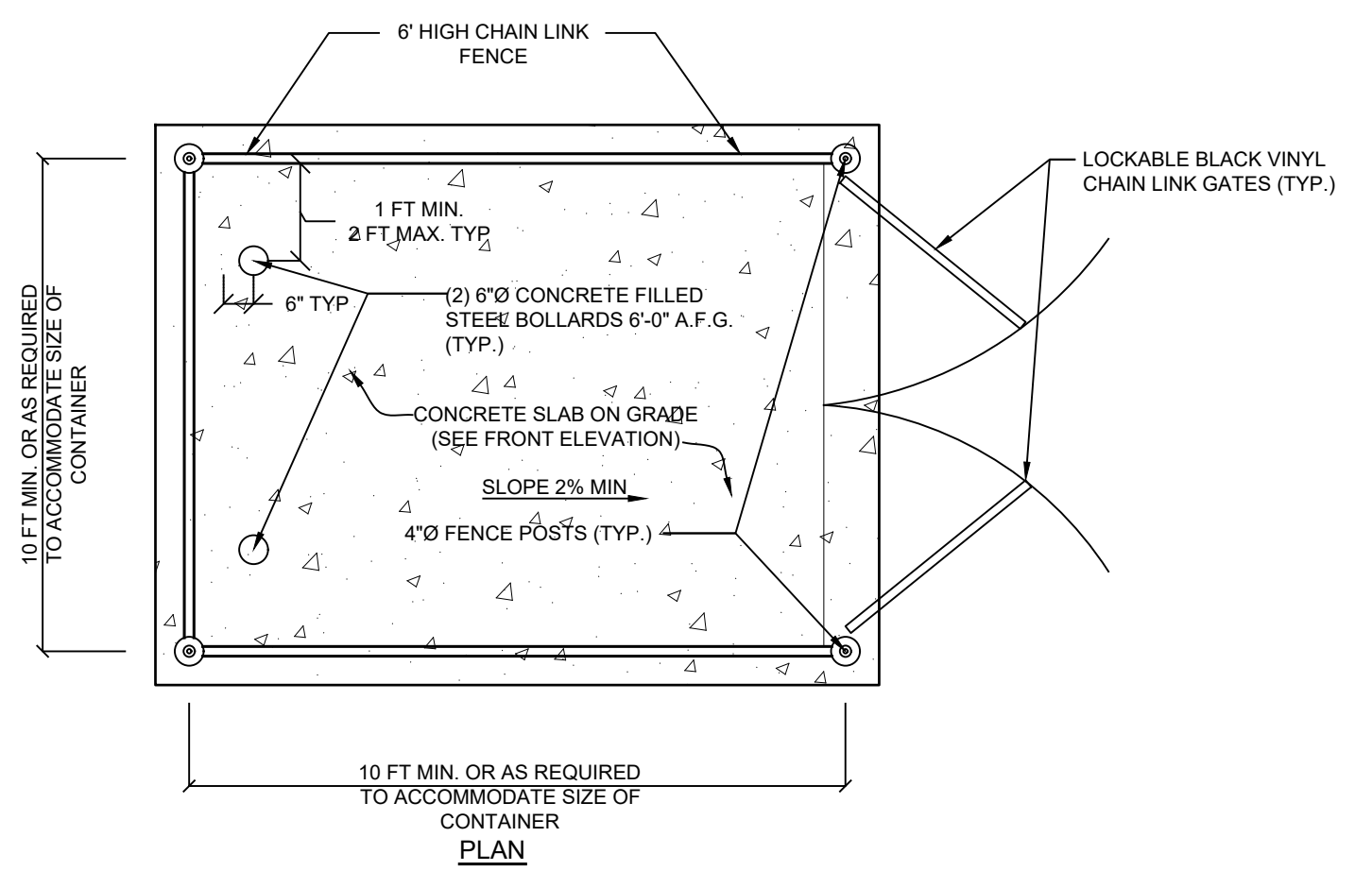
SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
	P1-2	12" X 18"	GR. MT.

- GENERAL NOTES:**
- All signage shall be in accordance with the latest edition of the national MUTCD and the N.Y.S Supplement (MUTCD), September 2007, including the following:
 - A. Letter size and series
 - B. Legend and background color
 - C. Reflectivity
 - D. Size of sign
 - The type of characters as specified in the standard specifications shall be as follows:

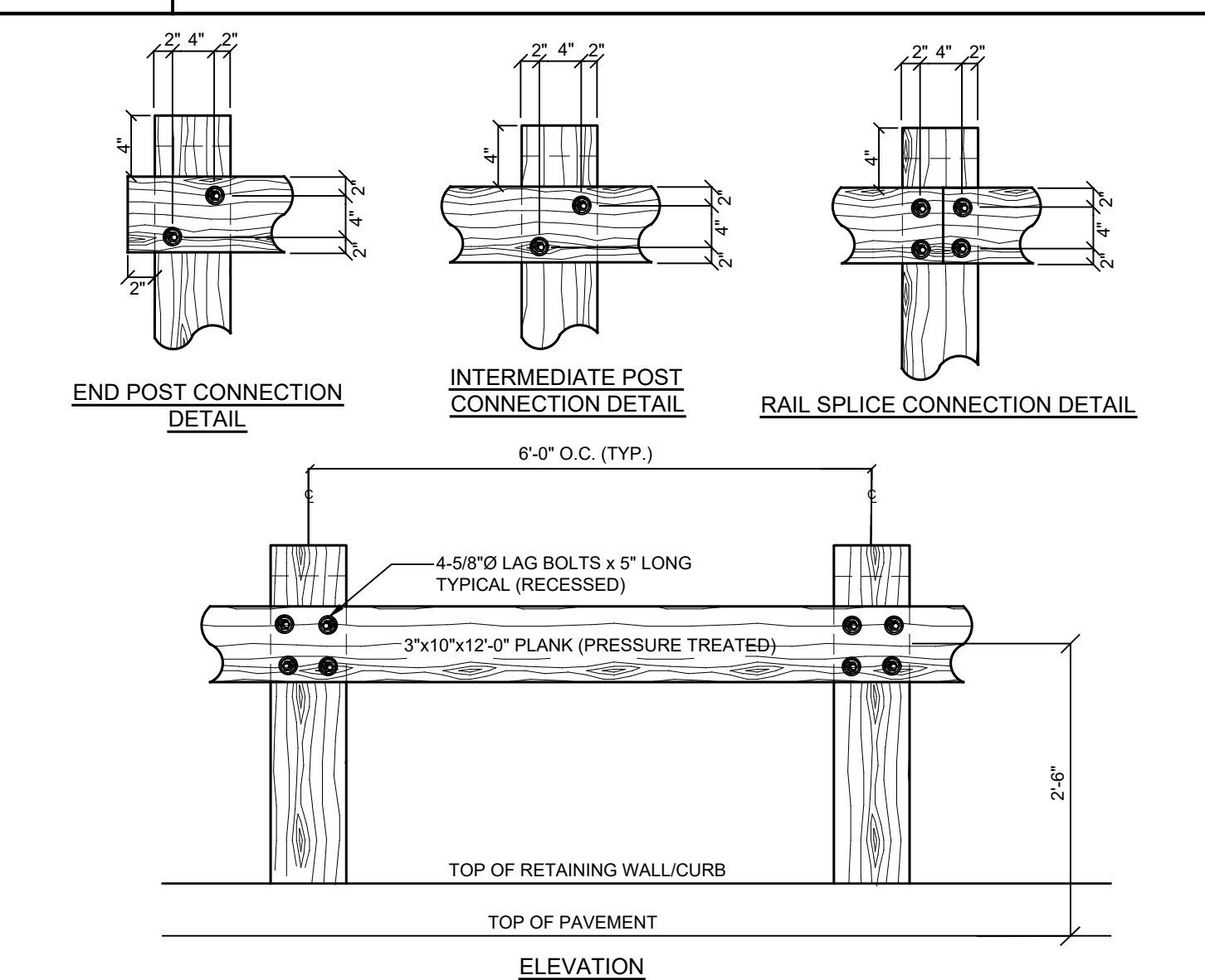
MUTCD CODE LETTERS	TYPE OF CHARACTER
R, P, W, M	TYPE IV OR V
G, J	TYPE IV
O, L	TYPE IV OR V
 - Sign locations as shown on plans are approximate. The Contractor shall relocate existing signs and install new signs in accordance with the MUTCD, latest edition. The Contractor shall contact the Town Engineer to discuss/resolve problem areas.
 - Except where otherwise specified, parking signs shall be placed facing approaching traffic at an angle of between 30 and 45 degrees with the line of traffic flow. Parking signs shall be placed at each end of a regulation (single-headed arrow) and, within the regulation (double-headed arrow), at intervals not to exceed 200 ft.
 - Where new signs are installed the Contractor shall affix a label to the back of the sign panel. This label will show the date of installation and identification numbers.
 - Placement of WS-17 sign is prescribed in the General Municipal Law.



- NOTES:**
- GENERAL:**
- Sidewalk curb ramp type and location are as shown on the plans or as directed.
 - All sidewalk curb ramp types may be used as straight or curved curb sections.
 - Sidewalk curb ramp types may be different at each location within an intersection.
- SIDEWALK CURB RAMP CRITERIA:**
- The maximum slope of a sidewalk curb ramp shall be 1:12.
 - The maximum width of a sidewalk curb ramp shall be five feet. Exclusive of flared sides.
 - All sidewalk curb ramps shall have flush, smooth transitions to the adjacent street or highway surface.
- SURFACE FINISH:**
- The surface of all sidewalk curb ramps shall be stable, firm, and slip resistant (E.G. A coarse broom finish perpendicular to the ramp slope is acceptable on cement concrete curb ramps.)
 - All proposed sidewalk curb ramps shall have a detectable warning surface installed on the back of the curb for a distance of 2 feet in the direction of travel on the ramp and extending the full width of the ramp, excluding the ramp sides or flares. The detectable warning surface shall comply with the requirements of section 4.29.2 of the Americans with Disabilities Act accessibility guidelines (ADAAG).
- SIDEWALK CURB RAMP PLACEMENT:**
- At a corner, where the curb radius is 25-feet or less, a single ramp (either type a or b) located diagonally can often serve crosswalks in two directions. However, a single ramp shall only be used where there is a minimum clear space of 48" falling entirely within the projection of the intersection curb (see figure 1). Where the radius exceeds 25' or the minimum 48" clear space is not achievable, then separate ramps should be provided for each crosswalk.
- PAVEMENT MARKINGS AT CROSSWALKS:**
- Sidewalk curb ramps at marked crossings shall be wholly contained within the markings excluding any flared sides.
 - At a corner where a single ramp (either type a or b) located diagonally serves two crosswalks, this shall be a 48" minimum clear space at the ramp bottom wholly contained within the intersection crosswalk markings.
 - Where stop lines are necessary, they shall be located in advance of sidewalk curb ramps.
- UTILITIES - DRAINAGE INLETS OR GRATES:**
- Where feasible, provide for drainage inlets or grates immediately upstream from the curb ramps. Rectangular or rectangular drainage grates are to be used in the area of curb ramps.
 - Do not place signal poles, sign posts, utility poles, fire hydrants, etc., within the ramp or side flare areas.

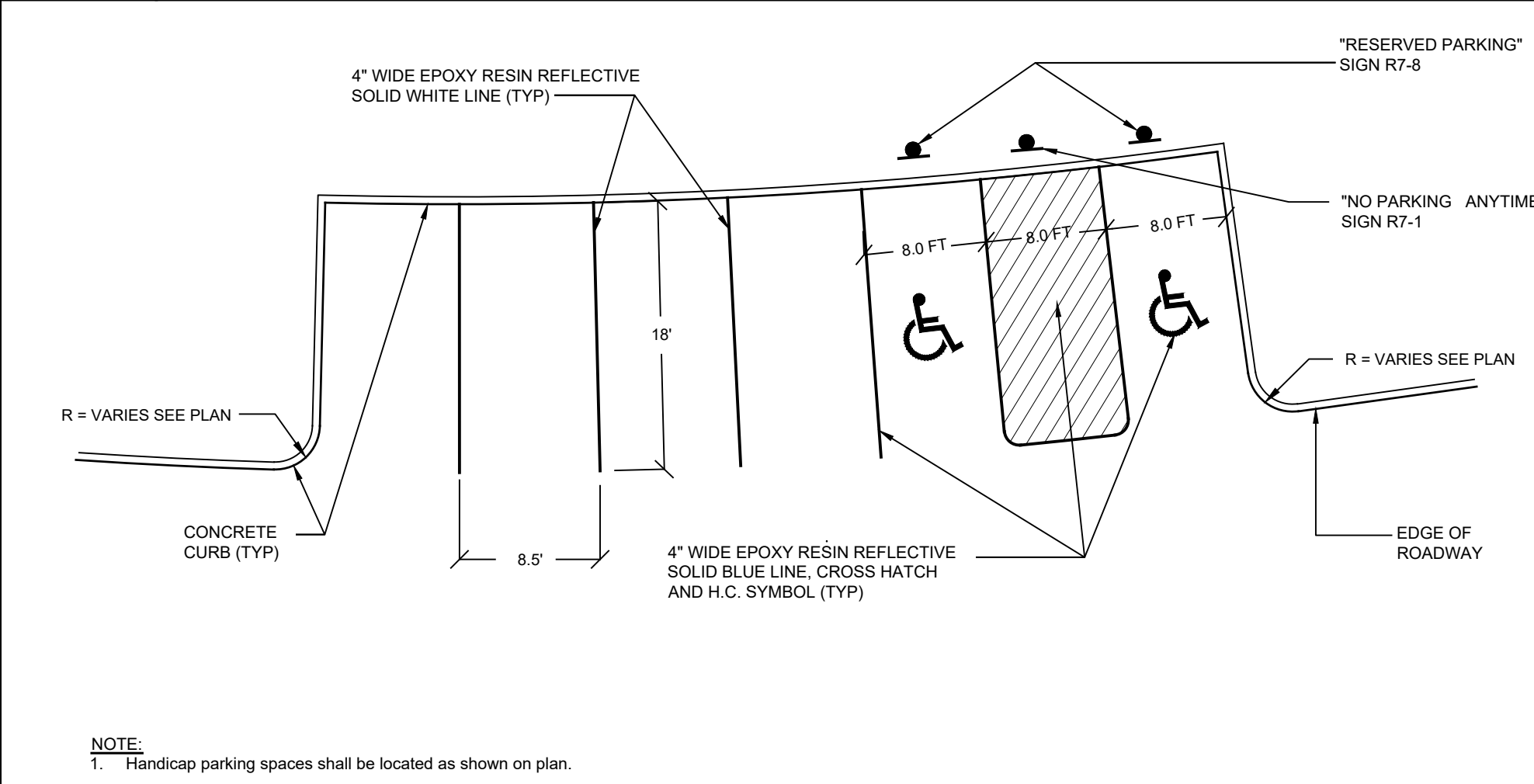


S-1 TRASH ENCLOSURE DETAIL NOT TO SCALE

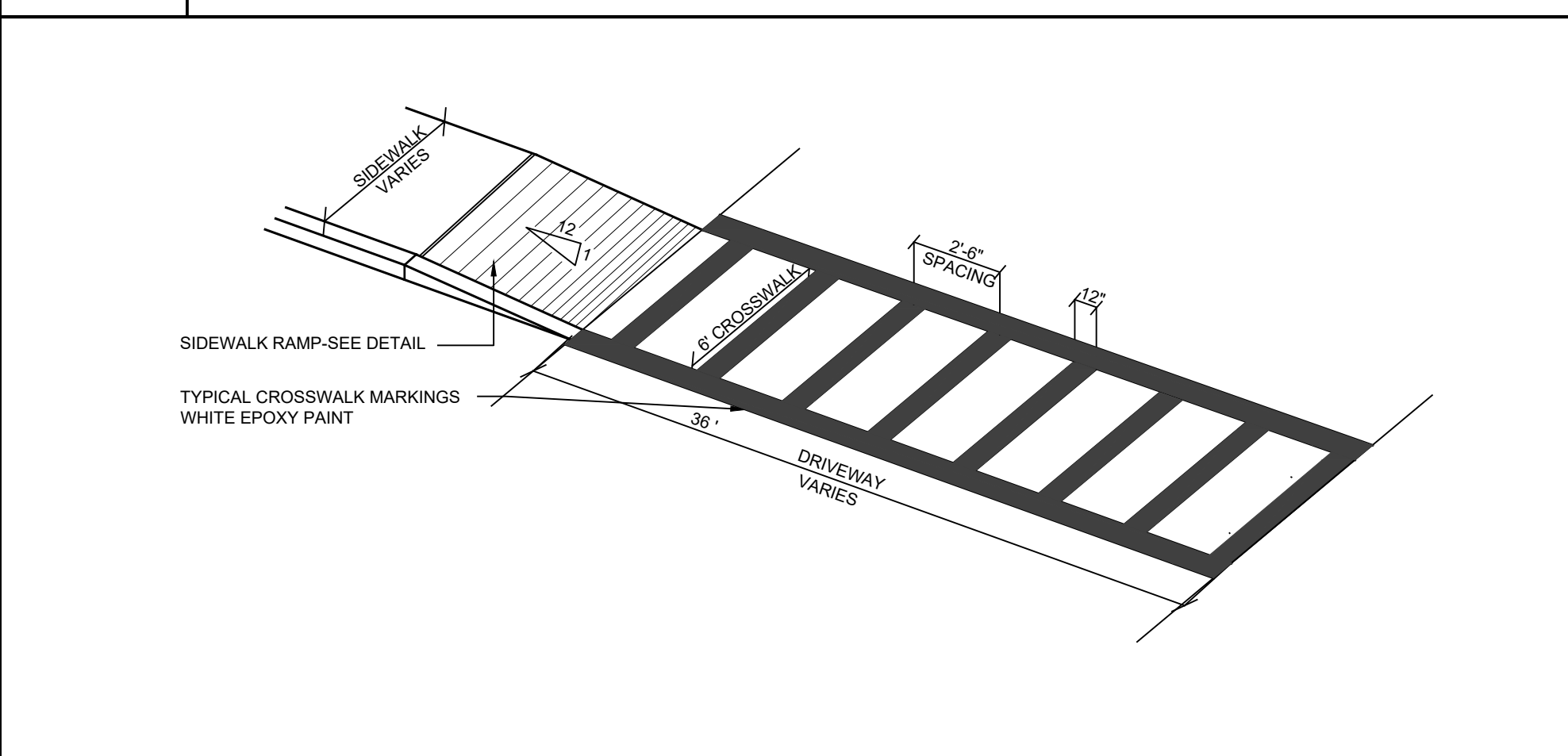


R-9 TIMBER GUARDRAIL DETAIL NOT TO SCALE

R-1 TRAFFIC SIGN DETAIL NOT TO SCALE

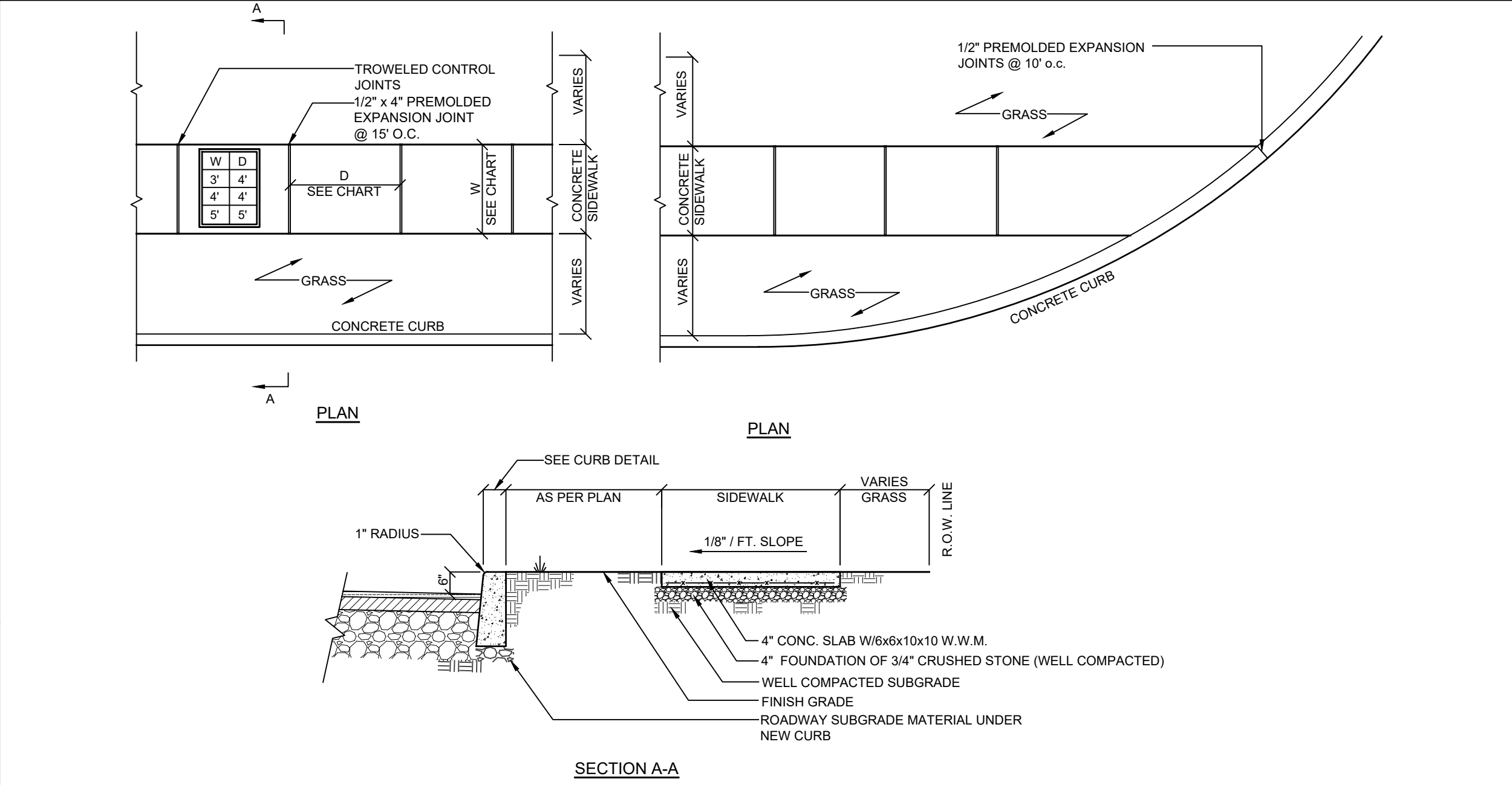


R-2 TYPICAL PARKING STALL LAYOUT NOT TO SCALE

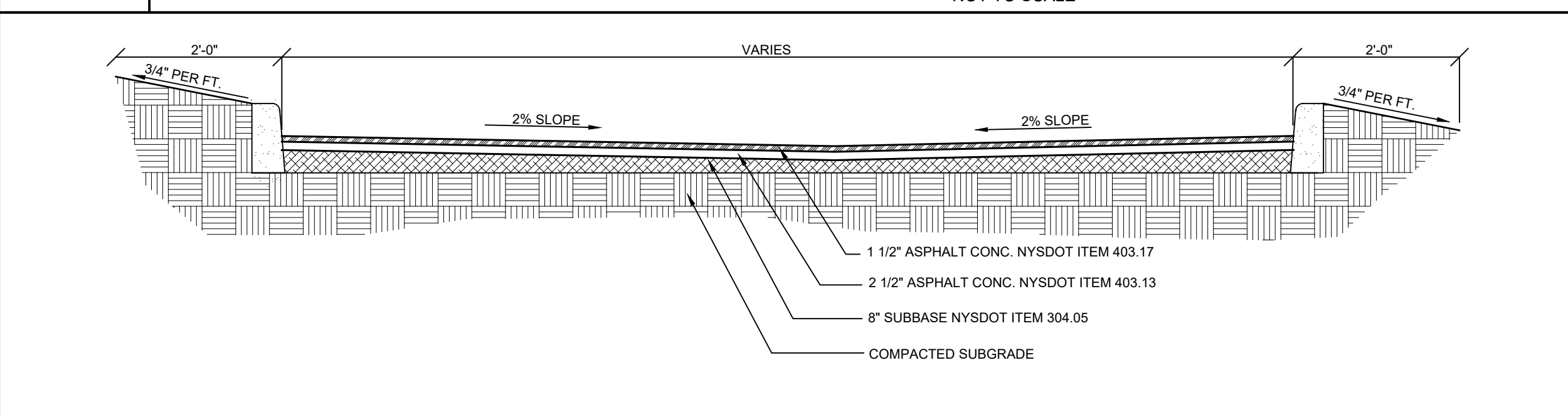


R-3 PAINTED CROSS WALK NOT TO SCALE

R-4 SIDEWALK CURB-RAMP DETAIL NOT TO SCALE

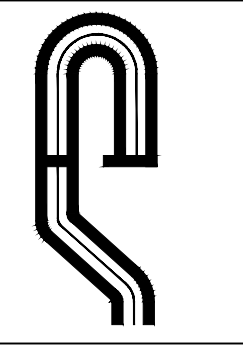


R-5 CONCRETE SIDEWALK DETAIL NOT TO SCALE



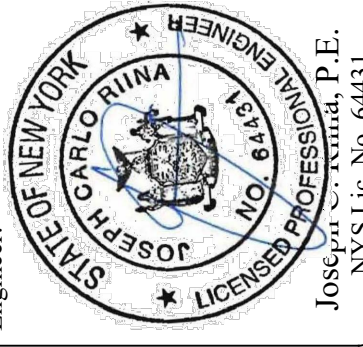
R-6 TYPICAL DRIVEWAY AND PARKING LOT SECTION NOT TO SCALE





PROJECT # 14-14

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



Engineer: Joseph J. Greenwald, P.E.
NYS Lic. No. 6451

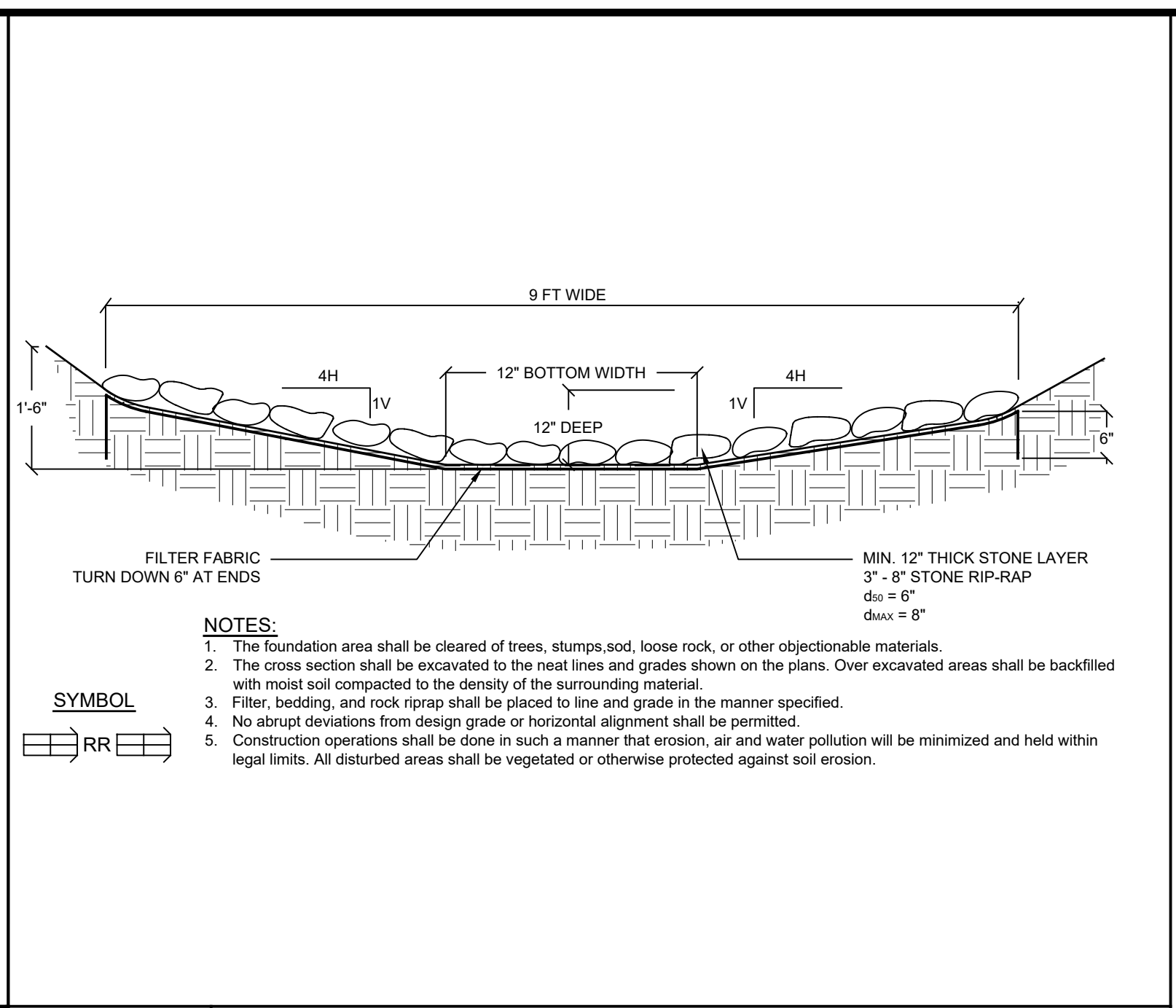
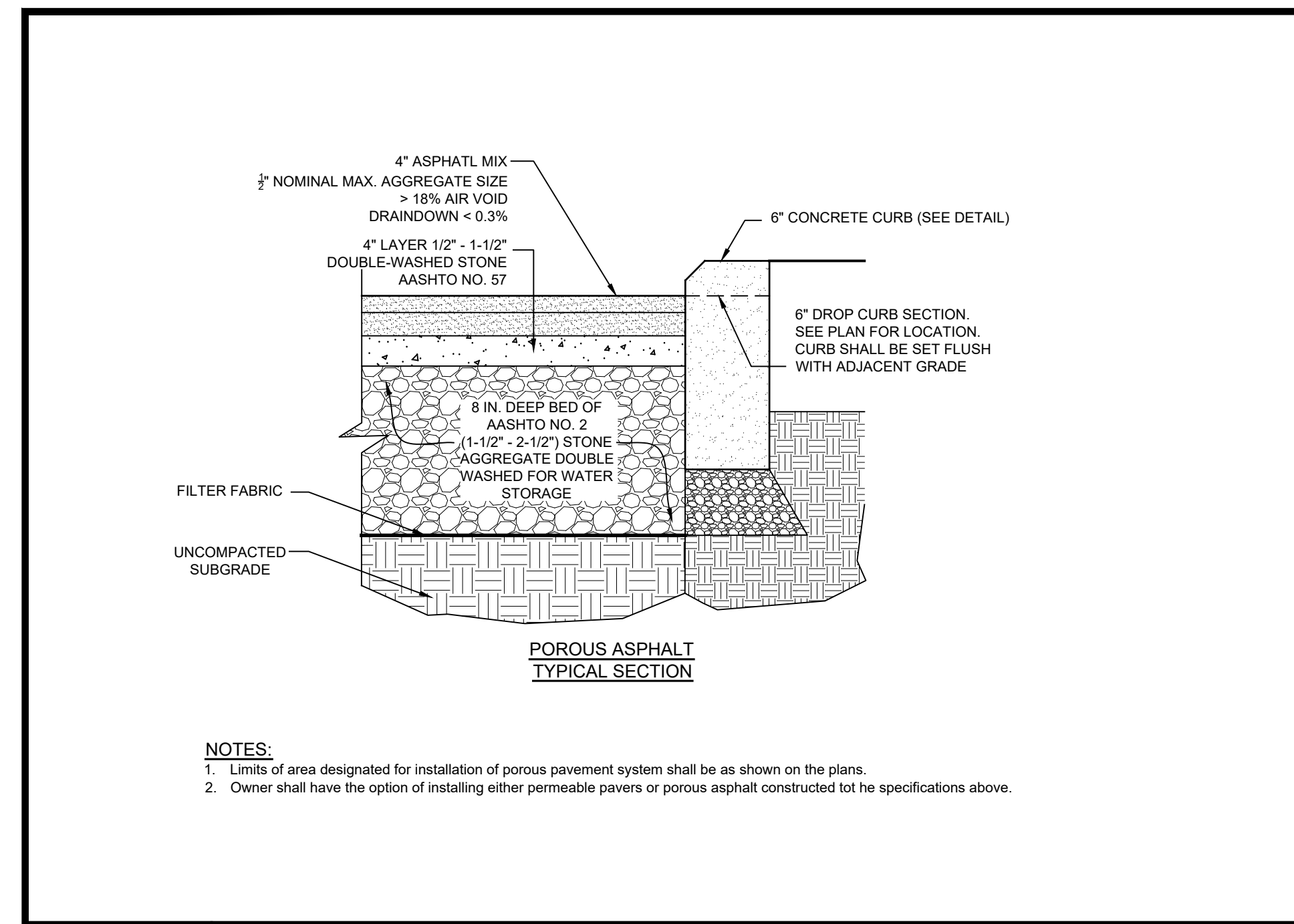
Scale: NTS
Drawn by: JR
Date: 2/10/21

SITE DETAILS

ENVIROGREEN ASSOCIATES
1851 EAST MAIN STREET
Town of Yorktown
Westchester County, New York

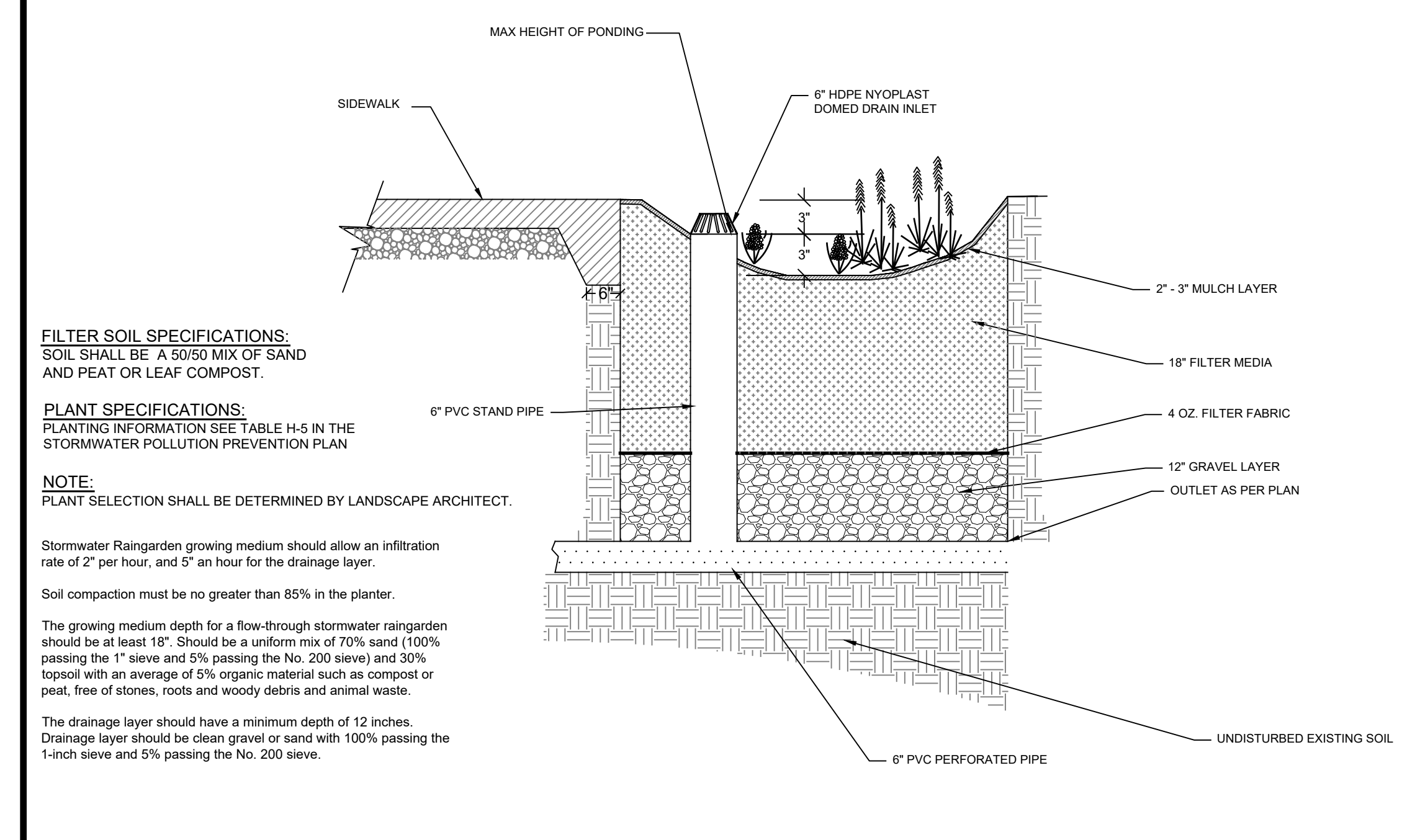
SHEET 10 OF 12

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

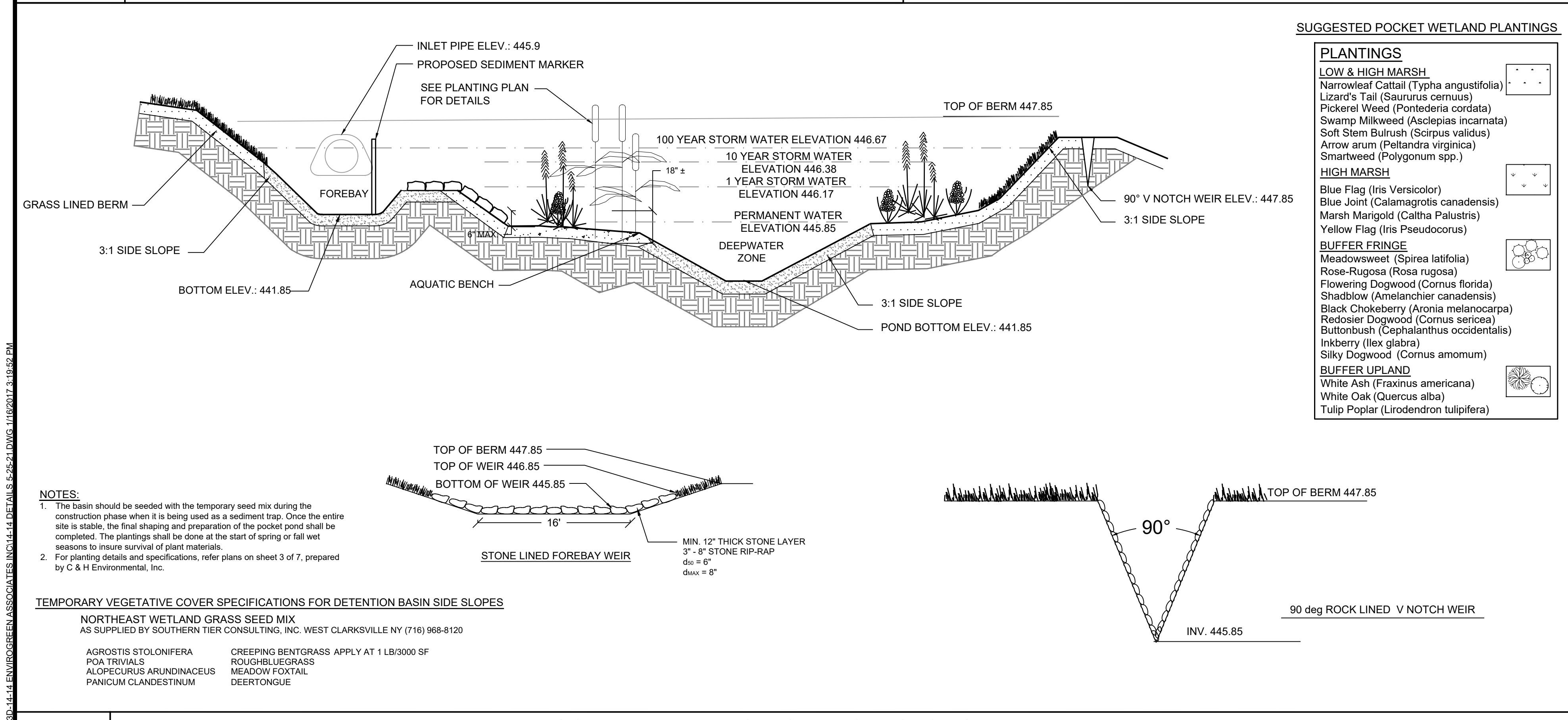


SW-4 **POROUS PAVEMENT DETAIL**
NOT TO SCALE

SW-1 **RIP-RAP SWALE DETAIL**
NOT TO SCALE



SW-4 **RAINGARDEN DETAIL**
NOT TO SCALE



SW-1 **POCKET WETLAND (W-4) TYPICAL SECTION**
NOT TO SCALE

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 (914) 962-4488 • Fax: (914) 962-7386
 www.sitedesignconsultants.com

PROJECT # 14-14

Engineer:
 JOSEPH J. JUREK
 License No. 6451
 State of New York

Revisions:	No.	Date	Comments:

SCALE: NTS	DRAWN BY: JR	DATE: 2/10/21
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STORMWATER DETAILS

SITE PLAN PREPARED FOR
ENVIROGREEN ASSOCIATES
 1851 EAST MAIN STREET
 Yorktown, New York
 Westchester County, New York

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

Invasive Species Monitoring and Control Program

Japanese barberry, oriental bittersweet, *Phragmites australis* and multiflora rose are all noted as present within and adjacent to the wetlands on the project site. These invasive species favor areas of disturbed soils and edge areas. This plan will implement an invasive species monitoring and manual control program for the duration of construction and development of the project. It has been designed to carry over into the needed maintenance plans that will need to be developed and implemented by the Project Owner.

Those areas of the site that are closest to the existing wetlands and watercourses have been disturbed and re-graded over the years. These are the portions of the site that are known to support invasive species which are altering the character of the wetlands and adjacent areas and represent a long term risk to the native vegetative community. For this project, those areas within 50 feet of the wetland boundary will be assessed and treated per this plan.

By controlling exotic vegetation, and reducing deer populations due to increased human activity on the site, nearby native plants will have less competition and therefore have more resources available for their own growth. An invasive species monitoring and control program will be implemented at the project site as part of the overall development plan. Species targeted for removal include the following:

- Tree-of-heaven (Ailanthus altissima)*
- Multiflora rose (Rosa multiflora)*
- Mugwort (Artemisia vulgaris)*
- Autumn olive (Elaeagnus umbellata)*
- Garlic mustard (Alliaria petiolata)*
- Purple loosestrife (Lythrum salicaria)*
- Common reed (Phragmites australis)*
- Oriental bittersweet (Celastrus orbiculatus)*
- Porcelainberry (Ampelopsis brevipedunculata)*
- Japanese Barberry (Berberis thunbergii)*
- Japanese Stilt Grass (Microstegium vimineum)*
- Winged Euonymus (Euonymus alatus)*

The above listed species and all other invasive non-native plants that are detrimental to the ecology of the project site will be removed during site development to the extent practicable. The goal of this program is to reduce the presence of exotic/invasive species to a threshold of less than ten percent total cover within the areas shown on the Wetland Restoration and Buffer Enhancement Plan (the "Plan"). A qualified biologist/botanist will supervise the removal of invasive species. Invasive species can be removed in several ways, depending on the location and species of the plant:

1. If a shrub is isolated and does not have its root system entwined with other plants, it may be removed mechanically. As much of the root system as possible should be removed to prevent the possibility of the invasive plant sprouting from root pieces left behind.
2. If a shrub is growing amongst other native plants in a way that uprooting it may disturb surrounding native plants warranting preservation, the plant may be most safely and effectively removed by chemical means. To remove by chemical means, the plant shall first be cut back to a few stubs and stumps, about twelve inches from the base. An EPA approved solution of glyphosate (Round-up or equivalent) shall be painted on the ends of the stumps. This technique shall be applied in the early fall months before the onset of plant dormancy. Proper notification must be made prior to the application of all restricted pesticides, and application made by a licensed applicator, if required. During project construction, glyphosate will only be applied by a licensed herbicide applicator, as coordinated with the Environmental Site Monitor. Only hand-cutting and removal will be allowed within the Wetland Controlled Area.
3. Highly invasive groundcovers, such as Japanese honeysuckle, are difficult to eliminate due to their habit of rooting along the stem. Groundcovers of this type will be removed by hand or mechanically. If after the second year of treatment the species persists, it may be sprayed with glyphosate, using a very close and targeted application during the active growing season. If the plant is growing among other herbaceous or shrub material that would be harmed by spraying, the glyphosate shall be applied by brush or mechanical removal should be considered. Repeated treatments may be necessary to remove the plant completely.
4. Highly invasive annuals, such as garlic mustard, are difficult to eliminate due to their growth from seed that is widespread among the soil seed bank where the plants are found. Several methods may be utilized in removing this type of invasive plants. If the species is growing densely without other plants, the area will be sprayed with glyphosate during the active growing season, following the manufacturer's recommendations. Species will also be removed by hand. Both methods should be performed before plants set seed. Both methods shall be performed multiple times over a season and possibly over several seasons to completely eradicate the target species.

Monitoring and Maintenance Schedule

Following development of the site, a maintenance plan will include the regular inspection of undisturbed areas as shown on the Plan, and removal of these species as necessary. This represents the transitional areas that are most susceptible to opportunistic settling of invasive species. It is anticipated that a schedule of inspections three times a year for the first three years following full project build out (early, mid and late growing season) will be adequate for the identification and removal of the invasive species in this area.

The Town Building Inspector and Wetlands Inspector will be consulted prior to the proposed removal of invasive species within the controlled area. In addition, all activities related to invasive species control, monitoring and assessment of achievement of the 10 percent tolerance threshold for coverage by all invasive species on the project site will be coordinated with the Environmental Site Monitor. These inspections will include the mapping and identification of locations and extent of cover of invasive species, and identify the methods to be used for the subsequent removal. Following treatment, a brief report outlining extent, location and removal method for each species shall be prepared and filed with the Town Planning Office.

Map Symbol	Quantity*	Scientific Name	Common Name	Size
Trees				
Aru	11	Acer rubrum	Red Maple	5' - 6'
Shrubs				
CSe	44	Cornus sericea	Redtiller dogwood	3' - 4'
AC	6	Amelanchier canadensis	Shadbowl	4' - 5'
IV	42	Ilex verticillata	Winterberry holly	3' - 4'
VC	14	Vaccinium corymbosum	Highbush blueberry	4' - 5'
VD	35	Viburnum dentatum	Aronwood	4' - 5'
SD	14	Salix discolor	Pussy willow	4' - 5'
SC	7	Sambucus canadensis	Elderberry	4' - 5'
Herbaceous Plants				
CS (Zone 2)	100	Carex stricta	Tussock sedge	2" plug
CS (Zone 2)	100	Carex crinita	Fringed sedge	2" plug
JE (Zone 2)	100	Juncus effusus	Soft rush	2" plug
EP (Zone 1)	100	Eupatorium purpure	Joe pye weed	2" plug
AI (Zone 1)	100	Asclepias incarnata	Swamp milkweed	2" plug
VH (Zone 1)	100	Verbena hastata	Blue vervain	2" plug
Seed Mix				
SWM	8 pounds	Riparian Buffer Mix ERNMX-154	Or equivalent	

* Plant quantities will be held, but final locations will be determined in the field following removal of invasive and dead plant materials.

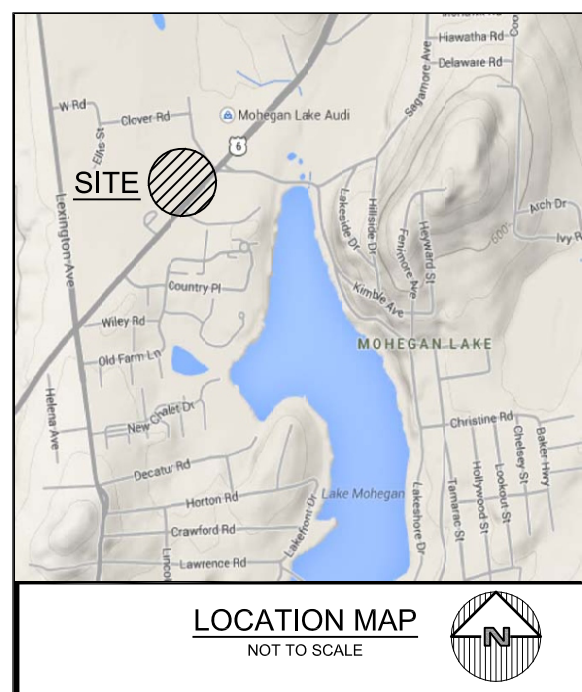
Wetland Buffer Enhancement Areas

Following the removal of non-native invasive species as specified in the invasive species eradication plan, wetland and buffer areas will be seeded using the following seed mixes:

Buffer Areas - Riparian Buffer Mix (ERNMX-154 or equivalent) at 20 lbs/acre.

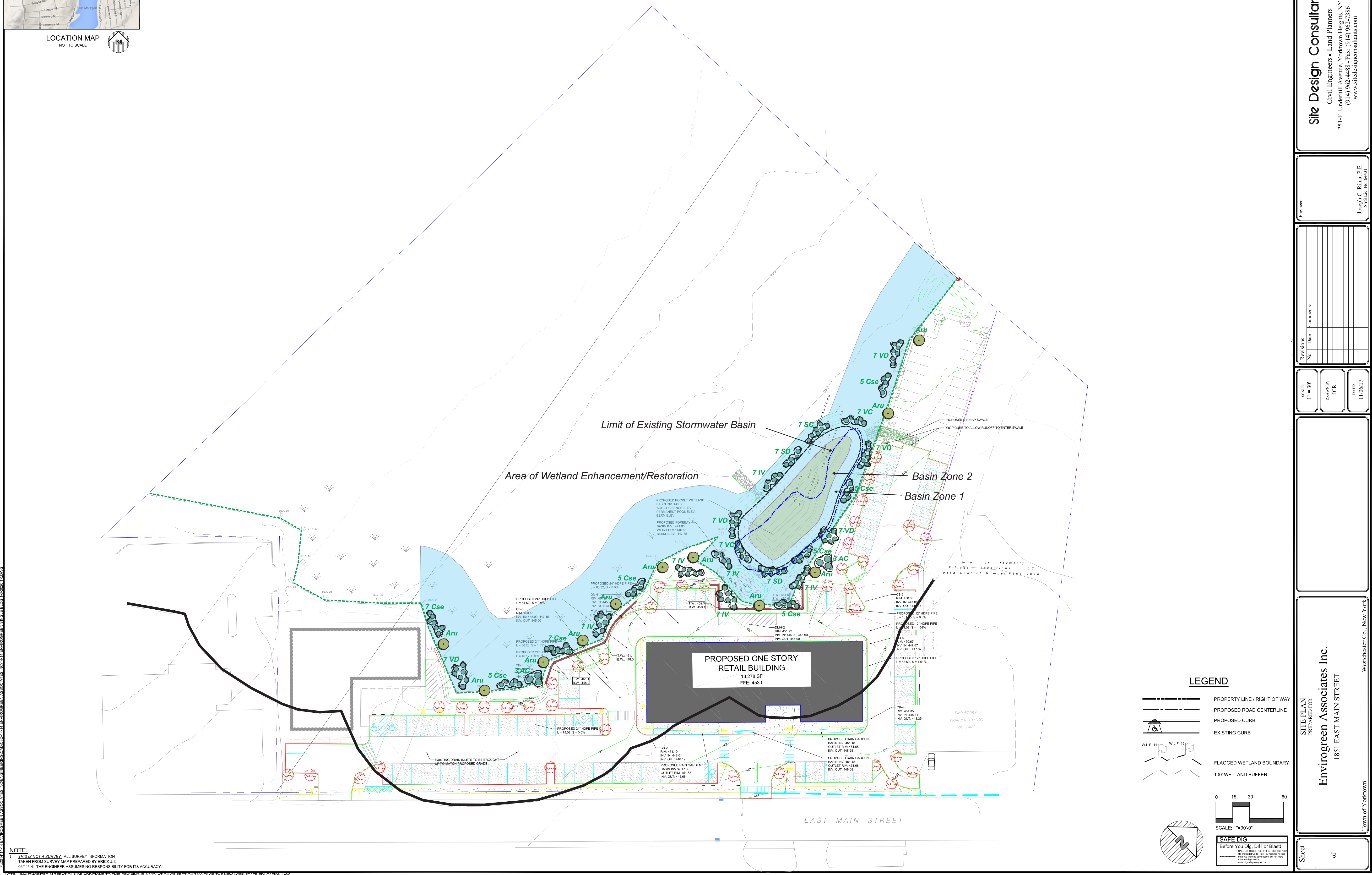
Zone 1 plantings will be interplanted with seeding on the sloped banks of the pocket wetland.

Zone 2 plantings will be planter in and along the edges of the permanent pool in the pocket wetland basin.



SITE DATA:

OWNER / DEVELOPER: ENVIROGREEN ASSOCIATES INC.
 11 HAGEMAN CT
 KATONAH, N.Y. 10538
 185 EAST MAIN STREET
 MOHESAN LANE, N.Y. 10547
 PROJECT LOCATION: C-3 LIMITED COMMERCIAL - R1-20 RESIDENTIAL
 EXISTING TOWN ZONING: RETAIL / COMMERCIAL
 PROPOSED USE: SECTION 15.16, BLOCK 1, LOT 30 & LOT 31
 TOWN TAX MAP DATA: 8.795 ACRES (83,114.7 SF)
 SITE AREA: PUBLIC SEWERS
 SEWAGE FACILITIES: PUBLIC WATER FACILITIES
 WATER FACILITIES:



NOTE:
 THIS IS NOT A SURVEY. ALL SURVEY INFORMATION TAKEN FROM SURVEY MAP PREPARED BY ERCK & LUTHER. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 NOTE: UNAUTHORIZED REVISIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209(2)(3) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT # 1614

Site Design Consultants
 Civil Engineers & Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10598
 Tel: 914.941.1200
 www.sitedesignconsultants.com

Envirogreen Associates Inc.
 1851 EAST MAIN STREET
 Yorktown Heights, NY 10598
 Tel: 914.941.1200
 www.envirogreen.com

DATE: 11/06/17

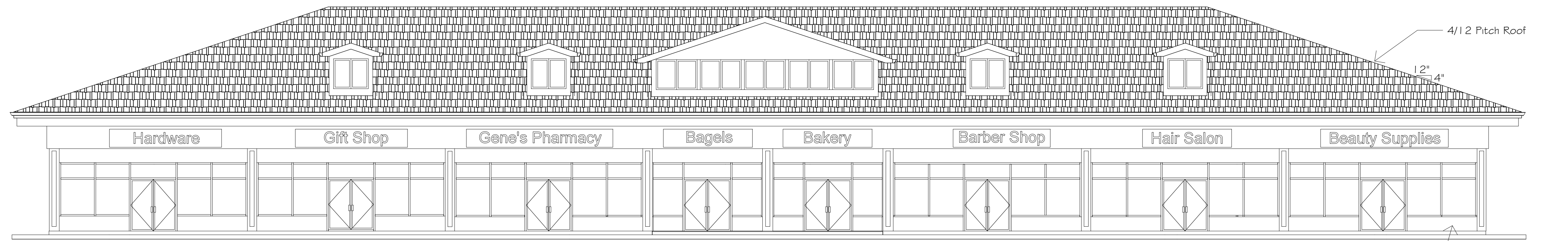
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SHEET 1 OF 1

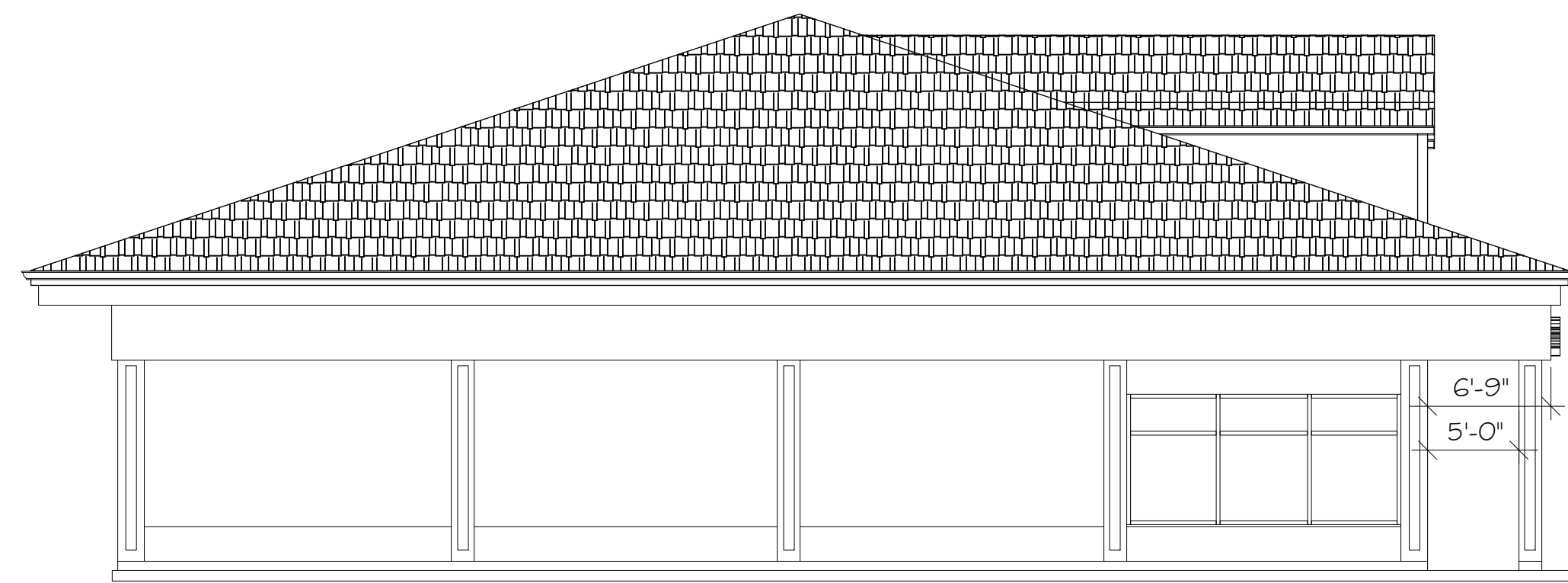


Wetland Enhancement/Restoration Area
 Envirogreen Associates
 Town of Yorktown, Westchester County
 Source: Site Design Consultants

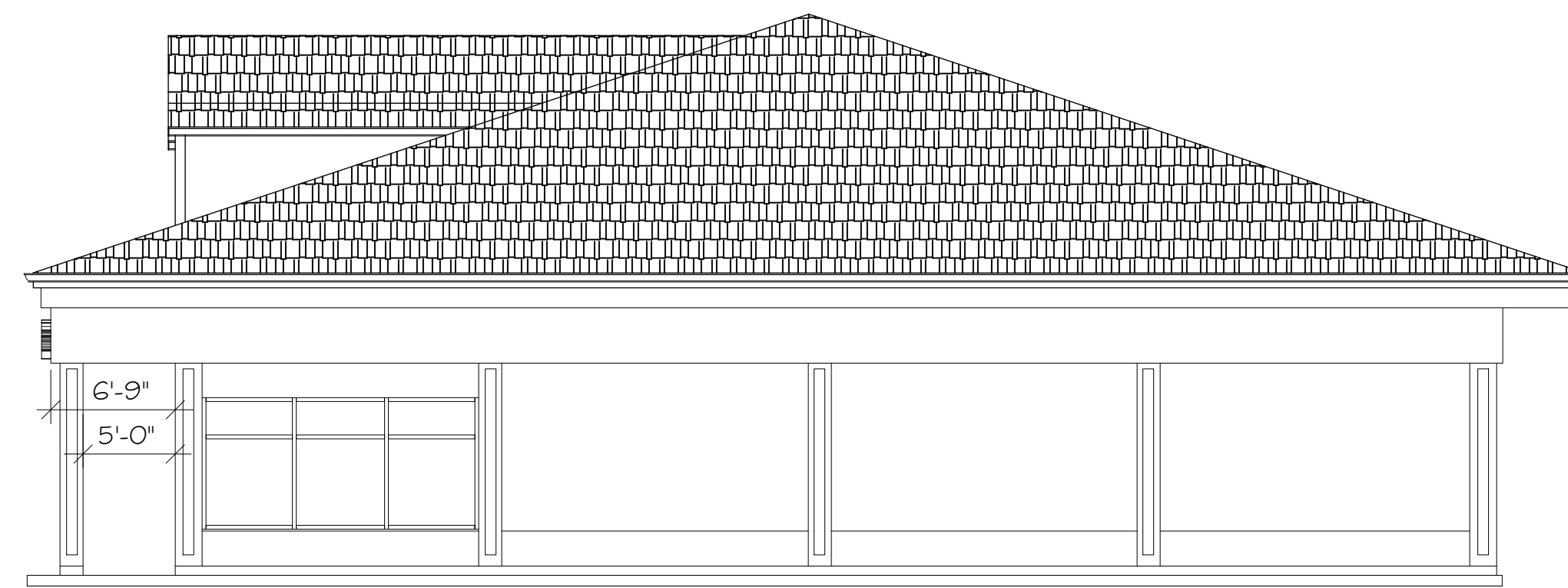
June 21, 2021



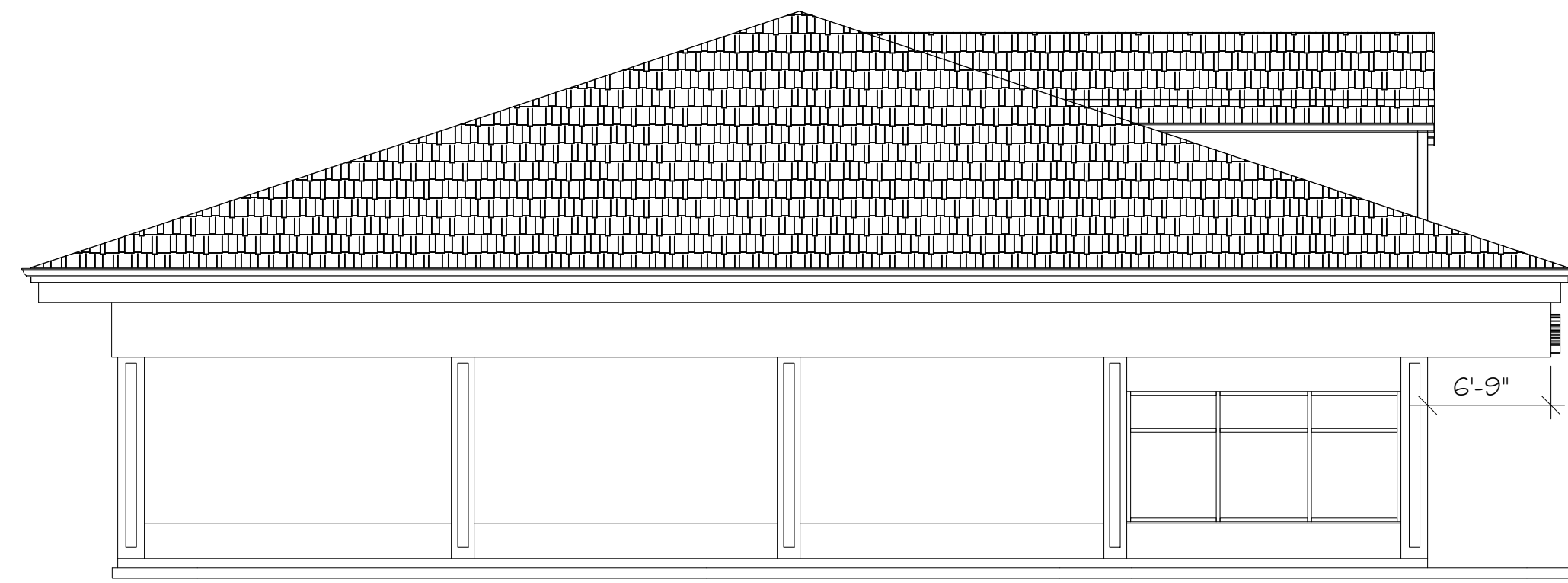
FRONT ELEVATION



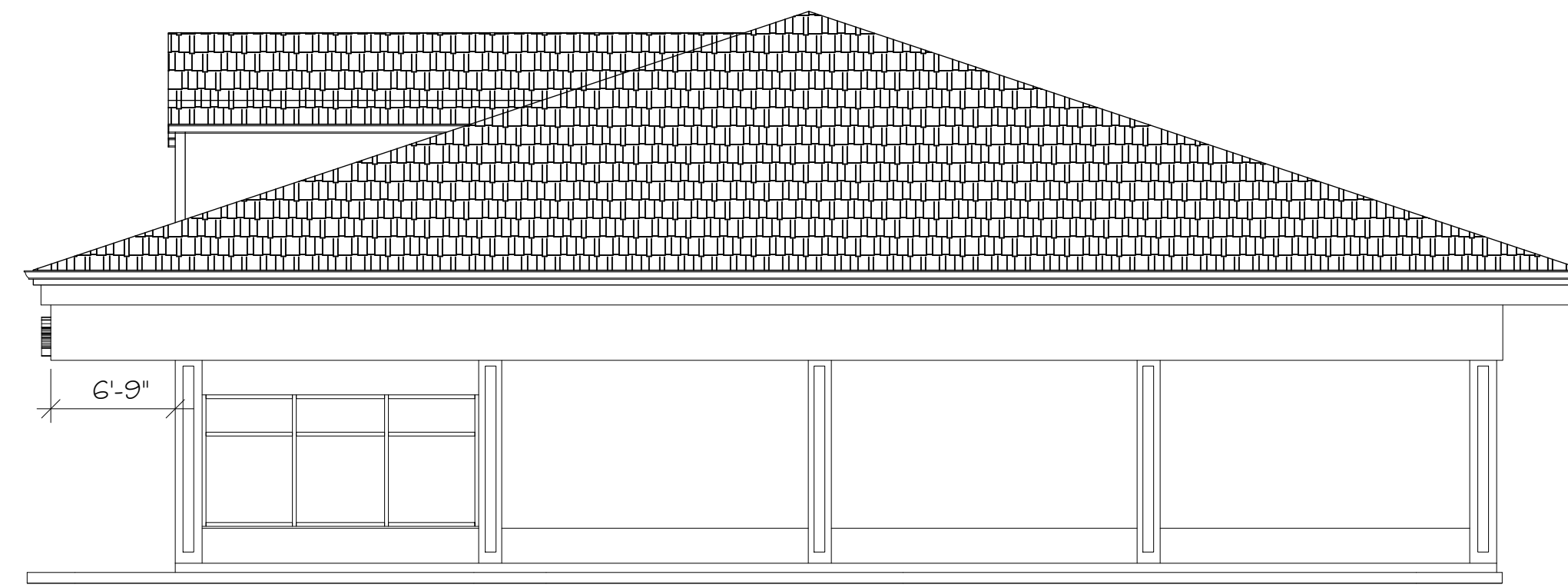
LEFT SIDE ELEVATION
w/ COLUMNS



RIGHT SIDE ELEVATION
w/ COLUMNS



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

SALVATORE MANCINI, RA

ARCHITECTS

P.O. BOX 301
NEWTOWN, CT 06470
N.Y. ARCHITECTURAL LICENSE # 013600
CT. ARCHITECTURAL LICENSE # 58825
FL ARCHITECTURAL LICENSE # A00015689

PROJECT TITLE:
CONCEPTUAL ELEVATIONS
ENVIROGREEN ASSOCIATES INC.
1851 EAST MAIN STREET
TOWN OF YORKTOWN

REVISION #	DATE	DESCRIPTION

DATE	ISSUED TO
7/1/21	PLANNING BOARD
11/15/17	PLANNING BOARD
11/13/17	OWNER'S REVIEW
11/2/17	OWNER'S REVIEW

SCALE	FILE #	DRAWN BY	CHECKED-BY
	CIPRIANI117	GVSM	SM

DRAWING NUMBER

A-1b



Grishaj Subdivision

Site Design Consultants

Civil Engineers • Land Planners

July 20, 2021

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

JUL 21 2021

TOWN OF YORKTOWN

Re: Nikolla Grishaj
Subdivision of 3319 Stoney Street
SBL 16.17-2-77

Dear Robyn:

As required by the Town of Yorktown, we have sent copies of the attached "Notice to Interested Parties" as provided by your Office, to the adjoining property owners for the above referenced project.

These Notices are regarding the Planning Board Public Informational Hearing scheduled for the August 9, 2021 Planning Board Meeting and have been sent in accordance with the Town of Yorktown Code:

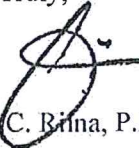
Enclosed please find the following items regarding this submission:

- Sample of the "Notice to Interested Parties" which reflect the project's information as detailed in the Town of Yorktown's Public Notice;
- List of adjoining property owners;
- Copy of the Yorktown map indicating the adjoining; and
- USPS "Confirmation of Mailing" indicating confirmation of the mailing and date;

We will email the photos of the signs and Sign Notification Certification by next Wednesday, July 28th.

Please review our submission and contact us as soon as possible if you have any concerns. Thank you.

Yours Truly,



Joseph C. Rina, P.E.

/cm /Enc./ sdc 21-18

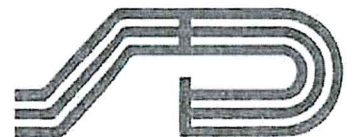
251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



NOTICE TO INTERESTED PARTIES

TO:

PLEASE TAKE NOTICE that a **Public Informational Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, August 9, 2021 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of Nikolla Grishaj for approval of a 10-lot subdivision with submitted plans titled, "Site Plan prepared for Nikolla Grishaj" prepared by Site Design Consultants, dated January 18, 2018, and last revised May 7, 2021.

It is proposed to subdivide an 8.07 acre parcel in the R1-20 zone into 10 single-family residential lots by extending High Point Drive. The subdivision is also proposed to be connected to Shelley Street. The site is located at 3319 Stony Street, Yorktown Heights, also known as Section 16.17, Block 2, Lot 77 on the Town of Yorktown Tax Map.

The above listed site plan may be viewed on the Town's website: <http://www.yorktownny.org/planning/public-hearings>. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

This Notice is being sent to you by regular mail, pursuant to Section ' 195-22A(5), Section ' 195-23B(5), Section ' 195-24B(4), or Section ' 195-39B of the Yorktown Town Code requiring the undersigned to notify all interested parties as defined there under.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent, or attorney and will be heard before any final determination is made. Comments may also be sent by mail to the Planning Department at 1974 Commerce Street, Room 222, Yorktown Heights, NY 10598 or by email to planning@yorktownny.org.

Nikolla Grishaj
Name of Applicant

Joseph C. Riina, P.E., Project Engineer, Site Design Consultants
By (Name and Title)

July 20, 2021
Date

Grishaj

16.18-1-1
DEVITO, ROBERT & JOAN
3330 STONY ST.
MOHEGAN LAKE, NY 10547

16.18-1-2
MARIN, LISA LEE
3320 STONY ST.
MOHEGAN LAKE, NY 10547

16.17-2-65
BUCHANAN, ROBERT & SUSAN
3318 SOUTH SHELLEY ST.
MOHEGAN LAKE, NY 10547

16.18-1-3
TOWN OF YORKTOWN
363 UNDERHILL AVE.
YORKTOWN HGTS., NY 10598

16.14-1-55
SERRANO, REY & GRICELDA
3342 STONY ST
MOHEGAN LAKE, NY 10547

16.14-1-1
DAMM, JAMES & JOANNE
1255 SUNNY RIDGE RD.
MOHEGAN LAKE, NY 10547

16.13-1-8
LALEWICZ, DAGMARA &
DRAGO, ANTHONY
3360 SUNNY CT.
MOHEGAN LAKE, NY 10547

16.14-1-56
ZANGER, MARLENE
IRREVOCABLE TRUST
C/O SUZANNE MCAULIFFE
12171 KELLY SANDS WAY
UNIT 1564, Ft. Myers, Fl.

16.17-2-80
NWOGU, THEODORE
3361 SUNNY COURT
MOHEGAN LAKE, NY 10547

16.17-2-77
GRISHAJ, NIKOLA & DILA
11 MURDOCK ROAD
NEW CITY, NY 10956

16.17-2-81
ERENBERG, EDWARD M. &
DEN TEX, ANGELA
3360 PEACH COURT
MOHEGAN LAKE, NY 10547

33908

16.17-2-89
BLUNDELL, MICHELLE
1360 HIGH POINT DR.
MOHEGAN LAKE, NY 10547

16.18-1-4
CIPRIANO, LINO
3308 STONY ST.
MOHEGAN LAKE, NY 10547

16.17-2-90
VASSALLO, THOMAS &
ANNE MARIE
1355 HIGH POINT DR.
MOHEGAN LAKE, NY 10547

16.18-1-5
GOMEZ, FRANCISCO &
TASCON-FREIRE, MEILISSA
3296 STONY ST.
MOHEGAN LAKE, NY 10547

16.17-2-76
GUZMAN, FRANCISCO
3293 STONY ST.
MOHEGAN LAKE, NY 10547

16.17-2-64
CASTELLI, JOSEPH &
ANN
1306 LYDIA CT.
MOHEGAN LAKE, NY 10547

Name and Address of Sender

Site Design Consultants
251-F Underhill Avenue
Yorktown Heights, New York 10598

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

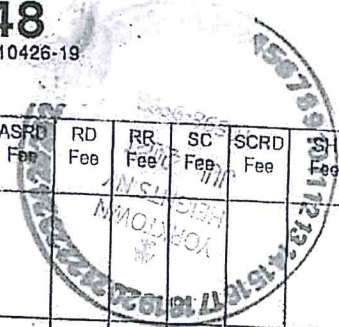
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- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

Edward M. Erenberg &
 Angela Den Tex
 3360 Peach Court
 Mohegan Lake, NY 10547

Michelle Blundell
 1360 High Point Drive
 Mohegan Lake, NY 10547

Lino Cipriano
 3308 Stony Street
 Mohegan Lake, NY 10547

Thomas & Anne Marie Vassallo
 1355 High Point Drive
 Mohegan Lake, NY 10547

Francisco Gomez &
 Meilissa Tascon-Freire
 3296 Stony Street
 Mohegan Lake, NY 10547

Francisco Guzman
 3293 Stony Street
 Mohegan Lake, NY 10547

Joseph & Ann Castelli
 1306 Lydia Court
 Mohegan Lake, NY 10547

Robert & Susan Buchanan
 3318 South Shelley Street
 Mohegan Lake, NY 10547

Total Number of Pieces Listed by Sender
 Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Complete in Ink

Name and Address of Sender

Site Design Consultants
251-F Underhill Avenue
Yorktown Heights, New York 10598

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- Certified Mail Restricted Delivery
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- Registered Mail
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- Signature Confirmation
- Signature Confirmation Restricted

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USPS Tracking/Article Number

Addressee (Name, Street, City, State, ZIP+4 Code™)

		Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	ASR Fee	SRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Robert & Joan DeVito 3330 Stony Street Mohegan Lake, NY 10547													
2.	Lisa Lee Marin 3320 Stony Street Mohegan Lake, NY 10547													
3.	Town of Yorktown 363 Underhill Avenue Yorktown Hgts., NY 10598													
4.	Rey & Gricelda Serrano 3342 Stony Street Mohegan Lake, NY 10547													
5.	James & Joanne Damm 1255 Sunny Ridge Road Mohegan Lake, NY 10547													
6.	Dagmara Lalewicz & Anthony Drago 3360 Sunny Court Mohegan Lake, NY 10547													
7.	Mariene Zanger Irrevocable Trust c/o Suzanne Mcauliffe 12171 Kelly Sands Way, Unit 1564 Ft. Myers, FL 33908													
8.	Theodore Nwogu 3361 Sunny Court Mohegan Lake, NY 10547													

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Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Complete in Ink

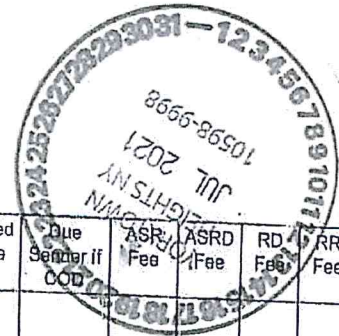
Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacynotice

Name and Address of Sender

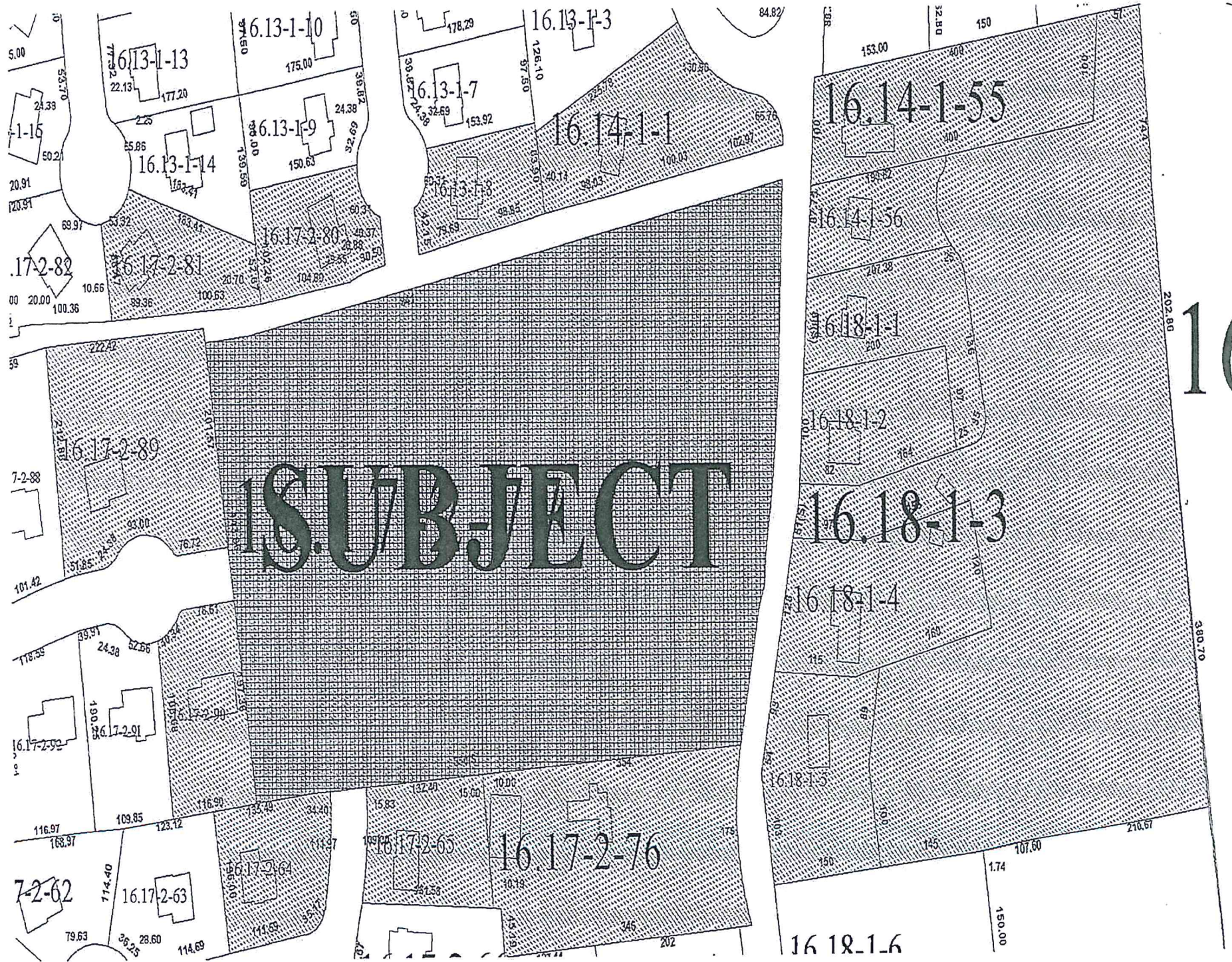
Site Design Consultants
251-F Underhill Avenue
Yorktown Heights, New York 10598

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
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 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

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 Postmark with Date of Receipt.



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Nikola & Dila Grishaj 11 Murdock Road New City, NY 10956													
2.														
3.														
4.														
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												



18. SUBJECT

16.14-1-55

16.14-1-56

16.18-1-1

16.18-1-2

16.18-1-3

16.18-1-4

16.18-1-5

16.18-1-6

16.13-1-13

16.13-1-10

16.13-1-7

16.13-1-3

16.13-1-9

16.13-1-14

16.17-2-80

16.17-2-81

17-2-82

16.17-2-89

16.17-2-91

16.17-2-90

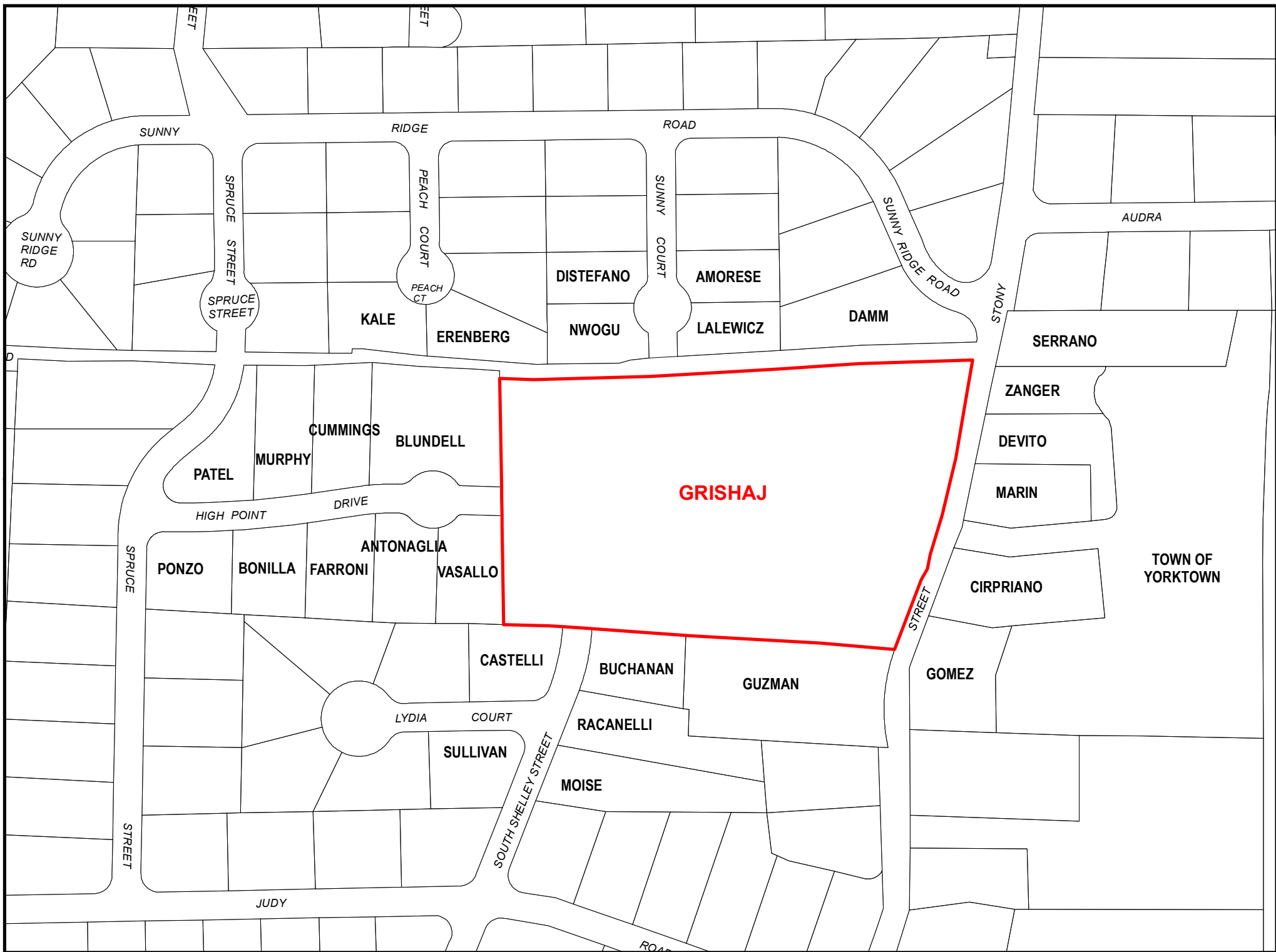
16.17-2-65

16.17-2-76

16.17-2-63

7-2-62

16



Site Design Consultants

Civil Engineers • Land Planners

July 27, 2021

Robyn A. Steinberg, AICP, CPESC
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

JUL 27 2021

TOWN OF YORKTOWN

Re: Grishaj Subdivision
3319 Stony Street

Dear Robyn:

As required by the Town of Yorktown, we have posted the "Notice" signs for the Grishaj subdivision as follows:

Enclosed please find the following items regarding this submission:

- 5 photos of 4 "Notice" signs; and
- Sign Notification Certification.

Please review our submission and contact us as soon as possible if you have any concerns. Thank you.

Yours Truly,



Joseph C. Riina, P.E.

/cm /Enc./ sdc 21-18

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

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



JUL 27 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 16.17 Parcel 2 Lot 77

Project Name: Grishaj Subdivision

Address: 3319 Stony Street

Applicant's Name: Nikolla Grishaj

Address: 11 Murdock Road, New City, NY 10596

Phone: 845-638-2770

No. Signs Posted: 4

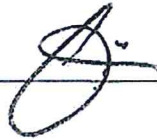
Sign #1 Location: Stoney Street

Sign #2 Location: End of Sunny Court

Sign #3 Location: End of High Point Drive; Sign #4 End of South Shelly St.

- Please Attach and Label Photos on Additional Sheets -

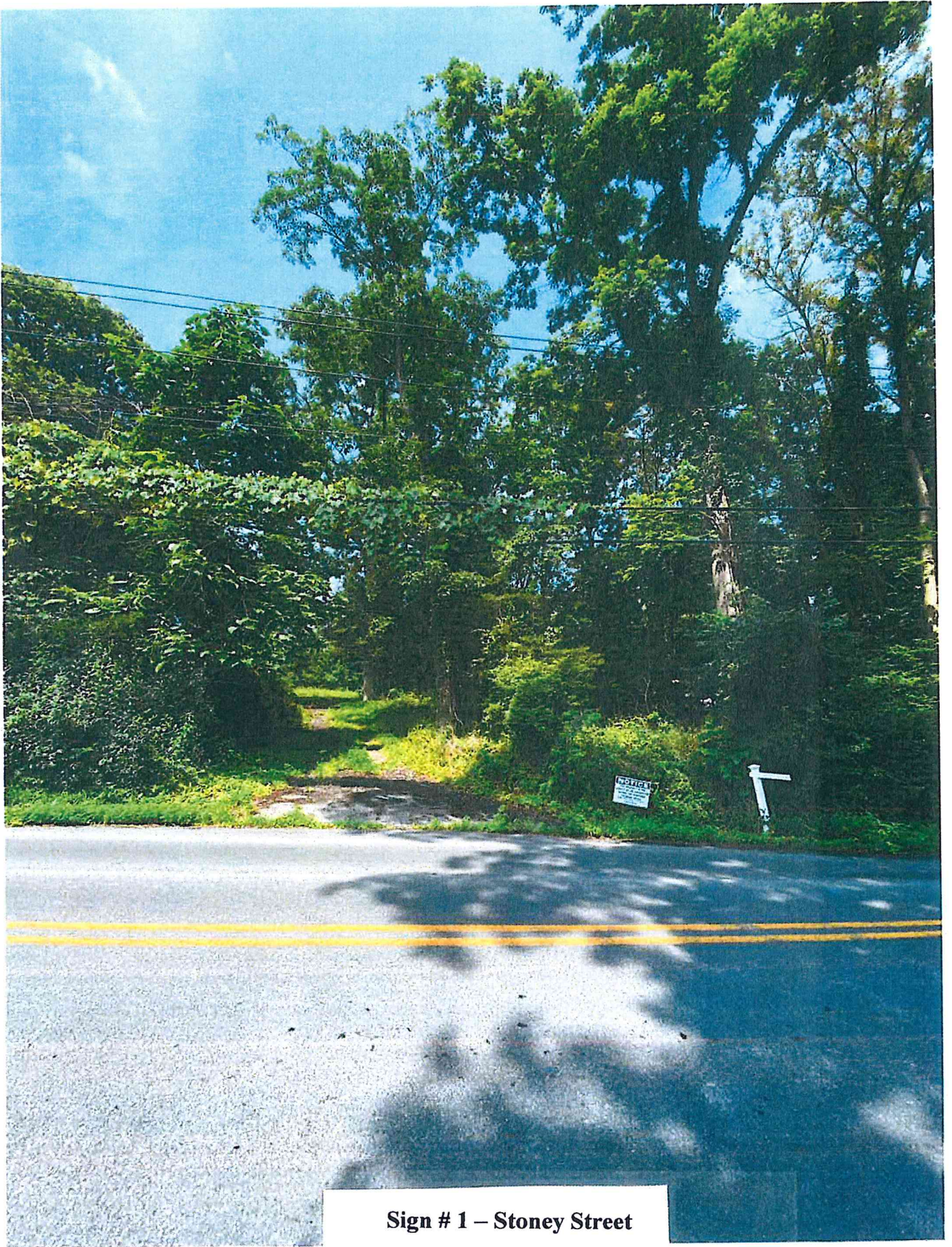
Applicant's Signature:



Joseph C. Riina, P.E., Design Engineer

Land Owner's Signature:

Site Design Consultants for property owner



Sign # 1 – Stoney Street



Sign # 2 - - End of Sunny Court (2 photos)



Sign # 2 - - End of Sunny Court



Sign # 3 – End of High Point Drive



Sign # 4 – End of South Shelly Street

**TOWN OF YORKTOWN
PLANNING BOARD**

RECEIVED
PLANNING DEPARTMENT

MAY 12 2021

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

TOWN OF YORKTOWN

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

Date April, 16, 2021

1. Name of Project: Stony Street Subdivision

2. Tax Map Designation: Section 16.17 Block 2 Lot 77

3. Zone: R1-20 Acreage: 8.070

4. Total number of lots proposed: 10

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

Applicant proposes to extend High Point Drive to serve 10 new building lots. The extended road will also be connected to Shelley Street.

6. Contact Person - CHOOSE ONLY ONE:

Applicant
 Attorney

Owner
 Engineer

Architect
 Surveyor

Wetland Scientist
 Landscape Architect

7. Applicant

Name Nikolla Grishaj

Firm _____

Address 11 Murdock Road, New City, NY 10956

Phone 845-406-0426

Fax _____

Email ndgassoc1953@aol.com

8. Owner of Record

Name Same

Firm _____

Address _____

Phone _____

Fax _____

Email _____

9. Attorney

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

10. Engineer

Name Joseph C. Riina, P.E.
Firm Site Design Consultants
Address 251-F Underhill Avenue, Yorktown Heights, NY 10598
Phone 914-962-4488
Fax 914-962-7386
Email jriina@sitedesignconsultants.com
Lic. No. 64431

11. Surveyor

Name Dan Merritts
Firm T.C. Merritts Land Surveyors
Address 394 Bedford Road, Pleasantville, NY 10570
Phone 914-769-8003
Fax _____
Email daniel@tcmerritts.com
Lic. No. _____

12. Architect

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

13. Wetland Scientist/Specialist

Name Steve Marino
Firm Tim Miller Associates
Address 10 North Street, Cold Spring, NY 10516
Phone (845) 265-4400
Fax (845) 265-4418
Email smarino@timmillerassociates.com

14. Landscape Architect

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

15. Is this project within 500 feet of the Town line? Yes No
16. Is this project within 500 feet of the Putnam County line? Yes No
17. Is this project within the Sustainable Development Study Area? Yes No

18. Is this project within 500 feet of:
The right-of-way of any existing or proposed state or county road? Yes No
The boundary of an existing or proposed state or county park or any state or county recreation area? Yes No
The boundary of state or county-owned land on which a public building/ institution is located? Yes No
An existing or proposed county drainage line? Yes No
The boundary of a farm located in an agricultural district? Yes No

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

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

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

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

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

22. This parcel is in the following districts:

School District	<u>Lakeland SD</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Mohegan FD</u>	Sewer District	<u>Peekskill</u>

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

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

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

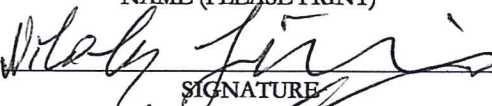
The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said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

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

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

Applicant

Nikolla Grishaj

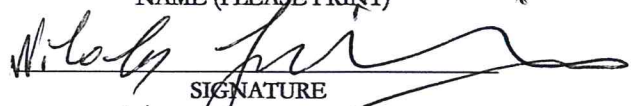
 NAME (PLEASE PRINT)


 SIGNATURE
 4/24/2021

 DATE

Owner of Record

NIKOLLA GRISHAJ

 NAME (PLEASE PRINT)


 SIGNATURE
 4/24/2021

 DATE

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

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

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF Rockland ~~WESTCHESTER~~ SS. :

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

Nikolla Grishaj

Sworn before me this 24th date of April, 2021

[Signature]
Notary Public

Lisa R. Mills
Notary Public, State of New York
No. 6309372
Rockland County
Commission Expires August 11, 2022

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

_____, being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____. That he is the _____ of _____ the corporation which is owner in fee of the property described in the foregoing application for _____ and that the statements contained therein are true to the best of his knowledge and belief.

Nikolla Grishaj

Sworn before me this _____ date of _____, 20__

Notary Public

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

W. Lally

Sworn before me this _____ date of _____, 20__

Notary Public

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

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

Section 16.17

RECEIVED
PLANNING DEPARTMENT

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

Application #: _____

Block 2

MAY 12 2021

Date Received: _____

Date Issued: _____

Lot # 77

TOWN OF YORKTOWN

Date Expires: _____

Fee Paid: \$ _____

Job Site Address: 3319 Stony Street

City/State/Zip: Yorktown Heights, NY

10598

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

APPLICANT:

YOUR NAME: Nikolla Grishaj

COMPANY: _____

ADDRESS: 11 Murdock Road

New City, NY ZIP 10596

PHONE: (845) 406-0426

EMAIL: ndgassoc1953@aol.com

OWNER:

YOUR NAME: Same

COMPANY: _____

ADDRESS: _____

_____ ZIP _____

PHONE: (_____) _____

EMAIL: _____

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 checked="" type="checkbox"/>	Tree Permit	Town Engineer	\$0.00

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

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

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

a. Lake/pond

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

Control area of lake/pond

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

b. Stream/River/Brook

Control area of stream/river/brook

c. Wetlands

Control area of wetlands

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

Applicant proposes to construct a new Town road and new residences within a wetlands and wetlands buffer. Wetlands mitigation is proposed to address the impact of the proposed activities.

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

Applicant proposes to construct a ten (10) lot residential subdivision. Improvements consist of ten (10) new homes, extensions of existing Town roads, watermain extension, sewer extension, drainage improvements, and stormwater management practices.

3. Tree Removal:

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

Sizes; approximate DBH: _____

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

Reason for removal: _____

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

Tree removal contractor: _____

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

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

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

Signature: *Dilaly Jiri*

Date: 4/24/2021

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.

Nikolla Grishaj

PRINT NAME



SIGNATURE OF APPLICANT

04/24/2021

DATE

617.20
Appendix B
Short Environmental Assessment Form


RECEIVED
PLANNING DEPARTMENT
MAY 12 2021
TOWN OF YORKTOWN

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
Stony Street Subdivision			
Name of Action or Project: Stony Street Subdivision			
Project Location (describe, and attach a location map): 3319 Stony Street; SBL 16.17-2-77			
Brief Description of Proposed Action: Applicant proposes to extend High Point Drive to service 10 new building lots. Town water and sewer. The extended road will also be connected to Shelly Street.			
Name of Applicant or Sponsor: Joseph C. Riina, P.E., Site Design Consultants		Telephone: 914-962-4488	
		E-Mail: jriina@sitedesignconsultants.com	
Address: 251-F Underhill Avenue			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Westchester County Department of Health			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		8.070 acres	
b. Total acreage to be physically disturbed?		4.38 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.070 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Joseph C. Riina</u>	Date: <u>5-12-2021</u>	
Signature: _____ 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

MAY 24 2021

TOWN OF YORKTOWN

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
cc: Yorktown Planning Dept. (J. Tegeder, R. Steinberg, N. Calicchia);
Conservation Board (K. Hughes); Town Supervisor (M. Slater);
Town Clerk (D. Quast); Engineering Dept. (L. Kobiliak)
Date: May 24, 2021

Re: Initial TCAC comments on Grishaj major subdivision

Dear Chairman Fon and members of the Planning Board:

1. While trees are located and numbered on the existing conditions plan, the application requirements for non-administrative tree permits under Chapter 270 of the Town Code [§270-8(C)] need to be followed for protected tree removals and possible woodland disturbance. For example, protected trees slated for removal need to be identified and required information about these trees needs to be shown.

2. Section §270-10(B), (C) and (D) (non-administrative permits) require preparation of a mitigation plan by the applicant. §270-10(D) requires referral for review of the mitigation plan to the Conservation Board and Tree Conservation Advisory Commission.

Sincerely,

Bill Kellner, Chair, Tree Conservation Advisory Commission
Lawrence W. Klein, PE, Member
Keith Schepart, ISA, Member
Tom Schmitt, Member

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN CONSERVATION BOARD

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

MEMORANDUM

RECEIVED
PLANNING DEPARTMENT

MAY 25 2021

TOWN OF YORKTOWN

To: Planning Board

From: Conservation Board

Date: May 20, 2021

Re: Grishaj Major Subdivision: 3319 Stoney Street

The Conservation Board at its May 19, 2021 meeting discussed Grishaj Major Subdivision located at 3319 Stoney Street with Joe Riina of Site Designs and Steve Marino of Tim Miller Associates. The Conservation Board has the following comments:

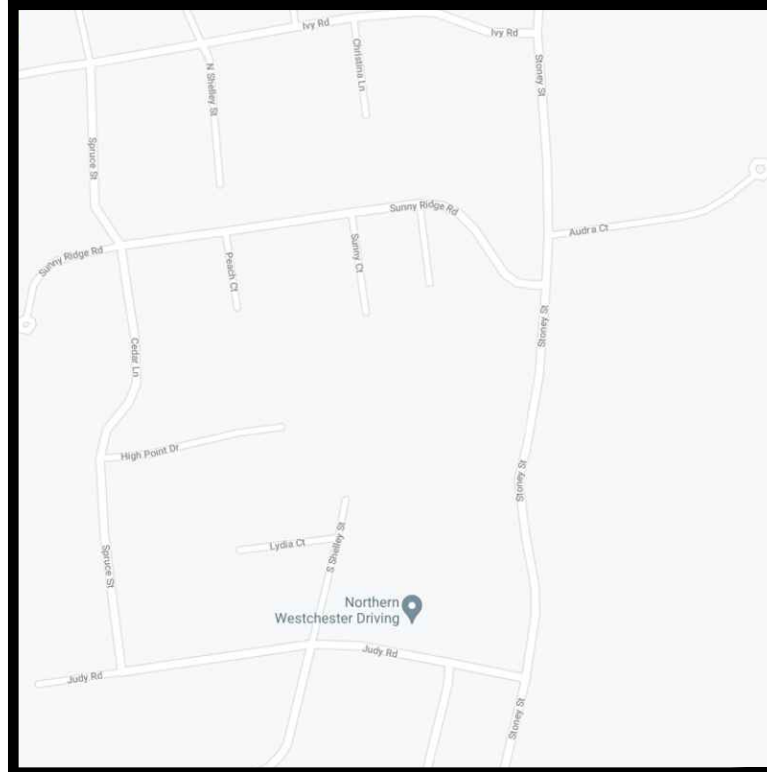
- The Board requests a site visit in conjunction with the Planning Board, when it is scheduled.
- Board appreciates the presentation of the schematic plans. Board requests to review the plans when the wetland mitigation and storm water management have been fully developed.

Respectfully submitted:

Diane Dreier

For the Conservation Board

CC: Town Board
Planning Board
Supervisors Office
Engineering Dept.
Applicant



LOCATION MAP
NOT TO SCALE

ZONING SCHEDULE:

ZONING DISTRICT:		R1-20, SINGLE FAMILY RESIDENTIAL										
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:												
MINIMUM LOT AREA:	20,000 SF.	22,265 SF.	21,188 SF.	29,393 SF.	36,631 SF.	31,768 SF.	21,565 SF.	20,805 SF.	21,000 SF.	20,527 SF.	20,479 SF.	NONE
MINIMUM LOT WIDTH:	100 FT.	105 FT.	105 FT.	108 FT.	129.28 FT.	149.4 FT.	113.68 FT.	104.76 FT.	105.02 FT.	198.24 FT.	188.53 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	208.16 FT.	190.43 FT.	190.43 FT.	188.69 FT.	178.92 FT.	178.92 FT.	178.92 FT.	104.99 FT.	103.34 FT.	103.34 FT.	NONE
MINIMUM ROAD FRONTAGE:	100 FT.	105 FT.	116.47 FT.	60 FT.	285.21 FT.	239.16 FT.	80.42 FT.	113.87 FT.	105.02 FT.	293.15 FT.	297.6 FT.	NONE
MINIMUM YARD DIMENSIONS:												
PRINCIPAL BUILDING:												
FRONT YARD SETBACK:	40 FT.	67.13 FT.	60.9 FT.	94.4 FT.	96.7 FT.	80.9 FT.	48.8 FT.	75.9 FT.	69.5 FT.	46.2 FT.	48 FT.	NONE
REAR YARD SETBACK:	40 FT.	115 FT.	95.1 FT.	76.1 FT.	71.9 FT.	73 FT.	88.8 FT.	96.4 FT.	101.2 FT.	31.3 FT.	31.5 FT.	NONE
ONE SIDE YARD SETBACK:	15 FT.	15.1 FT.	15.5 FT.	18.3 FT.	27.3 FT.	33.3 FT.	22.4 FT.	16.3 FT.	15.1 FT.	58.8 FT.	55.2 FT.	NONE
COMBINED SIDE YARD SETBACK:	40 FT.	40.7 FT.	40.7 FT.	51.9 FT.	61.3 FT.	70.8 FT.	48.6 FT.	41 FT.	40.7 FT.	131.3 FT.	72 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:												
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA	7.4% OF LOT AREA	7.8% OF LOT AREA	5.6% OF LOT AREA	4.5% OF LOT AREA	5.2% OF LOT AREA	7.7% OF LOT AREA	8.0% OF LOT AREA	7.9% OF LOT AREA	8.1% OF LOT AREA	8.1% OF LOT AREA	NONE
MAXIMUM HEIGHT:												
PRINCIPAL BUILDING - FEET:	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	NONE
ACCESSORY BUILDING - FEET:	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	NONE
ACCESSORY BUILDING - STORIES:	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	NONE

WETLAND DISTURBANCE:

	PROPOSED		PROPOSED MITIGATION CREATED WETLAND
	DISTURBANCE	IMPERVIOUS	
WETLAND	7,639 SF	2,585 SF	xxx SF
100' WETLAND ADJACENT AREA	59,999 SF	21,408 SF	

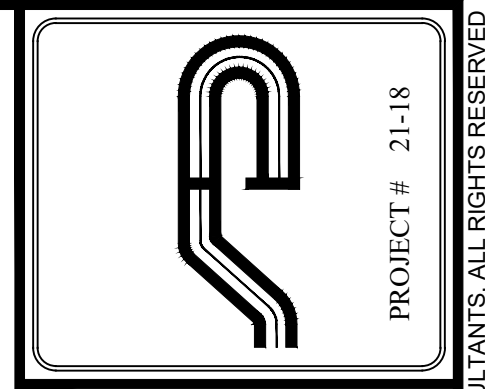
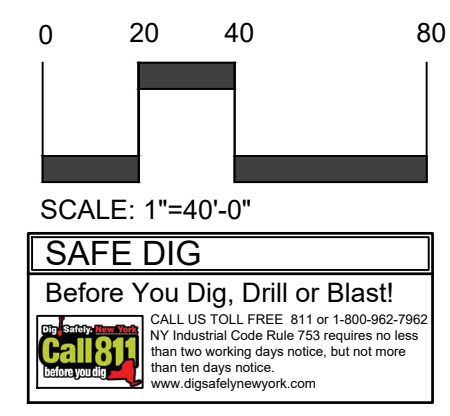
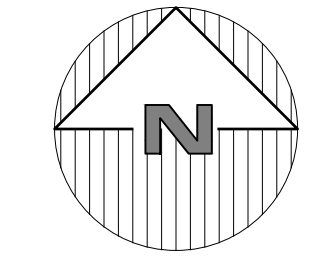
SITE DATA:

OWNER / DEVELOPER: NIKOLLA GRISHAJ
11 MUDROCK ROAD
NEW CITY, NY, 10596
3319 STONY STREET
YORKTOWN, NY, 10598

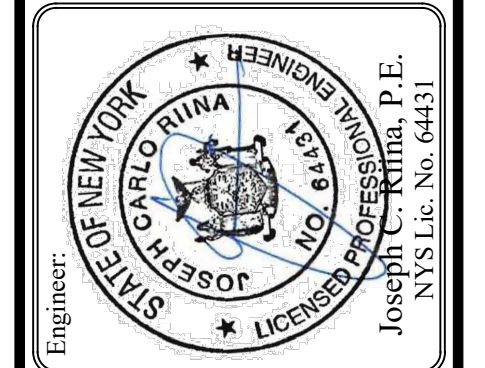
PROJECT LOCATION: R1-20, RESIDENTIAL
PROPOSED USE: R1-20, RESIDENTIAL DESCRIPTION
TOWN TAX MAP DATA: SECTION 16.17, BLOCK 2, LOT 77
SITE AREA: 8.07 ACRES (351,544 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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



Revisions:	No.	Date	Comments

SCALE: 1" = 40'
DRAWN BY: TK
DATE: 5/7/21

SITE PLAN

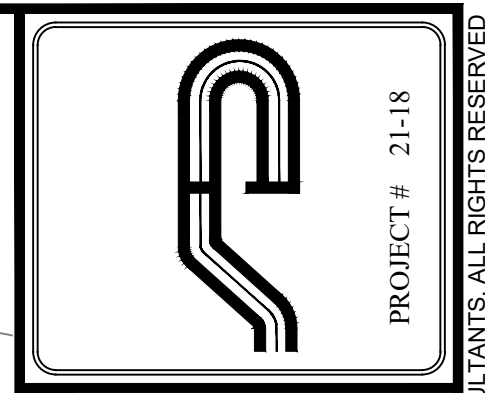
SITE PLAN PREPARED FOR
NIKOLLA GRISHAJ
3319 STONY STREET
Town of Yorktown, Westchester County, New York

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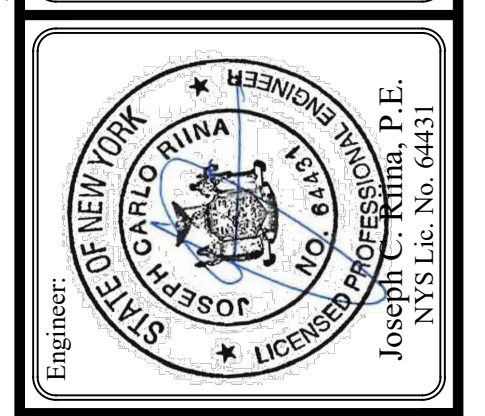


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Revisions:	No.	Date	Comments

SCALE: 1" = 30'
 DRAWN BY: TK
 DATE: 5/7/21

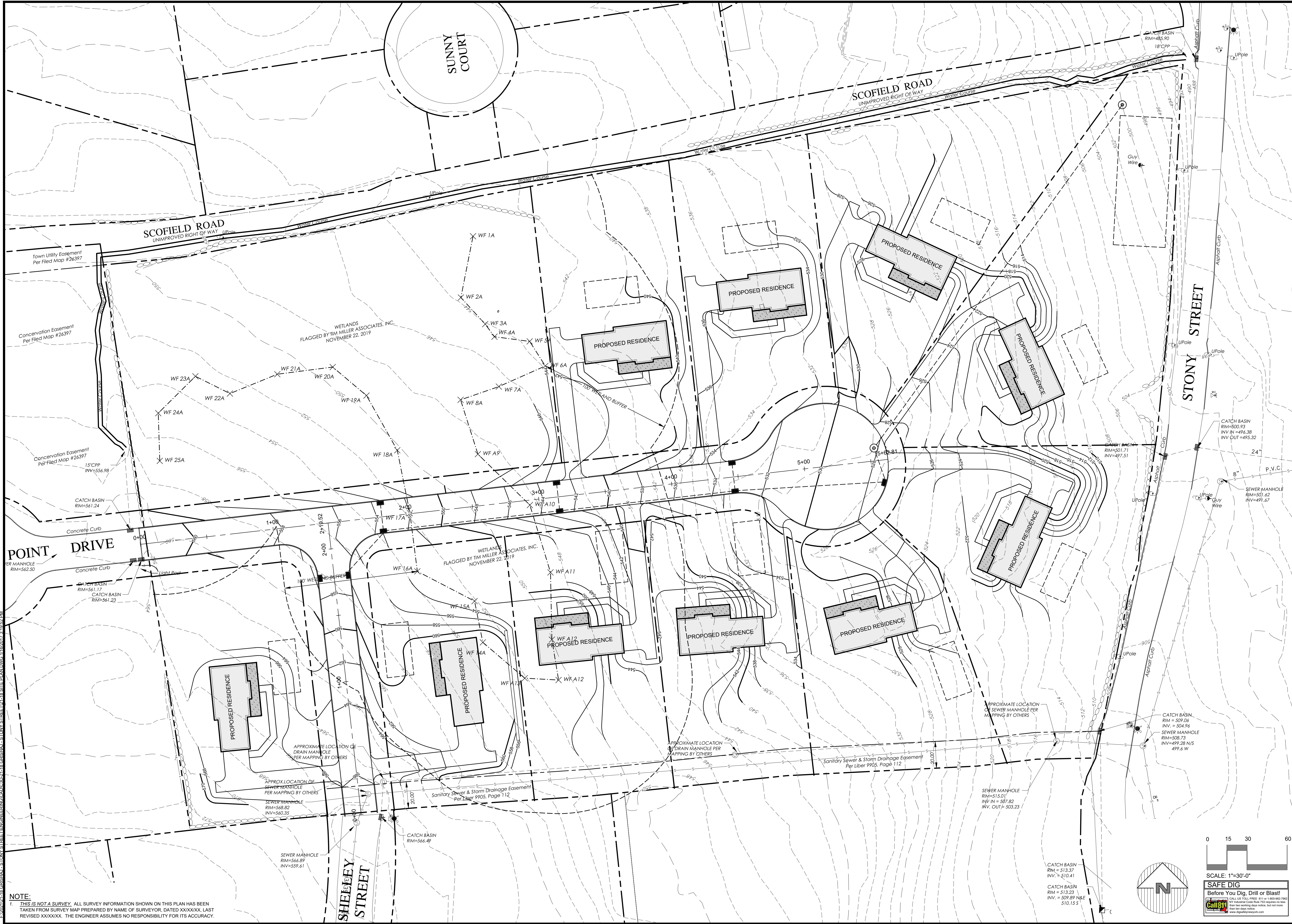
EXISTING CONDITIONS PLAN

SITE PLAN PREPARED FOR
NIKOLLA GRISHAJ
 3319 STONY STREET
 Town of Yorktown, Westchester County, New York

Sheet 2 of 3

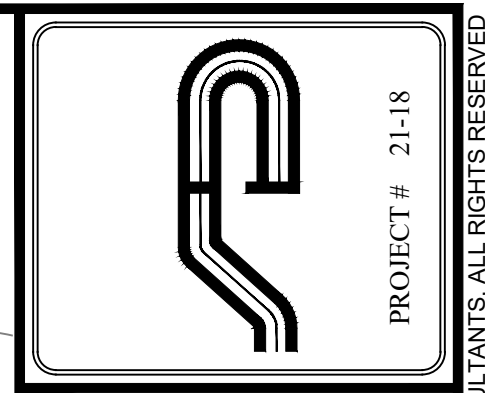
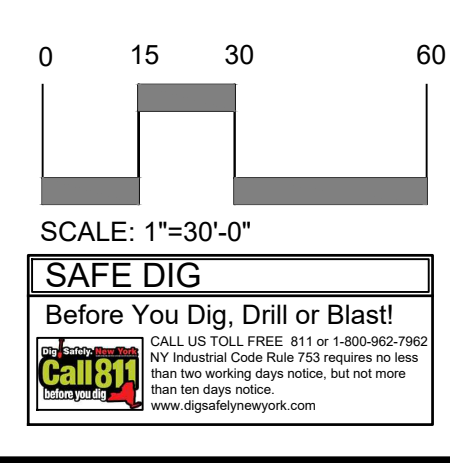


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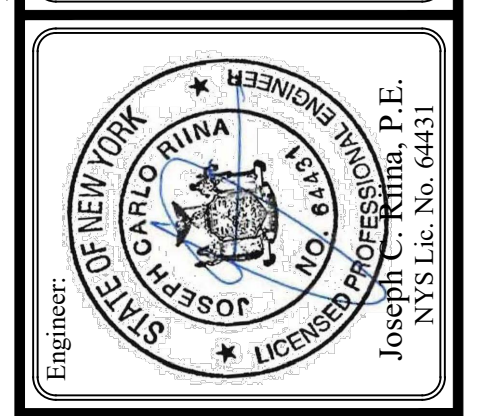


NOTE:
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Revisions:	No.	Date	Comments

SCALE: 1" = 30'
 DRAWN BY: TK
 DATE: 5/7/21

IMPROVEMENT PLAN

SITE PLAN PREPARED FOR
NIKOLLA GRISHAJ
 3319 STONY STREET
 Town of Yorktown Westchester County, New York

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N. Westchester Executive Park

VIA HAND DELIVERED

RECEIVED
PLANNING DEPARTMENT

JUL 28 2021

TOWN OF YORKTOWN

July 28, 2021

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

Attn: Mr. John A. Tegeder, R.A.
Director Planning

RE: GHP Strang, LLC
2649-2651 Strang Boulevard
Yorktown Heights, NY 10598

Dear Mr. Tegeder:

On behalf of the applicant, GHP Strang, LLC, Kellard Sessions Consulting is pleased to submit, herewith, four (4) copies of materials listed below in connection with the above referenced project. An electronic copy of the submission materials has also been emailed.

- Sign Notification Certification Form and Photos
- Proof of Mailing from the United States Post Office
- Plan Set, prepared by Kellard Sessions Consulting, dated (last revised) June 18, 2021, consisting of the following sheets:
 - Sheet 1/8 Overall Existing Conditions Plan
 - Sheet 2/8 Overall Site Plan
 - Sheet 3/8 Enlarged Site Plan
 - Sheet 4/8 Enlarged Grading and Utilities Plan
 - Sheet 5/8 Enlarged Erosion and Sediment Control Plan
 - Sheet 6/8 Driveway Profiles
 - Sheet 7/8 Details
 - Sheet 8/8 Details

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

500 MAIN STREET | ARMONK, NY 10504 | T: 914.273.2323 | F: 914.273.2329

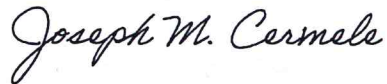
WWW.KELSES.COM

Mr. John A. Tegeder, R.A.
July 28, 2021
Page 2

- Stormwater Pollution Prevention Plan (SWPPP) July, 2021
 - Plan Set, prepared by Cardarelli Design & Architecture, P.C., dated (last revised) July 26, 2021, consisting of the following sheets:
 - Sheet 1/7 Cover Sheet
 - Sheet 2/7 Demolition Plan
 - Sheet 3/7 Construction Plan
 - Sheet 4/7 Foundation Plan
 - Sheet 5/7 Elevations
 - Sheet 6/7 Elevations
 - Sheet 7/7 Wall Sections

We thank the Board and staff in advance, for their time and consideration reviewing this project. As always, please contact me with any questions or if you require further information.

Very truly yours,



Joseph M. Cermele, P.E., CFM
Kellard Sessions Consulting

JMC/md

cc: Michael Cinicolo
Stefano Cardarelli, AIA
Trevor Hill, P.E.

JUL 28 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 26.19 Block 1 Lot 2

Project Name: Parking Lot Expansion

Address: 2649-2651 Strang Boulevard

Applicant's Name: GHP Strang, LLC

Address: 4 West Red Oak Lane, White Plains, NY 10604

Phone: 914-642-9300

No. Signs Posted: 2

Sign #1 Location: Strang Boulevard Frontage

Sign #2 Location: Crompond Road Frontage

Sign #3 Location: _____

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: _____

Land Owner's Signature: _____

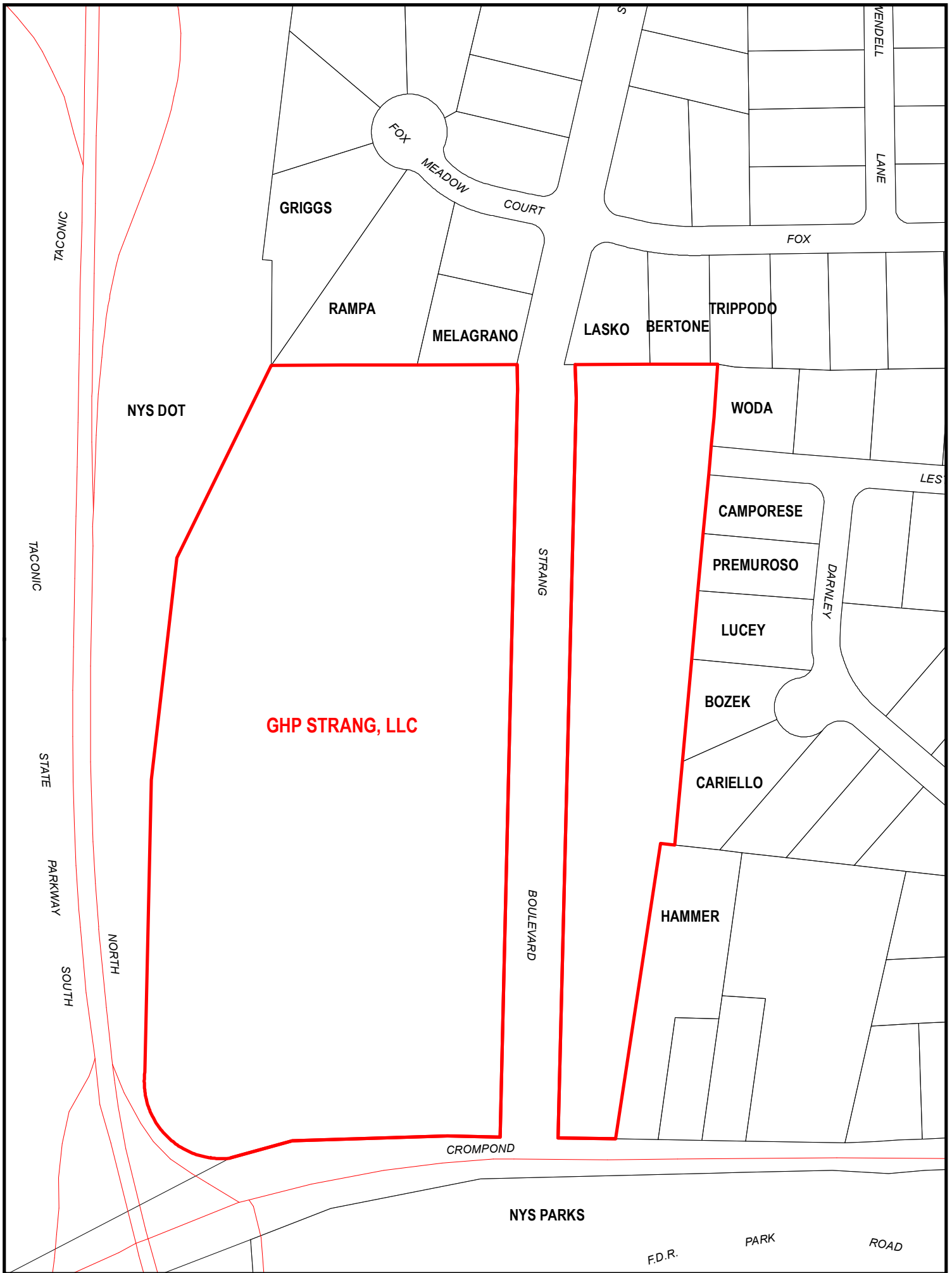




Photo #1



Photo #2



TACONIC

TACONIC

STATE

PARKWAY

SOUTH

NORTH

NYS DOT

GHP STRANG, LLC

CROMPOND

NYS PARKS

F.D.R.

PARK

ROAD

FOX

MEADOW

COURT

GRIGGS

RAMPA

MELAGRANO

LASKO

BERTONE

TRIPPODO

WODA

CAMPORESE

PREMUROSO

LUCEY

BOZEK

CARIELLO

HAMMER

WENDELL

LANE

FOX

LES

DARNLEY

STRANG

BOULEVARD

S



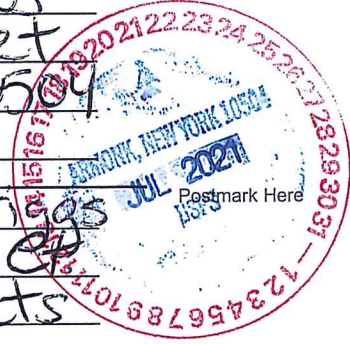
Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Kellard Sessions
500 Main Street
Armonk, NY 10504

To: William + Denise Griggs
1059 Fox Meadow Ct
Yorktown Heights
10598



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Stephane Charstky
1019 Fox Meadow Rd
Yorktown Heights, NY 10598



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Yorktown Heights,
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AUST DANIEL PL.
Yorktown, NY 10598



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Armonk, NY 10504



To: Thomas + Lisa Trippoda
1011 Fox Meadow Rd.
Yorktown Heights,
NY 10598

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500 Main St.
Armonk, NY 10504



To: Richard + Elaine Carullo
2649 Darnley Pl.
Yorktown Heights, NY
10598

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500 Main St.
Armonk, NY 10504



To: Roger Hammer + Arthur
3072 Crompond Rd. ^{Kapke}
Yorktown Heights, NY
10598

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500 Main St.
Armonk, NY 10504

To: John + Lori Rampold
1053 Fox Meadow Ct.
Yorktown Heights NY 10598



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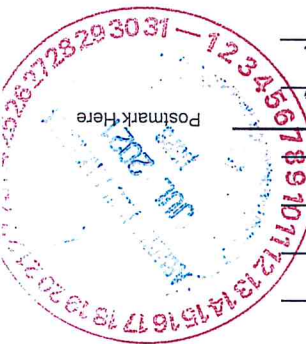
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500 Main St
Armonk, NY 10504

To: Yorktown Jazz, LLC
500 Old Country Rd.
Garden City, NY 11530



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From: Kellard Sessions
500 Main Street
Armonk, NY 10504

To: Laurie Melagrano
2689 Strang Blvd.
Yorktown Heights, NY 10598



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500 Main St.
Armonk, NY 10504

To: State of New York
Agency Building I
Empire State Plaza
Albany, NY 12238



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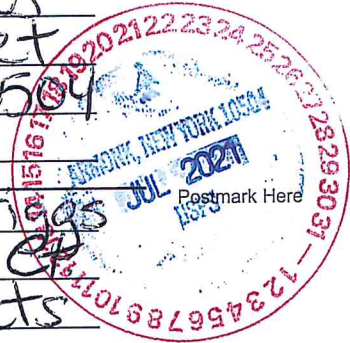
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Armonk, NY 10504

To: William + Denise Griggs
1059 Fox Meadow Ct
Yorktown Heights
10598



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From: Kellard Sessions
500 Main St.
Armonk, NY 10504

To: Michael Bertone +
Stephanie Charisk
1019 Fox Meadow Rd
Yorktown Heights, NY 10598



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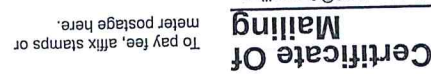
From: Kellard Sessions
500 Main St.
Armonk, NY 10504

To: Howard + Nancy Woda
1020 Lester Rd.
Yorktown Heights,
NY 10598



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Armonk, NY 10504
To: Daniel + Helena Woda
1019 Fox Meadow Rd
Yorktown, NY 10598





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500 Main St.
Armonk, NY 10504



To: Thomas + Emilia Camporesi
1017 Lester Rd.
Yorktown, NY 10598
Hights

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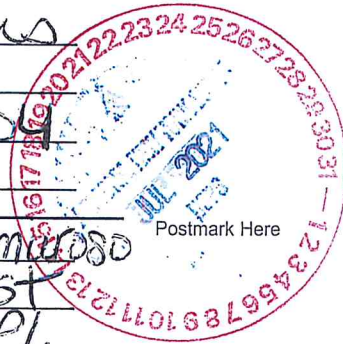


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From: Kellard Sessions
500 Main St.
Armonk, NY 10504



To: William + Rosalie Premaroso
Irrevocable Trust
2667 Darnley Pl.
Yorktown Hights, NY 10598

PS Form 3817, April 2007 PSN 7530-02-000-9065

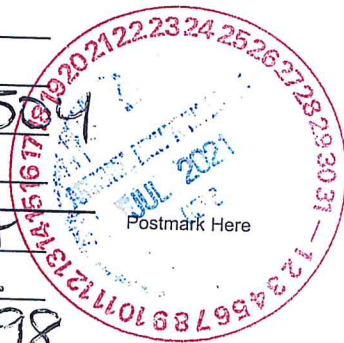


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To: R. Bozek + K. Priest
2651 Darnley Pl.
Yorktown NY 10598

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Armonk, NY 10504



To: Keith + Theresa Laska
2692 Strang Blvd.
Yorktown Hights, NY
10598

PS Form 3817, April 2007 PSN 7530-02-000-9065

JUN 22 2021

TOWN OF YORKTOWN PLANNING BOARD

TOWN OF YORKTOWN

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

APPLICATION FOR SITE PLAN APPROVAL

Date June 16, 2021

1. Name of Project: Parking Expansion for 2649-2651 Strang Boulevard

2. Tax Map Designation (Section, Block, Lot) 26.19-1-2

3. Zone: OB Total Acreage: 18.62

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

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

Project proposes to expand the existing parking lot to provide
flexibility for lower level tenant(s).

6. Contact Person - CHOOSE ONLY ONE:

- | | | | |
|---|-----------------------------------|------------------------------------|--|
| <input checked="" type="checkbox"/> Applicant | <input type="checkbox"/> Owner | <input type="checkbox"/> Architect | <input type="checkbox"/> Wetland Scientist |
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Engineer | <input type="checkbox"/> Surveyor | <input type="checkbox"/> Landscape Architect |

7. Applicant

Name Joseph M. Cermele, P.E., CFM
Firm Kellard Sessions Consulting
Address 500 Main Street, Armonk, New York 10504
Phone 914-273-2323
Fax _____
Email jcermele@kelses.com

8. Owner of Record

Name Michael Cinicolo
Firm GHP Strang LLC
Address 4 West Red Oak Lane, White Plains, New York 10604
Phone 914-642-9300 Ext.310
Fax _____
Email mcinicolo@ghpoffice.com

9. Attorney

Name None
Firm _____
Address _____
Phone _____
Fax _____
Email _____

10. Engineer

Name Joseph M. Cermele, P.E., CFM
Firm KellardSessions Consulting
Address 500 Main Street, Armonk, New York 10504
Phone 914-273-2323
Fax _____
Email jcermele@kelses.com
Lic. No. _____

11. Surveyor

Name Ted Haines
Firm Tectonic Engineering
Address 70 Pleasant Hill Road, Mountainville New York 10953
Phone 845-534-5959
Fax _____
Email tjhaines@tectonicengineering.com
Lic. No. 50695 (Jay Kimler, PLS)

12. Architect

Name Stefano Cardarelli
Firm Cardarelli Design & Architecture, P.C.
Address 297 Knollwood Rd Ste 202 White Plains, NY, 10607
Phone 201- 693-8892
Fax _____
Email stefano@cardarelli-design.com
Lic. No. 028818

13. Wetland Scientist/Specialist

Name None
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

Name None
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

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

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

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

18. Is this project within 500 feet of:

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

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

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

An existing or proposed county drainage line? Yes No

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

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

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

Wetland Permit

Stormwater Permit

Tree Permit

Planning Board special permit: _____

Town Board variance or approval: _____

Zoning Board of Appeals variance or special permit: _____

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

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

22. This parcel is in the following districts:

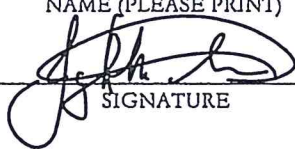

School District	<u>Yorktown</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>Water District #1</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

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

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

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

<p>-----</p> <p>Applicant</p> <p><u>Joseph Cermele, P.E., CFM</u></p> <p>NAME (PLEASE PRINT)</p> <p></p> <p>SIGNATURE</p> <p><u>06/21/21</u></p> <p>DATE</p>	<p>Owner of Record</p> <p><u>Michael Cinicolo</u></p> <p>NAME (PLEASE PRINT)</p> <p></p> <p>SIGNATURE</p> <p><u>6/21/21</u></p> <p>DATE</p>
---	---

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

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

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this _____ date of _____, 20__

Notary Public

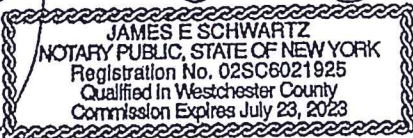
AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Michael Cmicolo, being duly sworn, deposes and says that he resides at 4 W. Red Oak Lane in the County of Westchester and State of New York. That he is the Vice President of GHP Office Realty the corporation which is owner in fee of the property described in the foregoing application for Parking Expansion and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this 21 date of June, 2021

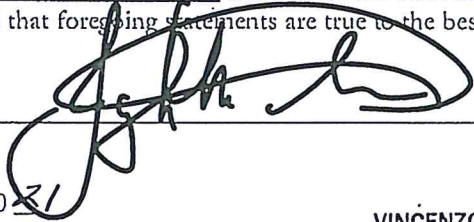
Notary Public James E. Schwartz



AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Joseph M. Cermele, P.E., CFM _____, being duly sworn, deposes and says that he is the agent named in the foregoing application for GHP Strang LLC and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.



Sworn before me this 21st date of June, 2021


Notary Public

VINCENZO FEDERICI
Notary Public, State of New York
No. 01FE6392056
Qualified in Dutchess County
Commission Expires May 20, 2023

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

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

RECEIVED
PLANNING DEPARTMENT

JUN 22 2021

Instructions for Completing Part 1

TOWN OF YORKTOWN

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Parking expansion		
Project Location (describe, and attach a general location map): 2649-2651 Strang Boulevard, Yorktown Heights, New York 10598		
Brief Description of Proposed Action (include purpose or need): Parking expansion		
Name of Applicant/Sponsor: Joseph M. Cermele, P.E., CFM		Telephone: 914-273-2323
		E-Mail: jcermele@kelses.com
Address: 500 Main Street		
City/PO: Armonk	State: New York	Zip Code: 10504
Project Contact (if not same as sponsor; give name and title/role): P.E., CFM		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Michael Cinicolo		Telephone:
		E-Mail:
Address: 4 West Red Oak Lane		
City/PO: White Plains	State: New York	Zip Code: 10604

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	Planning Board Site Plan Approval	6/14/21
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC General Permit	6/14/21
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYC Watershed Boundary Project proposes greater than 5,000 s.f. but less than 1 acre of disturbance and will require coverage under the NYSDEC General Permit, GP-0-20-001.	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

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

OB- Office/Laboratory

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?
Yorktown

c. Which fire protection and emergency medical services serve the project site?
Yorktown Heights

d. What parks serve the project site?
FDR State 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)? Parking expansion for existing office space.

b. a. Total acreage of the site of the proposed action? 18.62 acres
b. Total acreage to be physically disturbed? 0.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 18.62 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,

i. Total number of structures 27 Parking Sp _____
 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? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 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): _____

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:

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: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 8am-5 pm _____
- Saturday: _____ 8am-5pm _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 9am-5pm _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

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:

Office complex is located adjacent to residential area and across the street from FDR 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	10.11	10.41 +	.3
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn</u>	8.51	8.21 -	.3

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? _____ > 6 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ChD	_____	10 %
PnB	_____	10 %
Uf	_____	80 %

d. What is the average depth to the water table on the project site? Average: _____ >3 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	100 % of site
<input type="checkbox"/> Moderately Well Drained:	_____	% of site
<input type="checkbox"/> Poorly Drained	_____	% of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	90 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	5 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	5 % 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 _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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: Principal Aquifer _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): Red Maple-Hardwood Swamp
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ 0.0 acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: County & State Park Lands
 ii. Basis for designation: Exceptional or unique character
 iii. Designating agency and date: Agency: Westchester County, Date: 1-31-90

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: Taconic State Parkway
 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

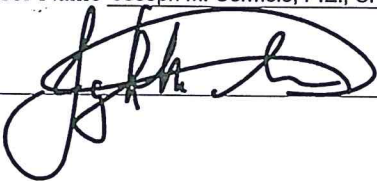
Attach any additional information which may be needed to clarify your project.

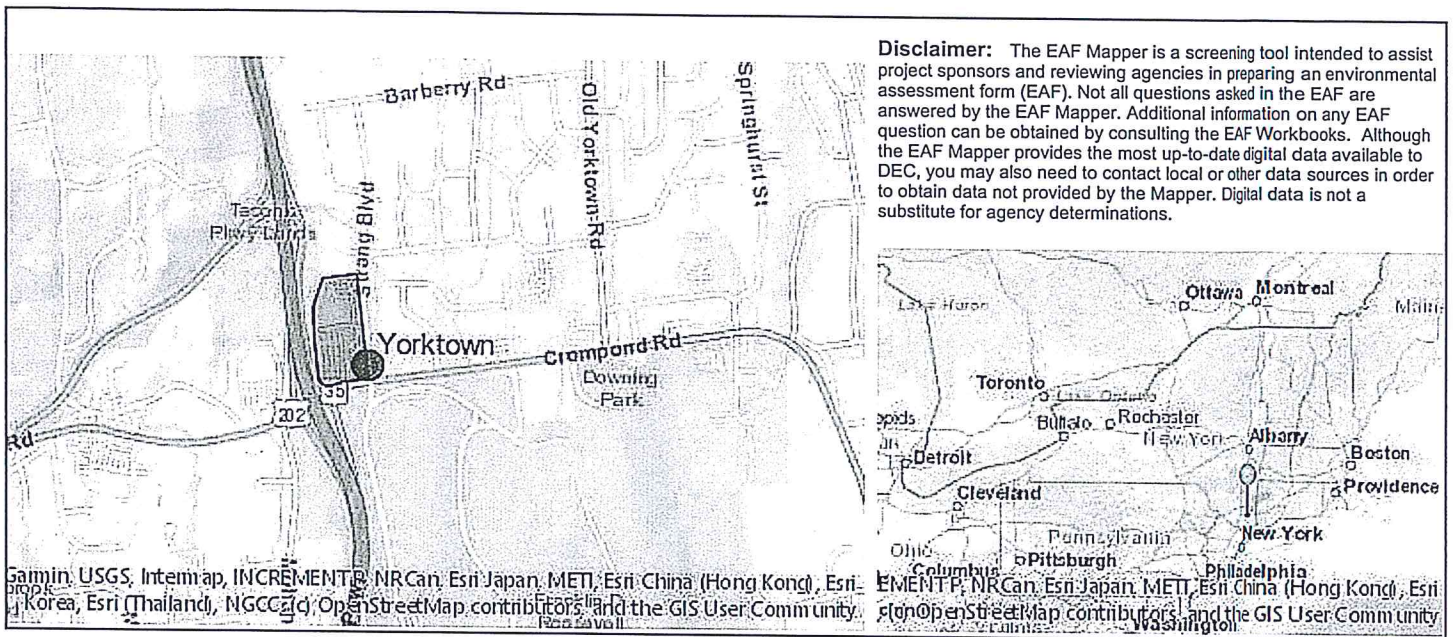
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joseph M. Cermele, P.E., CFM Date 6/16/21

Signature  Title Principal



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]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp

E.2.m. [Natural Communities - Acres]	0.0
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Taconic State Parkway
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

PARKING LOT EXPANSION PLANS

PREPARED FOR 2649 - 2651 STRANG BOULEVARD

TOWN OF YORKTOWN HEIGHTS, WESTCHESTER COUNTY, NEW YORK

DATE: JUNE 18, 2021

SITE DATA:

OWNER: GHP STRANG LLC
4 WEST RED OAK
WHITE PLAINS, NY 10604

PROJECT SITE: 2649-2651 STRANG BOULEVARD
YORKTOWN HEIGHTS

TAX MAP ID NUMBER: SECTION 26.19, BLOCK 1, LOT 2

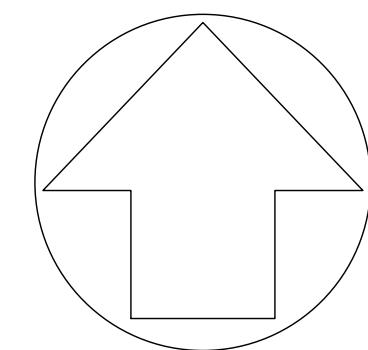
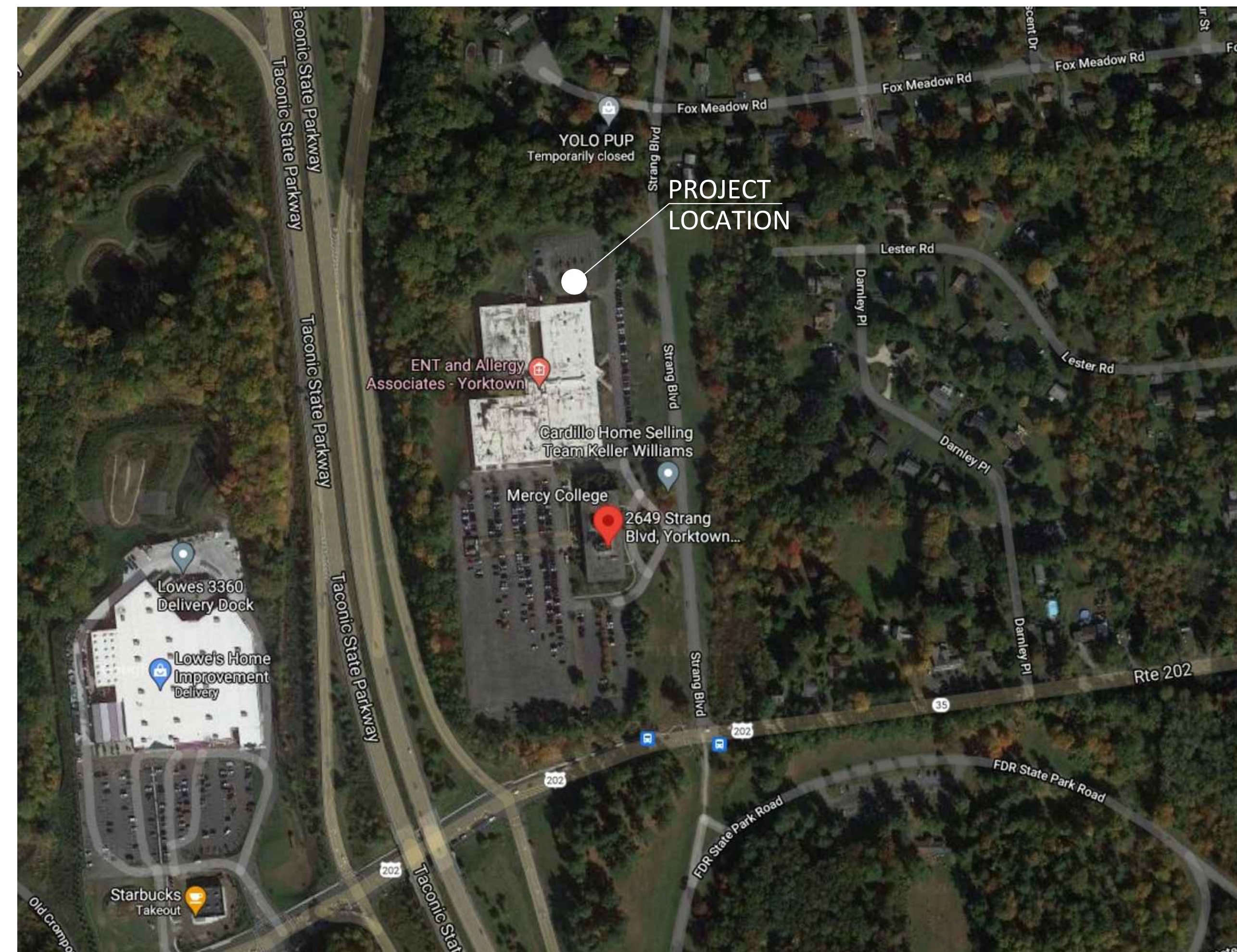
LOT AREA: ± 18.62 AC

ZONING DISTRICT: OB - RESEARCH LABORATORY AND OFFICE

FIRE DISTRICT: YORKTOWN HEIGHTS FIRE DISTRICT

SCHOOL DISTRICT: YORKTOWN SCHOOL DISTRICT

WATER SUPPLY: YORKTOWN CONSOLIDATED WATER DISTRICT



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

SITE CIVIL DRAWINGS

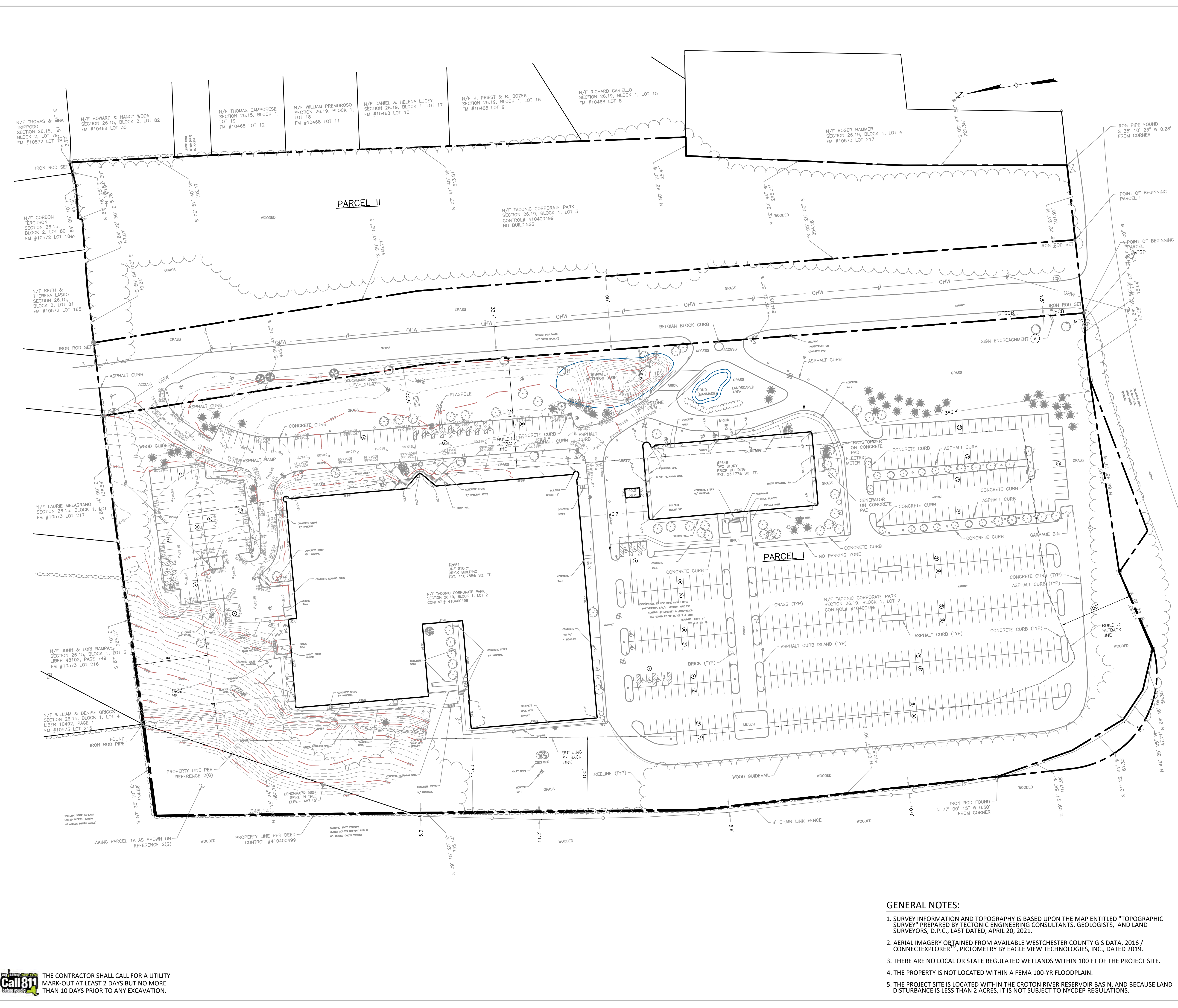
COVER SHEET	1/8
OVERALL EXISTING CONDITIONS PLAN	2/8
OVERALL SITE PLAN	3/8
ENLARGED SITE PLAN	4/8
ENLARGED GRADING AND UTILITIES PLAN	5/8
ENLARGED EROSION AND SEDIMENT CONTROL PLAN	6/8
DRIVEWAY PROFILES	7/8
DETAILS	8/8

FOR ARCHITECTURAL DRAWINGS REFER TO PLAN SET DEVELOPED BY CARDARELLI DESIGN AND ARCHITECTURE, P.C. DATED MAY 17, 2021.



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING
500 MAIN STREET, ARMONK, NY 10549
T: (914) 273-2323 | F: (914) 273-2329
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LEGEND

	EXISTING PROPERTY LINE
	EXISTING TREE TO REMAIN
	EXISTING BUILDING
	EXISTING BUILDING SETBACK LINE
	EXISTING 5 FT CONTOUR
	EXISTING 1 FT CONTOUR

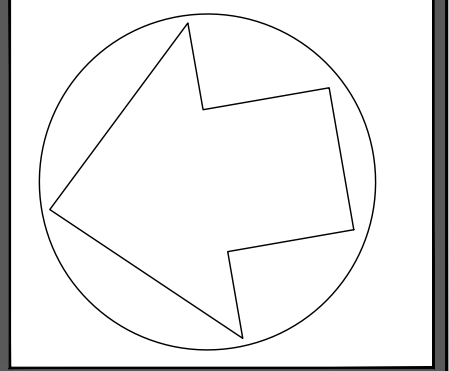
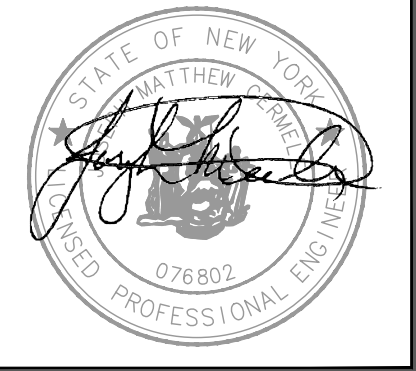


OVERALL EXISTING CONDITIONS PLAN

2649-2651 STRANG BOULEVARD

TOWN OF YORKTOWN HEIGHTS WESTCHESTER COUNTY, NEW YORK

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GENERAL NOTES:

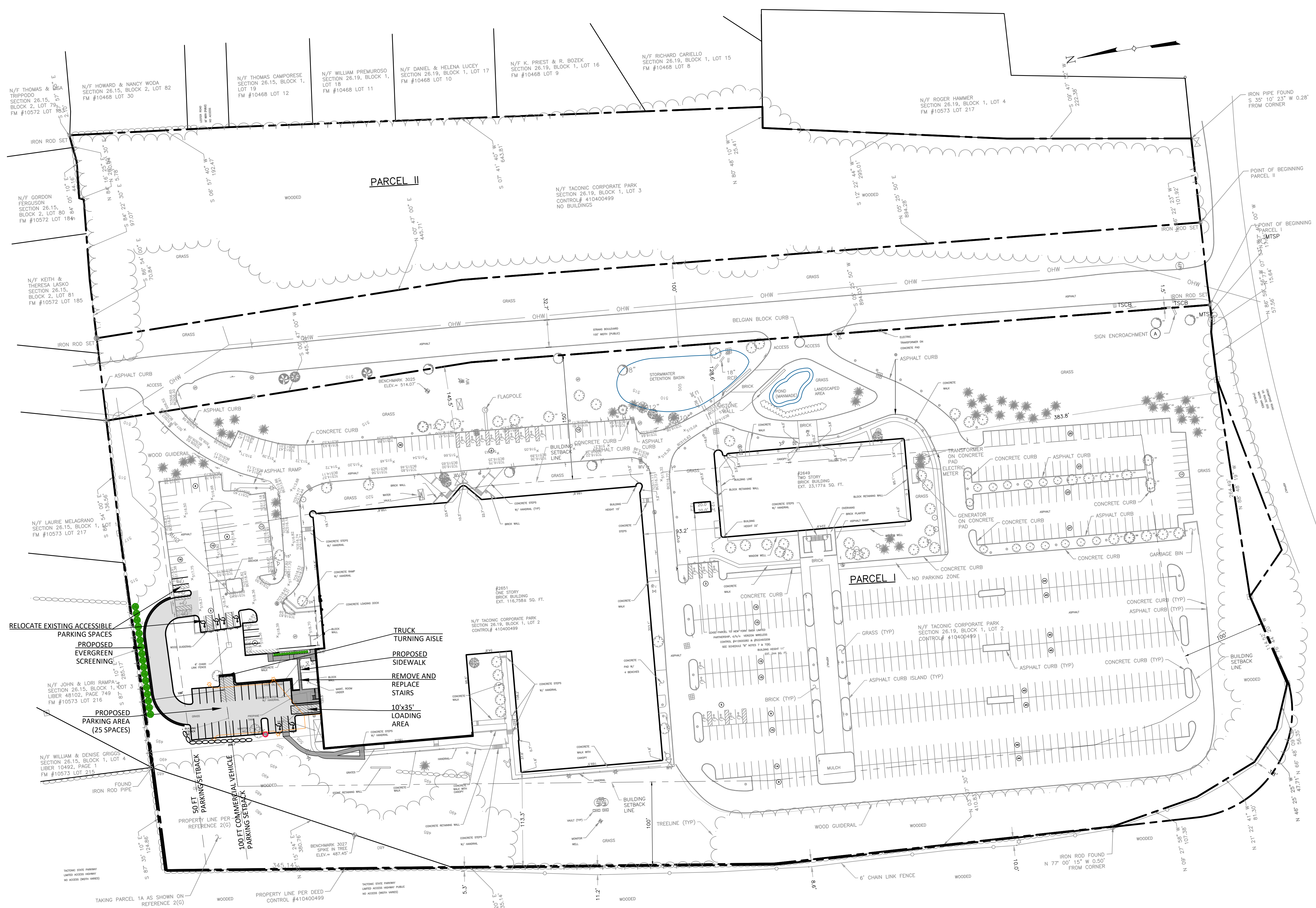
1. SURVEY INFORMATION AND TOPOGRAPHY IS BASED UPON THE MAP ENTITLED "TOPOGRAPHIC SURVEY" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS, AND LAND SURVEYORS, D.P.C., LAST DATED, APRIL 20, 2021.
2. AERIAL IMAGERY OBTAINED FROM AVAILABLE WESTCHESTER COUNTY GIS DATA, 2016 / CONNECTEXPLORER™, PICTOMETRY BY EAGLE VIEW TECHNOLOGIES, INC., DATED 2019.
3. THERE ARE NO LOCAL OR STATE REGULATED WETLANDS WITHIN 100 FT OF THE PROJECT SITE.
4. THE PROPERTY IS NOT LOCATED WITHIN A FEMA 100-YR FLOODPLAIN.
5. THE PROJECT SITE IS LOCATED WITHIN THE CROTON RIVER RESERVOIR BASIN, AND BECAUSE LAND DISTURBANCE IS LESS THAN 2 ACRES, IT IS NOT SUBJECT TO NYCDEP REGULATIONS.

8.		<p style="text-align: center; font-size: 2em;">1</p> <p style="text-align: center; font-size: 2em;">8</p> <p>PROJECT I.D.: YRHP600</p> <p>DATE: JUNE 18, 2021</p>
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Call811
 THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 30 DAYS PRIOR TO ANY EXCAVATION.

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING BUILDING
- EXISTING SETBACK LINE
- EXISTING BUILDING SETBACK LINE
- PROPOSED DRIVEWAY
- PROPOSED EVERGREEN
- PROPOSED BUILDING MODIFICATION
- PROPOSED RETAINING WALL



OVERALL SITE PLAN

2649-2651 STRANG BOULEVARD

TOWN OF YORKTOWN HEIGHTS WESTCHESTER COUNTY, NEW YORK

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PROJECT I.D.: YRHP600

DATE: JUNE 18, 2021

REVISIONS

BULK ZONING SUMMARY-OB-1, LAB, OFFICE

BULK REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM PARKING SETBACK	50 FT	50 FT	NO CHANGE
MINIMUM COMMERCIAL VEHICLE PARKING SETBACK	100 FT	100 FT	NO CHANGE

- GENERAL NOTES:**
- SURVEY INFORMATION AND TOPOGRAPHY IS BASED UPON THE MAP ENTITLED "TOPOGRAPHIC SURVEY" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS, AND LAND SURVEYORS, D.P.C., LAST DATED, APRIL 20, 2021.
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LAURIE MELAGRANO
 SECTION 26.15, BLOCK 1,
 #10573 LOT 217

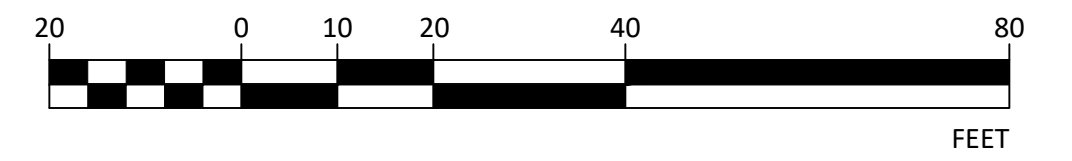
N/F JOHN & LORI RAMPA,
 SECTION 26.15, BLOCK 1, LOT 3
 LIBER 48102, PAGE 749
 FM #10573 LOT 216

N/F WILLIAM & DENISE GRIGGS
 SECTION 26.15, BLOCK 1, LOT 4
 LIBER 10492, PAGE 1
 FM #10573 LOT 215

Call811
 THE CONTRACTOR SHALL CALL FOR A UTILITY
 MARK-OUT AT LEAST 2 DAYS BUT NO MORE
 THAN 10 DAYS PRIOR TO ANY EXCAVATION.



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING BUILDING
	EXISTING SETBACK LINE
	EXISTING SETBACK LINE
	PROPOSED DRIVEWAY
	PROPOSED EVERGREEN
	PROPOSED RETAINING WALL
	PROPOSED PARKING COUNT



ENLARGED SITE PLAN

2649-2651 STRANG BOULEVARD

TOWN OF YORKTOWN HEIGHTS WESTCHESTER COUNTY, NEW YORK

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3 8	PROJECT I.D.: YRHP600 DATE: JUNE 18, 2021
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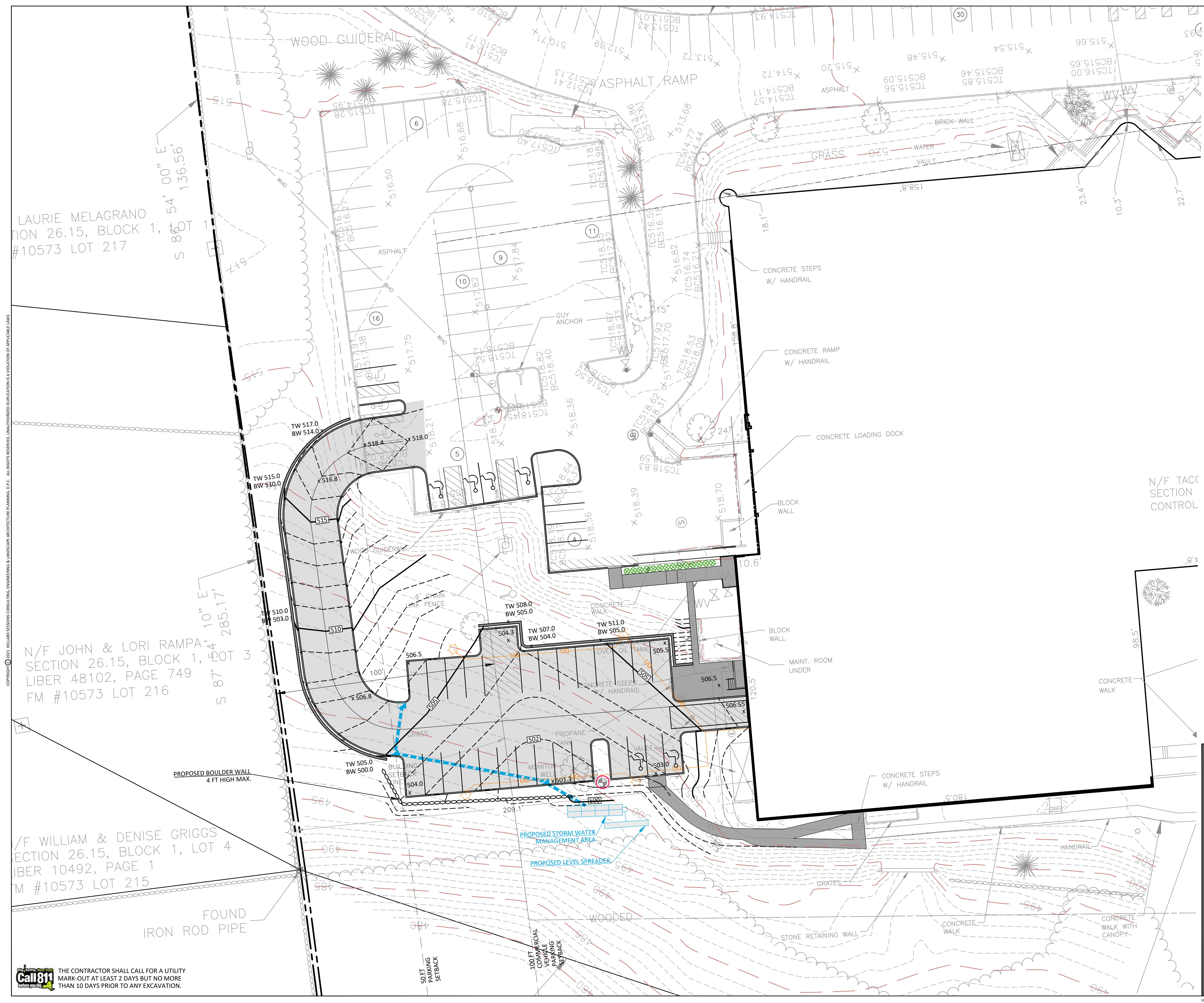
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FOUND IRON ROD PIPE

Call811
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	PROPOSED 1 FT CONTOUR
	PROPOSED DRAINAGE LINE
	PROPOSED STORMWATER MITIGATION SYSTEM
	PROPOSED CATCH BASIN
	PROPOSED LEVEL SPREADER
	PROPOSED SITE LIGHTING
	PROPOSED UNDERGROUND ELECTRIC



ENLARGED GRADING AND UTILITIES PLAN

2649-2651 STRANG BOULEVARD

TOWN OF YORKTOWN HEIGHTS WESTCHESTER COUNTY, NEW YORK

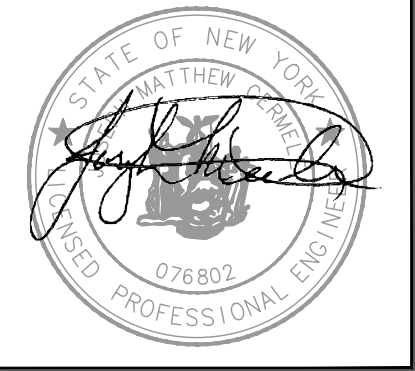
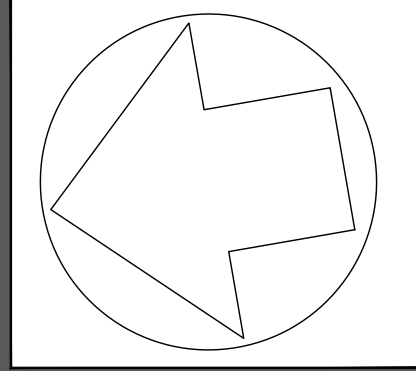
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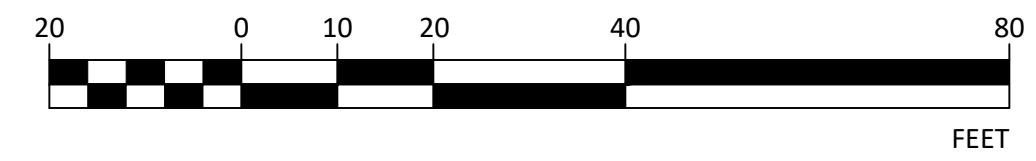
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- EXISTING 1 FT CONTOUR
- EXISTING SETBACK LINE
- PROPOSED DRIVEWAY
- PROPOSED 10 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- PROPOSED EVERGREEN
- LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED SOIL STOCKPILE



ENLARGED EROSION AND SEDIMENT CONTROL PLAN

2649-2651 STRANG BOULEVARD

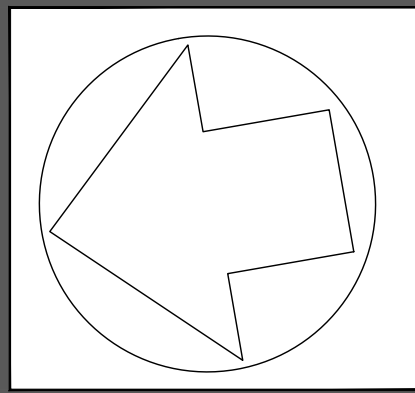
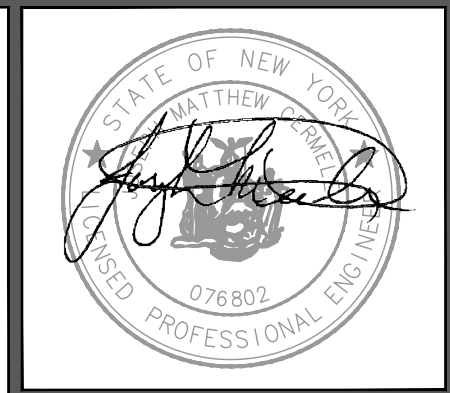
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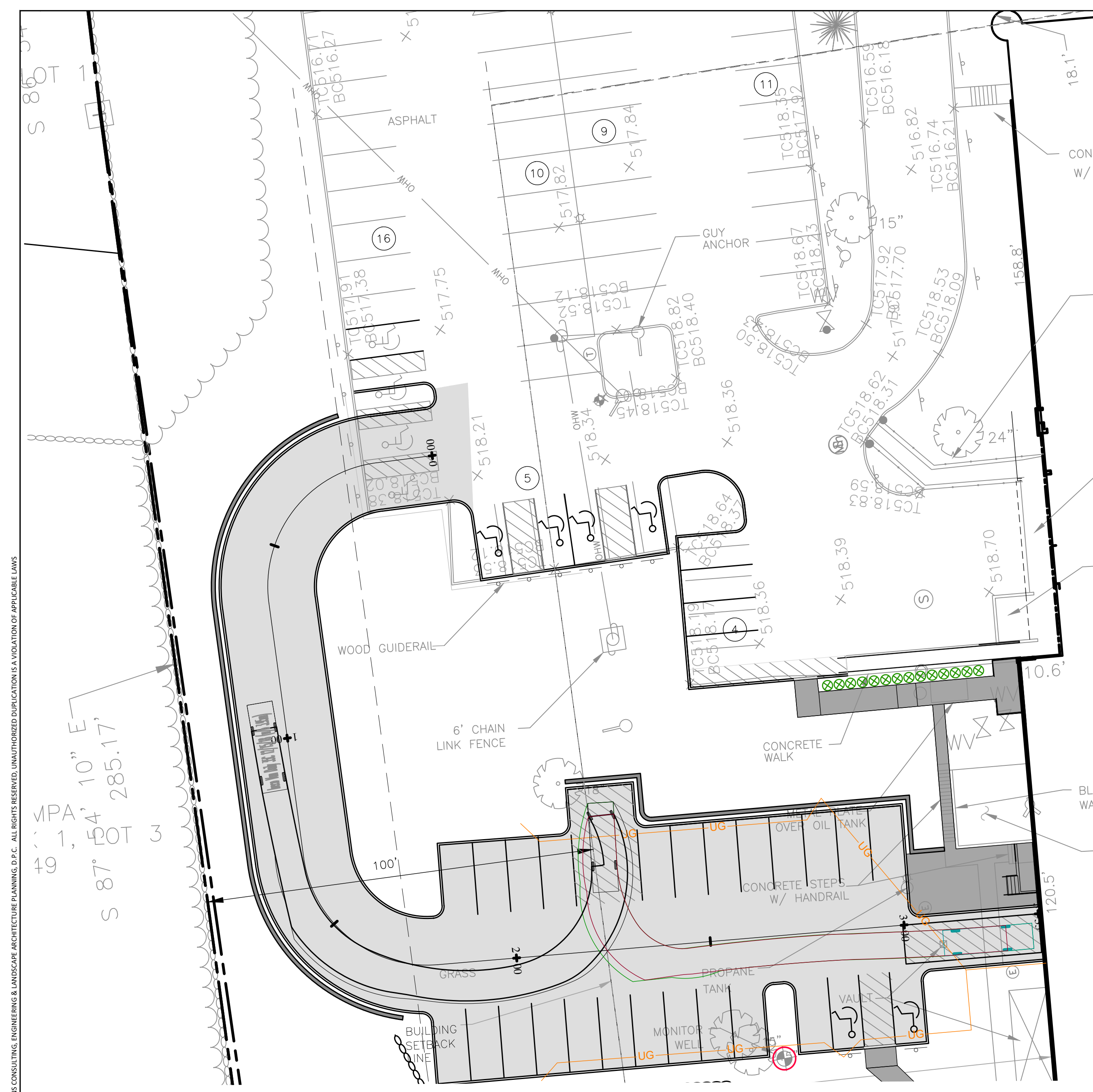


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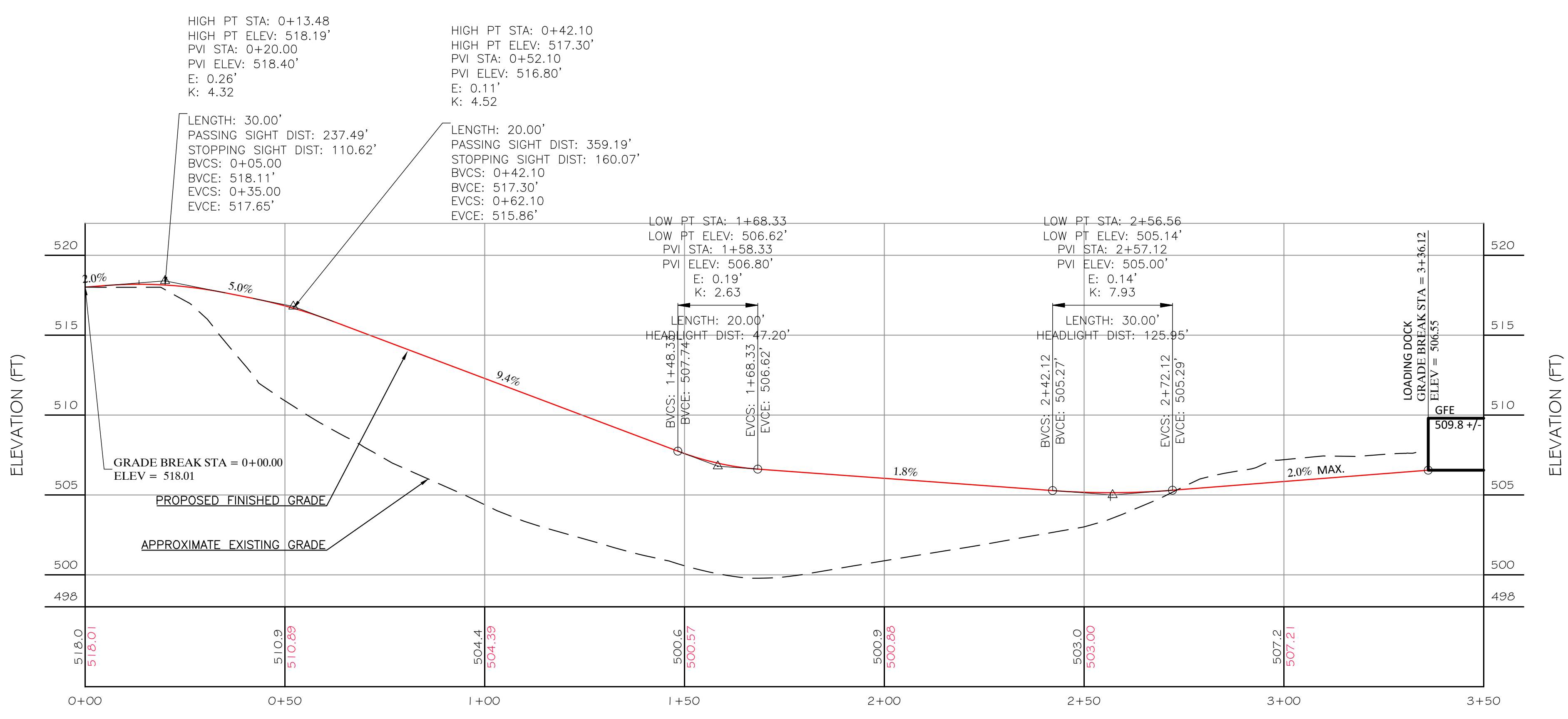
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TRUCK TURNING ANALYSIS

NOTE: TRUCK MANEUVER SHOWN FOR TYPICAL DELIVERY TRUCK (30 FT.)



PROPOSED DRIVEWAY

PROFILE SCALE:
HORIZ: 1"=20'
VERT: 1"=5'



DRIVEWAY PROFILES

2649-2651 STRANG BOULEVARD

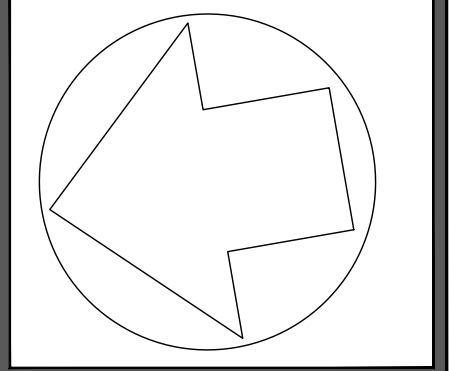
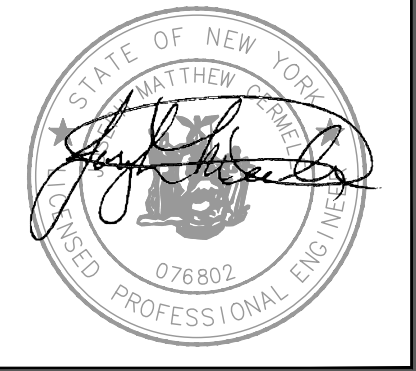
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Call811
Before you dig

THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

EROSION AND SEDIMENT CONTROL PLAN

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York Standards and Specifications for Erosion and Sediment Control, latest edition
- New York State SPDES General Permit for Stormwater Runoff from Construction Activity (GP-0-20-001)
- Town Code of Yorktown Chapter 248 "Stormwater Management"

The primary aim of the soil erosion and sediment control plan is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the drainage structures, culvert infiltration systems, wetland systems, watercourses, waterbodies and downstream properties. The culvert infiltration systems will not be put into service until the contributing drainage areas to the system have been stabilized. As outlined in the construction sequencing notes below and on the Sediment & Erosion Control Plans, the Sediment & Erosion Control Plan is an integral component of the construction phasing and sequencing and will be implemented to control sediment and re-establish vegetation as soon as practicable. The plan will be implemented prior to the commencement of any earthmoving activities and will be maintained through the duration of the project.

A copy of the contractor certification form is provided in Stormwater Pollution Prevention Plan Report. This form will be signed by the contractor prior to the commencement of construction activity. Each contractor and subcontractor shall identify at least one (1) person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor*. The *trained contractor* shall be on site on a daily basis when soil disturbance activities are being performed. The *trained contractor* must receive four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. The *trained contractor* must receive four (4) hours of training every three (3) years.

The owner/operator shall maintain at the construction site a copy of the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities, GP-0-20-001, the Notice of Intent (NOI), the NOI acknowledgment letter, the Stormwater Pollution Prevention Plan Report for American Capital Energy Corporation, the MS4 SWPPP Acceptance Form and inspection reports from the qualified inspector until all disturbed areas have achieved final stabilization and the Notice of Termination (NOT) has been filed with the NYSDEC.

The applicant or developer or their representative shall be on site at all times when construction or grading activity takes place. A *qualified inspector* shall conduct site inspections a minimum of once every seven (7) calendar days. The *qualified inspector* shall inspect and document the effectiveness of all erosion and sediment control practices. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. The reports shall be forwarded to the Town's Stormwater Management Officer and also copied to the site logbook. The *qualified inspector* must be a licensed Professional Engineer, a Certified Professional in Erosion and Sediment Control (CPESC), a Registered Landscape Architect or someone working under the direct supervision of, and at the same company as, the Licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a soil and water conservation district.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice are also provided herein. The owner or operator must ensure that all erosion and sediment control practices identified herein are maintained in effective operating condition at all times.

STABILIZED CONSTRUCTION ENTRANCE

A stabilized construction entrance shall be installed at the project entrance as indicated on the plans. The purpose of the stabilized construction entrance is to prevent vehicles leaving the site from tracking sediment, mud or any other construction-related materials from the site onto Strang Boulevard.

Maintenance/Inspection
Stabilized construction entrance shall be inspected a minimum of twice every seven (7) calendar days. The Contractor shall maintain the construction entrance in a manner which prevents or significantly reduces the tracking of sediment/soil onto Strang Boulevard. The Contractor shall inspect the construction entrance daily and after each rain event for displacement or loss of aggregate. The Contractor shall top-dress the construction entrance when displacement/loss of aggregate occurs, or if the aggregate becomes clogged or silted to the extent that the entrance can no longer perform its intended function. The Contractor shall inspect the vicinity of the construction entrance several times a day and immediately remove any sediment dropped or washed onto Strang Boulevard.

SILT FENCE
Silt fence (geotextile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment-laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the down-drainage end of disturbed areas, toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present. Silt fence shall always be installed parallel to the contours in order to prevent concentrated flows from developing along the silt fence.

Maintenance/Inspection
Silt fencing shall be inspected a minimum of twice every seven (7) calendar days. Inspections shall include ensuring that the fence material is tightly secured to the wood posts. In addition, overlapping filter fabric shall be secure and the fabric shall be maintained a minimum of six (6) inches below grade. In the event that any "bulges" develop in the fence, that section of fence shall be replaced immediately with a new fence section. Any visible sediment build-up against the fence shall be removed immediately and deposited on-site a minimum of 100 feet outside of any wetland area.

INLET PROTECTION
After the drain inlets have been installed and the site is completely stabilized, these drain inlets will receive stormwater from the driveways and overland watersheds. During construction, a filter fabric drop inlet barrier shall be placed around the drain inlets to allow stormwater to be filtered prior to the stormwater being discharged to the drainage system.

Maintenance/Inspection
Inlet protection devices shall be inspected a minimum of twice every seven (7) calendar days. Care shall be taken to ensure that all inlet protection devices are properly located and secure and do not become displaced. Upon stabilization of the drainage areas, remove all materials and sediment and dispose of properly. Any accumulated sediments shall be removed from the device and deposited not less than 100 feet from a wetland area.

TREE PROTECTION
All significant trees to be preserved located within the limits of disturbance and on the perimeter of the disturbance limits shall be protected from harm by erecting a three (3) feet high (minimum) snow fence completely surrounding the tree. Snow fence should extend to the drip-line of the tree to be preserved. Trees designated to be protected/saved are illustrated on the construction drawings and will be identified in the field prior to construction.

Maintenance/Inspection
The snow fence shall remain at the drip-line of the tree to be preserved. The snow fence shall be inspected a minimum of twice every seven (7) calendar days. Any damaged portions of the fence shall be repaired or replaced. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

RIP-RAP OUTLET PROTECTION
The outlets of all stormwater discharge areas will be protected from erosion by the placement of stone rip-rap at the culvert outlet. The purpose of the stone outlet protection is to reduce the velocities of the discharged water such that flows will not erode the receiving area.

Maintenance/Inspection
Maintenance of the outlet protection devices shall be inspected twice every seven (7) calendar days to determine if any scouring beneath the rip-rap has occurred and/or if any rip-rap has been displaced. All displaced rip-rap shall be re-positioned or replaced with new rip-rap. In addition, all leaves, twigs and brush shall be removed in the vicinity of the culvert/swale outlet to ensure that stormwater is flowing unobstructed.

SOIL/MATERIAL STOCKPILING
All soil/material stripped from the construction area during grubbing and grading shall be stockpiled in locations illustrated on the approved plans, or in practical locations on-site.

Maintenance/Inspection
All stockpiles shall be inspected a minimum of twice every seven (7) calendar days for signs of erosion or problems with seed establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with a rapidly-germinating grass seed and surrounded with either silt fence or staked haybales. If the project is ongoing during the non-growing season, the stockpiles shall be protected by a tarpaulin covering the entire stockpile.

SURFACE STABILIZATION
All disturbed areas will be protected from erosion with the use of vegetative measures (e.g., grass seed mix, sod), hydromulch, hay or erosion control blankets.

Erosion control barriers consisting of silt fencing shall be placed around exposed areas during construction. Any areas stripped of vegetation during construction will be vegetated and/or mulched immediately to prevent erosion of the exposed soils. In areas where significant erosion potential exists (steep slopes) and/or where specifically directed, Curlex Excelsior erosion control blankets (manufactured by American Excelsior or approved equal) shall be installed. Materials that may be used for mulching include straw, hay, salt hay, wood fiber, synthetic soil stabilizers, mulch netting, erosion control blankets or sod. A permanent vegetative cover will be established upon completion of construction of those areas which have been brought to finish grade and to remain undisturbed.

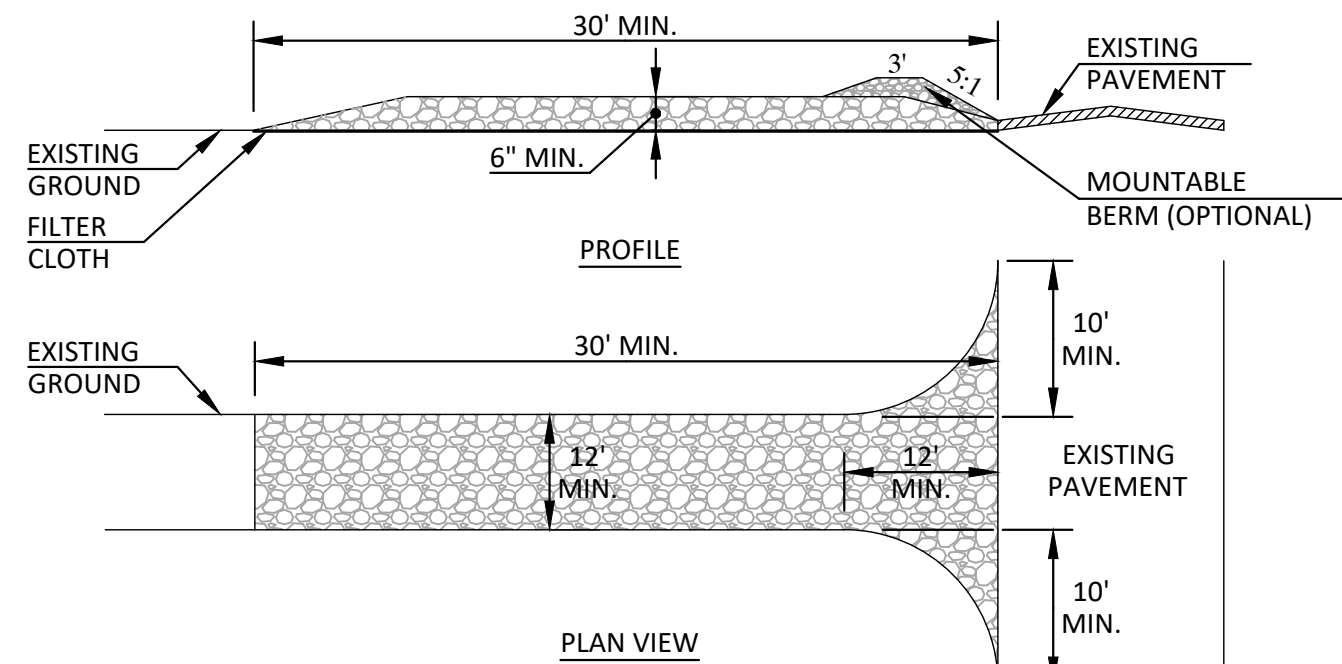
GENERAL LAND GRADING
The applicant/developer or their representatives shall be on-site at all times when construction or grading activity takes place and shall inspect and document the effectiveness of all sediment and erosion control practices. No more than five (5) acres of disturbed land will be exposed without stabilization at any one time.

The intent of the erosion controls is to control all disturbed areas, such that soils are protected from erosion by temporary methods and, ultimately by permanent vegetation.

DUST CONTROL
Where vegetative or mulch cover is not practicable in disturbed areas of the site, dust shall be controlled by the use of water sprinkling. The surface shall be sprayed until wet. Dust control shall continue until such time as the entire site is adequately stabilized with permanent vegetative cover.

POLLUTION PREVENTION MEASURES FOR CONSTRUCTION RELATED ACTIVITIES
Pollution prevention practices for preventing litter, construction chemicals (if applicable) and construction debris from becoming a pollutant source in stormwater discharge include daily pickup of construction debris, inspection, and physical controls such as silt fencing. Inspections will also be conducted to ensure that all control measures are necessary. During construction, maintenance, construction and waste materials will be stored within suitable areas/dumpsters, as appropriate, to minimize the exposure of the materials to stormwater and spill prevention. All maintenance and construction waste will be disposed of in a safe manner in accordance with all applicable regulations.

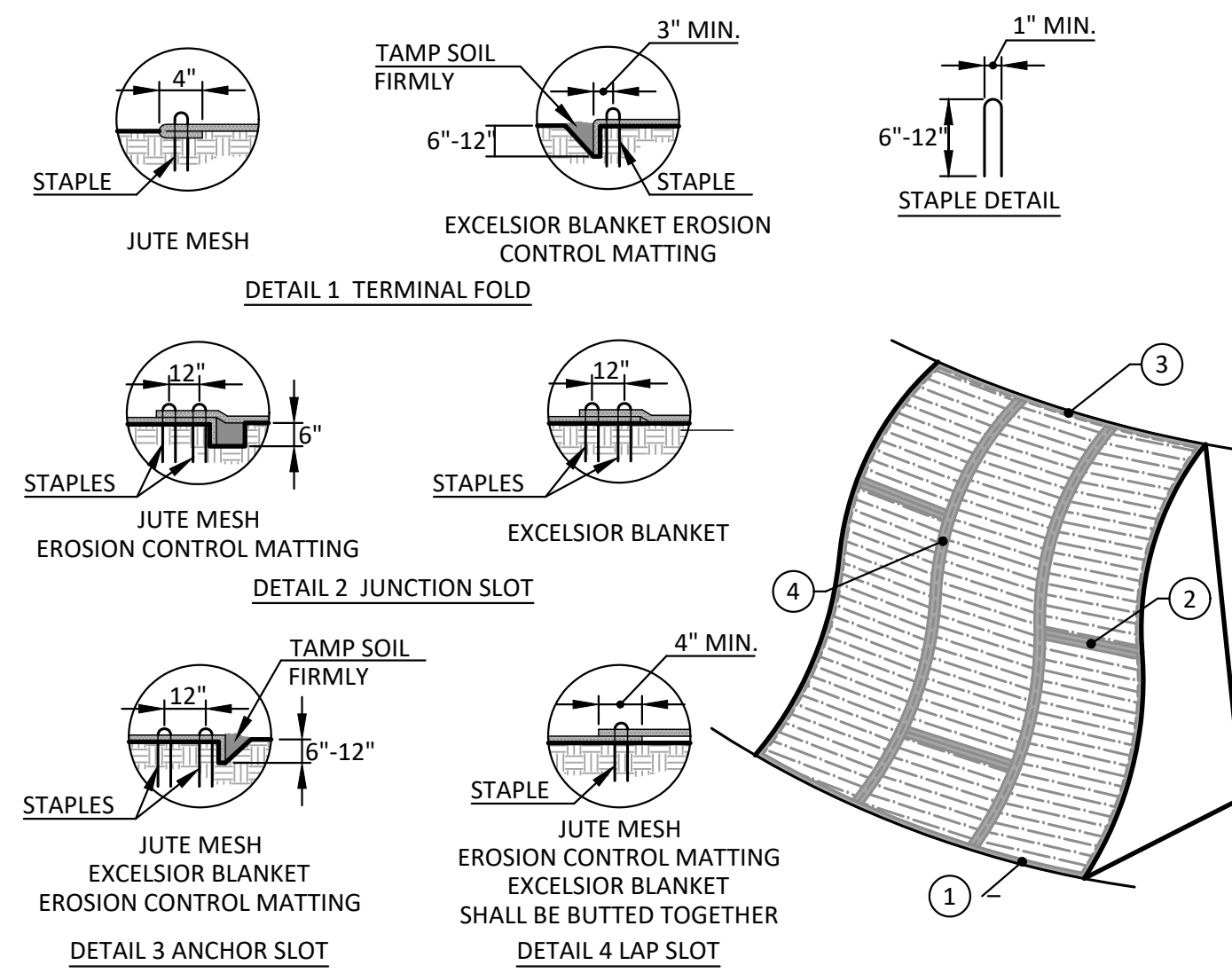
STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 30 FEET
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

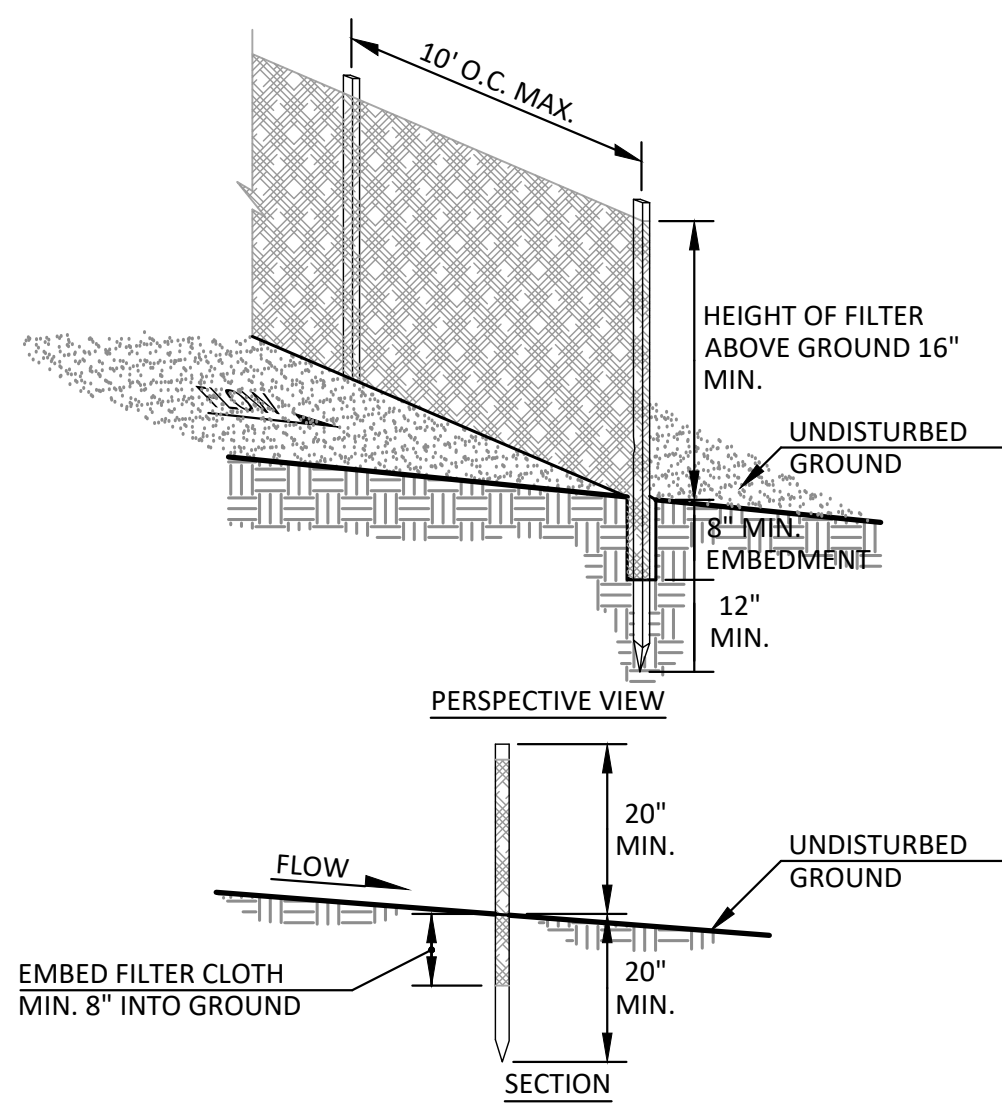
EROSION CONTROL BLANKET DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

- APPLY TO SLOPES GREATER THAN 3H:1V OR WHERE NECESSARY TO AID IN ESTABLISHING VEGETATION.
- APPLY FERTILIZER, LIME AND SEED PRIOR TO PLACING MATTING.
- STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4' X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4' X 150' ROLL OF MATERIAL.
- DISTURBED AREAS SHALL BE SMOOTHLY GRADED. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
- ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

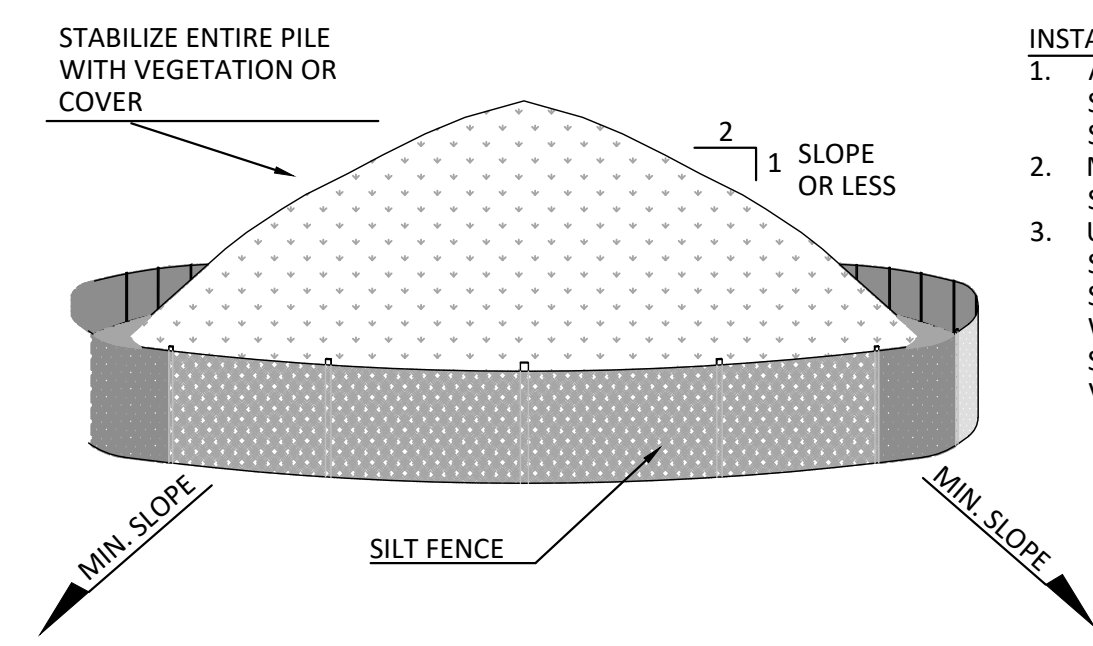
SILT FENCE DETAIL (N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT: GEOFAB, ENVIRONMENT, OR APPROVED EQUAL

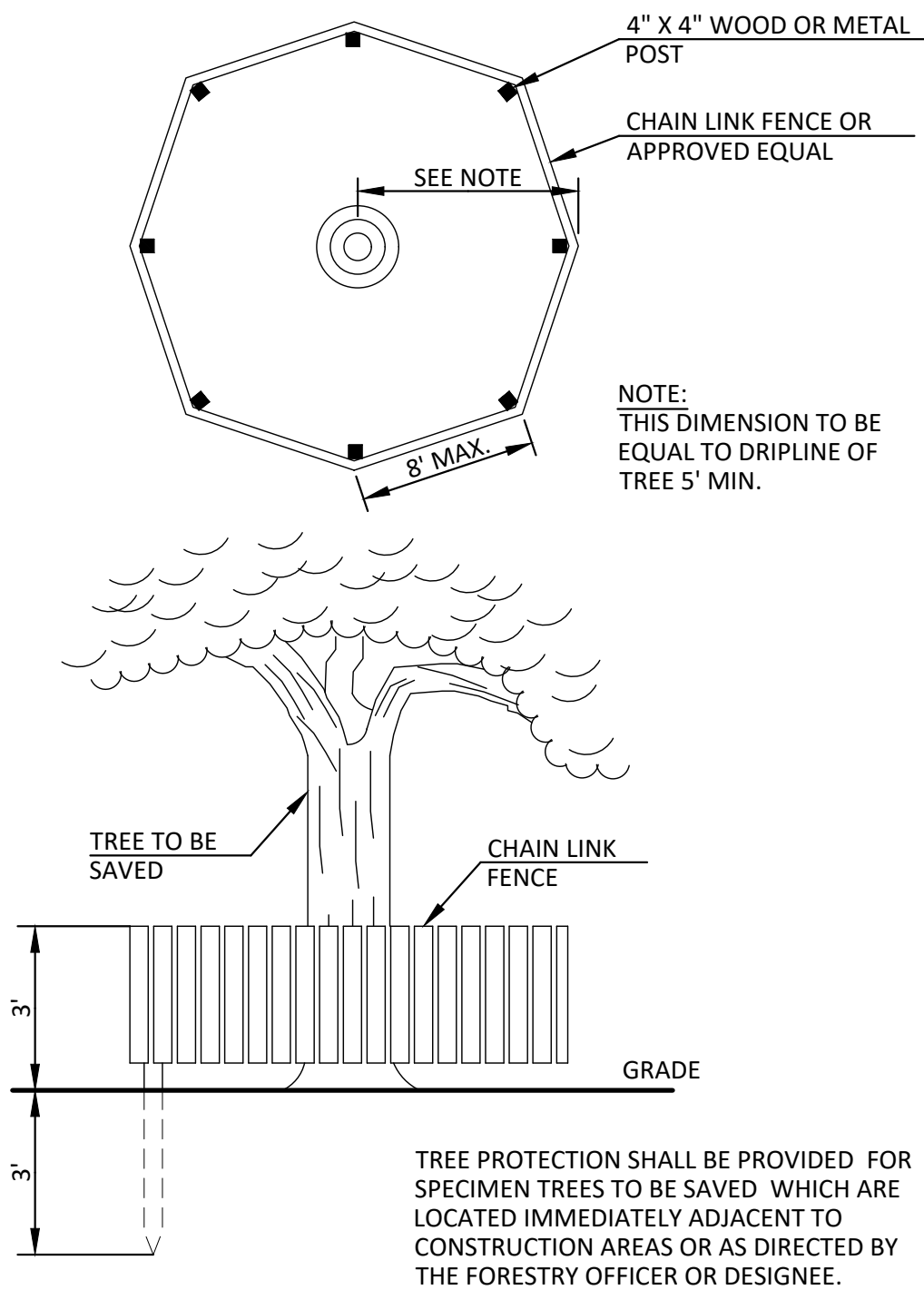
TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)



INSTALLATION NOTES

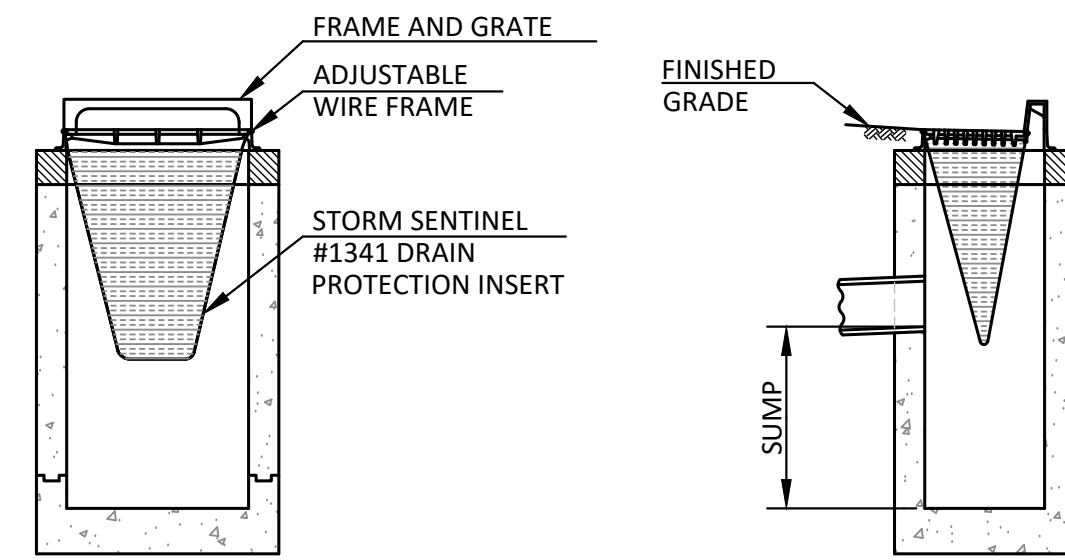
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TREE PROTECTION DETAIL (N.T.S.)



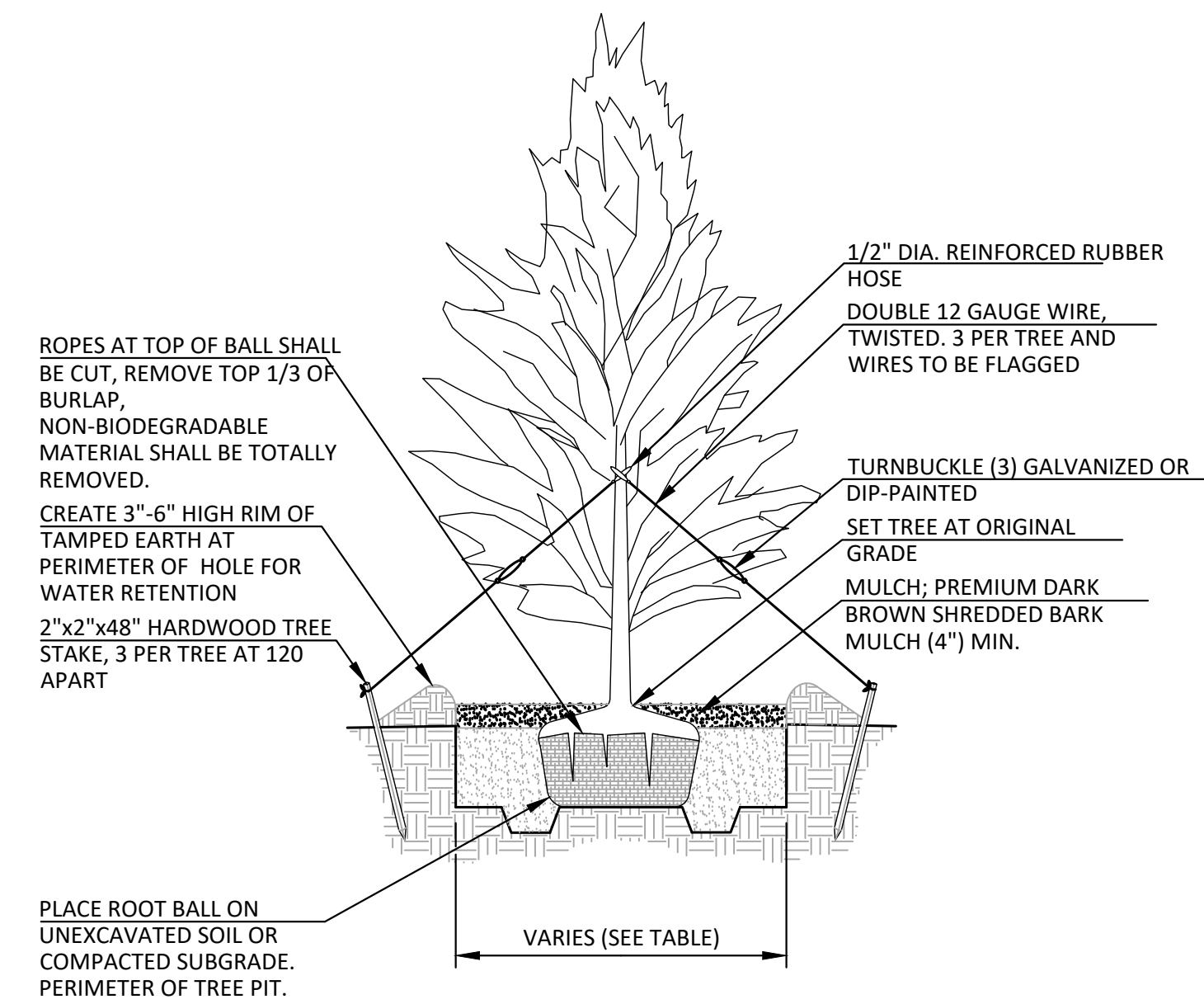
TREE PROTECTION SHALL BE PROVIDED FOR SPECIMEN TREES TO BE SAVED WHICH ARE LOCATED IMMEDIATELY ADJACENT TO CONSTRUCTION AREAS OR AS DIRECTED BY THE FORESTRY OFFICER OR DESIGNEE.

CATCH BASIN FILTERS - INLET PROTECTION DETAIL (N.T.S.)



NOTE: INSERTS TO BE MODEL # 1341 ADJUSTABLE CATCH BASIN INSERTS BY ENPAC OR APPROVED EQUAL.

EVERGREEN TREE PLANTING DETAIL (N.T.S.)



NOTE: PLANTED TREES SHALL BE PROTECTED AGAINST DEER BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER REPELLANT OR USE OF PLASTIC NETTING OR WIRE MESH, TREE GUARDS, ETC. OR OTHER MEASURES.

HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
GREATER THAN 5'Ø	1 1/2X BALL Ø

DETAILS

2649-2651 STRANG BOULEVARD

TOWN OF YORKTOWN HEIGHTS WESTCHESTER COUNTY, NEW YORK

KELLARD SESSIONS

CONSULTING ENGINEERING & LANDSCAPE ARCHITECTURE PLANNING, D.P.C.

500 MAIN STREET ARMONK, N.Y. 10504

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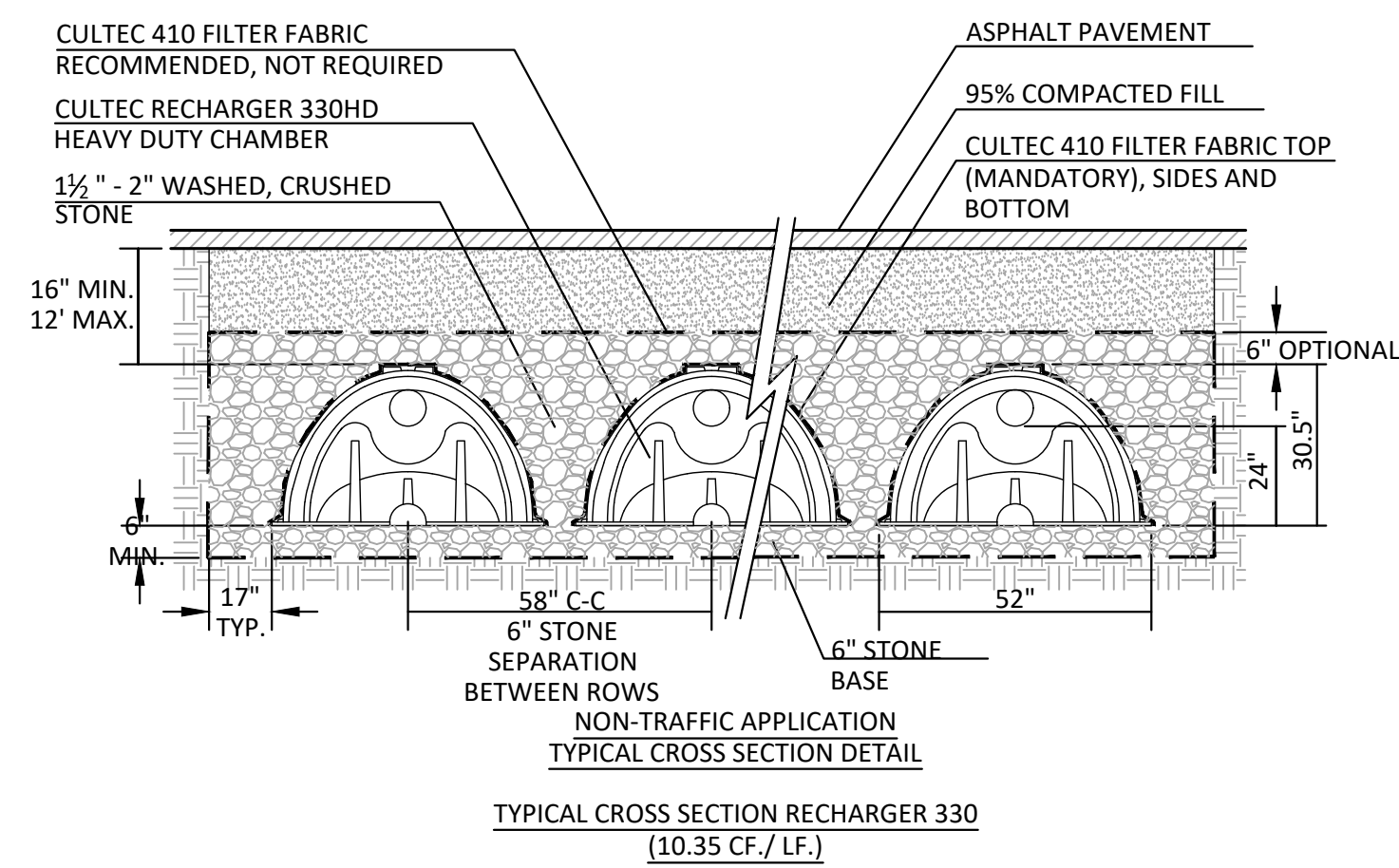
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REVISIONS

PROJECT I.D.: YRHP600
DATE: JUNE 18, 2021

Call 811
THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

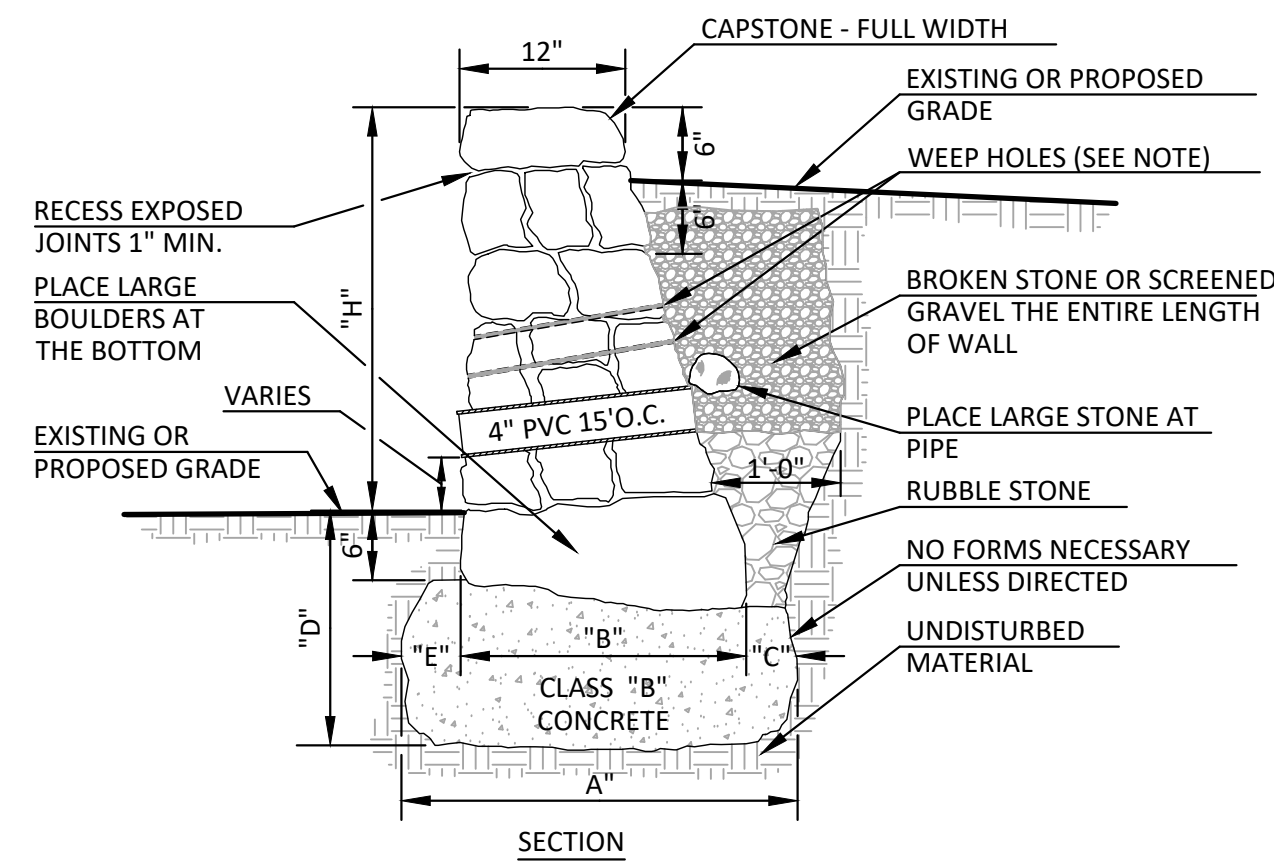
330 HD CULTEC RECHARGER CHAMBER SYSTEM DETAIL (N.T.S.)



CALCULATIONS BASED ON 40% STONE VOID

GENERAL NOTES
 RECHARGER™ 330 BY CULTEC, INC. OF BROOKFIELD, CT. ALL RECHARGER™ 330 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER, CULTEC, INC.'S RECOMMENDED INSTALLATION GUIDELINES. ALL RECHARGER™ 330HD HEAVY DUTY UNITS ARE MARKED WITH A 4\"/>

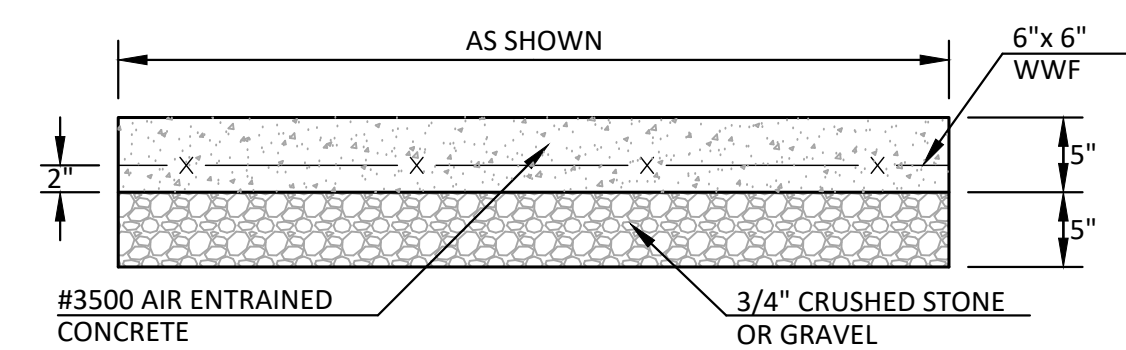
RUBBLE STONE MASONRY RETAINING WALL DETAIL (N.T.S.)



DIMENSIONS					
H(Ft)	"A"	"B"	"C"	"D"	"E"
1	2'-0"	1'-6"	3"	2'-0"	3"
2	2'-6"	2'-0"	3"	2'-0"	3"
3	3'-2"	2'-6"	4"	3'-0"	4"
4	3'-8"	3'-0"	4"	3'-0"	4"
5	4'-6"	3'-6"	6"	3'-0"	6"
6	5'-0"	4'-0"	6"	3'-0"	6"

- NOTES:**
- RETAINING WALLS OVER 6FT. IN HEIGHT SHALL BE ENGINEERED OR IN CASE OF ROCK OCCURRENCE; 8 ON 1 ROCK CUT SHALL BE UTILIZED.
 - STAGGER WEEP HOLES 18" O.C. VERTICALLY.
 - IN ROCK CUT AREAS; ALL ROCK CUTS SHALL BE STABILIZED TO THE SATISFACTION OF THE TOWN'S REPRESENTATIVE.

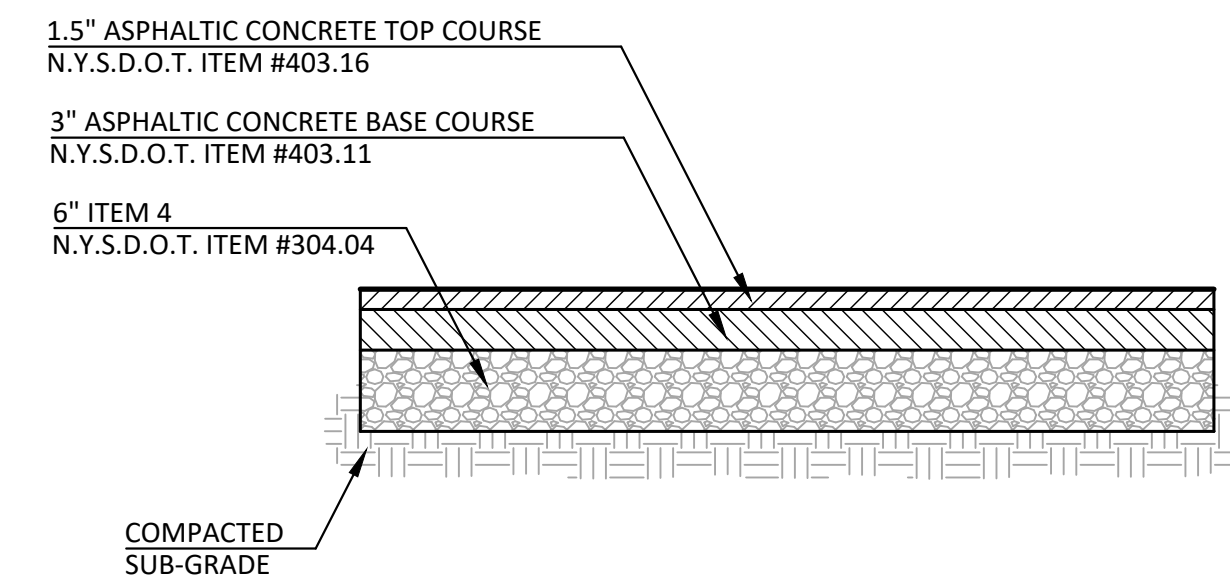
CONCRETE SIDEWALK DETAIL (N.T.S.)



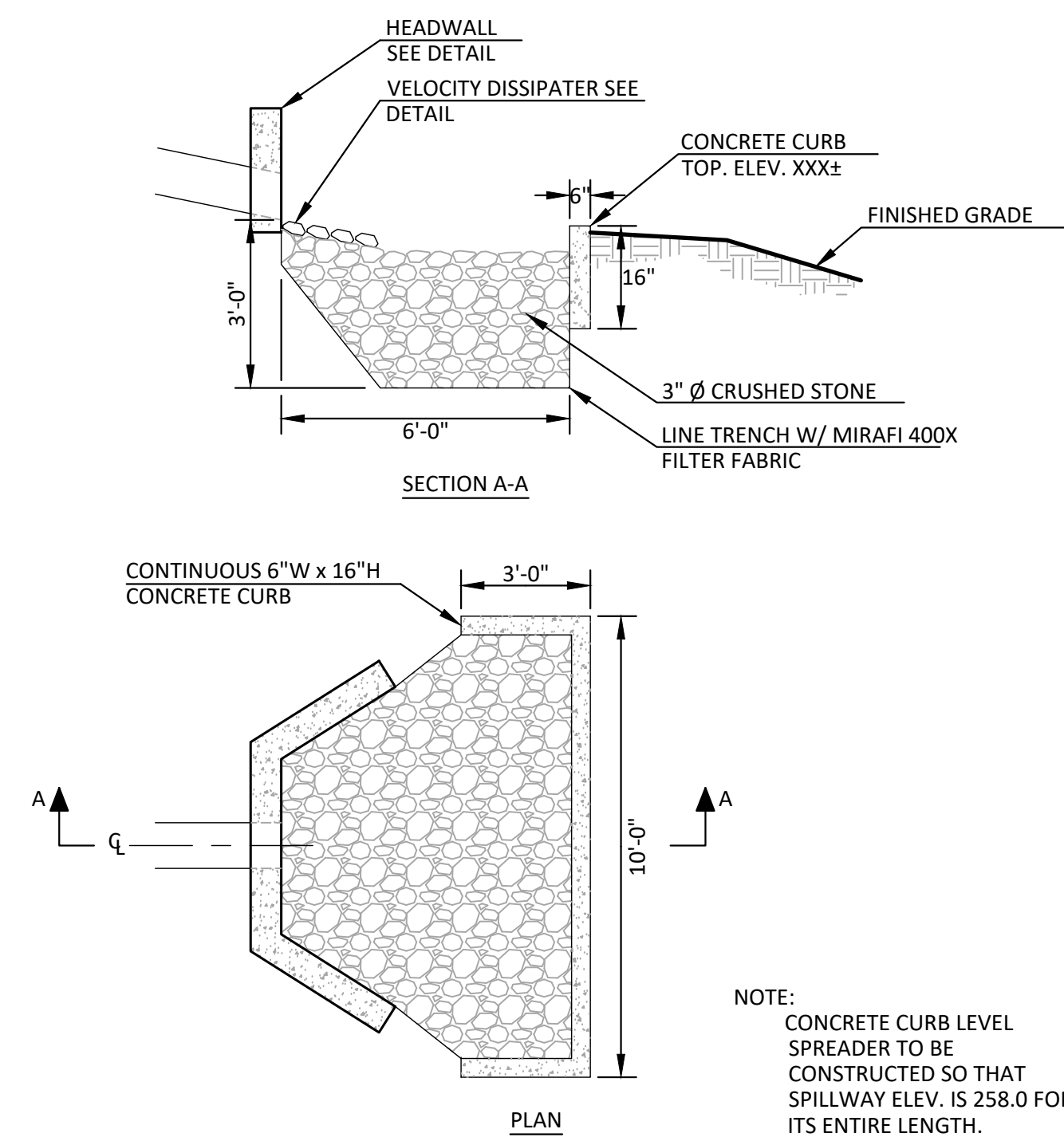
NOTES:

- SIDEWALK TO BE CONSTRUCTED WITH SLOPE OF 1/4" PER FOOT AND PITCHED TOWARDS DRIVEWAY.
- BITUMINOUS EXPANSION JOINTS @ 40' O.C.
- CONTRACTION JOINTS @ 5' O.C.

CONCRETE PAVEMENT DETAIL (N.T.S.)

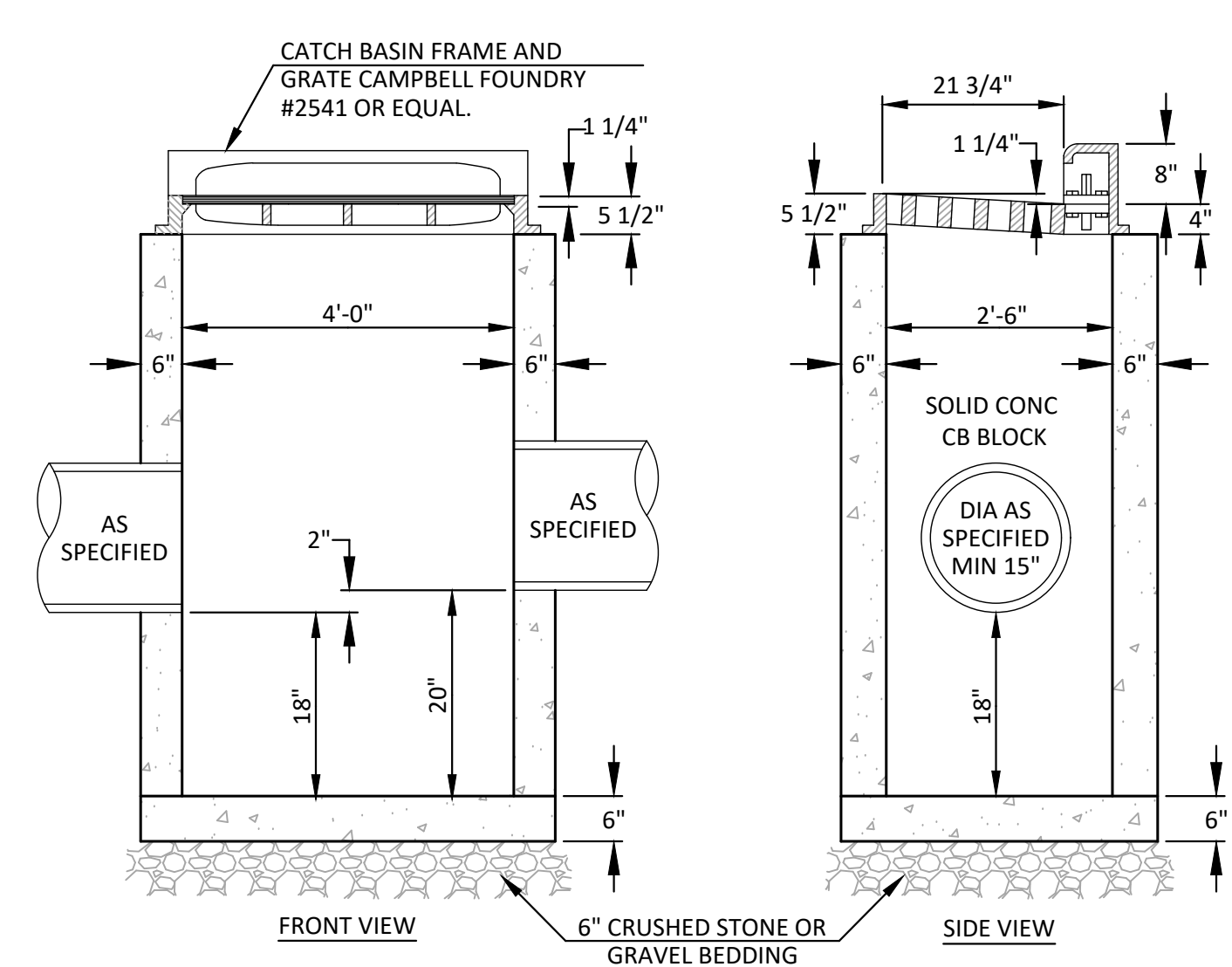


LEVEL SPREADER/VELOCITY DISSIPATER DETAIL (N.T.S.)



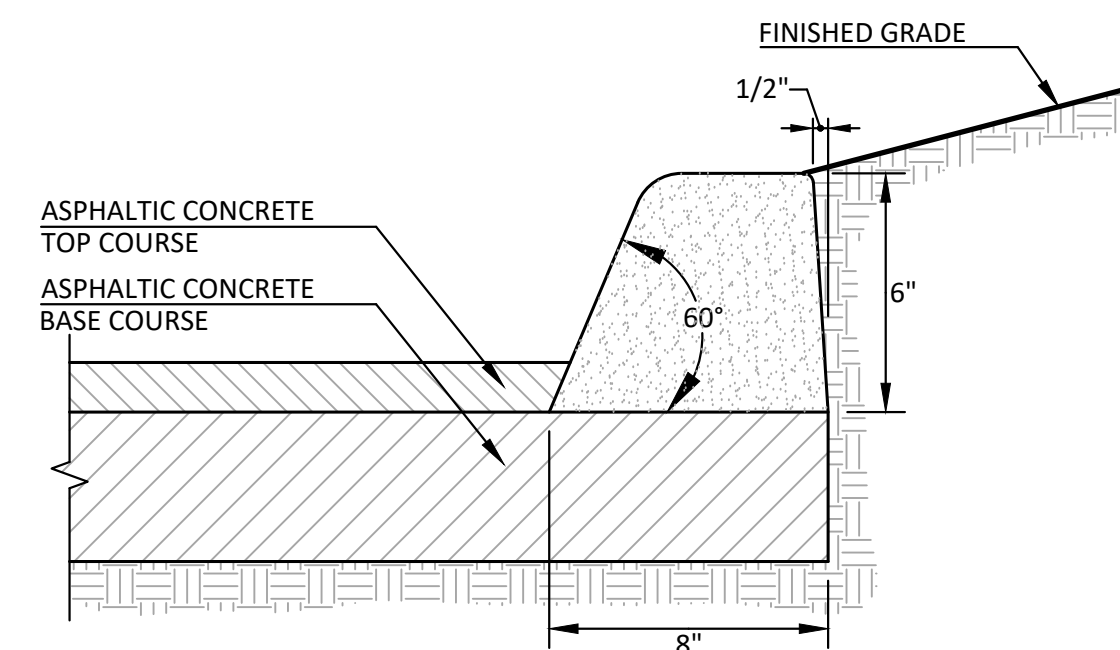
NOTE:
 CONCRETE CURB LEVEL SPREADER TO BE CONSTRUCTED SO THAT SPILLWAY ELEV. IS 258.0 FOR ITS ENTIRE LENGTH.

CATCH BASIN DETAIL (N.T.S.)

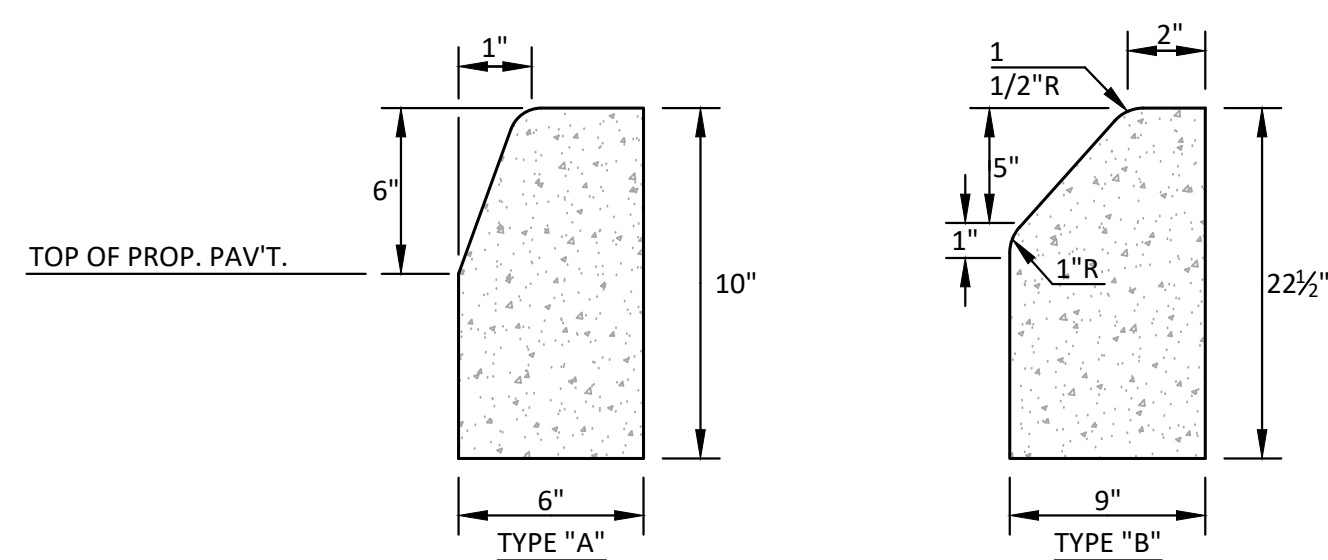


NOTE:
 TYPE A CATCH BASIN AS SHOWN HERE ON WILL BE UTILIZED WHERE THE NEED FOR A DROP INLET EXISTS. THE CURB TYPE CASTING SHALL BE SUBSTITUTED WITH CAMPBELL FOUNDRY FRAME AND GRATE # 3433 OR EQUAL.

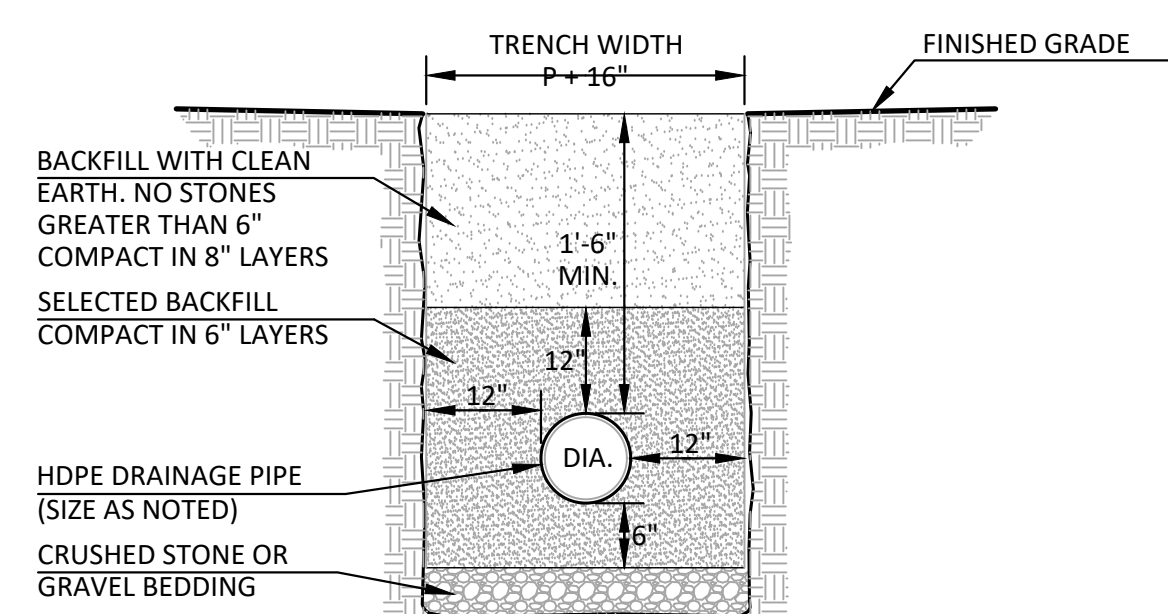
ASPHALTIC CONCRETE CURB DETAIL (N.T.S.)



CONCRETE CURB DETAIL (N.T.S.)



TRENCH DETAIL (N.T.S.)



DETAILS

2649-2651 STRANG BOULEVARD

TOWN OF YORKTOWN HEIGHTS

WESTCHESTER COUNTY, NEW YORK

KELLARD SESSIONS

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PROJECT I.D.:	YRHP600
DATE:	JUNE 18, 2021

REVISIONS

Call 811
 THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

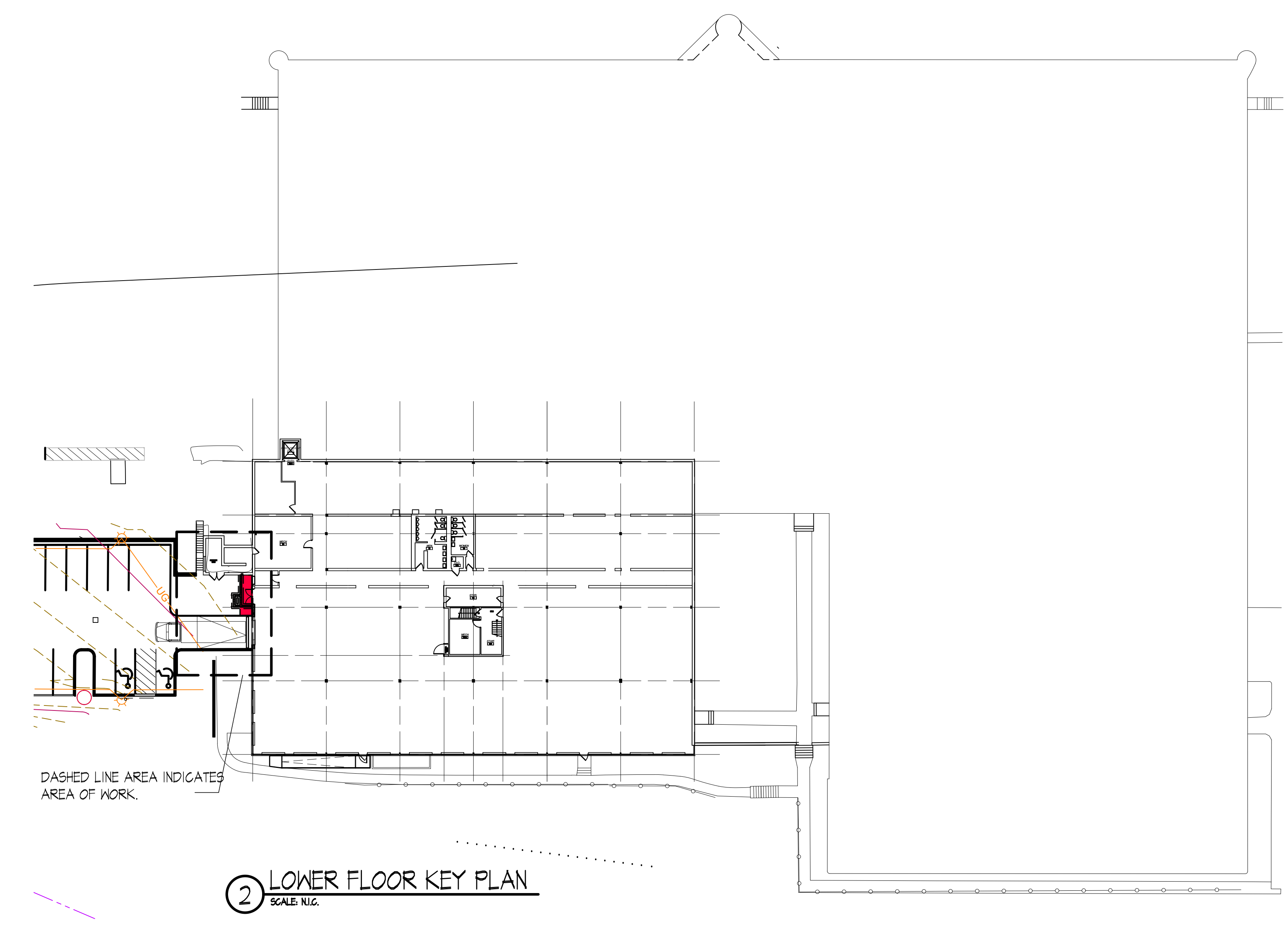
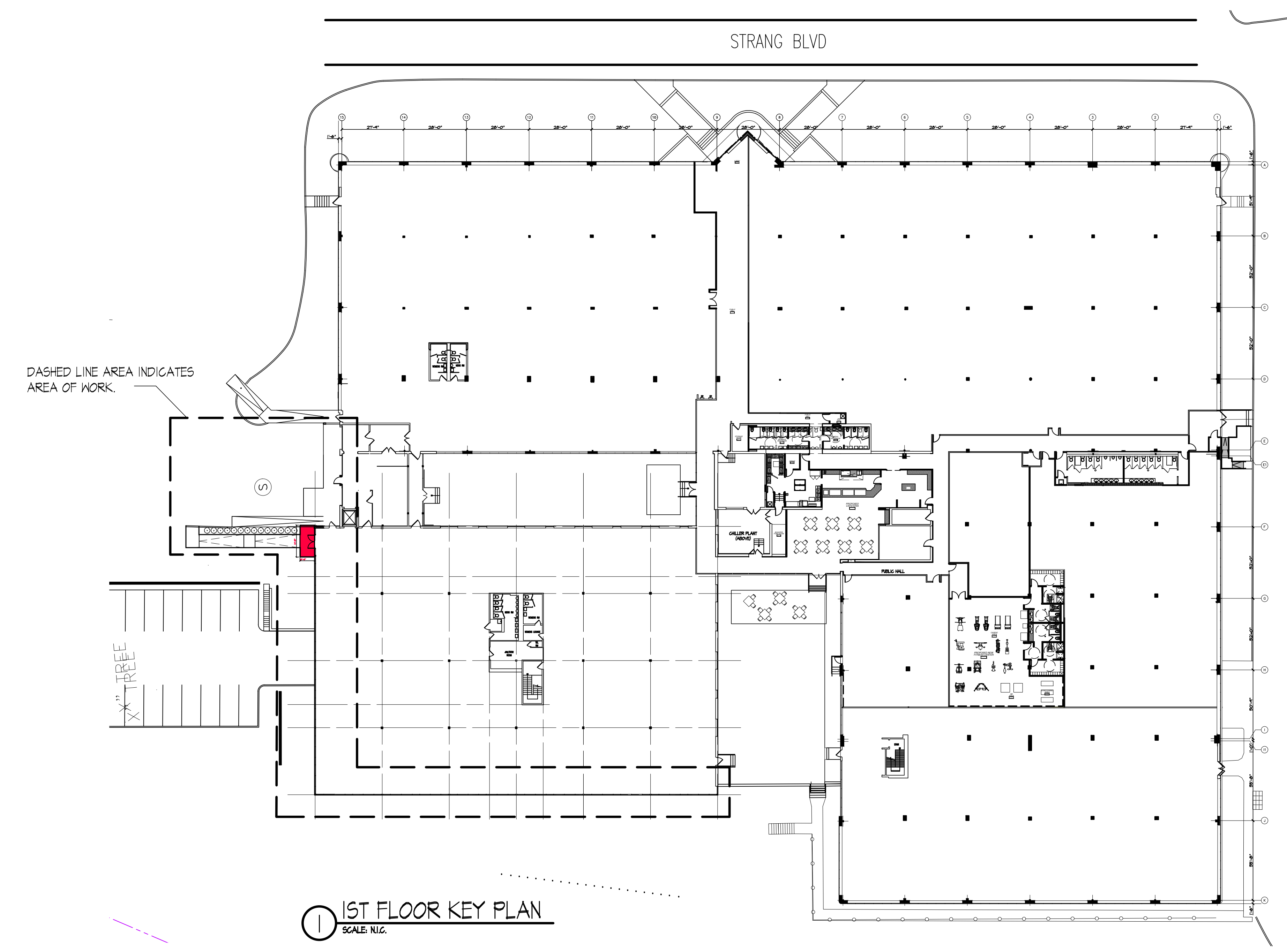
PROPOSED EXTERIOR BUILDING RENOVATIONS

2651 STRANG BOULEVARD

YORKTOWN HEIGHTS, NEW YORK 10598

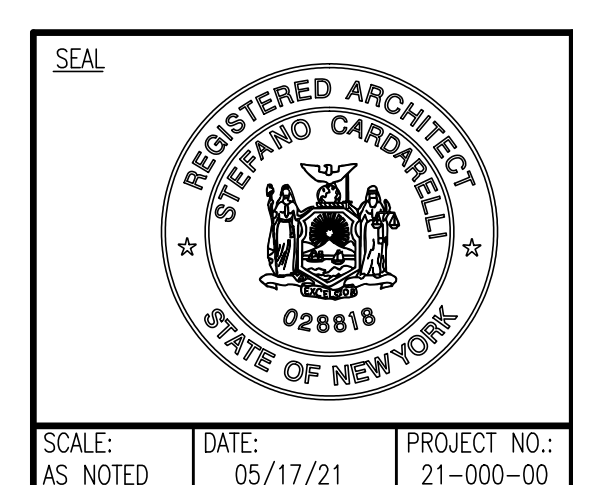
ZONE DISTRICT: OB / SECTION: 26.19 / BLOCK: 1 / LOT: 2

PROJECT: PROPOSED EXTERIOR BUILDING RENOVATIONS
 2651 STRANG BOULEVARD
 YORKTOWN HEIGHTS, NEW YORK 10598
 GROUND FLOOR
 ZONE DISTRICT: OB / SECTION: 26.19 / BLOCK: 1 / LOT: 2



DRAWING LIST	
ARCHITECTURAL DRAWINGS	
COVER SHEET	A0
DEMOLITION PLAN	DNE
CONSTRUCTION PLAN	A1
FOUNDATION PLAN	A2
ELEVATIONS	A3
ELEVATIONS	A4
WALL SECTIONS	A5

NO.	DATE	DESCRIPTION
1.	06/19/21	ISSUE FOR PLANNING BOARD REVIEW
2.	07/21/21	ISSUE FOR PLANNING BOARD REVIEW



SCALE	DATE	PROJECT NO.
AS NOTED	05/17/21	21-000-00
DRAWN BY:	CHECKED BY:	APPROVED BY:
A.M.		

DRAWING TITLE: COVER SHEET

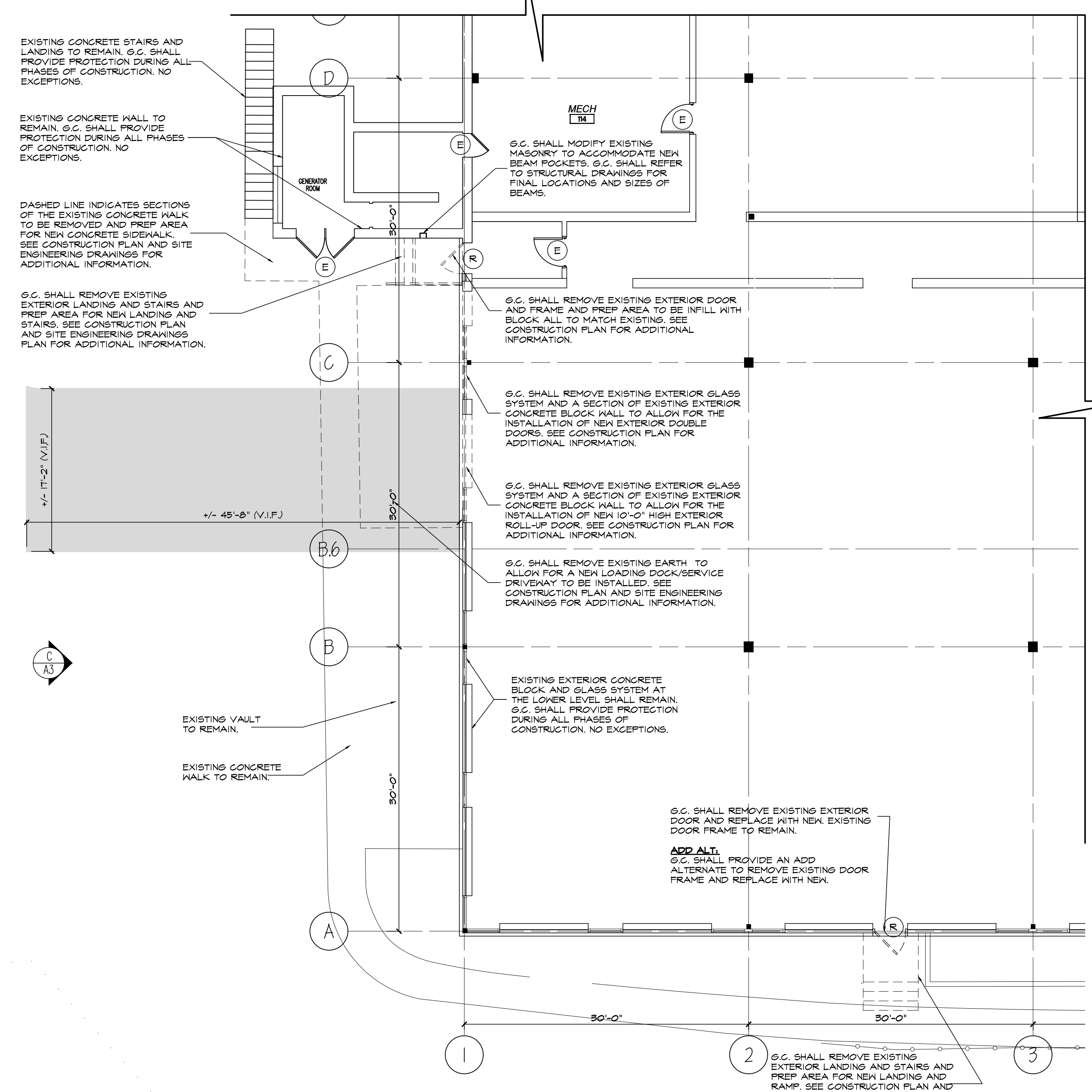
DRAWING NO.: A0

DATE	06/19/21
NO. / ISSUE	1. ISSUE FOR PLANNING BOARD REVIEW
	2. ISSUE FOR PLANNING BOARD REVIEW

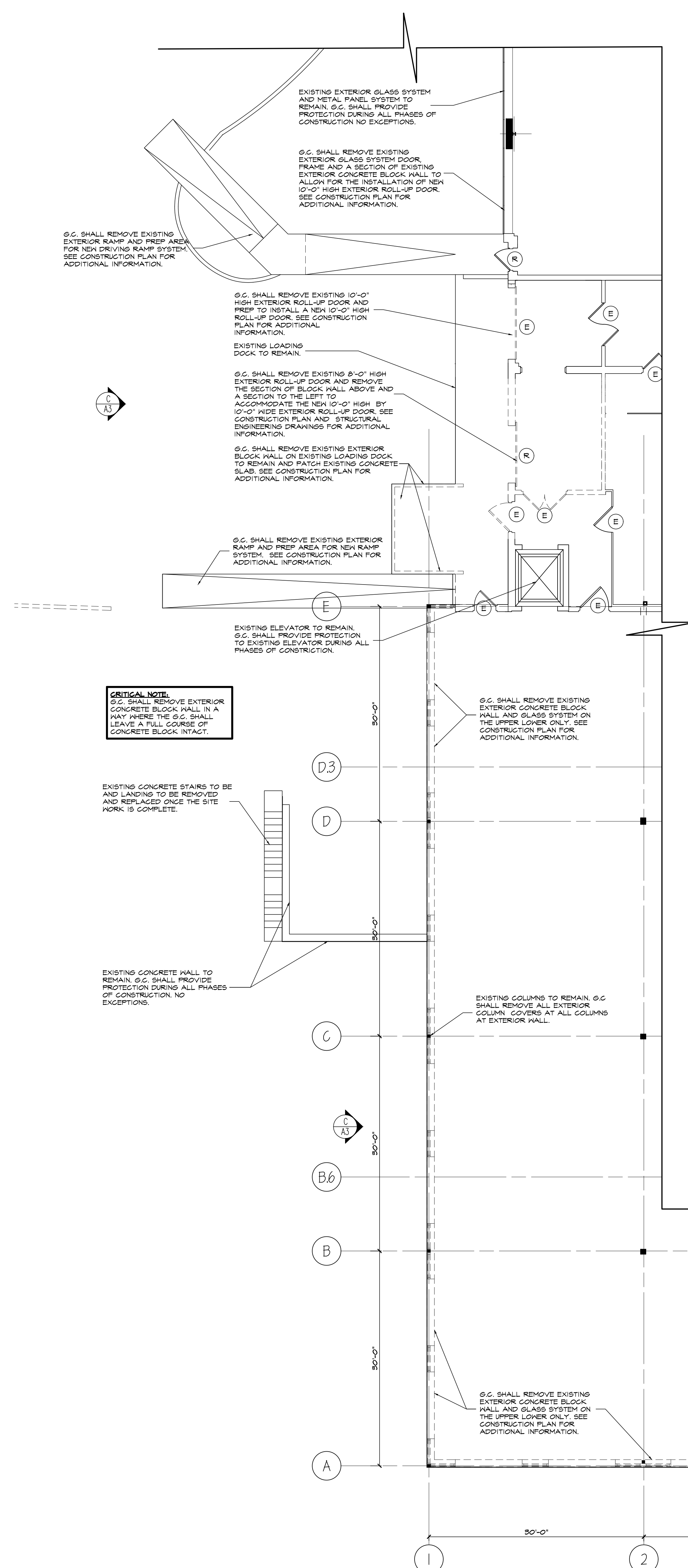
SCALE AS NOTED	DATE 05/17/21	PROJECT NO. 21-000-00
DRAWN BY: A.M.	CHECKED BY:	APPROVED BY:
DRAWING TITLE: DEMOLITION PLAN		

- EXISTING PARTITION TO REMAIN.
- - - EXISTING PARTITION TO BE REMOVED.
- (K) EXISTING DOORS, FRAMES AND HARDWARE TO BE REMOVED. COORDINATE WITH CLIENT FOR STORAGE.
- (E) EXISTING DOORS, FRAMES AND HARDWARE TO BE REMOVED. COORDINATE WITH CLIENT FOR STORAGE.

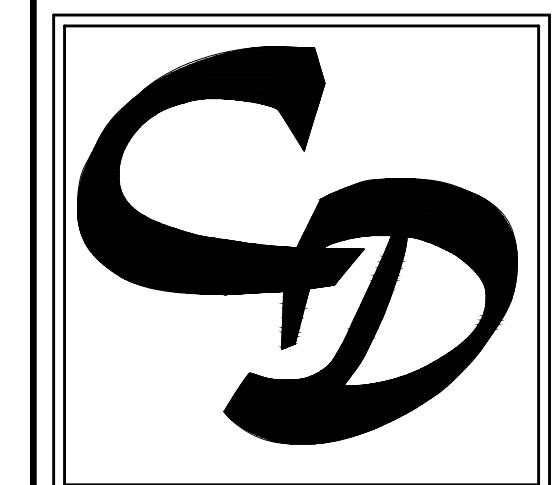
- DEMOLITION GENERAL NOTES**
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS SHOWN ON DRAWINGS.
 - ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE PREMISES EXCEPT THOSE ITEMS TO BE REUSED, RETURNED TO THE LANDLORD / OWNER OR AS OTHERWISE DIRECTED.
 - THE CONTRACTOR SHALL CAREFULLY REMOVE, PROTECT AND STORE ALL CONSTRUCTION ELEMENTS TO BE REUSED OR RETURNED TO THE LANDLORD / OWNER.
 - UPON COMPLETION OF THE DEMOLITION WORK, ALL AREAS SHALL BE BROOM CLEAN.
 - ALL CORE AREAS, ELEVATOR LOBBIES, TOILETS, STAIRWELLS AND EXISTING ELEMENTS TO REMAIN SHALL BE CAREFULLY SEALED AND PROTECTED FROM DAMAGE AND DIRT.
 - ALL PERIMETER FAN COIL AND EQUIPMENT, RADIATORS, ENGINEERS AND HANGERS SHALL BE CAREFULLY COVERED AND PROTECTED FROM GRIT, RUBBISH AND DAMAGE.
 - WHERE EXISTING SWITCHES, OUTLETS AND PHONE / DATA OUTLETS ARE REMOVED, G.C. SHALL PATCH SPACKLE AND SAND SMOOTH WALL FOR PAINT. NO COVER PLATES SHALL BE USED.
 - ALL ELECTRICAL AND LIGHTING TO BE DEMOLISHED AND ASSOCIATED WIRING SHALL BE PULLED BACK TO THE ELECTRICAL PANELS AND REMOVED COMPLETELY.
 - ALL DEMOLITION WORK SHALL BE PERFORMED BEFORE OR AFTER BUSINESS HOURS, UNLESS OTHERWISE PERMITTED BY THE BUILDING MANAGER AND / OR THE CLIENT.
 - IN ALL AREAS WHERE DEMOLITION OR CUTS AND PATCHES CAUSE A UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL FLASH PATCH AS REQUIRED TO RECEIVE THE NEW FLOOR FINISH. COORDINATE WITH FLOORING CONTRACTOR.
 - THE GENERAL CONTRACTOR SHALL ERECT A PLASTIC DUST PARTITION TO PROTECT AREAS NOT INCLUDED IN THE SCOPE OF WORK.
 - PRIOR TO DEMOLITION THE CONSTRUCTION AREA SHALL BE INSPECTED FOR PRESENCE OF ASBESTOS. IF PRESENT IT SHALL BE REMOVED IN COMPLIANCE WITH THE STATE OF NEW YORK REQUIREMENTS AND FEDERAL NESHAP NATIONAL EMISION STANDARD FOR HAZARDOUS AIR POLLUTANTS REGULATION. (NESHAP - PHONE: 1-212-407-4000)
 - WHERE REMOVALS ARE NOT POSSIBLE WITHOUT DAMAGE OF EXISTING TO REMAIN, G.C. SHALL REPAIR OR REPLACE DAMAGED ITEMS AS REQUIRED.



1 DEMOLITION PLAN - LOWER FLOOR
SCALE: 1/8" = 1'-0"



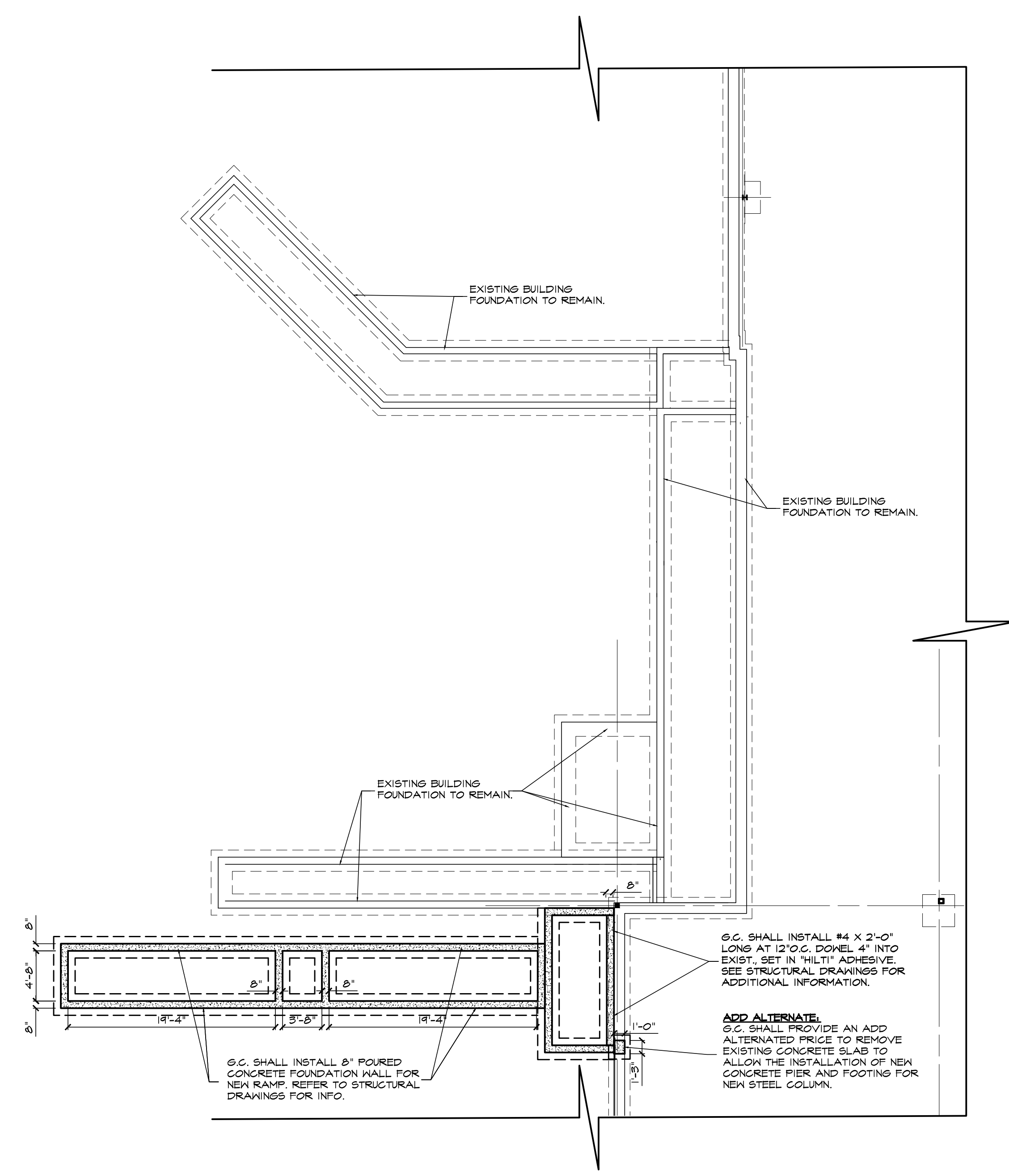
2 DEMOLITION PLAN - UPPER FLOOR
SCALE: 1/8" = 1'-0"



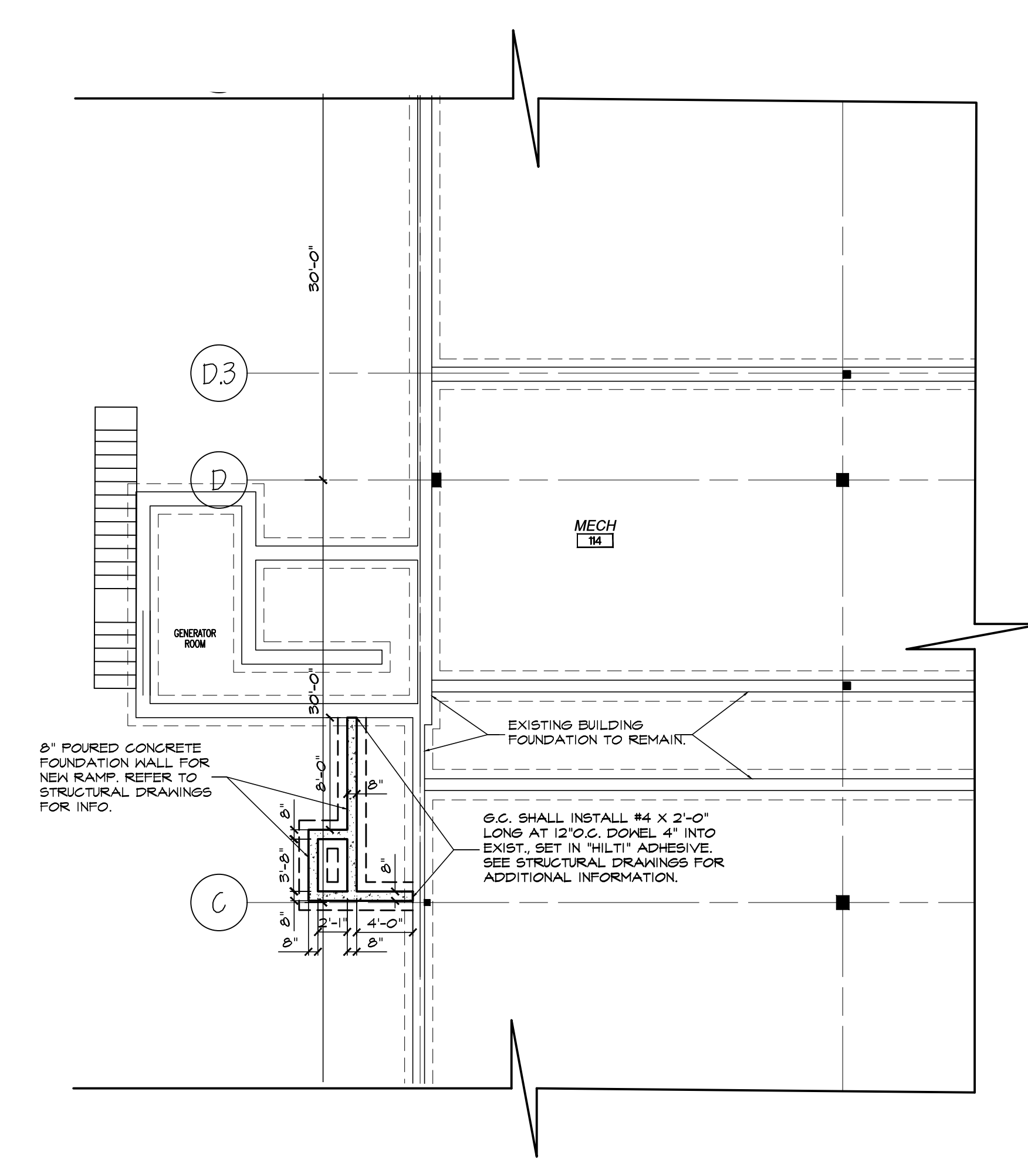
CARDARELLI
DESIGN & ARCHITECTURE, P.C.
297 KNOWLEDGE ROAD, SUITE 202
WHITE PLAINS, NY 10607
PHONE: 914-437-9554 / FAX: 914-437-9555



PROJECT:
PROPOSED EXTERIOR BUILDING RENOVATIONS
2651 STRANG BOULEVARD
YORKTOWN HEIGHTS, NEW YORK 10598
GROUND FLOOR
ZONE DISTRICT: OB / SECTION: 26.19 / BLOCK: 1 / LOT: 2



2 FOUNDATION PLAN - UPPER FLOOR
SCALE: 1/8" = 1'-0"



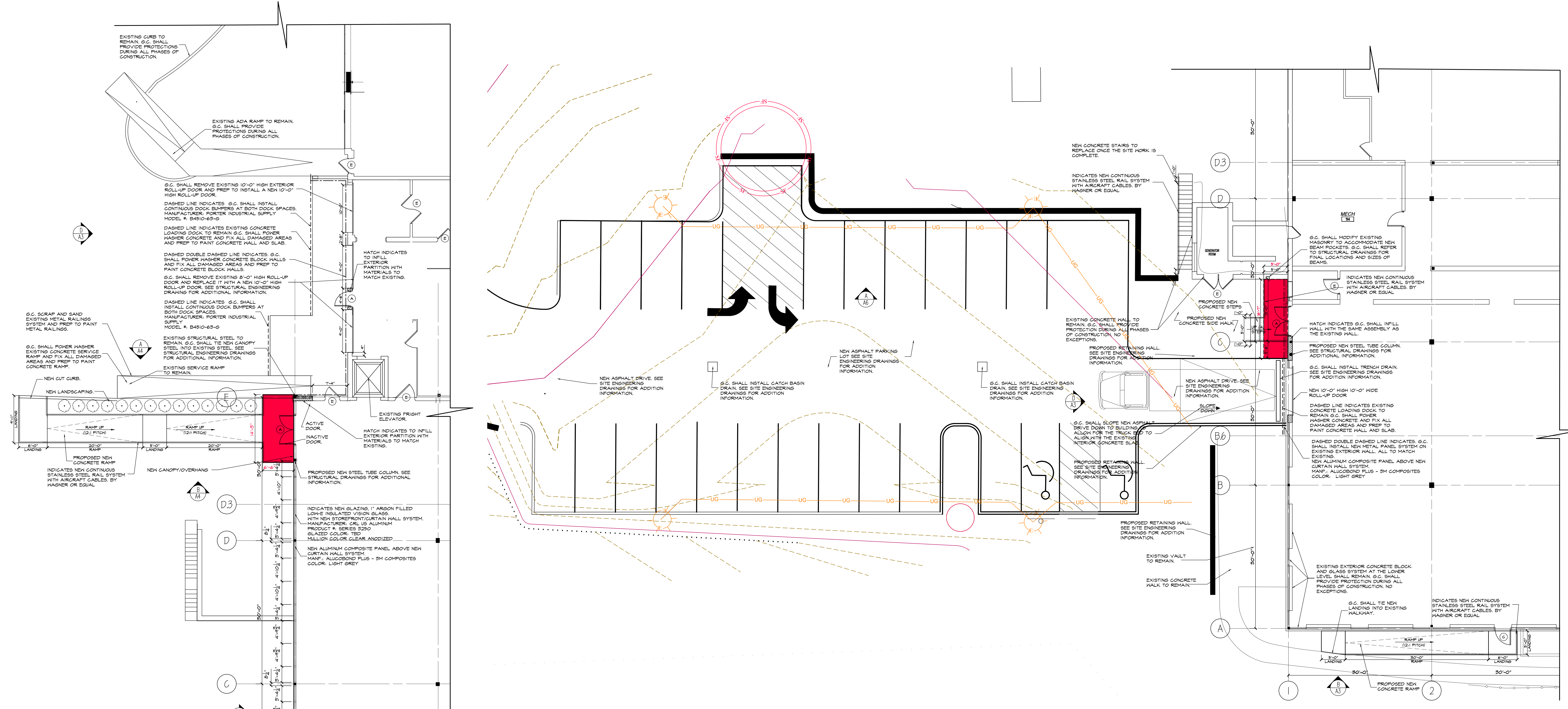
1 FOUNDATION PLAN - LOWER FLOOR
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1.	06/17/21	ISSUE FOR PLANNING BOARD REVIEW
2.	07/21/21	ISSUE FOR PLANNING BOARD REVIEW



SCALE: AS NOTED
DATE: 05/17/21
PROJECT NO.: 21-000-00
DRAWN BY: A.M.
CHECKED BY:
APPROVED BY:
DRAWING TITLE:
FOUNDATION PLAN

DRAWING NO.: **AI**



1 CONSTRUCTION PLAN- LOWER FLOOR
 SCALE: 1/8" = 1'-0"

- CONSTRUCTION LEGEND:**
- INDICATES EXISTING CORE WALLS & INTERIOR WALLS TO REMAIN UNLESS OTHERWISE NOTED.
 - HATCH INDICATES G.C. SHALL INFILL WALL WITH THE SAME ASSEMBLY AS THE EXISTING WALL.
 - - - - - INDICATES GYP. BOARD SOFFIT ABOVE. SEE REFERENCED CEILING PLAN.
 - ⊕ DENOTES ELEVATION NUMBER. SEE PLAN.
 - ⊖ DENOTES SHEET NUMBER. SEE PLAN.
 - INDICATES ALIGNMENT OF WALLS.
- CONSTRUCTION NOTES:**
1. G.C. SHALL FUR OUT EXISTING COLUMNS WITH 3" METAL FURRING STUDS & 3/4" GYP. BD. AS TIGHT TO COLUMN AS POSSIBLE.
 2. UPGRADE OR REPAIR OF EXIT STAIRS, MECHANICAL ROOM AND ELEVATORS ARE NOT PART OF THIS PROJECT SCOPE.
 3. G.C. SHALL NOTIFY ARCHITECT TO FIELD VERIFY SWAP FINISH PRIOR TO INSTALLATION OF METAL TRACK FOR PARTITIONS.
 4. IF DISCREPANCIES ARISE ON FIELD PERTAINING TO PARTITION LAYOUTS, G.C. SHALL NOTIFY ARCHITECT.
 5. ALL DIMENSIONS ARE FROM FINISHED FACE OF GYP. WALL.
 6. G.C. SHALL INSTALL FIRE RATED HOOD BLOCKING IN PARTITIONS SUPPORTING WALL MOUNTED HOOD PANELS & FABRIC FRAMED PANELS. (TYP)
 7. G.C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.
 8. G.C. SHALL SUBMIT ALL MILLWORK FINISH SAMPLES IN TRIPPLICATES TO ARCHITECT FOR REVIEW & TENANT SIGN-OFF.
 9. G.C. SHALL PATCH AND SCUM COAT ALL EXISTING CORE WALLS AND PREP TO RECEIVE NEW FINISHES.
 10. EXISTING CORE WALLS TO BE SCUM COAT WALLS TO LEVEL 3/4 FINISH AND PREP TO RECEIVE NEW FINISHES.

2 CONSTRUCTION PLAN - UPPER FLOOR
 SCALE: 1/8" = 1'-0"

DOOR FRAME AND HARDWARE SCHEDULE:

DOOR AND FRAME TYPE:
 INDICATES (1) PAIR 3'-0" X 7'-0" X 1 3/4" KAWNEER FLUSHLINE ENTRANCES. ALUMINUM FRAMED VISION LITES. TYPE AVL-4. 6' X 32" LOCK SIDE PLACEMENT 1" FROM TOP OF DOOR AND JAMB. PLAIN ALUM. SHEET EXTERIOR AND INTERIOR. COLOR AND FINISH TO MATCH STOREFRONT FRAMING.

HARDWARE TYPE:
 KAWNEER STANDARD EXIT DEVICE, DUR-O-MATIC / PALCON 1790 EXTERIOR FULL STYLE 504-KAWNEER STANDARD KEVED RIM CYLINDER SURFACE CLOSER 280 ALUMINUM THRESHOLD GASKETING & SHEEP (PEMCO)

G.C. TO INSTALL METAL ASTRALGAL TO MATCH DOOR FINISH ONTO ACTIVE DOOR.

DOOR CLOSER, ARROW LOCK MODEL, IRON SERIES, MEETS (ADA) BARRIER FREE REQUIREMENTS OF 3 LBS. MAXIMUM DOORS. G.C. SHALL INSTALL DOOR CLOSERS ON BOTH DOORS.

IVES DOOR STOP, #436

HARDWARE FINISH: MATCH EXISTING EXTERIOR DOOR SYSTEM.

DOOR AND FRAME TYPE:
 3'-0" X 7'-0" EXTERIOR SOLID CORE METAL DOORS WITH 2" HOLLOW METAL HELPER DOOR FRAME. THE DOOR FRAME ASSEMBLY WILL BE FACTORY PRIMED 16 GAUGE METAL. (DOOR FINISH TO MATCH EXISTING DOORS)

HARDWARE TYPE:
 DOOR CLOSER, ARROW LOCK MODEL, IRON SERIES, MEETS (ADA) BARRIER FREE REQUIREMENTS OF 3 LBS. MAXIMUM DOORS.

IVES DOOR STOP, #436

HARDWARE FINISH: MATCH EXISTING EXTERIOR DOOR SYSTEM.

DOOR AND FRAME TYPE:
 INDICATES (1) PAIR 3'-0" X 7'-0" X 1 3/4" KAWNEER FLUSHLINE ENTRANCES. ALUMINUM FRAMED VISION LITES. TYPE AVL-4. 6' X 32" LOCK SIDE PLACEMENT 1" FROM TOP OF DOOR AND JAMB. PLAIN ALUM. SHEET EXTERIOR AND INTERIOR. COLOR AND FINISH TO MATCH STOREFRONT FRAMING.

HARDWARE TYPE:
 PAIR AND HALF BUTT HINGE, KAWNEER STANDARD KAWNEER STANDARD EXIT DEVICE, DUR-O-MATIC / PALCON 1790 EXTERIOR FULL STYLE 504-KAWNEER STANDARD KEVED RIM CYLINDER SURFACE CLOSER 280 ALUMINUM THRESHOLD GASKETING & SHEEP (PEMCO)

DOOR CLOSER, ARROW LOCK MODEL, IRON SERIES, MEETS (ADA) BARRIER FREE REQUIREMENTS OF 3 LBS. MAXIMUM DOORS. G.C. SHALL INSTALL DOOR CLOSERS ON BOTH DOORS.

IVES FLOOR MOUNTED DOOR STOP, IVES FS456 - SATIN CHROME

HARDWARE FINISH: 626-SATIN CHROME PLATED.

DOOR SCHEDULE NOTES:

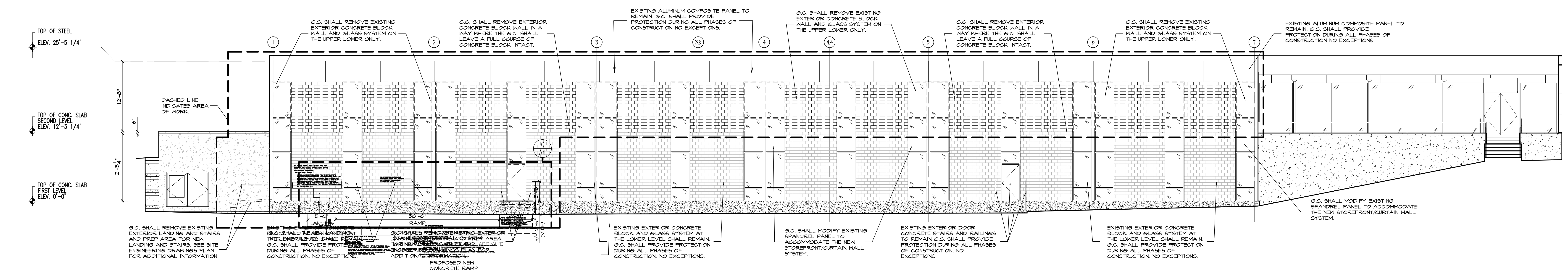
1. ALL HARDWARE FINISH SHALL BE: SATIN CHROME PLATED #626
2. G.C. SHALL PROVIDE ALL MISCELLANEOUS DOOR HARDWARE REQUIRED FOR PROPER OPERATION OR TO MEET CODE REQUIREMENTS.
3. ALL DOORS SHALL BE UNDERCUT AS REQUIRED TO ALLOW FOR PROPER CLEARANCE FOR FLOOR FINISH.
4. G.C. SHALL PROVIDE TO ARCHITECT HARDWARE SPECIFICATION AND SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING OR FABRICATING.
5. OWNER SHALL BE RESPONSIBLE FOR MASTER KEYING DOOR HARDWARE / LOCKSETS.
6. G.C. SHALL INSTALL DOOR SILENCERS AT ALL DOOR FRAMES.
7. PER FEDERAL REGISTER, RULES AND REGULATIONS SECTION 4.13.4 DOOR HARDWARE, HANDLES, PULLS, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISM PUSH/TIRE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE USED ON ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
8. PER FEDERAL REGISTER RULES AND REGULATIONS SECTION 4.13.10 DOOR OPENING FORCE, THE MAXIMUM FORCE FOR PUSHING OR PULLING ON A DOOR SHALL BE AS FOLLOWS:
 - (1) INTERIOR HINGED DOORS, (RESERVED)
 - (2) OTHER DOORS:
 - (a) EXTERIOR HINGED DOORS, (RESERVED)
 - (b) INTERIOR HINGED DOORS, 5 LBS (22.2N)
 - (c) SLIDING OR FOLDING DOORS, 5 LBS (22.2N)
 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISengage OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.
9. G.C. SHALL SUBMIT TO ARCHITECT (3) SAMPLES OF DOOR STAINFINISH FOR REVIEW PRIOR TO DOOR FABRICATION/ORDERING AND FINAL FINISH APPLICATION.
10. G.C. SHALL SUBMIT TO ARCHITECT (3) SAMPLES OF DOOR STAINFINISH FOR REVIEW PRIOR TO DOOR FABRICATION/ORDERING AND FINAL FINISH APPLICATION.
11. G.C. SHALL SUPPLY MASTER KEY TO TENANT TO OPERATE ALL DOORS.

INDICATES EXISTING DOOR FRAME AND HARDWARE.
 INDICATES EXISTING DOOR FRAME AND HARDWARE SHALL REMAIN. G.C. SHALL PROTECT DURING ALL PHASES OF CONSTRUCTION.

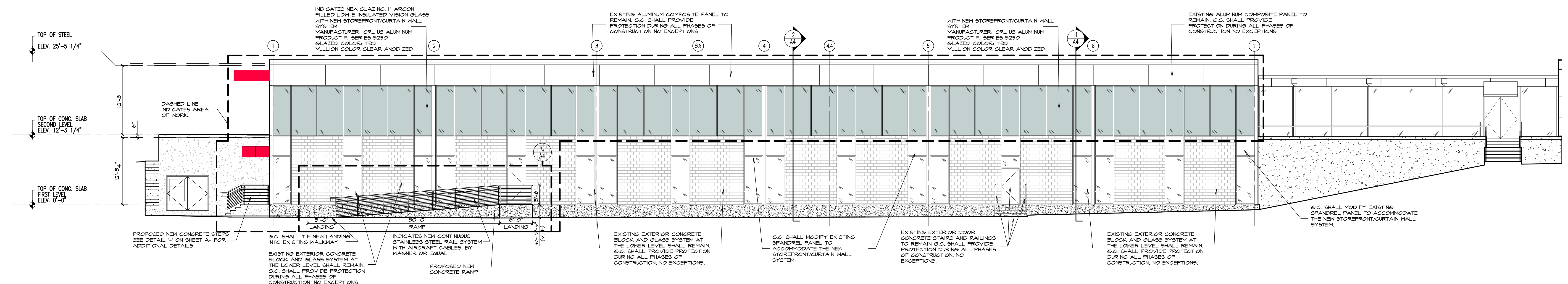
CRITICAL NOTE:
 1. G.C. SHALL ASSURE ALL HARDWARE ARE FULLY FUNCTIONAL UPON COMPLETION OF CONSTRUCTION. G.C. SHALL ASSURE ALL HARDWARE FUNCTIONS ARE COORDINATE WITH TENANT PRIOR TO INSTALLING.
 2. ALL DOORS IN THE AREA OF WORK SHALL BE PREP TO RECEIVE NEW PAINT. SEE PAINT AND FINISH PLAN FOR ADDITIONAL INFORMATION.

NO.	DATE	DESCRIPTION
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2.	07/21/21	ISSUE FOR PLANNING BOARD REVIEW

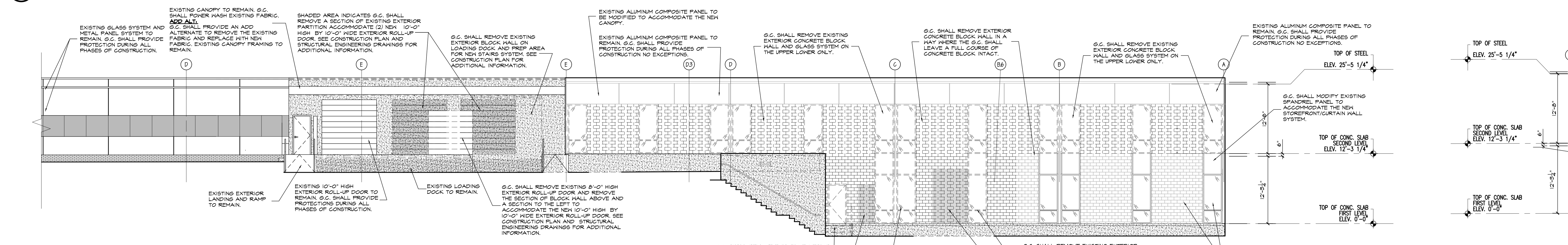
SCALE:	DATE:	PROJECT NO.:
AS NOTED	05/17/21	21-100-00
DRAWN BY:	CHECKED BY:	APPROVED BY:
	A.M.	
DRAWING TITLE:		
CONSTRUCTION PLAN		



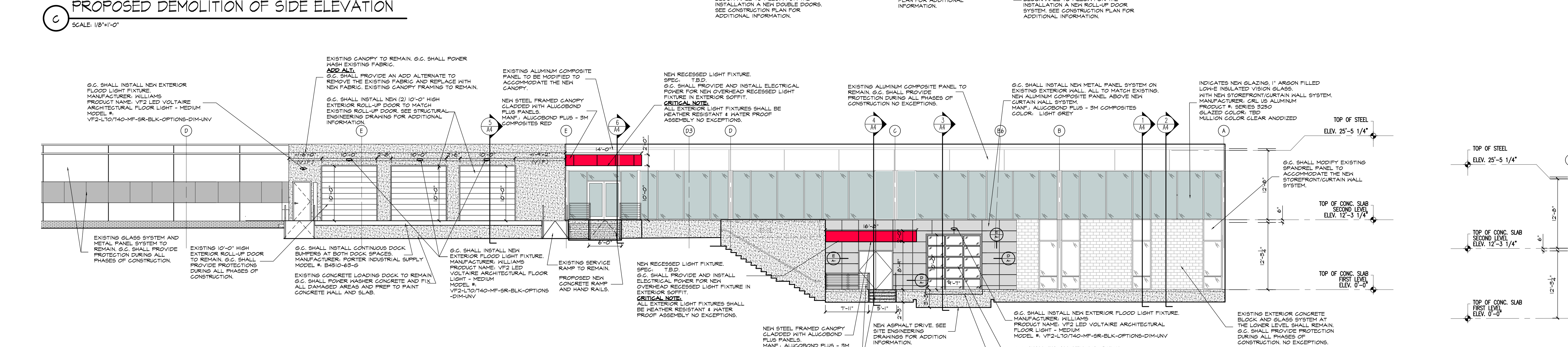
A PROPOSED DEMOLITION OF REAR ELEVATION
 SCALE: 1/8\"/>



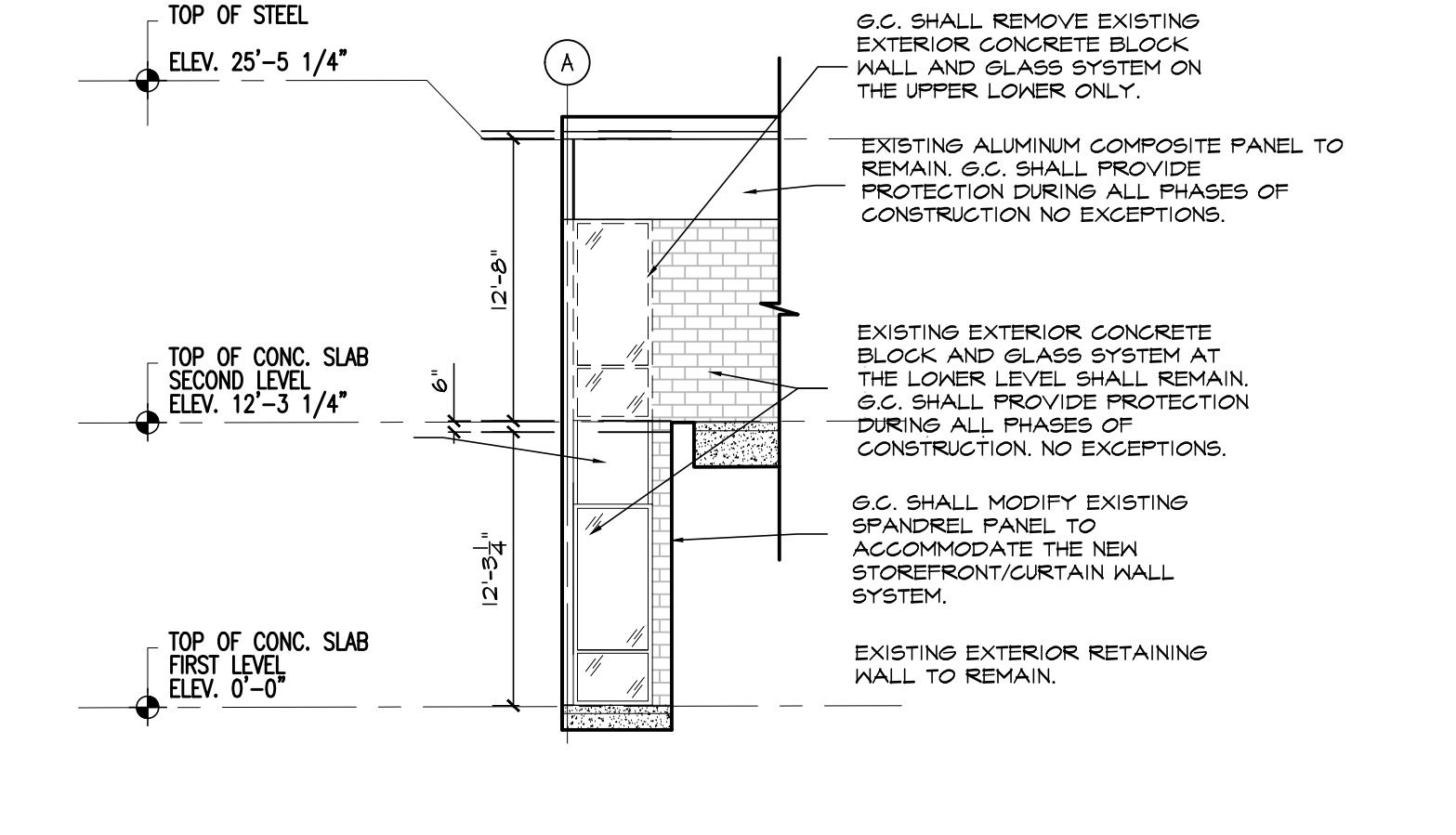
B PROPOSED NEW REAR ELEVATION
 SCALE: 1/8\"/>



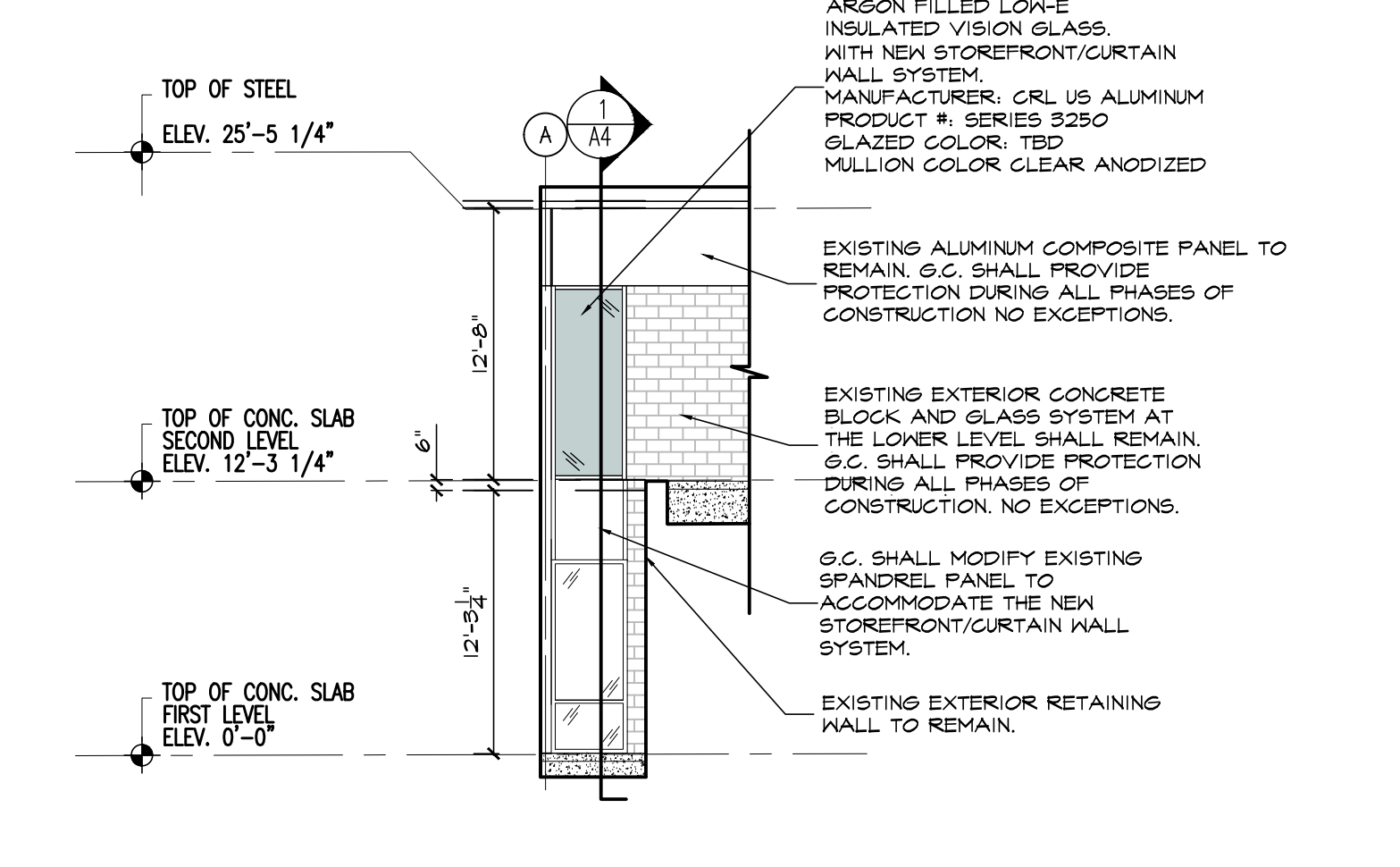
C PROPOSED DEMOLITION OF SIDE ELEVATION
 SCALE: 1/8\"/>



D PROPOSED PARTIAL SIDE ELEVATION
 SCALE: 1/8\"/>



E PROPOSED DEMOLITION OF SIDE ELEVATION
 SCALE: 1/8\"/>

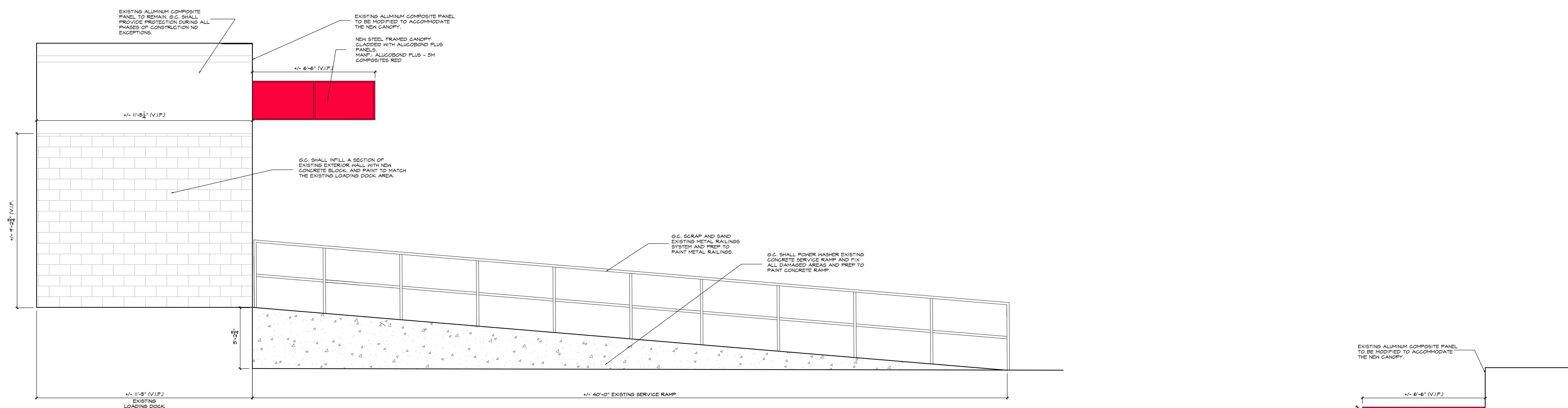


F PROPOSED PARTIAL SIDE ELEVATION
 SCALE: 1/8\"/>

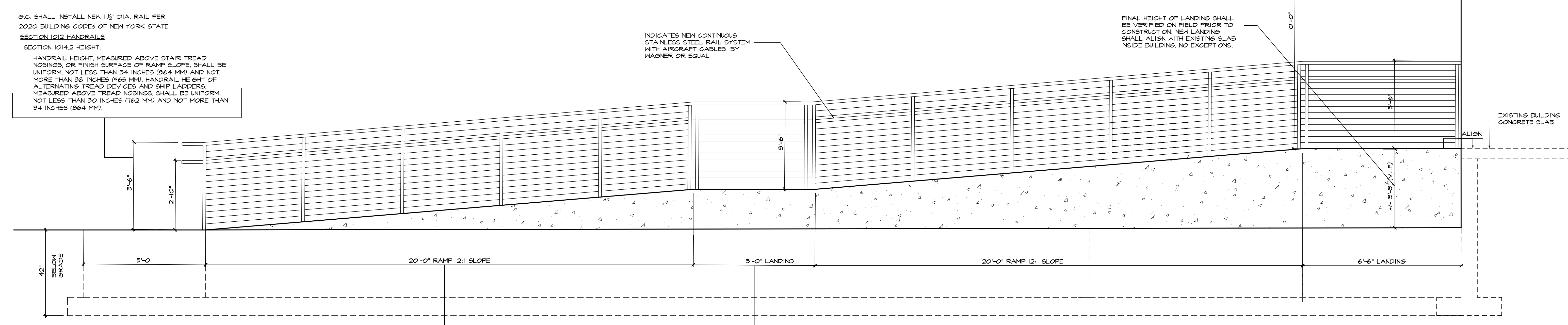
NO.	DATE	DESCRIPTION
1.	08/12/21	ISSUE FOR PLANNING BOARD REVIEW
2.	07/22/21	ISSUE FOR PLANNING BOARD REVIEW

REGISTERED ARCHITECT
 STATE OF NEW YORK
 02819

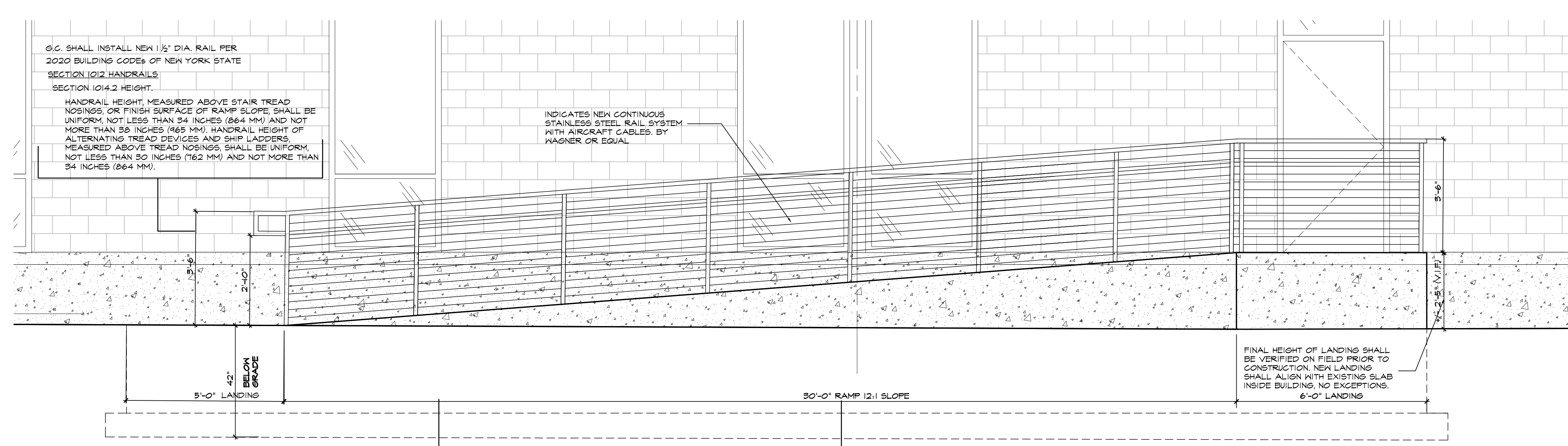
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 DRAWN BY: CHECKED BY: APPROVED BY:
 DRAWING TITLE: ELEVATIONS



A PROPOSED BUILDING ENCLOSURE AND EXISTING SERVICE RAMP
SCALE: 1/2"=1'-0"



B PROPOSED ADA RAMP AND CANOPY
SCALE: 1/2"=1'-0"



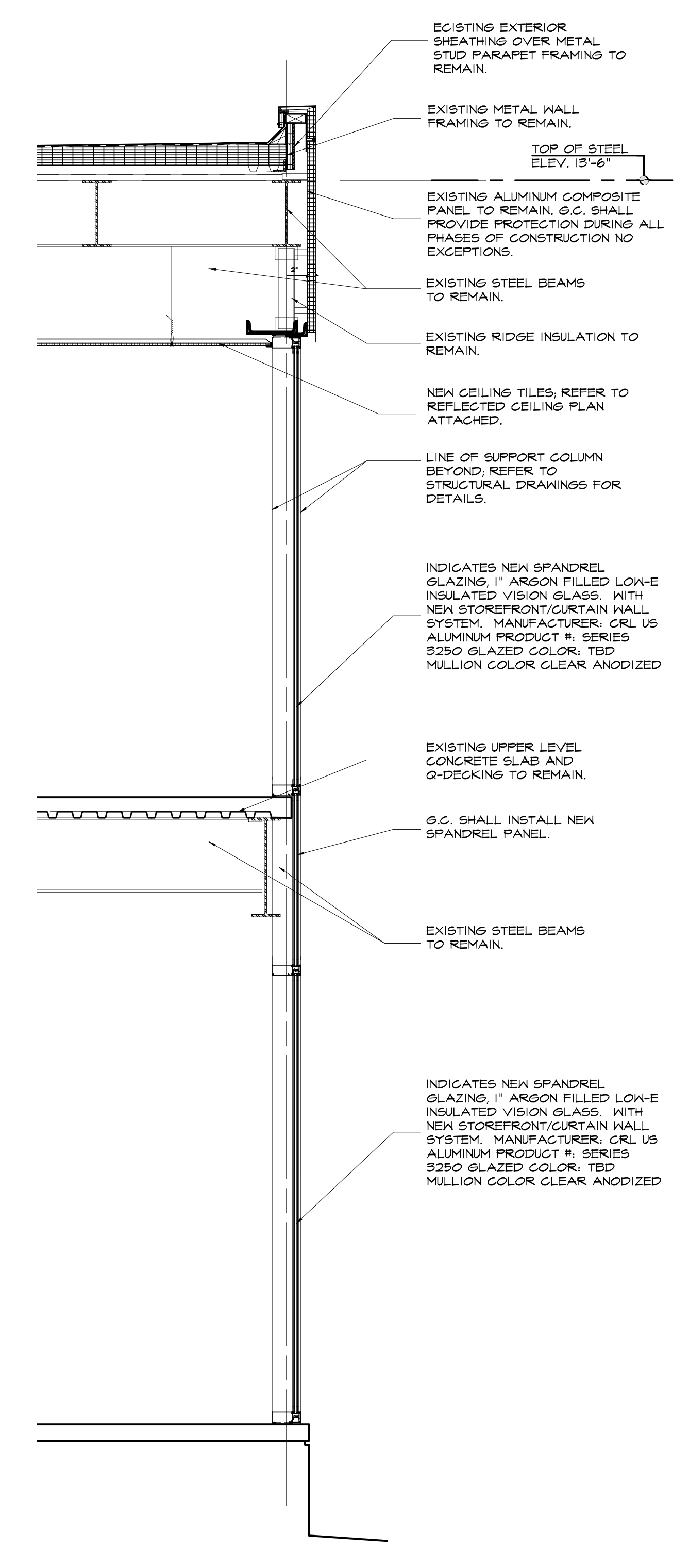
C PROPOSED ADA RAMP AND CANOPY
SCALE: 1/2"=1'-0"

NO.	DATE	DESCRIPTION
1.	06/19/21	ISSUE FOR PLANNING BOARD REVIEW
2.	07/29/21	ISSUE FOR PLANNING BOARD REVIEW

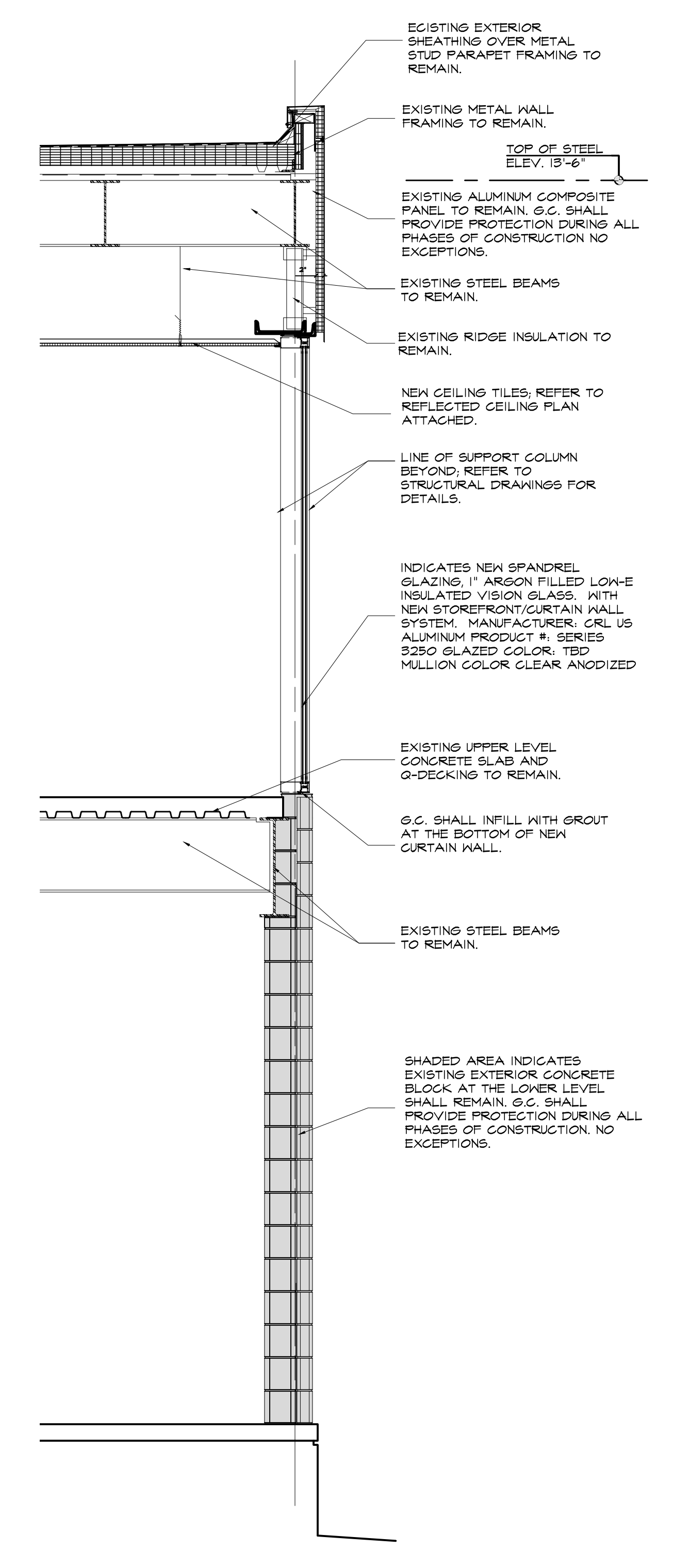
DATE	BY	PROJECT NO.
05/17/21		21-000-00

REGISTERED ARCHITECT
STATE OF NEW YORK
028819

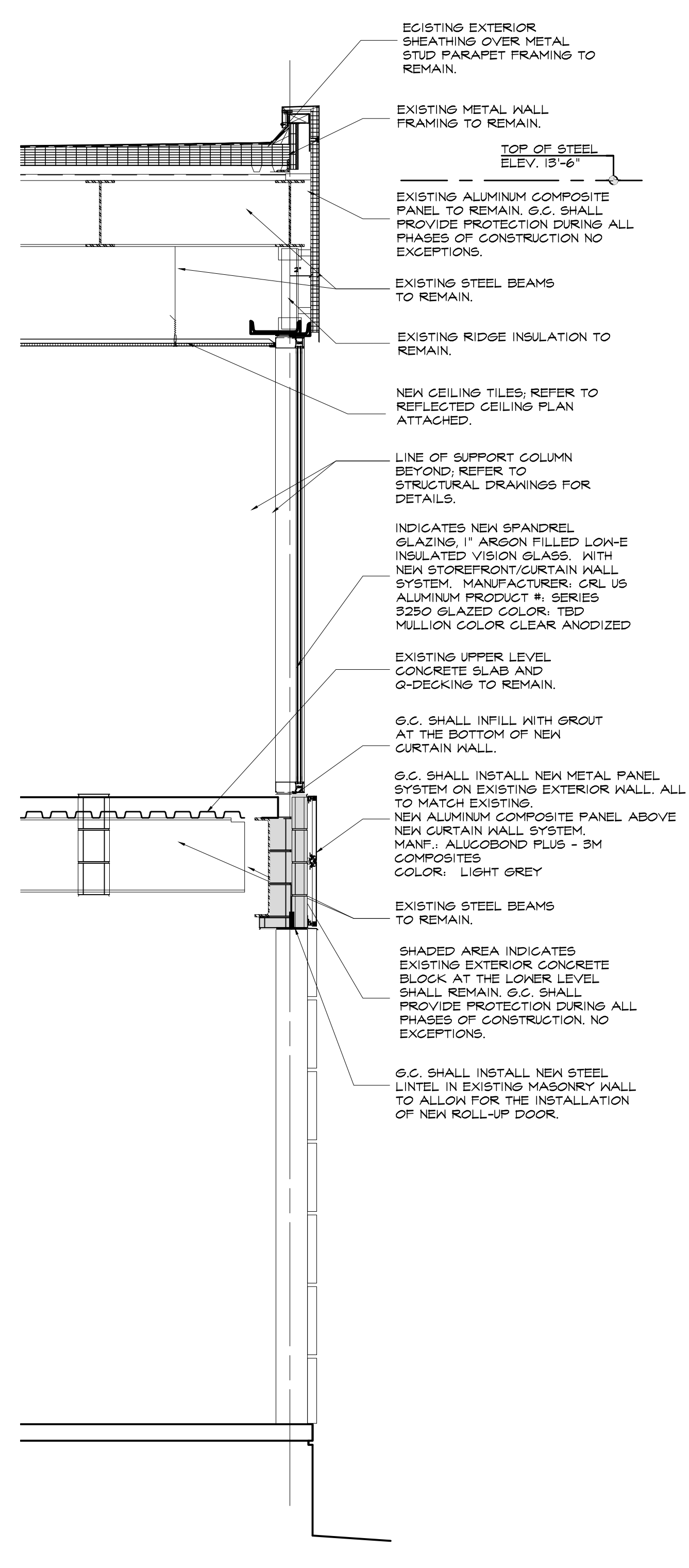
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DATE: 05/17/21
DRAWN BY: A.M.
CHECKED BY:
APPROVED BY:
DRAWING TITLE: WALL SECTIONS



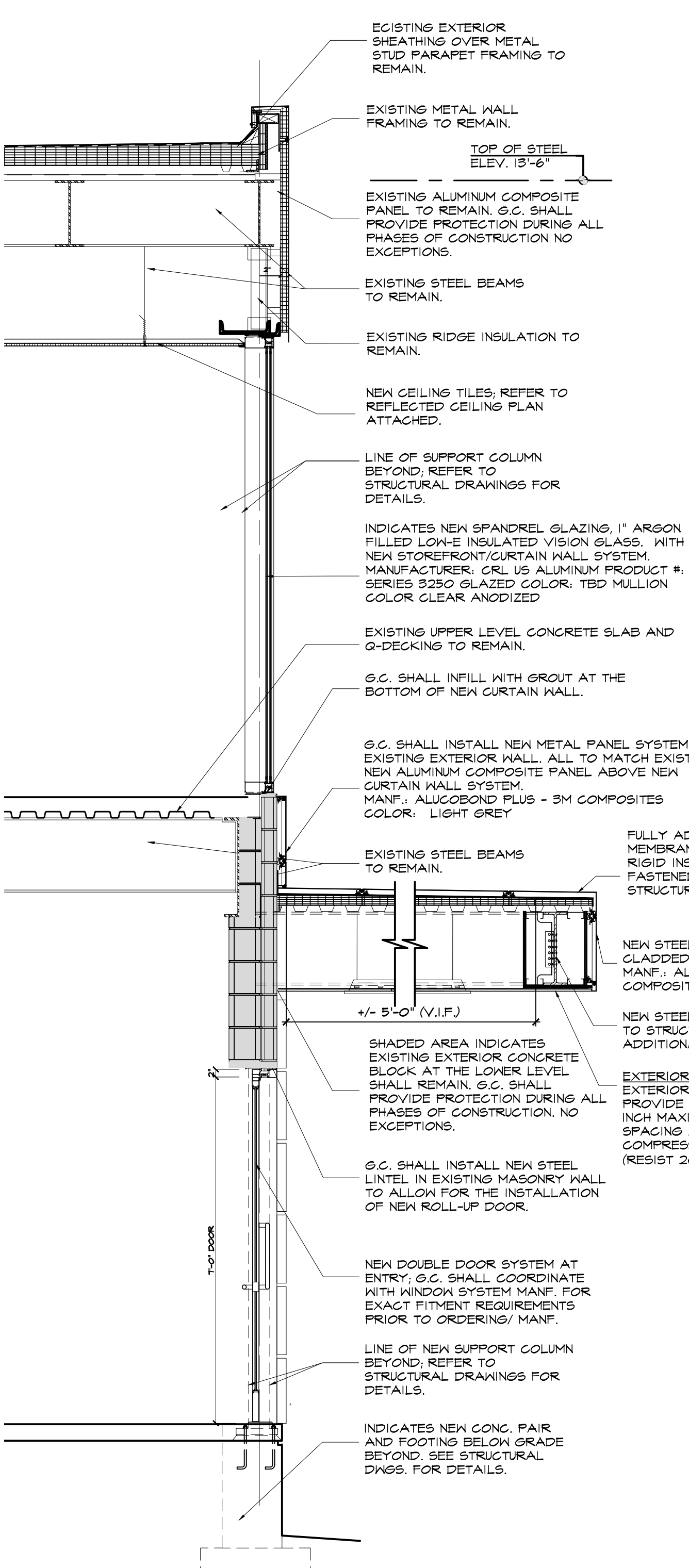
1 WALL SECTION
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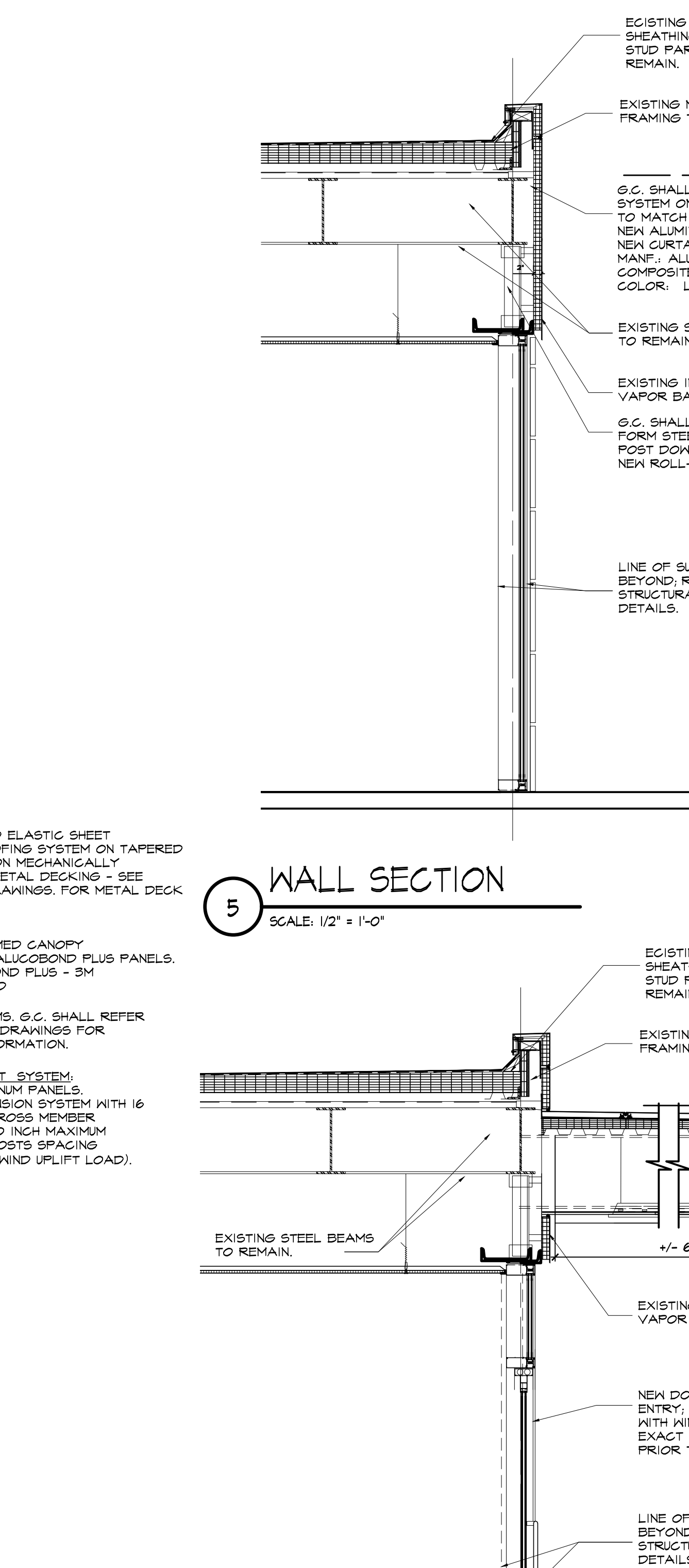
2 WALL SECTION
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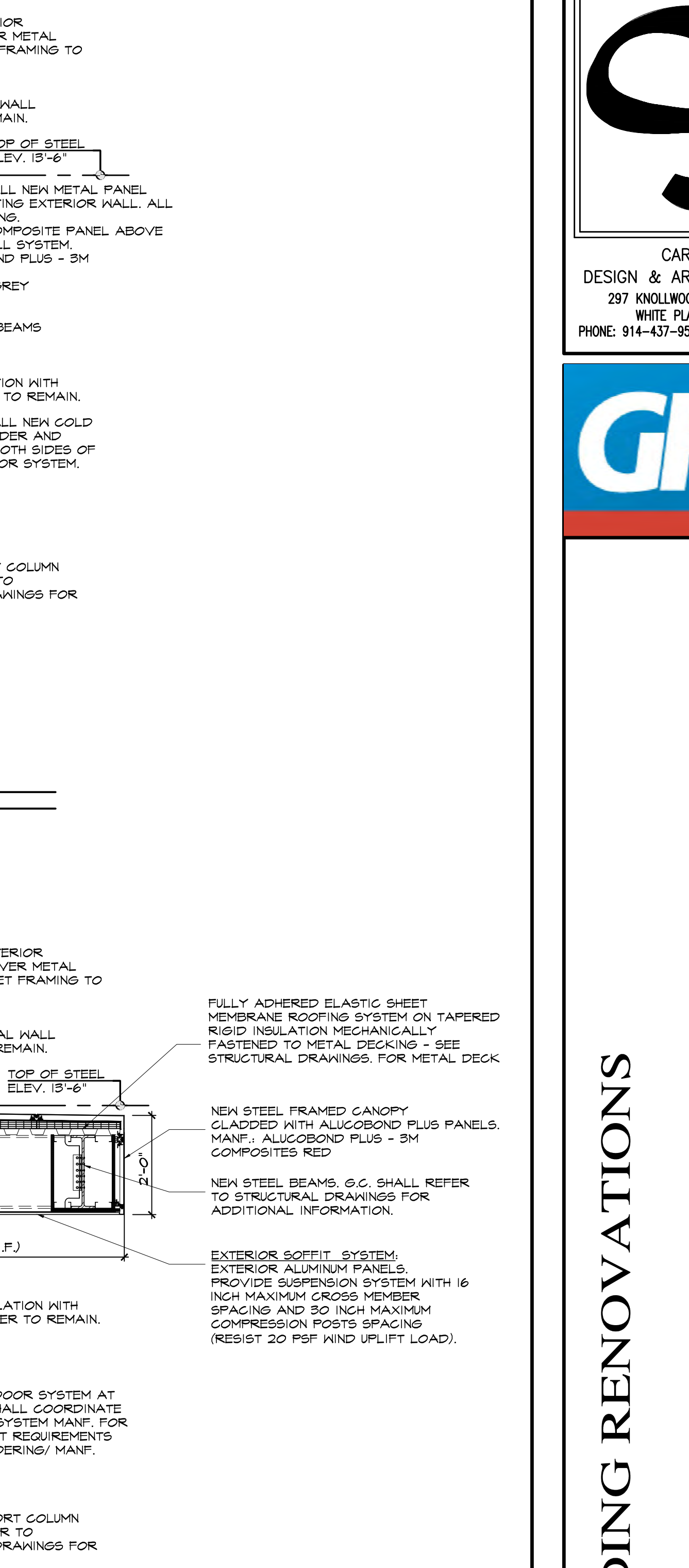
3 WALL SECTION
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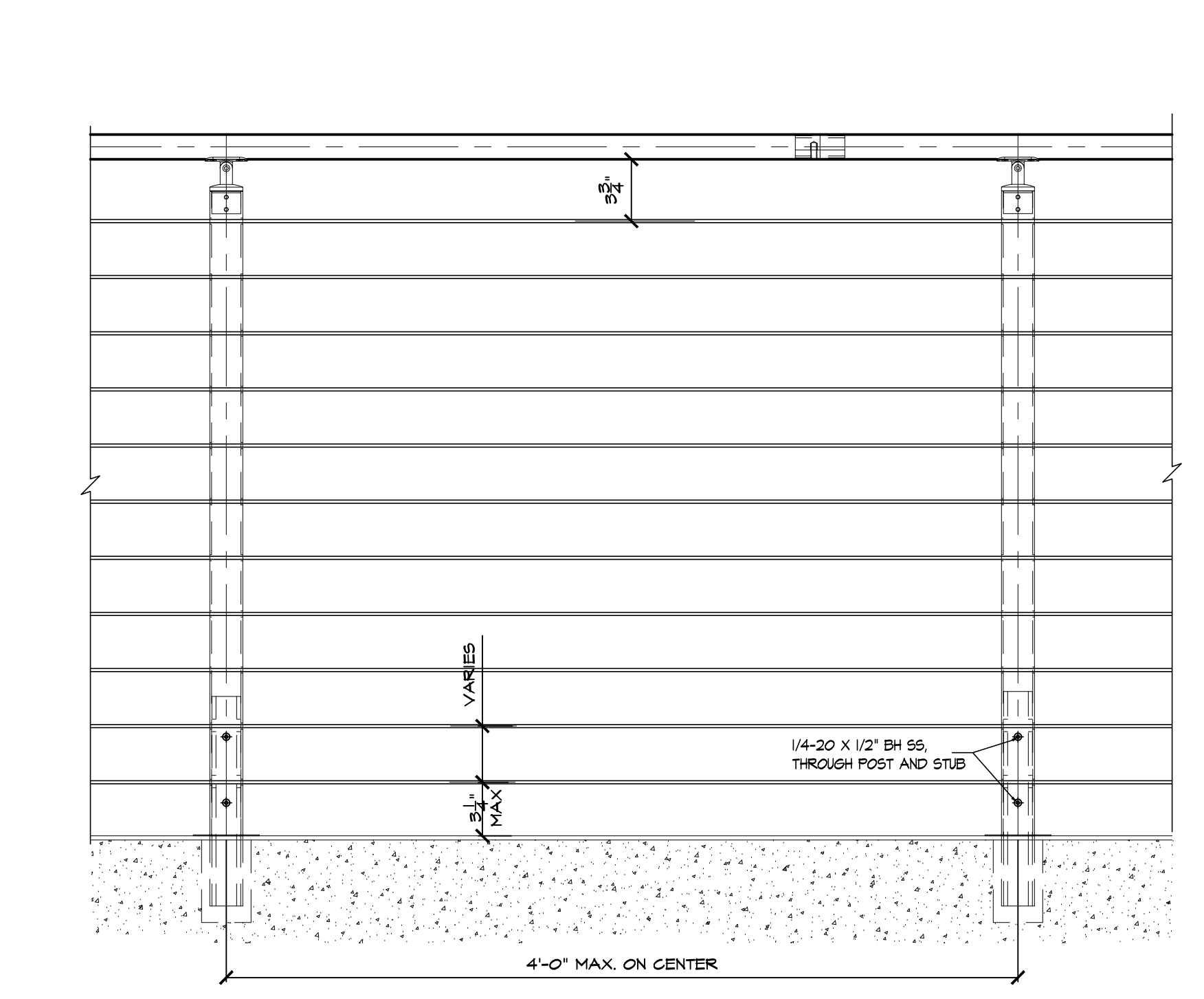
4 WALL SECTION
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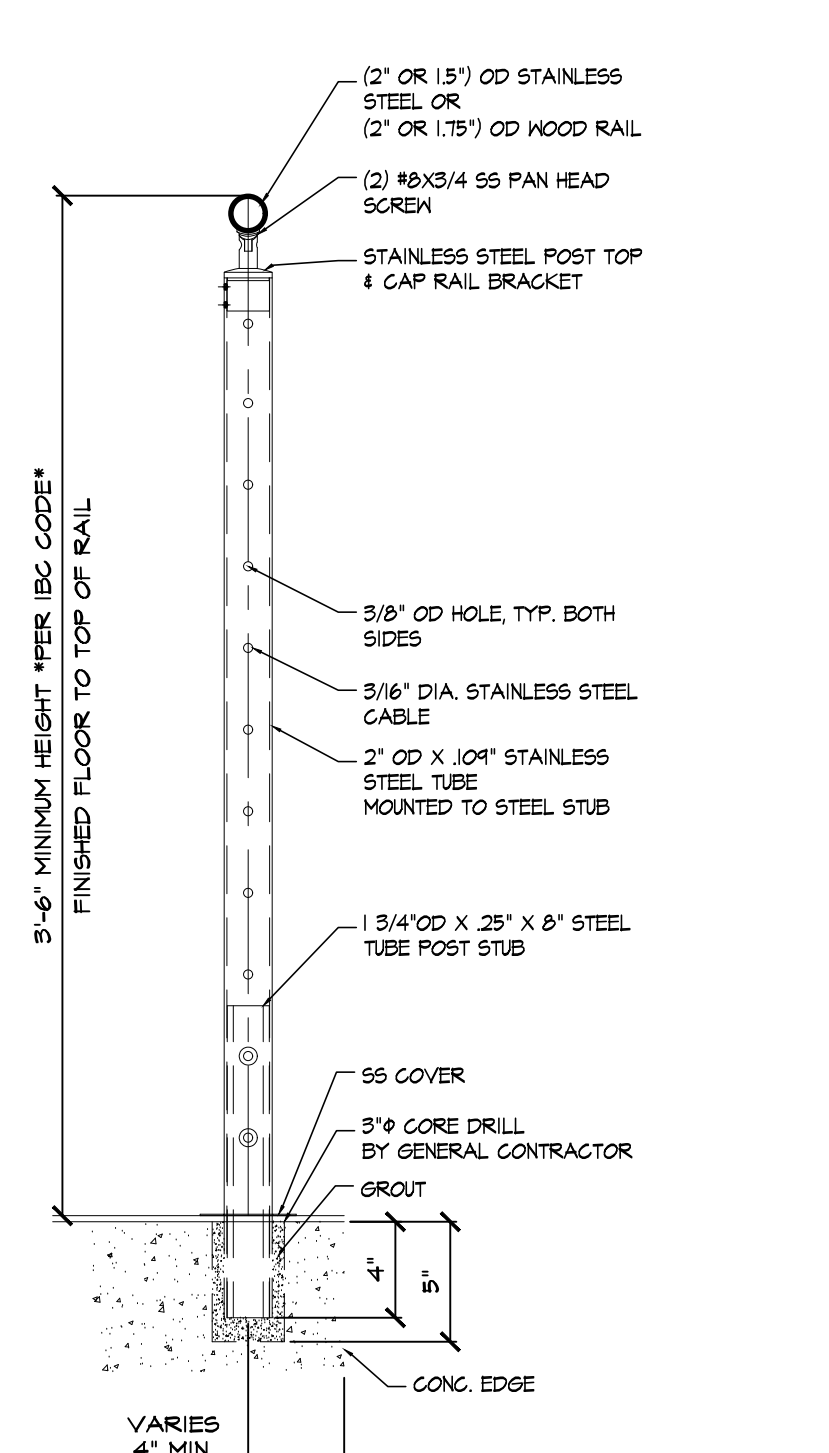
5 WALL SECTION
SCALE: 1/2" = 1'-0"



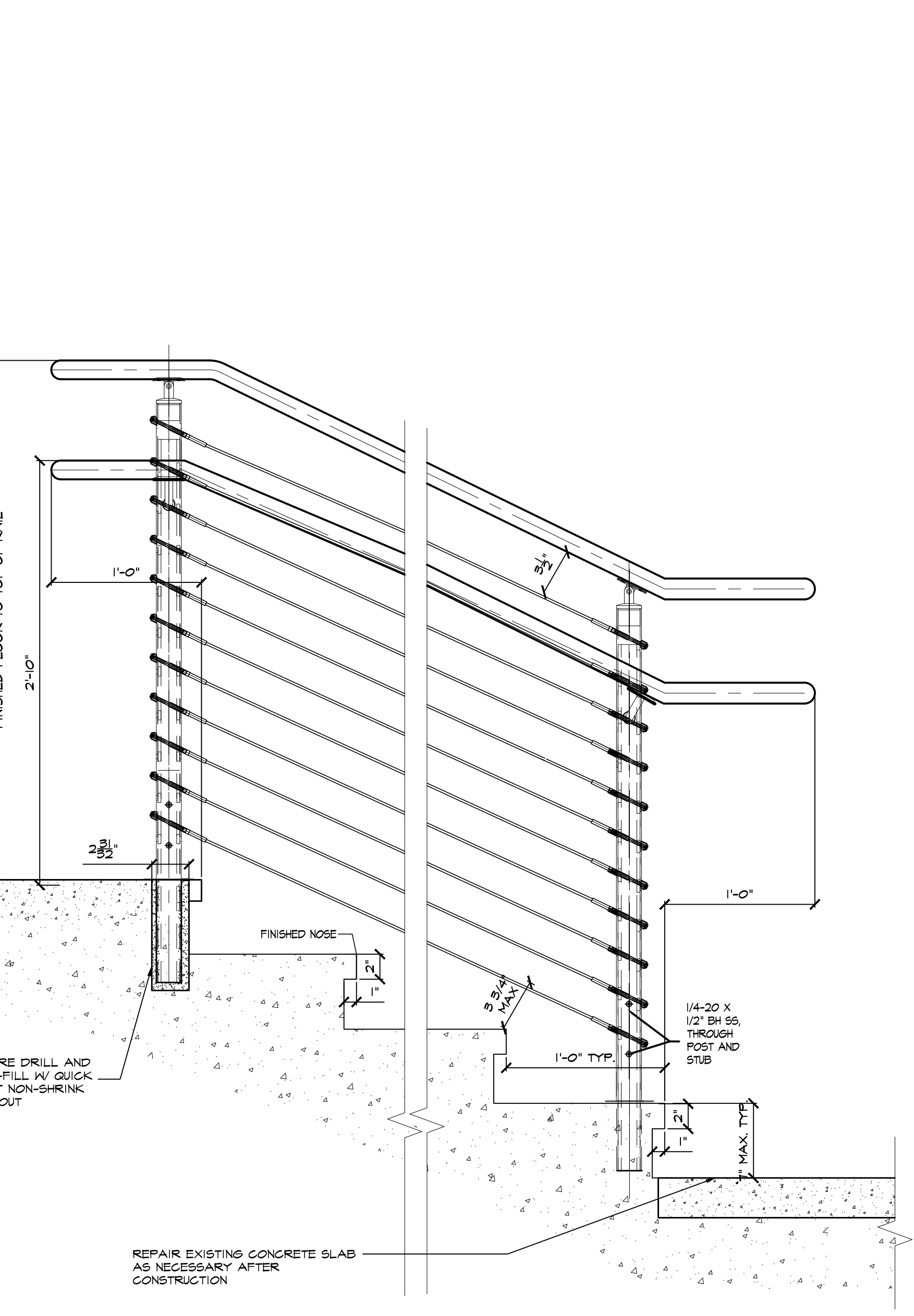
6 WALL SECTION
SCALE: 1/2" = 1'-0"



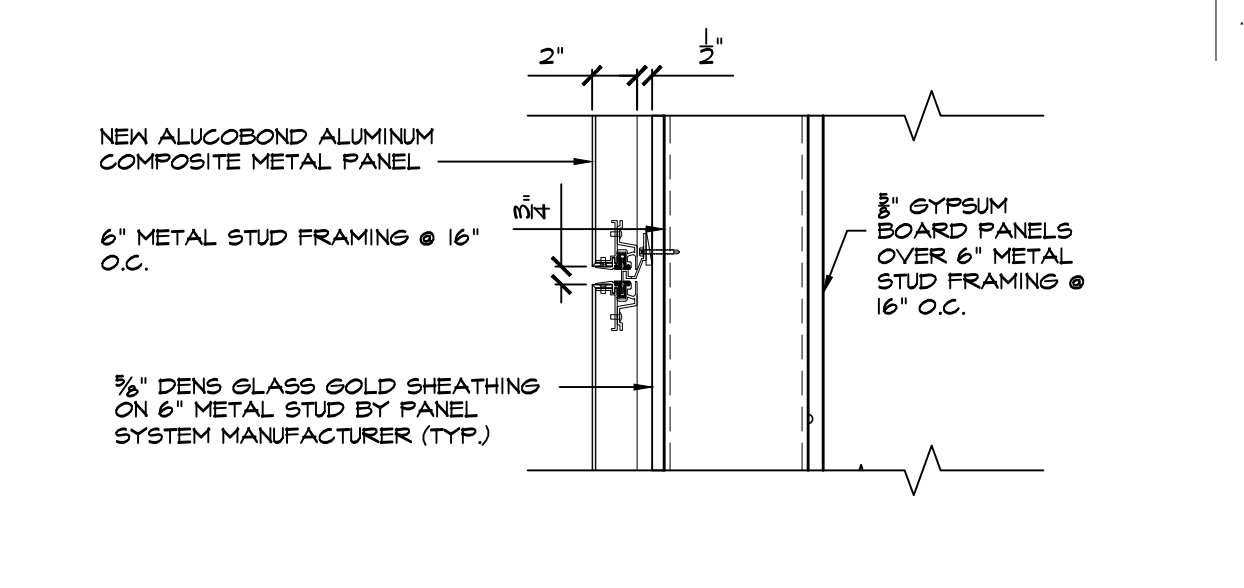
A ELEVATION @ STAIR/ RAMP RAIL - TYP
SCALE: 1/2" = 1'-0"



D DETAIL @ WALL VERTICAL JOINT
SCALE: 1/2" = 1'-0"




B TYP. SECTION @ STAIR TREADS
SCALE: 1/2" = 1'-0"



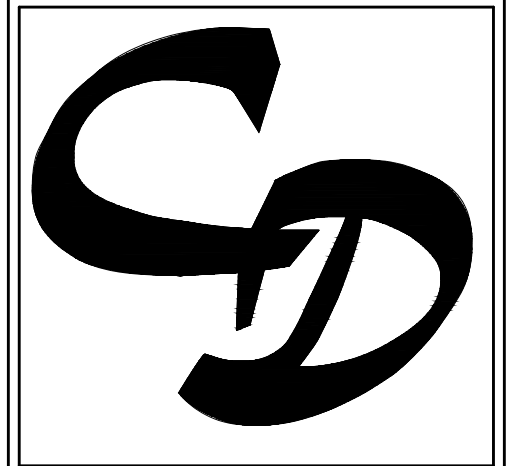
E DETAIL @ WALL HORIZONTAL
SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION
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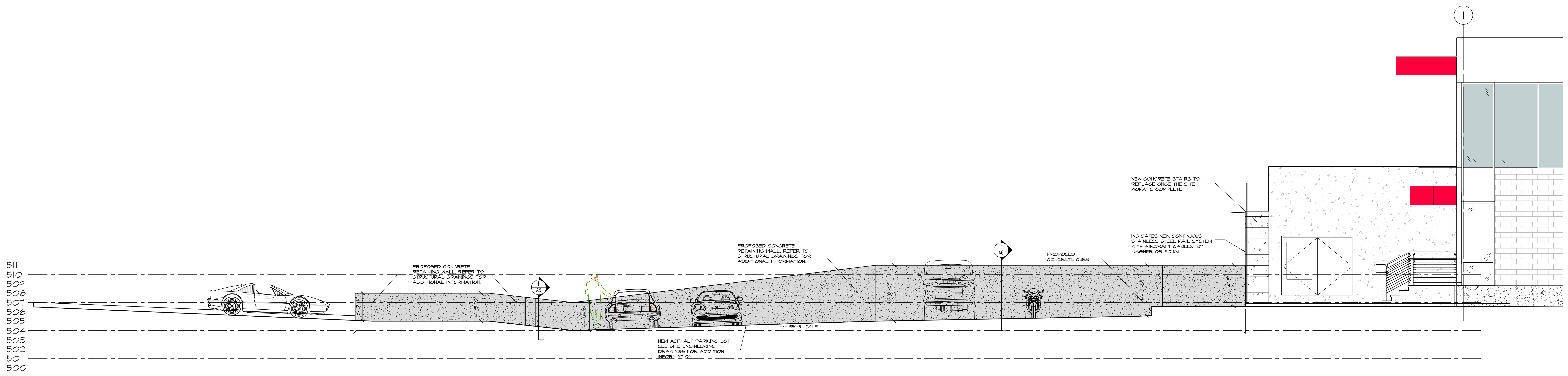


REGISTERED ARCHITECT
STATE OF NEW YORK
02819

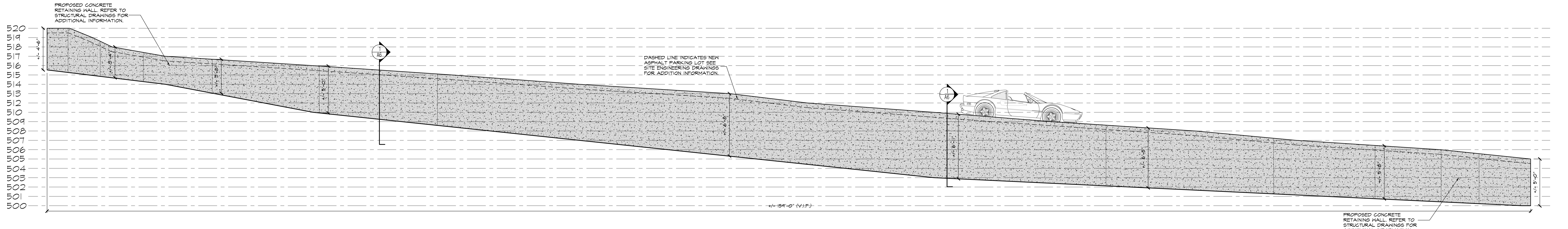
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DATE: 05/17/21
PROJECT NO: 21-000-00
DRAWN BY: A.M.
CHECKED BY:
APPROVED BY:
DRAWING TITLE:
WALL SECTIONS



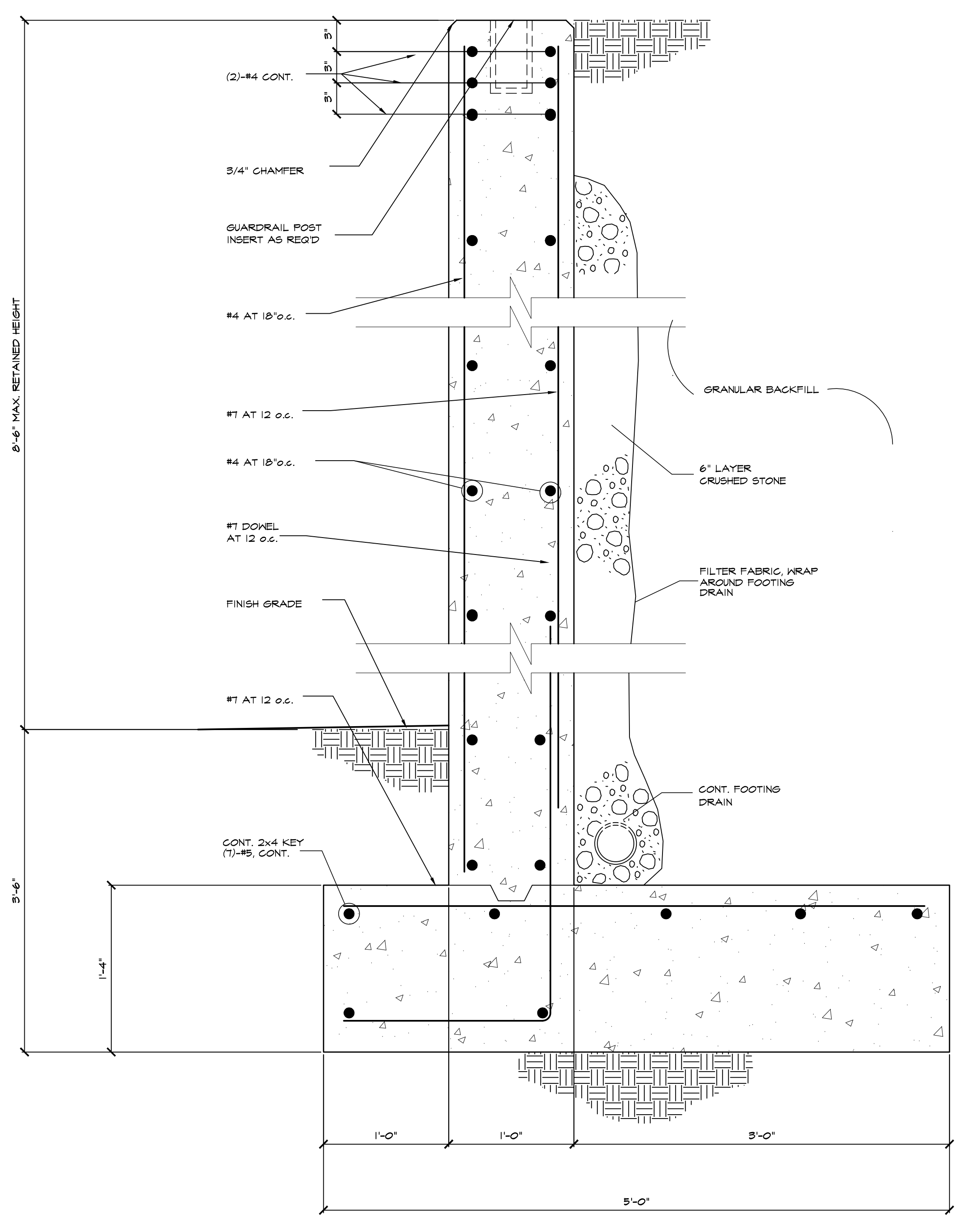
CARDARELLI
DESIGN & ARCHITECTURE, P.C.
297 KNOWLEDGE ROAD, SUITE 202
WHITE PLAINS, NY 10607
PHONE: 914-437-9554 / FAX: 914-437-9555



A PROPOSED RETAINING WALL ELEVATION
SCALE: 1/8"=1'-0"



B PROPOSED RETAINING WALL ELEVATION
SCALE: 1/8"=1'-0"



I RETAINING WALL DETAIL
SCALE: 1/2"=1'-0"

PROJECT:
PROPOSED EXTERIOR BUILDING RENOVATIONS
2651 STRANG BOULEVARD
YORKTOWN HEIGHTS, NEW YORK 10598
GROUND FLOOR
ZONE DISTRICT: OB / SECTION: 26.19 / BLOCK: 1 / LOT: 2

NO.	DATE	ISSUE
1.	06/19/21	ISSUE FOR PLANNING BOARD REVIEW
2.	07/29/21	ISSUE FOR PLANNING BOARD REVIEW

SEAL

REGISTERED ARCHITECT
DAVID CARDARELLI
STATE OF NEW YORK
028819

SCALE: AS NOTED DATE: 05/17/21 PROJECT NO.: 21-000-00
DRAWN BY: A.M. CHECKED BY: APPROVED BY:
DRAWING TITLE:
RETAINING WALL DETAILS

DRAWING NO.: **A6**