

**3666 Old Yorktown
Road Fence Request**

JULY 5, 2021

To Building Dept and Town Board:

I Carmella Pervizi am requesting an approval for a variance to install a six foot privacy fence for the front of my property at 3666 Old Yorktown Road . Due to the following conditions of the area there are many reasons why I am requesting this variance for my property. Since I owned this property there have been numerous car accidents in front of my property and near Barger street. The speeding and traffic on this main road 132 has caused many vehicle accidents and the hit and run of one of my cats, also knocking and breaking into a pole and my fence. My home is close to the road and is dangerous. The cars don't even give me a chance to get into my own driveway as they are always on my tail beeping and speeding. At times I have guest with children and I am worried if I car speeds by my house loses control and can hit someone. I also have elderly and disabled people living at my home which puts them at risk too. There are no stop signs or traffic lights on this side of the Taconic and this is causing a hazard and liability . In fact I would like to request the town to put a stop sign or traffic light on this side to help prevent the flow of traffic and constant speeders. Besides all these safety issues people are constantly throwing things and debri , hyperdermic needles over my fence in my yard. They have also entered my property numerous times to backup, turn around or come fish on my property as a fish app was sending them to this location. People tend to think this is a park or fishing hole not a private property. This request is for safety issues. So I think this is a reasonable request that should be granted so I can maintain , protect, keep my family and guests safe and keep my property private from intruders. My phone number is 347 821-6385 if you wish to speak to me or have any further questions.

Thank You,

Carmella Pervizi

TOWN OF YORKTOWN PLANNING DEPARTMENT

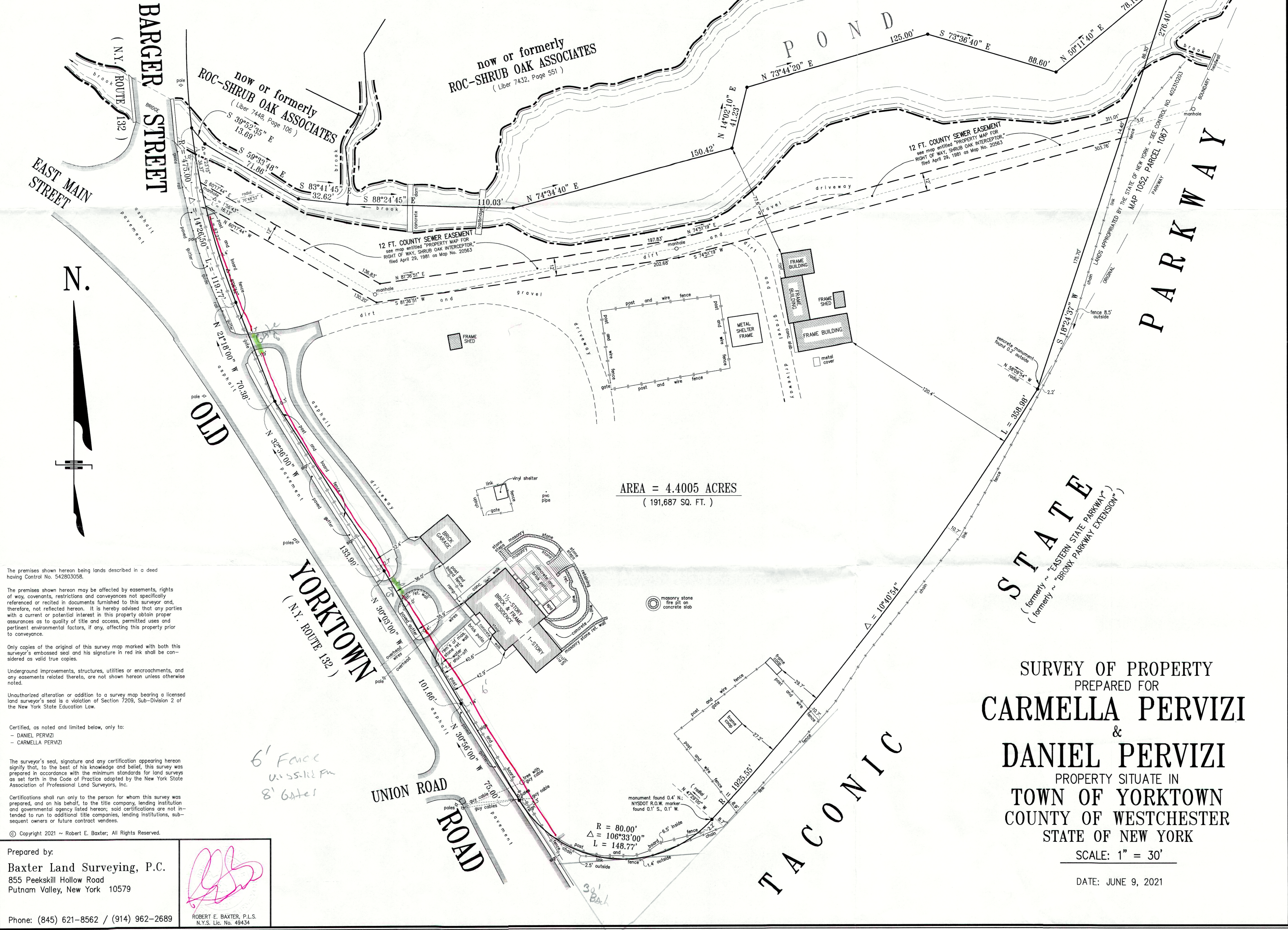
Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

To: Planning Board
From: Planning Department
Date: July 8, 2021
Subject: 3666 Old Yorktown Road
Request for Fence
SBL: 16.11-1-60

The Building Department received a permit application to install a fence along the front property line at 3666 Old Yorktown Road. The subject lot is located in two zones C-2 and R1-20, with the lot frontage in the C-2 zone. Usually the installation of fences on commercial properties are approved during the site plan approval process however this property is a pre-existing non-conforming residence.

The property owner is requesting a 6 ft high dark colored vinyl fence along the frontage of the property with an iron gate that would be approximately 8 ft high. There is a 4½ ft height restriction on fences in the front yard on residential properties. There is no height restriction on fences on commercial properties. The Building Department is therefore requesting guidance on how to proceed.

Alteration of this map by anyone other than the surveyor whose signature and embossed seal appears hereon, including any erasures, notations, additions or changes for building department or "survey inspection/affidavit" purposes, is an unauthorized and unintended use of this surveyor's work. The use of any such altered map, particularly for purposes of obtaining building permits, variances, certificates of occupancy, or for any use related to purchasing property and obtaining title insurance, is at the user's own risk and is not covered under any certification appearing hereon.



AREA = 4.4005 ACRES
(191,687 SQ. FT.)

The premises shown hereon being lands described in a deed having Control No. 542803058.

The premises shown hereon may be affected by easements, rights of way, covenants, restrictions and conveyances not specifically referenced or recited in documents furnished to this surveyor and, therefore, not reflected hereon. It is hereby advised that any parties with a current or potential interest in this property obtain proper assurances as to quality of title and access, permitted uses and pertinent environmental factors, if any, affecting this property prior to conveyance.

Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.

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

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

Certified, as noted and limited below, only to:
- DANIEL PERVIZI
- CARMELLA PERVIZI

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

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SURVEY OF PROPERTY
PREPARED FOR
CARMELLA PERVIZI
&
DANIEL PERVIZI
PROPERTY SITUATE IN
TOWN OF YORKTOWN
COUNTY OF WESTCHESTER
STATE OF NEW YORK
SCALE: 1" = 30'
DATE: JUNE 9, 2021

Prepared by:
Baxter Land Surveying, P.C.
855 Peekskill Hollow Road
Putnam Valley, New York 10579

Phone: (845) 621-8562 / (914) 962-2689

Handwritten signature of Robert E. Baxter

ROBERT E. BAXTER, P.L.S.
N.Y.S. Lic. No. 49434









Google



3666 Old Yorktown Rd
Shrub Oak, New York
Google
Street View



Google



McTaggart Residence

Robyn Steinberg

From: Paul Berte <paul@arqpc.com>
Sent: Wednesday, June 30, 2021 3:19 PM
To: John Tegeder; Dan Ciarcia; jriina@sitedesignconsultants.com
Cc: Jorge B Hernandez; Robyn Steinberg; dmcfilms@aol.com
Subject: RE: 1941 Saw Mill River Road
Attachments: Site Plan 2241 Saw Mill River Rd_21.6.30.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Afternoon,

At the request of the Planning Board, my client agreed to widen the sewer easement to allow for a main extension to benefit uphill properties.

Based upon a conversation with Joe Rina, engineer representing an uphill parcel, I provided a sketch of a proposed alignment.

Based on a preliminary calculation, assuming a minimal invert depth at the existing sanitary manhole, there appears to be enough of a positive gradient change to exceed minimum pipe slope and minimum cover.

With your comments, we would hope to be included on the July Agenda?

Thanks much,

Paul Berte
ARQ PC
914.563.7565

From: Robyn Steinberg <rsteinberg@yorktownny.org>
Sent: Wednesday, June 30, 2021 12:15 PM
To: Paul Berte <paul@fusionepc.com>; John Tegeder <jtegeder@yorktownny.org>
Cc: Jorge B Hernandez <jb@arqpc.com>
Subject: RE: 1941 Saw Mill River Road

Paul,

No, I thought you were just going to discuss with Joe Riina, to show the wider sewer easement to the property line.

Robyn

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

From: Paul Berte [<mailto:paul@fusionepc.com>]
Sent: Wednesday, June 30, 2021 12:14 PM
To: Robyn Steinberg <rsteinberg@yorktownny.org>; John Tegeder <jtegeder@yorktownny.org>
Cc: Jorge B Hernandez <jb@arqpc.com>
Subject: RE: 1941 Saw Mill River Road

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Robyn,
Good afternoon, just following up on this application. Was there anything else we need to do before seeing the Planning Board for a hopeful resolution of approval?
Thanks much.

From: Robyn Steinberg <rsteinberg@yorktownny.org>
Sent: Friday, May 21, 2021 1:13 PM
To: Paul Berte <paul@fusionepc.com>; John Tegeder <jtegeder@yorktownny.org>
Cc: Jorge B Hernandez <jb@arqpc.com>
Subject: RE: 1941 Saw Mill River Road

Paul,

Would your client consider widening the sewer easement across this property so the several adjacent parcels might be able to connect as shown on the attached?

Robyn

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

From: Paul Berte [<mailto:paul@fusionepc.com>]
Sent: Tuesday, May 11, 2021 10:33 AM
To: John Tegeder <jtegeder@yorktownny.org>
Cc: Robyn Steinberg <rsteinberg@yorktownny.org>; Jorge B Hernandez <jb@arqpc.com>
Subject: 1941 Saw Mill River Road

Robyn Steinberg

From: John Tegeder
Sent: Thursday, May 20, 2021 3:08 PM
To: Robyn Steinberg
Subject: FW: Sewer Easement access to 2241 Saw Mill River Road
Attachments: TAX MAP.pdf; 2241 Saw Mill River Road ESMT MARKUP.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Joseph Riina [mailto:jriina@sitedesignconsultants.com]
Sent: Thursday, May 20, 2021 3:02 PM
To: John Tegeder <jtegeder@yorktownny.org>; Dan Ciarcia <dciarcia@yorktownny.org>
Subject: Sewer Easement access to 2241 Saw Mill River Road

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Dan & John,

My client Mike Balan has a lot on Saw Mill River Road three lots down from the McTaggart lot. Since McTaggart is before the PB the question is can he be asked to consider extending a public sewer easement to the property line. Balan has had some discussions with the two lots between and they have also shown interest. I have sketched it out. Let me know. Thanks.

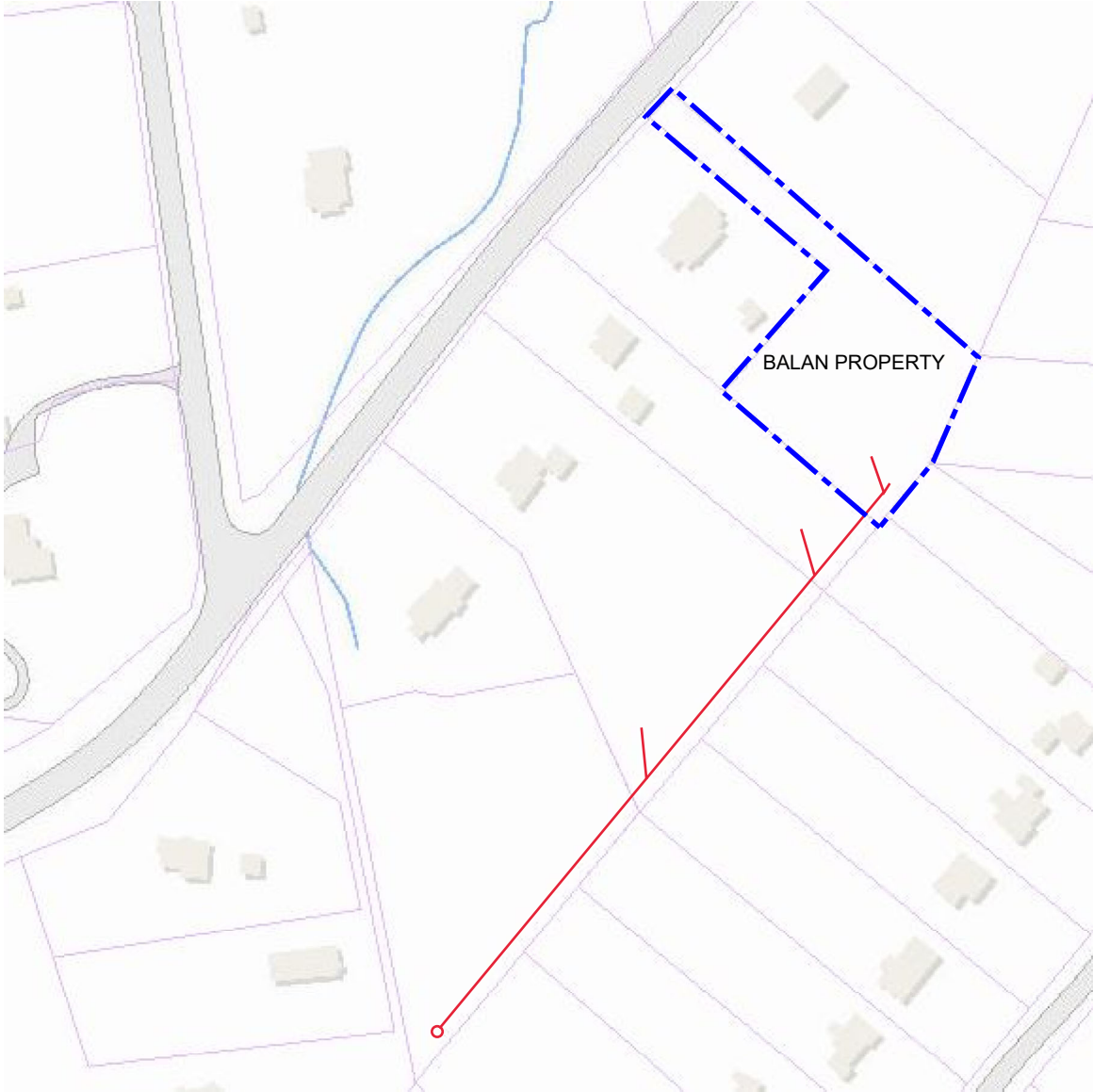
Joe

Joseph C. Riina, P.E.

Site Design Consultants



251-F Underhill Avenue
Yorktown Heights., NY 10598



TOPOGRAPHIC
SURVEY OF PROPERTY

PREPARED FOR
DONNY MCTAGGART
PROPERTY BEING
LOT 63.1
ON MAP ENTITLED

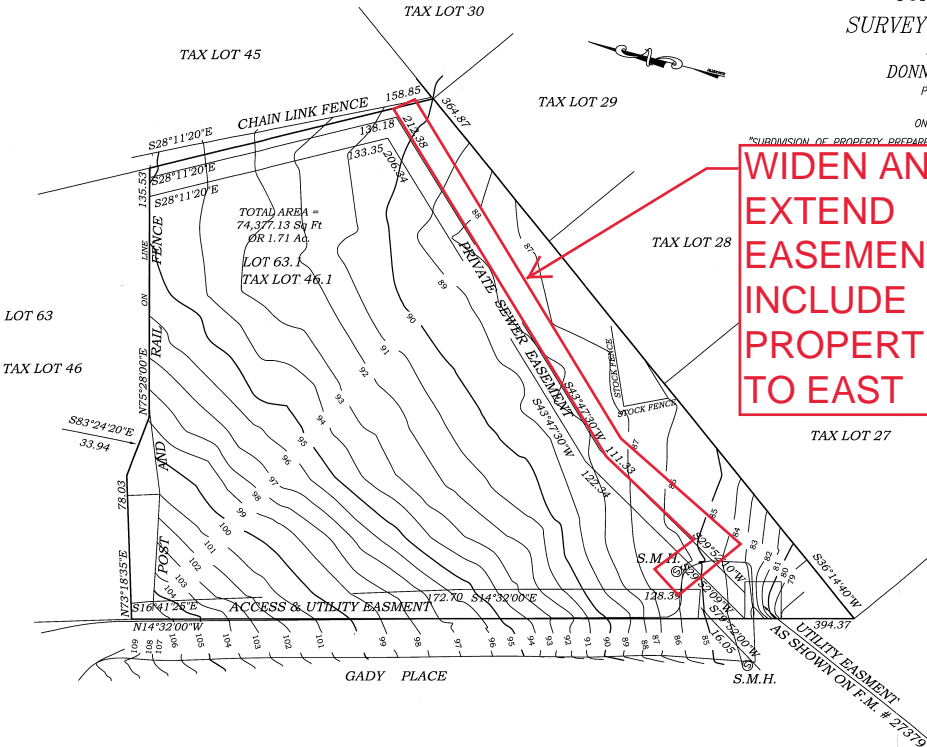
"SUBDIVISION OF PROPERTY PREPARED FOR ANDREW J. AND BRENDA RESNICK SPANO"

**WIDEN AND
EXTEND
EASEMENT TO
INCLUDE
PROPERTIES
TO EAST**

46.1
YORKTOWN"
W YORK
CLERKS OFFICE,
AS MAP # 27379

TAX LOT 27

JOHN J. MULDOON
77 TAPPAN LANDING ROAD
TARRYTOWN, N.Y. 10591
(914) 631-4232



TOTAL AREA =
74,377.13 Sq Ft
OR 1.71 Ac.
LOT 63.1
TAX LOT 46.1

LOT 63
TAX LOT 46

GADY PLACE

S.M.H.

UTILITY EASEMENT
AS SHOWN ON F.M. # 27379

Robyn Steinberg

From: Paul Berte <paul@fusionepc.com>
Sent: Tuesday, May 11, 2021 10:33 AM
To: John Tegeder
Cc: Robyn Steinberg; Jorge B Hernandez
Subject: 1941 Saw Mill River Road

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

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Good morning,

We were asked to estimate the FF elevation of the proposed house as it relates to the approved subdivision drawings. Based on the datum of the approved Spano Subdivision for this lot for 1941 Saw Mill River Road, the new First Floor elevation (99.88) relates to approximate elevation of 419 vs elevation 410 as shown on the approved subdivision drawings. Without the requirement of the on site septic system, the house can be better sited further up hill. Please let me know if you have any further questions.

Thank you,



Paul Berté, P.E.

Director of Engineering

Email: paul@arqpc.com

Mobile: (914) 263-7565

Office: (914) 944-3377

100 Executive Blvd. Suite 204

Ossining, NY 10562

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

Section 37.11
Block 1
Lot # 46.1

Approval Authority: TE [] PB [] TB []
Application #: FSWPPP-060-17
Date Received: _____
Date Issued: _____
Date Expires: _____
Fee Paid: \$1,500

Job Site Address: 2241 Sawmill River Road
City/State/Zip: Yorktown, NY 10598

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

APPLICANT:

YOUR NAME: Azim Aliriza
COMPANY: Fusion Engineering PC
ADDRESS: 600 North Broadway Suite 215
White Plains NY ZIP 10603
PHONE: (914) 358 5009
EMAIL: azim@fusionepc.com

OWNER:

YOUR NAME: Donny McTaggart
COMPANY: _____
ADDRESS: 2241 Sawmill River Road
Yorktown NY ZIP 10598
PHONE: (914) 906 4144
EMAIL: dmcfilms@aol.com

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

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

Application fees are doubled with issuance of a Stop Work Order 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 | _____ | Control area of lake/pond | _____ |
| 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.

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

Construction of a new single family home, walkways, Driveway, patio and deck. Installation of an underground stormwater detention system.

3. Tree Removal:

Amount of trees and/or stumps to be removed: 0
Sizes; approximate DBH: N/A
Species of trees to be removed (i.e. Birch, Spruce - if known): N/A
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, Donny McTaggart hereby authorize Fusion Engineering PC to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: [Signature] Date: 03/15/18

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.

Donny McTaggart

PRINT NAME



SIGNATURE OF APPLICANT

03/15/18

DATE

Short Environmental Assessment Form

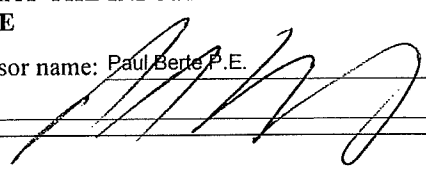
Part 1 - Project Information

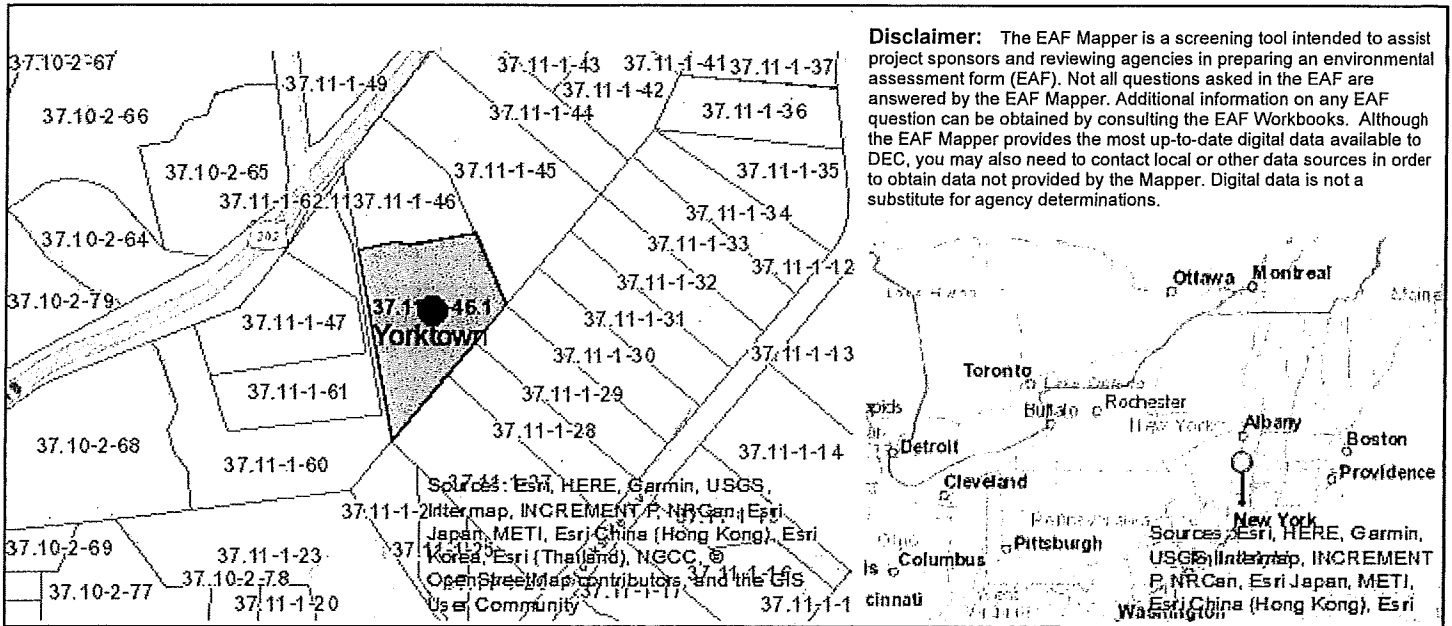
Instructions for Completing

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: MCTAGGART RESIDENCE			
Project Location (describe, and attach a location map): 2241 SAWMILL RIVER ROAD YORKTOWN NY 10598			
Brief Description of Proposed Action: CONSTRUCTION OF A NEW SINGLE FAMILY HOME, DRIVEWAY, WALKWAYS, PATIO, DECK AND STORMWATER DETENTION SYSTEM.			
Name of Applicant or Sponsor: FUSION ENGINEERING PC		Telephone: 914-358-5009	
		E-Mail: office@fusionepc.com	
Address: 600 north broadway suite 215			
City/PO: white plains	State: ny	Zip Code: 10603	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 1.71 acres			
b. Total acreage to be physically disturbed? _____ 0.80 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.71 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			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Paul Berle P.E. _____ Date: <u>4/3/18</u></p> <p>Signature:  _____</p>		



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

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



100 EXECUTIVE BLVD, SUITE 204
OSSINING, NY 10562
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

PAUL A. BERTE, P.E.

100 EXECUTIVE BLVD, SUITE 204
OSSINING, NY 10562

REVISIONS	DATE	BY

DRAWING TITLE:

DETAILS

PROJECT:
MCTAGGART RESIDENCE

PROJECT ADDRESS:
2241 SAWMILL RIVER ROAD
YORKTOWN HEIGHTS, NY

TOWN ENGINEER SIGNATURE:

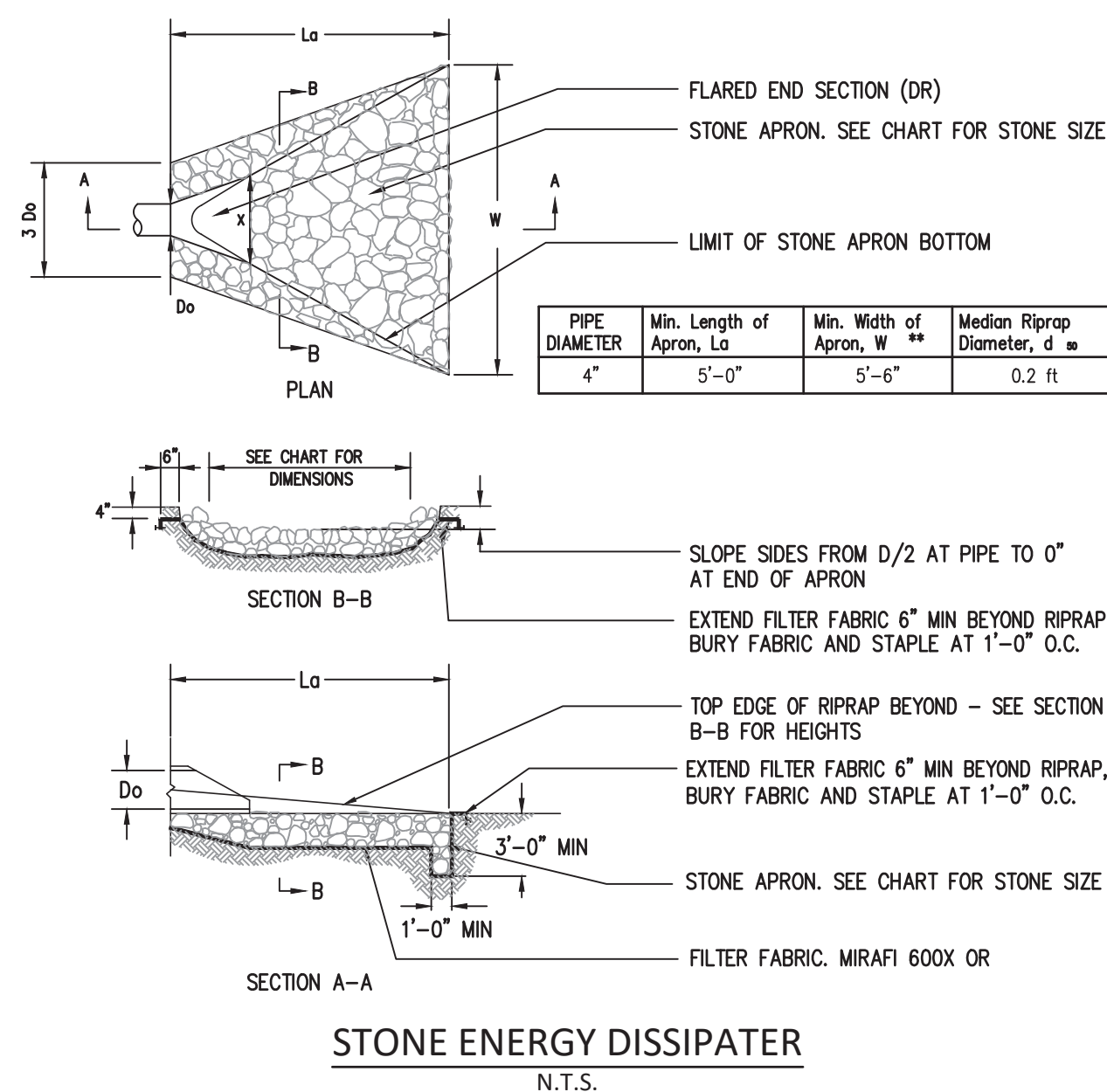
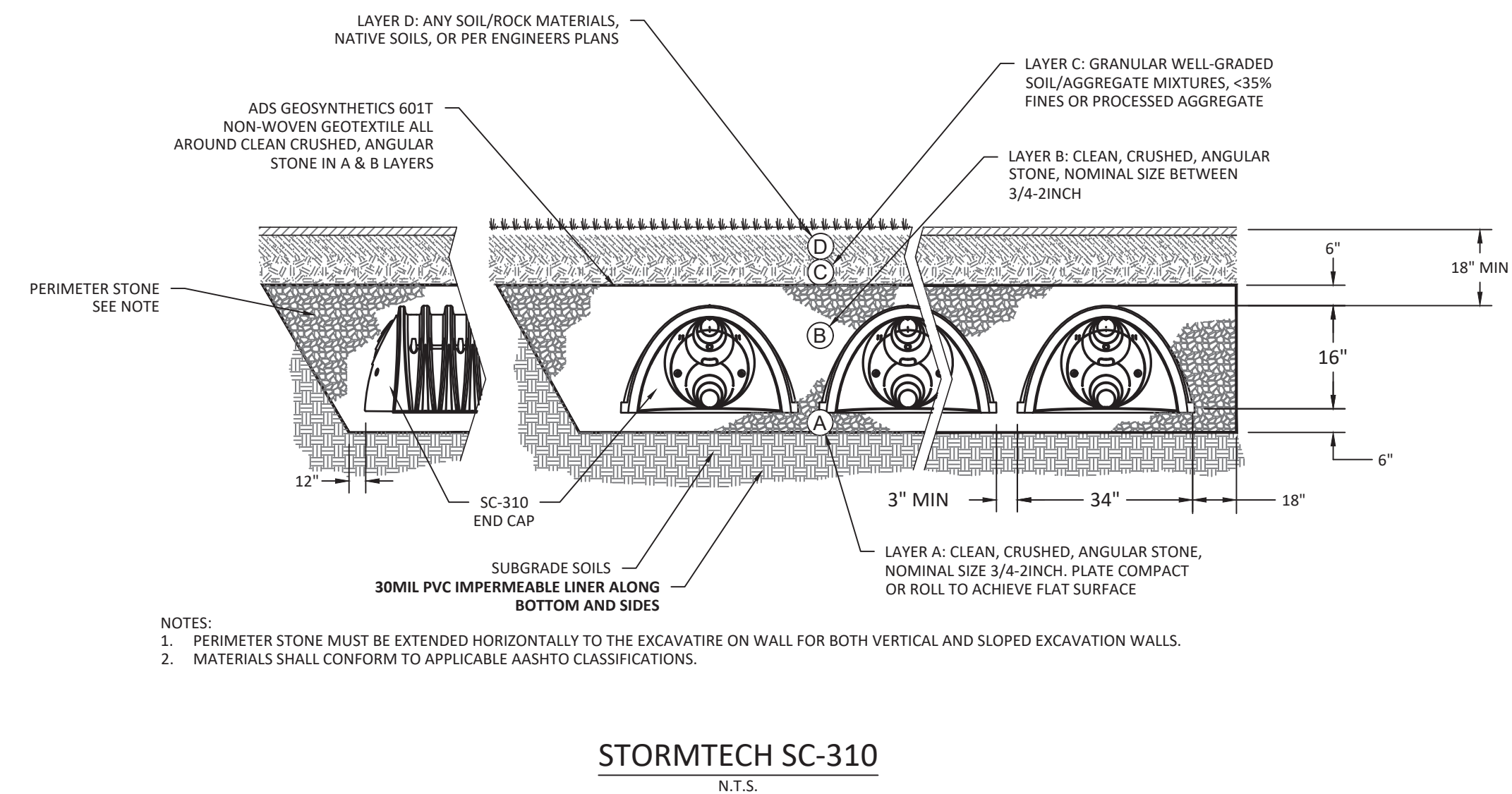
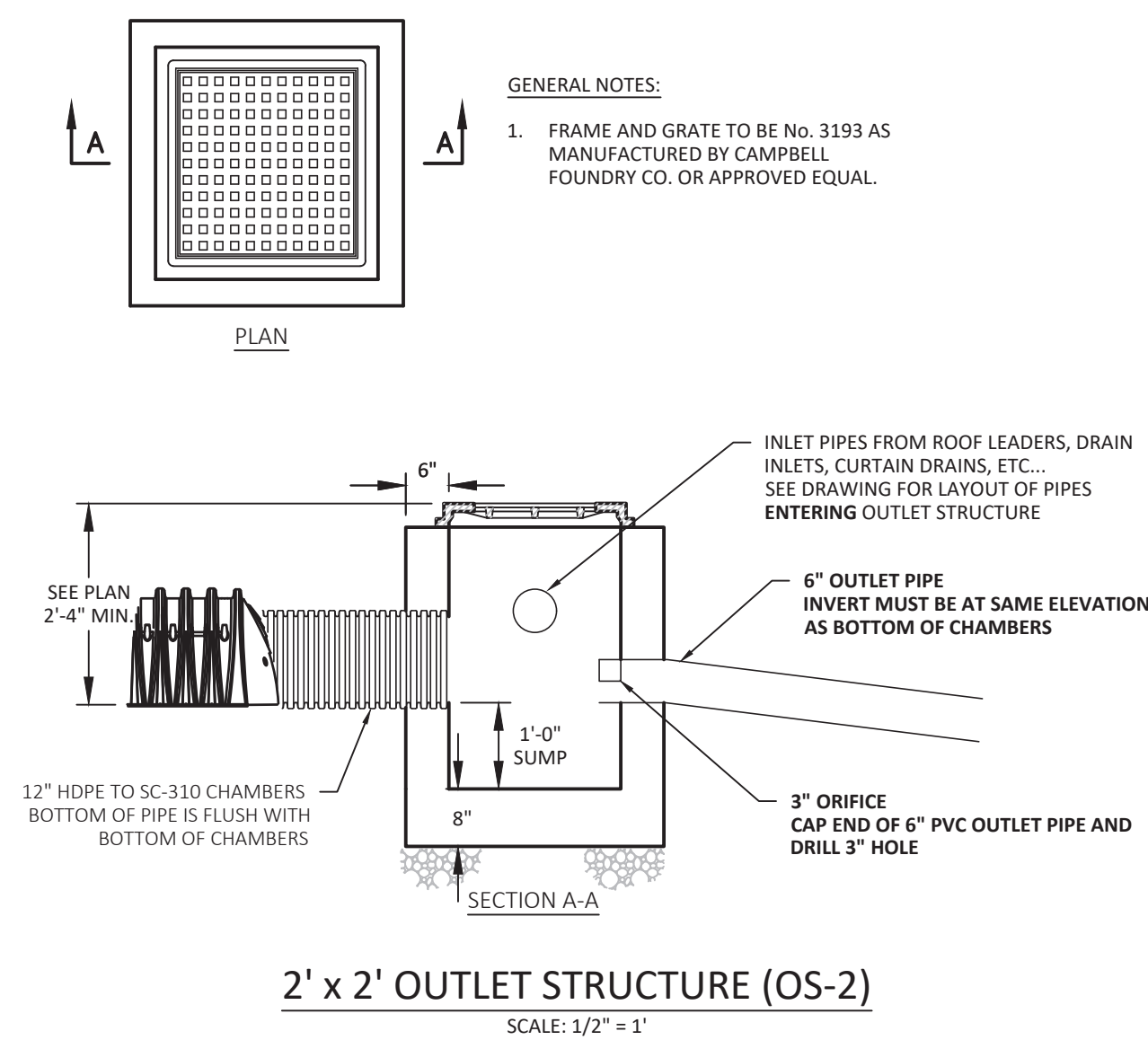
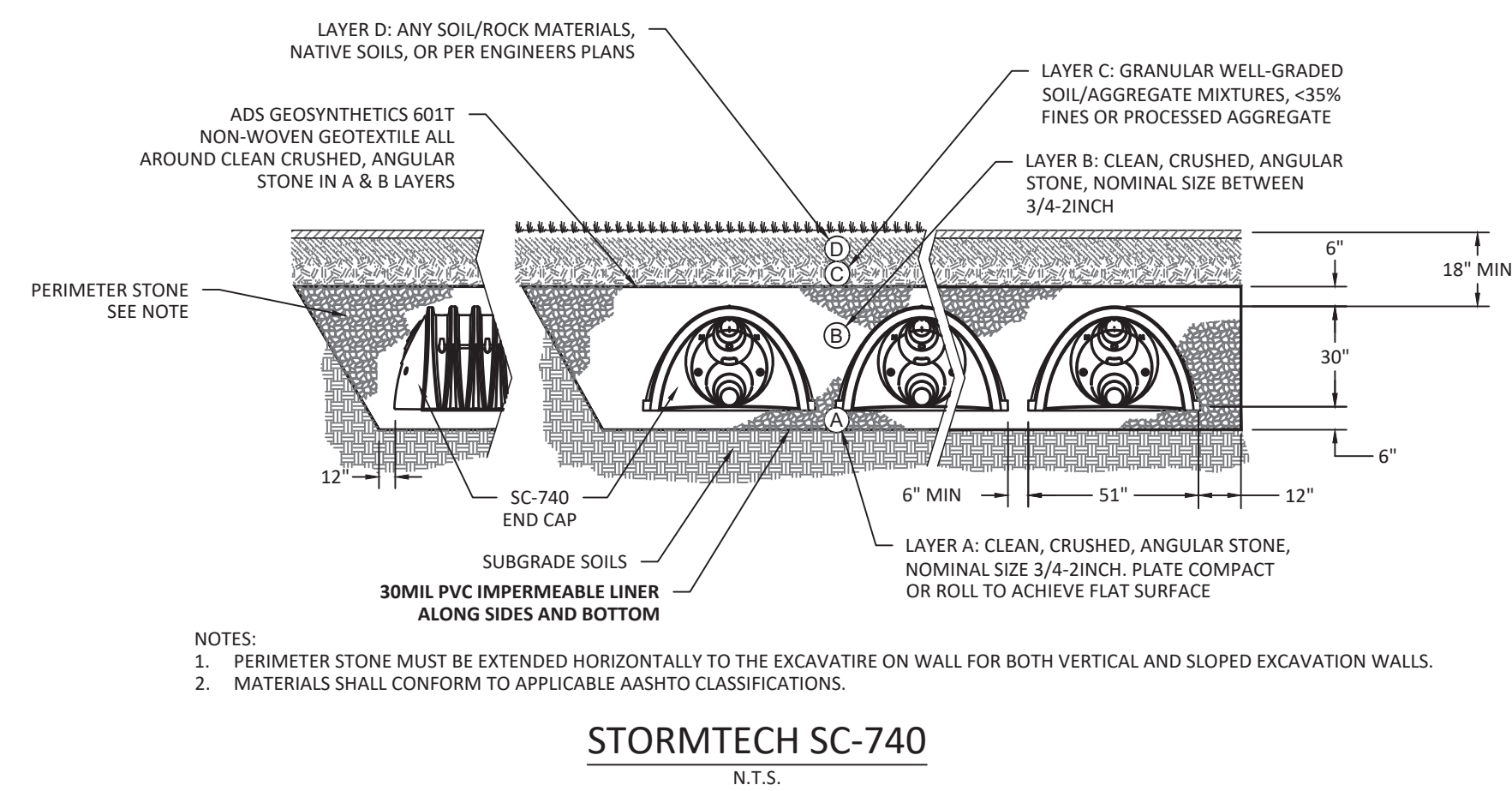
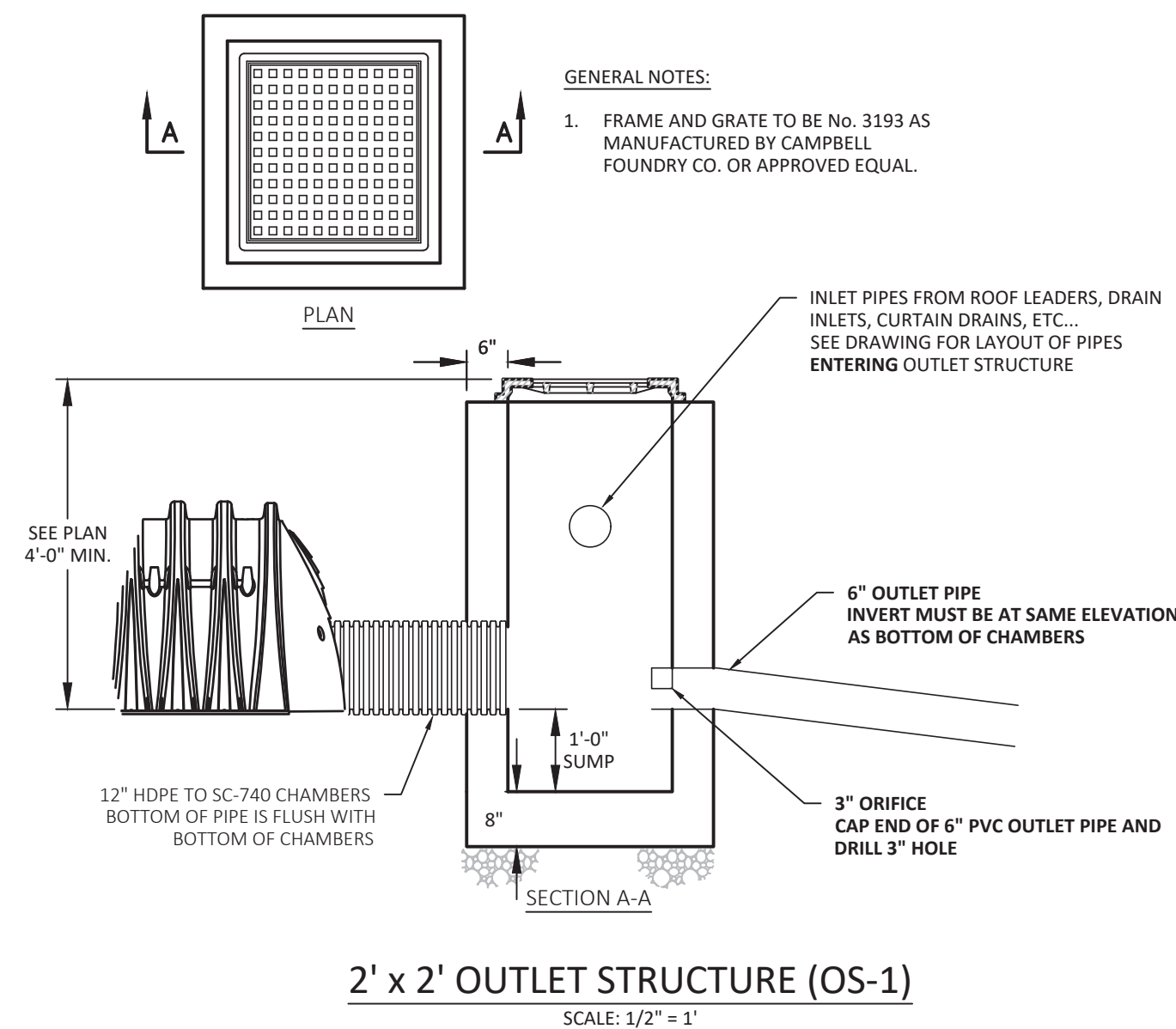
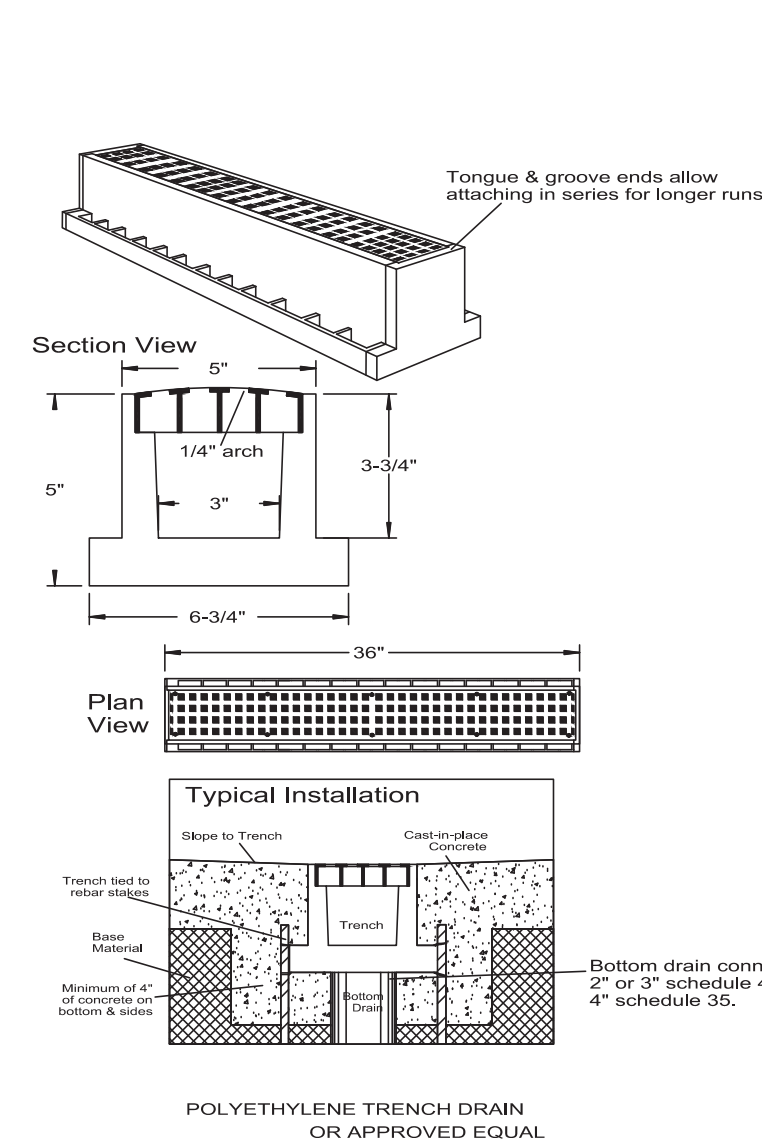
ALTERATIONS BY ANY PERSON IN ANY WAY, OR ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED ENGINEER WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VIII, ARTICLE 145 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

SEAL & SIGNATURE



DATE: 2/11/21	SCALE:
PROJECT NO.: 21-019	
DRAWING BY: SB	DRAWING NO.:
CHECKED BY: PB	2 OF 2

GRADING, DRAINAGE, EROSION CONTROL PLAN



TOPOGRAPHIC SURVEY OF PROPERTY

PREPARED FOR
DONNY MCTAGGART

PROPERTY BEING
LOT 63.1

ON MAP ENTITLED

"SUBDIVISION OF PROPERTY PREPARED FOR ANDREW J. AND BRENDA RESNICK SPANO"
A.K.A.

SECTION 37.11-BLOCK 1-LOT 46.1

ON MAP ENTITLED

"THE OFFICIAL TAX MAP OF THE TOWN OF YORKTOWN"

SITUATE AT

TOWN OF YORKTOWN

WESTCHESTER COUNTY, NEW YORK

SAID MAP FILED IN THE WESTCHESTER COUNTY CLERKS OFFICE,
DIVISION OF LAND RECORDS ON JUNE 7, 2004 AS MAP # 27379

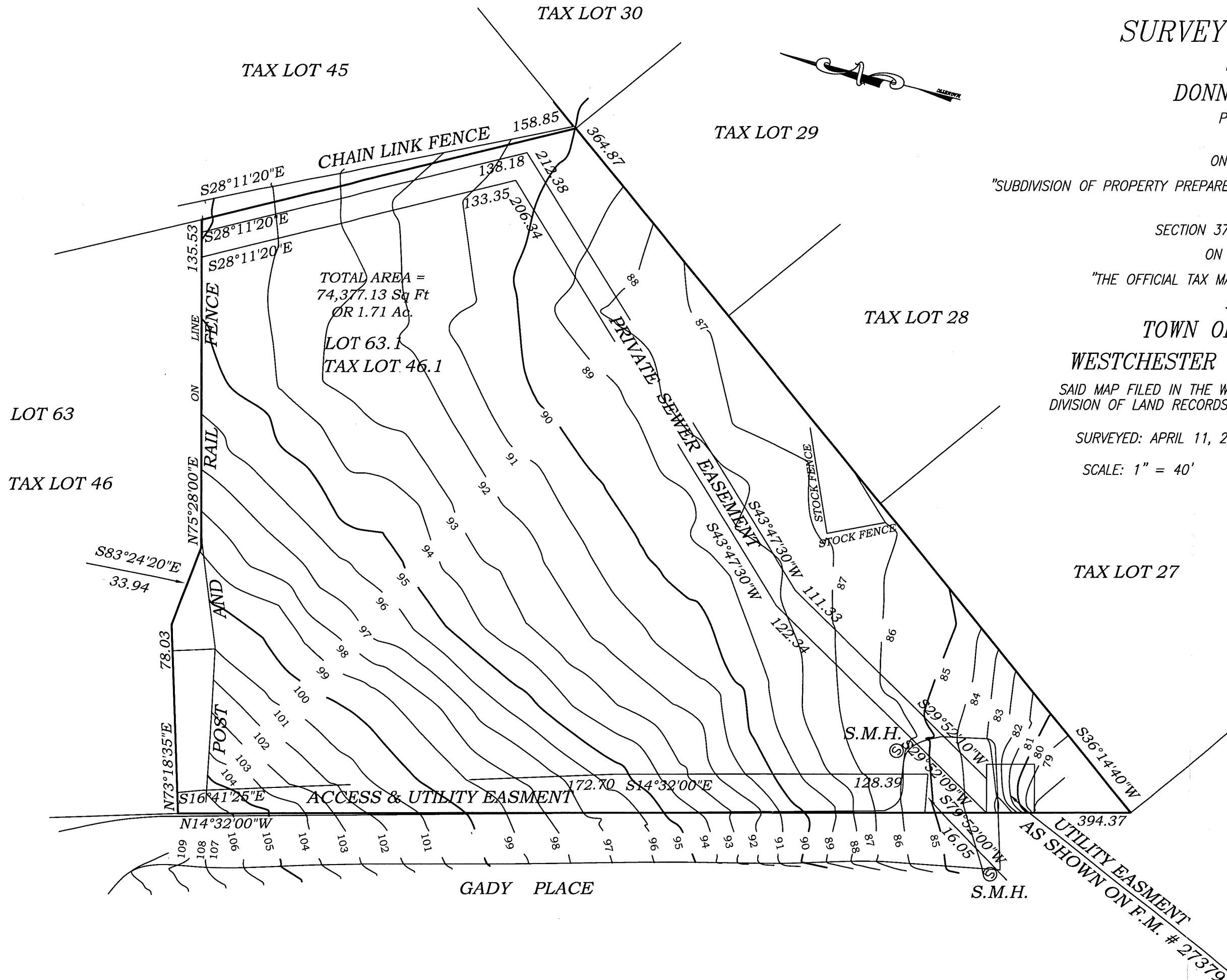
SURVEYED: APRIL 11, 2015

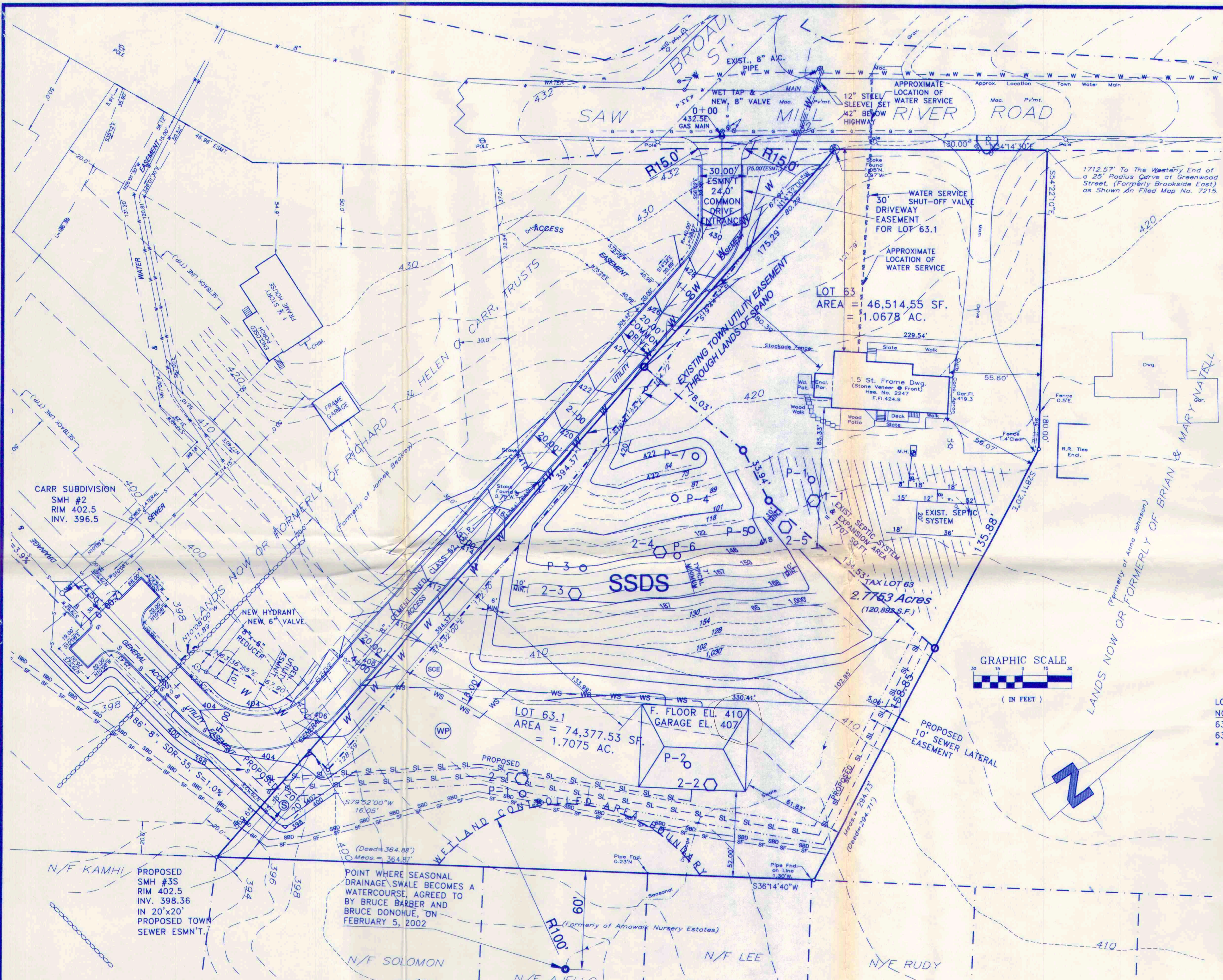
SCALE: 1" = 40'

TAX LOT 27

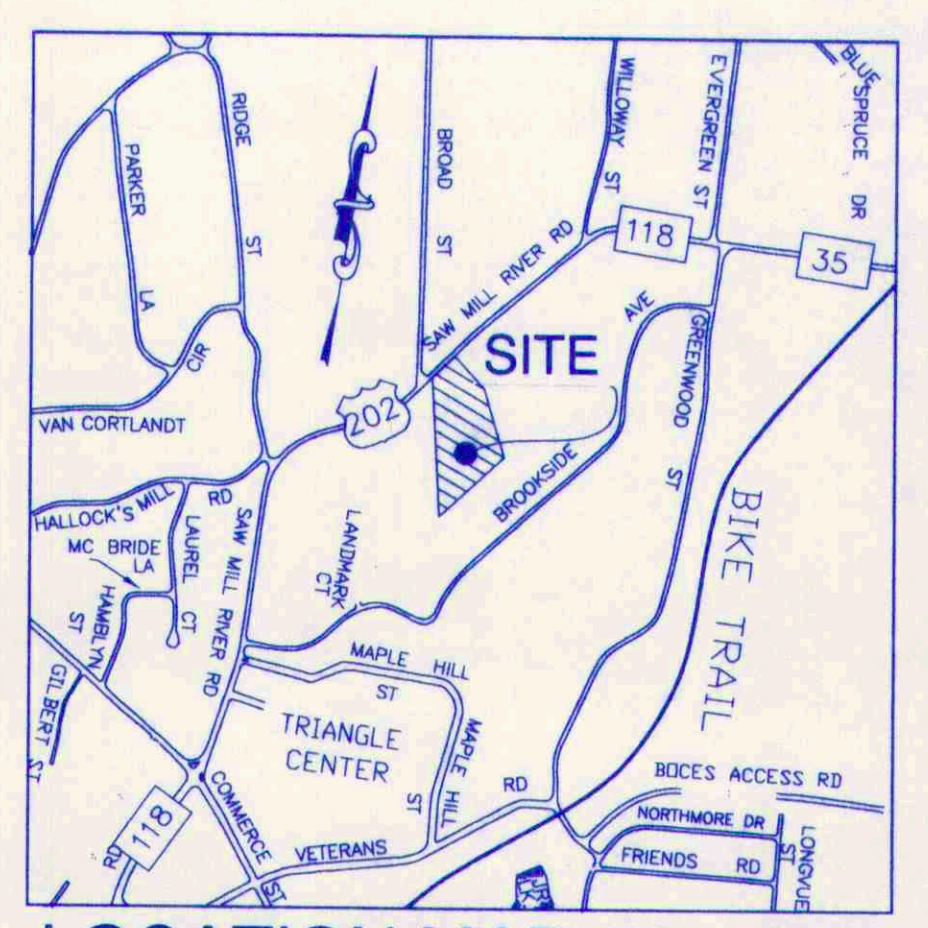
JOHN J. MULDOON

77 TAPPAN LANDING ROAD
TARRYTOWN, N.Y. 10591
(914) 631-4232





INGRESS & EGRESS EASEMENT NOTE
 THE GRANTING OF AN EASEMENT OVER LOT 63 IN FAVOR OF LOT 63.1 FOR THE PURPOSE OF INGRESS AND EGRESS IS PROHIBITED. THIS NOTE SHALL APPEAR ON THE PLAT, AND IN THE DEED FOR LOT 63. AN EASEMENT HAS BEEN FILED PERMITTING INGRESS AND EGRESS OVER THE COMMON DRIVEWAY EASEMENT IN THE CARR ACRES SUBDIVISION.



- GENERAL NOTES**
- OWNERS & APPLICANTS: ANDREW J. & BRENDA A. SPANO
2247 SAW MILL RIVER ROAD
YORKTOWN HTS., NY 10598
 - SITE AREA: 120,892 SF.
= 2.7753 ACRES
 - SITE ZONING: R1-40
 - SEWER DISTRICT: HALLOCKS MILL SEWER DISTRICT
EXTENSION 22
 - TAX MAP DESIGNATION: SECTION 10.12, PARCEL 39, LOT 63
 - SPANO SURVEY & TOPOGRAPHY: J. HENRY CARPENTER & CO., L.S.
2070 SAW MILL RIVER ROAD
YORKTOWN HTS., NY 10598
DATUM: N.G.V.D.-1929,
2' CONTOUR INTERVAL
DATED: FEB. 16, 2001
 - CARR ACRES SURVEY: CARR ACRES SUBDIVISION MAP
BUNNEY ASSOCIATES, L.S.
301 FIELDS LANE
BREWSTER, NY 10509
DATED: JAN. 16, 2001

- SYMBOLS**
- CATCH BASIN
 - DRAIN MANHOLE
 - GAS VALVE
 - HYDRANT
 - MONUMENT
 - SEWER MANHOLE
 - UTILITY POLE
 - WATER VALVE
 - LAMP POST
 - TREE LINE/TREE
 - PROPOSED SPOT EL.
 - EXISTING SPOT EL.
 - 7' DEEP HOLE
 - 30" DEEP PERC. HOLE
 - ABSORPT. FIELD
 - FUTURE ABSORPT. FIELD
 - Concrete Truck Washout Pit
 - STONE WALL
 - STORM DRAIN
 - UTILITY WIRES
 - WATER LINE
 - HAYBALE EROSION CONTROL
 - SILT FENCE EROSION CONTROL
 - NEW SANITARY MANHOLE
 - FUTURE 4" SDR-35 SANITARY SEWER LATERAL
 - PROPOSED "DRY" 8" SDR-35 SAN. SEWER LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - 3/4" COPPER WATER SERVICE
 - PROPOSED SEWAGE DISPOSAL AREA
 - NEW ONE FAMILY DWELLING
 - Stabilized Construction Entrance

DEVELOPMENT SCHEDULE (PROPOSED:REQUIRED)

LOT NO.	LOT AREA (SQ.FT)	FRONTAGE FT.	LOT WIDTH AT BLDG.	SIDE YARD	COMBINED SIDE YARD	FRONT YARD	REAR YARD
63	46,514.40,000	130' < 150'	229' > 150'	55' > 20'	136' > 50'	121' > 50'	85' > 50'
63.1	74,377.40,000	0' < 150'	330' > 150'	61' > 20'	195' > 50'	102' > 50'	52' > 50'

* SEE VARIANCE NOTE

***VARIANCE NOTE**
 THE YORKTOWN ZONING BOARD OF APPEALS GRANTED VARIANCE 101/01, ON DEC. 6, 2001, PERMITTING LOT 63 TO HAVE 130' OF FRONTAGE WHERE 150' IS REQUIRED ON A TOWN ROAD AND PERMITTING LOT 63.1 TO HAVE ZERO FRONTAGE ON A TOWN ROAD WHERE 150' IS REQUIRED, BOTH LOTS IN AN R1-40 ZONE. THE GRANTING OF AN EASEMENT OVER LOT 63 IN FAVOR OF LOT 63.1 FOR THE PURPOSE OF ACCESS TO SAW MILL RIVER ROAD IS PROSCRIBED.

WETLAND NOTE
 THERE IS NO D.E.C. MAPPED WETLAND, STREAM, POND, ETC., WITHIN 200' OF THE PROPOSED SEPTIC SYSTEM.

RESERVOIR NOTE
 THERE ARE NO RESERVOIR/RESERVOIR STEMS ETC., WITHIN 500' OF THE PROPOSED SEPTIC SYSTEM SHOWN ON THIS PLAN.

APPROVED
 Resolution Number 02-16
 Date: June 10, 2003

Jack Goldstein, P.E.

SPANO SUBDIVISION
 TOWN OF YORKTOWN
 WESTCHESTER CO., NEW YORK

DATE: SEPTEMBER 1, 2002 SCALE: 1" = 30'

JACK GOLDSTEIN, P.E.
 CONSULTING ENGINEER
 101 STONEWALL COURT, YORKTOWN HEIGHTS, NEW YORK 10598

DWG. NO. S-1

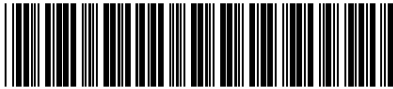
REVISION #1 09-07-01

THIS DRAWING IS VOID FOR ANY USE OTHER THAN GOVERNMENTAL AGENCY REVIEW, UNLESS THIS DRAWING BEARS THE IMPRESSED SEAL OF THE ENGINEER WHOSE SIGNATURE APPEARS HEREON.
 THIS DRAWING IS THE PRODUCT OF SERVICE, AND IS THE PROPERTY OF JACK GOLDSTEIN, P.E., CONSULTING ENGINEER, AND IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF THE ENGINEER. THIS DRAWING IS THE PROPERTY OF JACK GOLDSTEIN, P.E., CONSULTING ENGINEER, AND SHALL BE RETURNED UPON REQUEST.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2), OF THE STATE EDUCATION LAW
 THU, FEB 26, 2004 04:25 P L:\JOB\SPANO\SPANO-45B.DWG

SUBSURFACE SEWAGE DISPOSAL AREA (SSDS) SCHEDULE

LOT NO.	LOT AREA (AC.)	DEEP HOLE DESCRP.	% MAX. SLOPE	SSDS PERC AREA	SSDS AREA	GRD. WATER ELEVATION	DEEP HOLE DEPTH	LENGTH OF TILE FIELDS	5.BR. CURTAIN DRAIN	REMARKS
63	1.07	LOAM	4	40	7,707	42"	84"	800' 1000'	EXIST. PERMIT B-1-3602, DATED 6/30/52	
63.1	1.71	LOAM	7.9	40	20,800	42"	84"	800' 1000'	42" 2,700 N/A	PUMPING REQUIRED

- NOTES:**
- THE PROPOSED SEPTIC SYSTEM IS NO CLOSER THAN 100', TO EXISTING, UPSTREAM WELLS, AND NO CLOSER THAN 200', TO EXISTING, DOWNSTREAM WELLS.
 - 42" OF R.O.B. REQUIRED FOR LOT 63.1
 - PUMPING REQUIRED FOR LOT 63.1



430930041EASP

Control Number 430930041	WIID Number 2003093-000015	Instrument Type EAS
------------------------------------	--------------------------------------	-------------------------------



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

*** DO NOT REMOVE ***

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT EAS - EASEMENT

FEE PAGES 13

TOTAL PAGES 13

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$39.00
RECORD MGT. FUND	\$19.00
RP 5217	\$0.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$69.00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

TRANSFER TAXES

CONSIDERATION	\$0.00
TAX PAID	\$0.00
TRANSFER TAX #	14642

**SERIAL NUMBER
DWELLING**

RECORDING DATE **04/17/2003**
TIME **09:07:00**

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
TOWN OF YORKTOWN**

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

Record & Return to:
First American Title Ins. Co. of NY (Comp. .me
188 E. Post Road 4th Floor

White Plains, NY 10601

041 120
744

Rec. & Return

First American Title Insurance Company
188 East Post Road
White Plains, NY 10601
(800) 942-1893 (914) 428-3433
Fax (914) 428-0159

Section: 10.12
Parcel: 39 Lots: 63 & 63.1
Parcel: 17 Lots: 1, 1.1 & 1.2
Town of Yorktown

ACCESS EASEMENT EXTENSION

AGREEMENT made this 30 day of September, 2002 between ANDREW J. and BRENDA RESNICK SPANO, residing at 2247 Saw Mill River Road, Yorktown Heights, New York 10598, New York ("Grantor"); and KENNETH MIKKELSEN ("Mikkelsen"), having an office c/o Andrew Szczesniak, 202 Mamaroneck Avenue, White Plains, New York 10601, and ROBERTO ALCANTARA ("Alcantara"), residing at 178 Highland Street, Portchester, New York 10573, (collectively "Grantees");

WHEREAS, Grantor is the owner of certain real property consisting of 2.7753 acres located at 2247 Saw Mill River Road, Yorktown Heights, New York 10598 and known as Section 10.12, Parcel 39, Lots 63 and 63.1 of the Town of Yorktown, Westchester County, State of New York ("Spano Property"), more particularly described in Schedule A annexed hereto and made a part hereof, acquired by Deed dated December 31, 1986, and recorded January 9, 1987 in the Westchester County Clerks Office at Liber 8696, Page 140 from Brenda Resnick which Spano property is shown on a certain proposed Subdivision Map entitled "Subdivision of Property Prepared for Andrew J & Brenda Resnick Spano", as prepared by J. Henry Carpenter & Co. dated May 6, 2002 ("Spano Subdivision");

WHEREAS, Grantees are the owners of certain real properties consisting of 4.634 acres located at 2235 Saw Mill River Road, Yorktown Heights, New York 10598, and known as Section 10.12, Parcel 17, Lots 1, 1.1, and 1.2 in the Town of Yorktown, Westchester County,

State of New York, more particularly described in Schedule B annexed hereto and made a part hereof;

WHEREAS, Mikkelsen acquired said Lots 1, 1.1, and 1.2 by Deed dated June 14, 2000, and recorded November 22, 2000 in the Westchester County Clerks Office at Control No. 403050422 from Michael J. Carr, as Trustee of the Helen C. Carr Family By-Pass Trust dated August 4, 1995, and Michael J. Carr, as Trustee of the Richard T. Carr Revocable Living Trust; which Lots are shown on a certain Subdivision Map entitled "Carr Acres", as prepared by Bunney Associates, dated August 31, 2000, as last revised September 19, 2001, and filed February 13, 2002 as Filed Map No. 26937 ("Mikkelsen Plat");

WHEREAS, Alcantara subsequently acquired Lot 1.2 ("Alcantara Property") by Deed dated April 25, 2002, and recorded _____ in the Westchester County Clerks Office at Control No. _____ from Kenneth Mikkelsen; which Lot is shown on the Mikkelsen Plat;

WHEREAS, Mikkelsen retains ownership of Lots 1 and 1.1 ("Mikkelsen Property");

NOW, THEREFORE, in consideration of the mutual covenants herein and other good and valuable consideration, each to the other in hand paid, receipt of which is hereby acknowledged, the Grantee and the Grantor, each for itself, its successors, and assigns, ("Parties") represent, declare, covenant and agree that the Spano Property, the Mikkelsen Property, and the Alcantara Property shall be held, transferred, conveyed, and occupied subject to the following conditions, easements and covenants:

FIRST:

The Spano Subdivision depicts a certain R.O.W. Access Easement Extension ("Access Easement Extension") which is intended to extend the existing Access Easement, filed December 26, 2001 in the Westchester County Clerks Office at Control No. 413540146, to provide shared

and common access, ingress and egress to the Spano Property, the Mikkelsen Property, and the Alcantara Property, which Access Easement Extension is located on the Spano Property. The Mikkelsen Property and the Alcantara Property shall benefit from a perpetual and non-exclusive easement, the boundaries of which are more fully described in Schedule C annexed hereto and made a part hereof, (a) for access, ingress and egress on, across, over and under such Access Easement Extension, in common with Grantor; and (b) to temporarily enter onto such the Access Easement Extension for necessary construction and/or maintenance work to be conducted concerning the driveway and/or utilities to be located therein, as described in Paragraph "SECOND" below.

SECOND:

The costs and expenses of maintaining the Access Easement Extension in good condition at all times, including but not limited to surfacing, snow and ice removal, installation and maintenance of plantings and landscaping (including grass) shall be the shared responsibility of the Parties, in equal measure for each house on the Mikkelsen, Alcantara and Spano properties served by said Access Easement Extension.

The Parties agree to maintain the Access Easement Extension at all times, so that safe and unfettered vehicular and pedestrian ingress and egress is available to the Parties and their guests, invitees and licensees. At a minimum, the maintenance of the Access Easement Extension shall include removal of rubbish, debris and any other obstructions, maintaining the surface in safe and passable condition and prompt and proper removal of accumulations of snow and ice.

If any of the Parties fail to fulfill its shared responsibility to maintain the Access Easement as set forth above (the "Defaulting Owner(s)"), the owner(s) of the other lot(s) (the "Other Owner(s)"), after reasonable notice to the Defaulting Owner(s) and providing the

Defaulting Owner(s) a reasonable opportunity to cure such default, may perform or cause to have performed the necessary maintenance, including but not limited to upkeep, repair, and snow, ice and rubbish removal and will be entitled to reimbursement from the Defaulting Owner(s) for the Other Owner(s)'s share of the reasonable expense and cost of the maintenance. In the event that payment is not made by the Defaulting Owner(s) within thirty (30) days after the Other Owner(s) has presented the Defaulting Owner(s) with a statement of the charges for such services performed, the Other Owner(s) may file a lien against the lot of the Defaulting Owner(s) for the amount of such costs, in a form substantially similar to that filed in connection with a mechanic's lien.

THIRD:

Determinations of the work required to be performed, including the persons to perform the same and the manner in which such work is to be performed, shall be made by mutual agreement of the Parties serviced by the Access Easement Extension, each property owner to have the proportional interest in same set forth in Paragraph SECOND above, and pay any charges imposed by this paragraph, and such charges, together with interest thereon at the maximum legal rate and the cost of collection thereof, including reasonable attorneys' fees, shall be a continuing and binding lien against each property and be the responsibility of each of the Parties, its heirs, devisees, personal representatives, successors and assigns. The obligation of each of the Parties to pay such assessment, however, shall also remain a personal obligation.

FOURTH:

Upon the sale of all or part of the Spano Property, the Mikkelsen Property, or the Alcantara Property, the selling property owner shall mail to the other property owners by Registered or Certified Mail, Return Receipt Requested, notice that all charges imposed by

Paragraphs "SECOND" and "THIRD" above are paid and that all liens created by the above obligations have been satisfied as of the date of closing. The notice shall be mailed no later than twenty (20) days prior to the date of closing and if no objection is received ten (10) days prior to the date of closing, then such lack of objection shall be conclusive evidence that all charges and all liens imposed by Paragraphs "SECOND" and "THIRD" above have been paid and satisfied.

FIFTH:

Each successor grantee accepting a deed, lease or other instrument conveying any interest in the Spano Property, the Mikkelsen Property, or the Alcantara Property whether or not the same incorporates or refers to this Access Easement Extension, covenants for himself, his heirs, personal representatives, successors and assigns to observe, perform and be bound by this Access Easement Extension.

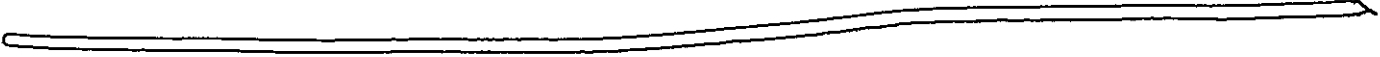
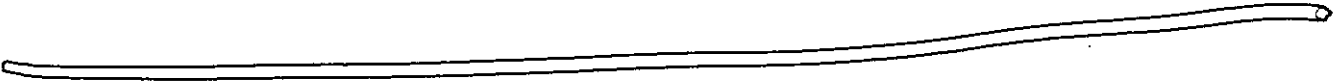
SIXTH:

Should any covenant, easement or restriction herein contained, or any article, section, subsection, sentence, clause, phrase or term of this Access Easement Extension be declared to be void, invalid, illegal or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction, such judgment shall in no way affect the other provisions hereof which are hereby declared to be severable and which shall remain in full force and effect.

The provisions hereof shall run with the land and be binding upon and inure to the benefit of and shall be enforceable by the parties hereto, their respective heirs, legal representatives, successors and assigns, and the failure of any of them to enforce any provisions herein contained shall not be deemed a waiver of the right to do so hereafter.

Ownership of the land above described remains and will in perpetuity remain in all respects vested in the owner of said land, its heirs, successors and assigns, and the use and

enjoyment of said land is retained in perpetuity by and for such owner therefore, its heirs,
successors and assigns, subject to the provisions of the easement herein granted.



IN WITNESS WHEREOF we have hereunto set our hands and seals the day and year

first above written.




Andrew J. Spano, Grantor



Brenda Resnick Spano, Grantor



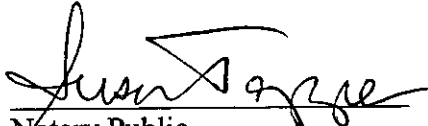
Kenneth Mikkelsen, Grantee



Roberto Aleantara, Grantee

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the ^{30th} day of Sept, in the year 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared ANDREW J. SPANO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

SUSAN S. TAPPER
Notary Public, State of New York
No. 02TA6069852
Qualified in Westchester County
Commission Expires February 11, 2008

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the ^{30th} day of Sept, in the year 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared BRENDA RESNICK SPANO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.




Notary Public

SUSAN S. TAPPER
Notary Public, State of New York
No. 02TA6069852
Qualified in Westchester County
Commission Expires February 11, 2008

STATE OF NEW YORK)

COUNTY OF WESTCHESTER) ss.:

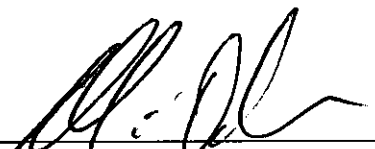
On the 14th day of September, in the year 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared KENNETH MIKKELSEN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public STATE OF NEW YORK
NO 4705915
TERM Exp. 7/31/03
QUALIFIED in Westchester County
ALBERT A. CAPELLINI

STATE OF NEW YORK)

COUNTY OF WESTCHESTER) ss.:

On the 20 day of September, in the year 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERTO ALCANTARA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

MARIO L. DEMARCO
Notary Public, State of New York
No. 02DE5047045
Qualified in Westchester County
Term Expires July 24, 2007



SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Yorktown, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Saw Mill River Road distant 1712.57 feet southwesterly from the westerly point of curve having a radius of 25 feet and connecting the southwesterly side of Brookside East with the southeasterly side of Saw Mill River Road;

Running thence along other lands now or formerly of Anna Johnson the following two courses and distances: South 54 degrees 22' 10" East 180 feet and South 28 degrees 11' 20" East a distance of 294.71 feet to the northwesterly line of lands now or formerly of Amawalk Nursery Estates;

Running thence along the northwesterly line of land now or formerly of Amawalk Nursery Estates on a course of South 36 degrees 14' 40" West a distance of 364.88 feet to the easterly line of land now or formerly of James Beasley;

Running thence on a course of North 14 degrees 32' 00" West a distance of 569.65 feet to the southeasterly side of Saw Mill River Road;

Running thence along on a course of North 34 degrees 14' 30" East and along the southeasterly side of Saw Mill River Road, a distance of 130 feet to the point or place of BEGINNING.

SCHEDULE B

ALL that certain plot, piece or parcel of land, with the buildings and improvements erected thereon, situate, lying and being in the Town of Yorktown, County of Westchester, State of New York bounded and described as follows:

BEGINNING at a point on south side of Saw Mill River Road which point is on the dividing line between lands now or formerly of Lipton and the parcel herein being described, and which point is also the northeast corner of the parcel herein being described;

THENCE leaving said point and continuing along lands now or formerly of Lipton, South 14 degrees 32 minutes 00 seconds East 569.65 feet to lands now or formerly of Mastro;

THENCE along same, South 36 degrees 14 minutes 40 seconds West 135.39 feet to a point on the mean centerline of a stone wall;

THENCE still along lands now or formerly of Mastro, along mean centerline of said stone wall South 77 degrees 18 minutes 00 seconds West 81.50 feet, South 80 degrees 01 minutes 00 seconds West 200.63 feet, South 78 degrees 48 minutes 20 seconds West 50.20 feet;

THENCE leaving lands now or formerly of Mastro and continuing along lands now or formerly of Gordon, North 8 degrees 40 minutes 40 seconds West 85.31 feet to a point in the mean centerline of a brook;

CONTINUING THENCE along centerline of said brook, North 45 degrees 00 minutes 00 seconds West 42.43 feet, North 20 degrees 33 minutes 20 seconds West 51.26 feet, North 19 degrees 30 minutes 10 seconds East 50.92 feet, North 23 degrees 11 minutes 50 seconds West 121.85 feet, North 40 degrees 58 minutes 20 seconds West 21.31 feet to a point on the south side of Saw Mill River Road;

THENCE along same, North 63 degrees 58 minutes 30 seconds East 197.00 feet, North 35 degrees 33 minutes 30 seconds East 130.00 feet, North 28 degrees 49 minutes 10 seconds East 125.30 feet, North 34 degrees 14 minutes 30 seconds East 100.00 feet to the point or place of BEGINNING.

The policy to be insured under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

SCHEDULE C
[Access Easement Description]

Beginning at a point on the southeasterly boundary of Saw Mill River Road, (also known as U.S. Rte. 202 and N.Y.S. Rte. 35), as same is shown of Map entitled, "Survey of Property for Amawalk Nursery Gardens, Town of Yorktown, Westchester County, N.Y.", prepared by J. Henry Carpenter & Co. May 29, 1950 and filed in the Office of the Clerk of the County of Westchester, Division of Land Records October 11, 1950 as Filed Map No. 7215 and which point is on the dividing line between the Grantor herein and lands shown on Map entitled, "Subdivision Map known as Carr Acres situate in the Town of Yorktown, Westchester County, New York, prepared by Bunney Associates, Land Surveyors August 31, 2000, last revised October 26, 2001 and filed in the Office of the Clerk of the County of Westchester, Division of Land Records February 13, 2002 as Filed Map No. 26937 and which point is distant 1842.57 ft. southwesterly as measured along said southeasterly boundary of Saw Mill River Road from the westerly end of a 25 ft. radius curve joining said southeasterly boundary of Saw Mill River Road with the westerly boundary of Greenwood Street, formerly known as Brookside East as shown on aforesaid Filed Map No. 7215; Running thence from said point S-14-32-00-E, 80.29 ft. to the point of beginning of the Easement herein being described; Running thence from said Easement beginning point southeasterly and southerly through lands of the Grantor herein, along the circumference of a 59.75 ft. radius curve to the right having a central angle of 41°30'00" and an arc length of 43.28 ft. to a point of tangency; thence S-14-32-00-E, 146.81 ft. to a point of curve; thence along the circumference of a 55 ft. radius curve to the right, having a central angle of 17°28'40" and an arc length of 16.78 ft. to a point of tangency; thence S-2-58-40-W, 41.49 ft. to a point on the aforesaid dividing line; thence northwesterly along same, N-14-32-00-W, 242.49 ft. to the point or place of beginning.

State Environmental Quality Review
NEGATIVE DECLARATION
 Notice of Determination of Non-Significance

Project Number

Date:

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Yorktown, Planning Board, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:

McTaggart Residence aka Spano Subdivision Lot 1

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Proposed amended site plan and stormwater pollution prevention plan for Lot 1. New residence will be connected to town water and sewer.

Location: 241 Saw Mill River Road
 Yorktown Heights, NY 10598
 Section 37.11, Block 1, Lot 46.1

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

241 Saw Mill River Road, Yorktown Heights, NY 10598 Westchester County

Reasons Supporting This Determination:

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

- 1) This negative declaration is based on a Short Form Environmental Assessment Form dated April 3, 2018.
- 2) The plan conforms to the Town's Land Use and Zoning Policies.
- 3) Proposed residence will be connected to town water and sewer.
- 4) After evaluating the relevant areas of environmental concern, the Planning Board concludes that there will be no significant adverse impacts on the environment as a result of the approval of the proposed development of the subject site.

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: Robyn Steinberg, Town Planner

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: 914-962-6565

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)

**TOWN OF YORKTOWN
PLANNING BOARD**

**RESOLUTION APPROVING
A SITE PLAN, CHANGE IN FINISHED FLOOR ELEVATION,
AND STORMWATER POLLUTION PREVENTION PERMIT
THE MCTAGGART RESIDENCE**

RESOLUTION NUMBER: #21-00

DATE:

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

WHEREAS subdivision plat and improvement plans were approved for the Spano Subdivision by Resolution #02-16 on June 10, 2002; and

WHEREAS Resolution #02-16 approved an improvement plan, titled "Spano Subdivision - Plan & Notes," prepared by Jack Goldstein, PE, dated September 1, 2002 and last revised February 26, 2004; and

WHEREAS Resolution #02-16 approved a separate sewage disposal system and proposed residence at a finished floor elevation of 410 feet on the subject lot; and

WHEREAS connection to the town sewer system is available and the following maps and documents have been submitted to this Board for approval:

1. A drawing, Sheet 1 of 2, titled "Grading, Drainage, Erosion Control Plan," prepared by Paul A. Berte, P.E., dated February 11, 2021, and last revised June 1, 2021; and
2. A drawing, Sheet 2 of 2, titled "Details," prepared by Paul A. Berte, P.E., dated February 11, 2021; and
3. A survey, titled "Topographic Survey of Property prepared for Donny McTaggart," prepared by John J. Muldoon, and dated April 11, 2015; and

WHEREAS the Board has received and reviewed the application and comments from staff; 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 April 3, 2018.

BE IT HEREBY RESOLVED that the house location, finished first floor elevation of 419', where 410.0' was originally approved and grading for Lot 1 as shown on "Grading, Drainage, Erosion Control Plan," prepared by Paul A. Berte, P.E., dated February 11, 2021, and last revised June 1, 2021; is acceptable to this board; and

RESOLVED an application must be made to the Advisory Board on Architecture & Community Appearance (ABACA) for approval of the building materials and colors prior to issuance of a Building permit; and

BE IT FURTHER RESOLVED that in accordance with Town Code Chapter 248, the application of Fusion Engineering, P.C. for approval of a Stormwater Pollution Prevention Plan Permit **#FSWPPP-060-17** is approved subject to the conditions listed therein; and

BE IT FURTHER RESOLVED Permit **#FSWPP-060-17** shall not be valid until it has been signed by the Chairman of this Board; and

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

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

RESOLVED that unless a building permit has been issued or a time extension has been granted by the Planning Board, this approval will expire in one year from the date the site plan and permit is signed by the chairman.

**TB Referral
Apollonio
T-WP-FSWPPP Permit**

TOWN OF YORKTOWN PLANNING DEPARTMENT

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

MEMORANDUM

To: Town Board
From: Planning Department
Date: August 3, 2021
Subject: 1789 Baldwin Road
Section 37.17, Block 1, Lot 54

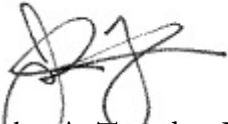
The Planning Department received the referral from the Town Board for the subject item. *Please note that due to summer meeting schedules, the Planning Board has not yet reviewed this referral. Therefore we respectfully request that the Town Board allow additional time for the Planning Board to issue a memo regarding this project.* After review of the referred materials and documents, we have the following comments:

1. The maps and site plans indicate the presence of wetlands on the site, and the associated buffer areas appear to constrain the majority of the site. We could not identify any mitigation for the proposed disturbance to the wetland buffer area on the site plans.
2. The former (or existing) residence on the site was outside of the buffer area, and the proposed residence is shown to be located inside the buffer. The Board, under the Town's wetland ordinance, must make a finding that the wetlands and wetland buffer disturbance was unavoidable and that no other locations onsite were appropriate for the proposed amenities. We did not find any statement that supports this requirement.
3. The site plan shows approximately 24 trees are proposed to be removed, however, we found no proposed tree mitigation measures.
4. An existing conditions plan or survey should be submitted to clarify the project parameters and scope.

The Planning Department recommends the applicant provide the information above for review.

Please do not hesitate to contact this office, should you have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John A. Tegeder', with a stylized flourish at the end.

John A. Tegeder, RA
Director of Planning

cc: Town Clerk
Town Engineer
Applicant

F:\Office\WordPerfect\Town Board\REFERRALS\1789 Baldwin Road - Apollonio\PD-Memo-TB-080321.wpd

TOWN OF YORKTOWN - ENGINEERING DEPARTMENT

MS4 STORMWATER MANAGEMENT PERMIT APPLICATION

WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION

Section 37.17

Block 1

Lot # 54

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

Application #: WP-FSWMP - 041-21

Date Received: 07-15-21

Date Issued: _____

Date Expires: _____

Fee Paid: \$3,300

Job Site Address: 1789 Baldwin Road

City/State/Zip: Yorktown, NY 10598

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

APPLICANT:

YOUR NAME: Same as Owner

COMPANY: _____

ADDRESS: _____

_____ ZIP _____

PHONE: () _____

EMAIL: _____

OWNER:

YOUR NAME: Giovanista & Lauren Apollonio

COMPANY: _____

ADDRESS: 16 Campwoods Road, Apt. 2

Ossining, NY ZIP 10562

PHONE: () _____

EMAIL: capolloniocont@outlook.com

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

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

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

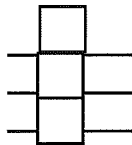
PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

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

a. Lake/pond

b. Stream/River/Brook

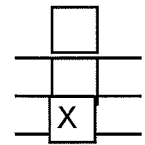
c. Wetlands



Control area of lake/pond

Control area of stream/river/brook

Control area of wetlands



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

Construction of new single-family dwelling and pool

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

3. Tree Removal:

Amount of trees and/or stumps to be removed: 21 +/-

Sizes; approximate DBH: Varies

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: _____ Date: _____

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

GENERAL CONDITIONS

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

Lauren Apollonio

PRINT NAME



SIGNATURE OF APPLICANT



DATE

**TOWN OF YORKTOWN
ENGINEERING DEPARTMENT**

Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598

CERTIFICATION OF PROJECT COMPLETION

Date: _____

Project Name: _____

Project Location: _____

Permit Number(s): _____

Check/Bond # & Amount
(If Applicable) _____

Street Name(s) To Be Dedicated
(If Applicable) _____

The undersigned hereby certifies that the work for the above referenced project has been completed in accordance with the terms and conditions of the Town approval resolution and/or the Town permit terms and conditions.

Owner, Engineer or Authorized Representative:

(signed) _____

Printed Name:

Title:

Company:

Yorktown Engineering Department

Date Received: _____

Date Accepted: _____

Disposition: _____

617.20
Appendix B
Short Environmental Assessment Form

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: New Dwelling and Pool at 1789 Baldwin Road, Yorktown, NY 10598			
Project Location (describe, and attach a location map): 1789 Baldwin Road, Yorktown, NY 10598 (See location map on Site Plan)			
Brief Description of Proposed Action: Construct new dwelling and pool			
Name of Applicant or Sponsor: Giovanista & Lauren Apollonio		Telephone:	
		E-Mail:	
Address: 16 Campwoods Road			
City/PO: Ossining		State: NY	Zip Code: 10562
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 governmental Agency? If Yes, list agency(s) name and permit or approval: Town Wetland Permit, WCDH approval of sewer			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.876 acres	
b. Total acreage to be physically disturbed?		0.894 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.876 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>Ralph G. Mastromonaco, PE, PC, Agent</u> Date: <u>July 14, 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

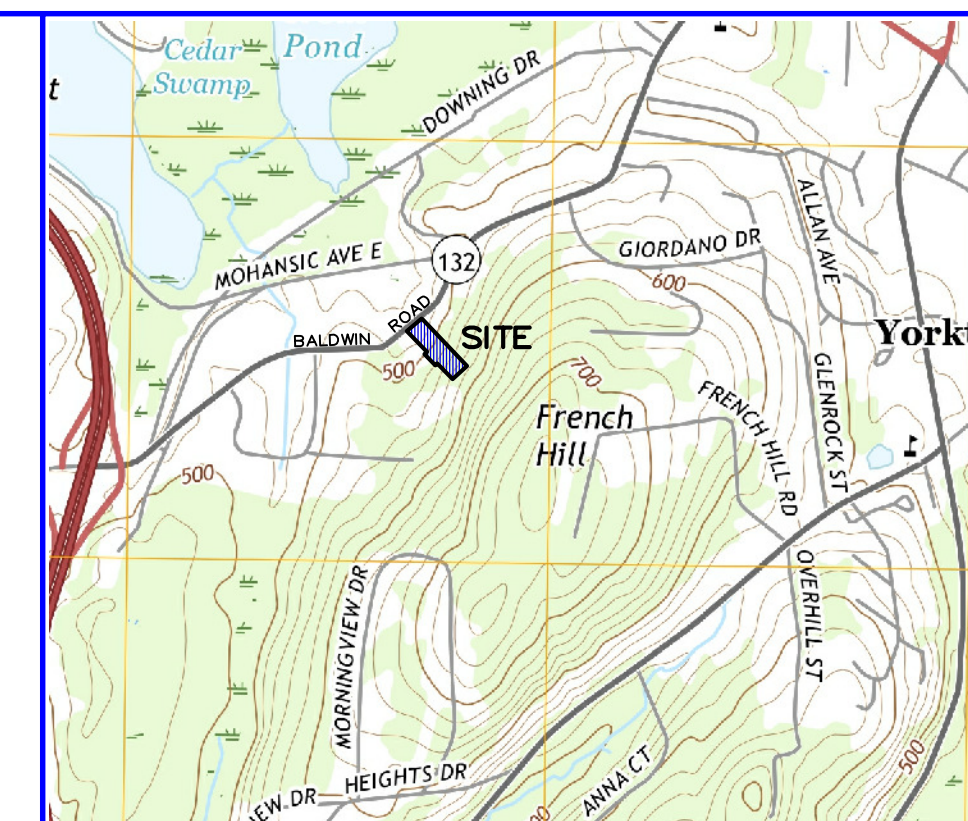
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

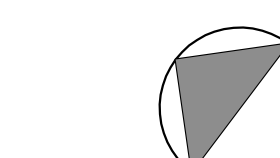
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input 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

RESET



LOCATION MAP
SCALE: 1" = 1000'



SCALE IN FEET
0 10 20 40

LEGEND

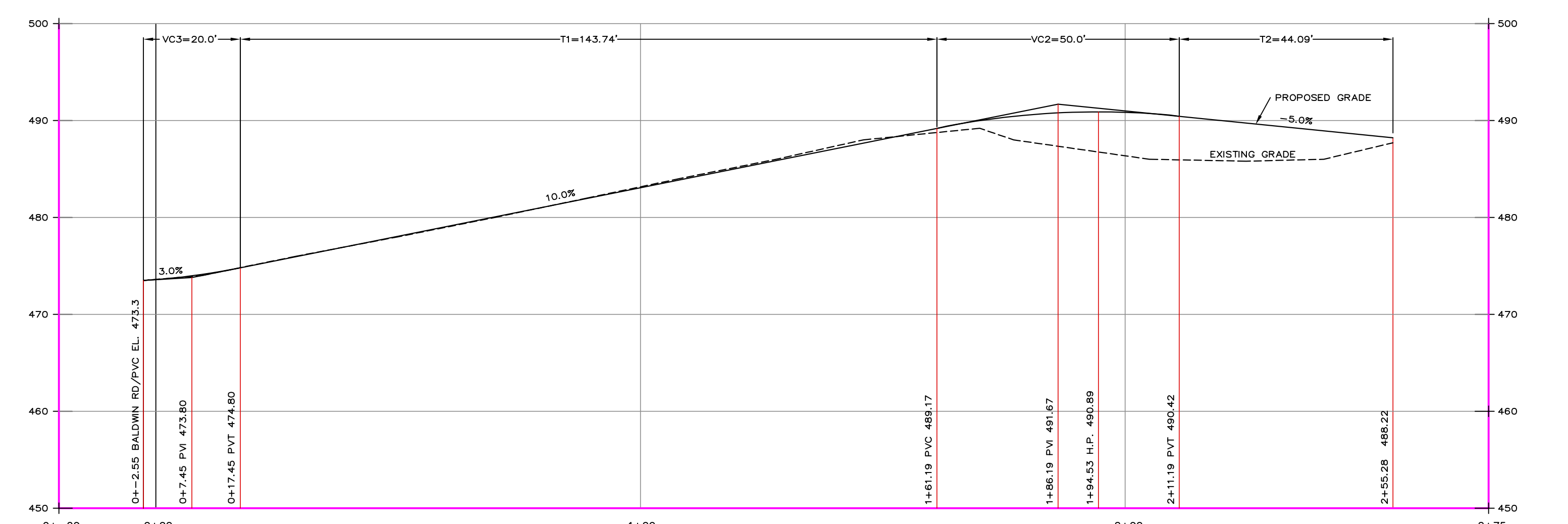
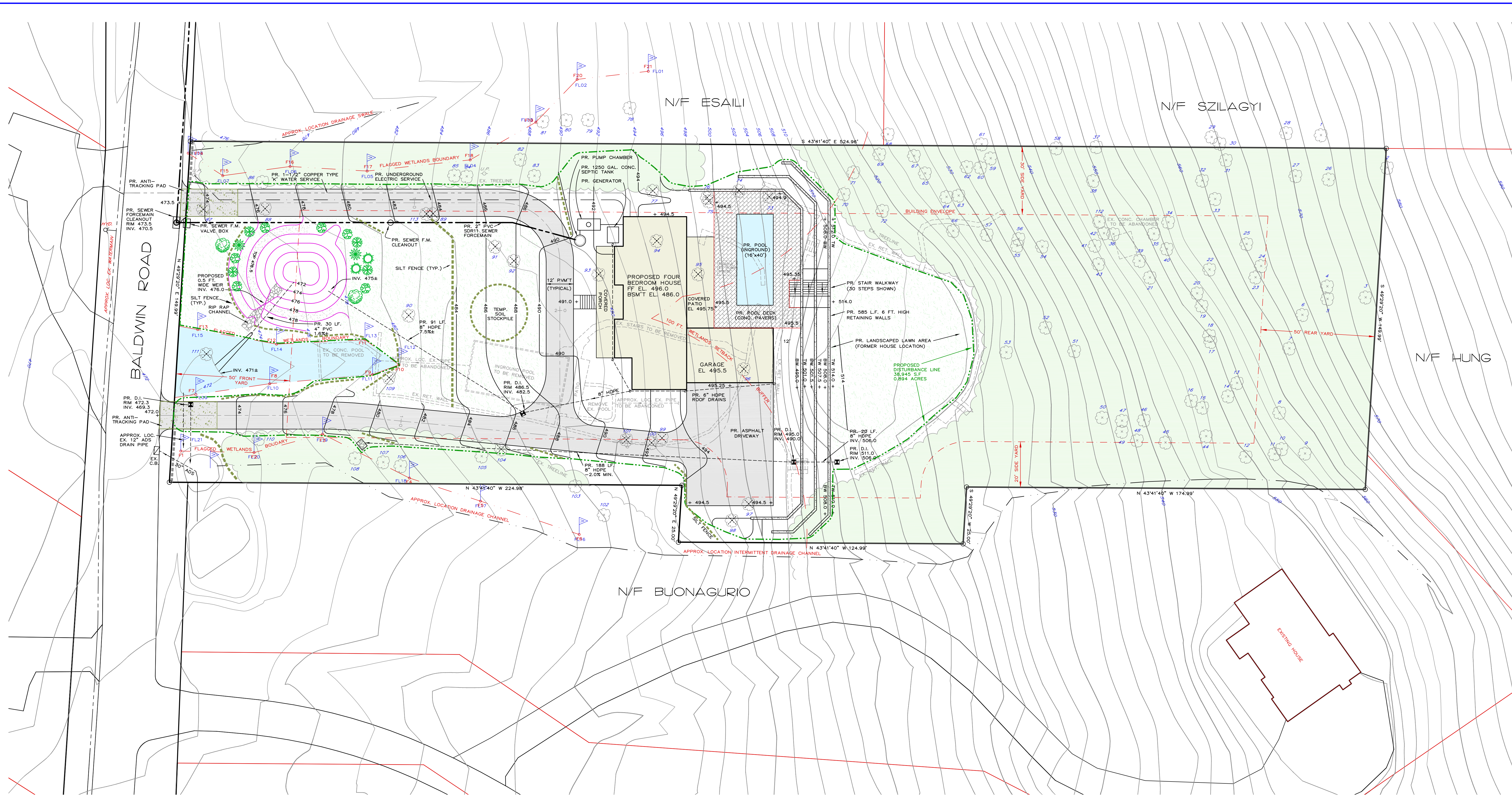
- | | | |
|----------|----------|--------------------|
| EXISTING | PROPOSED | |
| | | CATCH BASIN |
| | | DRAIN MANHOLE |
| | | HYDRANT |
| | | DRAIN INLET |
| | | WATER VALVE |
| | | CONTOUR LINE |
| | | SPOT ELEVATION |
| | | UTILITY POLE |
| | | EX. TREE/NUMBER |
| | | TREE TO BE REMOVED |

OWNER: GIOVANBATTISTA & LAUREN APOLLONIO		
1261 UNDERHILL AVENUE, YORKTOWN, NY		
PROPERTY LOCATION: 1789 BALDWIN ROAD YORKTOWN, NY		
ZONE R-140		
SINGLE FAMILY DWELLING	REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	150	105
MINIMUM LOT AREA S.F.	40,000	15,573
MINIMUM LOT WIDTH FT.	150	105
MINIMUM LOT DEPTH FT.	150	105
MINIMUM YARD DIMENSIONS:		
FRONT FT.	50	33.3
ONE SIDE / BOTH FT.	20/50	11/27.5
REAR FT.	50	73.6
MAXIMUM BUILDING HEIGHT FT.	35	31.4
MINIMUM FLOOR AREA S.F.	1,000	4,074
MAXIMUM BUILDING COVERAGE %	15	15.4
PARKING REQUIREMENT	1	2
TAX DESIGNATION		
BLOCK	37.17	
SECTION	1	
LOT	54	

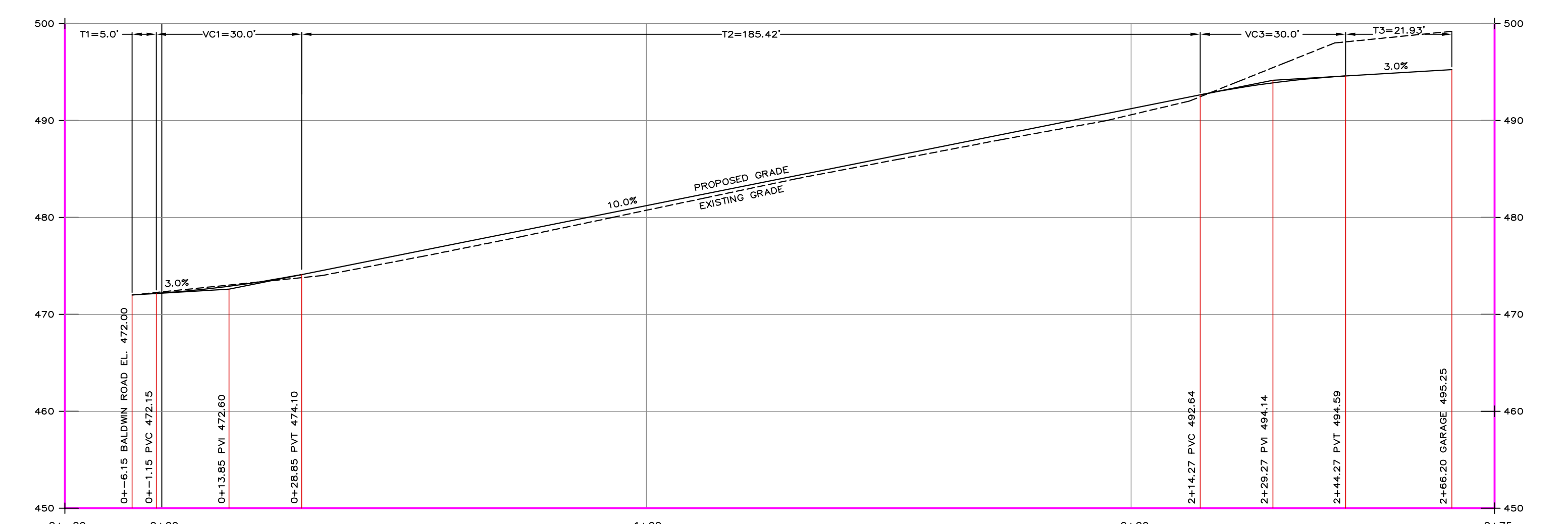
WETLAND DELINEATION PERFORMED ON 4-20-20
BY STEVEN MARINO PWS OF TIM MILLER ASSOCIATES

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

SITE PLAN
AND
SWPPP
PREPARED FOR
GIOVANBATTISTA &
LAUREN APOLLONIO
LOCATED AT
1789 BALDWIN ROAD
TOWN OF YORKTOWN
WESTCHESTER CO., NY
JULY 1, 2021
SHEET 1 OF 2 SHEETS



DRIVEWAY (NORTH) PROFILE
SCALE: HOR. 1" = 20'
VER. 1" = 10'



DRIVEWAY (SOUTH) PROFILE
SCALE: HOR. 1" = 20'
VER. 1" = 10'

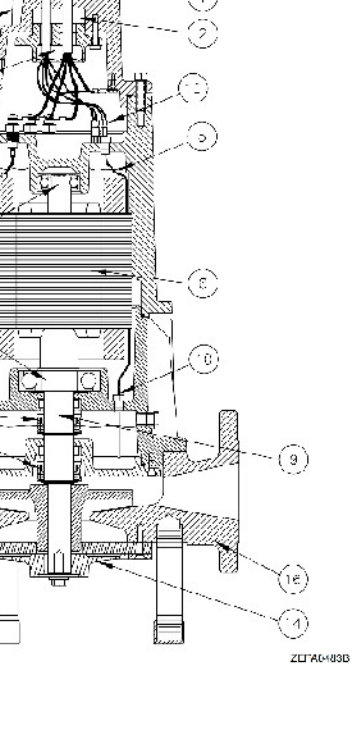
Product tested tough™
Through: 4000 psi pressure
Tested with 2000 psi force
at 1000 PSI for 1000 hours
at 1000 PSI for 1000 hours



71 SERIES
GRINDER PUMP FEATURES
3, 5, & 7.5 HP

Approved by US Patent Number 6,384,810

- Applications:
 - Residential
 - Commercial
 - Industrial
- Material Features:
 - 404 Stainless steel outer and inner housing to Residual C25-60
 - Discharge size: 2" (larger bearings available on 7.5 HP)
 - Cast-iron cover and base
 - Motor: 208V (3-Phase) or 230V (3-Phase)



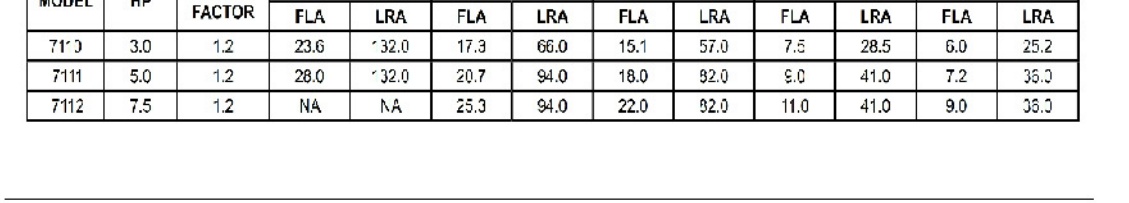
SECTION 24.20.100
208V
3PH
5HP

71 SERIES GRINDER PUMPS TECHNICAL DATA 3, 5, 7.5 HP

MODEL NUMBER	3 HP	5 HP	7.5 HP
MAXIMUM PUMP HEAD (FT.)	12	12	12
MAXIMUM FLOW (GPM)	12	12	12
MAXIMUM MOTOR CURRENT (A)	12	12	12
MAXIMUM MOTOR SPEED (RPM)	12	12	12

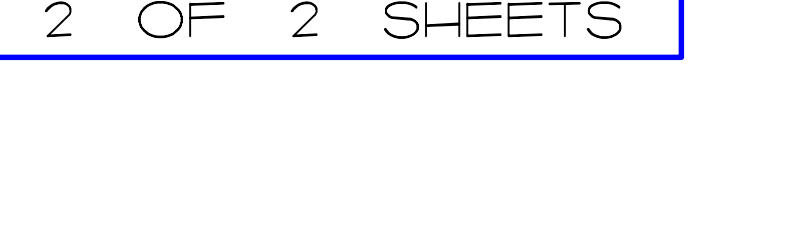
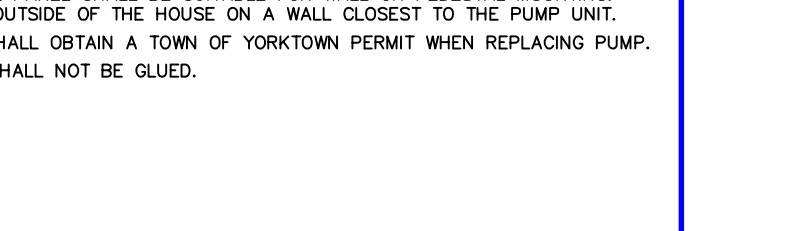
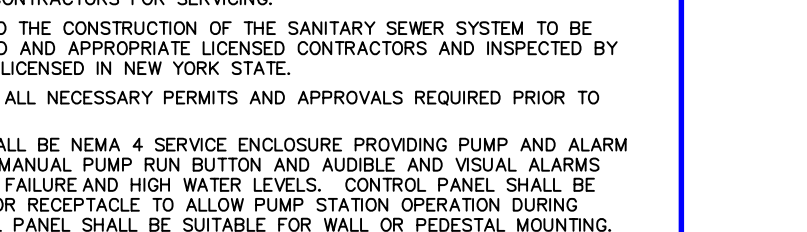
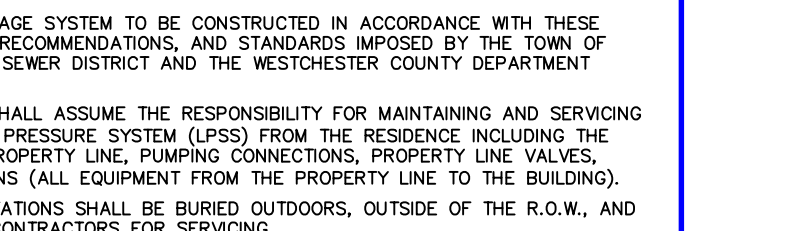
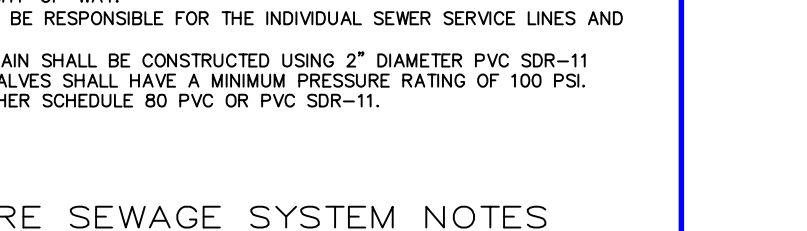
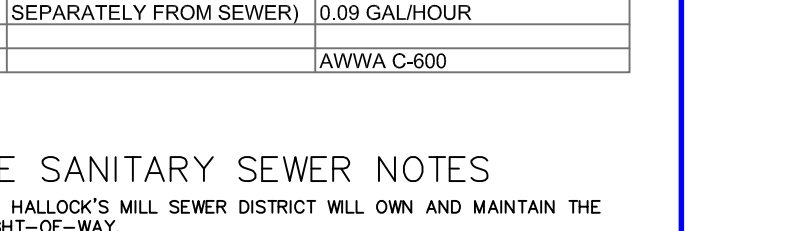
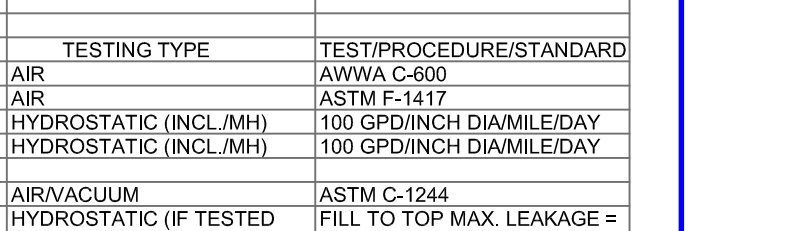
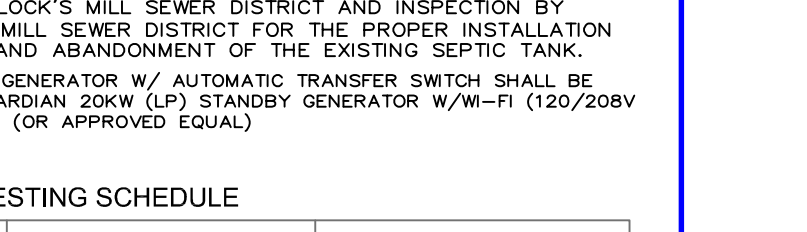
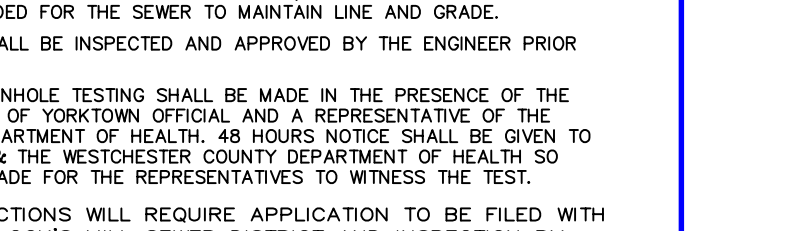
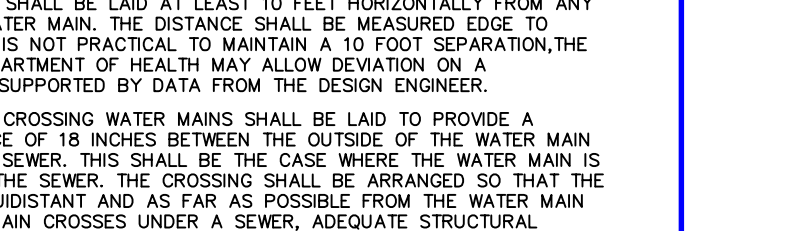
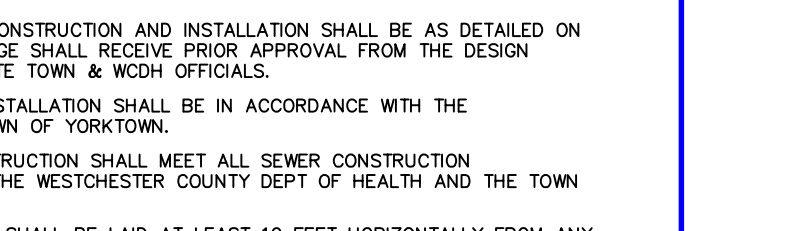
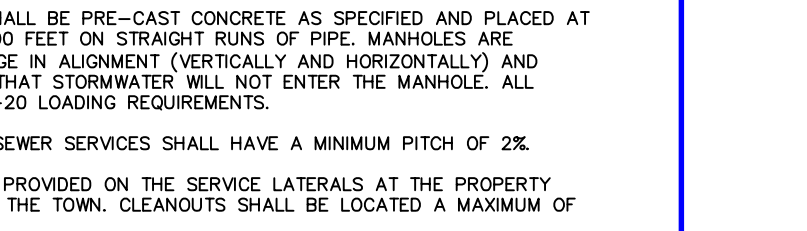
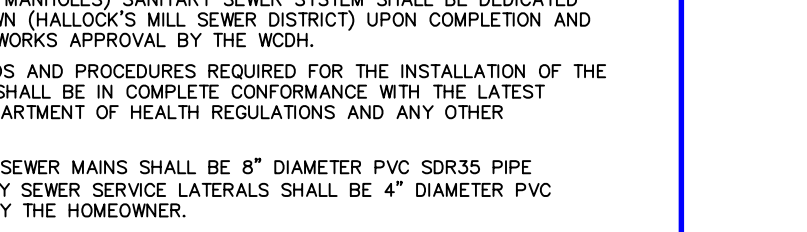
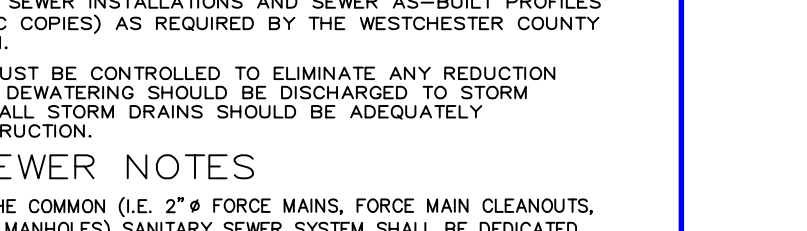
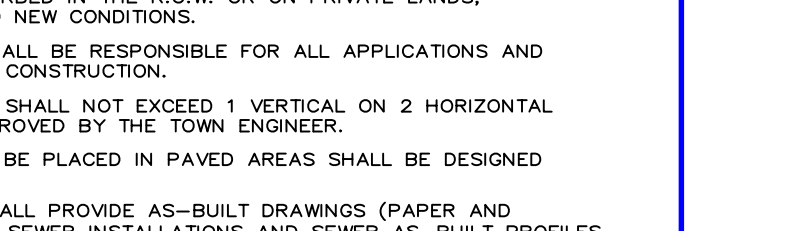
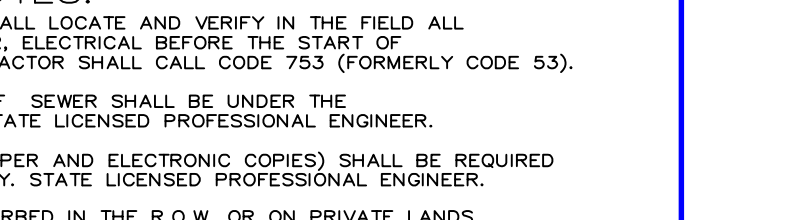
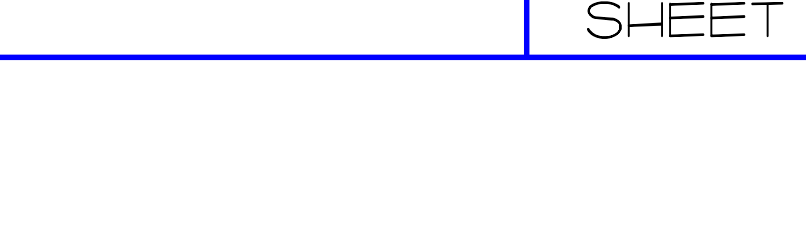
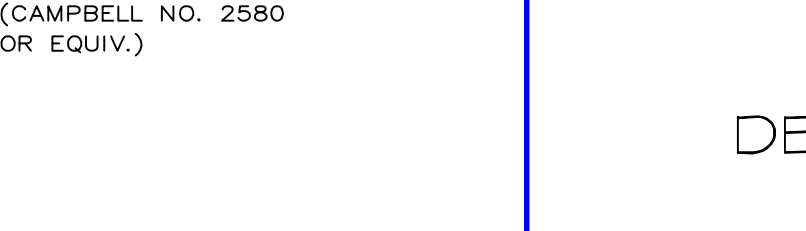
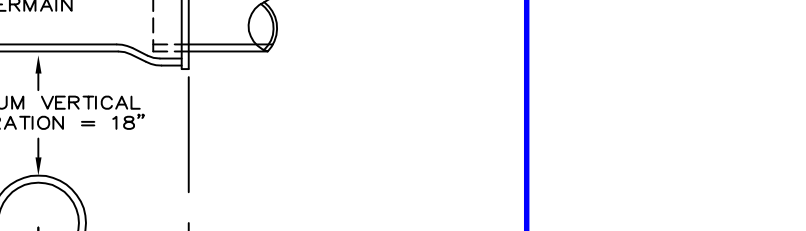
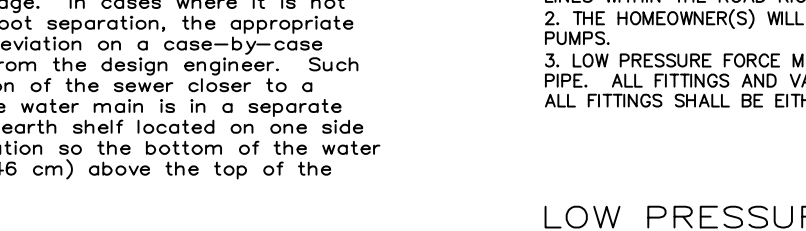
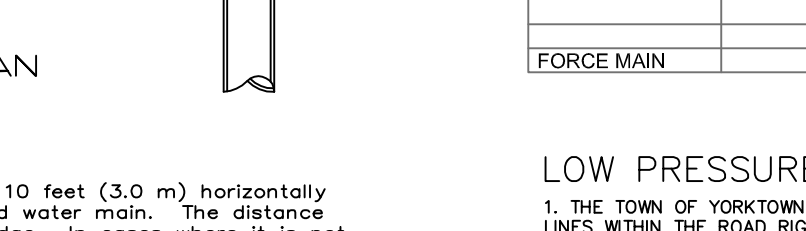
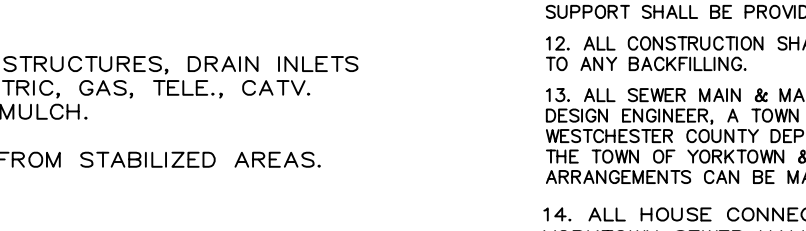
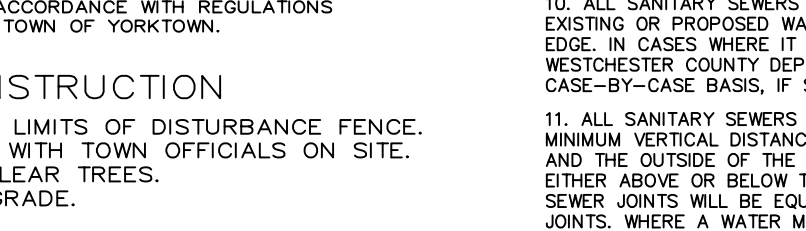
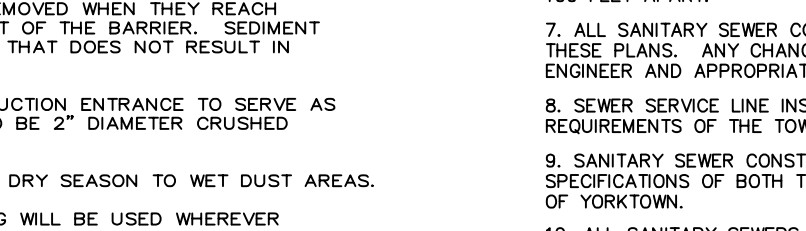
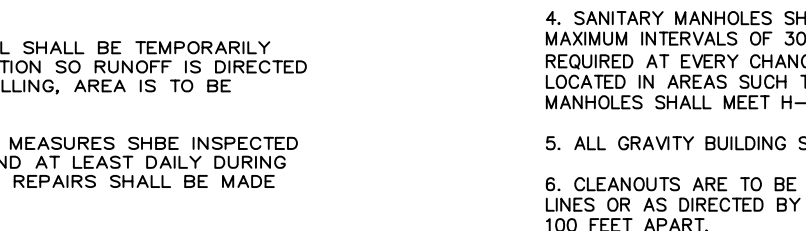
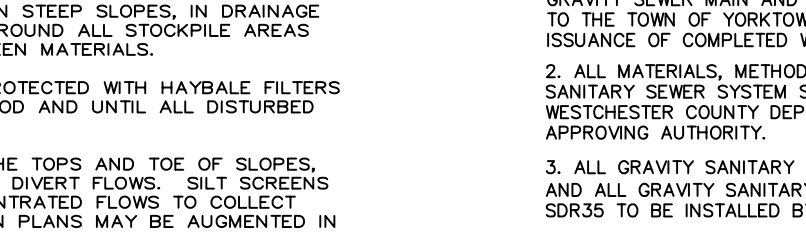
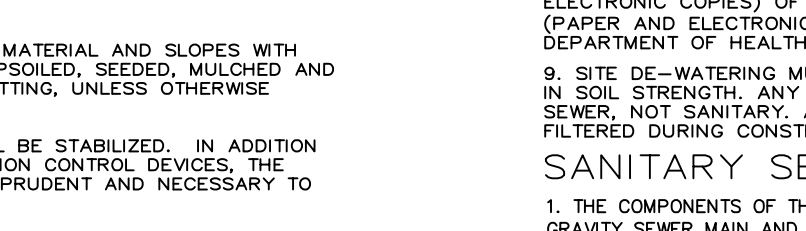
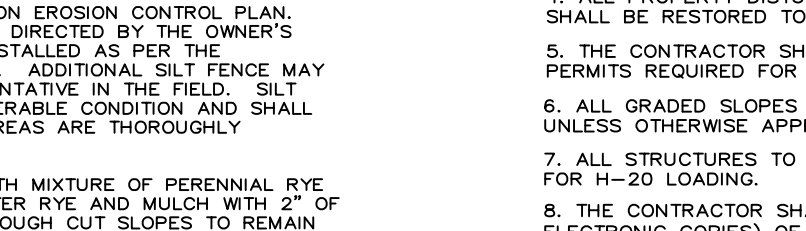
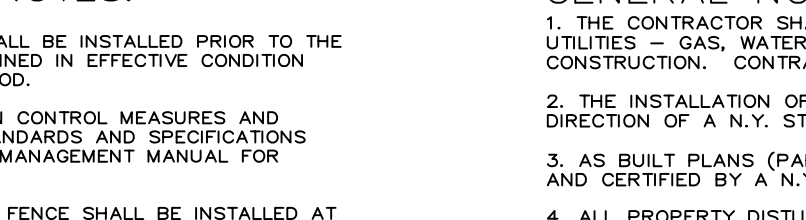
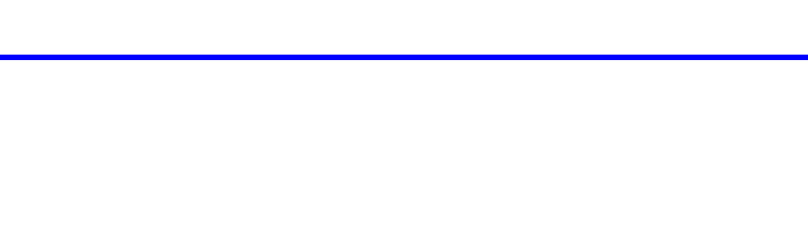
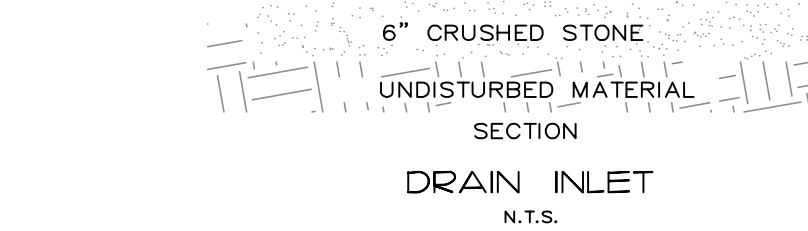
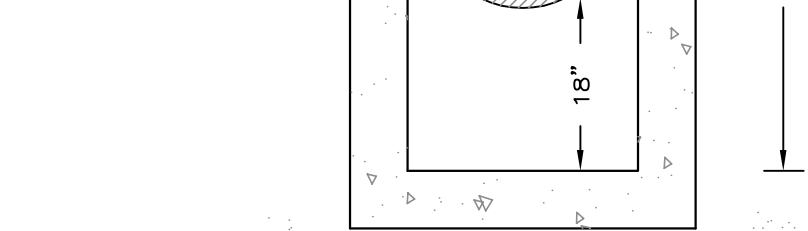
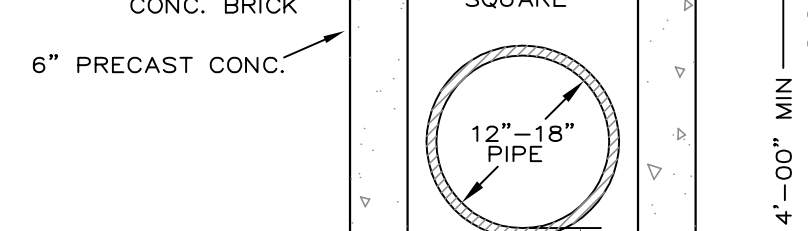
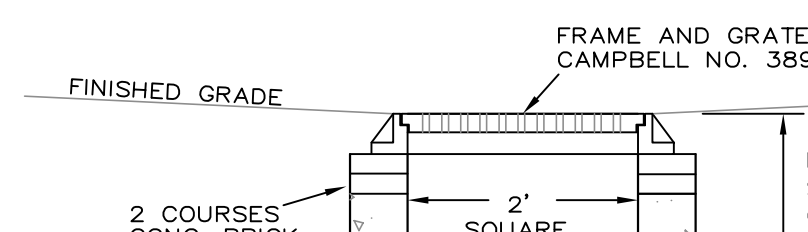
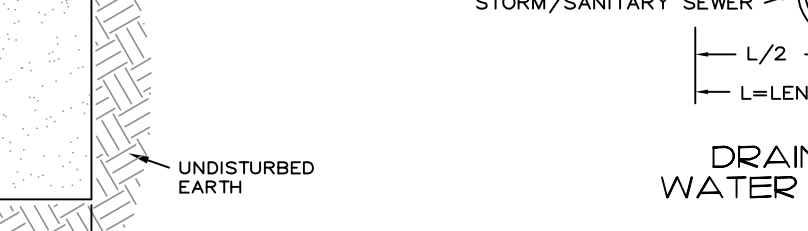
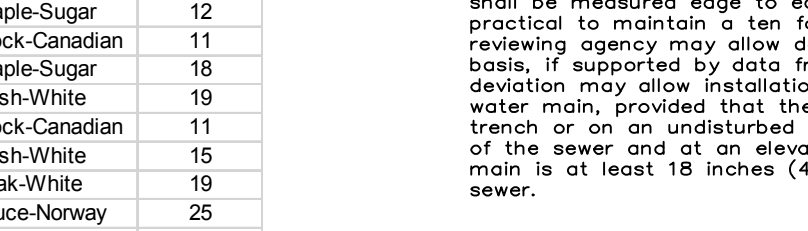
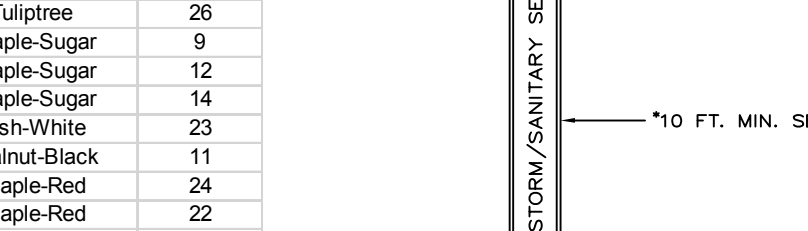
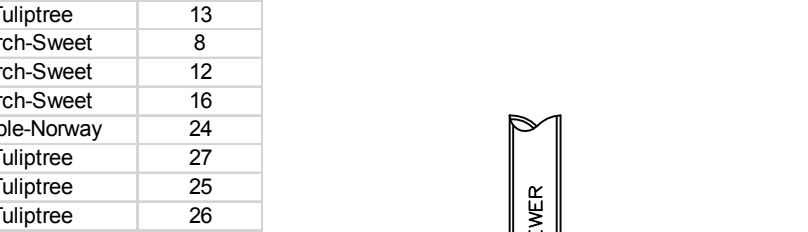
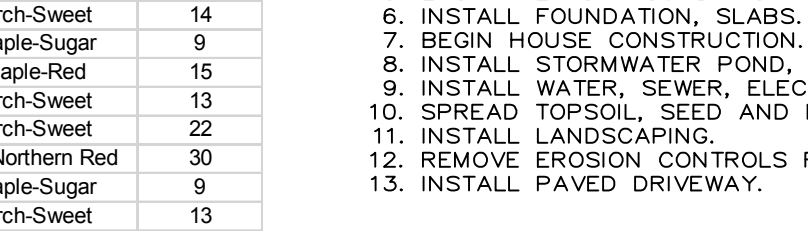
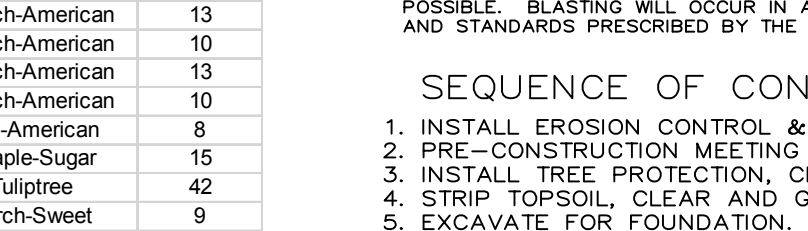
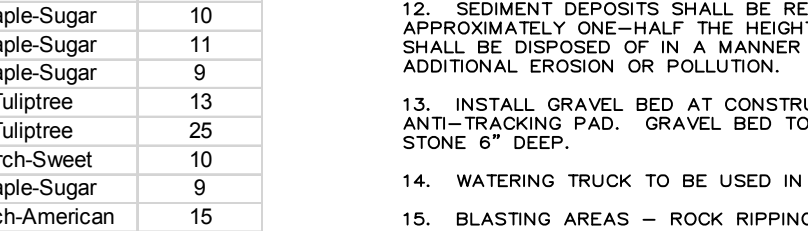
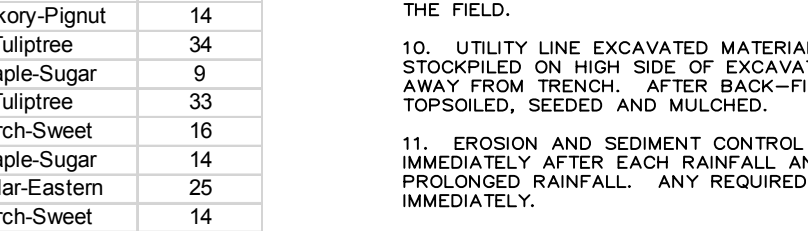
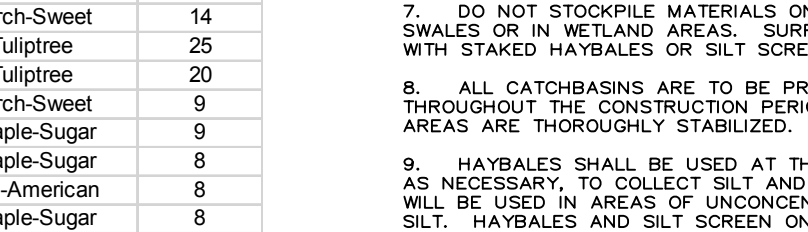
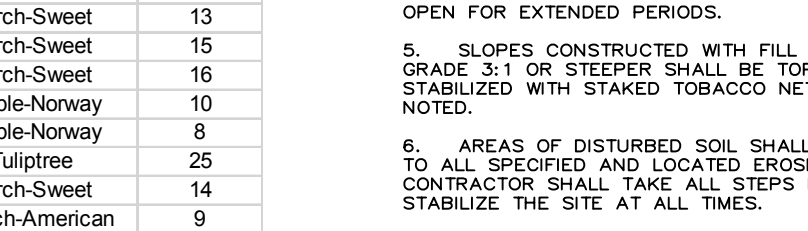
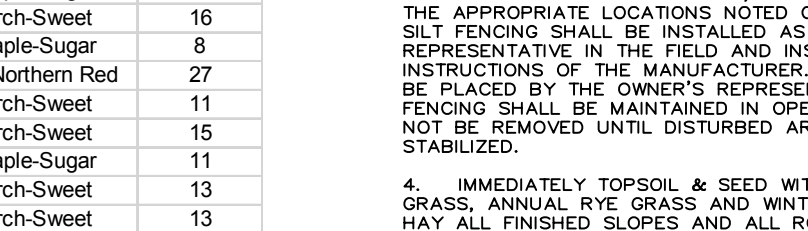
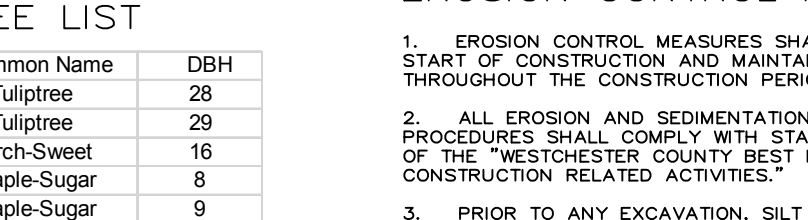
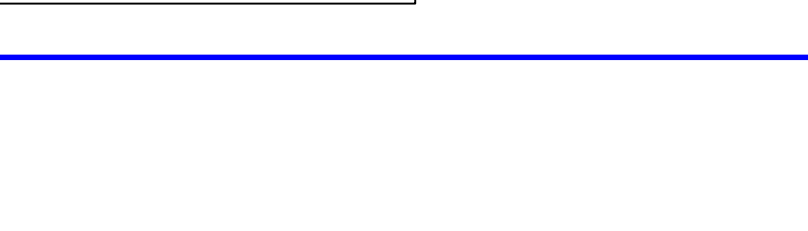
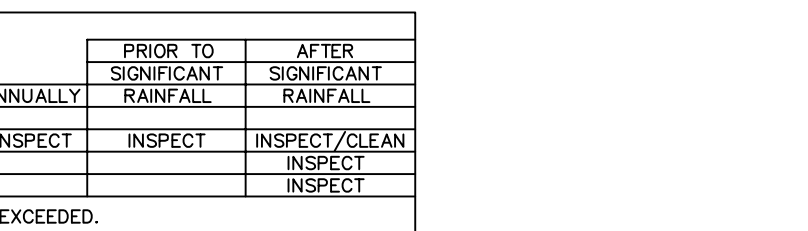
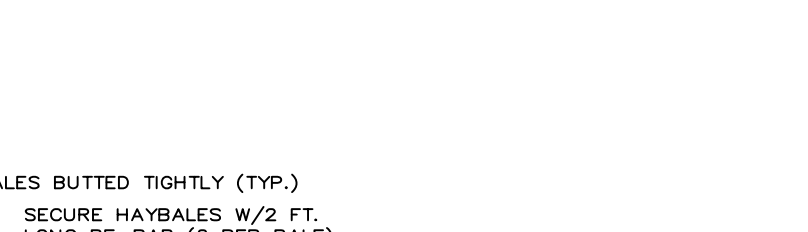
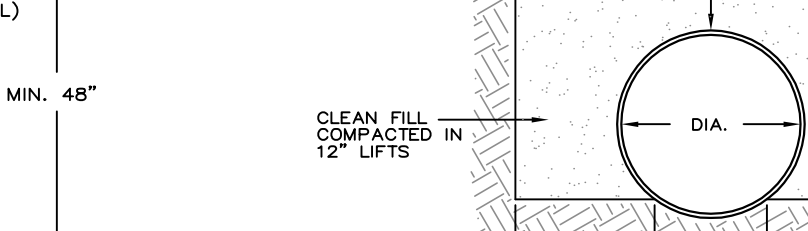
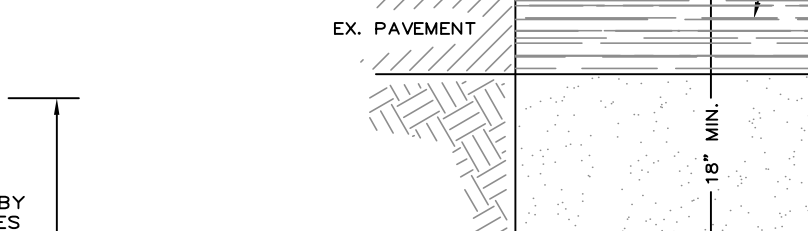
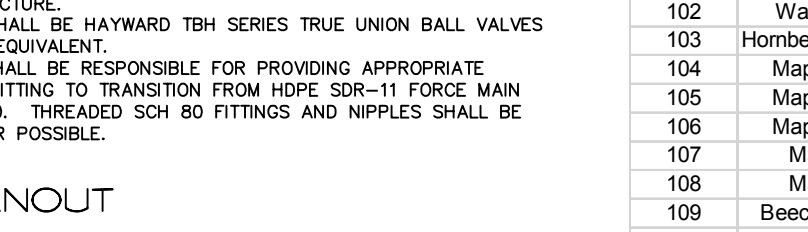
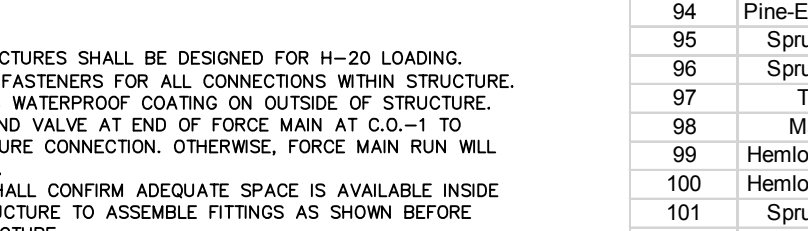
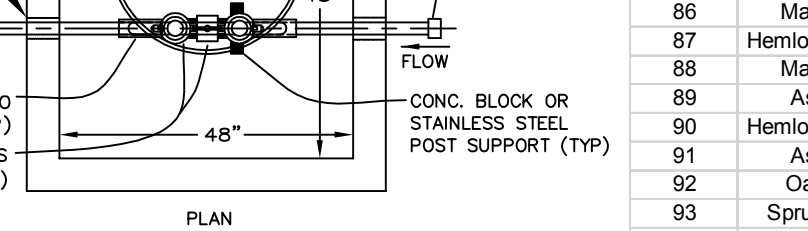
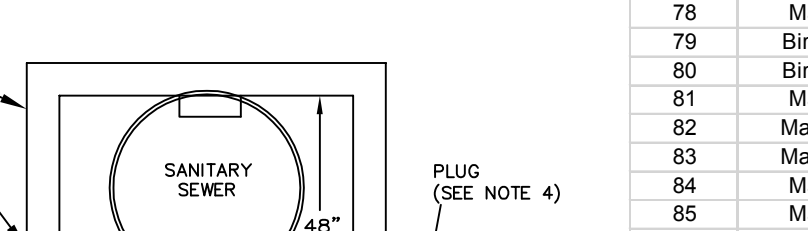
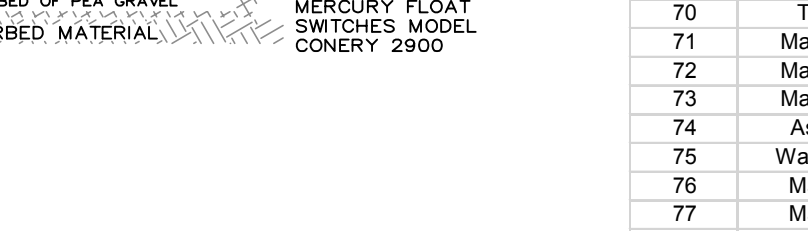
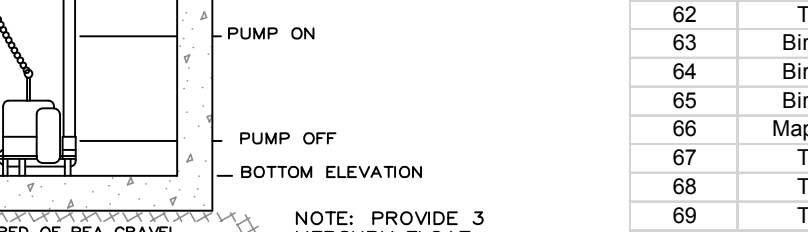
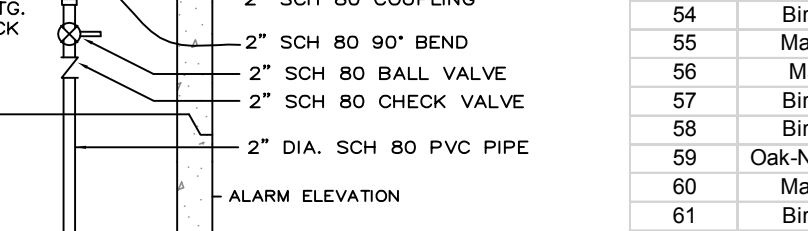
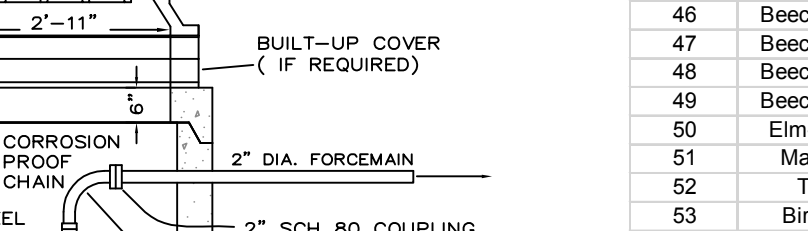
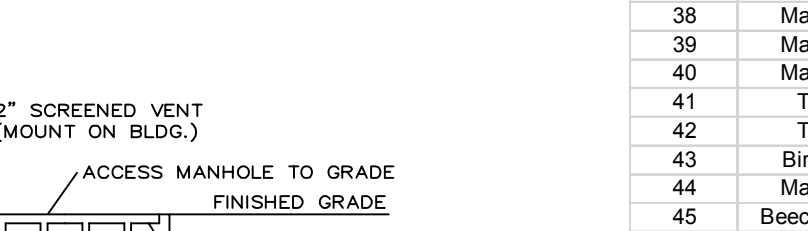
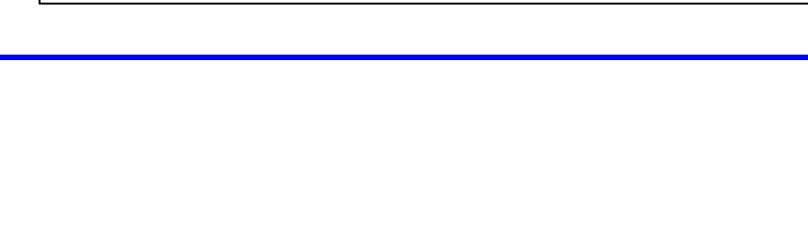
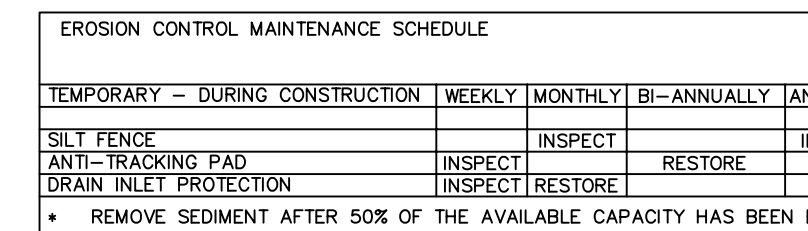
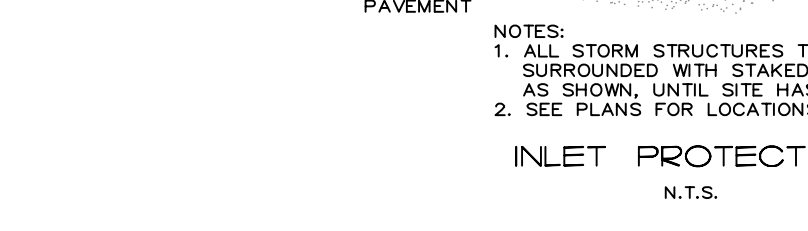
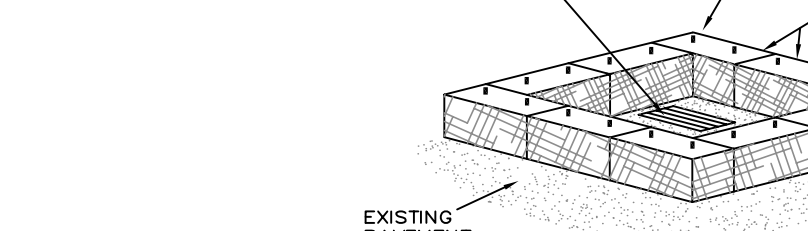
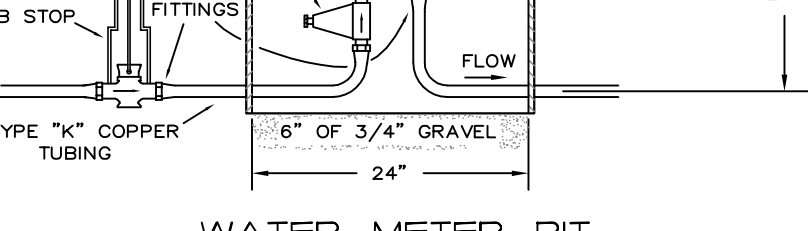
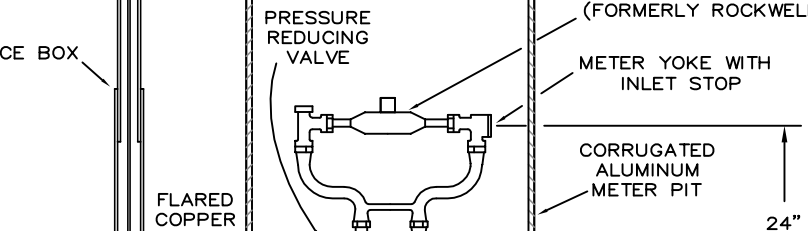
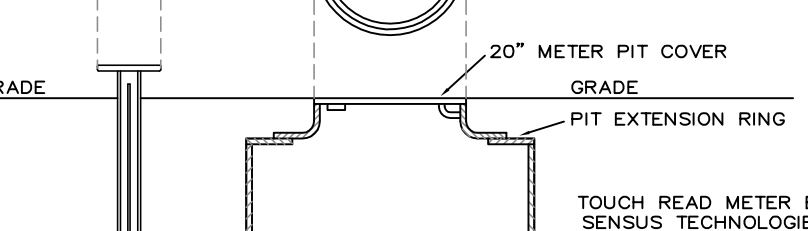
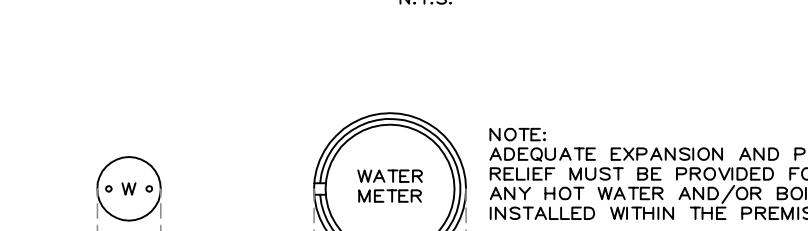
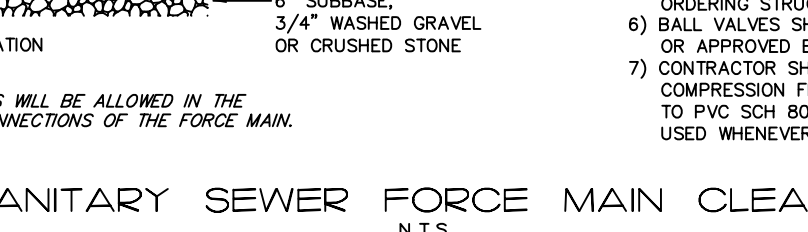
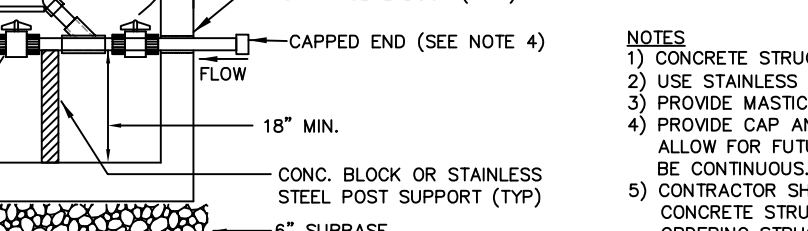
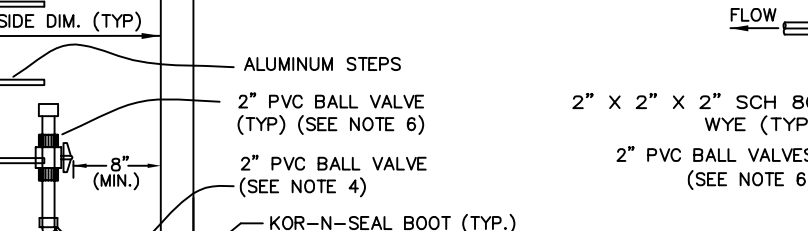
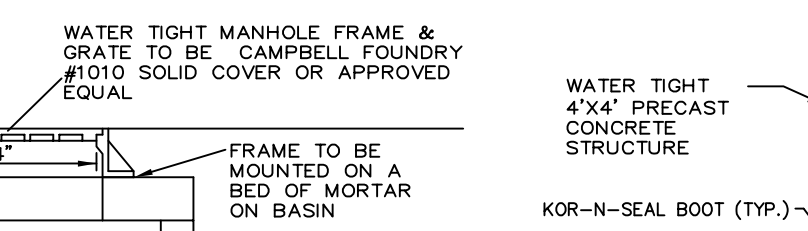
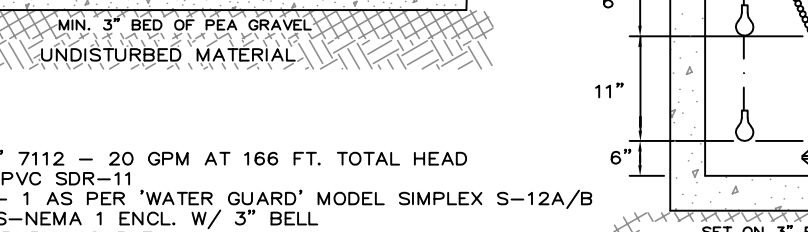
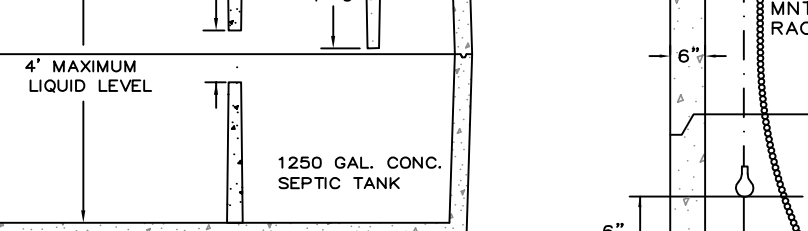
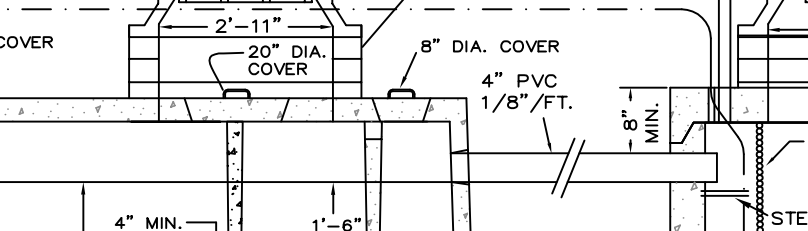
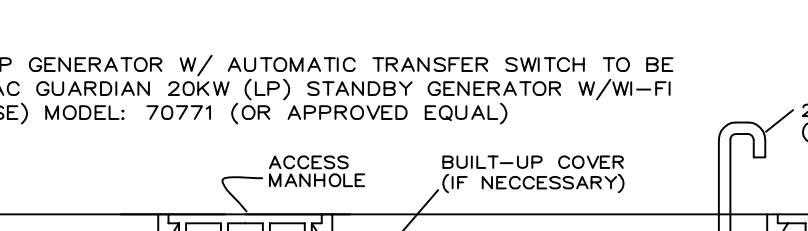
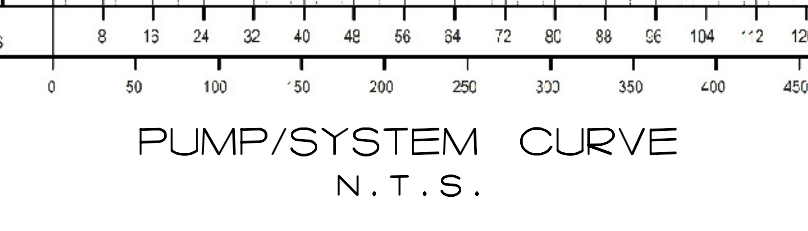
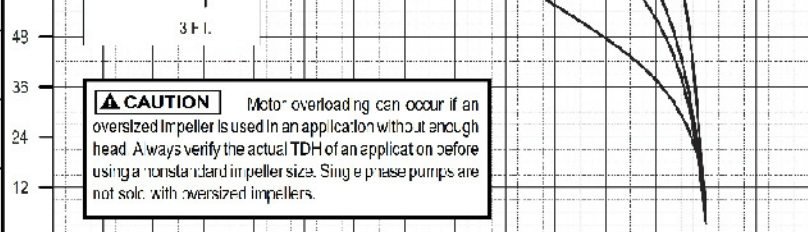
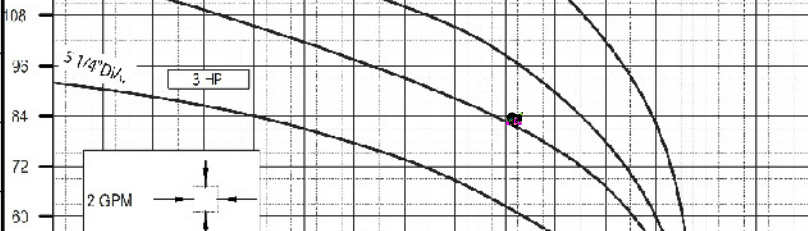
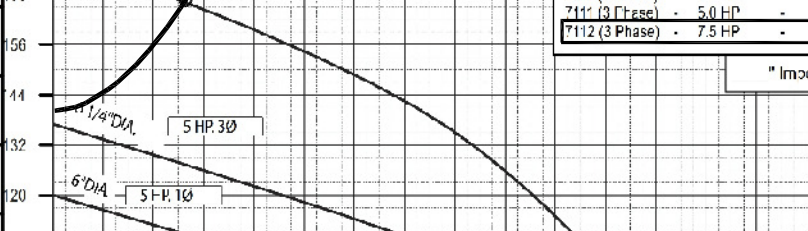
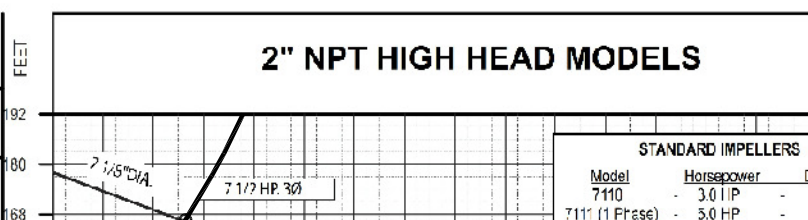
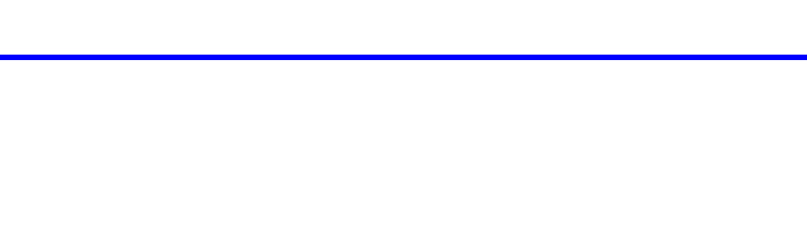
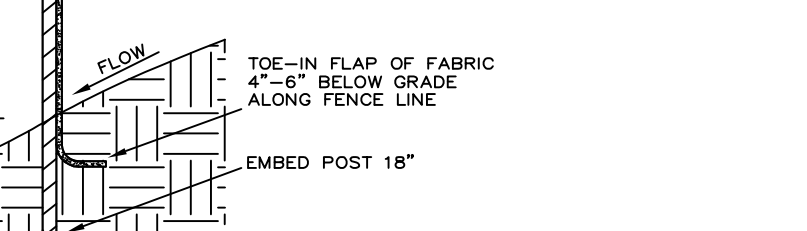
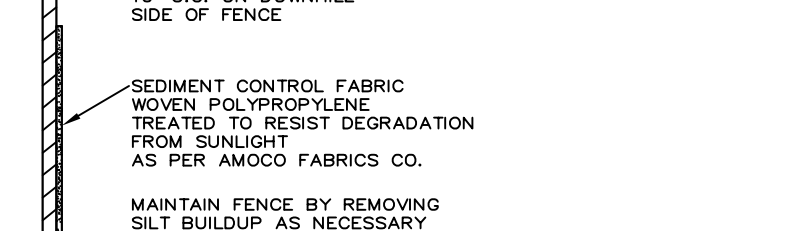
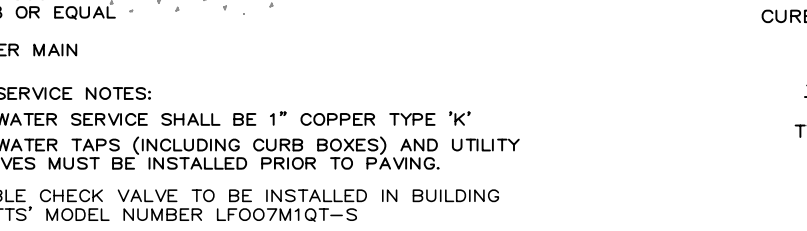
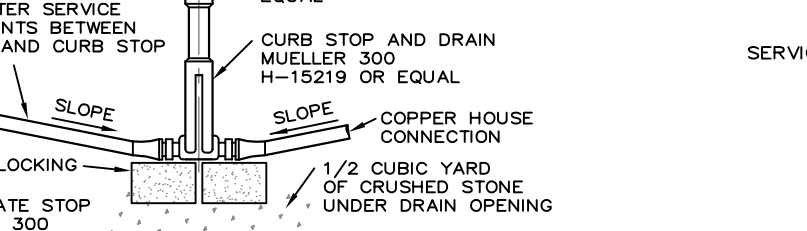
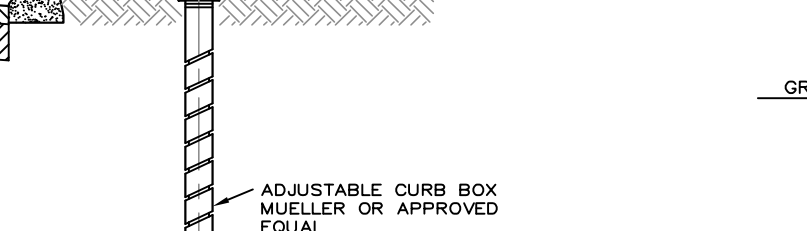
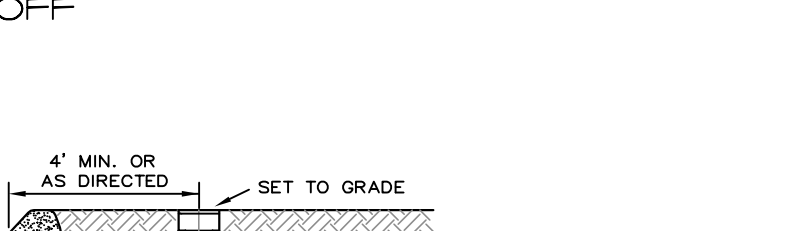
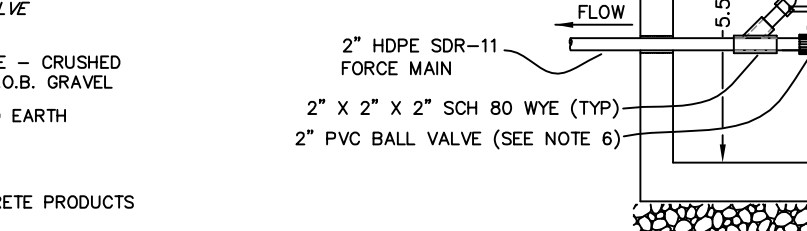
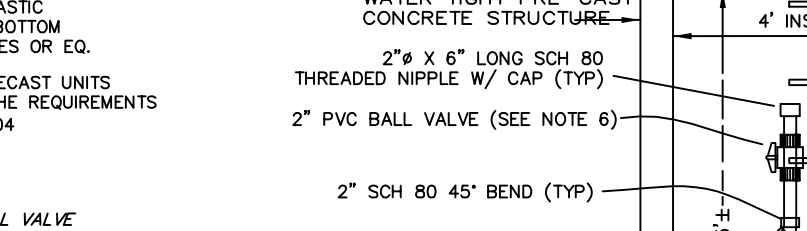
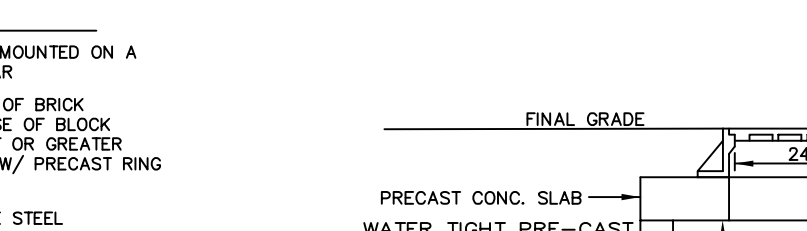
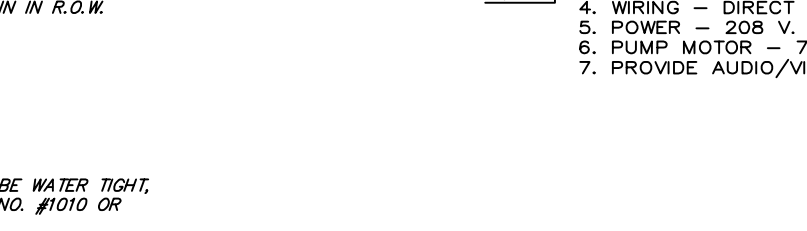
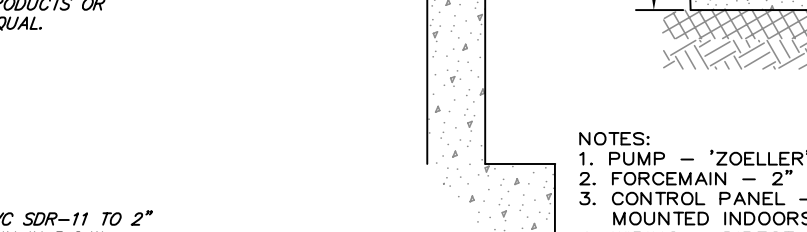
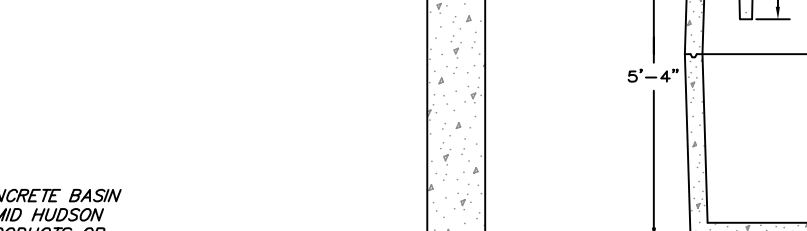
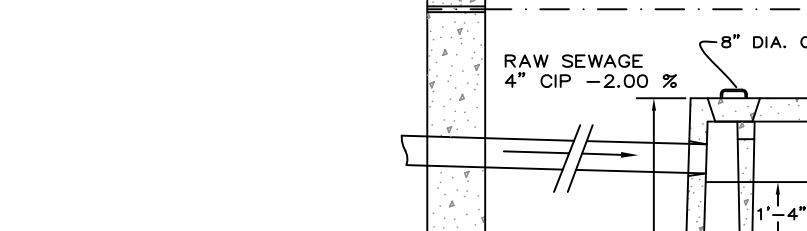
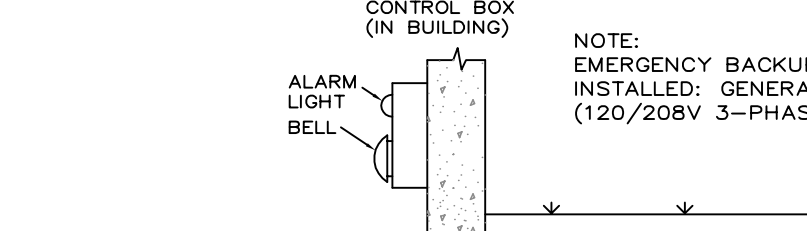
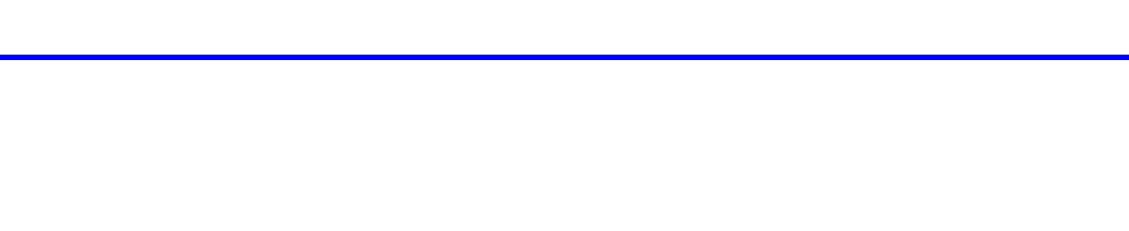
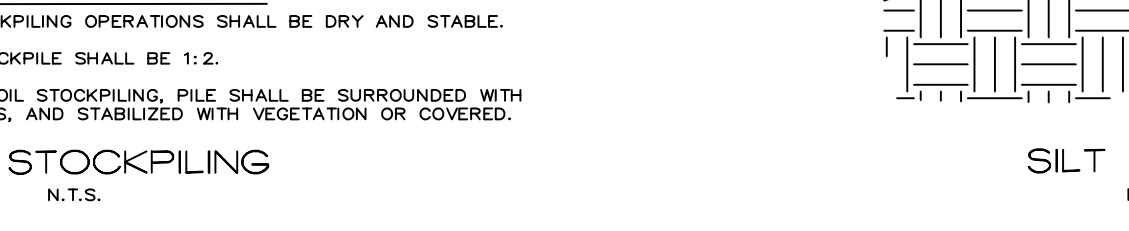
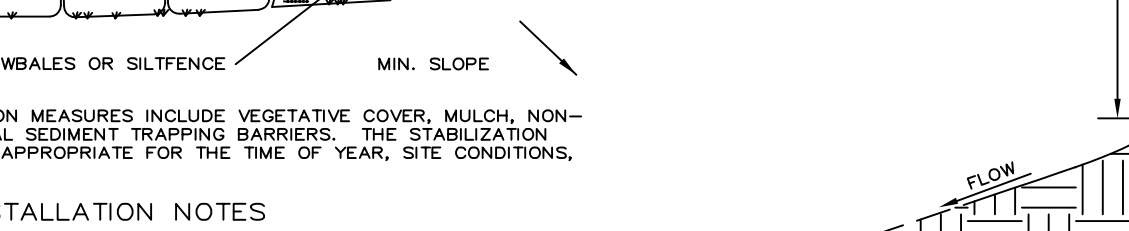
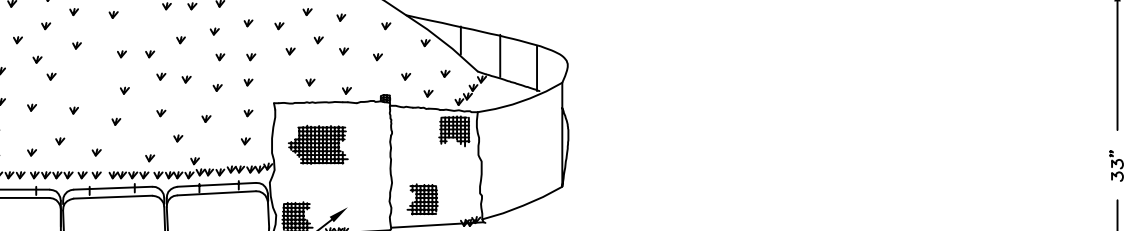
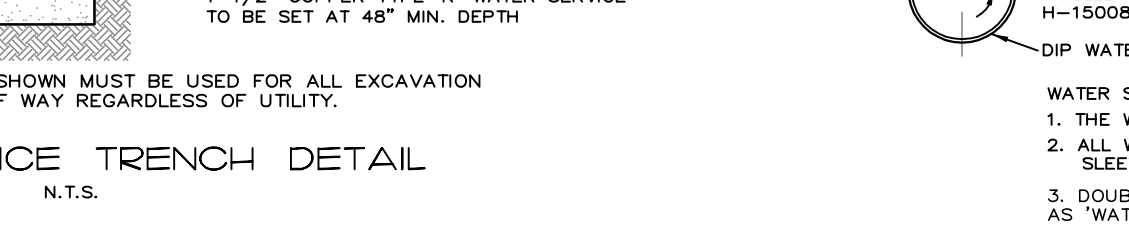
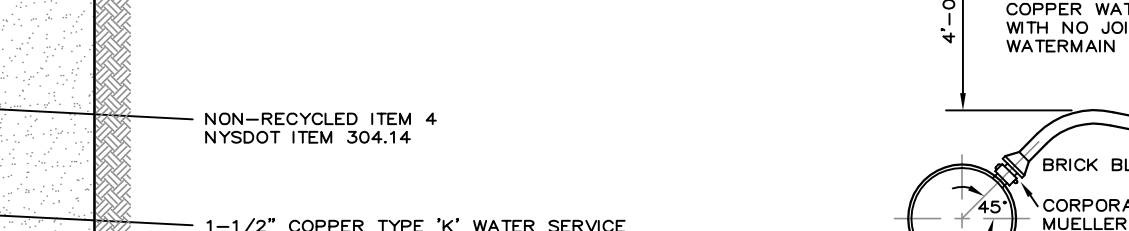
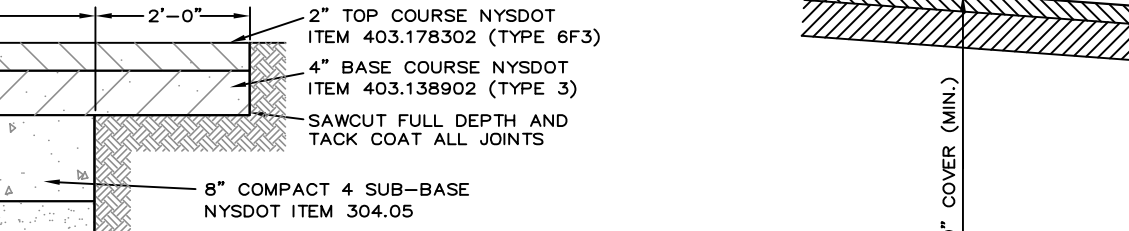
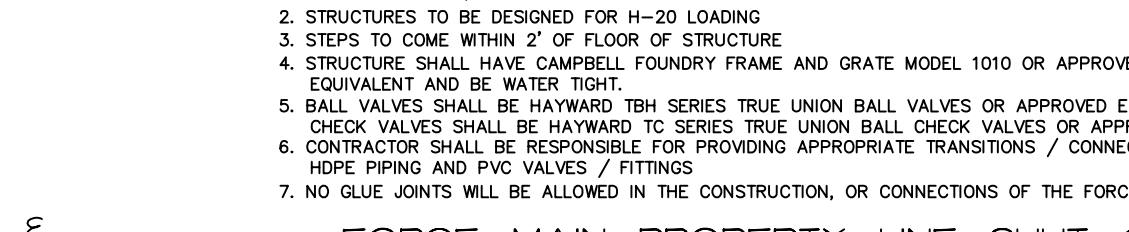
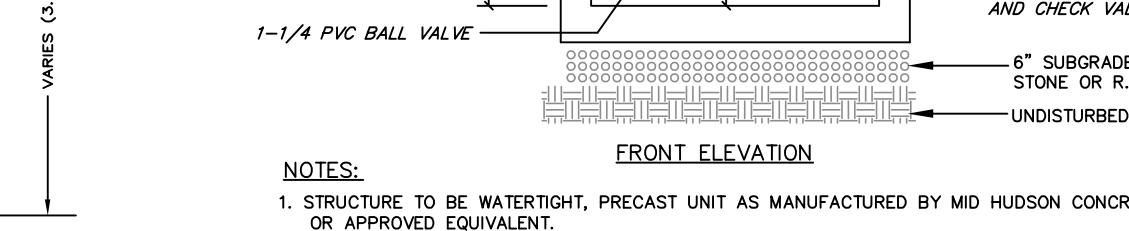
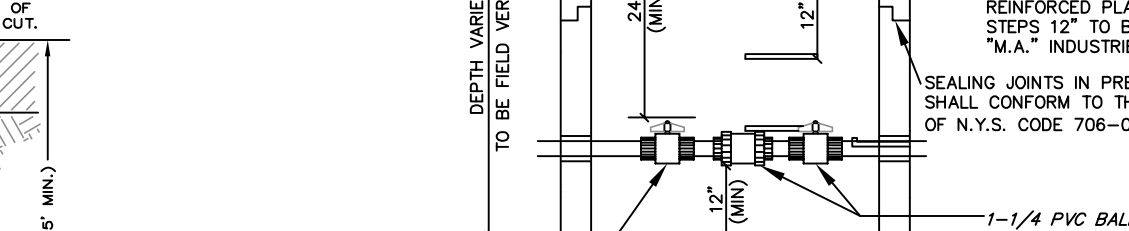
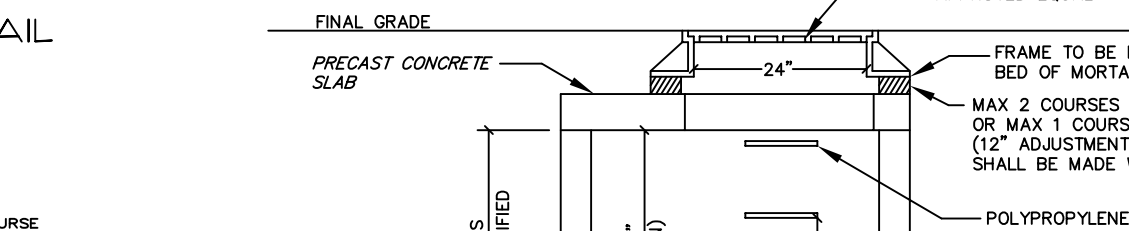
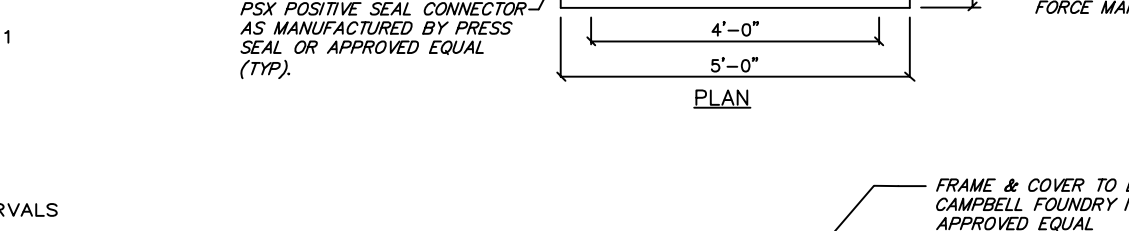
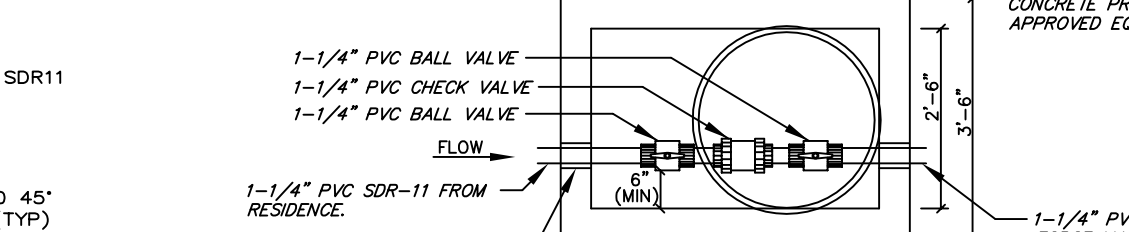
71 SERIES GRINDER PUMP FEATURES 3, 5, & 7.5 HP

MODEL NUMBER	3 HP	5 HP	7.5 HP
MAXIMUM PUMP HEAD (FT.)	12	12	12
MAXIMUM FLOW (GPM)	12	12	12
MAXIMUM MOTOR CURRENT (A)	12	12	12
MAXIMUM MOTOR SPEED (RPM)	12	12	12



RESERVE POWERED DESIGN

MODEL NUMBER	3 HP	5 HP	7.5 HP
MAXIMUM PUMP HEAD (FT.)	12	12	12
MAXIMUM FLOW (GPM)	12	12	12
MAXIMUM MOTOR CURRENT (A)	12	12	12
MAXIMUM MOTOR SPEED (RPM)	12	12	12



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

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE WESTCHESTER COUNTY EROSION CONTROL MANUAL.
3. AS-BUILT PLANS (PAPER AND ELECTRONIC COPIES) SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
4. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
6. ALL GRADE SLOPES SHALL NOT EXCEED 1:1 VERTICAL ON A HORIZONTAL UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
7. ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR H=20 LOADING.
8. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (PAPER AND ELECTRONIC COPIES) OF SEWER INSTALLATIONS AND SEWER AS-BUILT PROFILES UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
9. ALL MATERIALS, METHODS AND PROCEDURES REQUIRED FOR THE INSTALLATION OF THE SANITARY SEWER SYSTEM SHALL BE IN COMPLETE CONFORMANCE WITH THE LATEST WESTCHESTER COUNTY DEPARTMENT OF HEALTH REGULATIONS AND ANY OTHER APPLICABLE REGULATIONS.
10. ALL SANITARY SEWER SYSTEMS SHALL BE 4" DIAMETER PVC SDR35 TO BE INSTALLED BY THE HOMEOWNER.
11. ALL SANITARY MANHOLES SHALL BE PRE-CAST CONCRETE AS SPECIFIED AND PLACED AT 100' INTERVALS. ALL SANITARY MANHOLES SHALL BE 4" DIAMETER PVC SDR35 TO BE INSTALLED BY THE HOMEOWNER.
12. SANITARY MANHOLES SHALL BE PRE-CAST CONCRETE AS SPECIFIED AND PLACED AT 100' INTERVALS. ALL SANITARY MANHOLES SHALL BE 4" DIAMETER PVC SDR35 TO BE INSTALLED BY THE HOMEOWNER.
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74. ALL SANIT

Home & Hearth Site Plan

Site Design Consultants

Civil Engineers • Land Planners

July 28, 2021

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

Re: Edward Enea
Hearth and Home
1750 East Main Street
Mohegan Lake
SBL 15.12-1-2

RECEIVED
PLANNING DEPARTMENT

JUL 28 2021

TOWN OF YORKTOWN

Dear Robyn:

We are submitting applications and plans for this new project for review by the Planning Board at the August 9 Meeting. The property owner is proposing to demolish two existing buildings and construct a new warehouse/showroom building and storage shed. Please provide a Fee Schedule upon your review.

Enclosed please find the following items being submitted for distribution and discussion at the Planning Board Meeting.

- Application for Site Plan Approval;
- Short EAF;
- Five sets of plans titled "Site Plan Prepared for Home and Hearth," Sheets 1-4 of 4, dated 7/28/2021.

We are also forwarding you a digital copy of this submission. Please add this project to the agenda for the Planning Board Meeting of August 9 and contact us if you have any questions. Thank you.

Yours Truly,


Joseph C. Riina, P.E.

Cc: Hearth and Home
Building Department
Engineering Department
Town Supervisor
Ed Lachterman

JCR / cm / Enc. / sdc 21-19

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



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

APPLICATION FOR SITE PLAN APPROVAL

Date July 27, 2021

1. Name of Project: Hearth and Home Warehouse and Showroom

2. Tax Map Designation (Section, Block, Lot) 15.12-1-2

3. Zone: C-4 Business Total Acreage: 1.934

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

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

Applicant proposes to demolish two existing buildings and construct a new warehouse / showroom building and storage shed on a 1.934 acre parcel at 1750 East Main Street, Mohegan Lake.

6. Contact Person - CHOOSE ONLY ONE:

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

7. Applicant

Name Edward Enea
Firm Hearth and Home
Address 2090 East Main Street, Cortlandt Manor, NY 10567
Phone 914-734-9773
Fax _____
Email homehearth4007@optonline.net

8. Owner of Record

Name Edward Enea
Firm 1750 Mohegan Development
Address 1750 East Main Street, Mohegan Lake, NY 10547
Phone 914-734-9773
Fax _____
Email homehearth4007@optonline.net

9. Attorney

Name N/A
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 Robert Johnson, L.S.
Firm H. Stanley Johnson & Co.
Address 42 Smith Avenue, Mt. Kisco, NY 10549
Phone 914-241-3872
Fax _____
Email rsjls@optonline.net
Lic. No. _____

12. Architect

Name Robert Phelan
Firm _____
Address _____
Phone 914-391-6925
Fax _____
Email _____
Lic. No. _____

13. Wetland Scientist/Specialist

Name Steve Marino
Firm Tim Miller Associates, Inc.
Address 10 North Street, Cold Spring, NY 10516
Phone 845-222-0712
Fax _____
Email smarino@timmillerassociates.com

14. Landscape Architect

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

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

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

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

18. Is this project within 500 feet of:

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

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

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

An existing or proposed county drainage line? Yes No

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

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

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

Wetland Permit

Stormwater Permit

Tree Permit

Planning Board special permit: _____

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: NYS DOT (driveway)

22. This parcel is in the following districts:

School District	<u>Lakeland</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Lake Mohegan Fire Dist.</u>	Sewer District	<u>WC Peekskill Sanitary Sewer</u>

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 complete when all plans and data required by Town of Yorktown Town Code Chapter 195: Land Development Regulations, including final reports from the Director of Planning and Town Engineer, are received by the Board.

Applicant

EDWARD J. EGAN
NAME (PLEASE PRINT)

Edward J. Egan
SIGNATURE

7/28/21
DATE

Owner of Record

LAKE MOHEGAN DEVELOPMENT
NAME (PLEASE PRINT)

Edward J. Egan
SIGNATURE

7/28/21
DATE

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

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

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

_____, 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. :

EDWARD J. ENCA, being duly sworn, deposes and says that he resides at 1759 E. MIDLAND ST
in the County of WEST and State of NY. That he is the Pres
of 1759 VONHEIM DEVELOPMENTS the corporation which is owner in fee of the property described in the
foregoing application for SITE PLAN APPROVAL and that the statements contained therein
are true to the best of his knowledge and belief.

Edward J. Enca

Sworn before me this 28th date of July, 2021

Catherine M. Mills
Notary Public

CATHERINE M. MILLS
Notary Public, State of New York
No. 5002516
Qualified in Westchester County
Commission Expires 10-5-2022

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.

Sworn before me this _____ date of _____, 20 __

Notary Public

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

JUL 28 2021

TOWN OF YORKTOWN

Short Environmental Assessment Form

Part 1 - Project Information

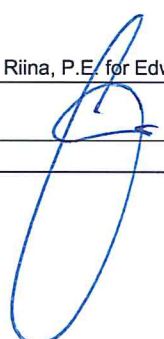
Instructions for Completing

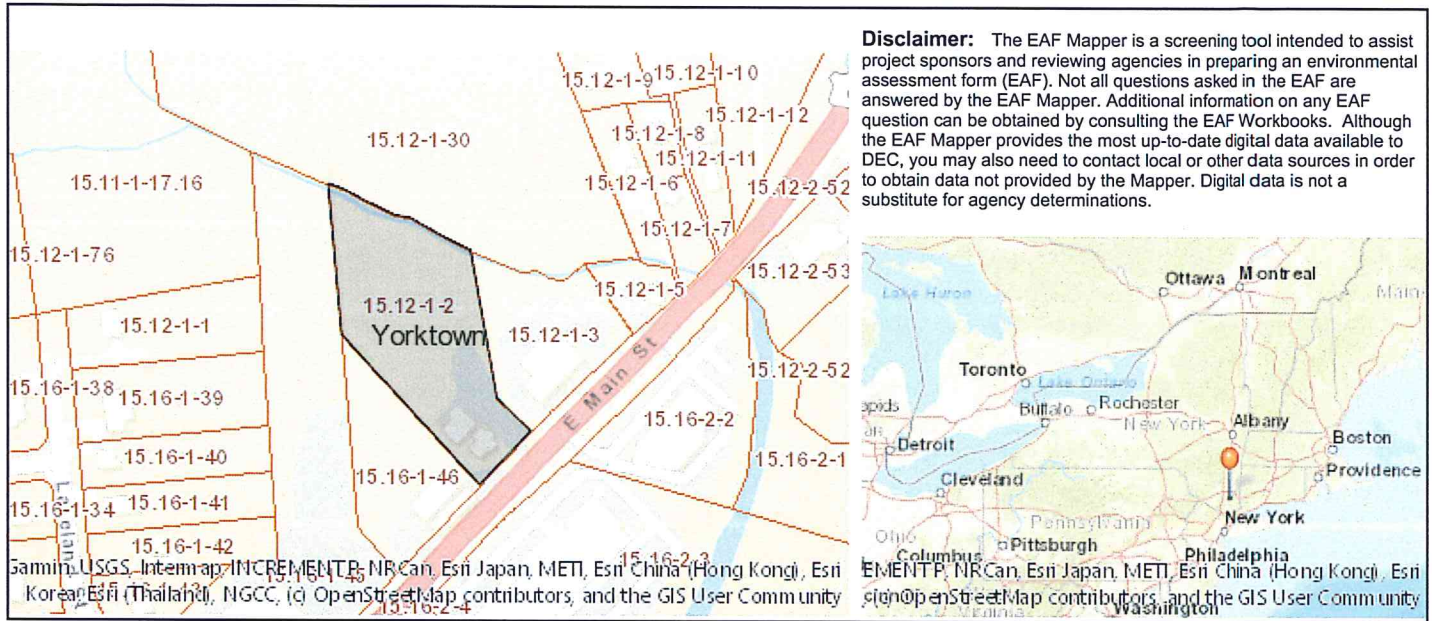
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Home and Hearth Warehouse and Showroom			
Project Location (describe, and attach a location map): 1750 East Main Street, Mohegan Lake, NY 10547 Yorktown TM 15.12 - 1 - 2			
Brief Description of Proposed Action: Applicant proposes to demolish two existing buildings and construct a new warehouse / showroom building and a storage shed on a 1.934 Acre parcel located at 1750 East Main Street, Mohegan Lake.			
Name of Applicant or Sponsor: Edward Enea		Telephone: (914) 734-9773	
Address: 2090 East Main Street		E-Mail: homehearth4007@optonline.net	
City/PO: Cortlandt Manor		State: NY	Zip Code: 10567
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC Stormwater and Wetlands, NYSDOT driveway			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.934 acres			
b. Total acreage to be physically disturbed? _____ 0.70 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.934 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: _____ Project is adjacent to NYSDEC Wetlands A-28. Wetlands need to be flagged and verified to determine possible encroachments. _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Existing drainage in State highway _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ Underground infiltrators and detention system _____	NO	YES
	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Joseph C. Riina, P.E. for Edward Enea</u> Date: <u>July 27, 2021</u> Signature:  Title: <u>Project Engineer</u>		



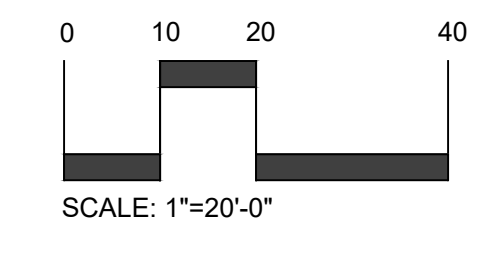
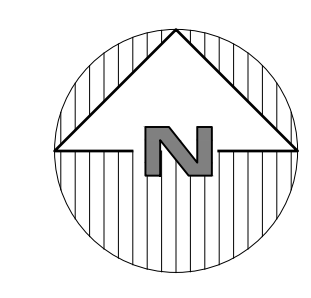
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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

E:\2020\12.19.HOME & HEARTH\ENGINEERING\CADD\12.19.HOME & HEARTH\12.19.DWG SITE PLAN 251-F.DWG 7/27/2021 10:24:29 AM

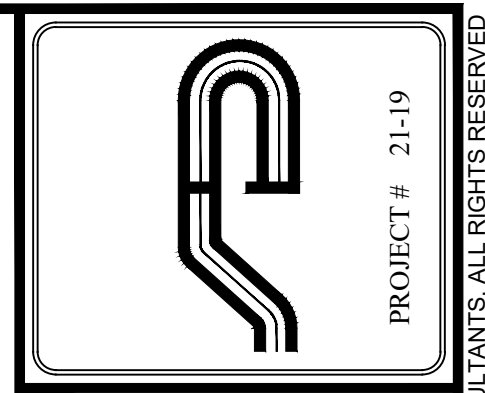


NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C., DATED MARCH 24, 2004, LAST REVISED AUGUST 3, 2004. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

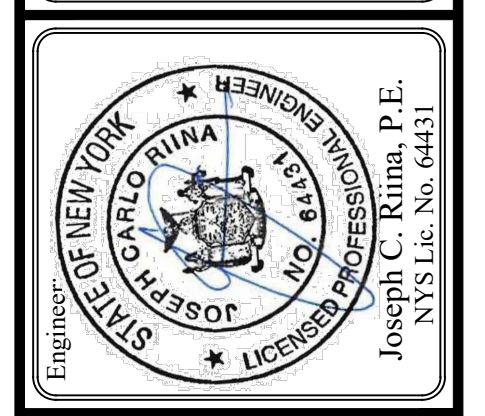
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2)(f) OF THE NEW YORK STATE EDUCATION LAW.



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Revisions:	No.	Date	Comments

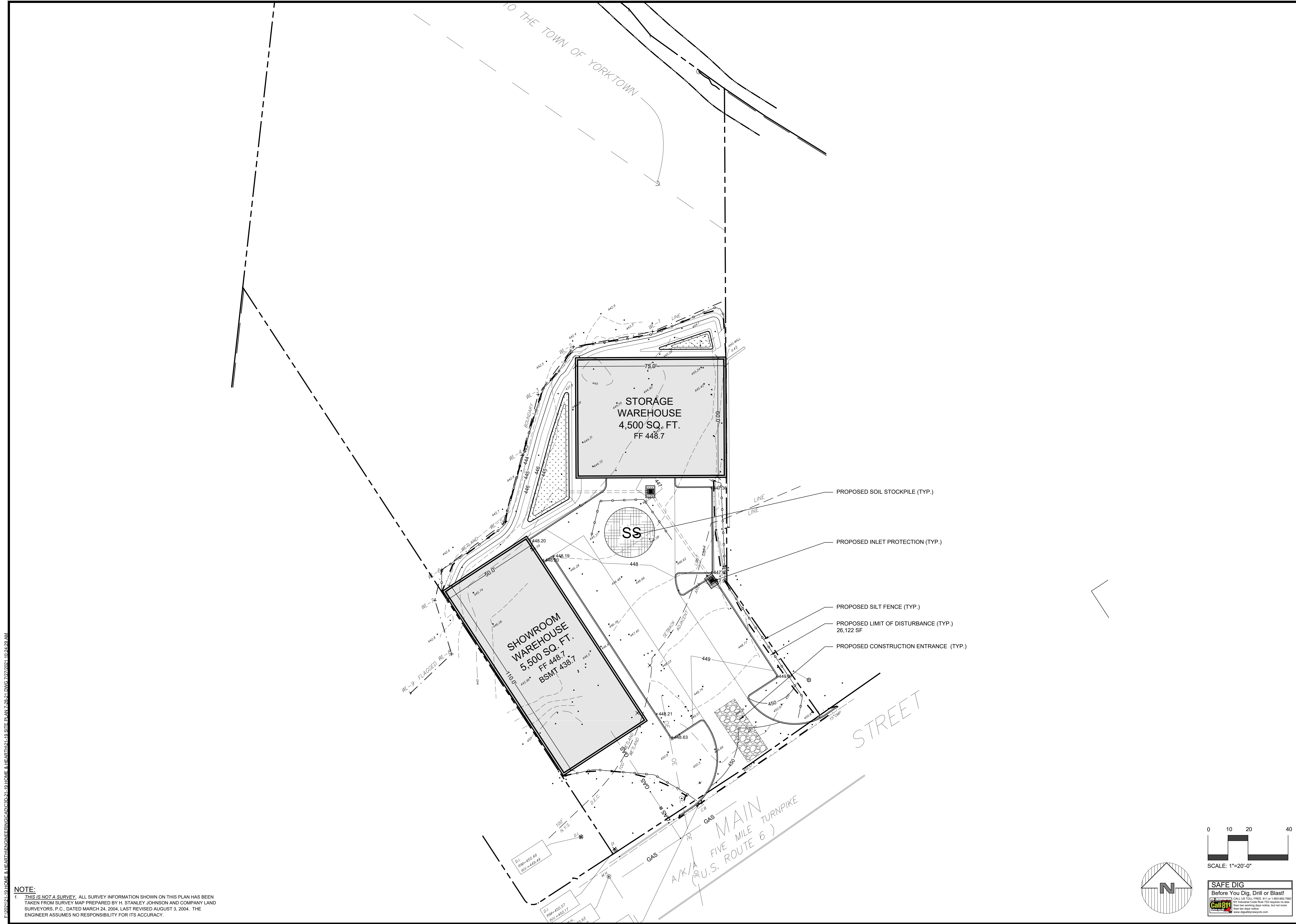
SCALE: 1" = 20'
 DRAWN BY: TK
 DATE: 7/28/21

EXISTING CONDITIONS

SITE PLAN PREPARED FOR
HOME & HEARTH
 1750 EAST MAIN STREET
 Town of Yorktown, Westchester County, New York

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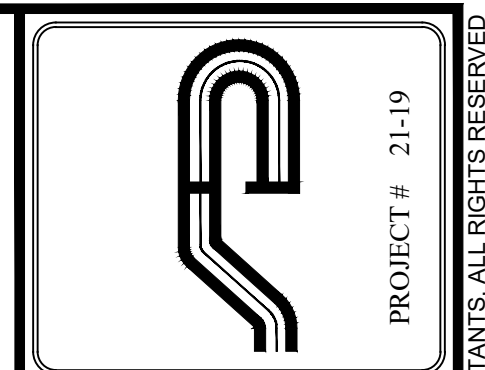
PROJECT # 21-19



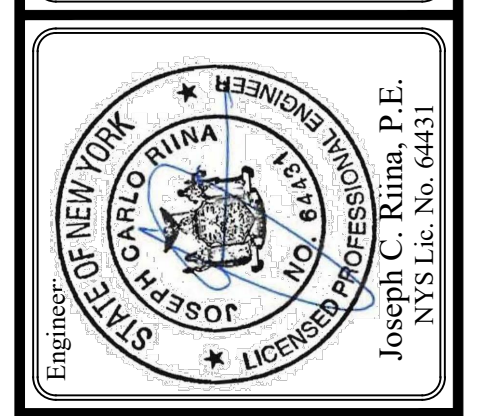
E:\2020\12.18.HOME & HEARTH\ENGINEERING\CADD\12.18.HOME & HEARTH\18 SITE PLAN 2.28.21.DWG 7/27/2021 10:24:29 AM

NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C., DATED MARCH 24, 2004, LAST REVISED AUGUST 3, 2004. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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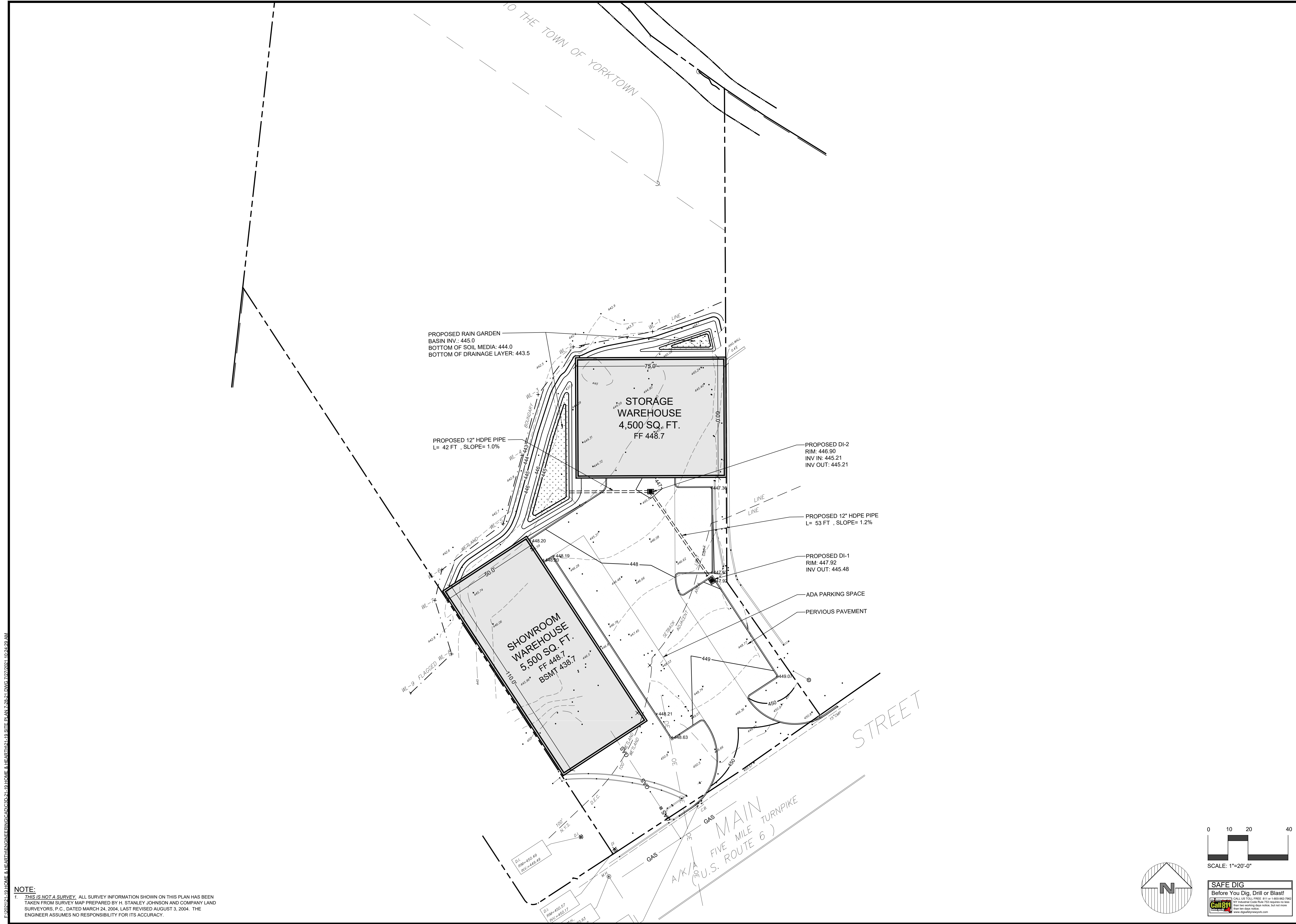
E&S PLAN

SITE PLAN PREPARED FOR
HOME & HEARTH
 1750 EAST MAIN STREET
 Town of Yorktown Westchester County, New York

Sheet 3 of 4

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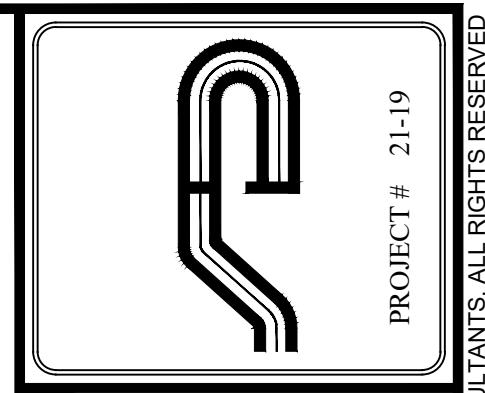
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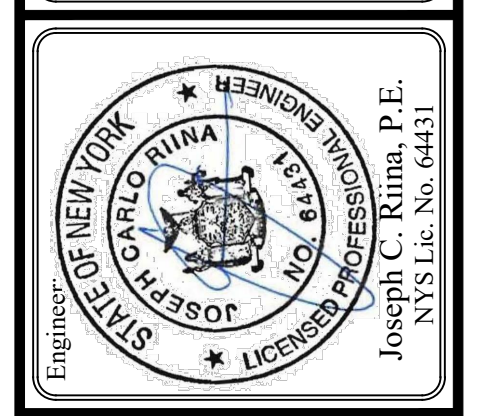
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Revisions:	No.	Date	Comments

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IMPROVEMENT PLAN

SITE PLAN PREPARED FOR
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 Town of Yorktown Westchester County, New York

Sheet 4 of 4



SCALE: 1"=20'-0"



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Call 811 or 1-800-4-A-DIG (4264) for more information. In New York State, the 811 service is provided by the state. In other states, it may be provided by a private company. For more information, visit www.call811.com.

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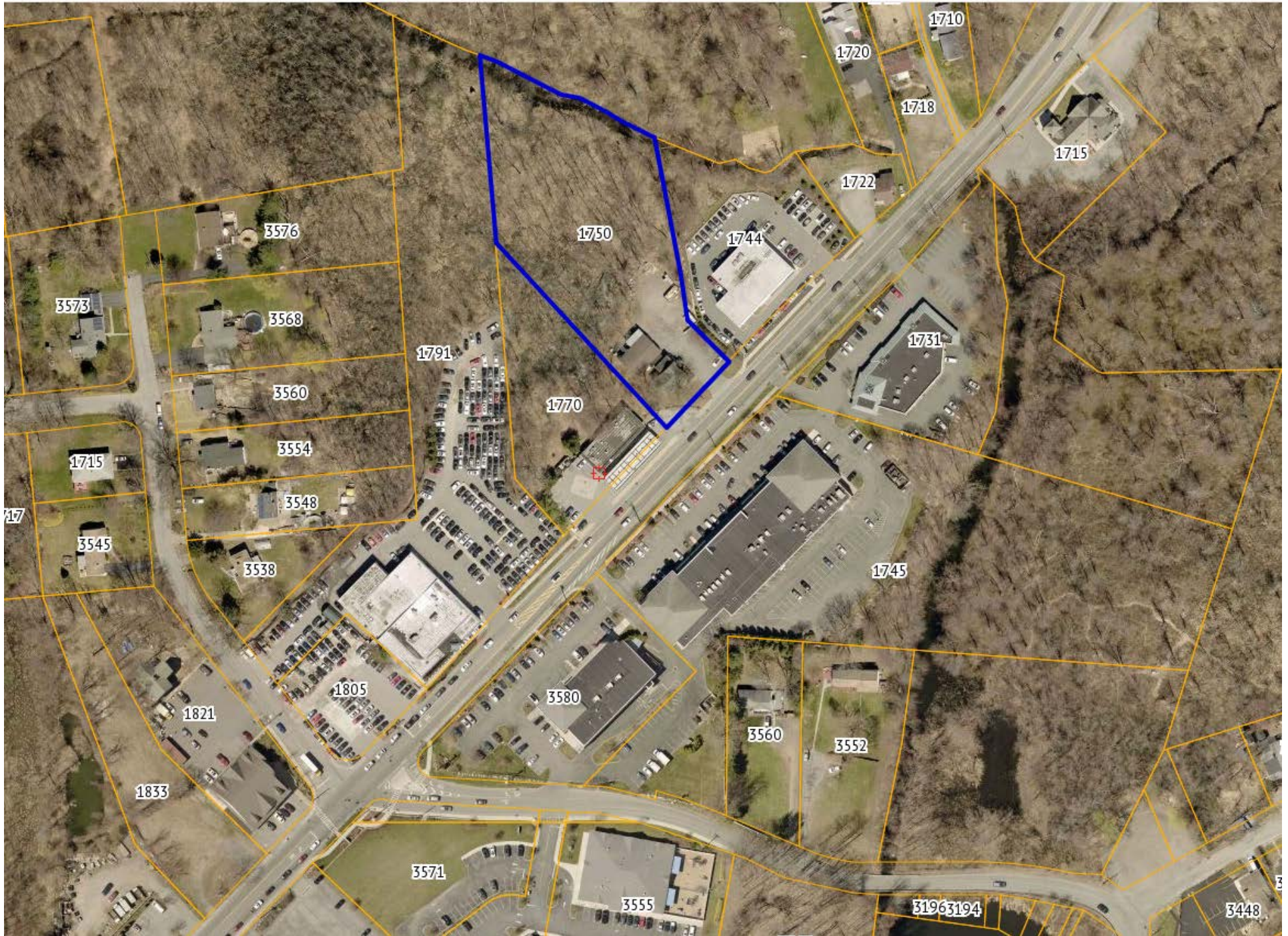
1751 E Main St
Mohegan Lake, New York

Google

Street View



Google



**Shrub Oak
International School**

July 28, 2021

Mr. Richard Fon, Chairman
and Members of the Planning Board
Yorktown Community and Cultural Center (YCCC)
1974 Commerce Street, Room 222
Yorktown Heights, New York 10598

RECEIVED
PLANNING DEPARTMENT
JUL 28 2021
TOWN OF YORKTOWN

Re: Shrub Oak International School
3151 Stony Street
Section 26.05, Block 1, Lot 4

Dear Chairman Fon and Members of the Planning Board:

On behalf of the Shrub Oak International School (School), we are pleased to submit revised Site Plans reflecting several minor modifications to amend the previously approved Phase 1 Site Plan approval (See attached list of the revised plans). Also included is the Planning Board Application for Site Plan Approval and the Short Environmental Assessment Form. The purpose of this amendment is to defer certain Phase 1 improvements to Phase 2, such that the Building Permit for work being undertaken at this time can be closed and a Certificate of Occupancy can be issued.

Improvements to be deferred to Phase 2 include the following and as highlighted blue on Figures No. 1, 2 and 3 attached:

1. Helipad and driveway connection, (Fig. No. 1)
2. Small Animal barn and paddocks, (Fig. No. 1)
3. Additional northwest landscaping, (Fig. No. 3)
4. Concrete dumpster pad, (Fig. No. 1)
5. Gravel pathway at rear of west wing, (Fig. No. 1)
6. Concrete generator pad at south end of campus, (Fig. No. 2)
7. Site lights at southwest driveway and several along the entry drive, (Fig. No's 1 & 2)

Mr. Richard Fon, Chairman and Members of the Planning Board
Re: Shrub Oak International School

July 28, 2021
Page 2

The School enrolls 52 students and utilizes a maximum of 55 parking spaces during the day and lesser amounts during other employee shifts. As we have previously discussed with the Planning Board, we are currently working on completing the site plans for the Phase 2 improvements which will also include these deferred items. Should you need any additional information before the meeting, please let us know. We look forward to meeting with the Board at your August 9th Meeting.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP



Gerhard M. Schwalbe, PE
Partner

Enclosures

cc: Brian Koffler
David Steinmetz, Esq.
Donna Maiello, LA

List of Drawings – Amended Phase 1 Site Plan, Dated 07/28/21

- Cover Sheet
- SP-1.1 Layout Plan (Phase 1 Construction)
- SP-1.2 Layout Plan (Phase 1 Construction)
- SP-2.0 Site Grading and Utility Plan
- SP-3.0 Landscape Plan
- SP-4.1 Site and Utility Details
- SP-4.2 Site and Utility Details
- SP-5.1 Erosion and Sediment Control Plan
- SP-5.2 Erosion and Sediment Control Details
- SP-6.1 Site Lighting Plan
- Survey of Property (Parcel 26.5-1-4)
- Survey of Property (Parcel 26.6-1-2)

RECEIVED
PLANNING DEPARTMENT

JUL 30 2021

TOWN OF YORKTOWN

From: John Landi <jlandi@yorktownny.org>

Sent: Friday, July 30, 2021 12:17 PM

To: Nancy Calicchia <ncalicchia@yorktownny.org>; Dan Ciarcia <dciarcia@yorktownny.org>; Louise Kobiliak <louise@yorktownny.org>

Cc: John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>

Subject: RE: Routing Referral - Shrub Oak International School - Amended Site Plan / SBL: 26.05-1-4; 3151 Stony Street

I don't see the upper parking lot on the new site plan for phase one and in my opinion with the amount of staff and the arrangement of the current parking this additional parking is needed at this time before any other expansion is approved

Thank you

John H. Landi

Building Inspector

Code Enforcement Officer

Fire Inspector

Town Of Yorktown

363 Underhill Avenue

Yorktown Heights, NY 10598

(914) 962-5722 X233

LEGEND

PHASE 1 WORK TO BE DEFERRED TO PHASE 2

SHRUB OAK INTERNATIONAL SCHOOL
Town of Yorktown, New York

OWNER / APPLICANT
SHRUB OAK INTERNATIONAL SCHOOL
3151 Stony Street
Shrub Oak, NY 10547

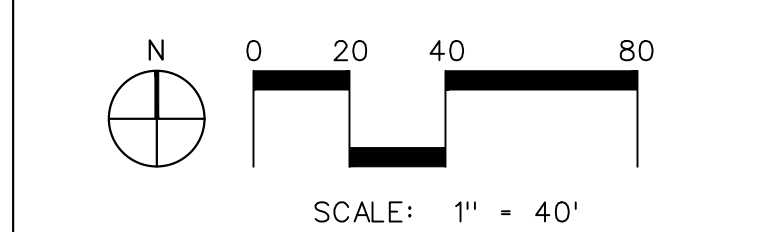
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81 Main Street, Suite 415
White Plains, NY 10601

SURVEYOR
BADEY & WATSON SURVEYING & ENGINEERING, P.C.
3063 Route 9
Cold Springs, NY 10516

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05/30/18		ISSUED FOR PLANNING BOARD SIGNATURE

DRAWING TITLE:
LAYOUT PLAN (PHASE 1 CONSTRUCTION)


 DRAWN BY: SBK/RCC CHECKED BY: GMS
 PROJECT NO.: 824 DATE: 04/06/18
 DRAWING NO.: SP-1.1

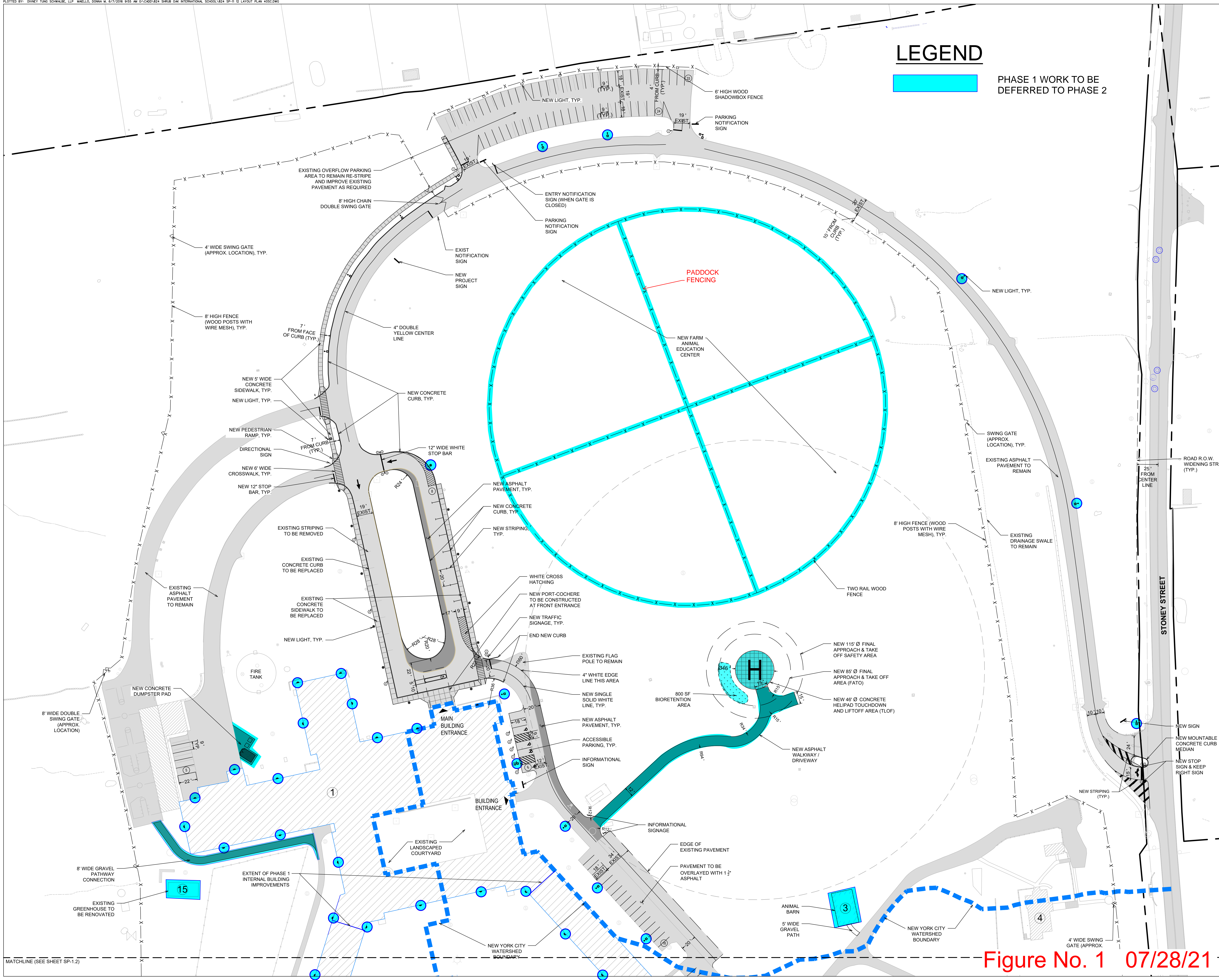
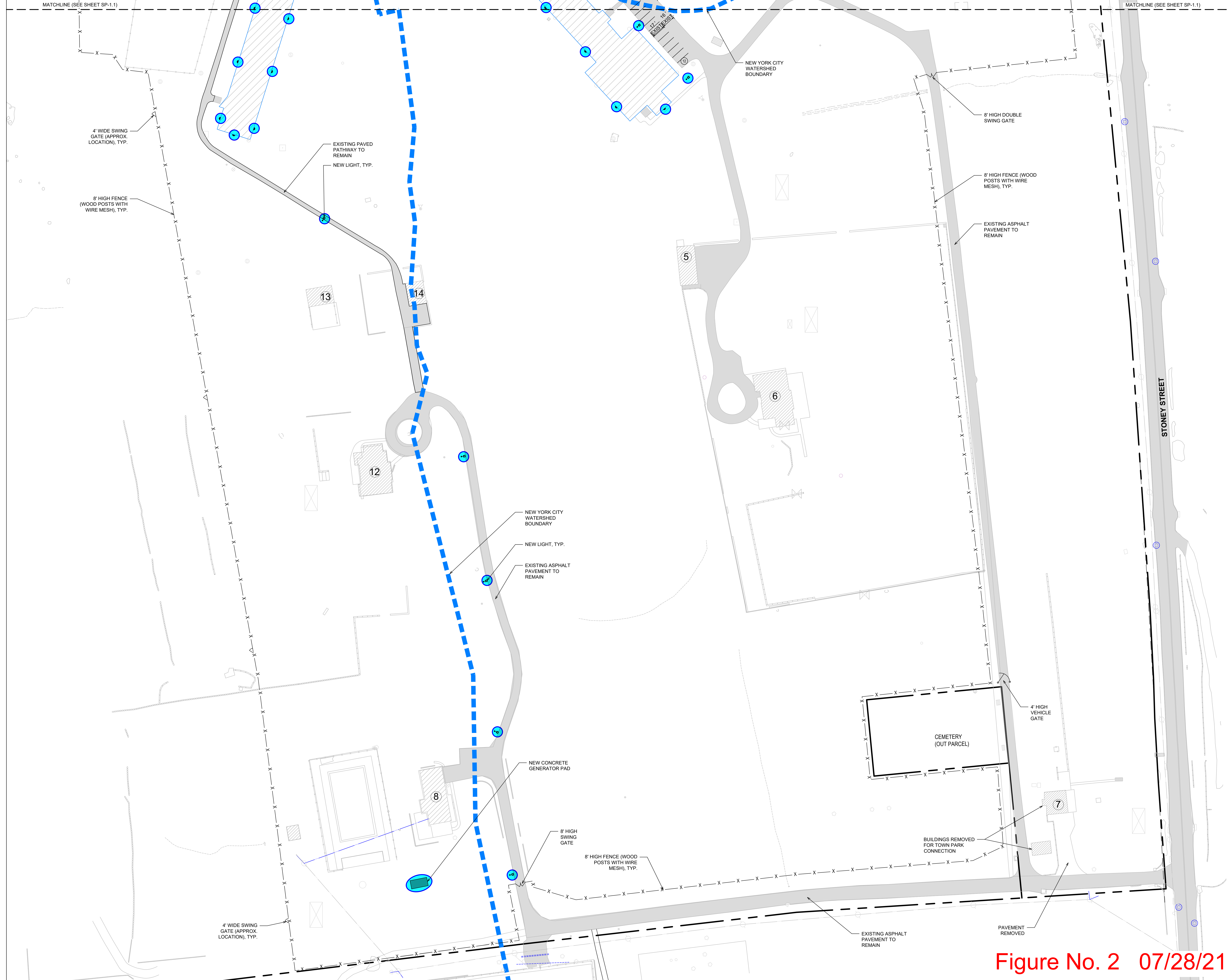


Figure No. 1 07/28/21



SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

OWNER / APPLICANT
 SHRUB OAK INTERNATIONAL SCHOOL
 3151 Stoney Street
 Shrub Oak, NY 10547

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
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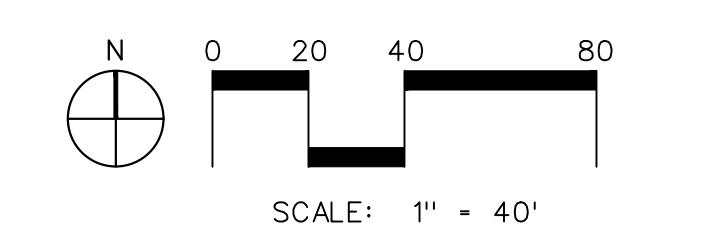
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LAYOUT PLAN (PHASE 1 CONSTRUCTION)

DRAWN BY: SBK/RCC CHECKED BY: GMS
 PROJECT NO. 824 DATE: 04/06/18
 DRAWING NO. SP-1.2

Figure No. 2 07/28/21

SHRUB OAK INTERNATIONAL SCHOOL
Town of Yorktown, New York

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3151 Stony Street
Shrub Oak, NY 10547

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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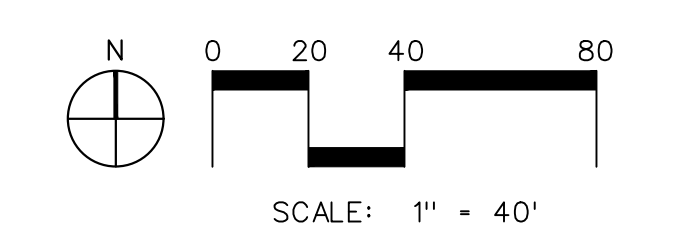
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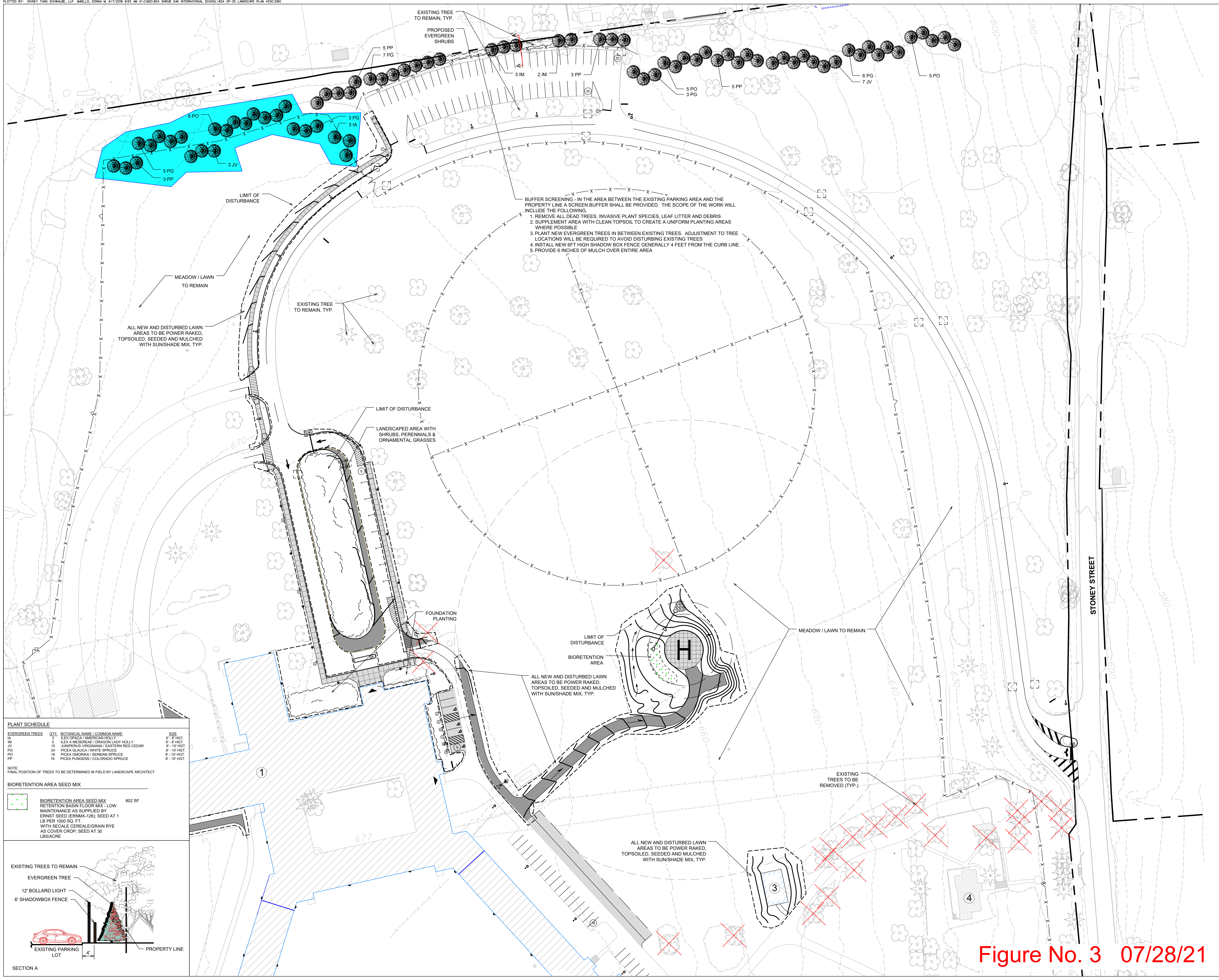
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LANDSCAPE PLAN (PHASE 1 CONSTRUCTION)

DRAWN BY: SBK CHECKED BY: GMS
PROJECT NO: 824 DATE: 04/06/18
DRAWING NO. SP-3.0



PLANT SCHEDULE

EVERGREEN TREES	QTY.	BOTANICAL NAME / COMMON NAME	SIZE
IA	3	ILEX OPACA / AMERICAN HOLLY	6'-8" HGT.
IM	5	ILEX X NERSEYAE / ORANGE LADY HOLLY	6'-8" HGT.
JV	10	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	8'-10" HGT.
PO	34	PICEA GLAUCA / WHITE SPRUCE	8'-10" HGT.
PP	18	PICEA OMORICA / SERBIAN SPRUCE	8'-10" HGT.
PP	16	PICEA PLUNGENS / COLORADO SPRUCE	8'-10" HGT.

NOTE: FINAL POSITION OF TREES TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT

BIORETENTION AREA SEED MIX

BIORETENTION AREA SEED MIX 802 SF
RETENTION BASIN FLOOR MIX - LOW MAINTENANCE AS SUPPLIED BY ERNST SEED (ERNMX-126); SEED AT 1 LB PER 1000 SQ. FT. WITH SECALE CEREALE/GRAIN RYE AS COVER CROP; SEED AT 30 LBS/ACRE

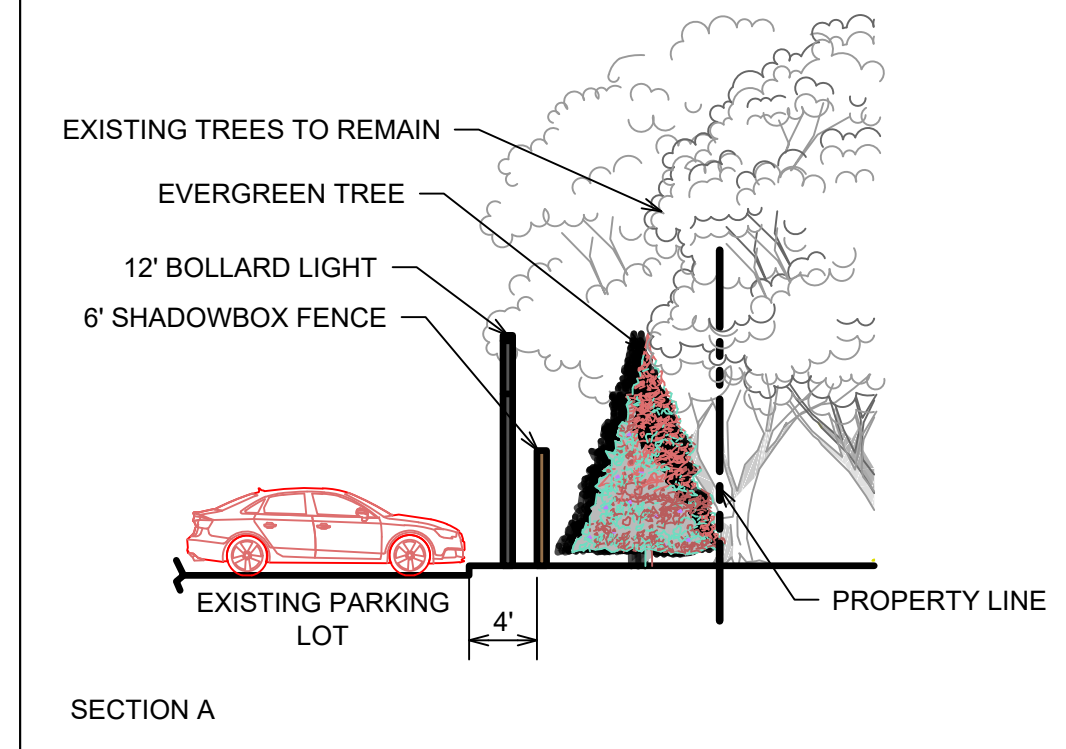


Figure No. 3 07/28/21

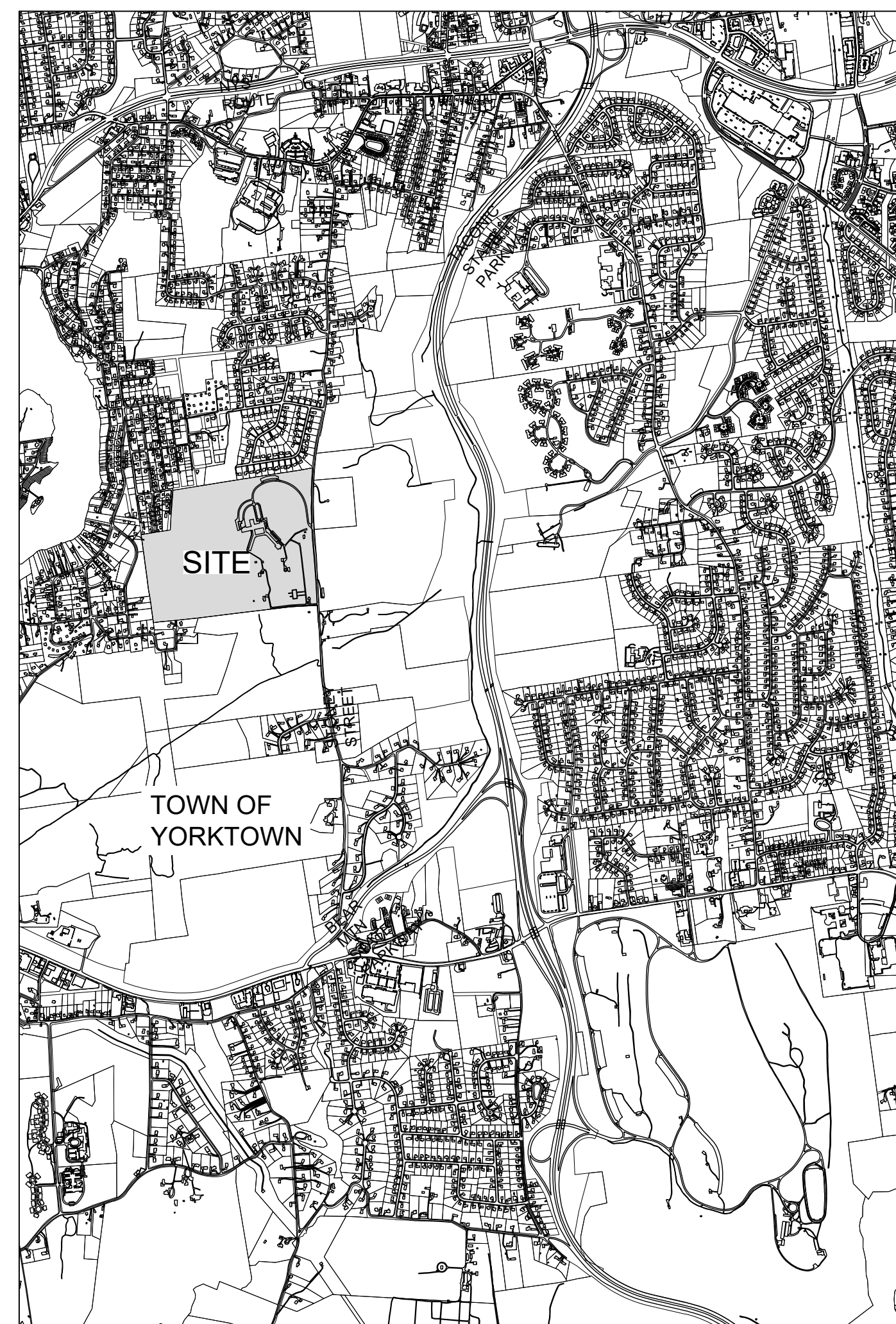
SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

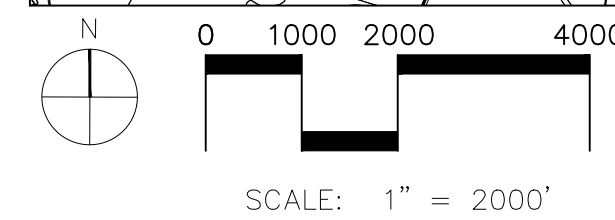
APPLICATION FOR SITE PLAN AMENDMENT (PHASE 1)

JULY 28, 2021

LOCATION MAP



Site Parcel ID: 26.05-1-4



ZONING COMPLIANCE ANALYSIS

ZONING COMPLIANCE TABLE (PHASE 1)				
Address: 3151 Stoney Street, Shrub Oak, NY				
Zoning District: Special Permit for Parochial, Private Elementary and High Schools, Colleges and Seminaries within R1-160				
Tax Map Parcel ID: 26.5-1-4 & 26.6-1-2				
Description	Required/ Permitted	Existing	Proposed	
Minimum Lot Area (SF)	160,000	sf 5,540,396	sf 5,540,396	sf
Minimum Lot Area (Acres)	32.89	ac 127.2	ac 127.2	ac
Junior High or High School	15	ac		
Dormitory (1000 sf/beds; 300 beds)	6.89	ac		
Single Family House (160,000 sf/house; 3 SF homes)	11.02	ac		
Minimum Lot Width at Main Building Line	200	ft 2,153	ft 2,153	ft
Minimum Lot Depth	200	ft 1,700	ft 1,700	ft
Front Yard (Street) Setback	200	ft 89 (a)	ft 89/200 (b)	ft
Side Yard/Rear Yard Setback	100	ft 50 (a)	ft 50/100 (b)	ft
Parking Setback	50	ft 12 (a)	ft 12/50 (c)	ft
Maximum Building Height				
Main building	35	ft > 35 (a)	ft >35/35 (b)	ft
Accessory Building or Structure	15	ft >15 (a)	ft >15/15 (b)	ft
Minimum Usable Floor Area of Dwelling Unit	1,200	NA	NA	
Maximum Building Coverage	20%	2%	2%	
Road Frontage	200	ft NA	ft NA	
Junior High or High School	400	ft 2,234	ft 2,234	ft
College	500	ft 2,234	ft 2,234	ft
Required Parking Spaces	92 (d)	sp 108	sp 106	sp
Notes:				
(a) There are existing non-conforming structures on site which are to remain.				
(b) New buildings will meet setback requirements.				
(c) New parking areas will meet setback requirements.				
(d) Per 6/26/17 Approval Resolution, 344 parking spaces are required to serve 300 students.				
In Phase 1, with up to 80 students (=26.7% of 300), the required number of parking spaces would be 92 spaces.				
Source: Town of Yorktown, www.ecode360.com , 3/9/18.				

LIST OF DRAWINGS

SITE DRAWINGS				
NO.	TITLE	DATE	BY	SCALE
	COVER SHEET	7/28/21	DTS	NA
SP-1.1-1.2	LAYOUT PLAN	7/28/21	DTS	1"=40'
SP-2.0	SITE GRADING AND UTILITY PLAN	7/28/21	DTS	1"=40'
SP-3.0	LANDSCAPE PLAN	7/28/21	DTS	1"=40'
SP-4.1	SITE AND UTILITY DETAILS	7/28/21	DTS	AS NOTED
SP-4.2	SITE AND UTILITY DETAILS	7/28/21	DTS	AS NOTED
SP-5.1	EROSION AND SEDIMENT CONTROL PLAN	7/28/21	DTS	1"=40'
SP-5.2	EROSION AND SEDIMENT CONTROL DETAILS	7/28/21	DTS	AS NOTED
SP-6.1	SITE LIGHTING PLAN	7/28/21	DTS	1"=40'
	SURVEY OF PROPERTY (PARCEL 26.5-1-4)	4/9/18	BADEY & WATSON	1"=120'
	SURVEY OF PROPERTY (PARCEL 26.6-1-2)	8/30/17	BADEY & WATSON	1"=50'



OWNER / APPLICANT

Shrub Oak International School
3151 Stoney Street
Shrub Oak, NY 10547

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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Cold Spring, NY 10516

SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

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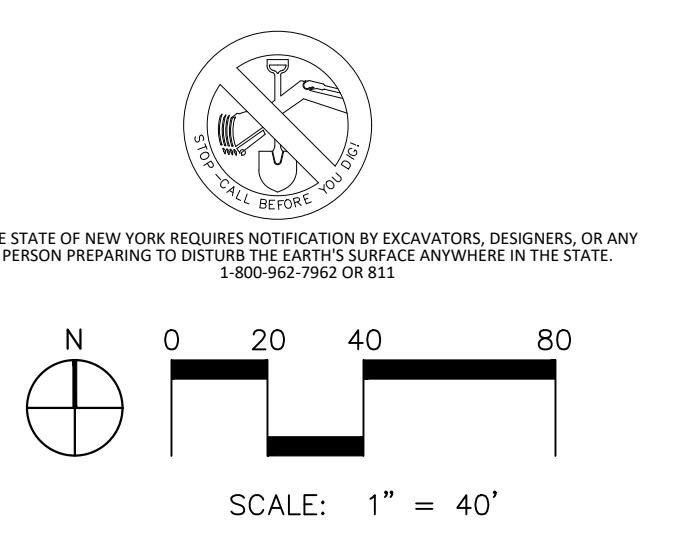
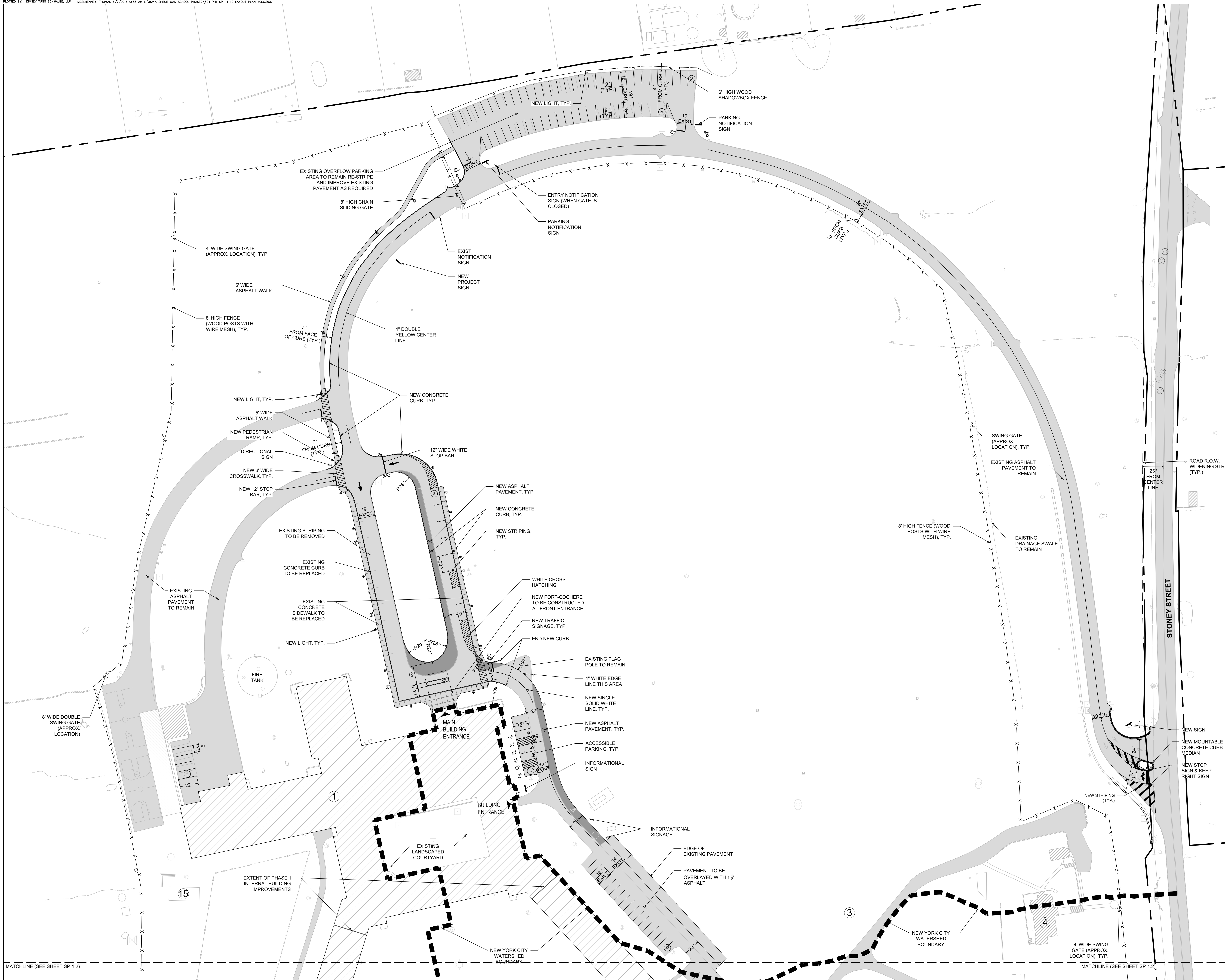
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REVISIONS/ISSUANCES	NO.	DATE	ISSUE
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ISSUED FOR PLANNING BOARD SIGNATURE	05/29/18		
REVISED TO SHOW HYDRANT AREA STRIPING	06/19/18		
ISSUED FOR SITE PLAN AMENDMENT	07/28/21		

DRAWING TITLE:

LAYOUT PLAN (PHASE 1 CONSTRUCTION)

DRAWN BY: DM/HV/MJS	CHECKED BY: GMS
PROJECT NO.: 824	DATE: 03/31/21
DRAWING NO.:	

SP-1.1



SHRUB OAK INTERNATIONAL SCHOOL
Town of Yorktown, New York

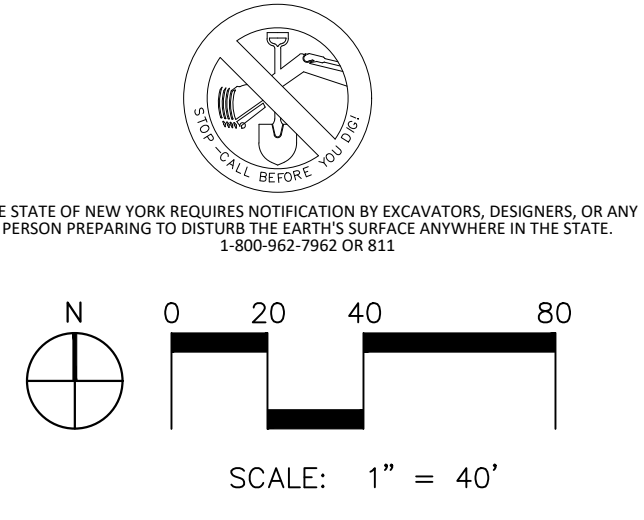
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Shrub Oak, NY 10547

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Intelligent Land Use

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White Plains, NY 10601
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F: 914.428.0017

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KG+D ARCHITECTS
285 Main Street
Mount Kisco, NY 10549

SURVEYOR
BADEY & WATSON SURVEYING & ENGINEERING, P.C.
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Cold Spring, NY 10516



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07/28/21		ISSUED FOR SITE PLAN AMENDMENT

DRAWING TITLE:

LAYOUT PLAN (PHASE 1 CONSTRUCTION)


 DRAWN BY: DM/HV/MJS CHECKED BY: GMS
 PROJECT NO.: 824 DATE: 03/31/21
 DRAWING NO.: SP-1.2

SHRUB OAK INTERNATIONAL SCHOOL
Town of Yorktown, New York

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Shrub Oak, NY 10547

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APPROXIMATE LIMIT OF DISTURBANCE (TYP.)

EXISTING TREES TO REMAIN, TYP.

REPLACE EXISTING DRAIN INLET TO NEW CURB. REUSE EXISTING FRAME & GRATE

Approximate Location of Center of Proposed Heliport
Elev.=670.26

PROTECT EXISTING UTILITIES DURING CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR UNIDENTIFIED UTILITIES, TYP.

EXISTING SANITARY SERVICE TO REMAIN. VIDEO INSPECTION OF EXISTING LINE FROM BUILDING TO PUBLIC SEWER IN STONEY STREET SHALL BE COMPLETED AND SUBMITTED TO TOWN ENGINEER FOR REVIEW INCLUDING DESCRIPTION OF PIPE CONDITION AND RECOMMENDED REPAIRS, IF ANY.

APPROXIMATE LIMIT OF DISTURBANCE (TYP.)

APPROXIMATE LIMIT OF DISTURBANCE (TYP.)

ACCESSIBLE SPACES TO BE SLOPED NO MORE THAN 2% IN ANY DIRECTION

RELOCATE EXISTING HYDRANT

PROPOSED UNDERGROUND ELECTRIC SERVICE, TYP.

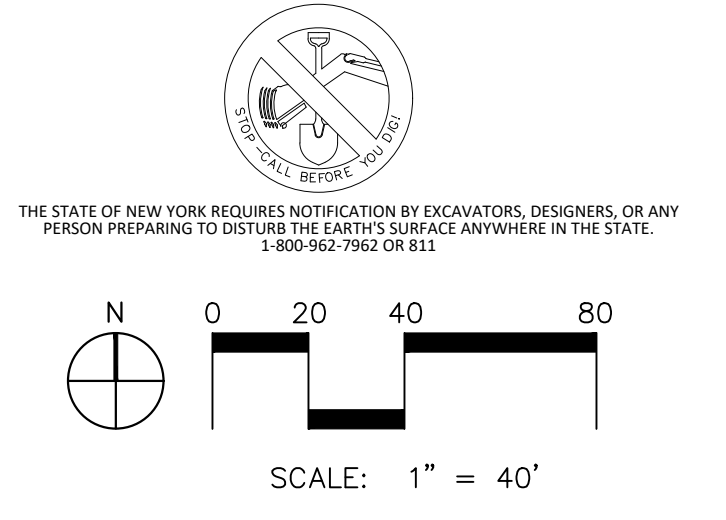
PROTECT EXISTING UTILITIES DURING CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR UNIDENTIFIED UTILITIES, TYP.

EXISTING GENERATOR. ELEC. GRATE TO REMAIN & TO BE PROTECTED DURING CONSTRUCTION

NEW YORK CITY WATERSHED BOUNDARY

NEW YORK CITY WATERSHED BOUNDARY

160,000 SF AREA FOR SINGLE RESIDENCY



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DRAWING TITLE

SITE GRADING AND UTILITY PLAN (PHASE 1 CONSTRUCTION)

DRAWN BY: DM/HV/MJS	CHECKED BY: GMS
PROJECT NO: 824	DATE: 03/31/21
DRAWING NO.	

SP-2.0

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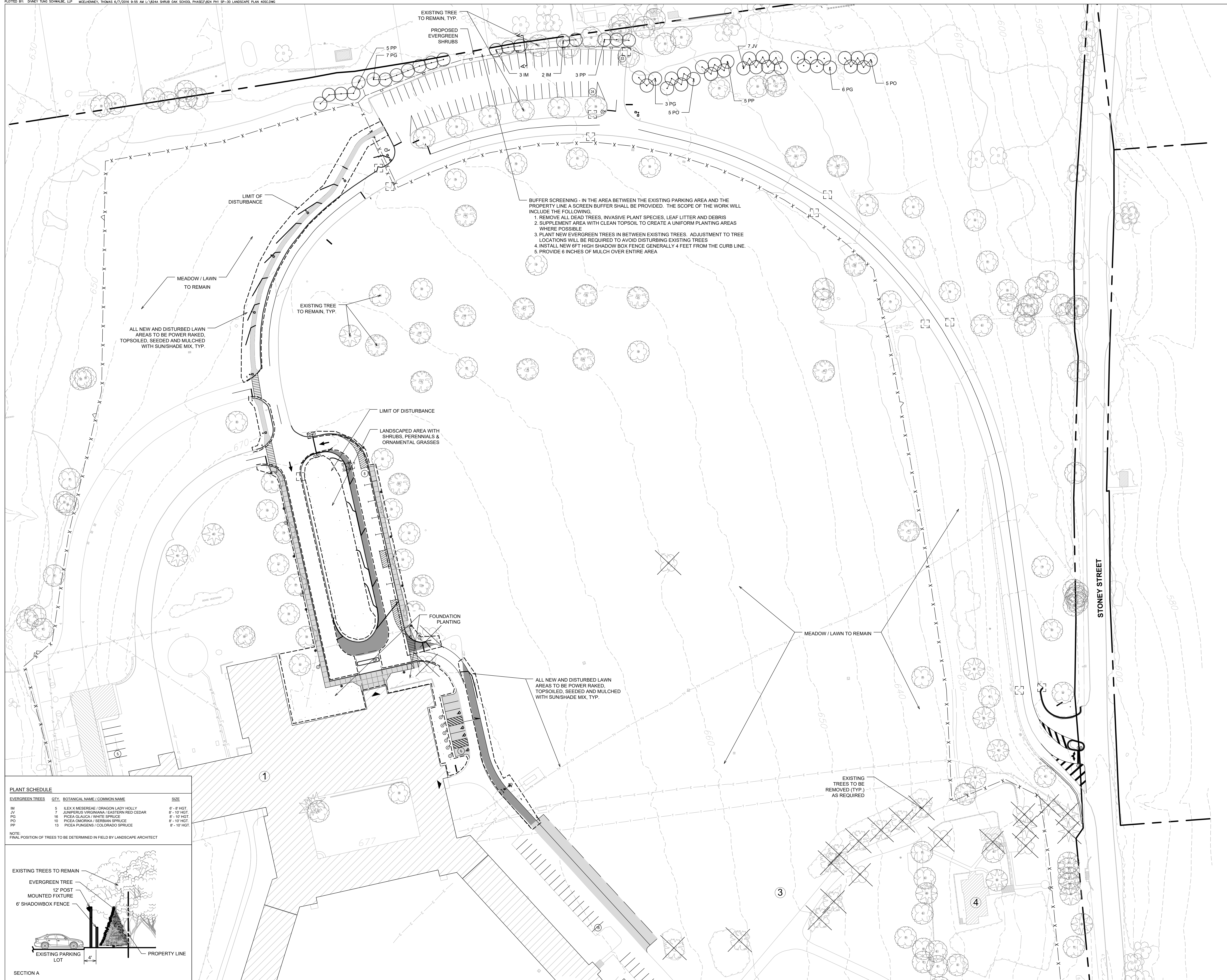
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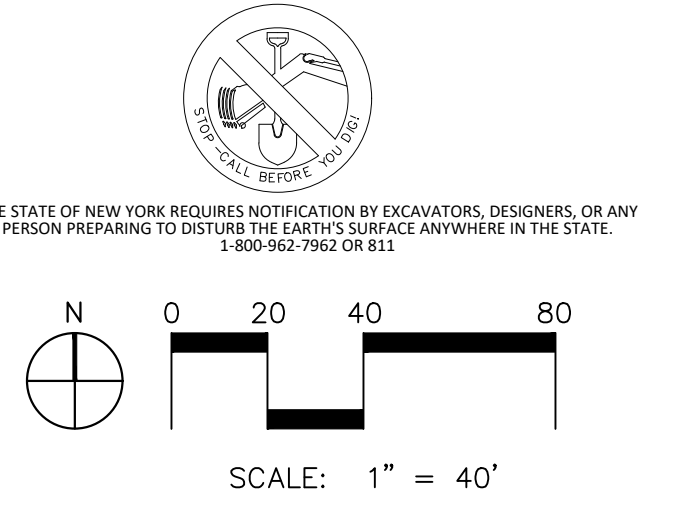
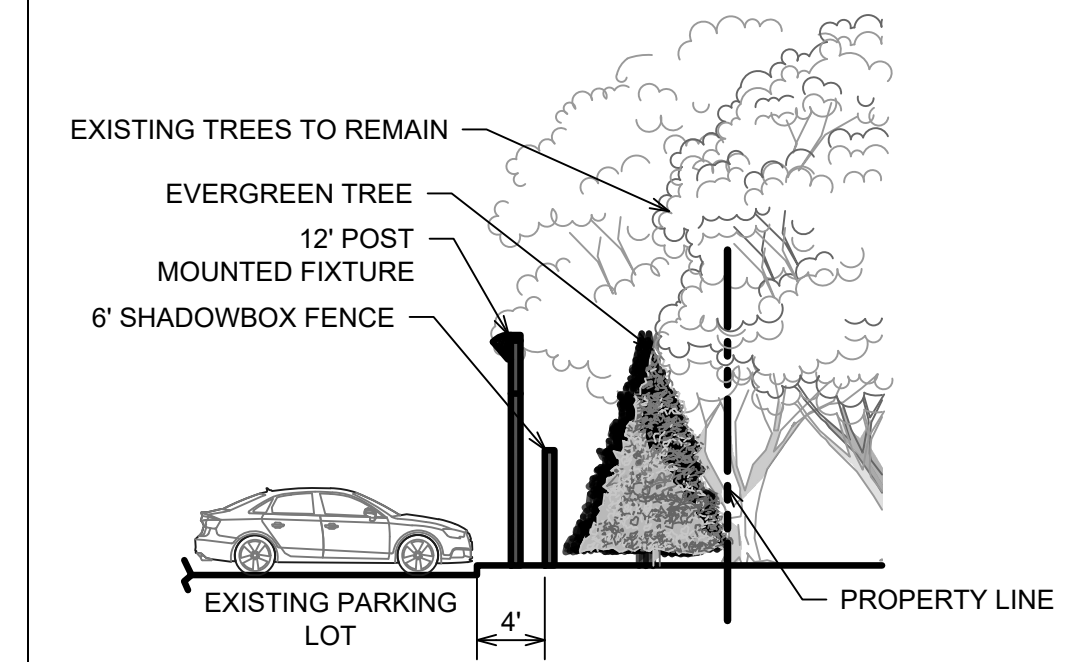
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3063 Route 9
Cold Spring, NY 10516



PLANT SCHEDULE

EVERGREEN TREES	QTY.	BOTANICAL NAME / COMMON NAME	SIZE
IM	5	ILEX MESSERICAE / DRAGON LADY HOLLY	6" - 8" HGT.
JV	7	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	8" - 10" HGT.
PG	16	PICEA GLAUCA / WHITE SPRUCE	8" - 10" HGT.
PO	10	PICEA OMORICA / SERBIAN SPRUCE	8" - 10" HGT.
PP	13	PICEA PLUNGENS / COLORADO SPRUCE	8" - 10" HGT.

NOTE: FINAL POSITION OF TREES TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT



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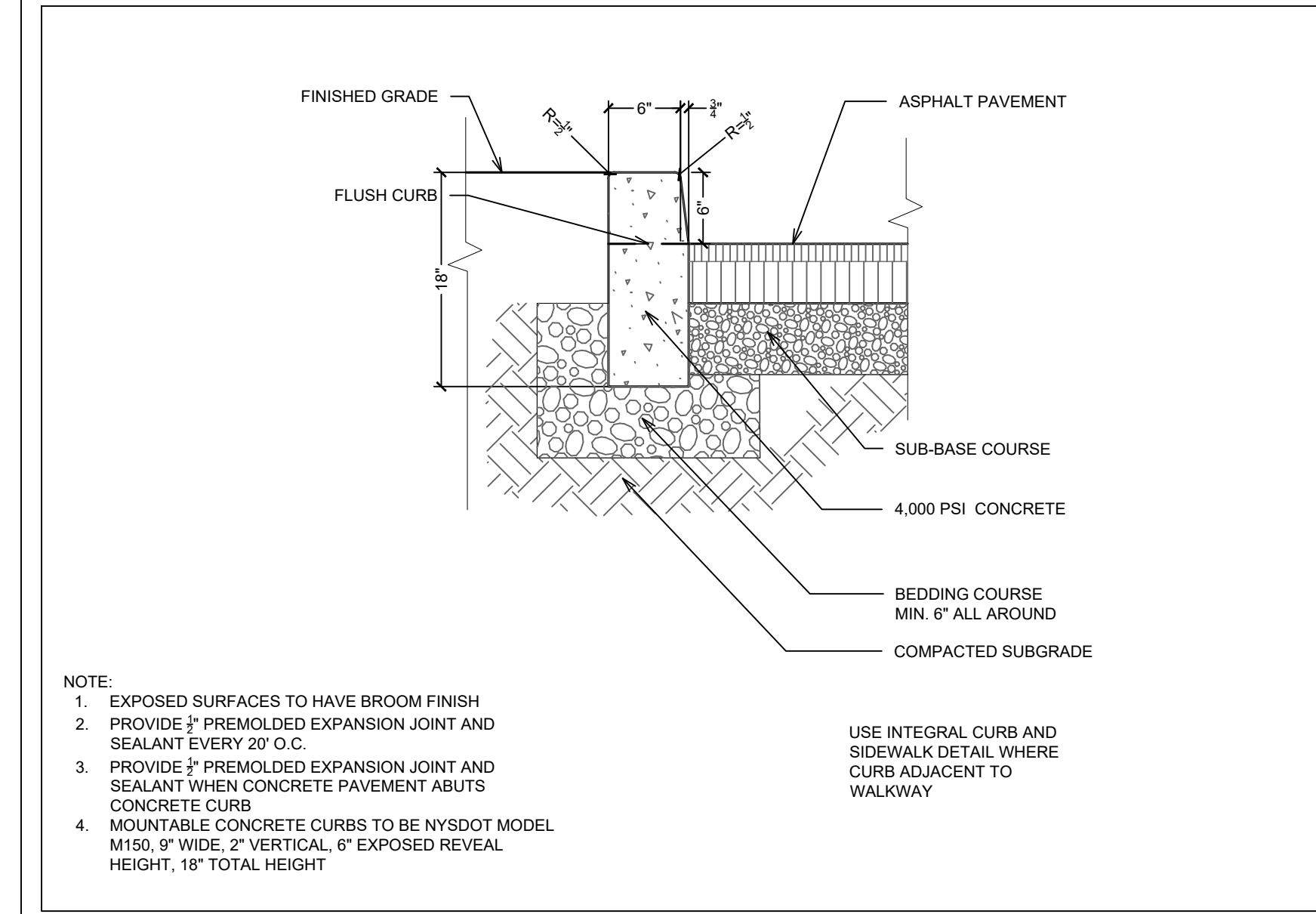
REVISIONS/ISSUANCES	NO.	DATE	ISSUE
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	07/28/21		ISSUED FOR SITE PLAN AMENDMENT

LANDSCAPE PLAN (PHASE 1 CONSTRUCTION)

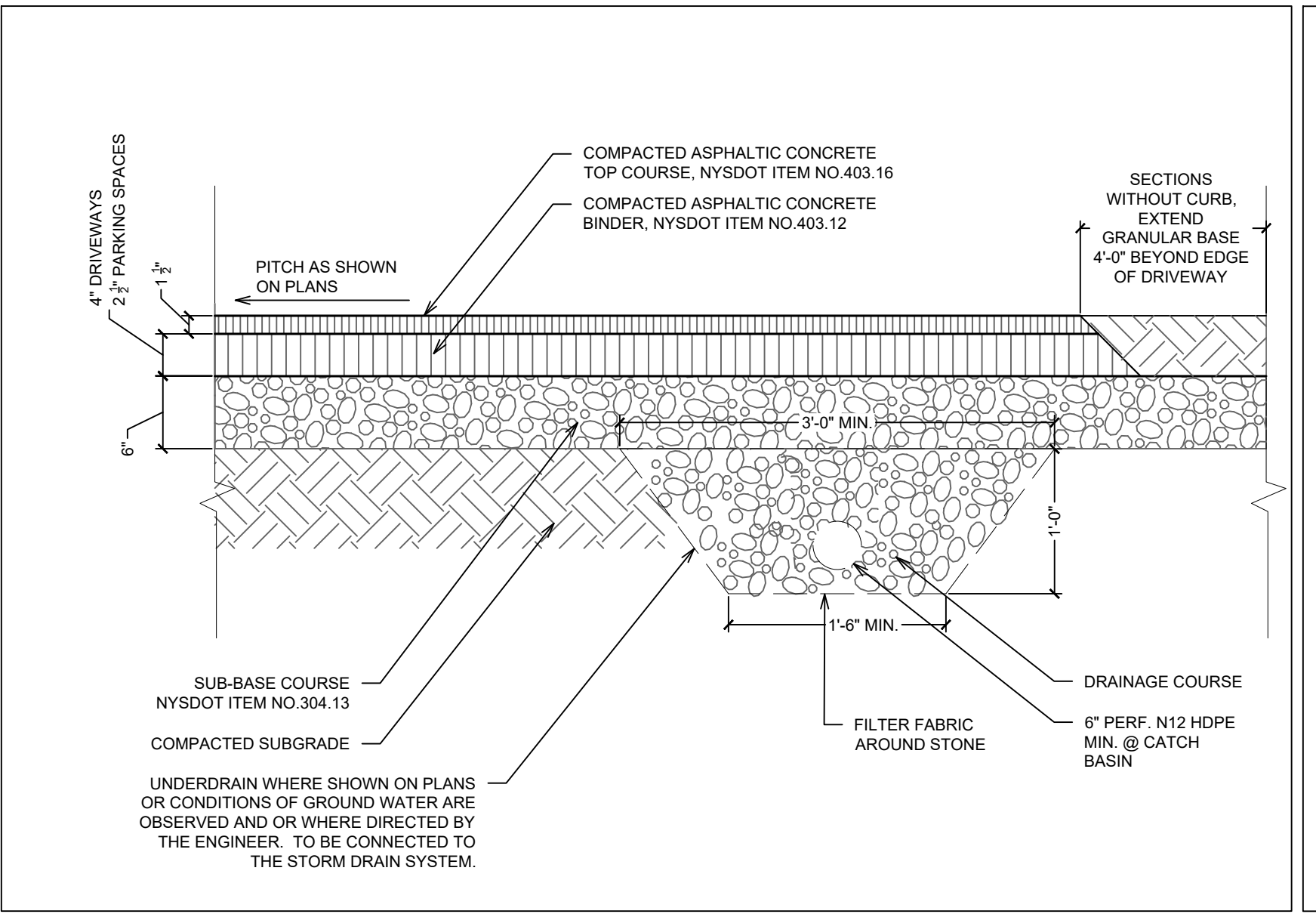
DRAWING NO. **SP-3.0**

STATE OF NEW YORK
JULIE A. MARINO
Professional Engineer
No. 084409

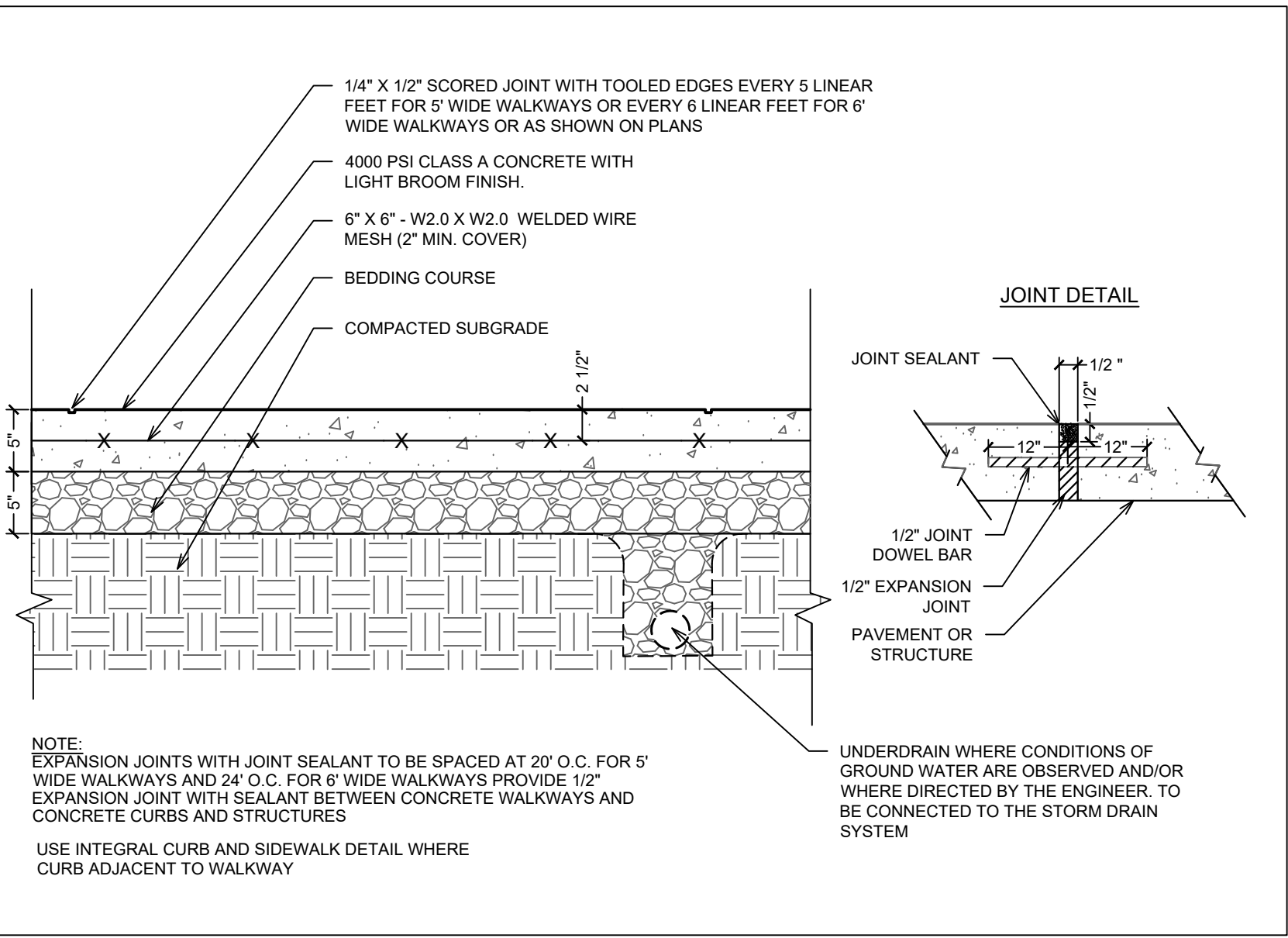
DRAWN BY: DM / HV / MJS
PROJECT NO.: 824
CHECKED BY: GMS
DATE: 03/31/21



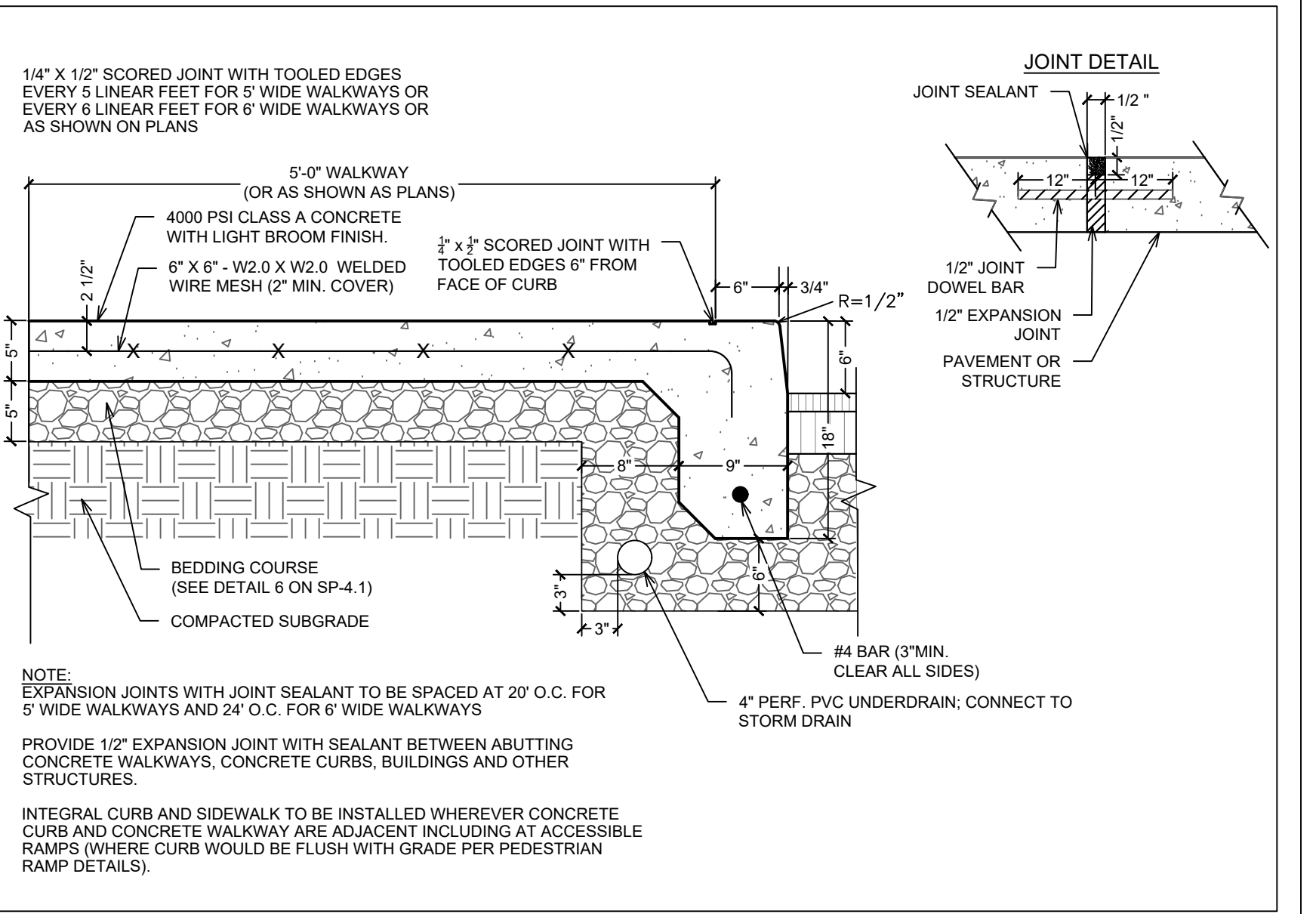
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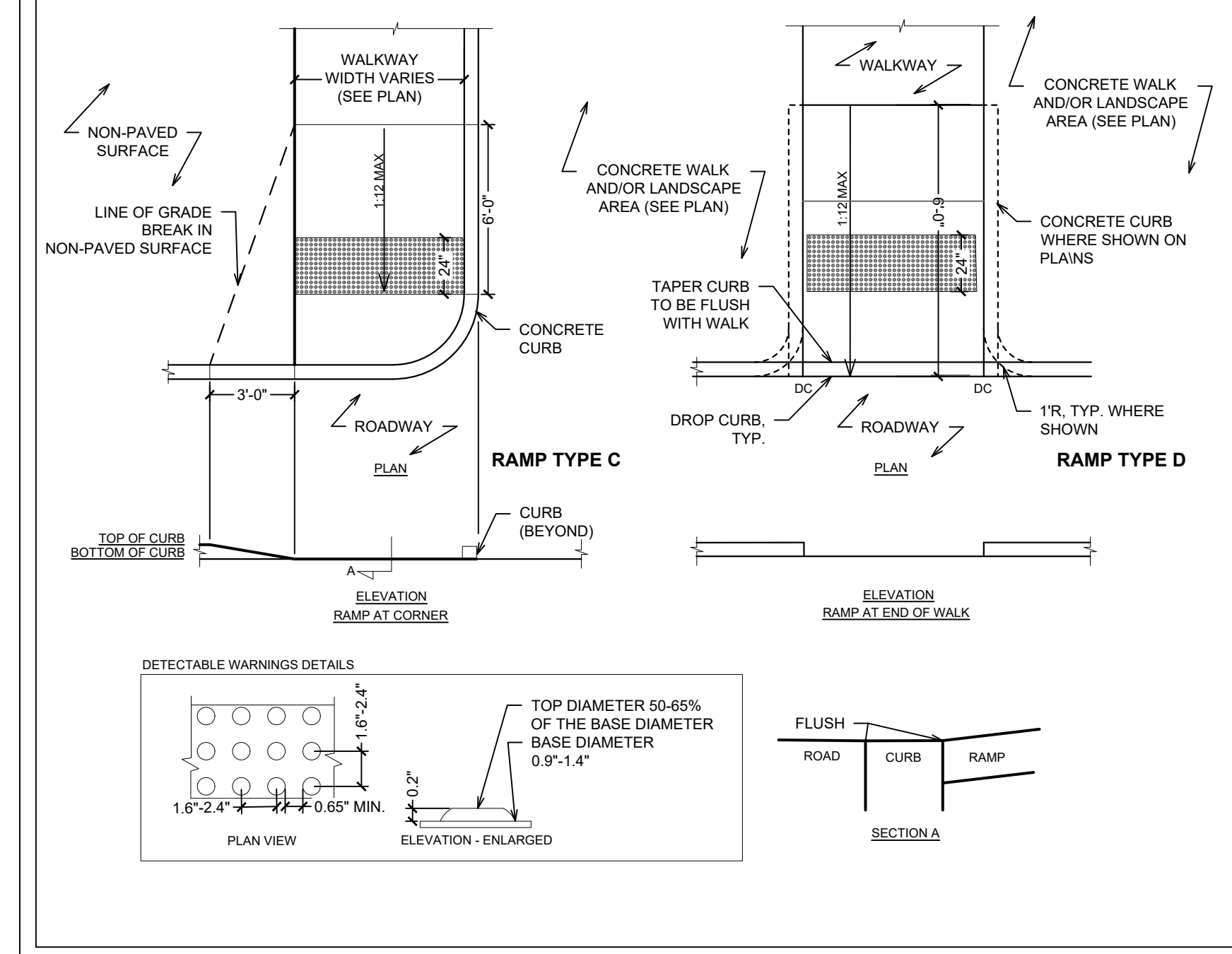
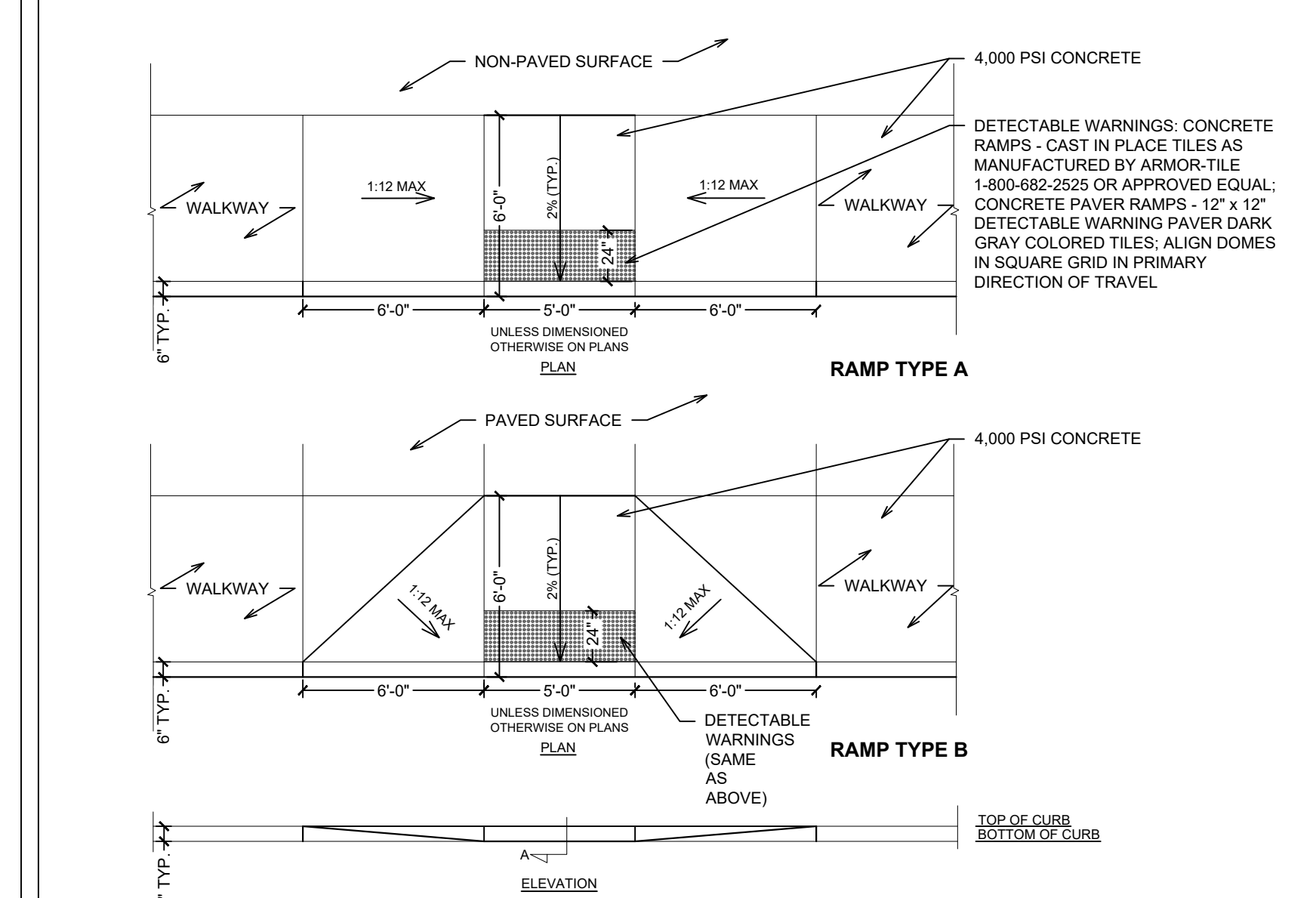
NEW ASPHALT PAVEMENT SCALE: N.T.S. 2



CONCRETE PAVEMENT (SIDEWALK) SCALE: N.T.S. 3



INTEGRAL CURB AND SIDEWALK SCALE: N.T.S. 4



PEDESTRIAN RAMPS SCALE: N.T.S. 9

2.1 SOIL MATERIALS (SEE SPECIFICATION 312010 FOR COMPLETE SOIL MATERIAL AND EARTHWORK INFORMATION)

A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GH, GP, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER

C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS:
1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION
2. UNSATISFACTORY MATERIALS ALSO INCLUDE MATERIALS BELOW STRUCTURES AND/OR FOUNDATIONS DETERMINED BY OWNERS REPRESENTATIVES TO BE UNSATISFACTORY BEARING MATERIALS.

D. SUBBASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND, MEETING NYSDOT SPECIFICATION FOR NYSDOT ITEM 304.11 SUBBASE COURSE TYPE 1. THE USE OF RECYCLED MATERIAL FROM ANY OFF-SITE SOURCE WILL NOT BE PERMITTED AND RECYCLED MATERIAL FROM ON-SITE DEMOLITION MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

E. STRUCTURAL FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1/2" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

F. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.

G. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1/2" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.

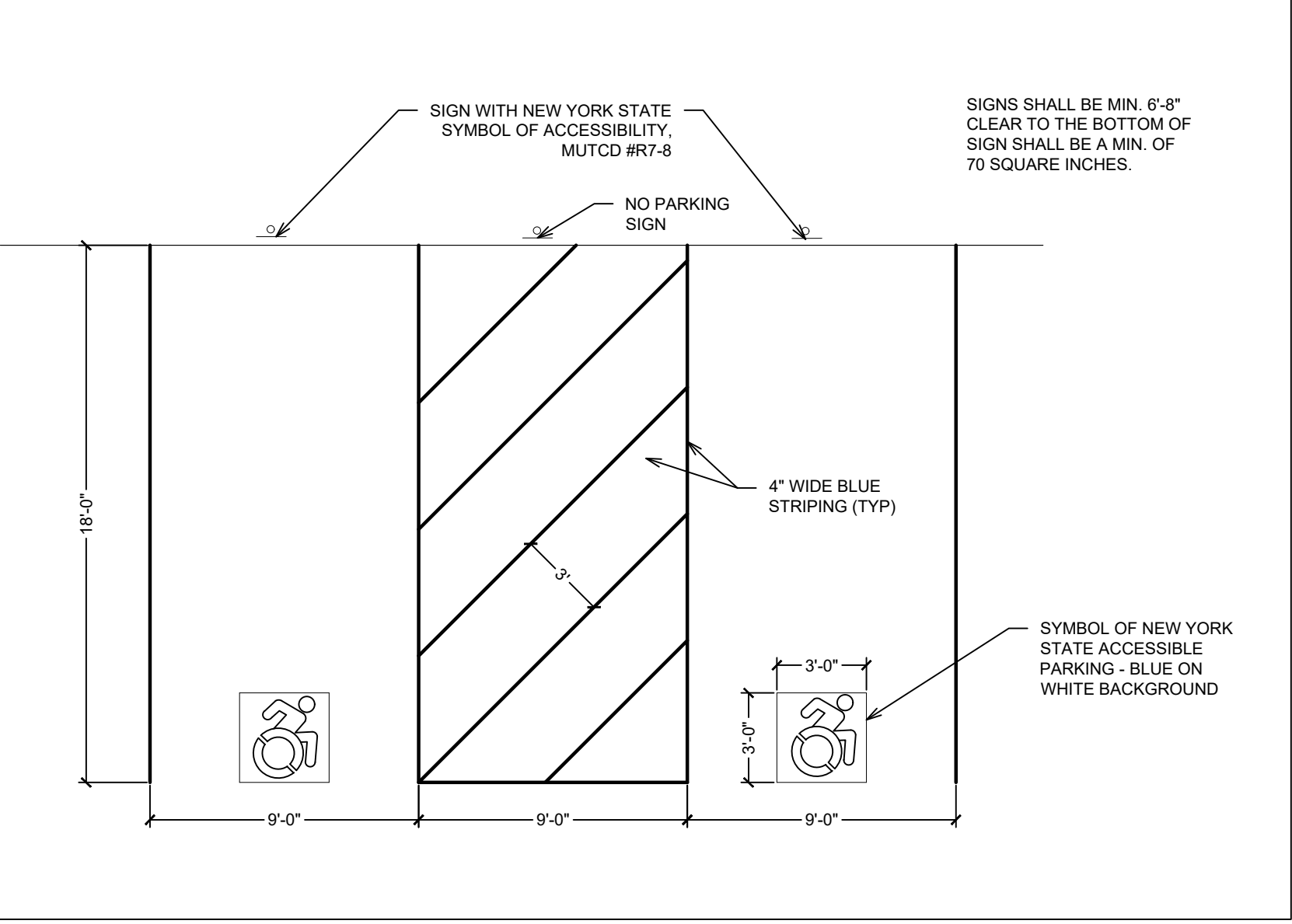
H. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 (4.75-MM) SIEVE.

I. SAND: ASTM C 33; FINE AGGREGATE.

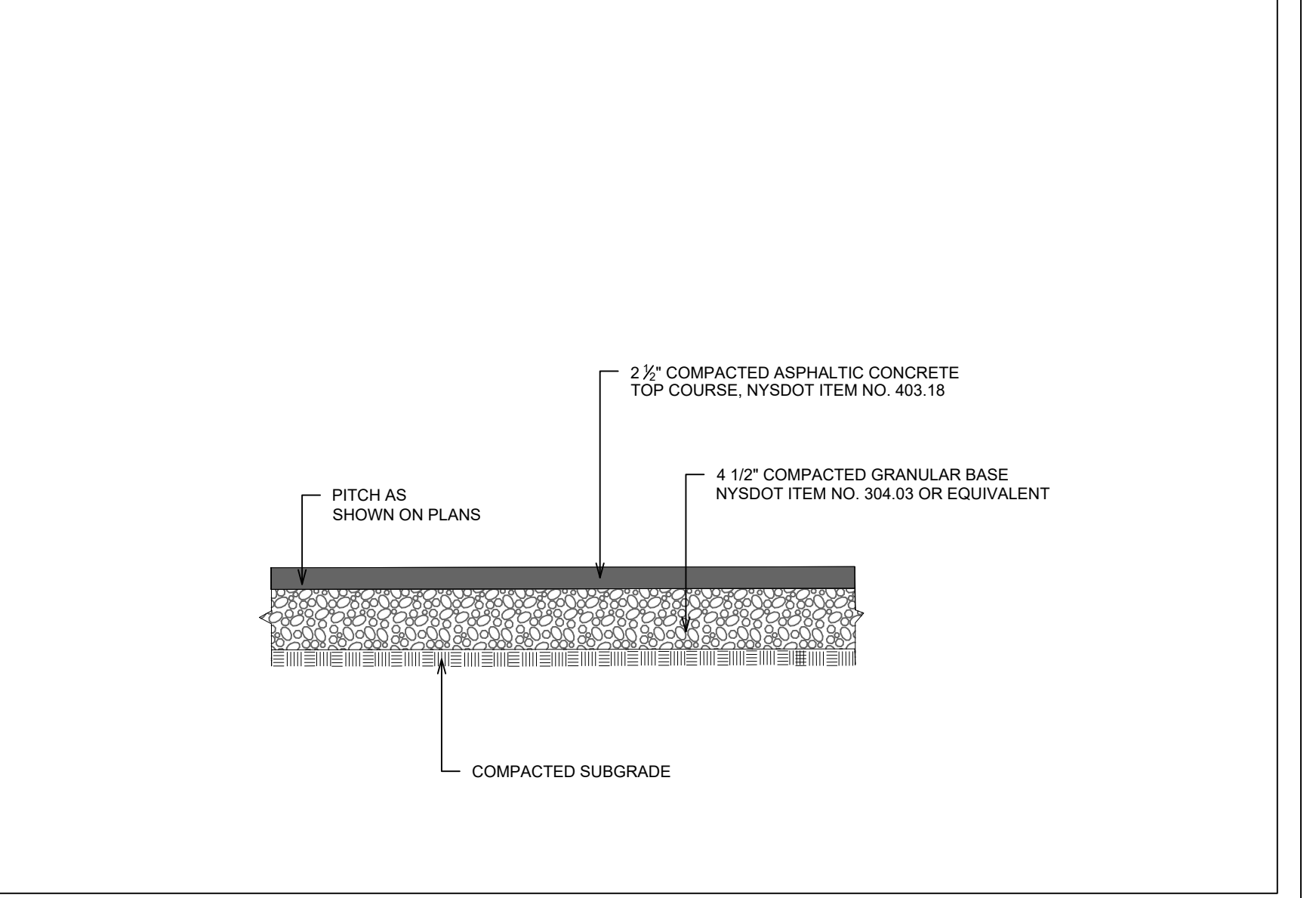
J. SAND: ASTM C 33; FINE AGGREGATE.

K. TOPSOIL - SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.

SOIL MATERIALS SCALE: N.T.S. 6



ACCESSIBLE PARKING SCALE: N.T.S. 7



ASPHALT WALKWAY SCALE: N.T.S. 8

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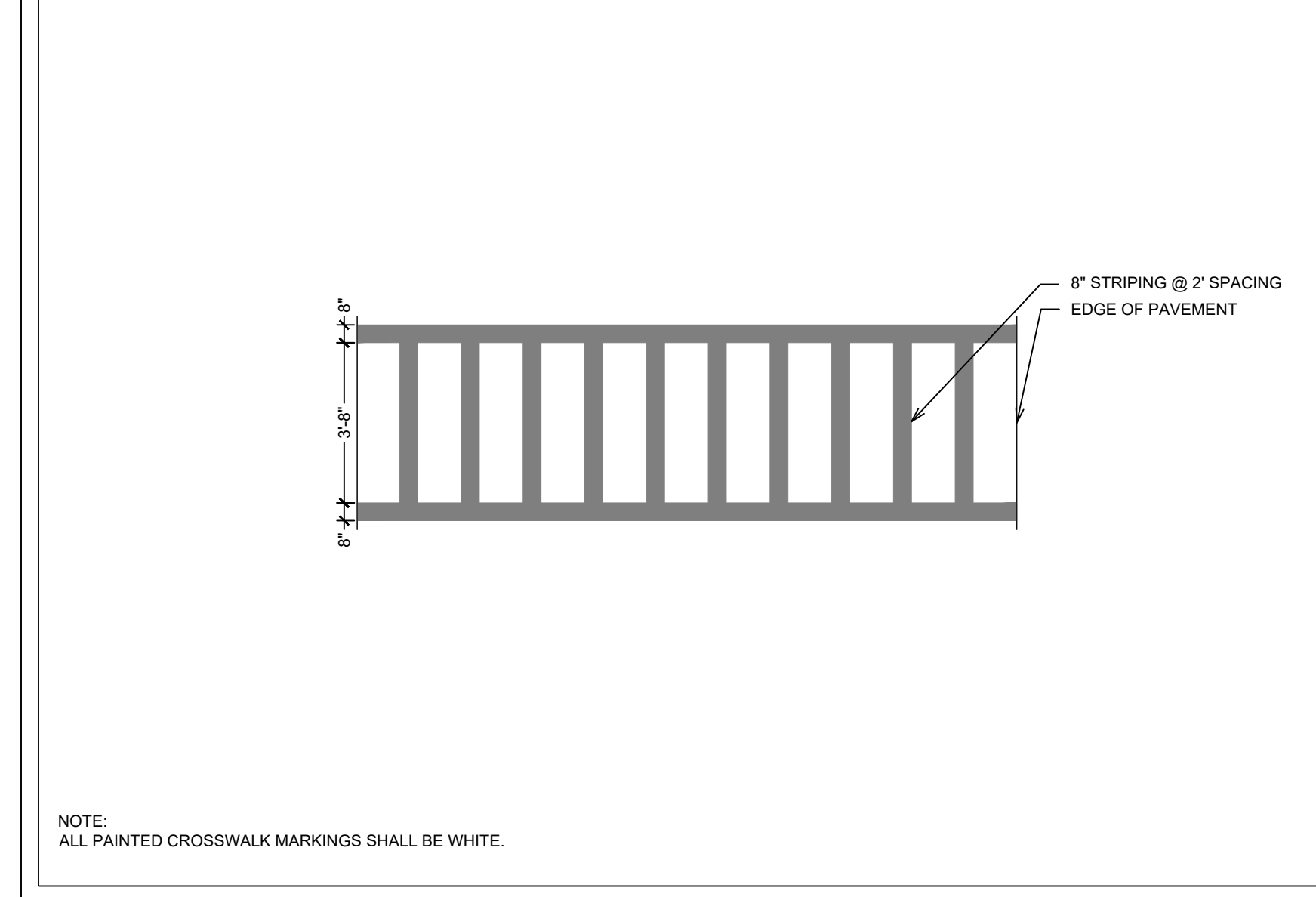
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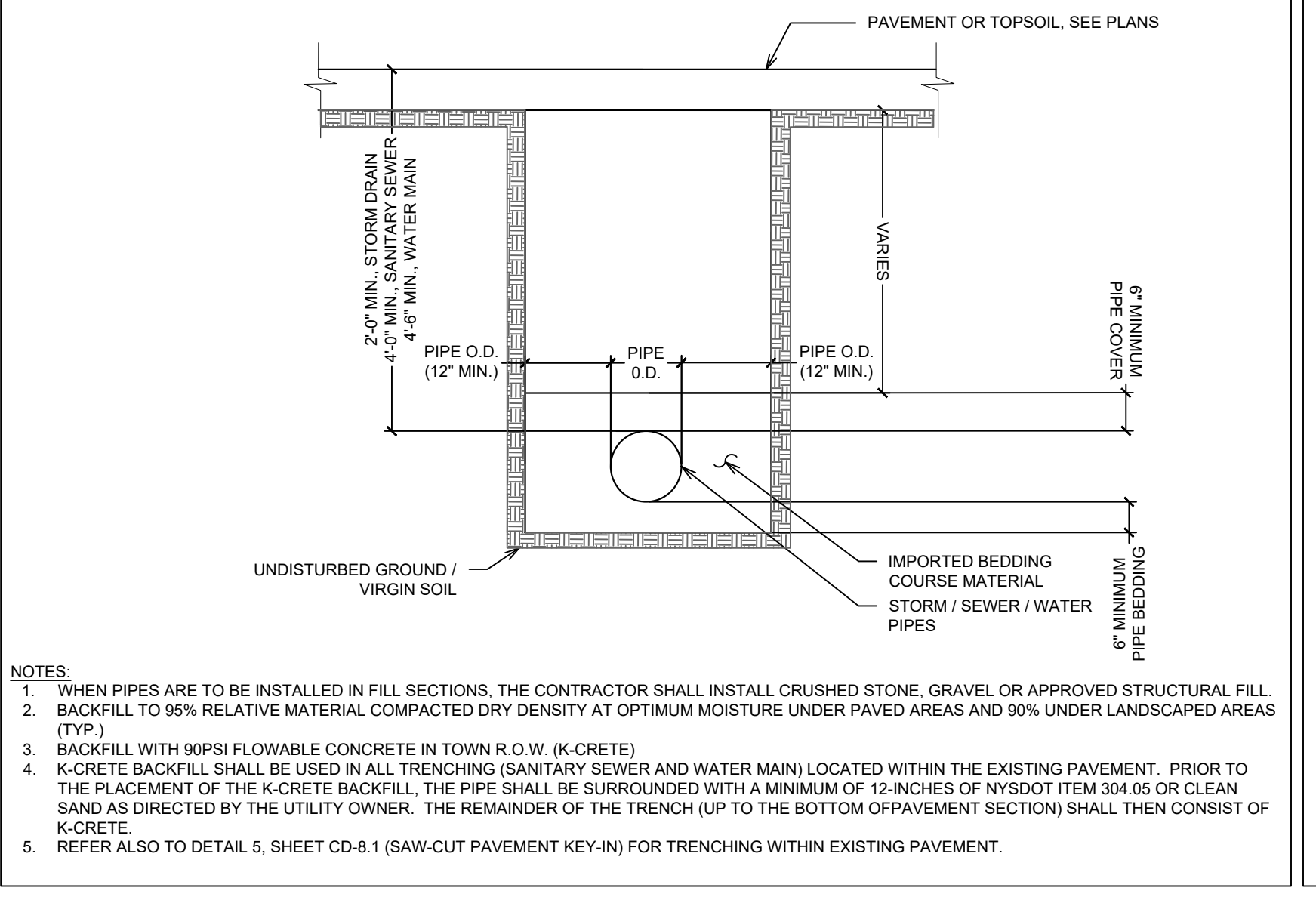
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SCALE: N.T.S. 11

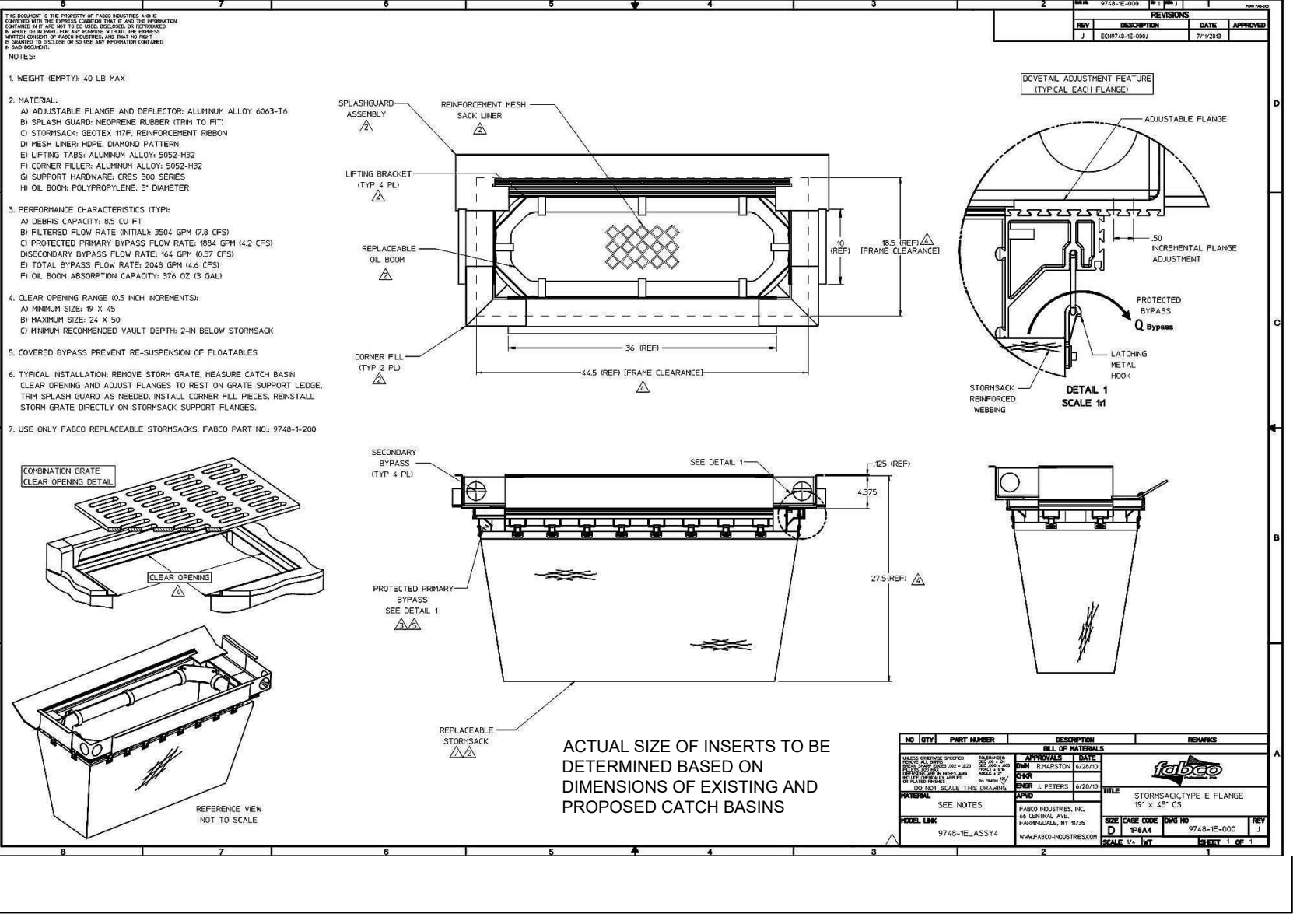
SCALE: N.T.S. 12



PEDESTRIAN CROSSWALK SCALE: N.T.S. 13



TRENCH DETAIL (STORM / SEWER / WATER) SCALE: N.T.S. 14



CATCH BASIN INSERT SCALE: N.T.S. 15

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SCALE: N.T.S. 15

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Town of Yorktown, New York

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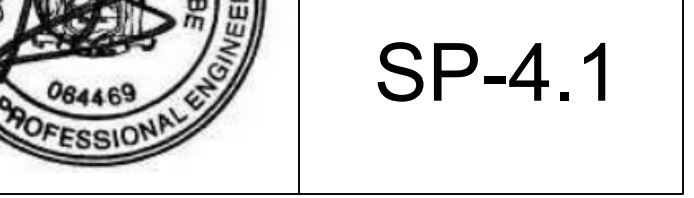
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DRAWING TITLE:

SITE AND UTILITY DETAILS (PHASE 1 CONSTRUCTION)

DRAWN BY: DM/HV/MJS
PROJECT NO.: 824
DATE: 03/31/21
DRAWING NO.:



SP-4.1

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Town of Yorktown, New York

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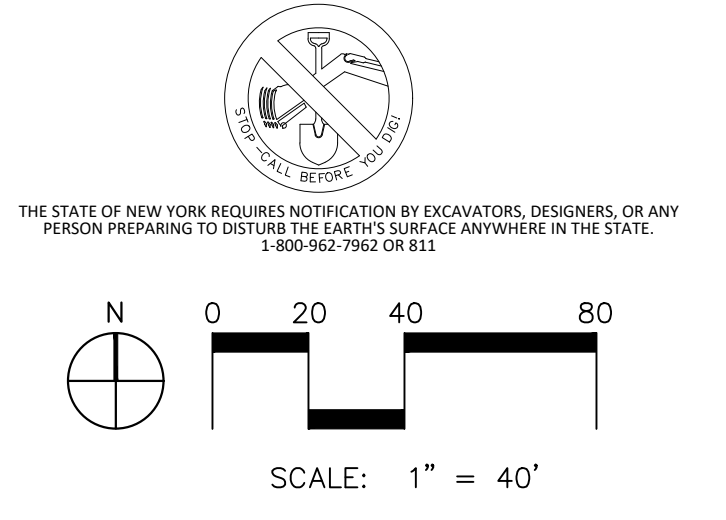
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DRAWING TITLE:

EROSION AND SEDIMENT CONTROL PLAN (PHASE 1 CONSTRUCTION)

DRAWN BY: DM/HV/MJS	CHECKED BY: GMS
PROJECT NO.: 824	DATE: 03/31/21
DRAWING NO.: SP-5.1	

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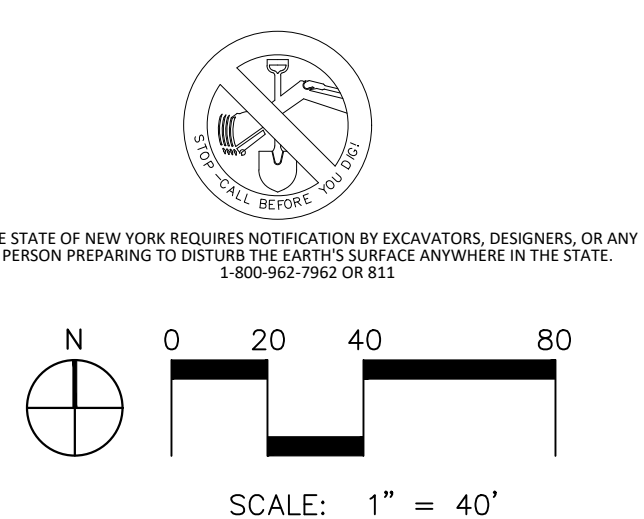
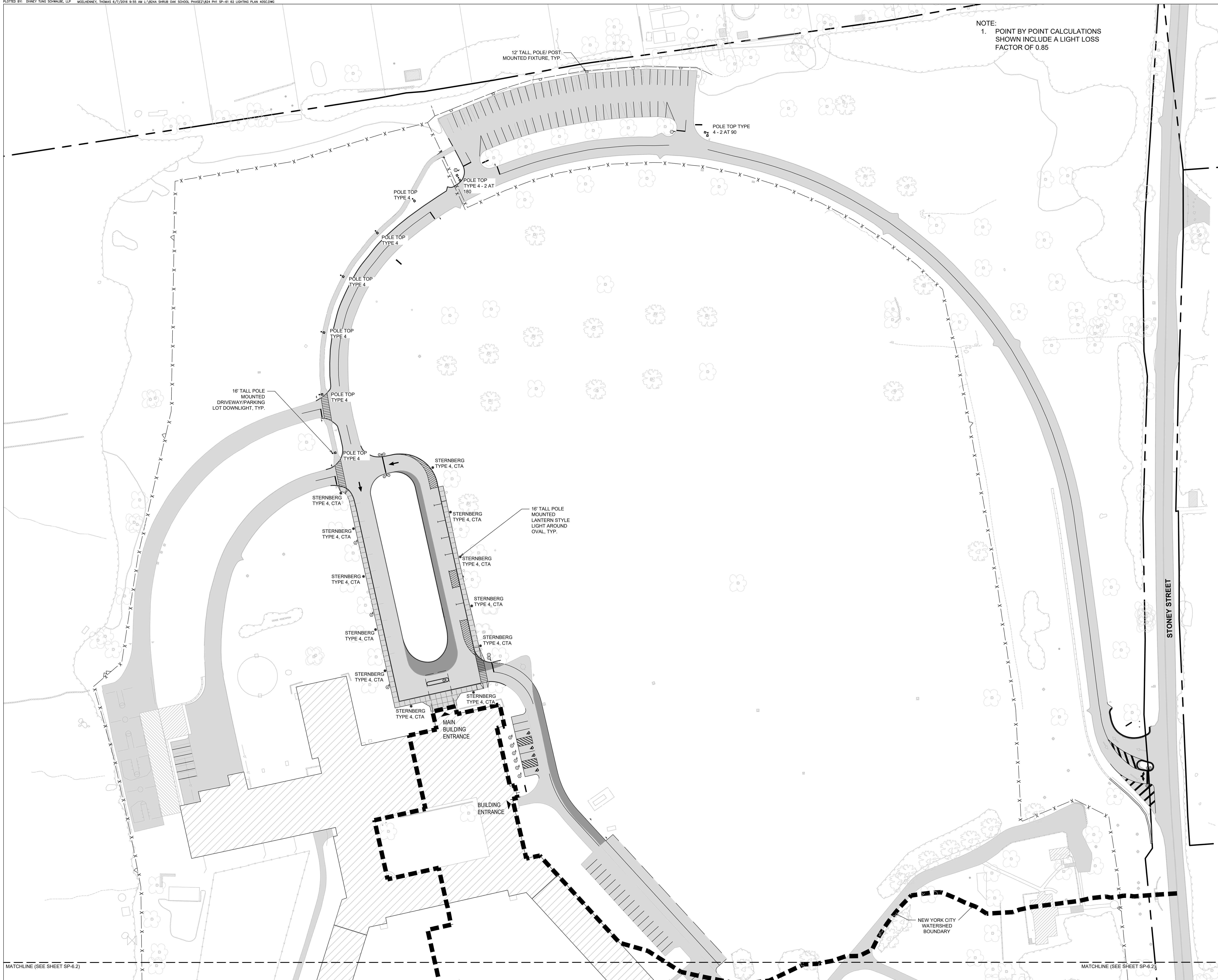
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NOTE:
1. POINT BY POINT CALCULATIONS SHOWN INCLUDE A LIGHT LOSS FACTOR OF 0.85



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	07/28/21		ISSUED FOR SITE PLAN AMENDMENT

DRAWING TITLE:

SITE LIGHTING PLAN (PHASE 1 CONSTRUCTION)

	DRAWN BY: DM/HV/MJS PROJECT NO.: 824 DRAWING NO.: SP-6.1	CHECKED BY: GMS DATE: 03/31/21
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MATCHLINE (SEE SHEET SP-6.2)

MATCHLINE (SEE SHEET SP-6.2)

UNDERGROUND WARNING — CODE RULE 75.3

WETLANDS LEGEND

NEW YORK STATE INDUSTRIAL CODE 753 REQUIRES EXCAVATORS TO CALL THE DIG SAFELY NEW YORK ORGANIZATION (DIAL 811) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

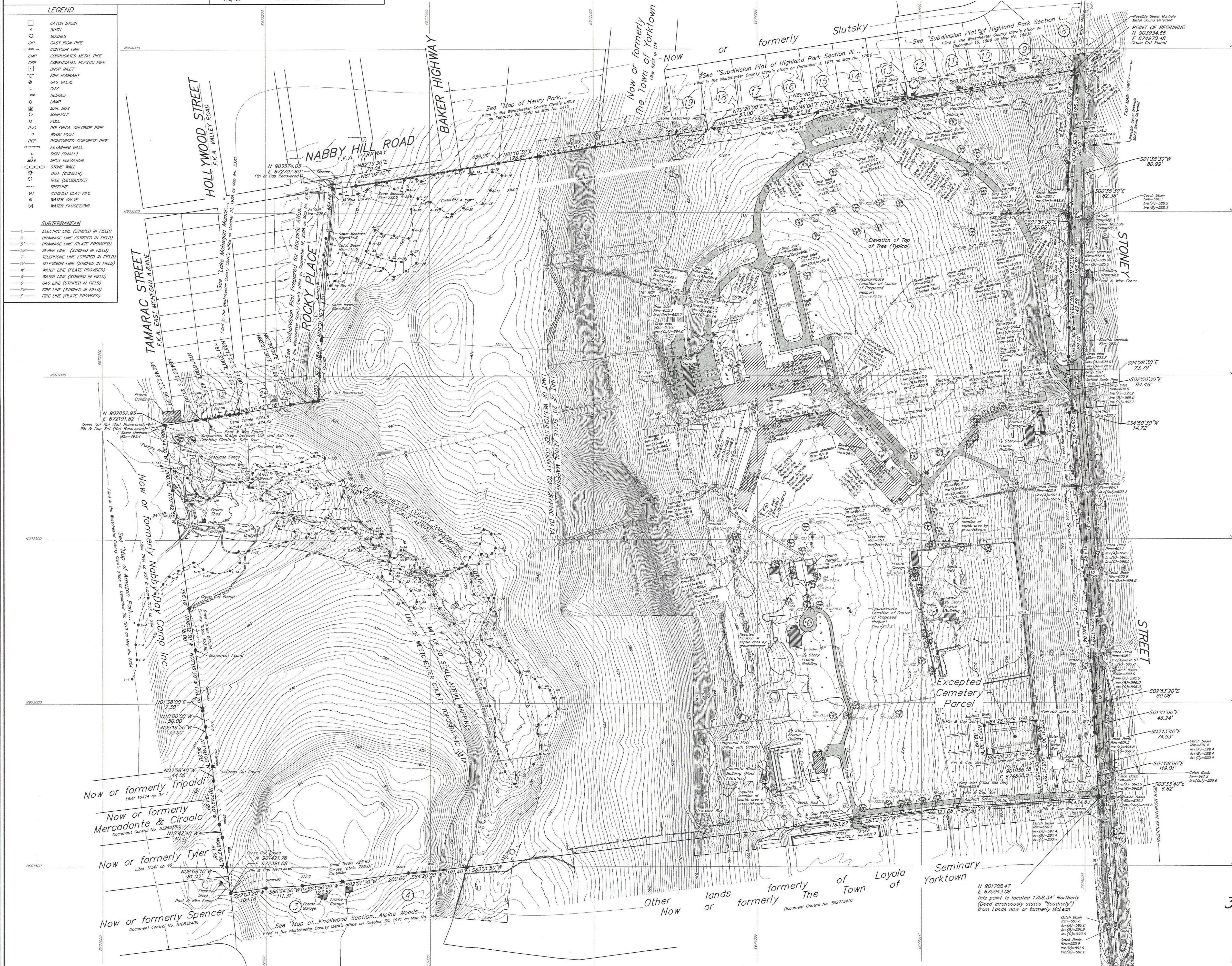
Wetland boundary flags as set by Steven Marino of VM Miller Associates, Inc. during April 2017, and located by Bodey & Watson on June 26, 2017.

- LEGEND
CATCH BASIN
BRUSH
BUSHES
CAST IRON PIPE
CONTOUR LINE
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
DRAINAGE LINE
FIRE HYDRANT
GAS VALVE
GUY
HEDGES
LAMP
MAIL BOX
MANHOLE
POLE
POLYETHYLENE GLYCOL PIPE
WOOD POST
REINFORCED CONCRETE PIPE
RETAINING WALL
SIGN (SMALL)
SPOT ELEVATION
STONE WALL
TREE (CONIFER)
TREE (DECIDUOUS)
TRAILLINE
TRENCHED CLAY PIPE
WATER VALVE
WATER FAUCET/VALVE

SUBTERRANEAN
ELECTRIC LINE (STRIPPED IN FIELD)
DRAINAGE LINE (STRIPPED IN FIELD)
DRAINAGE LINE (PLATE PROVIDED)
SEWER LINE (STRIPPED IN FIELD)
TELEPHONE LINE (STRIPPED IN FIELD)
TELEVISION LINE (STRIPPED IN FIELD)
WATER LINE (PLATE PROVIDED)
WATER LINE (STRIPPED IN FIELD)
GAS LINE (STRIPPED IN FIELD)
FIRE LINE (STRIPPED IN FIELD)
FIRE LINE (PLATE PROVIDED)

TREE LEGEND table with columns for SPECIES and KEY. Lists various tree types like AL ALNANTRIS, AM ASPEN, AS ASP, etc.

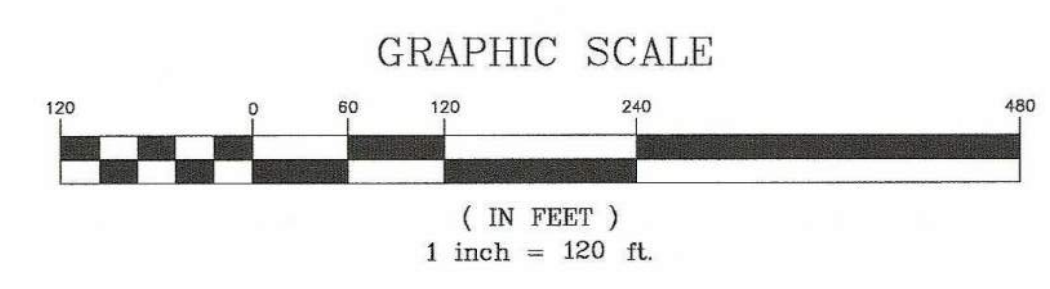
Notes
1. UNAUTHORIZED DISSEMINATION IS A VIOLATION OF APPLICABLE LAWS.
2. UNAUTHORIZED DISSEMINATION IS A VIOLATION OF APPLICABLE LAWS.
3. UNAUTHORIZED DISSEMINATION IS A VIOLATION OF APPLICABLE LAWS.
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11. UNAUTHORIZED DISSEMINATION IS A VIOLATION OF APPLICABLE LAWS.
12. UNAUTHORIZED DISSEMINATION IS A VIOLATION OF APPLICABLE LAWS.



Checked by G.W. Spell checked by BT. Drawn by DAP/MT. On 12-14-16. T.M. : 26.5-1-4 & 26.6-1-2. W.O. No. 52331, 23347, 23365, 23477, 23725, 24074. Layout: SHEET1. Drawing Name: L523231_R12_104

This map was prepared for the exclusive use of and is certified only to: SHRUB OAK INTERNATIONAL SCHOOL, LLC; 3151 STONEY STREET, LLC; COUNTY OF WESTCHESTER INDUSTRIAL DEVELOPMENT AGENCY; PHOENIX HOUSE FOUNDATION, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY through its agent Omni Title Agency but only for use in connection with their Title No. 1610-2970584; METROPOLITAN COMMERCIAL BANK its successors and/or assigns but only ATMA in mortgages to it by 3151 STONEY STREET, LLC

Area = 127.190 Acres which excludes 0.329 acres in Cemetery Exception

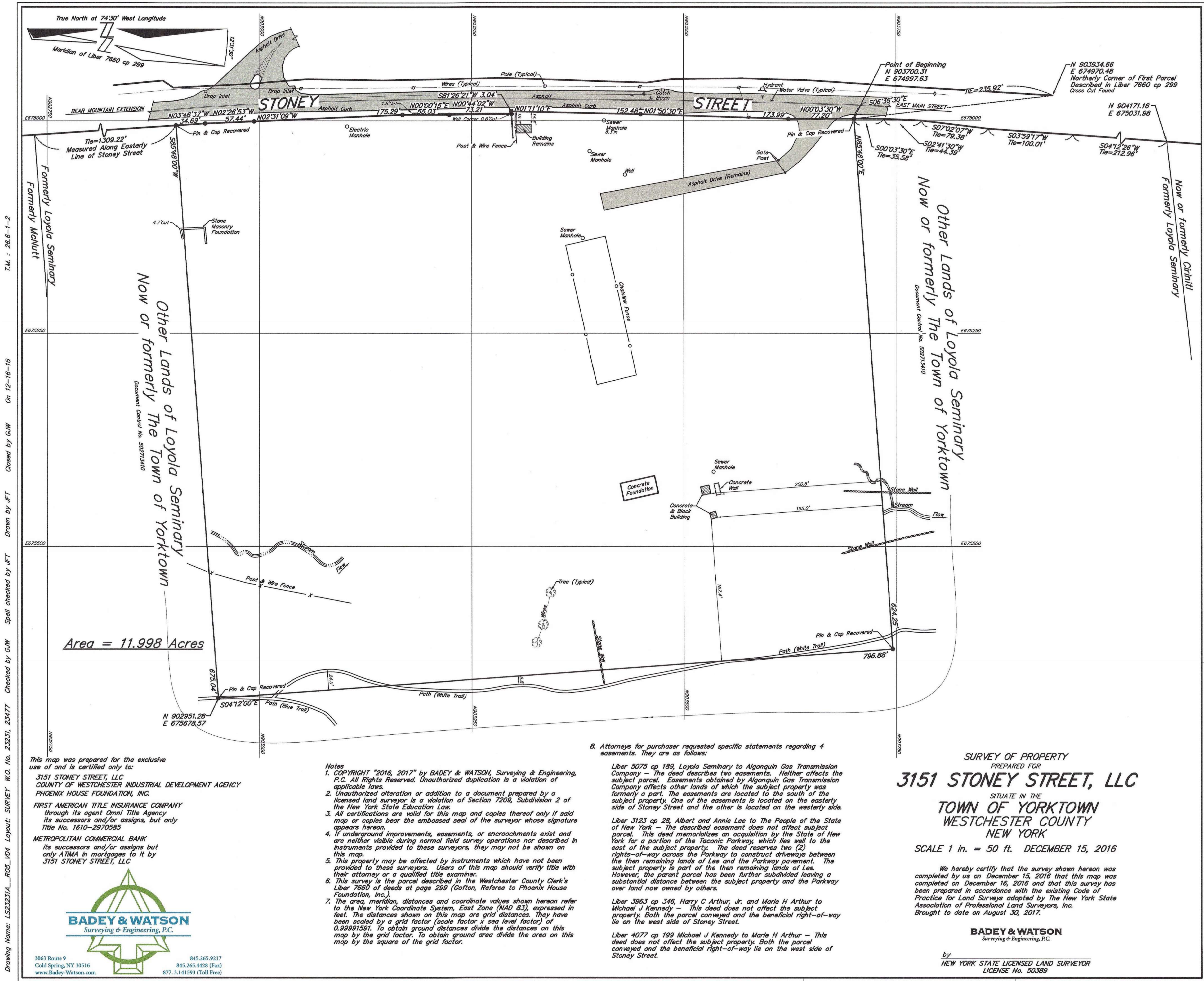


SHEET 1 SURVEY OF PROPERTY PREPARED FOR 3151 STONEY STREET, LLC SITUATE IN THE TOWN OF YORKTOWN WESTCHESTER COUNTY NEW YORK

SCALE 1 in. = 120 ft. DECEMBER 14, 2016 We hereby certify that the survey shown hereon was completed by us on December 14, 2016 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Brought to date on August 30, 2017. Revised on April 9, 2018. See Note 12.

BADEY & WATSON Surveying & Engineering, P.C. LICENSE No. 50389

PRINTED MAY 11 2018



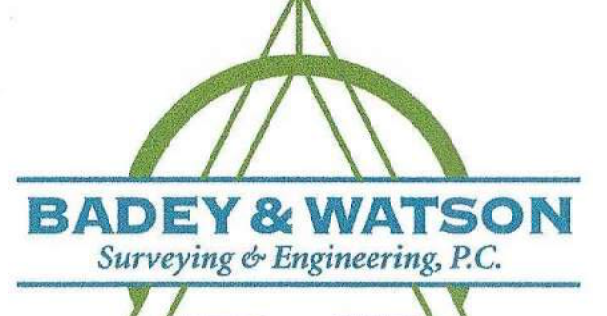
Drawing Name: LS23231A_005_104 Layout: SURVEY M.O. No. 23231, 23477 Checked by G.W. Spell checked by J.T. Drawn by J.T. Closed by G.W. On 12-16-16 T.M. : 26.6-1-2

This map was prepared for the exclusive use of and is certified only to:

3151 STONEY STREET, LLC
 COUNTY OF WESTCHESTER INDUSTRIAL DEVELOPMENT AGENCY
 PHOENIX HOUSE FOUNDATION, INC.

FIRST AMERICAN TITLE INSURANCE COMPANY
 through its agent Omni Title Agency
 its successors and/or assigns, but only
 Title No. 1610-297095

METROPOLITAN COMMERCIAL BANK
 its successors and/or assigns but
 only ATIMA in mortgages to it by
 3151 STONEY STREET, LLC



3063 Route 9 Cold Spring, NY 10516 www.Badey-Watson.com

845.265.9217 845.265.4420 (Fax) 877.3141593 (Toll Free)

- Notes**
1. COPYRIGHT "2016, 2017" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
 5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 6. This survey is the parcel described in the Westchester County Clerk's Liber 7680 of deeds at page 299 (Goffon, Referee to Phoenix House Foundation, Inc.).
 7. The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99991591. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.

B. Attorneys for purchaser requested specific statements regarding 4 easements. They are as follows:

- Liber 5075 of 189, Loyola Seminary to Algonquin Gas Transmission Company - The deed describes two easements. Neither affects the subject parcel. Easements obtained by Algonquin Gas Transmission Company affects other lands of which the subject property was formerly a part. The easements are located to the south of the subject property. One of the easements is located on the easterly side of Stoney Street and the other is located on the westerly side.
- Liber 3123 of 28, Albert and Annie Lee to The People of the State of New York - The described easement does not affect subject parcel. This deed memorializes an acquisition by the State of New York for a portion of the Taconic Parkway, which lies well to the east of the subject property. The deed reserves two (2) rights-of-way across the Parkway to construct driveways between the then remaining lands of Lee and the Parkway pavement. The subject property is part of the then remaining lands of Lee. However, the parent parcel has been further subdivided leaving a substantial distance between the subject property and the Parkway over land now owned by others.
- Liber 3963 of 346, Harry C Arthur, Jr. and Marie H Arthur to Michael J Kennedy - This deed does not affect the subject property. Both the parcel conveyed and the beneficial right-of-way lie on the west side of Stoney Street.
- Liber 4077 of 199 Michael J Kennedy to Marie H Arthur - This deed does not affect the subject property. Both the parcel conveyed and the beneficial right-of-way lie on the west side of Stoney Street.

SURVEY OF PROPERTY
 PREPARED FOR
3151 STONEY STREET, LLC
 SITUATE IN THE
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK
 SCALE 1 in. = 50 ft. DECEMBER 15, 2016

We hereby certify that the survey shown hereon was completed by us on December 15, 2016 that this map was completed on December 16, 2016 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc. Braught to date on August 30, 2017.

BADEY & WATSON
 Surveying & Engineering, P.C.
 by
 NEW YORK STATE LICENSED LAND SURVEYOR
 LICENSE No. 50389

Foothill Street Solar

**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 26 2021

TOWN OF YORKTOWN

To: Planning Board

From: Conservation Board

Date: July 22, 2021

Re: Foothill Street Solar Farm

The Conservation Board at its July 21, 2021 meeting discussed a proposed solar farm on Foothill Street with Joe Shanahan and Eric Redding. The Conservation Board has the following comments:

- The Applicant spoke of submissions of several alternative developments submitted to the Planning Board. (single family homes, cluster homes). The Applicant stated the present proposal of a solar farm would have less impact on the environment. The Board requests these submissions be presented to the Board at our next meeting so the Board can make an inform recommendation.
- In addition, the proposed development did not address the Board's previous memo dated 11/5/2020. The previous memo clearly provides justification on how this development, (solar farm), will have significant environmental impact.
- The Board sees no reason at this time to revise the recommendations of the previous memo. The Boards strongly advises against granting this development.

Respectfully submitted:

Diane Dreier

For the Conservation Board

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

JUL 26 2021

TOWN OF YORKTOWN

From: Shanahan, Joseph <ShanahanJ@conedceb.com>

Sent: Monday, July 26, 2021 12:31 PM

To: Kim Hughes <kimh@yorktownny.org>

Cc: John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>; dianedri@aol.com;

Nancy Calicchia <ncalicchia@yorktownny.org>; Redding, Eric <eredding@BERGMANNPC.com>; Darbouze, Websly

<wdarbouze@BERGMANNPC.com>; Lord, Jeffrey <LordJ@conedceb.com>; Nelson, Mark

<NelsonM@conedceb.com>; gracelaw1@aol.com

Subject: RE: Foothill Solar Farm

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.

Ms. Hughes:

Thank you for providing me with a copy of the Conservation Board's Memo to the Planning Board dated July 22 in follow-up the Conservation Board's meeting on July 21.

May I bother you to also provide me with a copy of the Minutes from the July 22 meeting, particularly setting forth any discussion among Board Members before voting to issue this Memo.

I am interested in the public record of those proceedings because, once Co-Chair Dreier cut my engineering consultant and me off that evening, we were denied further access to the Zoom meeting.

I am also curious how the Board could have acted on this project that evening as it was clear from the comments made during my presentation that nobody on the Board had even seen a copy of the

Site Plan for the project ... and when we attempted to present the Plan by screen share, we were denied access and the proceedings were summarily terminated.

Your anticipated cooperation in this matter is appreciated.

Joe Shanahan

M: (978) 888-4088

Nothing contained in this e-mail shall be considered a legally binding agreement, amendment or modification of any agreement, each of which requires a separate fully executed agreement in writing with signatures.

From: Kim Hughes <kimh@yorktownny.org>

Sent: Monday, July 26, 2021 12:08 PM

To: John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>; Peter Alduino

<YCB@alduino.org>; J. Patrick Francois <bytewerksjpf@optonline.net>; Justin Pruyne <jdpesq@hotmail.com>;

Robert Waterhouse <swaamp@optonline.net>; dianedri@aol.com; Phyllis Bock <phyllisabock@gmail.com>;

Shanahan, Joseph <ShanahanJ@conedceb.com>; Eric Redding <eredding@bergmannpc.com>; Matthew Slater

<m Slater@yorktownny.org>; Nancy Calicchia <ncalicchia@yorktownny.org>

Subject: Foothill Solar Farm

Attached please find a memo regarding the above project from the Conservation Board. Please contact me with any questions or concerns. Thank you.

Kim Hughes

914-486-7124

JUL 13 2021

TOWN OF YORKTOWN

July 9, 2021

ELECTRONIC COPY BY EMAIL AND HARD COPY BY OVERNIGHT DELIVERY

John Tegeder, R. A.
Director of Planning
Town of Yorktown
Albert A. Capellini Community & Cultural Center
1974 Commerce Street
Yorktown Heights, NY 10598

Re: Proposed Foothill Street Solar Project

Dear Mr. Tegeder:

Con Edison Clean Energy Businesses (ConEd CEB) has submitted an Application package to the Planning Board for a Special Use Permit and Site Plan Approval to construct a 1.87 MW solar facility on an approximately 16-acre portion of the 34-acre property at 3849 Foothill Street, Yorktown, New York.

It has been my understanding that, upon the close of the Informational Public Hearing on April 12, 2021, there were four matters still outstanding in connection with the Planning Board's consideration of the subject project.

First, we were to submit a Decommissioning Plan and Cost Estimate in accordance with the Local Solar Law. That Plan and a Cost Estimate in the amount of \$106,040, as prepared by Norman T. Dupuis, P.E., were submitted to you on April 23, 2021.

Second, we were to submit an Application for a Battery Energy Storage System in accordance with the Local Battery Storage Law. That Application, as prepared by Bergmann Associates, was submitted on May 4, 2021. As the Law provides that the Applicant may submit a Noise Study to demonstrate compliance with the noise limits set forth therein, I am also submitting herewith a Noise Study in connection with the project, as prepared by HMMH.

Third, we were to submit a Tree Inventory in accordance with the recently adopted Local Tree Law. I am submitting that Tree Inventory, as prepared by Bartlett Tree Experts, herewith. As is noted in the Inventory, all of the subject trees have been identified at the site. If you, Members of the Planning Board and/or Members of the Tree Conservation Advisory Commission would like to walk the site in connection with the Inventory provided, please let me know and I shall make arrangements for such a visit.

Fourth, we were also to confer with the Acting Town Engineer with regard to the stormwater analysis and design for the solar project. To be candid, our consulting engineers had a very difficult time catching up with Mr. Ciarcia, but they did finally speak with him yesterday and he said that he would review the project and have some response for us by next week.

With these submissions and in anticipation of Mr. Ciarcia's comments next week, I ask that you confirm that this matter will now be scheduled for a further Public Hearing at the Planning Board's first regularly scheduled meeting in August.

As always, your consideration is appreciated.

Sincerely,

Joe Shanahan

Solar Developer

JUL 13 2021

TOWN OF YORKTOWN

TECHNICAL MEMORANDUM

To: Eric Redding, P.E. – Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C.

Copies: Joseph Shanahan – Con Edison Clean Energy Businesses

From: Christopher Bajdek and Emma Butterfield

Date: June 25, 2021

Subject: Operational Noise Levels from the Yorktown A Solar Farm in the Town of Yorktown, NY

Reference: HMMH Project Number 312480.000

1. Introduction

HMMH was retained by Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C. (Bergmann) and Con Edison Clean Energy Business, Inc. (ConEd CEB) to conduct a noise study for the proposed Yorktown A Solar Farm on Foothill Street in the Town of Yorktown, New York. The objective of the noise study was to predict operational noise levels at selected locations in the community due to the battery energy storage system and ancillary equipment. This memorandum summarizes the applicable noise ordinance, presents the results of the noise modeling and operational noise assessment.

**2. Town of Yorktown Ordinance**

Section 300-81.5 G (7) of the Town of Yorktown, Code of Ordinances, addresses noise levels from battery energy storage systems and reads as follows:

“Noise. The one-hour average noise generated from the battery energy storage systems, components, and associated ancillary equipment shall not exceed a noise level of 60 dBA as measured at the outside wall of any nonparticipating residence and occupied community building. Applicants may submit equipment and component manufacturers’ noise ratings to demonstrate compliance. The applicant may be required to provide operating sound pressure level measurements from a reasonable number of sampled locations at the perimeter of the battery energy storage system to demonstrate compliance with this standard.”

3. Predicted Operational Noise Levels**3.1 Noise Prediction Model**

The SoundPLAN® computer noise model¹ was used for computing operational noise levels from the proposed solar farm to the closest noise-sensitive receptors in the surrounding community. An industry standard, SoundPLAN® was developed by Braunstein + Berndt GmbH to provide estimates of sound levels at distances from specific noise sources taking into account the effects of terrain features including relative elevations of noise sources, receivers, and intervening objects (buildings, hills, trees), and ground effects due to areas of hard ground (pavement, water) and soft ground (grass, field, forest). In addition to computing sound levels at specific receiver positions, SoundPLAN® can produce noise contour graphics that show areas of equal and similar sound level.

¹ SoundPLAN® Version 8 was used for the computations. Documentation provided in [SoundPLAN® User’s Manual](#), Braunstein + Berndt GmbH, 2015. U.S. sales and support services are available via Navcon Engineering Network, Fullerton, CA (<http://navcon.com/www/sumpage/software/soundplan>)

The sound propagation model within SoundPLAN® that was used for this study was ISO 9613-2.² This international standard propagation model is used nearly universally in the U.S. for environmental noise studies, due to its conservative propagation equations. ISO 9613-2 uses “worst-case” downwind propagation conditions in all directions, and accounts for variations in terrain and the effects of ground type.

3.2 Noise Model Input

As input, SoundPLAN® incorporated a geometric model of the study area and reference noise levels for the battery energy storage system and ancillary equipment, which are the predominant sources of operational noise associated with the proposed project. HMMH developed a three-dimensional geometric model of the study area based on aerial photography obtained from ESRI for off-site buildings and structures, ground elevation data from a third-party source,³ and the site plan for the solar farm.⁴ All off-site buildings were modeled as objects that both obstruct (attenuate) and reflect the sound emitted from a source with a 1 dB reflection loss. The SoundPLAN® model included reflections of the 3rd order. HMMH included the following sources of project-related noise included in the model:

- Three Tesla Megapack battery energy storage systems;
- 19 Chint inverters with an A-weighted sound pressure level of 65 dBA at a distance of 1 meter; and
- One 2,000 kVA transformer with a NEMA TR-1 audible sound level rating of 61 dB.



3.3 Presentation of Results: Predicted A-weighted Sound Levels

Table 1 summarizes the computed A-weighted noise levels due to the battery energy system and the ancillary equipment at the closest noise-sensitive land use in the surrounding community, including the closest residence at 3900 Foothill Street and the Putnam Valley High School.

Figure 1 shows the noise exposure contours produced by the proposed project in 5-decibel intervals. This figure also shows the effects of buildings and structures on sound propagation from the transformers. As shown in this figure the 60 dBA contour lies within the property lines of the site of the proposed project.

Table 1. Predicted A-weighted Sound Levels from the Proposed Project

Receptor No.	Description	Predicted Facility Noise Level (dBA)	Land Use
R-01	3900 Foothill Street; west façade	53	Residential
R-02	3900 Foothill Street; south façade	52	Residential
R-03	Putnam Valley High School; south façade	47	School
R-04	Putnam Valley High School; south façade	47	School
R-05	Putnam Valley High School; fence	49	School
R-06	Putnam Valley High School; parking lot	47	School

Source: HMMH, 2021.

² International Organization for Standardization (ISO), International Standard ISO 9613-2, “Acoustics – Attenuation of Sound during Propagation Outdoors”, Part 2: General Method of Calculation, 1996-12-15.

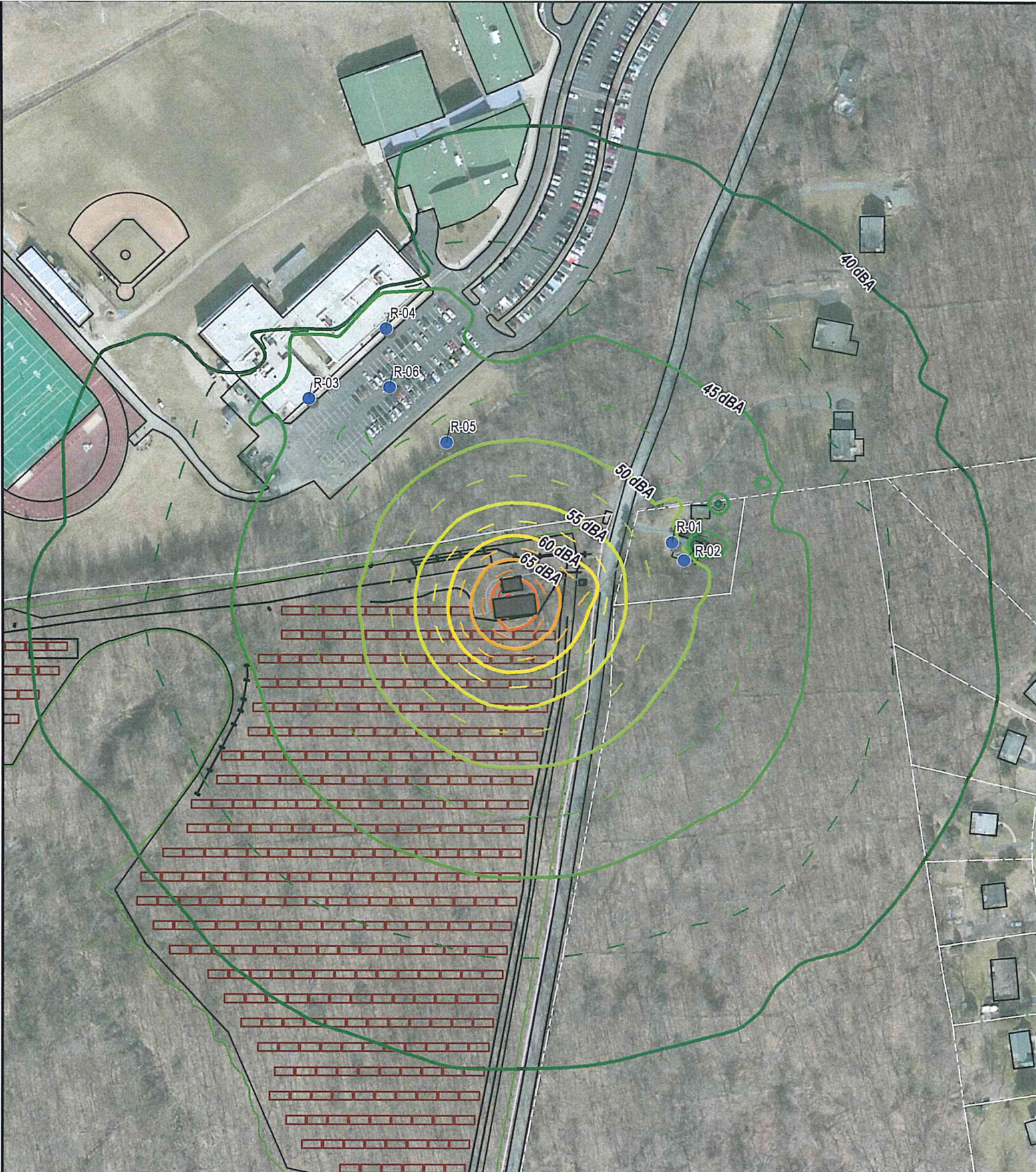
³ U.S. Geological Survey, 20210518, USGS Lidar Point Cloud NY_FEMAR2_Central_2018_D19 e1822n2249: U.S. Geological Survey.

⁴ “Yorktown A Solar Farm Site Plans – Foothill Street – Town of Yorktown,” prepared by Bergmann, October 27, 2020.

4. Conclusion

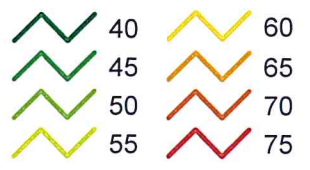
Based on the modeling results, the operation of the battery energy storage system (consisting of three Tesla Megapacks) and the ancillary equipment (19 Chint inverters plus one transformer) meets the Town's 60 dBA sound level limit at the closest noise-sensitive land use in the surrounding community.





Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

A-Weighted Noise Level (dBA)



- Receptors
- Noise Sources

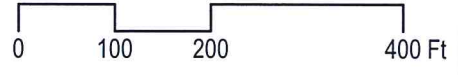


Figure 1:
A-Weighted Sound Level Contours
 due to the Yorktown A Solar Farm

Town of Yorktown, NY





**BARTLETT
TREE EXPERTS**

SCIENTIFIC TREE CARE SINCE 1907

RECEIVED
PLANNING DEPARTMENT

JUL 13 2021

TOWN OF YORKTOWN

2240 SAW MILL RIVER ROAD
ELMSFORD, NY 10523
(914) 592-4520
(914) 592-5068(FAX)

June 28th, 2021

Bergmann
2 Winners Circle Suite 102
Albany, NY 12205

Dear Mr. Redding

We completed the inventory of the trees at the location. We tagged all trees over 8" in diameter and collected the species, DBH and condition. The work was done by ISA Certified Arborist employed by Bartlett Tree Experts.

If you have any question's please feel free to give me a call.

Sincerely

Trevor Hall
Bartlett Tree Experts
ISA Certified Arborist PD0269

INVENTORY REPORTS

CURRENT INVENTORY

Foothill Solar Yorktown Heights, NY (8719)

EXECUTIVE SUMMARY

Total number of Trees: **1871**, tree grouping **0**, total number Genera **18** & Species **27**
Total number of Trees Recommended for Pruning **0** with percentage of total **0.00%**
Total number of Removals **0** with percentage of total **0.00%**
Total number of Basic Tree Risk Assessments (Level 2) **0** with percentage of total **0.00%**
Total number of Advanced Assessments (Level 3) **0** with percentage of total **0.00%**
Total number of Structural Support Systems with percentage of total **0.00%**
Total number of Root Collar Excavations **0** with percentage of total **0.00%**
Total number of Root Invigoration™ **0** with percentage of total **0.00%**
Total number of Soil Rx® **0** with percentage total **0.00%**
Total number of Trees Recommended for Lightning Protection Systems **0** with percentage of total **0.00%**
Total number of Trees Recommended for Plant Health Care **3** with percentage of total **0.16%**
Total number of Trees with Observations or other structural issues **59** with percentage of total **3.15%**
Total number of Trees with Vines **14** with percentage of total **0.75%**

[Legal Information](#) | [Sign Out \(index.cfm?clear\)](#)

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FOOTHILL SOLAR YORKTOWN HEIGHTS, NY

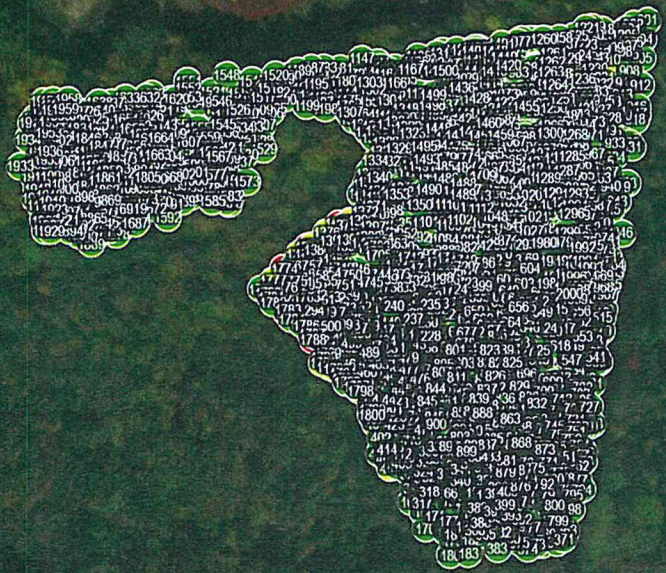
CUM

Map Satellite



Google

Imagery ©2021, Maxar Technologies, New York GIS, USDA Farm Service Agency | 50 m | Terms of Use



173	ACSA2 Acei Maple-Sug; ...	41.33181	-73.8586	Open	Good	4.5	10	7	0	0	0	0	Good	2
174	BELE Betul; Birch-Swee ...	41.33184	-73.8586	Open	Good	4.5	14	0	0	0	0	0	Good	1
175	BELE Betul; Birch-Swee ...	41.33187	-73.8585	Open	Good	4.5	12	0	0	0	0	0	Good	1
176	ACSA2 Acei Maple-Sug; ...	41.33184	-73.8585	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
177	ACSA2 Acei Maple-Sug; ...	41.33187	-73.8586	Open	Good	4.5	12	0	0	0	0	0	Good	1
178	ACSA2 Acei Maple-Sug; ...	41.33179	-73.8585	Open	Good	4.5	14	0	0	0	0	0	Good	1
179	ACSA2 Acei Maple-Sug; ...	41.33175	-73.8585	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
180	ACSA2 Acei Maple-Sug; ...	41.33167	-73.8586	Open	Good	4.5	9	0	0	0	0	0	Good	1
181	ACSA2 Acei Maple-Sug; ...	41.33179	-73.8585	Open	Good	4.5	11	0	0	0	0	0	Good	1
182	ACSA2 Acei Maple-Sug; ...	41.33176	-73.8584	Open	Good	4.5	9	0	0	0	0	0	Good	1
183	ACSA2 Acei Maple-Sug; ...	41.33168	-73.8584	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
184	PLAC1 Plat; Planetree-I ...	41.33184	-73.8584	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
185	BELE Betul; Birch-Swee ...	41.33187	-73.8584	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
186	BELE Betul; Birch-Swee ...	41.33192	-73.8584	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
187	QURU Que Oak-North; ...	41.33199	-73.8584	Open	Good	4.5	32.5	0	0	0	0	0	Good	1
188	BELE Betul; Birch-Swee ...	41.33191	-73.8583	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
189	BELE Betul; Birch-Swee ...	41.33194	-73.8583	Open	Good	4.5	9	0	0	0	0	0	Good	1
190	BELE Betul; Birch-Swee ...	41.332	-73.8582	Open	Good	4.5	11.5	0	0	0	0	0	Poor	1
191	BELE Betul; Birch-Swee ...	41.33203	-73.8583	Open	Good	4.5	17	0	0	0	0	0	Good	1
192	BELE Betul; Birch-Swee ...	41.33196	-73.8583	Open	Good	4.5	17	0	0	0	0	0	Good	1
193	BELE Betul; Birch-Swee ...	41.33206	-73.8583	Open	Good	4.5	10	0	0	0	0	0	Good	1
194	BELE Betul; Birch-Swee ...	41.33203	-73.8584	Open	Good	4.5	8	0	0	0	0	0	Good	1
195	QURU Que Oak-North; ...	41.33205	-73.8583	Open	Good	4.5	16	0	0	0	0	0	Good	1
196	BELE Betul; Birch-Swee ...	41.33214	-73.8583	Open	Good	4.5	16	0	0	0	0	0	Good	1
197	BELE Betul; Birch-Swee ...	41.33215	-73.8583	Open	Good	4.5	17	0	0	0	0	0	Good	1
198	BELE Betul; Birch-Swee ...	41.33204	-73.8583	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
199	TSCA Tsuga Hemlock-C ...	41.33202	-73.8583	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
200	BELE Betul; Birch-Swee ...	41.33197	-73.8581	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
201	TSCA Tsuga Hemlock-C ...	41.33325	-73.8591	Open	Good	4.5	11	0	0	0	0	0	Poor	1
202	BELE Betul; Birch-Swee ...	41.33329	-73.8591	Open	Good	4.5	16	0	0	0	0	0	Fair	1
203	BELE Betul; Birch-Swee ...	41.3333	-73.8591	Open	Good	4.5	14	0	0	0	0	0	Good	1
204	BELE Betul; Birch-Swee ...	41.33319	-73.8591	Open	Good	4.5	13	0	0	0	0	0	Good	1
205	QURU Que Oak-North; ...	41.33324	-73.859	Open	Good	4.5	11	0	0	0	0	0	Fair	1
206	QURU Que Oak-North; ...	41.3332	-73.859	Open	Good	4.5	13	0	0	0	0	0	Fair	1
207	ACRU Acer Maple-Red ...	41.33325	-73.859	Open	Good	4.5	8	0	0	0	0	0	Good	1
208	BELE Betul; Birch-Swee ...	41.33326	-73.859	Open	Good	4.5	11	0	0	0	0	0	Good	1
209	ACRU Acer Maple-Red ...	41.33324	-73.8589	Open	Good	4.5	12	0	0	0	0	0	Fair	1
210	QUAL Quer Oak-White ...	41.33318	-73.8589	Open	Good	4.5	11	0	0	0	0	0	Good	1
211	BELE Betul; Birch-Swee ...	41.33318	-73.8589	Open	Good	4.5	12	0	0	0	0	0	Good	1
212	BELE Betul; Birch-Swee ...	41.33319	-73.8589	Open	Good	4.5	8	0	0	0	0	0	Fair	1
213	BELE Betul; Birch-Swee ...	41.3332	-73.8589	Open	Good	4.5	8	0	0	0	0	0	Good	1
214	BELE Betul; Birch-Swee ...	41.33322	-73.8588	Open	Good	4.5	13	0	0	0	0	0	Fair	1
215	QUAL Quer Oak-White ...	41.33321	-73.8588	Open	Good	4.5	11	0	0	0	0	0	Fair	1
216	QUAL Quer Oak-White ...	41.33325	-73.8587	Open	Good	4.5	10	0	0	0	0	0	Fair	1

217	TSCA Tsuga Hemlock-C...	41.33322	-73.8588	Open	Good	4.5	12	0	0	0	0	0	Poor	1
218	ACRU Acer Maple-Red ...	41.3332	-73.8587	Open	Good	4.5	14	0	0	0	0	0	Good	1
219	BELE Betuli Birch-Swee ...	41.3332	-73.8587	Open	Good	4.5	13	0	0	0	0	0	Good	1
220	QUAL Quer Oak-White ...	41.33325	-73.8587	Open	Good	4.5	16	0	0	0	0	0	Good	1
221	FAGR Fagu: Beech-Am...	41.33322	-73.8586	Open	Good	4.5	9	0	0	0	0	0	Good	1
222	ACRU Acer Maple-Red ...	41.33318	-73.8586	Open	Good	4.5	10	0	0	0	0	0	Fair	1
223	BELE Betuli Birch-Swee ...	41.33323	-73.8586	Open	Good	4.5	13	0	0	0	0	0	Good	1
224	BELE Betuli Birch-Swee ...	41.33325	-73.8585	Open	Good	4.5	15	0	0	0	0	0	Fair	1
225	ACSA2 Acei Maple-Sug...	41.33312	-73.8585	Open	Good	4.5	13	0	0	0	0	0	Good	1
226	ACSA2 Acei Maple-Sug...	41.33312	-73.8585	Open	Good	4.5	13	0	0	0	0	0	Poor	1
227	BELE Betuli Birch-Swee ...	41.33301	-73.8586	Open	Good	4.5	19	0	0	0	0	0	Fair	1
228	BELE Betuli Birch-Swee ...	41.33299	-73.8587	Open	Good	4.5	13	0	0	0	0	0	Good	1
229	BELE Betuli Birch-Swee ...	41.33307	-73.8587	Open	Good	4.5	12	0	0	0	0	0	Fair	1
230	QUAL Quer Oak-White ...	41.33307	-73.8587	Open	Good	4.5	12	0	0	0	0	0	Fair	1
231	BELE Betuli Birch-Swee ...	41.33313	-73.8587	Open	Good	4.5	14	0	0	0	0	0	Good	1
232	BELE Betuli Birch-Swee ...	41.33315	-73.8586	Open	Good	4.5	15	0	0	0	0	0	Good	1
233	BELE Betuli Birch-Swee ...	41.33319	-73.8586	Open	Good	4.5	8	0	0	0	0	0	Fair	1
234	QUAL Quer Oak-White ...	41.33319	-73.8587	Open	Good	4.5	13	0	0	0	0	0	Good	1
235	QUAL Quer Oak-White ...	41.33318	-73.8587	Open	Good	4.5	12	0	0	0	0	0	Fair	1
236	QUAL Quer Oak-White ...	41.33313	-73.8588	Open	Good	4.5	22	0	0	0	0	0	Fair	1
237	QRU Que Oak-North...	41.3331	-73.8588	Open	Good	4.5	20	0	0	0	0	0	Fair	1
238	QRU Que Oak-North...	41.3332	-73.8591	Open	Good	4.5	15	0	0	0	0	0	Poor	1
239	QUAL Quer Oak-White ...	41.33317	-73.859	Open	Good	4.5	12	0	0	0	0	0	Good	1
240	QUAL Quer Oak-White ...	41.33317	-73.859	Open	Good	4.5	21	0	0	0	0	0	Good	1
241	BELE Betuli Birch-Swee ...	41.33312	-73.8592	Open	Good	4.5	14	11	0	0	0	0	Good	2
242	BELE Betuli Birch-Swee ...	41.33302	-73.8591	Open	Good	4.5	13	0	0	0	0	0	Fair	1
243	QUAL Quer Oak-White ...	41.33303	-73.859	Open	Good	4.5	19	0	0	0	0	0	Good	1
244	BELE Betuli Birch-Swee ...	41.33301	-73.859	Open	Good	4.5	9	0	0	0	0	0	Fair	1
245	QUAL Quer Oak-White ...	41.33302	-73.859	Open	Good	4.5	11	0	0	0	0	0	Fair	1
246	QUAL Quer Oak-White ...	41.33299	-73.859	Open	Good	4.5	8	0	0	0	0	0	Fair	1
247	QRU Que Oak-North...	41.33303	-73.8591	Open	Good	4.5	18	0	0	0	0	0	Fair	1
248	BELE Betuli Birch-Swee ...	41.33301	-73.8592	Open	Good	4.5	16	0	0	0	0	0	Good	1
249	BELE Betuli Birch-Swee ...	41.33305	-73.8592	Open	Good	4.5	8	0	0	0	0	0	Fair	1
250	ACRU Acer Maple-Red ...	41.33316	-73.8593	Open	Good	4.5	17	0	0	0	0	0	Fair	1
251	FAGR Fagu: Beech-Am...	41.33316	-73.8592	Open	Good	4.5	17	0	0	0	0	0	Good	1
252	TSCA Tsuga Hemlock-C...	41.33313	-73.8593	Open	Good	4.5	10	0	0	0	0	0	Poor	1
253	TSCA Tsuga Hemlock-C...	41.33315	-73.8593	Open	Good	4.5	10	0	0	0	0	0	Fair	1
254	TSCA Tsuga Hemlock-C...	41.33321	-73.8592	Open	Good	4.5	9	0	0	0	0	0	Fair	1
255	BELE Betuli Birch-Swee ...	41.33326	-73.8593	Open	Good	4.5	15	0	0	0	0	0	Good	1
256	BELE Betuli Birch-Swee ...	41.33327	-73.8593	Open	Good	4.5	14	0	0	0	0	0	Fair	1
257	BELE Betuli Birch-Swee ...	41.3332	-73.8593	Open	Good	4.5	12	0	0	0	0	0	Good	1
258	BELE Betuli Birch-Swee ...	41.33323	-73.8593	Open	Good	4.5	10	0	0	0	0	0	Fair	1
259	BELE Betuli Birch-Swee ...	41.33323	-73.8593	Open	Good	4.5	15	0	0	0	0	0	Fair	1
260	BELE Betuli Birch-Swee ...	41.33304	-73.8592	Open	Good	4.5	13	0	0	0	0	0	Good	1

261	TSCA Tsuga Hemlock-C...	41.33306	-73.8592	Open	Good	4.5	12	0	0	0	0	0	Fair	1
262	ACRU Acer Maple-Red ...	41.33317	-73.8592	Open	Good	4.5	12	0	0	0	0	0	Good	1
263	BELE Betul: Birch-Swee ...	41.33315	-73.8593	Open	Good	4.5	10	0	0	0	0	0	Fair	1
264	BELE Betul: Birch-Swee ...	41.33312	-73.8593	Open	Good	4.5	13	0	0	0	0	0	Fair	1
265	BELE Betul: Birch-Swee ...	41.3332	-73.8594	Open	Good	4.5	18	0	0	0	0	0	Good	1
266	TSCA Tsuga Hemlock-C...	41.33322	-73.8593	Open	Good	4.5	9	0	0	0	0	0	Poor	1
267	BELE Betul: Birch-Swee ...	41.33329	-73.8594	Open	Good	4.5	16	0	0	0	0	0	Fair	1
268	BELE Betul: Birch-Swee ...	41.33326	-73.8594	Open	Good	4.5	15	0	0	0	0	0	Good	1
269	BELE Betul: Birch-Swee ...	41.33324	-73.8593	Open	Good	4.5	9	0	0	0	0	0	Fair	1
270	TSCA Tsuga Hemlock-C...	41.3332	-73.8594	Open	Good	4.5	8	0	0	0	0	0	Poor	1
271	ACSA2 Acei Maple-Sug; ...	41.33325	-73.8595	Open	Good	4.5	12	0	0	0	0	0	Fair	1
272	TSCA Tsuga Hemlock-C...	41.3332	-73.8594	Open	Good	4.5	10	0	0	0	0	0	Poor	1
273	ACSA2 Acei Maple-Sug; ...	41.33316	-73.8594	Open	Good	4.5	8	0	0	0	0	0	Fair	1
274	TSCA Tsuga Hemlock-C...	41.33311	-73.8593	Open	Good	4.5	11	0	0	0	0	0	Poor	1
275	TSCA Tsuga Hemlock-C...	41.3331	-73.8593	Open	Good	4.5	10	0	0	0	0	0	Poor	1
276	ACSA2 Acei Maple-Sug; ...	41.33309	-73.8594	Open	Good	4.5	8	0	0	0	0	0	Fair	1
277	BELE Betul: Birch-Swee ...	41.33314	-73.8595	Open	Good	4.5	23	0	0	0	0	0	Good	1
278	BELE Betul: Birch-Swee ...	41.33317	-73.8596	Open	Good	4.5	24	0	0	0	0	0	Good	1
279	BELE Betul: Birch-Swee ...	41.33315	-73.8595	Open	Good	4.5	23	0	0	0	0	0	Good	1
280	TSCA Tsuga Hemlock-C...	41.33313	-73.8597	Open	Good	4.5	8	0	0	0	0	0	Poor	1
281	QUAL Quer Oak-White ...	41.33315	-73.8597	Open	Good	4.5	23	0	0	0	0	0	Poor	1
282	TSCA Tsuga Hemlock-C...	41.33316	-73.8597	Open	Good	4.5	8	0	0	0	0	0	Poor	1
283	TSCA Tsuga Hemlock-C...	41.33315	-73.8597	Open	Good	4.5	8	0	0	0	0	0	Poor	1
284	TSCA Tsuga Hemlock-C...	41.33315	-73.8598	Open	Good	4.5	8	0	0	0	0	0	Poor	1
285	TSCA Tsuga Hemlock-C...	41.33321	-73.8599	Open	Good	4.5	8	0	0	0	0	0	Fair	1
286	BELE Betul: Birch-Swee ...	41.33318	-73.8598	Open	Good	4.5	14	0	0	0	0	0	Poor	1
287	TI Tilia sp Linden ...	41.33323	-73.8598	Open	Good	4.5	14	0	0	0	0	0	Fair	1
288	TSCA Tsuga Hemlock-C...	41.33316	-73.8597	Open	Good	4.5	8	0	0	0	0	0	Poor	1
289	QUAL Quer Oak-White ...	41.33315	-73.8596	Open	Good	4.5	19	0	0	0	0	0	Fair	1
290	QUAL Quer Oak-White ...	41.33314	-73.8596	Open	Good	4.5	8	0	0	0	0	0	Fair	1
291	TSCA Tsuga Hemlock-C...	41.33314	-73.8596	Open	Good	4.5	11	0	0	0	0	0	Poor	1
292	ACSA2 Acei Maple-Sug; ...	41.33315	-73.8598	Open	Good	4.5	13	0	0	0	0	0	Good	1
293	TSCA Tsuga Hemlock-C...	41.33303	-73.8596	Open	Good	4.5	8	0	0	0	0	0	Poor	1
294	TSCA Tsuga Hemlock-C...	41.33315	-73.8596	Open	Good	4.5	8	0	0	0	0	0	Poor	1
295	TSCA Tsuga Hemlock-C...	41.33305	-73.8595	Open	Good	4.5	9	0	0	0	0	0	Fair	1
296	FAGR Fagu: Beech-Amc ...	41.33301	-73.8595	Open	Good	4.5	24	0	0	0	0	0	Good	1
297	ACSA2 Acei Maple-Sug; ...	41.33296	-73.8595	Open	Good	4.5	12	0	0	0	0	0	Fair	1
298	FAGR Fagu: Beech-Amc ...	41.33297	-73.8596	Open	Good	4.5	26	0	0	0	0	0	Good	1
299	BELE Betul: Birch-Swee ...	41.33297	-73.8595	Open	Good	4.5	13	0	0	0	0	0	Good	1
300	TSCA Tsuga Hemlock-C...	41.33297	-73.8595	Open	Good	4.5	8	0	0	0	0	0	Poor	1
301	BELE Betul: Birch-Swee ...	41.33243	-73.8587	Open	Good	4.5	18	0	0	0	0	0	Good	1
302	FAGR Fagu: Beech-Amc ...	41.33242	-73.8588	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
303	BELE Betul: Birch-Swee ...	41.33236	-73.8588	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
304	CAOV Cary: Hickory-Shi ...	41.33231	-73.8588	Open	Good	4.5	16	0	0	0	0	0	Good	1

349	ACSA2 Acei Maple-Sugi ...	41.33221	-73.8582	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
350	BELE Betuli Birch-Swee ...	41.33218	-73.8582	Open	Good	4.5	10	0	0	0	0	0	Good	1
351	BELE Betuli Birch-Swee ...	41.33229	-73.8582	Open	Good	4.5	13	0	0	0	0	0	Good	1
352	BELE Betuli Birch-Swee ...	41.33212	-73.8583	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
353	BELE Betuli Birch-Swee ...	41.33208	-73.8582	Open	Good	4.5	13	0	0	0	0	0	Good	1
354	BELE Betuli Birch-Swee ...	41.33214	-73.8581	Open	Good	4.5	13	0	0	0	0	0	Good	1
355	BELE Betuli Birch-Swee ...	41.33211	-73.858	Open	Good	4.5	15	0	0	0	0	0	Good	1
356	BELE Betuli Birch-Swee ...	41.33208	-73.858	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
357	ACSA2 Acei Maple-Sugi ...	41.33202	-73.8579	Open	Good	4.5	8	0	0	0	0	0	Good	1
358	BELE Betuli Birch-Swee ...	41.33309	-73.8575	Open	Good	4.5	7	6	0	0	0	0	Good	2
359	PR Prunus : Cherry ...	41.33193	-73.8578	Open	Good	4.5	14	0	0	0	0	0	Fair	1
360	BELE Betuli Birch-Swee ...	41.33191	-73.8577	Open	Good	4.5	19	0	0	0	0	0	Good	1
361	ACSA2 Acei Maple-Sugi ...	41.33187	-73.8577	Open	Good	4.5	11	0	0	0	0	0	Good	1
362	ROPS Robir Locust-Blac ...	41.33183	-73.8576	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
363	ROPS Robir Locust-Blac ...	41.33181	-73.8576	Open	Good	4.5	9	0	0	0	0	0	Poor	1
364	ACSA2 Acei Maple-Sugi ...	41.33187	-73.8577	Open	Good	4.5	8	0	0	0	0	0	Good	1
365	ACSA2 Acei Maple-Sugi ...	41.33183	-73.8578	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
366	JUNI Juglar Walnut-Bla ...	41.33182	-73.8578	Open	Good	4.5	13	0	0	0	0	0	Good	1
367	ACSA2 Acei Maple-Sugi ...	41.33173	-73.8578	Open	Good	4.5	9	0	0	0	0	0	Good	1
368	PR Prunus : Cherry ...	41.33177	-73.8578	Open	Good	4.5	19	0	0	0	0	0	Good	1
369	ACSA2 Acei Maple-Sugi ...	41.33178	-73.8578	Open	Good	4.5	8	0	0	0	0	0	Good	1
370	ACSA2 Acei Maple-Sugi ...	41.33174	-73.8577	Open	Good	4.5	8	0	0	0	0	0	Good	1
371	ULAM Ulm Elm-Amerit ...	41.33175	-73.8576	Open	Good	4.5	10	0	0	0	0	0	Good	1
372	PR Prunus : Cherry ...	41.3318	-73.8579	Open	Good	4.5	19	0	0	0	0	0	Good	1
373	ACSA2 Acei Maple-Sugi ...	41.33173	-73.8579	Open	Good	4.5	8	0	0	0	0	0	Good	1
374	ACSA2 Acei Maple-Sugi ...	41.3317	-73.8579	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
375	ACSA2 Acei Maple-Sugi ...	41.33174	-73.858	Open	Good	4.5	14	0	0	0	0	0	Good	1
376	QURU Que Oak-North ...	41.33186	-73.858	Open	Good	4.5	20.5	0	0	0	0	0	Good	1
377	JUNI Juglar Walnut-Bla ...	41.33183	-73.8579	Open	Good	4.5	16	0	0	0	0	0	Good	1
378	ACSA2 Acei Maple-Sugi ...	41.33186	-73.858	Open	Good	4.5	14	0	0	0	0	0	Good	1
379	ACSA2 Acei Maple-Sugi ...	41.33183	-73.858	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
380	ACSA2 Acei Maple-Sugi ...	41.33176	-73.8581	Open	Good	4.5	12	0	0	0	0	0	Good	1
381	QURU Que Oak-North ...	41.3318	-73.8581	Open	Good	4.5	10	0	0	0	0	0	Good	1
382	BELE Betuli Birch-Swee ...	41.3318	-73.8581	Open	Good	4.5	15	0	0	0	0	0	Good	1
383	BELE Betuli Birch-Swee ...	41.3317	-73.8582	Open	Good	4.5	16	13	0	0	0	0	Good	2
384	ACRU Acer Maple-Red ...	41.33181	-73.8582	Open	Good	4.5	15	0	0	0	0	0	Good	1
385	BELE Betuli Birch-Swee ...	41.33179	-73.8583	Open	Good	4.5	24	0	0	0	0	0	Good	1
386	BELE Betuli Birch-Swee ...	41.33182	-73.8584	Open	Good	4.5	17	0	0	0	0	0	Good	1
387	BELE Betuli Birch-Swee ...	41.33187	-73.8583	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
388	BELE Betuli Birch-Swee ...	41.33186	-73.8583	Open	Good	4.5	10	0	0	0	0	0	Good	1
389	BELE Betuli Birch-Swee ...	41.33195	-73.8583	Open	Good	4.5	15.5	8.5	0	0	0	0	Good	2
390	BELE Betuli Birch-Swee ...	41.33189	-73.8582	Open	Good	4.5	17	0	0	0	0	0	Good	1
391	BELE Betuli Birch-Swee ...	41.33193	-73.8582	Open	Good	4.5	14	0	0	0	0	0	Good	1
392	LITU Liriod Tuliptree ...	41.33188	-73.858	Open	Good	4.5	34	0	0	0	0	0	Good	1

481	BELE Betul; Birch-Swee ...	41.33292	-73.859	Open	Good	4.5	10	0	0	0	0	0	Fair	1
482	ACSA2 Ace; Maple-Sug; ...	41.3329	-73.859	Open	Good	4.5	8	0	0	0	0	0	Good	1
483	BELE Betul; Birch-Swee ...	41.33292	-73.859	Open	Good	4.5	14	0	0	0	0	0	Good	1
484	BELE Betul; Birch-Swee ...	41.33296	-73.859	Open	Good	4.5	12	0	0	0	0	0	Good	1
485	BELE Betul; Birch-Swee ...	41.33294	-73.8591	Open	Good	4.5	11	10	0	0	0	0	Fair	2
486	BELE Betul; Birch-Swee ...	41.33293	-73.8591	Open	Good	4.5	11	0	0	0	0	0	Fair	1
487	QURU Que Oak-North ...	41.33294	-73.8592	Open	Good	4.5	20	0	0	0	0	0	Good	1
488	BELE Betul; Birch-Swee ...	41.33288	-73.8592	Open	Good	4.5	12	0	0	0	0	0	Good	1
489	BELE Betul; Birch-Swee ...	41.3329	-73.8592	Open	Good	4.5	11	0	0	0	0	0	Good	1
490	TSCA Tsuga Hemlock-C ...	41.33299	-73.8594	Open	Good	4.5	13	0	0	0	0	0	Fair	1
491	BELE Betul; Birch-Swee ...	41.33293	-73.8594	Open	Good	4.5	22	0	0	0	0	0	Good	1
492	FAGR Fagu; Beech-Am ...	41.33293	-73.8594	Open	Good	4.5	13	0	0	0	0	0	Fair	1
493	QUAL Quer Oak-White ...	41.33296	-73.8593	Open	Good	4.5	16	0	0	0	0	0	Fair	1
494	ACSA2 Ace; Maple-Sug; ...	41.33299	-73.8593	Open	Good	4.5	11	0	0	0	0	0	Good	1
495	BELE Betul; Birch-Swee ...	41.333	-73.8592	Open	Good	4.5	15	0	0	0	0	0	Good	1
496	BELE Betul; Birch-Swee ...	41.33302	-73.8593	Open	Good	4.5	13	0	0	0	0	0	Good	1
497	ACRU Acer Maple-Red ...	41.33304	-73.8593	Open	Good	4.5	12	0	0	0	0	0	Fair	1
498	TSCA Tsuga Hemlock-C ...	41.33306	-73.8593	Open	Good	4.5	10	0	0	0	0	0	Fair	1
499	QURU Que Oak-North ...	41.33307	-73.8594	Open	Good	4.5	25	0	0	0	0	0	Good	1
500	QURU Que Oak-North ...	41.33306	-73.8595	Open	Good	4.5	13	0	0	0	0	0	Good	1
501	QURU Que Oak-North ...	41.3332	-73.8576	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
502	BELE Betul; Birch-Swee ...	41.33322	-73.8576	Open	Good	4.5	12	0	0	0	0	0	Good	1
503	BELE Betul; Birch-Swee ...	41.33315	-73.8576	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
504	BELE Betul; Birch-Swee ...	41.33314	-73.8576	Open	Good	4.5	13	0	0	0	0	0	Good	1
505	BELE Betul; Birch-Swee ...	41.33317	-73.8575	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
506	BELE Betul; Birch-Swee ...	41.33314	-73.8574	Open	Good	4.5	12	11	0	0	0	0	Good	2
507	BELE Betul; Birch-Swee ...	41.33318	-73.8574	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
508	BELE Betul; Birch-Swee ...	41.33317	-73.8574	Open	Good	4.5	9	0	0	0	0	0	Good	1
509	ACSA2 Ace; Maple-Sug; ...	41.33313	-73.8573	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
510	BELE Betul; Birch-Swee ...	41.33325	-73.8574	Open	Good	4.5	11	0	0	0	0	0	Good	1
511	BELE Betul; Birch-Swee ...	41.33326	-73.8575	Open	Good	4.5	8	0	0	0	0	0	Good	1
512	BELE Betul; Birch-Swee ...	41.33329	-73.8574	Open	Good	4.5	10	0	0	0	0	0	Good	1
513	BELE Betul; Birch-Swee ...	41.33312	-73.8574	Open	Good	4.5	11	8	8	7.5	0	0	Good	4
514	QURU Que Oak-North ...	41.33311	-73.8575	Open	Good	4.5	23	0	0	0	0	0	Good	1
515	CAOV Cary; Hickory-Shi ...	41.33309	-73.8573	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
516	BELE Betul; Birch-Swee ...	41.33303	-73.8574	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
517	ACRU Acer Maple-Red ...	41.33302	-73.8574	Open	Good	4.5	21	0	0	0	0	0	Good	1
518	BELE Betul; Birch-Swee ...	41.33299	-73.8574	Open	Good	4.5	12	0	0	0	0	0	Good	1
519	BELE Betul; Birch-Swee ...	41.33301	-73.8573	Open	Good	4.5	11.5	10	8.5	0	0	0	Good	3
520	BELE Betul; Birch-Swee ...	41.33299	-73.8574	Open	Good	4.5	10.5	8	0	0	0	0	Good	2
521	ROPS Robir Locust-Blac ...	41.33299	-73.8574	Open	Good	4.5	24.5	0	0	0	0	0	Good	1
522	BELE Betul; Birch-Swee ...	41.33296	-73.8574	Open	Good	4.5	8	0	0	0	0	0	Good	1
523	BELE Betul; Birch-Swee ...	41.33295	-73.8574	Open	Good	4.5	10	0	0	0	0	0	Good	1
524	BELE Betul; Birch-Swee ...	41.33289	-73.8574	Open	Good	4.5	13.5	12	0	0	0	0	Good	2

525	BELE Betul: Birch-Swee ...	41.33288	-73.8574	Open	Good	4.5	14	0	0	0	0	0	Good	1
526	PR Prunus : Cherry ...	41.33281	-73.8574	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
527	ROPS Robir Locust-Blac ...	41.33282	-73.8574	Open	Good	4.5	13	0	0	0	0	0	Good	1
528	ROPS Robir Locust-Blac ...	41.33285	-73.8574	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
529	BELE Betul: Birch-Swee ...	41.33283	-73.8575	Open	Good	4.5	15.5	13	0	0	0	0	Good	2
530	BELE Betul: Birch-Swee ...	41.33272	-73.8575	Open	Good	4.5	16	10	0	0	0	0	Good	2
531	ACSA2 Acei Maple-Sug; ...	41.33269	-73.8574	Open	Good	4.5	8	0	0	0	0	0	Good	1
532	BELE Betul: Birch-Swee ...	41.33269	-73.8575	Open	Good	4.5	19.5	17	0	0	0	0	Good	2
533	BELE Betul: Birch-Swee ...	41.3327	-73.8576	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
534	BELE Betul: Birch-Swee ...	41.33278	-73.8576	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
535	BELE Betul: Birch-Swee ...	41.33295	-73.8577	Open	Good	4.5	13	0	0	0	0	0	Good	1
536	BELE Betul: Birch-Swee ...	41.33284	-73.8576	Open	Good	4.5	8	0	0	0	0	0	Good	1
537	BELE Betul: Birch-Swee ...	41.33286	-73.8576	Open	Good	4.5	14	0	0	0	0	0	Good	1
538	BELE Betul: Birch-Swee ...	41.33283	-73.8575	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
539	BELE Betul: Birch-Swee ...	41.33282	-73.8574	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
540	BELE Betul: Birch-Swee ...	41.33286	-73.8575	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
541	BELE Betul: Birch-Swee ...	41.33285	-73.8574	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
542	BELE Betul: Birch-Swee ...	41.33288	-73.8575	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
543	ACSA2 Acei Maple-Sug; ...	41.33273	-73.8577	Open	Good	4.5	9	0	0	0	0	0	Good	1
544	ACSA2 Acei Maple-Sug; ...	41.33283	-73.8578	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
545	ACSA2 Acei Maple-Sug; ...	41.33284	-73.8578	Open	Good	4.5	8	0	0	0	0	0	Good	1
546	ACSA2 Acei Maple-Sug; ...	41.33288	-73.8579	Open	Good	4.5	20.5	0	0	0	0	0	Good	1
547	QURU Que Oak-North; ...	41.33283	-73.8576	Open	Good	4.5	24.5	0	0	0	0	0	Good	1
548	BELE Betul: Birch-Swee ...	41.33292	-73.8576	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
549	BELE Betul: Birch-Swee ...	41.33292	-73.8576	Open	Good	4.5	15	0	0	0	0	0	Good	1
550	BELE Betul: Birch-Swee ...	41.33298	-73.8575	Open	Good	4.5	12	0	0	0	0	0	Good	1
551	BELE Betul: Birch-Swee ...	41.333	-73.8575	Open	Good	4.5	9	0	0	0	0	0	Good	1
552	BELE Betul: Birch-Swee ...	41.33307	-73.8575	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
553	BELE Betul: Birch-Swee ...	41.33298	-73.8575	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
554	BELE Betul: Birch-Swee ...	41.33306	-73.8576	Open	Good	4.5	9	0	0	0	0	0	Good	1
555	BELE Betul: Birch-Swee ...	41.33311	-73.8576	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
556	BELE Betul: Birch-Swee ...	41.33313	-73.8575	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
557	BELE Betul: Birch-Swee ...	41.33309	-73.8576	Open	Good	4.5	11	0	0	0	0	0	Good	1
558	BELE Betul: Birch-Swee ...	41.33311	-73.8577	Open	Good	4.5	14	0	0	0	0	0	Good	1
559	BELE Betul: Birch-Swee ...	41.33311	-73.8577	Open	Good	4.5	8	0	0	0	0	0	Good	1
560	BELE Betul: Birch-Swee ...	41.33315	-73.8577	Open	Good	4.5	11	0	0	0	0	0	Good	1
561	BELE Betul: Birch-Swee ...	41.33326	-73.8578	Open	Good	4.5	15	0	0	0	0	0	Good	1
562	BELE Betul: Birch-Swee ...	41.3332	-73.8577	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
563	BELE Betul: Birch-Swee ...	41.33324	-73.8577	Open	Good	4.5	11	0	0	0	0	0	Good	1
564	BELE Betul: Birch-Swee ...	41.33317	-73.8577	Open	Good	4.5	14	0	0	0	0	0	Good	1
565	BELE Betul: Birch-Swee ...	41.33329	-73.8577	Open	Good	4.5	9	0	0	0	0	0	Good	1
566	QURU Que Oak-North; ...	41.33342	-73.8579	Open	Good	4.5	20	0	0	0	0	0	Good	1
567	BELE Betul: Birch-Swee ...	41.33342	-73.8578	Open	Good	4.5	17	0	0	0	0	0	Good	1
568	BELE Betul: Birch-Swee ...	41.33345	-73.8578	Open	Good	4.5	15	12	5	0	0	0	Good	3

569	QURU Que Oak-North...	41.33345	-73.8579	Open	Good	4.5	32	0	0	0	0	0	Good	1
570	FAGR Fagu: Beech-Ame...	41.33333	-73.8579	Open	Good	4.5	13	0	0	0	0	0	Good	1
571	FAGR Fagu: Beech-Ame...	41.33336	-73.8579	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
572	BELE Betul: Birch-Swee...	41.33341	-73.8581	Open	Good	4.5	14	0	0	0	0	0	Good	1
573	BELE Betul: Birch-Swee...	41.33344	-73.858	Open	Good	4.5	15	0	0	0	0	0	Good	1
574	BELE Betul: Birch-Swee...	41.33338	-73.8581	Open	Good	4.5	18	0	0	0	0	0	Good	1
575	BELE Betul: Birch-Swee...	41.33335	-73.8581	Open	Good	4.5	15	0	0	0	0	0	Good	1
576	TSCA Tsuga Hemlock-C...	41.33332	-73.8581	Open	Good	4.5	14	0	0	0	0	0	Poor	1
577	ACRU Acer Maple-Red...	41.33333	-73.8582	Open	Good	4.5	8	0	0	0	0	0	Good	1
578	ACSA2 Acei Maple-Suga...	41.33346	-73.8582	Open	Good	4.5	8	0	0	0	0	0	Good	1
579	ACRU Acer Maple-Red...	41.33343	-73.8581	Open	Good	4.5	9	0	0	0	0	0	Good	1
580	TSCA Tsuga Hemlock-C...	41.33348	-73.8581	Open	Good	4.5	14	0	0	0	0	0	Good	1
581	CAOV Cary: Hickory-Shi...	41.33343	-73.8584	Open	Good	4.5	22	0	0	0	0	0	Good	1
582	ACRU Acer Maple-Red...	41.33344	-73.8582	Open	Good	4.5	12	0	0	0	0	0	Good	1
583	BELE Betul: Birch-Swee...	41.33337	-73.8583	Open	Good	4.5	15	0	0	0	0	0	Good	1
584	QURU Que Oak-North...	41.33357	-73.8584	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
585	BELE Betul: Birch-Swee...	41.33337	-73.8583	Open	Good	4.5	8	0	0	0	0	0	Good	1
586	QURU Que Oak-North...	41.33343	-73.8583	Open	Good	4.5	31.5	0	0	0	0	0	Good	1
587	ACSA2 Acei Maple-Suga...	41.33339	-73.8584	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
588	ACSA2 Acei Maple-Suga...	41.33325	-73.8584	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
589	QUAL Quer Oak-White...	41.33317	-73.8584	Open	Good	4.5	41	0	0	0	0	0	Good	1
590	TSCA Tsuga Hemlock-C...	41.33319	-73.8583	Open	Good	4.5	8	0	0	0	0	0	Good	1
591	FAGR Fagu: Beech-Ame...	41.33318	-73.8584	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
592	ACSA2 Acei Maple-Suga...	41.33314	-73.8583	Open	Good	4.5	14	0	0	0	0	0	Good	1
593	BELE Betul: Birch-Swee...	41.33322	-73.8583	Open	Good	4.5	14	0	0	0	0	0	Good	1
594	ACRU Acer Maple-Red...	41.33328	-73.8582	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
595	ACRU Acer Maple-Red...	41.3333	-73.8582	Open	Good	4.5	11	0	0	0	0	0	Good	1
596	BELE Betul: Birch-Swee...	41.33324	-73.8581	Open	Good	4.5	14	14	0	0	0	0	Good	2
597	BELE Betul: Birch-Swee...	41.3333	-73.8583	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
598	BELE Betul: Birch-Swee...	41.33326	-73.8583	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
599	BELE Betul: Birch-Swee...	41.33329	-73.8583	Open	Good	4.5	16	0	0	0	0	0	Good	1
600	FAGR Fagu: Beech-Ame...	41.33332	-73.8581	Open	Good	4.5	8	0	0	0	0	0	Good	1
601	BELE Betul: Birch-Swee...	41.33332	-73.8579	Open	Good	4.5	13	0	0	0	0	0	Good	1
602	BELE Betul: Birch-Swee...	41.33327	-73.858	Open	Good	4.5	17	0	0	0	0	0	Good	1
603	QURU Que Oak-North...	41.3333	-73.8579	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
604	QURU Que Oak-North...	41.33339	-73.8579	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
605	BELE Betul: Birch-Swee...	41.33322	-73.8578	Open	Good	4.5	14	0	0	0	0	0	Good	1
606	ACRU Acer Maple-Red...	41.33325	-73.8578	Open	Good	4.5	17.5	0	0	0	0	0	Poor	1
607	BELE Betul: Birch-Swee...	41.33321	-73.8577	Open	Good	4.5	13	0	0	0	0	0	Good	1
608	TSCA Tsuga Hemlock-C...	41.33317	-73.8577	Open	Good	4.5	13	0	0	0	0	0	Good	1
609	BELE Betul: Birch-Swee...	41.33318	-73.8578	Open	Good	4.5	11	0	0	0	0	0	Good	1
610	BELE Betul: Birch-Swee...	41.33315	-73.8578	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
611	BELE Betul: Birch-Swee...	41.33317	-73.8577	Open	Good	4.5	11	0	0	0	0	0	Good	1
612	BELE Betul: Birch-Swee...	41.33312	-73.8577	Open	Good	4.5	13	0	0	0	0	0	Good	1

701	BELE Betul: Birch-Swee ...	41.33339	-73.8573	Open	Good	4.5	13	0	0	0	0	0	Good	1
702	ACRU Acer Maple-Red ...	41.33267	-73.8575	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
703	BELE Betul: Birch-Swee ...	41.33263	-73.8575	Open	Good	4.5	20.5	0	0	0	0	0	Good	1
704	ROPS Robir Locust-Blac ...	41.33256	-73.8575	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
705	ACSA2 Acei Maple-Sug: ...	41.3326	-73.8575	Open	Good	4.5	10	0	0	0	0	0	Good	1
706	PR Prunus : Cherry ...	41.33261	-73.8576	Open	Good	4.5	23	16.5	0	0	0	0	Good	2
707	ACSA2 Acei Maple-Sug: ...	41.33265	-73.8577	Open	Good	4.5	10	5	0	0	0	0	Good	2
708	ACRU Acer Maple-Red ...	41.33266	-73.8578	Open	Good	4.5	9	7.5	0	0	0	0	Good	2
709	CAGL Cary: Hickory-Pig ...	41.33265	-73.8578	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
710	ACSA2 Acei Maple-Sug: ...	41.3326	-73.8578	Open	Good	4.5	9	0	0	0	0	0	Good	1
711	ROPS Robir Locust-Blac ...	41.33258	-73.8578	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
712	ACSA2 Acei Maple-Sug: ...	41.3326	-73.8576	Open	Good	4.5	14	0	0	0	0	0	Good	1
713	ROPS Robir Locust-Blac ...	41.3326	-73.8577	Open	Good	4.5	16	0	0	0	0	0	Good	1
714	BELE Betul: Birch-Swee ...	41.33253	-73.8577	Open	Good	4.5	19	0	0	0	0	0	Good	1
715	BELE Betul: Birch-Swee ...	41.33249	-73.8578	Open	Good	4.5	15	0	0	0	0	0	Good	1
716	BELE Betul: Birch-Swee ...	41.33249	-73.8578	Open	Good	4.5	18.5	0	0	0	0	0	Poor	1
717	BELE Betul: Birch-Swee ...	41.33247	-73.8578	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
718	BELE Betul: Birch-Swee ...	41.33242	-73.8578	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
719	BELE Betul: Birch-Swee ...	41.33249	-73.8577	Open	Good	4.5	14	0	0	0	0	0	Good	1
720	BELE Betul: Birch-Swee ...	41.33247	-73.8576	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
721	BELE Betul: Birch-Swee ...	41.33248	-73.8576	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
722	BELE Betul: Birch-Swee ...	41.33252	-73.8576	Open	Good	4.5	14	0	0	0	0	0	Good	1
723	BELE Betul: Birch-Swee ...	41.33256	-73.8576	Open	Good	4.5	19	0	0	0	0	0	Good	1
724	BELE Betul: Birch-Swee ...	41.33254	-73.8576	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
725	BELE Betul: Birch-Swee ...	41.33251	-73.8575	Open	Good	4.5	21	0	0	0	0	0	Good	1
726	ACSA2 Acei Maple-Sug: ...	41.3325	-73.8575	Open	Good	4.5	8	0	0	0	0	0	Good	1
727	ROPS Robir Locust-Blac ...	41.33255	-73.8574	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
728	ROPS Robir Locust-Blac ...	41.33245	-73.8574	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
729	ROPS Robir Locust-Blac ...	41.33244	-73.8575	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
730	ROPS Robir Locust-Blac ...	41.33243	-73.8575	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
731	BELE Betul: Birch-Swee ...	41.33248	-73.8576	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
732	ACSA2 Acei Maple-Sug: ...	41.33243	-73.8575	Open	Good	4.5	8	0	0	0	0	0	Good	1
733	BELE Betul: Birch-Swee ...	41.33248	-73.8579	Open	Good	4.5	13	0	0	0	0	0	Good	1
734	BELE Betul: Birch-Swee ...	41.33246	-73.8579	Open	Good	4.5	11	0	0	0	0	0	Good	1
735	BELE Betul: Birch-Swee ...	41.33247	-73.8579	Open	Good	4.5	13	0	0	0	0	0	Good	1
736	BELE Betul: Birch-Swee ...	41.33243	-73.8579	Open	Good	4.5	15	0	0	0	0	0	Good	1
737	BELE Betul: Birch-Swee ...	41.33239	-73.858	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
738	BELE Betul: Birch-Swee ...	41.33244	-73.858	Open	Good	4.5	15	0	0	0	0	0	Good	1
739	ROPS Robir Locust-Blac ...	41.33237	-73.8579	Open	Good	4.5	11	0	0	0	0	0	Good	1
740	BELE Betul: Birch-Swee ...	41.33235	-73.8579	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
741	ACRU Acer Maple-Red ...	41.33236	-73.8579	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
742	BELE Betul: Birch-Swee ...	41.33231	-73.8579	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
743	BELE Betul: Birch-Swee ...	41.33235	-73.8578	Open	Good	4.5	14	0	0	0	0	0	Good	1
744	ROPS Robir Locust-Blac ...	41.33242	-73.8578	Open	Good	4.5	14.5	0	0	0	0	0	Good	1

789	ACSA2 Acei Maple-Sugi ...	41.33204	-73.8578	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
790	ROPS Robir Locust-Blac ...	41.33206	-73.8578	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
791	ROPS Robir Locust-Blac ...	41.33203	-73.8577	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
792	ACSA2 Acei Maple-Sugi ...	41.33209	-73.8578	Open	Good	4.5	15	0	0	0	0	0	Good	1
793	ACSA2 Acei Maple-Sugi ...	41.33205	-73.8576	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
794	PR Prunus : Cherry ...	41.33205	-73.8575	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
795	ACSA2 Acei Maple-Sugi ...	41.33202	-73.8576	Open	Good	4.5	8	0	0	0	0	0	Good	1
796	ACSA2 Acei Maple-Sugi ...	41.33197	-73.8576	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
797	ACSA2 Acei Maple-Sugi ...	41.33195	-73.8576	Open	Good	4.5	8	0	0	0	0	0	Good	1
798	ROPS Robir Locust-Blac ...	41.33193	-73.8576	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
799	ACSA2 Acei Maple-Sugi ...	41.33187	-73.8577	Open	Good	4.5	26	0	0	0	0	0	Good	1
800	ACSA2 Acei Maple-Sugi ...	41.33196	-73.8577	Open	Good	4.5	9	0	0	0	0	0	Good	1
801	BELE Betul: Birch-Swee ...	41.33291	-73.8585	Open	Good	4.5	12	0	0	0	0	0	Good	1
802	BELE Betul: Birch-Swee ...	41.33284	-73.8584	Open	Good	4.5	17	0	0	0	0	0	Good	1
803	BELE Betul: Birch-Swee ...	41.33283	-73.8584	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
804	ACSA2 Acei Maple-Sugi ...	41.33282	-73.8586	Open	Good	4.5	8	0	0	0	0	0	Good	1
805	BELE Betul: Birch-Swee ...	41.33282	-73.8586	Open	Good	4.5	21	0	0	0	0	0	Good	1
806	TSCA Tsuga Hemlock-C ...	41.33277	-73.8585	Open	Good	4.5	11	0	0	0	0	0	Good	1
807	ACSA2 Acei Maple-Sugi ...	41.33277	-73.8586	Open	Good	4.5	9	0	0	0	0	0	Good	1
808	ACRU Acer Maple-Red ...	41.3327	-73.8585	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
809	LITU Liriod: Tuliptree ...	41.33268	-73.8586	Open	Good	4.5	21	0	0	0	0	0	Good	1
810	BELE Betul: Birch-Swee ...	41.33272	-73.8585	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
811	ACRU Acer Maple-Red ...	41.33274	-73.8585	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
812	BELE Betul: Birch-Swee ...	41.33267	-73.8585	Open	Good	4.5	21.5	0	0	0	0	0	Good	1
813	BELE Betul: Birch-Swee ...	41.33256	-73.8587	Open	Good	4.5	20	0	0	0	0	0	Good	1
814	BELE Betul: Birch-Swee ...	41.33258	-73.8586	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
815	BELE Betul: Birch-Swee ...	41.33264	-73.8585	Open	Good	4.5	22	0	0	0	0	0	Good	1
816	TI Tilia sp Linden ...	41.33256	-73.8584	Open	Good	4.5	21	0	0	0	0	0	Good	1
817	ACSA2 Acei Maple-Sugi ...	41.33261	-73.8584	Open	Good	4.5	8	0	0	0	0	0	Good	1
818	BELE Betul: Birch-Swee ...	41.3326	-73.8583	Open	Good	4.5	17	0	0	0	0	0	Good	1
819	LITU Liriod: Tuliptree ...	41.33262	-73.8583	Open	Good	4.5	32	0	0	0	0	0	Good	1
820	ACSA2 Acei Maple-Sugi ...	41.33272	-73.8583	Open	Good	4.5	7	6.5	0	0	0	0	Good	2
821	ACSA2 Acei Maple-Sugi ...	41.33277	-73.8582	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
822	ACSA2 Acei Maple-Sugi ...	41.33283	-73.8582	Open	Good	4.5	8	0	0	0	0	0	Good	1
823	ACRU Acer Maple-Red ...	41.3329	-73.8582	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
824	ACRU Acer Maple-Red ...	41.33283	-73.8582	Open	Good	4.5	11	0	0	0	0	0	Good	1
825	ACSA2 Acei Maple-Sugi ...	41.33283	-73.858	Open	Good	4.5	12	0	0	0	0	0	Good	1
826	QURU Que Oak-North ...	41.33274	-73.8582	Open	Good	4.5	24	0	0	0	0	0	Good	1
827	QURU Que Oak-North ...	41.33267	-73.8581	Open	Good	4.5	24	0	0	0	0	0	Good	1
828	BELE Betul: Birch-Swee ...	41.33266	-73.858	Open	Good	4.5	13	0	0	0	0	0	Good	1
829	ROPS Robir Locust-Blac ...	41.33268	-73.858	Open	Good	4.5	21	0	0	0	0	0	Good	1
830	ACSA2 Acei Maple-Sugi ...	41.33262	-73.8579	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
831	TI Tilia sp Linden ...	41.33258	-73.8579	Open	Good	4.5	16	0	0	0	0	0	Good	1
832	CAGL Cary: Hickory-Pig ...	41.33258	-73.8579	Open	Good	4.5	19	0	0	0	0	0	Good	1

877	QURU Que Oak-Northr ...	41.33215	-73.858	Open	Good	4.5	18.5	14	0	0	0	0	Good	2
878	BELE Betul; Birch-Swee ...	41.33218	-73.858	Open	Good	4.5	10	0	0	0	0	0	Good	1
879	ACSA2 Ace; Maple-Sug; ...	41.33216	-73.8581	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
880	QURU Que Oak-Northr ...	41.33224	-73.8581	Open	Good	4.5	35	0	0	0	0	0	Good	1
881	BELE Betul; Birch-Swee ...	41.33223	-73.8581	Open	Good	4.5	17	0	0	0	0	0	Good	1
882	BELE Betul; Birch-Swee ...	41.33227	-73.8582	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
883	BELE Betul; Birch-Swee ...	41.33226	-73.8582	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
884	BELE Betul; Birch-Swee ...	41.33226	-73.8583	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
885	QURU Que Oak-Northr ...	41.33237	-73.8582	Open	Good	4.5	14	0	0	0	0	0	Good	1
886	FAGR Fagu; Beech-Amc ...	41.33233	-73.8583	Open	Good	4.5	10	0	0	0	0	0	Good	1
887	BELE Betul; Birch-Swee ...	41.33233	-73.8583	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
888	BELE Betul; Birch-Swee ...	41.33253	-73.8583	Open	Good	4.5	17	14	0	0	0	0	Good	2
889	BELE Betul; Birch-Swee ...	41.33242	-73.8584	Open	Good	4.5	11	0	0	0	0	0	Good	1
890	ACSA2 Ace; Maple-Sug; ...	41.33242	-73.8584	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
891	BELE Betul; Birch-Swee ...	41.33243	-73.8584	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
892	FAGR Fagu; Beech-Amc ...	41.3324	-73.8584	Open	Good	4.5	9	0	0	0	0	0	Good	1
893	TSCA Tsug; Hemlock-C ...	41.33238	-73.8585	Open	Good	4.5	10	0	0	0	0	0	Good	1
894	BELE Betul; Birch-Swee ...	41.33233	-73.8586	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
895	ACSA2 Ace; Maple-Sug; ...	41.3323	-73.8584	Open	Good	4.5	17	0	0	0	0	0	Good	1
896	BELE Betul; Birch-Swee ...	41.33233	-73.8584	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
897	BELE Betul; Birch-Swee ...	41.33232	-73.8584	Open	Good	4.5	16	0	0	0	0	0	Good	1
898	BELE Betul; Birch-Swee ...	41.33233	-73.8584	Open	Good	4.5	14	0	0	0	0	0	Good	1
899	BELE Betul; Birch-Swee ...	41.33229	-73.8584	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
900	ACSA2 Ace; Maple-Sug; ...	41.33246	-73.8587	Open	Good	4.5	10	0	0	0	0	0	Good	1
901	ACPL Acer ; Maple-Nor ...	41.33487	-73.857	Open	Good	4.5	20.5	0	0	0	0	0	Good	1
902	ACSA2 Ace; Maple-Sug; ...	41.33485	-73.8571	Open	Good	4.5	13	5	0	0	0	0	Good	2
903	ACSA2 Ace; Maple-Sug; ...	41.33477	-73.857	Open	Good	4.5	8	0	0	0	0	0	Fair	1
904	ACSA2 Ace; Maple-Sug; ...	41.33475	-73.857	Open	Good	4.5	9	0	0	0	0	0	Good	1
905	CAOV Cary; Hickory-Sh; ...	41.33464	-73.857	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
906	ACSA2 Ace; Maple-Sug; ...	41.33467	-73.8571	Open	Good	4.5	17	0	0	0	0	0	Good	1
907	ACSA2 Ace; Maple-Sug; ...	41.33467	-73.8572	Open	Good	4.5	12	0	0	0	0	0	Good	1
908	ULAM Ulm; Elm-Ameri ...	41.33457	-73.8571	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
909	LITU Liriod; Tuliptree ...	41.33448	-73.8571	Open	Good	4.5	13	0	0	0	0	0	Good	1
910	ACRU Acer Maple-Red ...	41.3345	-73.8571	Open	Good	4.5	12	0	0	0	0	0	Good	1
911	ACSA2 Ace; Maple-Sug; ...	41.33448	-73.857	Open	Good	4.5	15	0	0	0	0	0	Good	1
912	CAOV Cary; Hickory-Sh; ...	41.33448	-73.857	Open	Good	4.5	14	0	0	0	0	0	Good	1
913	ACRU Acer Maple-Red ...	41.33443	-73.8572	Open	Good	4.5	9	0	0	0	0	0	Good	1
914	ACRU Acer Maple-Red ...	41.33437	-73.8572	Open	Good	4.5	12	0	0	0	0	0	Good	1
915	BELE Betul; Birch-Swee ...	41.33434	-73.8571	Open	Good	4.5	13	0	0	0	0	0	Good	1
916	CAOV Cary; Hickory-Sh; ...	41.33435	-73.857	Open	Good	4.5	17	0	0	0	0	0	Good	1
917	QUAL Quer Oak-White ...	41.33431	-73.857	Open	Good	4.5	17	0	0	0	0	0	Good	1
918	ACPL Acer ; Maple-Nor ...	41.33427	-73.8571	Open	Good	4.5	12	0	0	0	0	0	Good	1
919	ACRU Acer Maple-Red ...	41.33432	-73.8572	Open	Good	4.5	11	0	0	0	0	0	Good	1
920	ACSA2 Ace; Maple-Sug; ...	41.3343	-73.8572	Open	Good	4.5	14	0	0	0	0	0	Good	1

921	ACRU Acer Maple-Red ...	41.33433	-73.8572	Open	Good	4.5	15	0	0	0	0	0	Good	1
922	ULAM Ulm Elm-Ameri ...	41.33439	-73.8572	Open	Good	4.5	8	0	0	0	0	0	Good	1
923	ACRU Acer Maple-Red ...	41.33438	-73.8572	Open	Good	4.5	13	0	0	0	0	0	Good	1
924	ACRU Acer Maple-Red ...	41.33433	-73.8573	Open	Good	4.5	10.5	6.5	0	0	0	0	Poor	2
925	ACSA2 Acei Maple-Sugi ...	41.33439	-73.8573	Open	Good	4.5	17	0	0	0	0	0	Good	1
926	ACPL Acer j Maple-Nor ...	41.33438	-73.8574	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
927	ULAM Ulm Elm-Ameri ...	41.33434	-73.8573	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
928	ACRU Acer Maple-Red ...	41.33429	-73.8572	Open	Good	4.5	12	0	0	0	0	0	Good	1
929	ACRU Acer Maple-Red ...	41.33415	-73.8572	Open	Good	4.5	8	0	0	0	0	0	Good	1
930	LITU Liriod Tuliptree ...	41.33414	-73.8571	Open	Good	4.5	17	0	0	0	0	0	Good	1
931	LITU Liriod Tuliptree ...	41.33411	-73.8571	Open	Good	4.5	18	0	0	0	0	0	Good	1
932	ACSA2 Acei Maple-Sugi ...	41.33418	-73.8572	Open	Good	4.5	10	0	0	0	0	0	Good	1
933	ACRU Acer Maple-Red ...	41.33413	-73.8572	Open	Good	4.5	18	0	0	0	0	0	Good	1
934	QUAL Quer Oak-White ...	41.33405	-73.8572	Open	Good	4.5	21	0	0	0	0	0	Good	1
935	ACRU Acer Maple-Red ...	41.33402	-73.8573	Open	Good	4.5	11	0	0	0	0	0	Fair	1
936	ACSA2 Acei Maple-Sugi ...	41.334	-73.8574	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
937	QUAL Quer Oak-White ...	41.33396	-73.8573	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
938	ACRU Acer Maple-Red ...	41.33389	-73.8571	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
939	PLAC1 Plat Planetree-l ...	41.33387	-73.8572	Open	Good	4.5	13.5	7	0	0	0	0	Good	2
940	FAGR Fagu Beech-Ame ...	41.33388	-73.8573	Open	Good	4.5	8	0	0	0	0	0	Good	1
941	ACSA2 Acei Maple-Sugi ...	41.33378	-73.8573	Open	Good	4.5	8	0	0	0	0	0	Good	1
942	QUAL Quer Oak-White ...	41.33378	-73.8573	Open	Good	4.5	14	11.5	0	0	0	0	Good	2
943	QUAL Quer Oak-White ...	41.33379	-73.8572	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
944	QUAL Quer Oak-White ...	41.33373	-73.8573	Open	Good	4.5	13	0	0	0	0	0	Good	1
945	ACSA2 Acei Maple-Sugi ...	41.33374	-73.8573	Open	Good	4.5	22.5	20	0	0	0	0	Good	2
946	ACSA2 Acei Maple-Sugi ...	41.33366	-73.8572	Open	Good	4.5	9	0	0	0	0	0	Good	1
947	QUAL Quer Oak-White ...	41.33376	-73.8573	Open	Good	4.5	8	0	0	0	0	0	Good	1
948	QUAL Quer Oak-White ...	41.33375	-73.8574	Open	Good	4.5	14	0	0	0	0	0	Good	1
949	QUAL Quer Oak-White ...	41.33369	-73.8574	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
950	QUAL Quer Oak-White ...	41.33366	-73.8573	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
951	ACSA2 Acei Maple-Sugi ...	41.33366	-73.8573	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
952	ACSA2 Acei Maple-Sugi ...	41.33363	-73.8574	Open	Good	4.5	11	10.5	5.5	0	0	0	Good	3
953	FAGR Fagu Beech-Ame ...	41.33366	-73.8574	Open	Good	4.5	8	0	0	0	0	0	Good	1
954	ACRU Acer Maple-Red ...	41.33359	-73.8575	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
955	BELE Betul Birch-Swee ...	41.33362	-73.8575	Open	Good	4.5	8	0	0	0	0	0	Good	1
956	BELE Betul Birch-Swee ...	41.33371	-73.8575	Open	Good	4.5	8	0	0	0	0	0	Good	1
957	QUAL Quer Oak-White ...	41.33337	-73.8574	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
958	BELE Betul Birch-Swee ...	41.33377	-73.8574	Open	Good	4.5	8	0	0	0	0	0	Good	1
959	ACRU Acer Maple-Red ...	41.33381	-73.8574	Open	Good	4.5	9	8.5	0	0	0	0	Good	2
960	QRU Que Oak-North ...	41.33383	-73.8575	Open	Good	4.5	22.5	21.5	0	0	0	0	Good	2
961	ACSA2 Acei Maple-Sugi ...	41.33386	-73.8574	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
962	QUAL Quer Oak-White ...	41.33389	-73.8575	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
963	BELE Betul Birch-Swee ...	41.33393	-73.8573	Open	Good	4.5	16	0	0	0	0	0	Good	1
964	QRU Que Oak-North ...	41.33397	-73.8574	Open	Good	4.5	33	0	0	0	0	0	Good	1

965	BELE Betuli Birch-Swee ...	41.33395	-73.8575	Open	Good	4.5	17	11.5	10	8	0	0	Good	4
966	ACRU Acer Maple-Red ...	41.33401	-73.8575	Open	Good	4.5	10	0	0	0	0	0	Good	1
967	ACRU Acer Maple-Red ...	41.33407	-73.8574	Open	Good	4.5	15	0	0	0	0	0	Good	1
968	ACRU Acer Maple-Red ...	41.33412	-73.8575	Open	Good	4.5	11	0	0	0	0	0	Good	1
969	ACSA2 Acei Maple-Sugi ...	41.33421	-73.8573	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
970	PIST Pinus : Pine-Easter ...	41.33423	-73.8573	Open	Good	4.5	16	0	0	0	0	0	Good	1
971	ACRU Acer Maple-Red ...	41.33419	-73.8574	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
972	ACSA2 Acei Maple-Sugi ...	41.33427	-73.8575	Open	Good	4.5	9	0	0	0	0	0	Good	1
973	ACRU Acer Maple-Red ...	41.33427	-73.8574	Open	Good	4.5	9	0	0	0	0	0	Good	1
974	ACRU Acer Maple-Red ...	41.33461	-73.8574	Open	Good	4.5	13	0	0	0	0	0	Poor	1
975	ACRU Acer Maple-Red ...	41.33477	-73.8578	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
976	ACSA2 Acei Maple-Sugi ...	41.33476	-73.8579	Open	Good	4.5	18	0	0	0	0	0	Good	1
977	PR Prunus : Cherry ...	41.33476	-73.8579	Open	Good	4.5	10	0	0	0	0	0	Good	1
978	CAGL Caryz Hickory-Pig ...	41.33476	-73.8579	Open	Good	4.5	15	9.5	0	0	0	0	Fair	2
979	ACRU Acer Maple-Red ...	41.33475	-73.8579	Open	Good	4.5	17.5	0	0	0	0	0	Poor	1
980	BELE Betuli Birch-Swee ...	41.33462	-73.8578	Open	Good	4.5	12	0	0	0	0	0	Good	1
981	ACSA2 Acei Maple-Sugi ...	41.33459	-73.8579	Open	Good	4.5	22	0	0	0	0	0	Good	1
982	ACSA2 Acei Maple-Sugi ...	41.33453	-73.8578	Open	Good	4.5	10	0	0	0	0	0	Good	1
983	QURU Que Oak-North ...	41.33457	-73.858	Open	Good	4.5	28.5	0	0	0	0	0	Good	1
984	ACRU Acer Maple-Red ...	41.33447	-73.8579	Open	Good	4.5	8	0	0	0	0	0	Good	1
985	ACRU Acer Maple-Red ...	41.33446	-73.858	Open	Good	4.5	11	0	0	0	0	0	Good	1
986	ACRU Acer Maple-Red ...	41.33444	-73.8579	Open	Good	4.5	20.5	6	0	0	0	0	Good	2
987	ACRU Acer Maple-Red ...	41.33442	-73.8579	Open	Good	4.5	10	0	0	0	0	0	Good	1
988	QURU Que Oak-North ...	41.33438	-73.8579	Open	Good	4.5	27	0	0	0	0	0	Good	1
989	ACRU Acer Maple-Red ...	41.33438	-73.8578	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
990	QURU Que Oak-North ...	41.33443	-73.8578	Open	Good	4.5	24	0	0	0	0	0	Good	1
991	ACRU Acer Maple-Red ...	41.33449	-73.8577	Open	Good	4.5	17	0	0	0	0	0	Good	1
992	QURU Que Oak-North ...	41.33434	-73.8578	Open	Good	4.5	12	0	0	0	0	0	Good	1
993	ACRU Acer Maple-Red ...	41.33438	-73.8578	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
994	QUAL Quer Oak-White ...	41.33434	-73.8578	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
995	QUAL Quer Oak-White ...	41.33422	-73.8578	Open	Good	4.5	23	0	0	0	0	0	Good	1
996	QURU Que Oak-North ...	41.33419	-73.8579	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
997	QUAL Quer Oak-White ...	41.3342	-73.8579	Open	Good	4.5	16	0	0	0	0	0	Good	1
998	BELE Betuli Birch-Swee ...	41.33418	-73.8579	Open	Good	4.5	12.5	7	0	0	0	0	Good	2
999	QUAL Quer Oak-White ...	41.3341	-73.8579	Open	Good	4.5	20	0	0	0	0	0	Good	1
1000	QURU Que Oak-North ...	41.33412	-73.8579	Open	Good	4.5	22.5	0	0	0	0	0	Good	1
1001	QUPA Quei Oak-Pin ...	41.33407	-73.858	Open	Good	4.5	24.5	0	0	0	0	0	Good	1
1002	ACRU Acer Maple-Red ...	41.334	-73.858	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1003	QUAL Quer Oak-White ...	41.3339	-73.8579	Open	Good	4.5	15	0	0	0	0	0	Good	1
1004	QUAL Quer Oak-White ...	41.3339	-73.8579	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
1005	ACRU Acer Maple-Red ...	41.33384	-73.8579	Open	Good	4.5	8	0	0	0	0	0	Good	1
1006	QUAL Quer Oak-White ...	41.33382	-73.858	Open	Good	4.5	10	0	0	0	0	0	Good	1
1007	QURU Que Oak-North ...	41.33384	-73.8579	Open	Good	4.5	25	0	0	0	0	0	Good	1
1008	ACRU Acer Maple-Red ...	41.3338	-73.8578	Open	Good	4.5	13	0	0	0	0	0	Good	1

1009	ACRU Acer Maple-Red ...	41.3338	-73.8578	Open	Good	4.5	10	0	0	0	0	0	Good	1
1010	BELE Betul; Birch-Swee ...	41.33385	-73.8579	Open	Good	4.5	19	0	0	0	0	0	Good	1
1011	FAGR Fagu; Beech-Amc ...	41.33374	-73.8578	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1012	ACRU Acer Maple-Red ...	41.33378	-73.8577	Open	Good	4.5	22	13.5	0	0	0	0	Good	2
1013	ACRU Acer Maple-Red ...	41.33361	-73.8577	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1014	QURU Que Oak-North ...	41.33358	-73.8578	Open	Good	4.5	19	0	0	0	0	0	Good	1
1015	CAGL Cary; Hickory-Pig ...	41.33358	-73.8578	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1016	ACRU Acer Maple-Red ...	41.33355	-73.8578	Open	Good	4.5	12	0	0	0	0	0	Good	1
1017	BELE Betul; Birch-Swee ...	41.33362	-73.8578	Open	Good	4.5	16	4.5	0	0	0	0	Good	2
1018	BELE Betul; Birch-Swee ...	41.33363	-73.8578	Open	Good	4.5	18	0	0	0	0	0	Good	1
1019	BELE Betul; Birch-Swee ...	41.33368	-73.8579	Open	Good	4.5	18	0	0	0	0	0	Good	1
1020	BELE Betul; Birch-Swee ...	41.33383	-73.8579	Open	Good	4.5	18	0	0	0	0	0	Good	1
1021	ACRU Acer Maple-Red ...	41.3337	-73.8579	Open	Good	4.5	10	0	0	0	0	0	Good	1
1022	ACRU Acer Maple-Red ...	41.33374	-73.858	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
1023	QUAL Quer Oak-White ...	41.33376	-73.858	Open	Good	4.5	22	0	0	0	0	0	Good	1
1024	TSCA Tsug; Hemlock-C ...	41.33366	-73.858	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
1025	ACRU Acer Maple-Red ...	41.33359	-73.858	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
1026	BELE Betul; Birch-Swee ...	41.33359	-73.8579	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
1027	BELE Betul; Birch-Swee ...	41.33361	-73.8579	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
1028	ACSA2 Ace; Maple-Sug; ...	41.33354	-73.8579	Open	Good	4.5	9	0	0	0	0	0	Good	1
1029	CAGL Cary; Hickory-Pig ...	41.33354	-73.858	Open	Good	4.5	14	0	0	0	0	0	Good	1
1030	QUAL Quer Oak-White ...	41.33354	-73.8581	Open	Good	4.5	13	0	0	0	0	0	Good	1
1031	ACRU Acer Maple-Red ...	41.33353	-73.8581	Open	Good	4.5	9	0	0	0	0	0	Good	1
1032	QURU Que Oak-North ...	41.33359	-73.8581	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
1033	ACRU Acer Maple-Red ...	41.33364	-73.8581	Open	Good	4.5	17	0	0	0	0	0	Good	1
1034	BELE Betul; Birch-Swee ...	41.33366	-73.8581	Open	Good	4.5	20	0	0	0	0	0	Good	1
1035	BELE Betul; Birch-Swee ...	41.33365	-73.8582	Open	Good	4.5	13	0	0	0	0	0	Good	1
1036	TSCA Tsug; Hemlock-C ...	41.33366	-73.8582	Open	Good	4.5	12	0	0	0	0	0	Good	1
1037	BELE Betul; Birch-Swee ...	41.33356	-73.8582	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
1038	BELE Betul; Birch-Swee ...	41.33356	-73.8582	Open	Good	4.5	8	0	0	0	0	0	Good	1
1039	BELE Betul; Birch-Swee ...	41.33365	-73.8582	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
1040	ACRU Acer Maple-Red ...	41.33363	-73.8582	Open	Good	4.5	12	0	0	0	0	0	Good	1
1041	ACRU Acer Maple-Red ...	41.33366	-73.8582	Open	Good	4.5	8	0	0	0	0	0	Good	1
1042	ACRU Acer Maple-Red ...	41.33353	-73.8583	Open	Good	4.5	18	0	0	0	0	0	Good	1
1043	ACRU Acer Maple-Red ...	41.33361	-73.8583	Open	Good	4.5	14	0	0	0	0	0	Good	1
1044	TSCA Tsug; Hemlock-C ...	41.33364	-73.8583	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
1045	BELE Betul; Birch-Swee ...	41.33367	-73.8583	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
1046	QUAL Quer Oak-White ...	41.33371	-73.8582	Open	Good	4.5	27	0	0	0	0	0	Good	1
1047	TSCA Tsug; Hemlock-C ...	41.33376	-73.8582	Open	Good	4.5	8	0	0	0	0	0	Poor	1
1048	ACRU Acer Maple-Red ...	41.33371	-73.8582	Open	Good	4.5	16	0	0	0	0	0	Good	1
1049	BELE Betul; Birch-Swee ...	41.33381	-73.8582	Open	Good	4.5	17	0	0	0	0	0	Good	1
1050	ACRU Acer Maple-Red ...	41.33381	-73.8581	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
1051	QUAL Quer Oak-White ...	41.33389	-73.8581	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
1052	QUAL Quer Oak-White ...	41.33379	-73.858	Open	Good	4.5	8.5	0	0	0	0	0	Good	1

1185	ACRU Acer Maple-Red ...	41.33454	-73.8596	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
1186	CAOV Cary: Hickory-Shi ...	41.33458	-73.8596	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
1187	ACRU Acer Maple-Red ...	41.33461	-73.8596	Open	Good	4.5	10	0	0	0	0	0	Good	1
1188	ACRU Acer Maple-Red ...	41.33456	-73.8597	Open	Good	4.5	8	0	0	0	0	0	Good	1
1189	CAOV Cary: Hickory-Shi ...	41.33459	-73.8597	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
1190	BELE Betul: Birch-Swee ...	41.33456	-73.8598	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
1191	JUVI Junipe Juniper-Eas ...	41.33449	-73.8597	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1192	QUAL Quer Oak-White ...	41.33445	-73.8598	Open	Good	4.5	19	0	0	0	0	0	Good	1
1193	FAGR Fagu: Beech-Ame ...	41.33445	-73.8597	Open	Good	4.5	11	0	0	0	0	0	Good	1
1194	QUAL Quer Oak-White ...	41.33445	-73.8596	Open	Good	4.5	12	0	0	0	0	0	Good	1
1195	QUAL Quer Oak-White ...	41.33451	-73.8596	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1196	ACRU Acer Maple-Red ...	41.33443	-73.8596	Open	Good	4.5	14	0	0	0	0	0	Good	1
1197	ACRU Acer Maple-Red ...	41.3344	-73.8596	Open	Good	4.5	29	0	0	0	0	0	Good	1
1198	BELE Betul: Birch-Swee ...	41.33436	-73.8595	Open	Good	4.5	17	0	0	0	0	0	Good	1
1199	QURU Que Oak-North ...	41.33438	-73.8597	Open	Good	4.5	18	0	0	0	0	0	Good	1
1200	ACRU Acer Maple-Red ...	41.33442	-73.8599	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
1201	ACSA2 Ace: Maple-Sug: ...	41.33482	-73.8571	Open	Good	4.5	16	0	0	0	0	0	Good	1
1202	ACSA2 Ace: Maple-Sug: ...	41.3348	-73.8572	Open	Good	4.5	8	0	0	0	0	0	Good	1
1203	ACSA2 Ace: Maple-Sug: ...	41.33478	-73.8573	Open	Good	4.5	8	0	0	0	0	0	Good	1
1204	ACPL Acer Maple-Nor ...	41.33479	-73.8573	Open	Good	4.5	17	0	0	0	0	0	Good	1
1205	LITU Liriod: Tuliptree ...	41.33478	-73.8571	Open	Good	4.5	18	0	0	0	0	0	Good	1
1206	ACSA2 Ace: Maple-Sug: ...	41.33474	-73.8571	Open	Good	4.5	8	0	0	0	0	0	Good	1
1207	ACRU Acer Maple-Red ...	41.33472	-73.8571	Open	Good	4.5	27	0	0	0	0	0	Good	1
1208	LITU Liriod: Tuliptree ...	41.33469	-73.8572	Open	Good	4.5	8	0	0	0	0	0	Good	1
1209	ACRU Acer Maple-Red ...	41.3347	-73.8572	Open	Good	4.5	11	0	0	0	0	0	Fair	1
1210	ULAM Ulm: Elm-Ameri ...	41.33464	-73.8573	Open	Good	4.5	9	0	0	0	0	0	Fair	1
1211	ACRU Acer Maple-Red ...	41.33469	-73.8573	Open	Good	4.5	12	0	0	0	0	0	Good	1
1212	LITU Liriod: Tuliptree ...	41.33467	-73.8574	Open	Good	4.5	17	0	0	0	0	0	Good	1
1213	ACRU Acer Maple-Red ...	41.33464	-73.8574	Open	Good	4.5	11	0	0	0	0	0	Fair	1
1214	ULAM Ulm: Elm-Ameri ...	41.33465	-73.8574	Open	Good	4.5	8	0	0	0	0	0	Good	1
1215	ACRU Acer Maple-Red ...	41.33467	-73.8575	Open	Good	4.5	22	0	0	0	0	0	Good	1
1216	ACRU Acer Maple-Red ...	41.33471	-73.8575	Open	Good	4.5	8	0	0	0	0	0	Fair	1
1217	ULAM Ulm: Elm-Ameri ...	41.33461	-73.8574	Open	Good	4.5	8	0	0	0	0	0	Good	1
1218	ACRU Acer Maple-Red ...	41.33482	-73.8573	Open	Good	4.5	8	0	0	0	0	0	Good	1
1219	ACSA2 Ace: Maple-Sug: ...	41.33484	-73.8574	Open	Good	4.5	8	0	0	0	0	0	Good	1
1220	CAOV Cary: Hickory-Shi ...	41.33479	-73.8574	Open	Good	4.5	15	0	0	0	0	0	Good	1
1221	ACSA2 Ace: Maple-Sug: ...	41.33483	-73.8574	Open	Good	4.5	8	0	0	0	0	0	Good	1
1222	LITU Liriod: Tuliptree ...	41.33475	-73.8575	Open	Good	4.5	16	0	0	0	0	0	Good	1
1223	LITU Liriod: Tuliptree ...	41.33473	-73.8575	Open	Good	4.5	13	0	0	0	0	0	Good	1
1224	ACSA2 Ace: Maple-Sug: ...	41.33466	-73.8575	Open	Good	4.5	8	0	0	0	0	0	Good	1
1225	ACSA2 Ace: Maple-Sug: ...	41.33478	-73.8575	Open	Good	4.5	26	0	0	0	0	0	Good	1
1226	ACRU Acer Maple-Red ...	41.33475	-73.8576	Open	Good	4.5	9	0	0	0	0	0	Fair	1
1227	ACRU Acer Maple-Red ...	41.33474	-73.8576	Open	Good	4.5	22	0	0	0	0	0	Good	1
1228	ACRU Acer Maple-Red ...	41.33463	-73.8576	Open	Good	4.5	13	0	0	0	0	0	Good	1

1229	ACRU Acer Maple-Red ...	41.33465	-73.8576	Open	Good	4.5	15	0	0	0	0	0	0	Good	1
1230	ACRU Acer Maple-Red ...	41.33458	-73.8574	Open	Good	4.5	24	0	0	0	0	0	0	Fair	1
1231	ACRU Acer Maple-Red ...	41.33453	-73.8573	Open	Good	4.5	14	0	0	0	0	0	0	Fair	1
1232	ACSA2 Acei Maple-Sugi ...	41.33449	-73.8573	Open	Good	4.5	9	0	0	0	0	0	0	Poor	1
1233	PODE Popu Poplar-East ...	41.33445	-73.8574	Open	Good	4.5	17	0	0	0	0	0	0	Fair	1
1234	ACSA2 Acei Maple-Sugi ...	41.33444	-73.8574	Open	Good	4.5	25	0	0	0	0	0	0	Fair	1
1235	ACRU Acer Maple-Red ...	41.3345	-73.8575	Open	Good	4.5	13	0	0	0	0	0	0	Fair	1
1236	ACRU Acer Maple-Red ...	41.33452	-73.8575	Open	Good	4.5	26	0	0	0	0	0	0	Fair	1
1237	ACRU Acer Maple-Red ...	41.33438	-73.8576	Open	Good	4.5	13	12	0	0	0	0	0	Fair	2
1238	ACRU Acer Maple-Red ...	41.33438	-73.8576	Open	Good	4.5	13	0	0	0	0	0	0	Good	1
1239	ACRU Acer Maple-Red ...	41.33439	-73.8574	Open	Good	4.5	13	0	0	0	0	0	0	Good	1
1240	PODE Popu Poplar-East ...	41.33437	-73.8575	Open	Good	4.5	18	0	0	0	0	0	0	Fair	1
1241	ACRU Acer Maple-Red ...	41.33436	-73.8575	Open	Good	4.5	8	0	0	0	0	0	0	Fair	1
1242	ACRU Acer Maple-Red ...	41.33434	-73.8575	Open	Good	4.5	11	0	0	0	0	0	0	Good	1
1243	ACSA2 Acei Maple-Sugi ...	41.33431	-73.8575	Open	Good	4.5	8	0	0	0	0	0	0	Good	1
1244	ACRU Acer Maple-Red ...	41.33425	-73.8575	Open	Good	4.5	8	0	0	0	0	0	0	Fair	1
1245	ACRU Acer Maple-Red ...	41.33422	-73.8575	Open	Good	4.5	17	0	0	0	0	0	0	Good	1
1246	ACRU Acer Maple-Red ...	41.33427	-73.8576	Open	Good	4.5	11	0	0	0	0	0	0	Fair	1
1247	ACRU Acer Maple-Red ...	41.33431	-73.8576	Open	Good	4.5	13	0	0	0	0	0	0	Good	1
1248	ACRU Acer Maple-Red ...	41.3343	-73.8576	Open	Good	4.5	15	0	0	0	0	0	0	Good	1
1249	QUBI Quer Oak-Swamj ...	41.33424	-73.8576	Open	Good	4.5	8	0	0	0	0	0	0	Fair	1
1250	ACRU Acer Maple-Red ...	41.33435	-73.8577	Open	Good	4.5	15	0	0	0	0	0	0	Good	1
1251	LITU Liriodi Tuliptree ...	41.33441	-73.8576	Open	Good	4.5	17	0	0	0	0	0	0	Good	1
1252	CAGL Carye Hickory-Pig ...	41.33446	-73.8577	Open	Good	4.5	17	0	0	0	0	0	0	Good	1
1253	CAGL Carye Hickory-Pig ...	41.33456	-73.8577	Open	Good	4.5	15	0	0	0	0	0	0	Good	1
1254	CAGL Carye Hickory-Pig ...	41.33455	-73.8577	Open	Good	4.5	22	0	0	0	0	0	0	Good	1
1255	CAGL Carye Hickory-Pig ...	41.33472	-73.8577	Open	Good	4.5	18	12	0	0	0	0	0	Good	2
1256	CAGL Carye Hickory-Pig ...	41.33473	-73.8577	Open	Good	4.5	12	8	0	0	0	0	0	Good	2
1257	CAGL Carye Hickory-Pig ...	41.33475	-73.8577	Open	Good	4.5	17	15	0	0	0	0	0	Good	2
1258	ACRU Acer Maple-Red ...	41.33477	-73.8577	Open	Good	4.5	8	0	0	0	0	0	0	Good	1
1259	CAGL Carye Hickory-Pig ...	41.33476	-73.8578	Open	Good	4.5	8	0	0	0	0	0	0	Fair	1
1260	CAGL Carye Hickory-Pig ...	41.33476	-73.8578	Open	Good	4.5	22	0	0	0	0	0	0	Good	1
1261	ACRU Acer Maple-Red ...	41.33468	-73.8577	Open	Good	4.5	13	0	0	0	0	0	0	Good	1
1262	CAOV Carye Hickory-Shi ...	41.33463	-73.8577	Open	Good	4.5	11	0	0	0	0	0	0	Good	1
1263	ACSA2 Acei Maple-Sugi ...	41.33457	-73.8577	Open	Good	4.5	12	0	0	0	0	0	0	Good	1
1264	ACSA2 Acei Maple-Sugi ...	41.33449	-73.8577	Open	Good	4.5	8	0	0	0	0	0	0	Fair	1
1265	ACRU Acer Maple-Red ...	41.33426	-73.8577	Open	Good	4.5	12	0	0	0	0	0	0	Fair	1
1266	BELE Betul Birch-Swee ...	41.33424	-73.8577	Open	Good	4.5	16	0	0	0	0	0	0	Good	1
1267	CAGL Carye Hickory-Pig ...	41.3342	-73.8576	Open	Good	4.5	36	0	0	0	0	0	0	Good	1
1268	ACRU Acer Maple-Red ...	41.33419	-73.8575	Open	Good	4.5	9	0	0	0	0	0	0	Good	1
1269	QURU Que Oak-North ...	41.3341	-73.8576	Open	Good	4.5	18	0	0	0	0	0	0	Good	1
1270	ACSA2 Acei Maple-Sugi ...	41.33414	-73.8577	Open	Good	4.5	12	0	0	0	0	0	0	Good	1
1271	TSCA Tsug Hemlock-C ...	41.33409	-73.8577	Open	Good	4.5	8	0	0	0	0	0	0	Fair	1
1272	ACSA2 Acei Maple-Sugi ...	41.3341	-73.8577	Open	Good	4.5	10	7	0	0	0	0	0	Fair	2

1273	ACRU Acer Maple-Red ...	41.33406	-73.8577	Open	Good	4.5	11	0	0	0	0	0	Good	1
1274	ACRU Acer Maple-Red ...	41.33408	-73.8578	Open	Good	4.5	17	14	0	0	0	0	Fair	2
1275	ACRU Acer Maple-Red ...	41.33403	-73.8578	Open	Good	4.5	12	0	0	0	0	0	Good	1
1276	FAGR Fagu: Beech-Am...	41.33398	-73.8578	Open	Good	4.5	8	0	0	0	0	0	Good	1
1277	BELE Betul: Birch-Swee ...	41.33399	-73.8578	Open	Good	4.5	12	0	0	0	0	0	Good	1
1278	BELE Betul: Birch-Swee ...	41.33394	-73.8578	Open	Good	4.5	8	0	0	0	0	0	Good	1
1279	BELE Betul: Birch-Swee ...	41.33389	-73.8577	Open	Good	4.5	8	0	0	0	0	0	Good	1
1280	BELE Betul: Birch-Swee ...	41.33393	-73.8577	Open	Good	4.5	9	0	0	0	0	0	Good	1
1281	QURU Que Oak-North...	41.33392	-73.8577	Open	Good	4.5	32	0	0	0	0	0	Good	1
1282	ACRU Acer Maple-Red ...	41.334	-73.8577	Open	Good	4.5	10	0	0	0	0	0	Good	1
1283	ACRU Acer Maple-Red ...	41.33405	-73.8577	Open	Good	4.5	16	0	0	0	0	0	Good	1
1284	QUAL Quer Oak-White ...	41.33406	-73.8576	Open	Good	4.5	16	0	0	0	0	0	Good	1
1285	ACRU Acer Maple-Red ...	41.33406	-73.8576	Open	Good	4.5	8	0	0	0	0	0	Fair	1
1286	FAGR Fagu: Beech-Am...	41.33395	-73.8576	Open	Good	4.5	8	0	0	0	0	0	Good	1
1287	QUBI Quer Oak-Swamj...	41.33398	-73.8576	Open	Good	4.5	11	0	0	0	0	0	Good	1
1288	ACRU Acer Maple-Red ...	41.33387	-73.8576	Open	Good	4.5	16	0	0	0	0	0	Fair	1
1289	ACRU Acer Maple-Red ...	41.33393	-73.8578	Open	Good	4.5	12	0	0	0	0	0	Good	1
1290	ACRU Acer Maple-Red ...	41.33385	-73.8577	Open	Good	4.5	10	0	0	0	0	0	Fair	1
1291	BELE Betul: Birch-Swee ...	41.33384	-73.8577	Open	Good	4.5	20	0	0	0	0	0	Good	1
1292	FAGR Fagu: Beech-Am...	41.33379	-73.8576	Open	Good	4.5	22	0	0	0	0	0	Good	1
1293	QUAL Quer Oak-White ...	41.33384	-73.8575	Open	Good	4.5	19	0	0	0	0	0	Good	1
1294	QUBI Quer Oak-Swamj...	41.33377	-73.8575	Open	Good	4.5	13	0	0	0	0	0	Good	1
1295	QURU Que Oak-North...	41.33373	-73.8575	Open	Good	4.5	13	0	0	0	0	0	Good	1
1296	FAGR Fagu: Beech-Am...	41.33372	-73.8576	Open	Good	4.5	14	0	0	0	0	0	Good	1
1297	CAOV Cary: Hickory-Shi...	41.33357	-73.8575	Open	Good	4.5	8	0	0	0	0	0	Poor	1
1298	ACSA2 Acei Maple-Sug...	41.33358	-73.8575	Open	Good	4.5	11	0	0	0	0	0	Good	1
1299	QUAL Quer Oak-White ...	41.33361	-73.8576	Open	Good	4.5	23	0	0	0	0	0	Good	1
1300	ACRU Acer Maple-Red ...	41.3342	-73.8577	Open	Good	4.5	11	0	0	0	0	0	Good	1
1301	TSCA Tsuga Hemlock-C...	41.33441	-73.859	Open	Good	4.5	8	0	0	0	0	0	Poor	1
1302	BELE Betul: Birch-Swee ...	41.33448	-73.8591	Open	Good	4.5	12	0	0	0	0	0	Good	1
1303	TSCA Tsuga Hemlock-C...	41.33452	-73.8592	Open	Good	4.5	9	0	0	0	0	0	Poor	1
1304	CAOV Cary: Hickory-Shi...	41.33433	-73.8592	Open	Good	4.5	18	0	0	0	0	0	Good	1
1305	FAGR Fagu: Beech-Am...	41.3343	-73.8593	Open	Good	4.5	10	0	0	0	0	0	Good	1
1306	QURU Que Oak-North...	41.33433	-73.8593	Open	Good	4.5	25	0	0	0	0	0	Good	1
1307	BELE Betul: Birch-Swee ...	41.33434	-73.8593	Open	Good	4.5	20	0	0	0	0	0	Good	1
1308	ACRU Acer Maple-Red ...	41.33427	-73.8592	Open	Good	4.5	15	0	0	0	0	0	Good	1
1309	FAGR Fagu: Beech-Am...	41.33422	-73.8592	Open	Good	4.5	12	0	0	0	0	0	Good	1
1310	FAGR Fagu: Beech-Am...	41.33418	-73.8591	Open	Good	4.5	21	0	0	0	0	0	Good	1
1311	QURU Que Oak-North...	41.33425	-73.8591	Open	Good	4.5	21	0	0	0	0	0	Good	1
1312	TSCA Tsuga Hemlock-C...	41.33423	-73.8591	Open	Good	4.5	10	0	0	0	0	0	Poor	1
1313	QUBI Quer Oak-Swamj...	41.33419	-73.859	Open	Good	4.5	18	0	0	0	0	0	Good	1
1314	QUCO Que Oak-Scarlet...	41.33421	-73.859	Open	Good	4.5	19	0	0	0	0	0	Fair	1
1315	TSCA Tsuga Hemlock-C...	41.33427	-73.859	Open	Good	4.5	8	0	0	0	0	0	Poor	1
1316	QUBI Quer Oak-Swamj...	41.33418	-73.859	Open	Good	4.5	16	0	0	0	0	0	Fair	1

1801	BELE Betul; Birch-Swee ...	41.33396	-73.861	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
1802	FAGR Fagu; Beech-Amc ...	41.334	-73.861	Open	Good	4.5	8	0	0	0	0	0	Good	1
1803	BELE Betul; Birch-Swee ...	41.33398	-73.861	Open	Good	4.5	14.5	0	0	0	0	0	Good	1
1804	BELE Betul; Birch-Swee ...	41.33401	-73.861	Open	Good	4.5	11	10.5	0	0	0	0	Good	2
1805	BELE Betul; Birch-Swee ...	41.33396	-73.8609	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
1806	QUAL Quer Oak-White ...	41.33408	-73.8611	Open	Good	4.5	18	0	0	0	0	0	Good	1
1807	BELE Betul; Birch-Swee ...	41.33408	-73.8612	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
1808	BELE Betul; Birch-Swee ...	41.33414	-73.8612	Open	Good	4.5	10	0	0	0	0	0	Good	1
1809	BELE Betul; Birch-Swee ...	41.3339	-73.8611	Open	Good	4.5	13.5	9	0	0	0	0	Good	2
1810	BELE Betul; Birch-Swee ...	41.3339	-73.8612	Open	Good	4.5	13	8	0	0	0	0	Good	2
1811	BELE Betul; Birch-Swee ...	41.33395	-73.8611	Open	Good	4.5	14.5	8.5	0	0	0	0	Good	2
1812	BELE Betul; Birch-Swee ...	41.33399	-73.8612	Open	Good	4.5	12	0	0	0	0	0	Good	1
1813	BELE Betul; Birch-Swee ...	41.33402	-73.8612	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
1814	BELE Betul; Birch-Swee ...	41.33408	-73.8612	Open	Good	4.5	13	0	0	0	0	0	Good	1
1815	BELE Betul; Birch-Swee ...	41.33412	-73.8612	Open	Good	4.5	15	0	0	0	0	0	Good	1
1816	BELE Betul; Birch-Swee ...	41.33415	-73.8612	Open	Good	4.5	9	0	0	0	0	0	Good	1
1817	BELE Betul; Birch-Swee ...	41.33416	-73.8612	Open	Good	4.5	8	0	0	0	0	0	Good	1
1818	FAGR Fagu; Beech-Amc ...	41.3342	-73.8613	Open	Good	4.5	9	0	0	0	0	0	Good	1
1819	QUAL Quer Oak-White ...	41.33419	-73.8613	Open	Good	4.5	19	0	0	0	0	0	Good	1
1820	BELE Betul; Birch-Swee ...	41.33417	-73.8613	Open	Good	4.5	20.5	0	0	0	0	0	Good	1
1821	QUAL Quer Oak-White ...	41.33416	-73.8613	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1822	BELE Betul; Birch-Swee ...	41.33426	-73.8614	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
1823	BELE Betul; Birch-Swee ...	41.3342	-73.8614	Open	Good	4.5	10	0	0	0	0	0	Good	1
1824	BELE Betul; Birch-Swee ...	41.33426	-73.8614	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
1825	FAGR Fagu; Beech-Amc ...	41.33432	-73.8614	Open	Good	4.5	22	0	0	0	0	0	Good	1
1826	CAGL Cary; Hickory-Pig ...	41.33436	-73.8614	Open	Good	4.5	15	0	0	0	0	0	Good	1
1827	CAGL Cary; Hickory-Pig ...	41.33436	-73.8615	Open	Good	4.5	10	0	0	0	0	0	Good	1
1828	ACSA2 Ace; Maple-Sug; ...	41.33432	-73.8616	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
1829	CAGL Cary; Hickory-Pig ...	41.33431	-73.8615	Open	Good	4.5	16	0	0	0	0	0	Good	1
1830	FAGR Fagu; Beech-Amc ...	41.33423	-73.8614	Open	Good	4.5	10	0	0	0	0	0	Good	1
1831	FAGR Fagu; Beech-Amc ...	41.33426	-73.8615	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
1832	FAGR Fagu; Beech-Amc ...	41.33421	-73.8615	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
1833	BELE Betul; Birch-Swee ...	41.33413	-73.8615	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
1834	BELE Betul; Birch-Swee ...	41.33411	-73.8616	Open	Good	4.5	21	19	0	0	0	0	Good	2
1835	BELE Betul; Birch-Swee ...	41.334	-73.8616	Open	Good	4.5	9	0	0	0	0	0	Good	1
1836	BELE Betul; Birch-Swee ...	41.33397	-73.8615	Open	Good	4.5	20	0	0	0	0	0	Good	1
1837	QURU Que Oak-North ...	41.33395	-73.8615	Open	Good	4.5	21	0	0	0	0	0	Good	1
1838	BELE Betul; Birch-Swee ...	41.33403	-73.8616	Open	Good	4.5	10	0	0	0	0	0	Good	1
1839	FAGR Fagu; Beech-Amc ...	41.33393	-73.8615	Open	Good	4.5	9	0	0	0	0	0	Good	1
1840	BELE Betul; Birch-Swee ...	41.33389	-73.8614	Open	Good	4.5	13	0	0	0	0	0	Good	1
1841	BELE Betul; Birch-Swee ...	41.33392	-73.8614	Open	Good	4.5	35	0	0	0	0	0	Good	1
1842	BELE Betul; Birch-Swee ...	41.334	-73.8615	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
1843	FAGR Fagu; Beech-Amc ...	41.33412	-73.8615	Open	Good	4.5	9	0	0	0	0	0	Good	1
1844	BELE Betul; Birch-Swee ...	41.33413	-73.8614	Open	Good	4.5	12.5	0	0	0	0	0	Good	1

1845	BELE	Betuli	Birch-Swee ...	41.33412	-73.8614	Open	Good	4.5	13	6.5	6	0	0	0	Good	3
1846	FAGR	Fagu:	Beech-Amc ...	41.3342	-73.8614	Open	Good	4.5	16	0	0	0	0	0	Good	1
1847	BELE	Betuli	Birch-Swee ...	41.33415	-73.8613	Open	Good	4.5	10	0	0	0	0	0	Good	1
1848	BELE	Betuli	Birch-Swee ...	41.3341	-73.8613	Open	Good	4.5	14	0	0	0	0	0	Good	1
1849	BELE	Betuli	Birch-Swee ...	41.33407	-73.8614	Open	Good	4.5	12	0	0	0	0	0	Good	1
1850	QURU	Que	Oak-Northr ...	41.33408	-73.8613	Open	Good	4.5	18	0	0	0	0	0	Good	1
1851	BELE	Betuli	Birch-Swee ...	41.33407	-73.8614	Open	Good	4.5	8	0	0	0	0	0	Good	1
1852	FAGR	Fagu:	Beech-Amc ...	41.334	-73.8614	Open	Good	4.5	8	0	0	0	0	0	Good	1
1853	BELE	Betuli	Birch-Swee ...	41.33404	-73.8614	Open	Good	4.5	11	0	0	0	0	0	Good	1
1854	BELE	Betuli	Birch-Swee ...	41.33404	-73.8613	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1855	BELE	Betuli	Birch-Swee ...	41.334	-73.8613	Open	Good	4.5	8	0	0	0	0	0	Good	1
1856	BELE	Betuli	Birch-Swee ...	41.33401	-73.8613	Open	Good	4.5	11	0	0	0	0	0	Good	1
1857	BELE	Betuli	Birch-Swee ...	41.33398	-73.8613	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1858	BELE	Betuli	Birch-Swee ...	41.33401	-73.8613	Open	Good	4.5	15	13	0	0	0	0	Good	2
1859	BELE	Betuli	Birch-Swee ...	41.334	-73.8612	Open	Good	4.5	15.5	0	0	0	0	0	Good	1
1860	BELE	Betuli	Birch-Swee ...	41.33395	-73.8613	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
1861	BELE	Betuli	Birch-Swee ...	41.33397	-73.8613	Open	Good	4.5	9	0	0	0	0	0	Good	1
1862	BELE	Betuli	Birch-Swee ...	41.33389	-73.8613	Open	Good	4.5	10	8	0	0	0	0	Good	2
1863	BELE	Betuli	Birch-Swee ...	41.33381	-73.8613	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1864	QURU	Que	Oak-Northr ...	41.33385	-73.8613	Open	Good	4.5	20.5	0	0	0	0	0	Good	1
1865	BELE	Betuli	Birch-Swee ...	41.3337	-73.8613	Open	Good	4.5	14	0	0	0	0	0	Good	1
1866	BELE	Betuli	Birch-Swee ...	41.33376	-73.8613	Open	Good	4.5	12	0	0	0	0	0	Good	1
1867	BELE	Betuli	Birch-Swee ...	41.33377	-73.8613	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1868	BELE	Betuli	Birch-Swee ...	41.33374	-73.8614	Open	Good	4.5	14	0	0	0	0	0	Good	1
1869	FAGR	Fagu:	Beech-Amc ...	41.33383	-73.8613	Open	Good	4.5	9	0	0	0	0	0	Good	1
1870	QURU	Que	Oak-Northr ...	41.33362	-73.8613	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
1871	BELE	Betuli	Birch-Swee ...	41.33364	-73.8613	Open	Good	4.5	8	0	0	0	0	0	Good	1
1872	TSCA	Tsuga	Hemlock-C ...	41.33369	-73.8613	Open	Good	4.5	11	0	0	0	0	0	Good	1
1873	QURU	Que	Oak-Northr ...	41.33371	-73.8614	Open	Good	4.5	20.5	0	0	0	0	0	Good	1
1874	BELE	Betuli	Birch-Swee ...	41.33369	-73.8613	Open	Good	4.5	9	0	0	0	0	0	Good	1
1875	BELE	Betuli	Birch-Swee ...	41.33375	-73.8614	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
1876	BELE	Betuli	Birch-Swee ...	41.33382	-73.8614	Open	Good	4.5	11	0	0	0	0	0	Good	1
1877	BELE	Betuli	Birch-Swee ...	41.33382	-73.8614	Open	Good	4.5	8	0	0	0	0	0	Good	1
1878	BELE	Betuli	Birch-Swee ...	41.33386	-73.8614	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1879	BELE	Betuli	Birch-Swee ...	41.33382	-73.8614	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1880	BELE	Betuli	Birch-Swee ...	41.33383	-73.8615	Open	Good	4.5	8	0	0	0	0	0	Good	1
1881	BELE	Betuli	Birch-Swee ...	41.33373	-73.8615	Open	Good	4.5	9	0	0	0	0	0	Good	1
1882	BELE	Betuli	Birch-Swee ...	41.3337	-73.8615	Open	Good	4.5	9	0	0	0	0	0	Good	1
1883	BELE	Betuli	Birch-Swee ...	41.33375	-73.8615	Open	Good	4.5	12	0	0	0	0	0	Good	1
1884	BELE	Betuli	Birch-Swee ...	41.33376	-73.8615	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
1885	BELE	Betuli	Birch-Swee ...	41.33373	-73.8614	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1886	BELE	Betuli	Birch-Swee ...	41.33372	-73.8614	Open	Good	4.5	11	0	0	0	0	0	Good	1
1887	BELE	Betuli	Birch-Swee ...	41.33367	-73.8615	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1888	BELE	Betuli	Birch-Swee ...	41.33367	-73.8615	Open	Good	4.5	13.5	0	0	0	0	0	Good	1

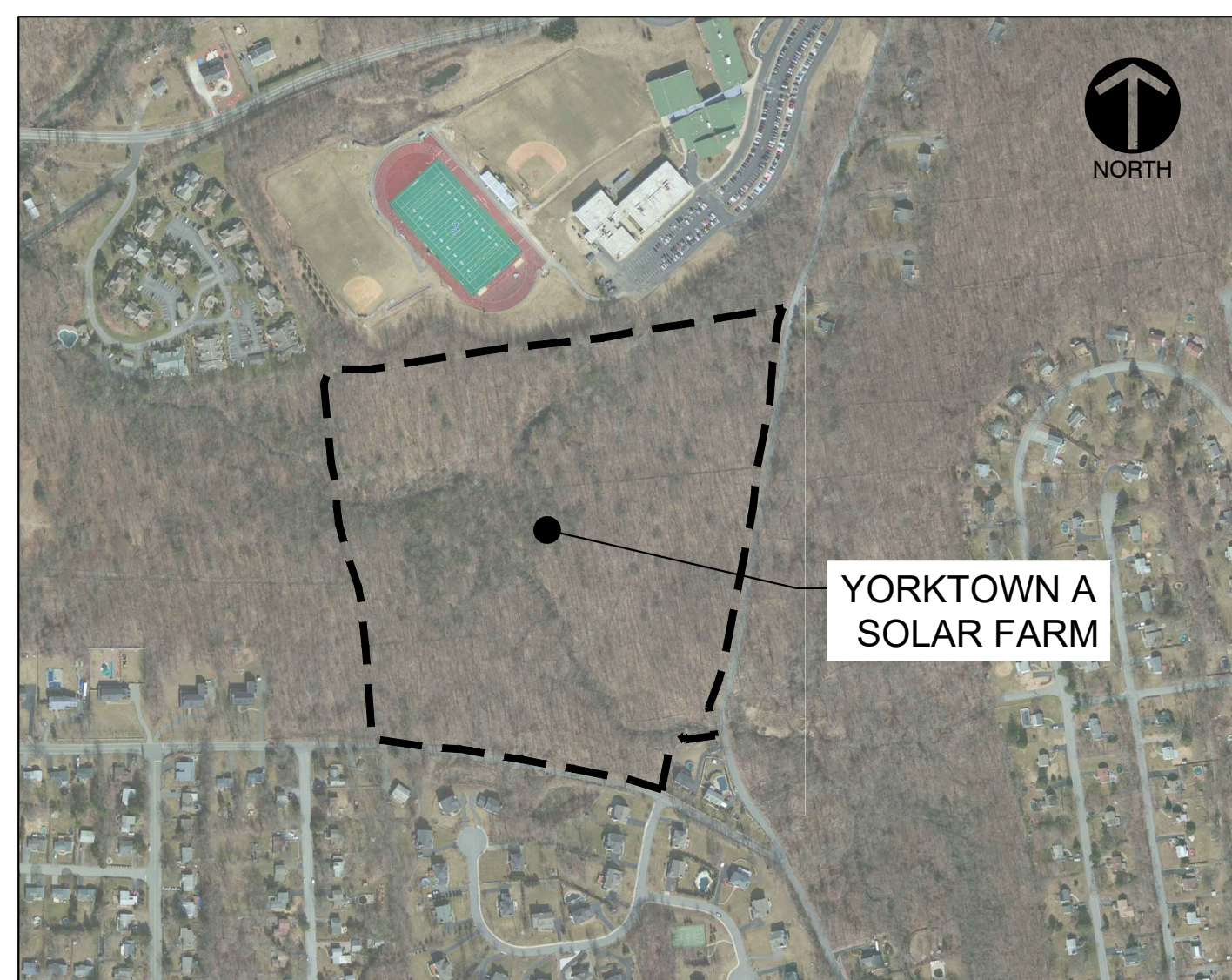
1889	QURU Que Oak-North...	41.33357	-73.8614	Open	Good	4.5	19	0	0	0	0	0	Good	1
1890	BELE Betul; Birch-Swee ...	41.33361	-73.8615	Open	Good	4.5	11	0	0	0	0	0	Good	1
1891	BELE Betul; Birch-Swee ...	41.33362	-73.8615	Open	Good	4.5	8	6	0	0	0	0	Good	2
1892	BELE Betul; Birch-Swee ...	41.33368	-73.8615	Open	Good	4.5	9	0	0	0	0	0	Good	1
1893	ACRU Acer Maple-Red ...	41.33366	-73.8615	Open	Good	4.5	11	0	0	0	0	0	Good	1
1894	QUAL Quer Oak-White ...	41.33365	-73.8616	Open	Good	4.5	12.5	0	0	0	0	0	Good	1
1895	QURU Que Oak-North...	41.33377	-73.8616	Open	Good	4.5	18	0	0	0	0	0	Good	1
1896	QUAL Quer Oak-White ...	41.33386	-73.8615	Open	Good	4.5	13.5	0	0	0	0	0	Good	1
1897	QUAL Quer Oak-White ...	41.33376	-73.8616	Open	Good	4.5	198	0	0	0	0	0	Good	1
1898	BELE Betul; Birch-Swee ...	41.33385	-73.8615	Open	Good	4.5	8.5	7	0	0	0	0	Good	2
1899	BELE Betul; Birch-Swee ...	41.33392	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1900	BELE Betul; Birch-Swee ...	41.3339	-73.8616	Open	Good	4.5	17	10.5	0	0	0	0	Good	2
1901	BELE Betul; Birch-Swee ...	41.33422	-73.8616	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
1902	ACSA2 Ace; Maple-Sug; ...	41.33419	-73.8616	Open	Good	4.5	8	0	0	0	0	0	Good	1
1903	QUAL Quer Oak-White ...	41.3341	-73.8617	Open	Good	4.5	23.5	0	0	0	0	0	Good	1
1904	BELE Betul; Birch-Swee ...	41.3341	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1905	BELE Betul; Birch-Swee ...	41.3341	-73.8616	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1906	FAGR Fagu; Beech-Ame ...	41.33406	-73.8616	Open	Good	4.5	9	0	0	0	0	0	Good	1
1907	BELE Betul; Birch-Swee ...	41.33404	-73.8617	Open	Good	4.5	11	0	0	0	0	0	Good	1
1908	BELE Betul; Birch-Swee ...	41.33397	-73.8617	Open	Good	4.5	22.5	0	0	0	0	0	Good	1
1909	FAGR Fagu; Beech-Ame ...	41.33398	-73.8617	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1910	BELE Betul; Birch-Swee ...	41.33393	-73.8617	Open	Good	4.5	12	0	0	0	0	0	Good	1
1911	QURU Que Oak-North...	41.33397	-73.8618	Open	Good	4.5	23.5	0	0	0	0	0	Good	1
1912	QUAL Quer Oak-White ...	41.3339	-73.8618	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
1913	BELE Betul; Birch-Swee ...	41.33385	-73.8618	Open	Good	4.5	17	0	0	0	0	0	Good	1
1914	BELE Betul; Birch-Swee ...	41.33383	-73.8618	Open	Good	4.5	12	0	0	0	0	0	Good	1
1915	QURU Que Oak-North...	41.3338	-73.8618	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
1916	BELE Betul; Birch-Swee ...	41.3338	-73.8617	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
1917	FAGR Fagu; Beech-Ame ...	41.33383	-73.8617	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
1918	BELE Betul; Birch-Swee ...	41.33386	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1919	BELE Betul; Birch-Swee ...	41.33383	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1920	BELE Betul; Birch-Swee ...	41.33374	-73.8617	Open	Good	4.5	13	0	0	0	0	0	Good	1
1921	BELE Betul; Birch-Swee ...	41.33371	-73.8616	Open	Good	4.5	12	0	0	0	0	0	Good	1
1922	BELE Betul; Birch-Swee ...	41.33371	-73.8617	Open	Good	4.5	9.5	5	0	0	0	0	Good	1
1923	BELE Betul; Birch-Swee ...	41.33378	-73.8617	Open	Good	4.5	20	0	0	0	0	0	Good	1
1924	BELE Betul; Birch-Swee ...	41.33372	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1925	BELE Betul; Birch-Swee ...	41.33371	-73.8618	Open	Good	4.5	8	0	0	0	0	0	Good	1
1926	TSCA Tsug; Hemlock-C ...	41.33371	-73.8618	Open	Good	4.5	11	0	0	0	0	0	Good	1
1927	FAGR Fagu; Beech-Ame ...	41.33368	-73.8617	Open	Good	4.5	11	0	0	0	0	0	Good	1
1928	CAGL Cary; Hickory-Pig ...	41.33365	-73.8618	Open	Good	4.5	13	12.5	9	0	0	0	Good	3
1929	BELE Betul; Birch-Swee ...	41.33365	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1930	BELE Betul; Birch-Swee ...	41.3341	-73.8618	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
1931	BELE Betul; Birch-Swee ...	41.33414	-73.8618	Open	Good	4.5	32	0	0	0	0	0	Good	1
1932	BELE Betul; Birch-Swee ...	41.33405	-73.8618	Open	Good	4.5	16	0	0	0	0	0	Good	1

1933	FAGR Fagu: Beech-Ame ...	41.33404	-73.862	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
1934	ACSA2 Acei Maple-Sugi ...	41.3342	-73.8619	Open	Good	4.5	17	0	0	0	0	0	Good	1
1935	FAGR Fagu: Beech-Ame ...	41.33408	-73.8617	Open	Good	4.5	10.5	4	0	0	0	0	Good	2
1936	BELE Betuli Birch-Swee ...	41.33413	-73.8617	Open	Good	4.5	19.5	0	0	0	0	0	Good	1
1937	ACSA2 Acei Maple-Sugi ...	41.33425	-73.8617	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
1938	ACSA2 Acei Maple-Sugi ...	41.33432	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1939	QURU Que Oak-North ...	41.33432	-73.8618	Open	Good	4.5	14	0	0	0	0	0	Good	1
1940	QURU Que Oak-North ...	41.33427	-73.8618	Open	Good	4.5	23.5	0	0	0	0	0	Good	1
1941	CAGL Cary: Hickory-Pig ...	41.3343	-73.8619	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
1942	TSCA Tsuga Hemlock-C ...	41.33437	-73.8618	Open	Good	4.5	9.5	0	0	0	0	0	Good	1
1943	FAGR Fagu: Beech-Ame ...	41.33438	-73.8618	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1944	CAGL Cary: Hickory-Pig ...	41.33438	-73.8618	Open	Good	4.5	8	0	0	0	0	0	Good	1
1945	CAGL Cary: Hickory-Pig ...	41.33443	-73.8618	Open	Good	4.5	14	0	0	0	0	0	Good	1
1946	CAGL Cary: Hickory-Pig ...	41.33443	-73.8617	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
1947	FAGR Fagu: Beech-Ame ...	41.3344	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1948	CAGL Cary: Hickory-Pig ...	41.33436	-73.8617	Open	Good	4.5	16.5	0	0	0	0	0	Good	1
1949	CAGL Cary: Hickory-Pig ...	41.33426	-73.8618	Open	Good	4.5	18	0	0	0	0	0	Good	1
1950	QURU Que Oak-North ...	41.33429	-73.8617	Open	Good	4.5	23	0	0	0	0	0	Good	1
1951	BELE Betuli Birch-Swee ...	41.33433	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1952	FAGR Fagu: Beech-Ame ...	41.33429	-73.8617	Open	Good	4.5	8	0	0	0	0	0	Good	1
1953	CAGL Cary: Hickory-Pig ...	41.33424	-73.8617	Open	Good	4.5	19	14	0	0	0	0	Good	2
1954	FAGR Fagu: Beech-Ame ...	41.3343	-73.8617	Open	Good	4.5	11.5	0	0	0	0	0	Good	1
1955	CAGL Cary: Hickory-Pig ...	41.33434	-73.8617	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
1956	CAGL Cary: Hickory-Pig ...	41.33437	-73.8617	Open	Good	4.5	12	0	0	0	0	0	Good	1
1957	ACRU Acer Maple-Red ...	41.33441	-73.8616	Open	Good	4.5	9	0	0	0	0	0	Good	1
1958	CAGL Cary: Hickory-Pig ...	41.33444	-73.8616	Open	Good	4.5	8	0	0	0	0	0	Good	1
1959	CAGL Cary: Hickory-Pig ...	41.33438	-73.8616	Open	Good	4.5	18	0	0	0	0	0	Good	1
1960	QUAL Quer Oak-White ...	41.33356	-73.8573	Open	Good	4.5	19.5	16	0	0	0	0	Good	2
1961	BELE Betuli Birch-Swee ...	41.33355	-73.8573	Open	Good	4.5	15	0	0	0	0	0	Good	1
1962	QUAL Quer Oak-White ...	41.33345	-73.8573	Open	Good	4.5	17.5	0	0	0	0	0	Good	1
1963	QUAL Quer Oak-White ...	41.33336	-73.8573	Open	Good	4.5	29	0	0	0	0	0	Good	1
1964	BELE Betuli Birch-Swee ...	41.3334	-73.8573	Open	Good	4.5	9	7	5	0	0	0	Good	3
1965	BELE Betuli Birch-Swee ...	41.33329	-73.8573	Open	Good	4.5	10.5	0	0	0	0	0	Good	1
1966	QURU Que Oak-North ...	41.33323	-73.8573	Open	Good	4.5	24.5	20	0	0	0	0	Good	2
1967	FAGR Fagu: Beech-Ame ...	41.33323	-73.8573	Open	Good	4.5	8.5	0	0	0	0	0	Good	1
1968	BELE Betuli Birch-Swee ...	41.33327	-73.8573	Open	Good	4.5	9	6.5	0	0	0	0	Good	2
1969	QURU Que Oak-North ...	41.33334	-73.8573	Open	Good	4.5	15	0	0	0	0	0	Good	1
1970	QURU Que Oak-North ...	41.33344	-73.8573	Open	Good	4.5	11	0	0	0	0	0	Good	1
1971	ACRU Acer Maple-Red ...	41.33345	-73.8573	Open	Good	4.5	8	0	0	0	0	0	Good	1
1972	ACSA2 Acei Maple-Sugi ...	41.33348	-73.8574	Open	Good	4.5	18.5	0	0	0	0	0	Good	1
1973	QUAL Quer Oak-White ...	41.3335	-73.8573	Open	Good	4.5	8	0	0	0	0	0	Good	1
1974	CAOV Cary: Hickory-Shi ...	41.33357	-73.8573	Open	Good	4.5	11	0	0	0	0	0	Good	1
1975	ACRU Acer Maple-Red ...	41.33352	-73.8574	Open	Good	4.5	15	0	0	0	0	0	Good	1
1976	CAOV Cary: Hickory-Shi ...	41.33355	-73.8575	Open	Good	4.5	12	0	0	0	0	0	Good	1

CON EDISON CLEAN ENERGY BUSINESSES, INC.

YORKTOWN A SOLAR FARM SITE PLANS

FOOTHILL STREET
TOWN OF YORKTOWN



LOCATION MAP
1"=500'

SHEET INDEX			
C000	SHEET 1 OF	12	COVER SHEET
C001	SHEET 2 OF	12	OVERALL SITE PLAN
C002	SHEET 3 OF	12	SITE PLAN
C003	SHEET 4 OF	12	GRADING / SWPPP PLAN
C004	SHEET 5 OF	12	DETAILED GRADING PLAN
C005	SHEET 6 OF	12	DRIVEWAY DETAILS
C006	SHEET 7 OF	12	LANDSCAPING & PLANTING FOR MITIGATION PLAN
C007	SHEET 8 OF	12	GENERAL NOTES
C008	SHEET 9 OF	12	EROSION & SEDIMENT CONTROL DETAILS
C009	SHEET 10 OF	12	EROSION & SEDIMENT CONTROL DETAILS
C010	SHEET 11 OF	12	SITE DETAILS
C011	SHEET 12 OF	12	CONSTRUCTION DETAILS

PROJECT INFORMATION:

LATITUDE: 41.333 N
 LONGITUDE: 73.859 W
 TOWN: YORKTOWN
 COUNTY: WESTCHESTER
 STATE: NEW YORK

PROJECT OWNER/APPLICANT:

CON EDISON CLEAN ENERGY BUSINESSES, INC.
 100 SUMMIT LAKE DRIVE
 VALHALLA, NY 10595
 PH: (973) 600-4328
 CONTACT: JOE SHANAHAN

PREPARED BY:

BERGMANN
 2 WINNERS CIRCLE, SUITE 102
 ALBANY, NY 12205
 PH: (518) 862-0325
 CONTACT: ERIC REDDING, P.E.

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YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
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NEW YORK

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ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595



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OCTOBER 27, 2020	AS NOTED
Project Number:	14847.00

COVER SHEET

C000

YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

**CON EDISON CLEAN
ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

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Date Issued: OCTOBER 27, 2020	Scale: 1"=100'
Project Number: 14847.00	

OVERALL SITE PLAN

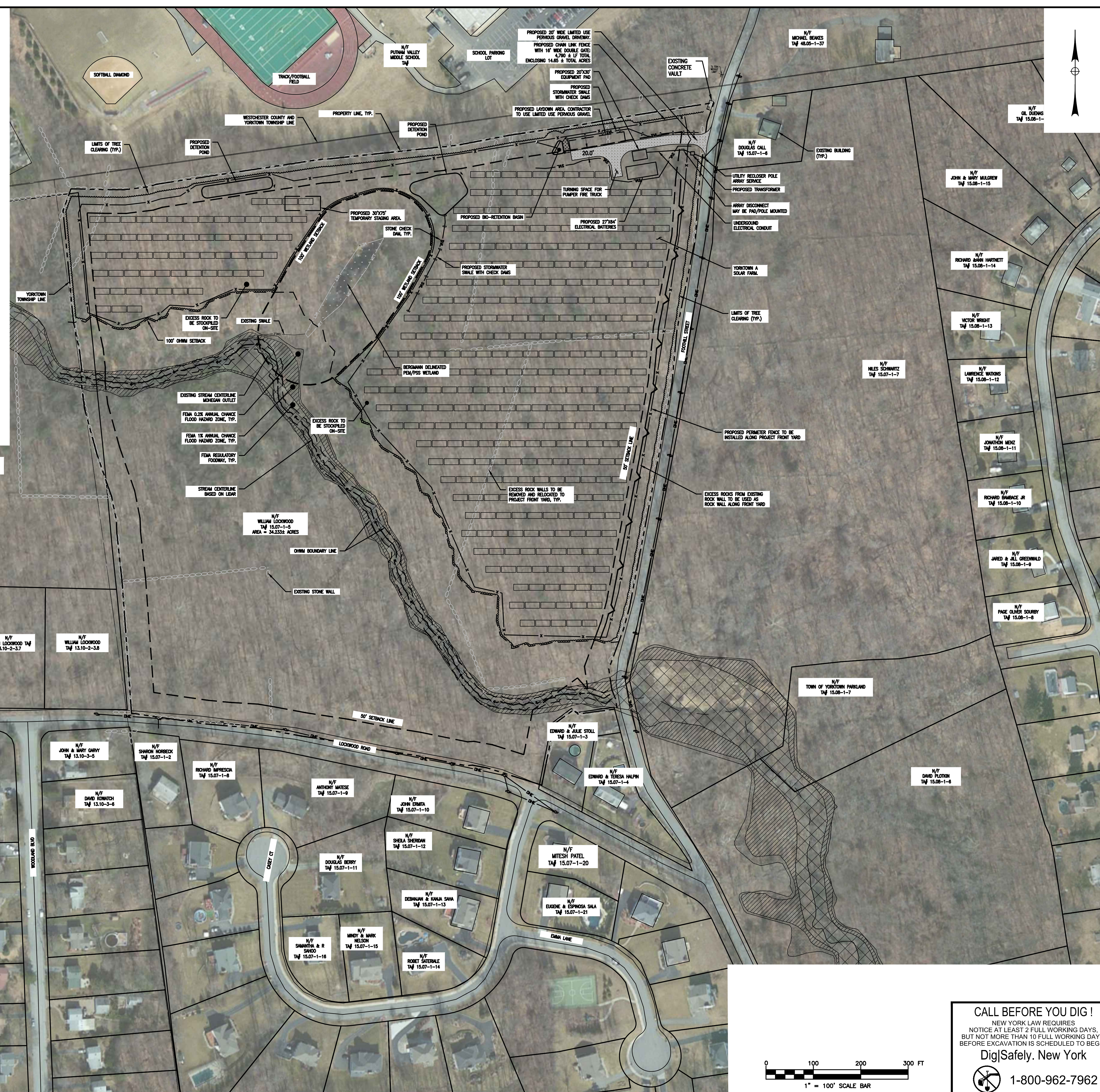
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C001

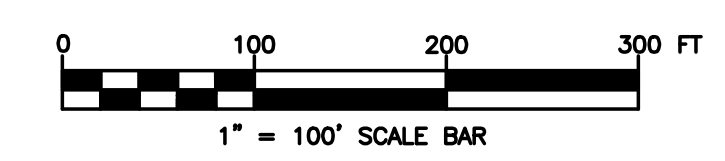
2 of 12

LEGEND:

	PROPERTY LINE SETBACK - 50 FEET
	PROPERTY/R.O.W. LINE
	EXISTING LOT LINE ADJUSTMENT
	PROPOSED GRAVEL DRIVEWAY
	FEMA 1% ANNUAL CHANCE FLOOD HAZARD
	FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
	EXISTING FEMA REGULATORY FLOODWAY
	EXISTING ROAD
	ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
	FENCE LINE
	CONTOUR - MAJOR
	CONTOUR - MINOR
	EXISTING VEGETATION
	EXISTING ROCK WALL
	PROPOSED LIMITS OF TREE CLEARING
	BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
	STREAM CENTERLINE
	100' WETLAND BUFFER
	PROPOSED ROCK WALL
	PROPOSED SCREENING TREES
	PROPOSED SWALE



SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-40" RESIDENTIAL ZONING DISTRICT.		
PROPOSED USE: SOLAR		
PARCEL 15.07-1-5		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: CON EDISON CLEAN ENERGY BUSINESSES, INC. 100 SUMMIT LAKE DRIVE VALHALLA NY, 10595 (978) 888-4088	OWNER(S) OF RECORD: WILLIAM LOCKWOOD	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	2 AC.	34.2± AC.
MIN. LOT WIDTH	150 FT	1,011± FT
MIN. LOT DEPTH	150 FT	1,114± FT
MIN. SIDE YARD SETBACK	50 FT	60± FT
MIN. FRONT YARD SETBACK	50 FT	55± FT
MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. HEIGHT	15 FT	9± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	11.3± %



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YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

**CON EDISON CLEAN
ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

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Project Number:		Scale:	
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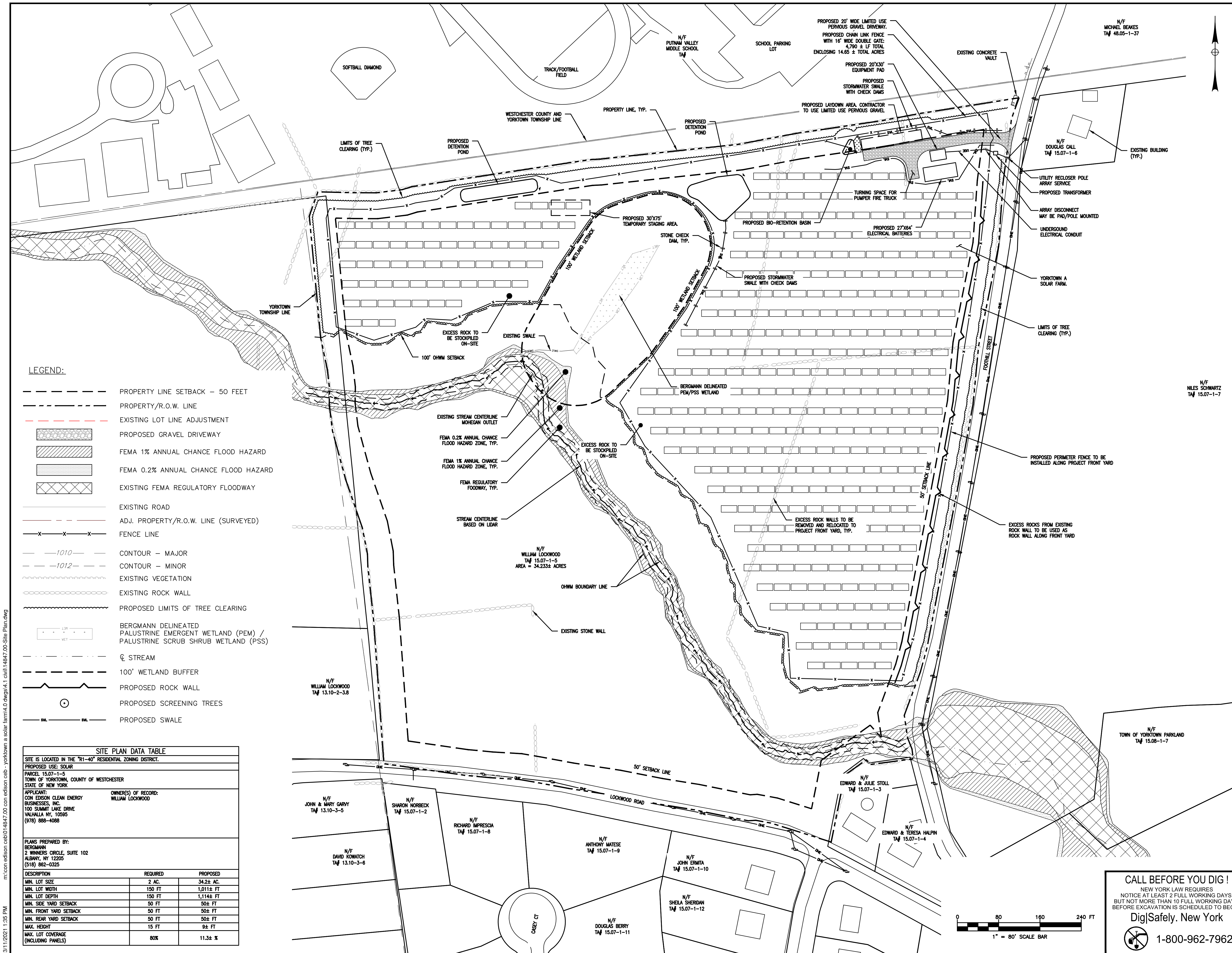
SITE PLAN

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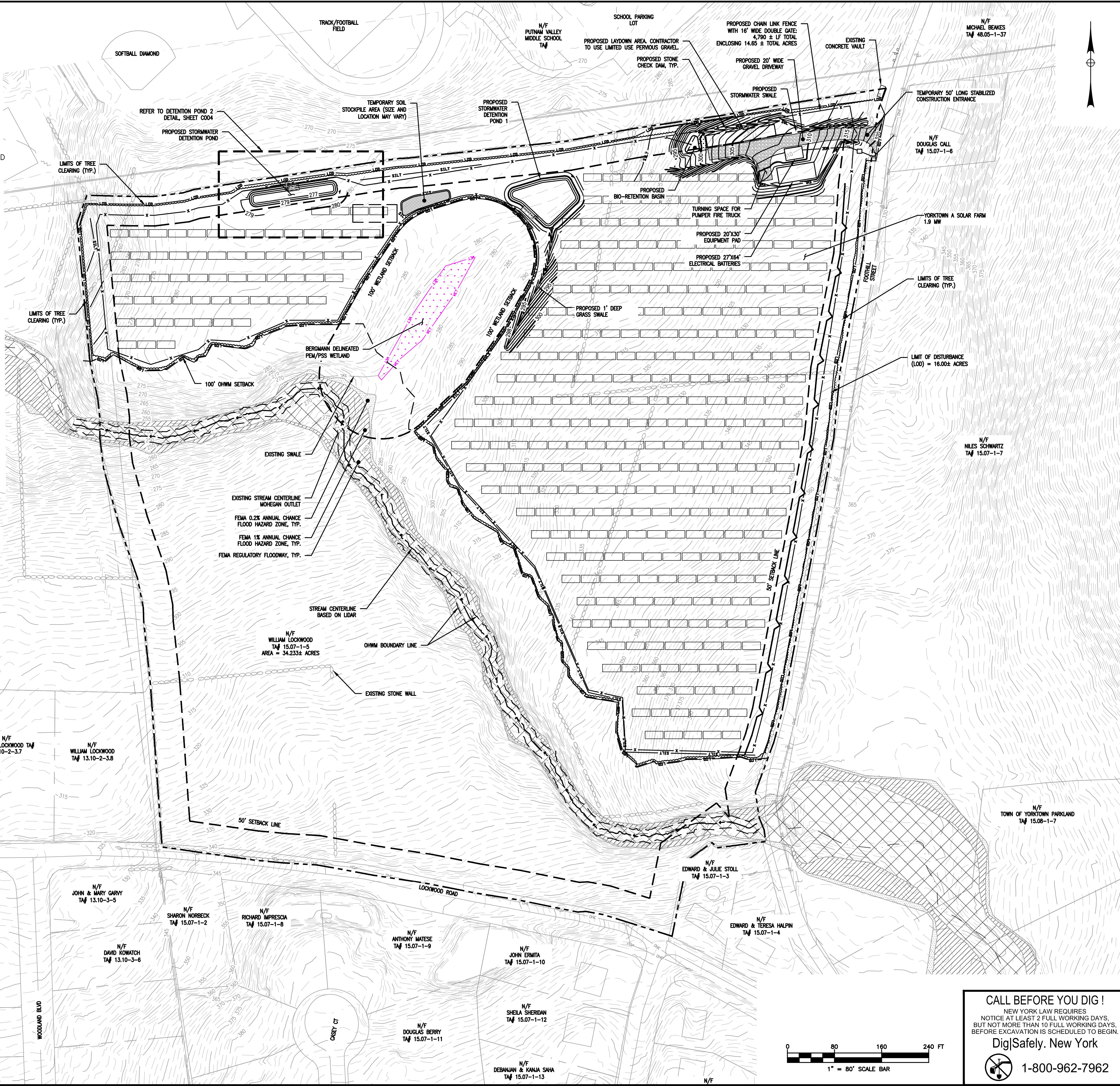
LEGEND:

- PROPERTY LINE SETBACK - 50 FEET
- PROPERTY/R.O.W. LINE
- EXISTING LOT LINE ADJUSTMENT
- [Pattern] PROPOSED GRAVEL DRIVEWAY
- [Pattern] FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- [Pattern] FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- [Pattern] EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- x-x-x- FENCE LINE
- 1010--- CONTOUR - MAJOR
- 1012--- CONTOUR - MINOR
- EXISTING VEGETATION
- EXISTING ROCK WALL
- PROPOSED LIMITS OF TREE CLEARING
- [Pattern] BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- Q STREAM
- 100' WETLAND BUFFER
- PROPOSED ROCK WALL
- PROPOSED SCREENING TREES
- SW --- SW --- PROPOSED SWALE

SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-40" RESIDENTIAL ZONING DISTRICT.		
PROPOSED USE: SOLAR		
PARCEL: 15.07-1-5		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: CON EDISON CLEAN ENERGY BUSINESSES, INC. 100 SUMMIT LAKE DRIVE VALHALLA NY, 10595 (978) 888-4088	OWNER(S) OF RECORD: WILLIAM LOCKWOOD	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	2 AC.	34.2± AC.
MIN. LOT WIDTH	150 FT	1,011± FT
MIN. LOT DEPTH	150 FT	1,114± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
MIN. FRONT YARD SETBACK	50 FT	50± FT
MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. HEIGHT	15 FT	9± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	11.3± %

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- LEGEND:**
- PROPERTY LINE SETBACK - 50 FEET
 - PROPERTY/R.O.W. LINE (SURVEYED)
 - - - EXISTING LOT LINE ADJUSTMENT
 - [Pattern] PROPOSED GRAVEL DRIVEWAY
 - [Pattern] PROPOSED ASPHALT PAVEMENT
 - [Pattern] FEMA 1% ANNUAL CHANCE FLOOD HAZARD
 - [Pattern] FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
 - [Pattern] EXISTING FEMA REGULATORY FLOODWAY
 - EXISTING ROAD
 - - - ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
 - x - x - FENCE LINE
 - - - EXISTING CONTOUR - MAJOR
 - - - EXISTING CONTOUR - MINOR
 - - - PROPOSED CONTOUR - MAJOR
 - - - PROPOSED CONTOUR - MINOR
 - [Pattern] EXISTING VEGETATION
 - [Pattern] EXISTING ROCK WALL
 - [Pattern] PROPOSED LIMITS OF TREE CLEARING
 - [Pattern] BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
 - Q STREAM
 - - - 100' WETLAND BUFFER
 - - - LIMITS OF DISTURBANCE LINE
 - - - SILT FENCE



YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
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CON EDISON CLEAN ENERGY BUSINESSES, INC.

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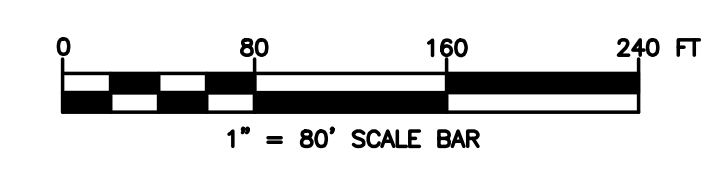
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WD	WD
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Project Number:	
14847.00	

GRADING / SWPPP PLAN

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YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

**CON EDISON CLEAN
ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595



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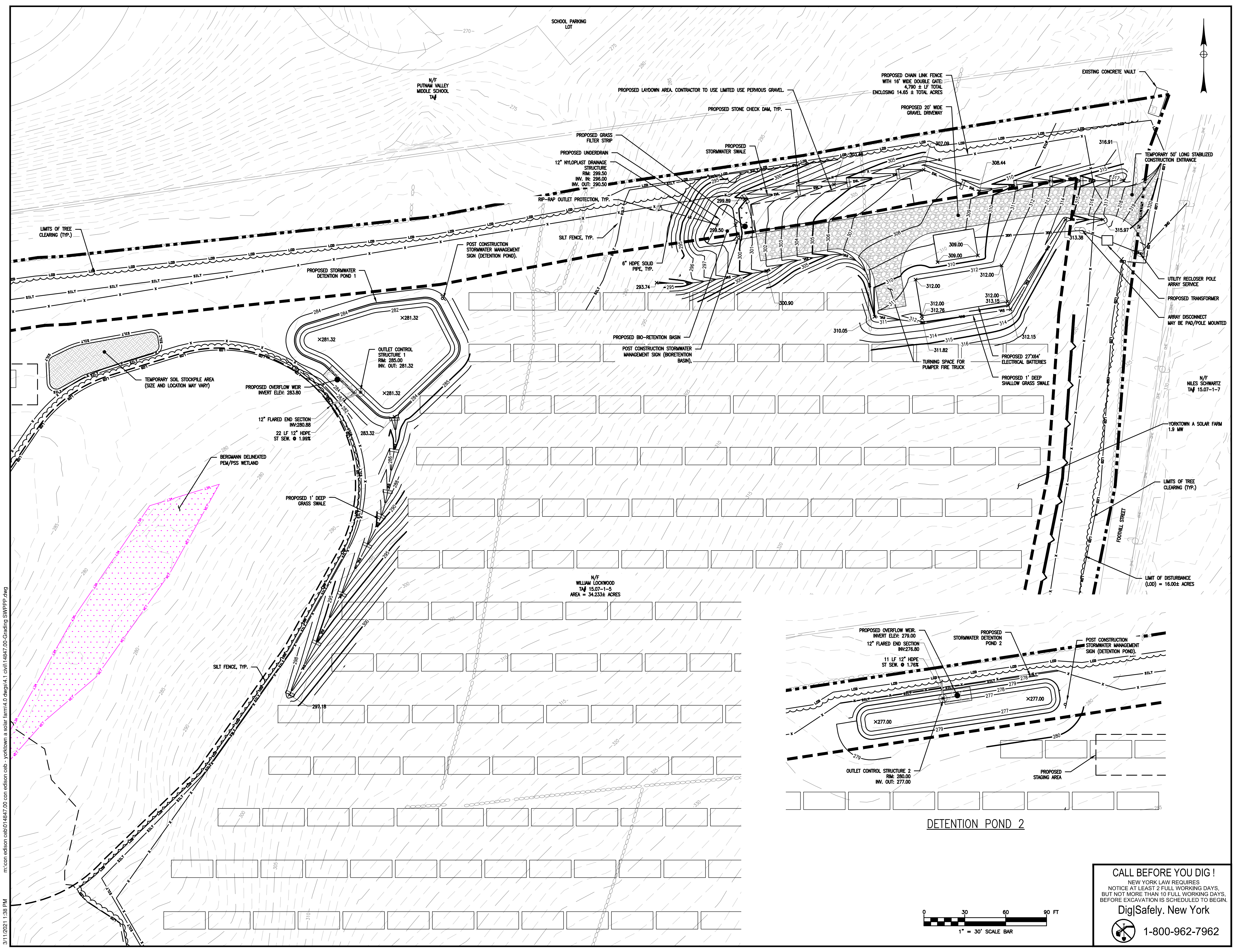
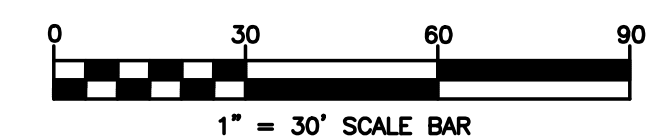
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Project Number: 14847.00	

DETAILED GRADING PLAN

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YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595



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REVISIONS				
NO.	DATE	DESCRIPTION	REV.	CKD
1	1/28/2021	PLAN REVISIONS	WD	ECR

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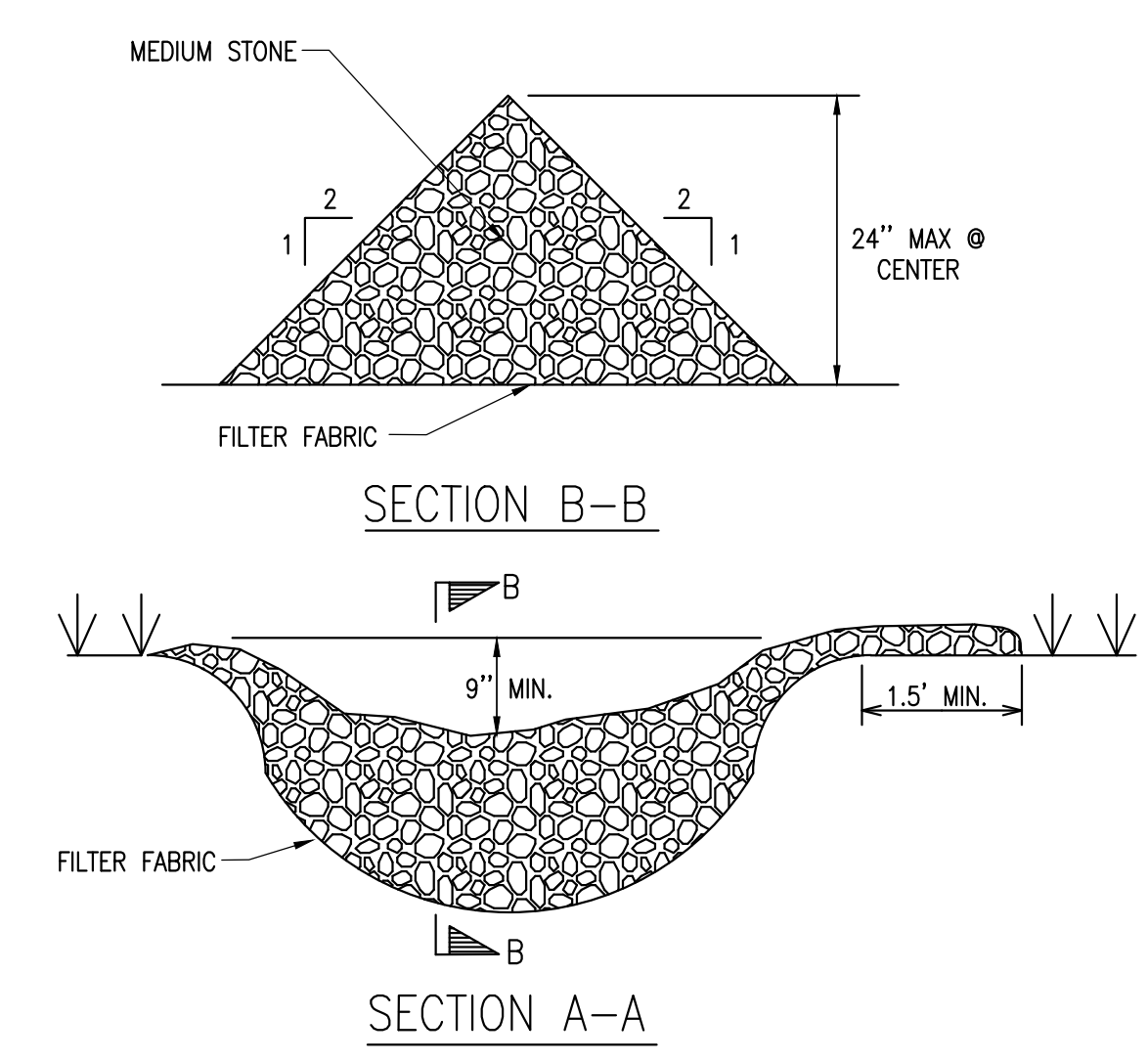
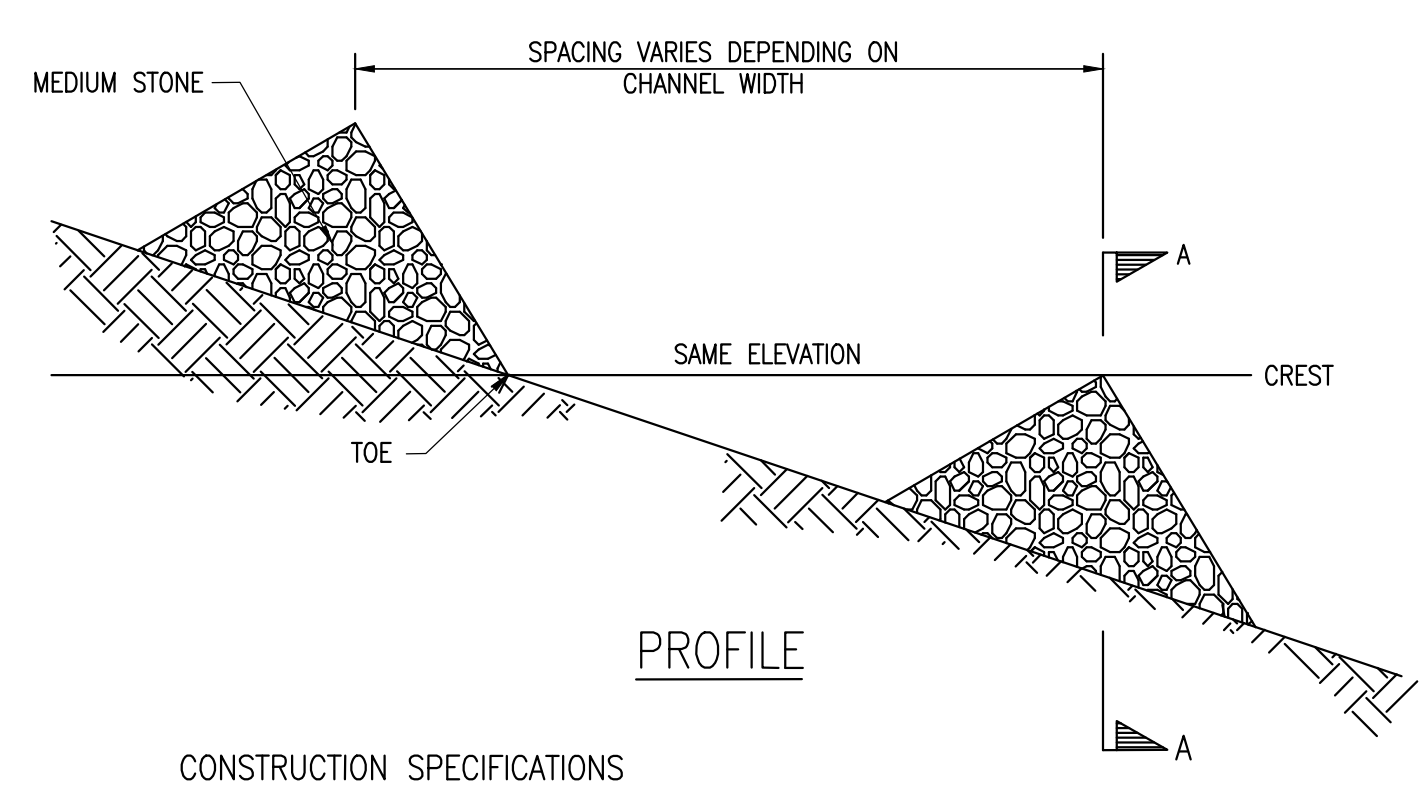
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Prepared By:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	AS NOTED
Project Number:	
14847.00	

DRIVEWAY DETAILS

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C005



CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES GRADES AND LOCATIONS SHOWN ON THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

LIGHT STONE CHECK DAM NOT TO SCALE

GEOGRID MATERIAL NOTES:

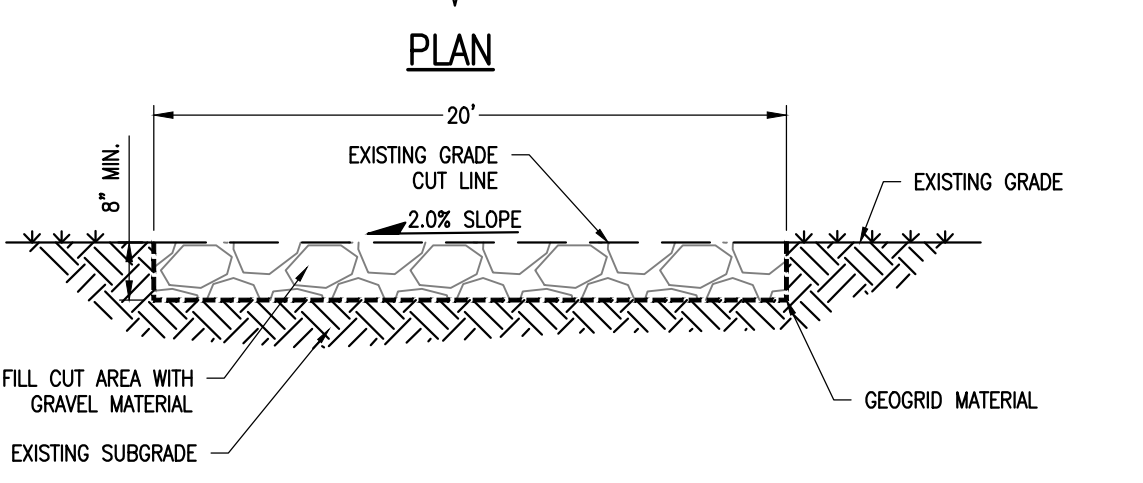
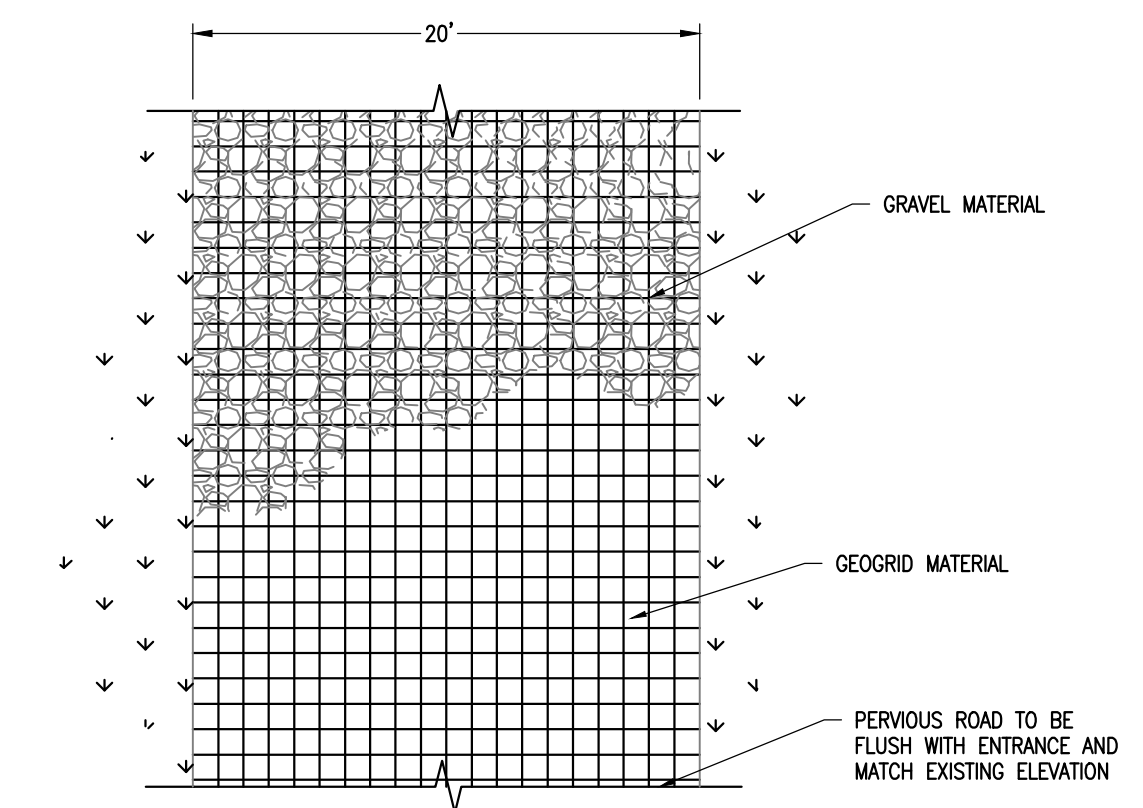
- THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
- GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYSDOT 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
- GEOGRID SHALL BE MIRAFI BX110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
- IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
- REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
- LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BX110 GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

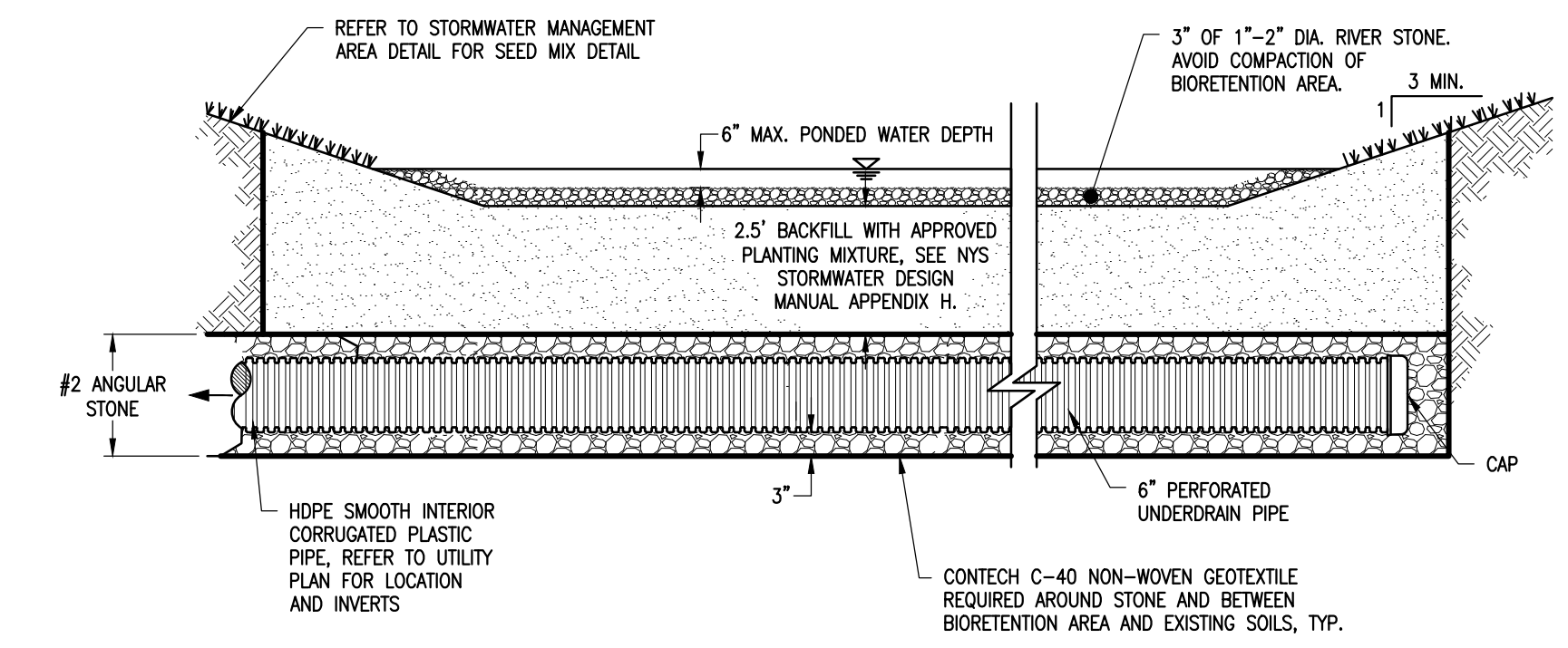
WOVEN GEOTEXTILE MATERIAL NOTES:

- SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW-LYING AREAS WITH HYDROLOGIC SOILS GROUP (HSG) OF C OR D OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST OR GEOTECHNICAL DATA.
- THE CONCERN OF POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DUE TO THE GEOTEXTILE MATERIAL WOULD NOT BE A SIGNIFICANT CONCERN IN POORLY DRAINED SOILS WHERE SEGREGATION OF PERVIOUS STONE AND NATIVE MATERIALS IS CRUCIAL FOR LONG TERM OPERATION AND MAINTENANCE.

BASIS OF DESIGN: TENCATE MIRAFI RSI-SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM



LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES NO SCALE



BIORETENTION AREA DETAIL N.T.S.

YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595



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LEGEND:

- PROPOSED TREE PLANTING
- VEGETATION PROTECTION BARRIER
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- STREAM
- 100' WETLAND SETBACK

- NOTES:**
- SEE SHEET C006 FOR LANDSCAPE NOTES.
 - SEE SHEET C007 FOR LANDSCAPE DETAILS.
 - SEE SHEET C009 FOR SEED SCHEDULES.

PLANT LIST								
Key	Qty.	Botanical Name	Common Name	Mature Size		Installed Size	Condition	Notes
				Height	Spread			
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75 Ht.	20-30' Sprd.	6-7 Ht.	B&B	
JV	59	Juniperus virginiana	Eastern Red Cedar	30-60 Ht.	10-25' Sprd.	8' Ht.	B&B	
PG	36	Picea glauca	White Spruce	40-60 Ht.	10-20' Sprd.	8' Ht.	B&B	
PP	43	Picea pungens	Colorado Spruce	30-60 Ht.	10-20' Sprd.	7-8' Ht.	B&B	
Evergreen Shrubs								
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd.	5' Ht.	B&B	

3/11/2021 1:39 PM m:\con edison cab\014847.00 con edison cab - yorktown a solar farm\4.0 dwgs\4.1 civil\14847.00 Landscape Plan.dwg

GENERAL NOTES

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION(OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
5. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
6. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
7. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED MAY 1, 2008 AND ANY SUBSEQUENT REVISIONS.

SITE STABILIZATION

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ALONG THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
4. BEFORE SEEDING IS APPLIED THE CONTRACTOR SHALL SPREAD SOIL TO PREVENT PONDING AND CONFIRM THAT SOIL WILL SUSTAIN THE SEED GERMINATION AND ESTABLISHMENT OF VEGETATION.
5. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. COMPACTED SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES, ALONG CONTOUR WHEREVER POSSIBLE, PRIOR TO SEEDING.
6. TOPSOIL OR AMENDED SOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A MINIMUM DEPTH OF 4 INCHES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
8. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE 1/2" TO 3/4". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
9. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45° F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.
10. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
11. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.
13. LIME, FERTILIZER, SEED, AND MULCH DISTURBED AREAS PER THE EROSION AND SEDIMENT CONTROL PLANS. IN AREAS OF STEEP SLOPES OR OBVIOUS AREAS WHERE POTENTIAL EROSION MAY OCCUR, AN EROSION CONTROL MAT OR FLEXIBLE GROWTH MEDIUM (FGM) SHALL BE USED. FGM SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS.
14. ONCE A SECTION OF THE ALIGNMENT HAS BEEN STABILIZED, NO CONSTRUCTION TRAFFIC SHALL OCCUR TO REMOVE ANY BMPS UNTIL THE SECTION HAS ACHIEVED 80% PERENNIAL VEGETATIVE COVER. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NONVEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

WASTE/HAZARDOUS MATERIAL PRACTICES

1. WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENVIRONMENT.
3. CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAINS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
4. CONTRACTOR SHALL PROVIDE A SAFE STORAGE AREA FOR PESTICIDES AND FERTILIZERS.
5. ALL FUELS, OILS AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION PLAN NOTES

1. THE DEVELOPER/OWNER/OPERATOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT THE PROJECT AT THE END OF EACH WORK WEEK AND PROVIDE A REPORT AT LEAST ONCE PER WEEK.
2. INSTALL SILT FENCE, DIVERSION SWALES/BERMS, CHECK DAMS AND ALL OTHER EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NEW YORK STATE HEALTH DEPARTMENT, AND THE GOVERNING CITY REQUIREMENTS.
3. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 4" DEPTH WITH TOPSOIL OR AMENDED SOIL. ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
4. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
6. INSTALL INLET PROTECTION, AND RIP RAP APRONS PROGRESSIVELY AS STORM SEWER, AND DISCHARGE POINTS ARE INSTALLED.
7. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
9. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC. MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
11. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
12. DUST SHALL BE CONTROLLED BY WATERING.
13. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
14. DIVERSION SWALES/BERMS, AND SEDIMENT TRAPS SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATIONS AT THE END OF EACH DAY TO DIVERT RUNOFF FROM SLOPED AREAS AND DIRECT TO APPROPRIATE BASINS.
15. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

SWPPP SEQUENCE OF CONSTRUCTION

1. PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
2. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
3. INSTALL PERIMETER SILT FENCE.
4. BEGIN SITE APPURTENANCE DEMOLITION.
5. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
6. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP AND REQUIRED BY THE NYSDEC PERMIT HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
7. STRIP TOPSOIL AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE. SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF, APPLY 90-100 LBS PER 1000 SF OF MULCH.
8. COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING. THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION. ALL CHANGES TO SWPPP DRAWINGS MUST BE DOCUMENTED WITHIN ONSITE SWPPP.
9. STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT COMMENCE WITHIN 14 DAYS.
10. FOLLOWING ROUGH GRADING, UTILITY INSTALLATION SHOULD BEGIN, TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
11. CONSTRUCT SWALES AS SHOWN ON THE PLANS.
12. STABILIZE ALL AREAS IDLE IN EXCESS OF 7 DAYS IN WHICH CONSTRUCTION WILL NOT COMMENCE WITHIN 14 DAYS.
13. AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
14. AS LANDSCAPED AREAS ARE BROUGHT TO GRADE, STABILIZE WITH TOPSOIL, SEEDING AND MULCHING PER SPECIFICATIONS.
15. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO GRAVEL ROAD CONSTRUCTION (THESE AREAS ARE TO BE CONSTRUCTED LAST).
16. THE DEVELOPER/OWNER/OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE AND FINAL REPORT TO DETERMINE ALL PERMANENT STORMWATER MEASURES HAVE BEEN INSTALLED PER PLANS AND 80% UNIFORM GERMINATION STABILIZATION HAS BEEN ACHIEVED PRIOR TO THE REMOVAL OF ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", ANSI, Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
5. ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH DOUBLE GROUND BARK MULCH MADE FROM A MIXTURE OF HARDWOOD AND/OR SOFTWOOD. MULCH SHALL BE AGED A MIN. OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION. IT SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER. MATERIAL SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS OR PRESSURE TREATED LUMBER AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DYED MULCH WILL BE ACCEPTED. MULCH DEPTH SHALL BE THREE (3) INCHES UNLESS OTHERWISE DIRECTED.
9. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF FOUR (4) INCHES, UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) AN ORGANIC CONTENT OF 6-12%
 - b) SOIL ACIDITY RANGE OF pH 6.0 TO pH 6.8
 - c) SOLUBLE SALTS OF 1000 PPM OR LESS
 - d) MAXIMUM CLAY CONTENT OF 15-20%
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF ON SITE AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
 - a) pH FACTOR.
 - b) MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
 - c) PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
 - d) NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM.
15. SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS, A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF Ph 6.0 TO 6.8 INCLUSIVE.
16. COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) ORGANIC CONTENT OF 35-60% (DRY WEIGHT BASIS)
 - b) LOOSE AND FRILABLE WITH MOISTURE CONTENT OF 35-60% (WET WEIGHT BASIS)
 - c) PARTICLE SIZE SHALL BE <12 INCH (100% PASSING)
 - d) SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DSM), MAXIMUM
 - e) pH RANGE OF 6.0-8.5
17. PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF (2) PARTS IMPORTED OR ON-SITE SCREENED TOPSOIL AND (1) PART COMPOST. THE RATIO OF TOPSOIL TO COMPOST IS SUBJECT TO CHANGE BASED ON THE TESTING RESULTS FOR TOPSOIL.
18. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DEVIATIONS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. SEE SHEET C007 FOR LANDSCAPE DETAILS.
21. UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
22. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.

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ECR	ECR
Drafted By:	Drawn By:
WD	WD
Date Issued:	Scale:
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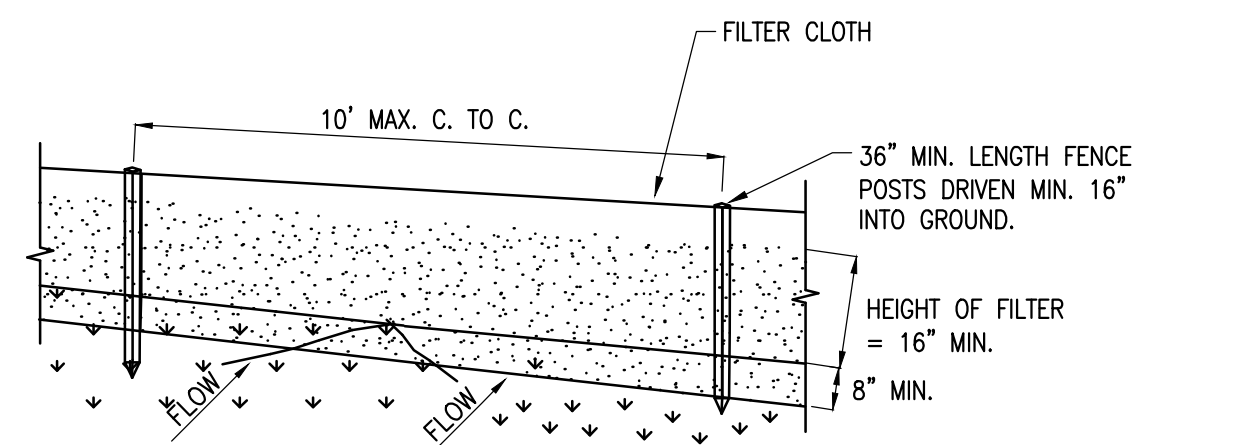
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**EROSION AND
SEDIMENT CONTROL
DETAILS**

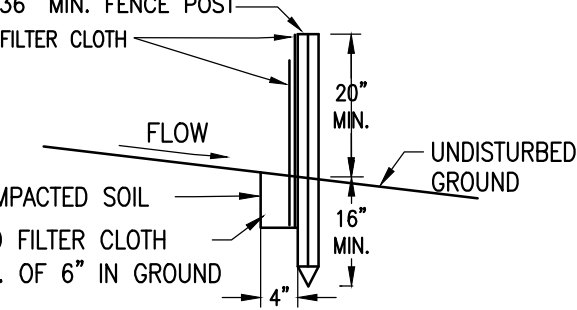
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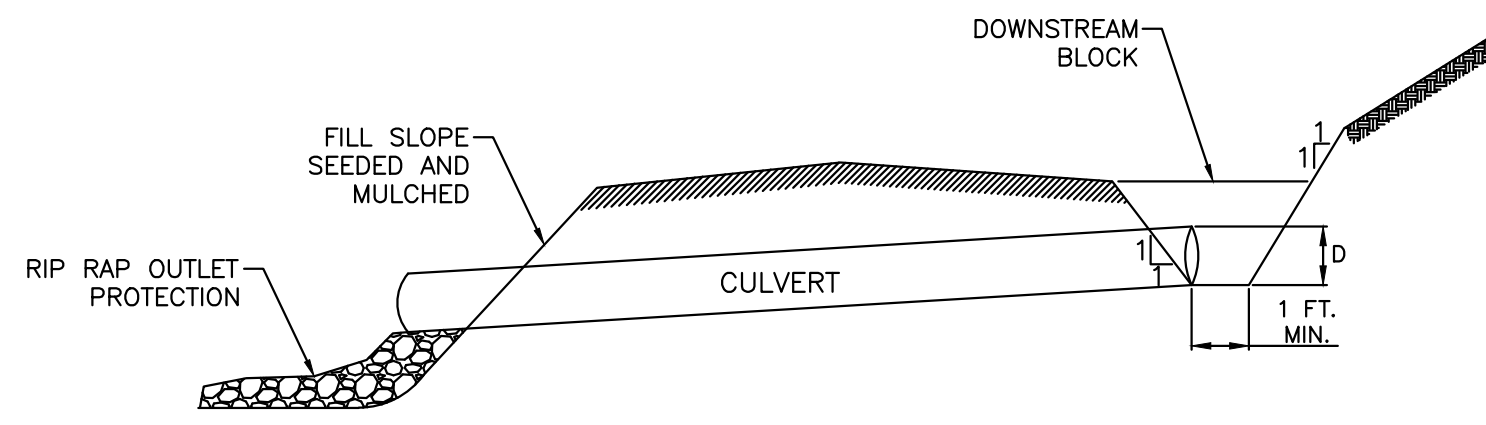
CONSTRUCTION SPECIFICATIONS

- SILT FENCE FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



SILT FENCE DETAIL

NO SCALE



NOTES:

CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF DRIVEWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HIGH QUALITY OR EXCEPTIONAL VALUE SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.

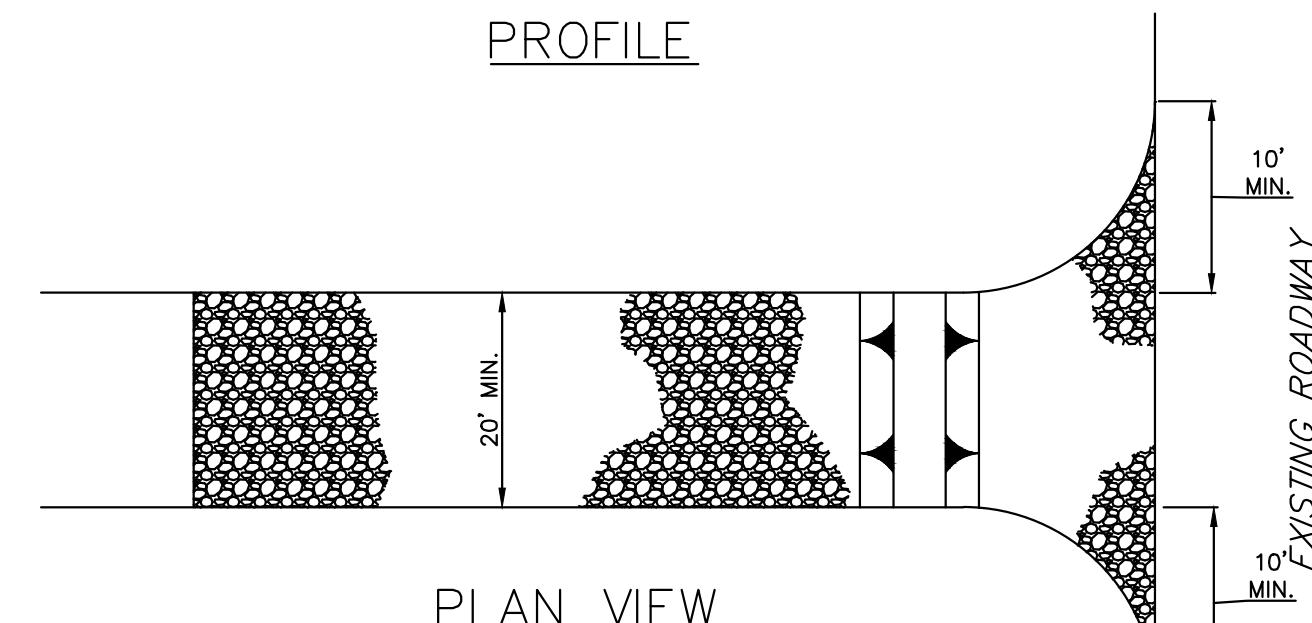
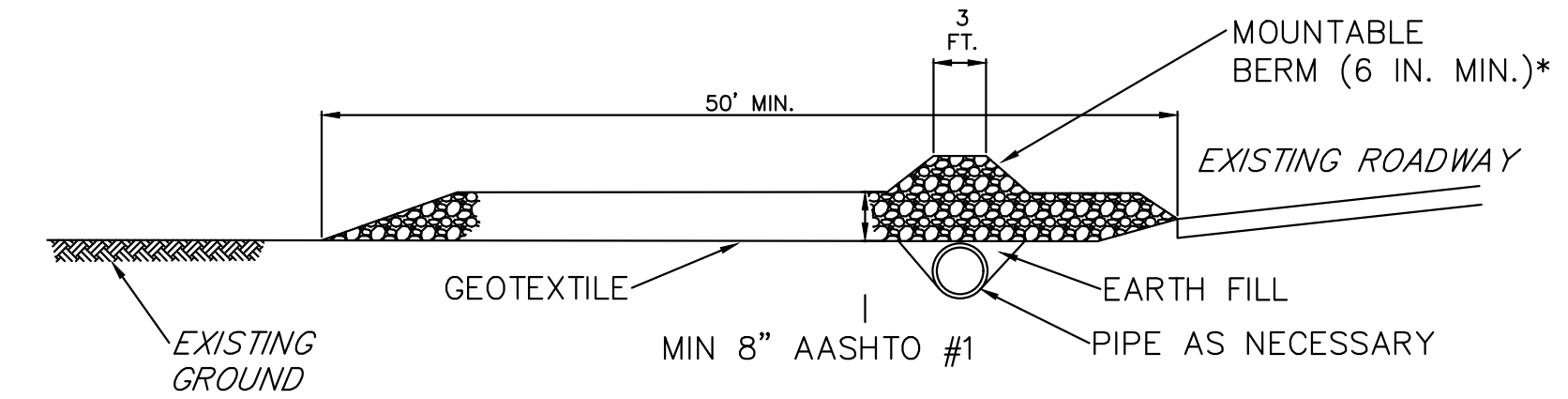
A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.

DRIVEWAY DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE DRIVEWAY.

DRIVEWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED DRIVEWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

CROSS CULVERT

NO SCALE



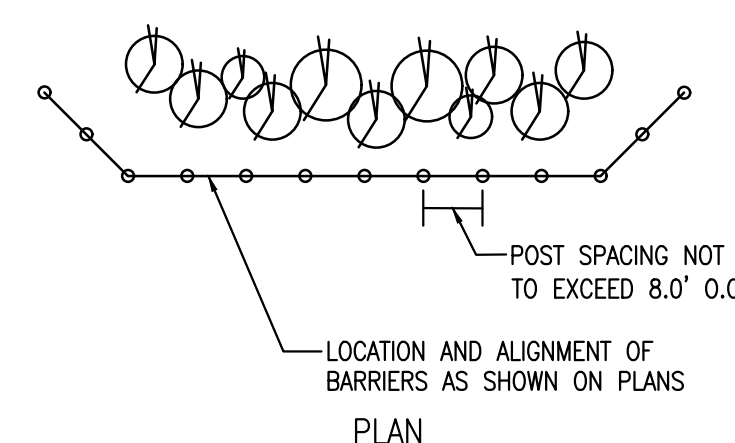
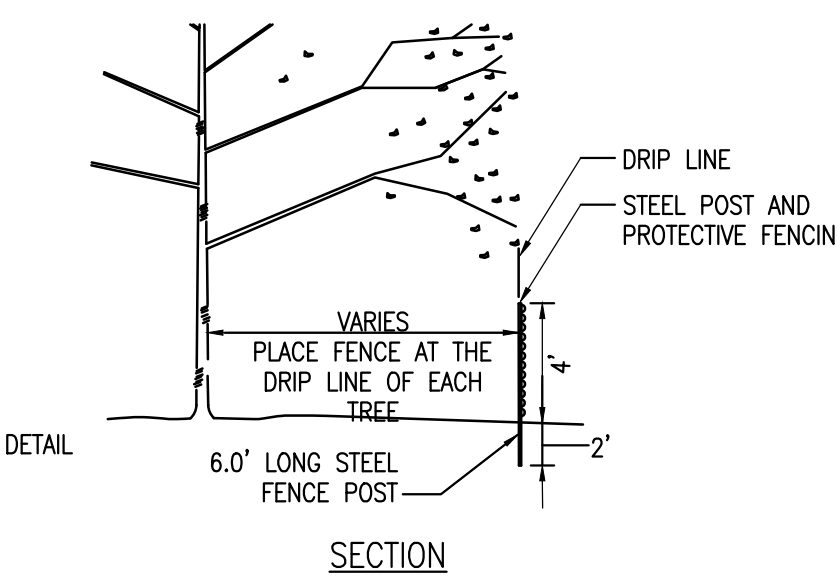
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
- RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
- MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
- MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

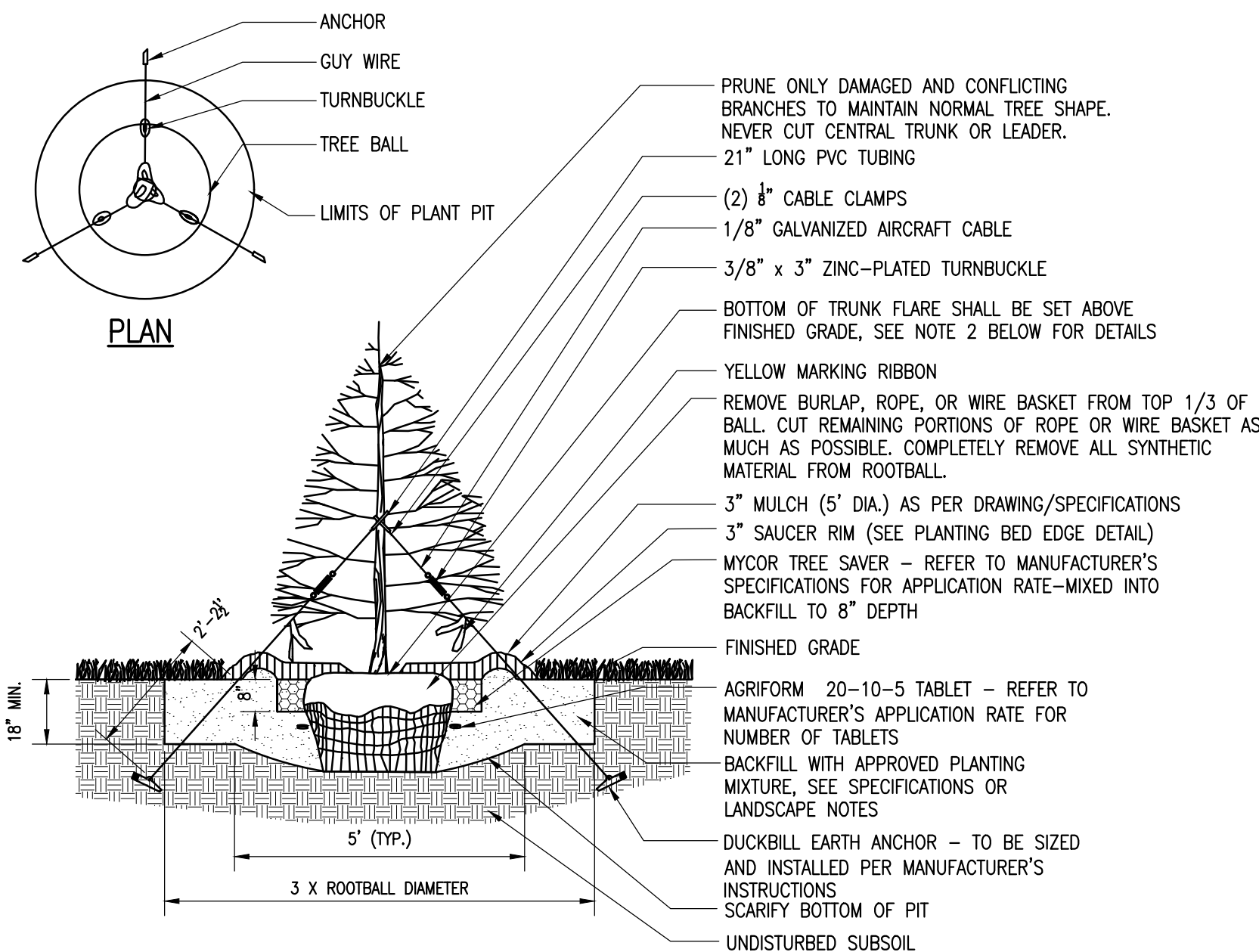
STABILIZED CONSTRUCTION ENTRANCE

NO SCALE



VEGETATION PROTECTION BARRIER

NO SCALE

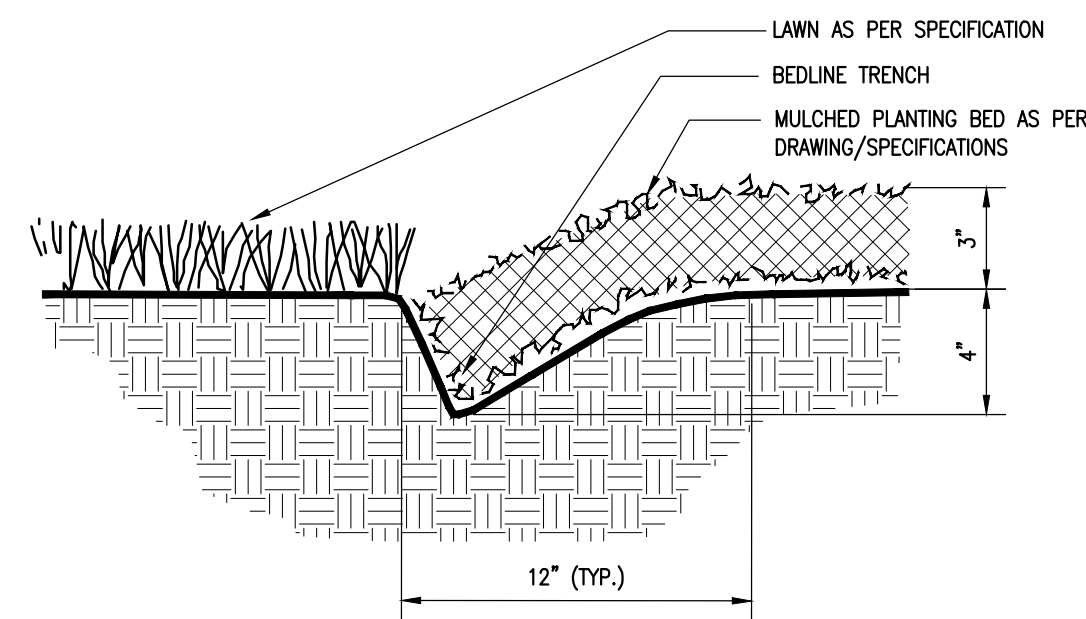


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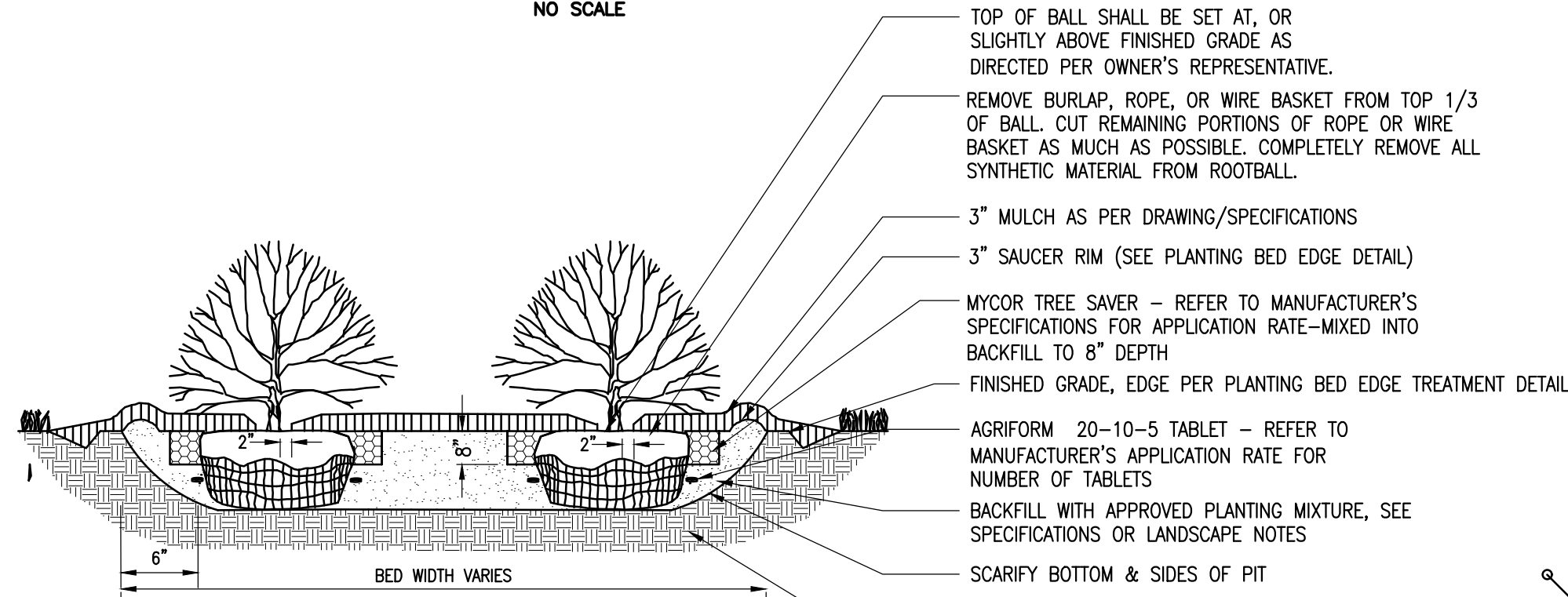
- MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
- THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
FOR SANDY OR LOAMY SOILS: 1"
FOR CLAY OR POORLY DRAINED SOILS: 3"
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

EVERGREEN TREE PLANTING

NO SCALE



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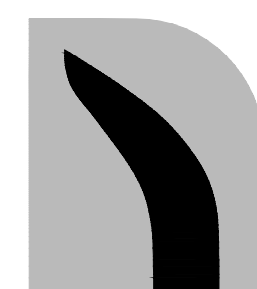


NOTES:

- MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
- PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.

SHRUB PLANTING

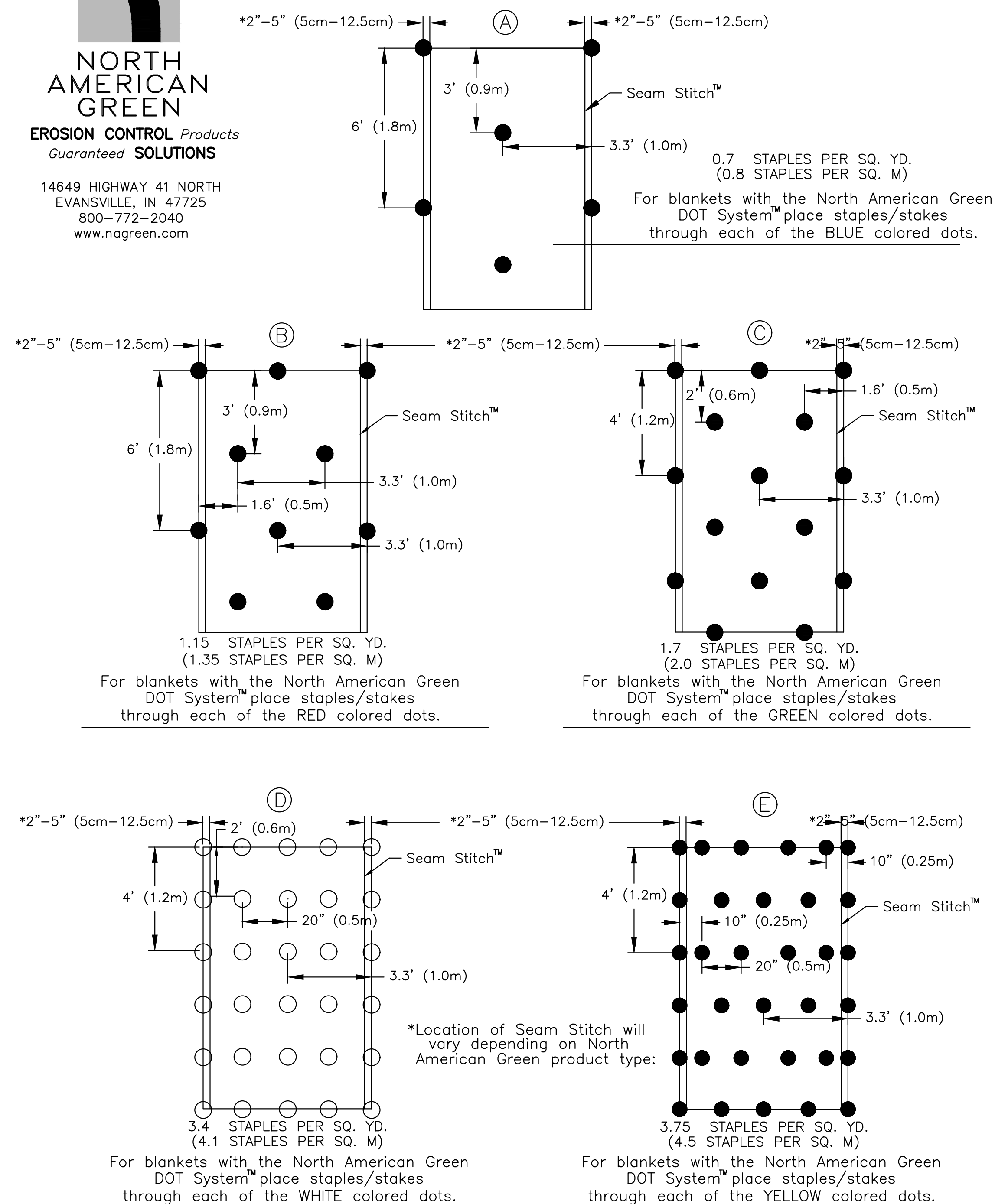
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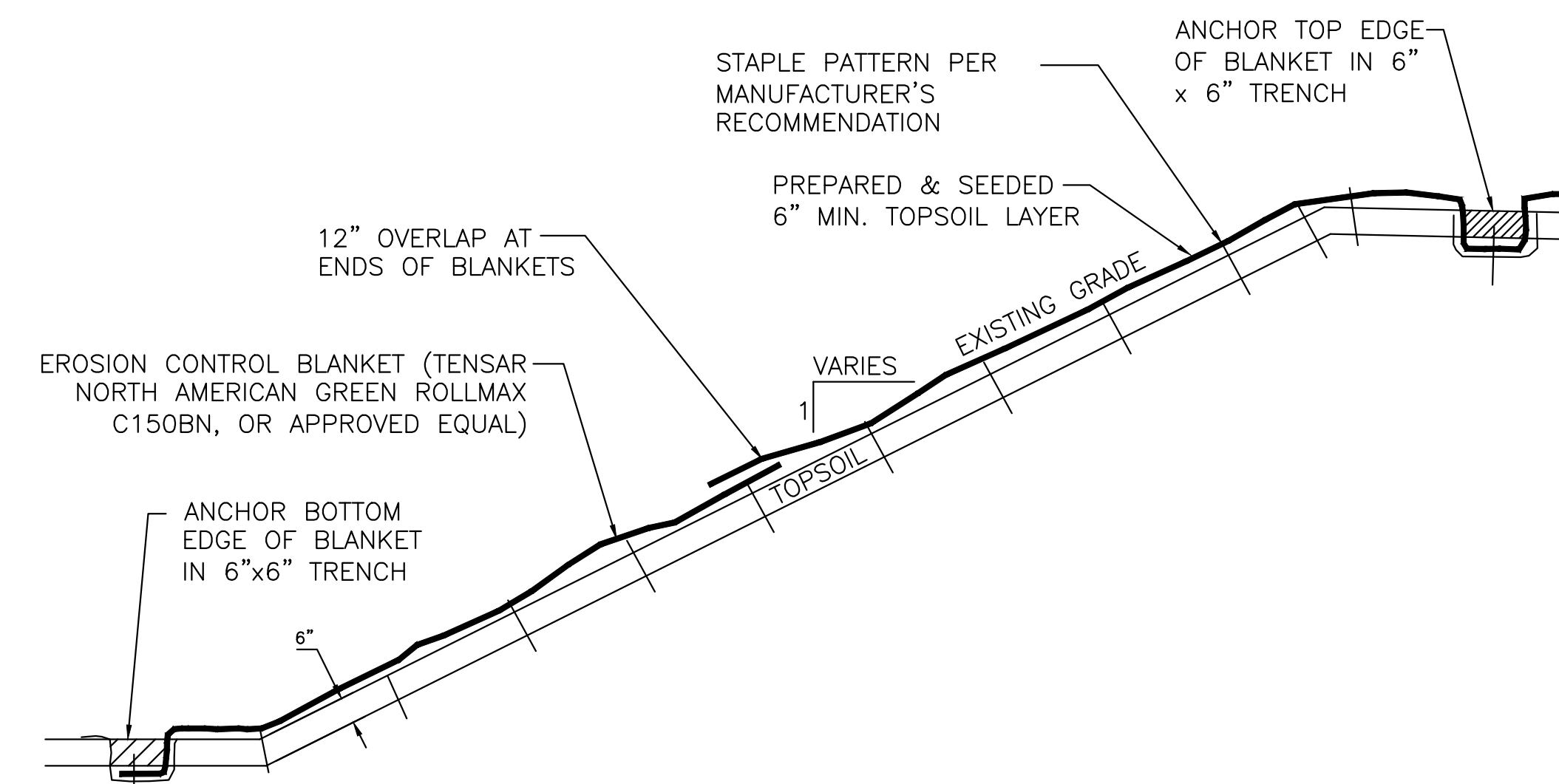
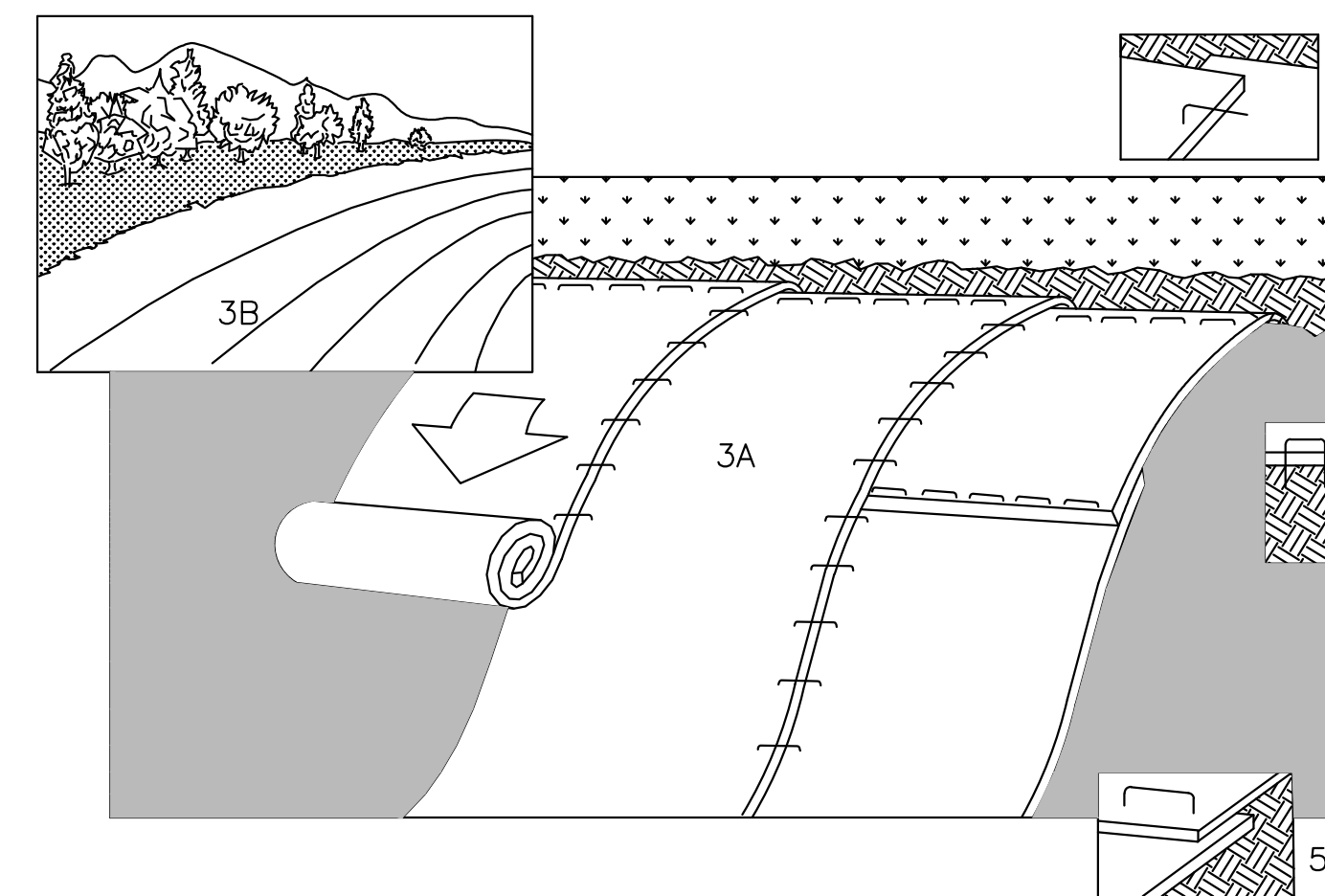
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DOT SYSTEM™ STAPLE PATTERN GUIDE



**EROSION CONTROL BLANKET
STAPLE PATTERN**
NO SCALE



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL.
7. REFER TO STAPLE PATTERN DETAIL FOR ADDITIONAL STAPLE INFORMATION.
8. THE USE OF FLEXIBLE GROWTH MEDIUM, BONDED FIBER MATRIX, OR POLYMER STABILIZED FIBER MATRIX, APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, IS AN ACCEPTABLE ALTERNATIVE TO THE USE OF EROSION CONTROL BLANKET.

EROSION CONTROL BLANKET
NO SCALE

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SEED SCHEDULE 'A'

Upland Seed Mix		
Low-Growing Wildflower & Grass Mix - ERNMX #156		
Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre		
SCIENTIFIC NAME	COMMON NAME	% OF MIX
Festuca ovina	Sheep Fescue, Variety Not Stated	63.60%
Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass	17%
Linum perenne ssp. lewisii	Perennial Blue Flax	8%
Rudbeckia hirta	Blackeyed Susan, Coastal Plain NC Ecotype	2%
Coreopsis lanceolata	Lanceleaf Coreopsis, Coastal Plain NC Ecotype	2%
Chrysanthemum leucanthemum	Oxeye Daisy	2%
Chrysanthemum maximum	Shasta Daisy	1%
Chamaecrista fasciculata (Cassia f.)	Partridge Pea, PA Ecotype	1%
Papaver rhoeas, Shirley Mix	Corn Poppy/Shirley Mix	1%
Achillea millefolium	Common Yarrow	0.5%
Aster oblongifolius (Symphyotrichum oblongifolium)	Aromatic Aster, PA Ecotype	0.5%
Eupatorium coelestinum (Conoclinium c.)	Mistflower, VA Ecotype	0.5%
Monarda punctata, Coastal Plain SC Ecotype	Spotted Beebalm, Coastal Plain SC Ecotype	0.5%
Asclepias tuberosa	Butterfly Milkweed	0.3%
Pycnanthemum tenuifolium	Slender Mountainmint	0.1%
Company Information		
Ernst Conservation Seeds, Inc.		
Address: 8884 Mercer Pike, Meadville, PA 16335		
Phone: (800) 873-3321		
Web: http://www.ernstseed.com		

* CURRENT ERNST SEED MIX COMPOSITION OR APPROVED EQUIVALENT
 * PROVIDE TEMPORARY SEEDING OF ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) WITHIN SEEDING LIMITS AT RATE OF 20 LBS. PER ACRE

SEED SCHEDULE 'B'

OBL-FACW Wetland Mix		
ERNMX #120		
Seeding Rate: 20 lb per acre or 1/2 lb per 1000 sq ft		
SCIENTIFIC NAME	COMMON NAME	% OF MIX
Elymus virginicus	Virginia Wildrye	20%
Poa palustris	Fowl Bluegrass	20%
Carex lurida	Lurid Shallow Sedge	17%
Carex lupulina	Hop Sedge	9%
Carex scoparia	Blunt Broom Sedge	8%
Carex vulpinoidea	Fox Sedge	5%
Panicum clandestinum Dichanthelium c.	Deertongue 'Tioga'	5%
Sparganium eurycarpum	Giant Bur Reed	4%
Sparganium americanum	Eastern Bur Reed	3%
Juncus effusus	Soft Rush	3%
Carex crinita	Fringed Nodding Sedge	2%
Leersia oryzoides	Rice Cutgrass	2%
Scirpus cyperinus	Woolgrass	2%
Juncus tenuis	Path Rush	0.5%
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SITE STABILIZATION – SEED MIX

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS				
SOIL AMENDMENT	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
TEMPORARY SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	
TEMPORARY SEEDING	AGRICULTURAL LIME	1 TON	40 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
	10-10-20 FERTILIZER	500 LB.	12.5 LB.	
COMPOST STANDARDS				
ORGANIC MATTER CONTENT		80% - 100% (DRY WEIGHT BASIS)		
ORGANIC PORTION		FIBROUS AND ELONGATED		
pH		5.5 - 8.0		
MOISTURE CONTENT		35% - 55%		
PARTICLE SIZE		98% PASS THROUGH 1" SCREEN		
SOLUBLE SALT CONCENTRATION		5.0 dS/m (mmhos/cm) MAXIMUM		
MULCH APPLICATION RATES				
MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3:1)
WOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES

NOTES:

- WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
- MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
- STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
- TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 INCHES MINIMUM. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE 1/2" TO 3/4". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
- BLANKETING SHALL BE USED ON ALL SLOPES 3H:1V OR STEEPER OR AS NOTED ON THE PLANS.
- PERMANENT STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE.
- WETLAND SEED MIX SHOULD BE INSTALLED ONLY IN DRY SWALE.

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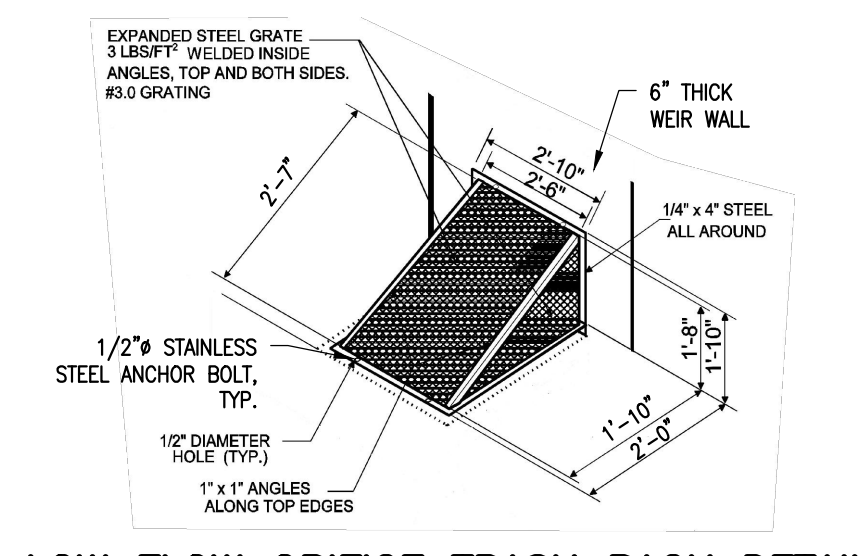
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Date Issued: OCTOBER 27, 2020	Scale: AS NOTED
Project Number: 14847.00	

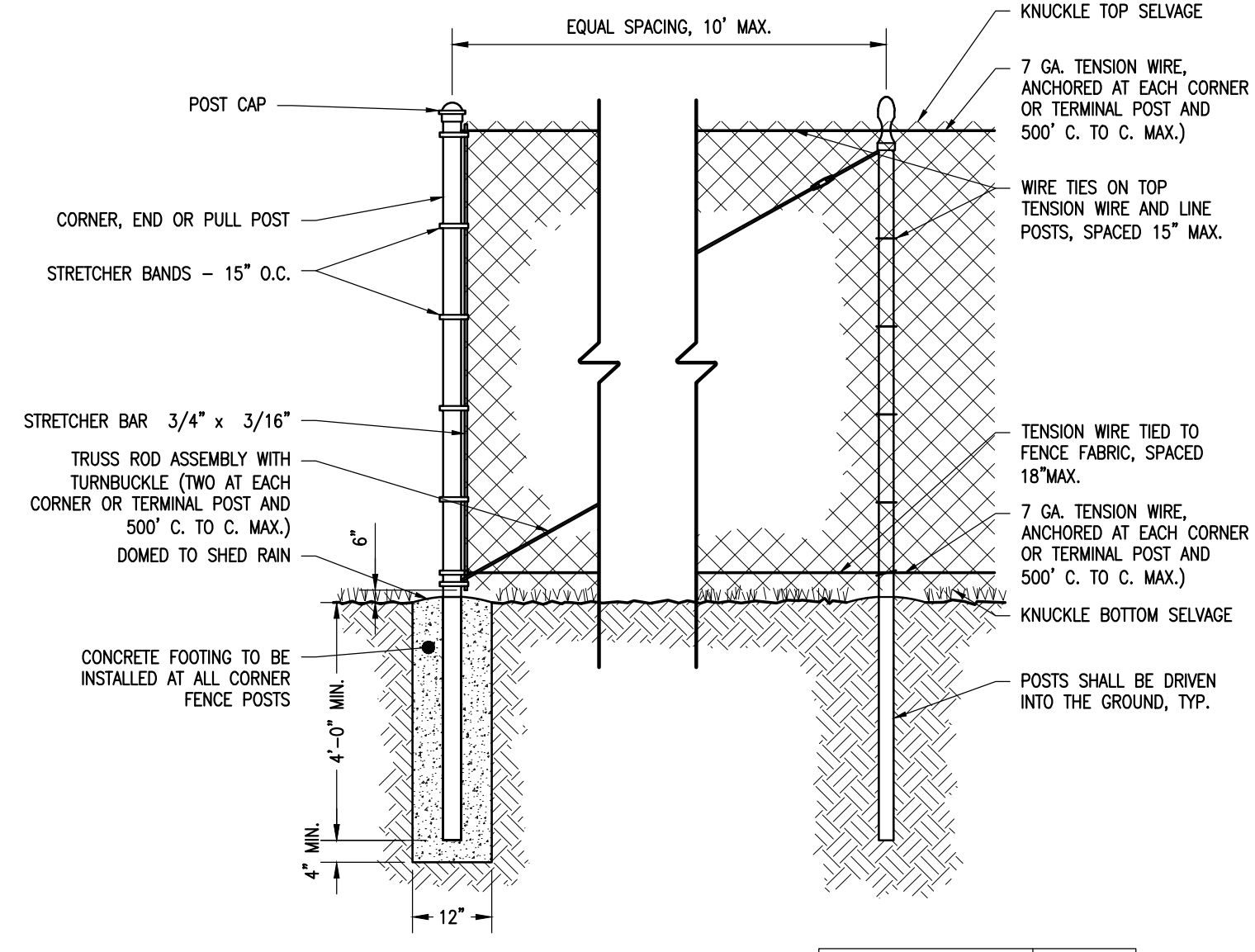
**CONSTRUCTION
DETAILS**

CALL BEFORE YOU DIG!
NEW YORK LAW REQUIRES
NOTICE AT LEAST 2 FULL WORKING DAYS,
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12 of 12

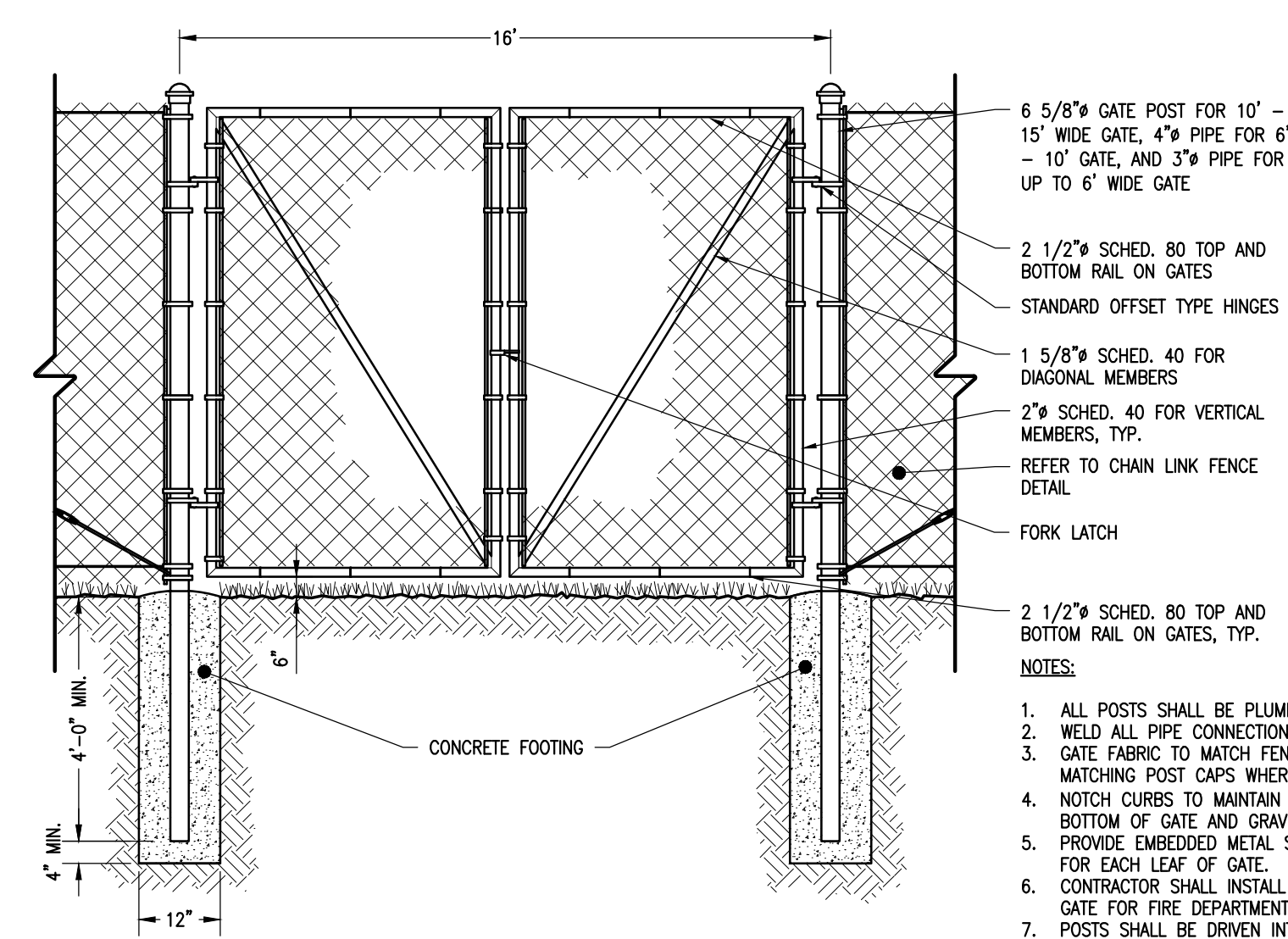


LOW FLOW ORIFICE TRASH RACK DETAIL
N.T.S.

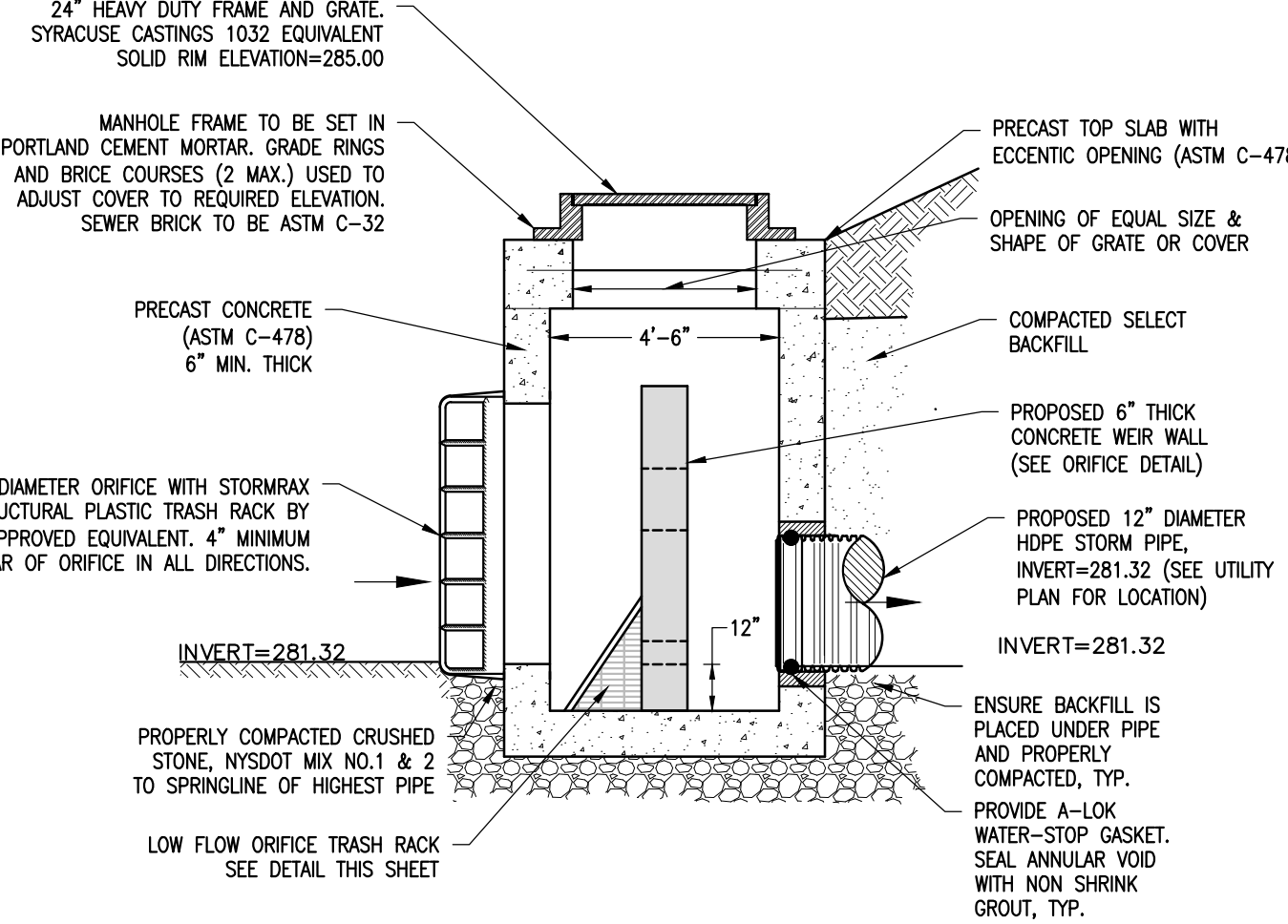
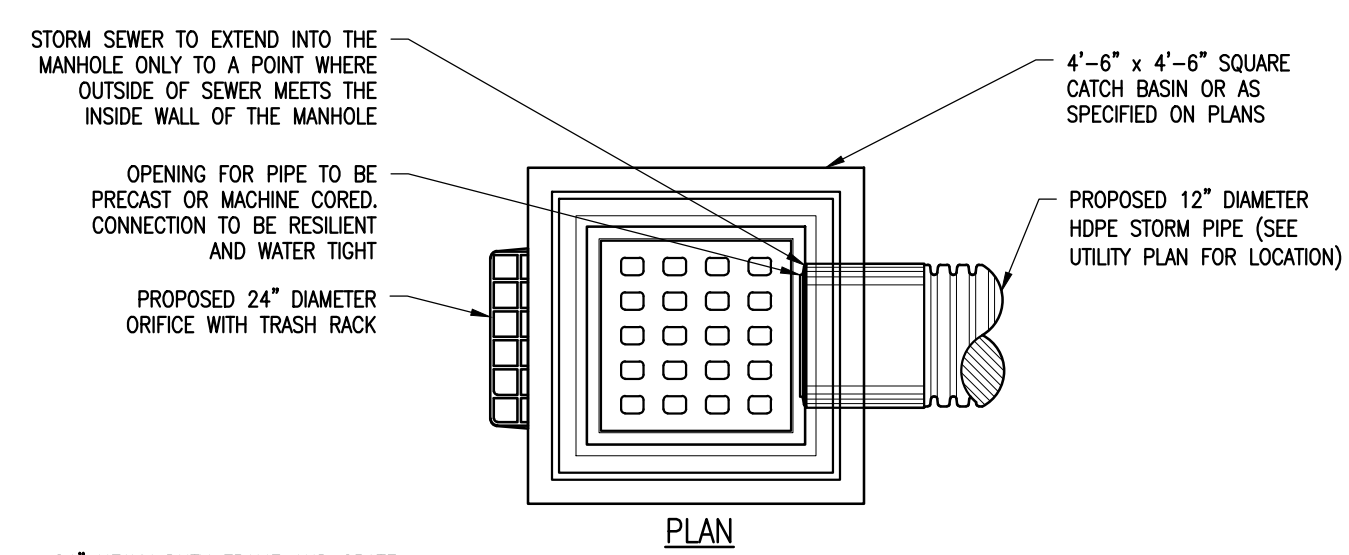


USE	NOM. OD.
LINE POSTS	2 1/2"
CORNER, END, GATE, & PULL POSTS	3"
RAILS	1 5/8"
GATE FRAMES	2"

CHAIN-LINK FENCE DETAIL
N.T.S.

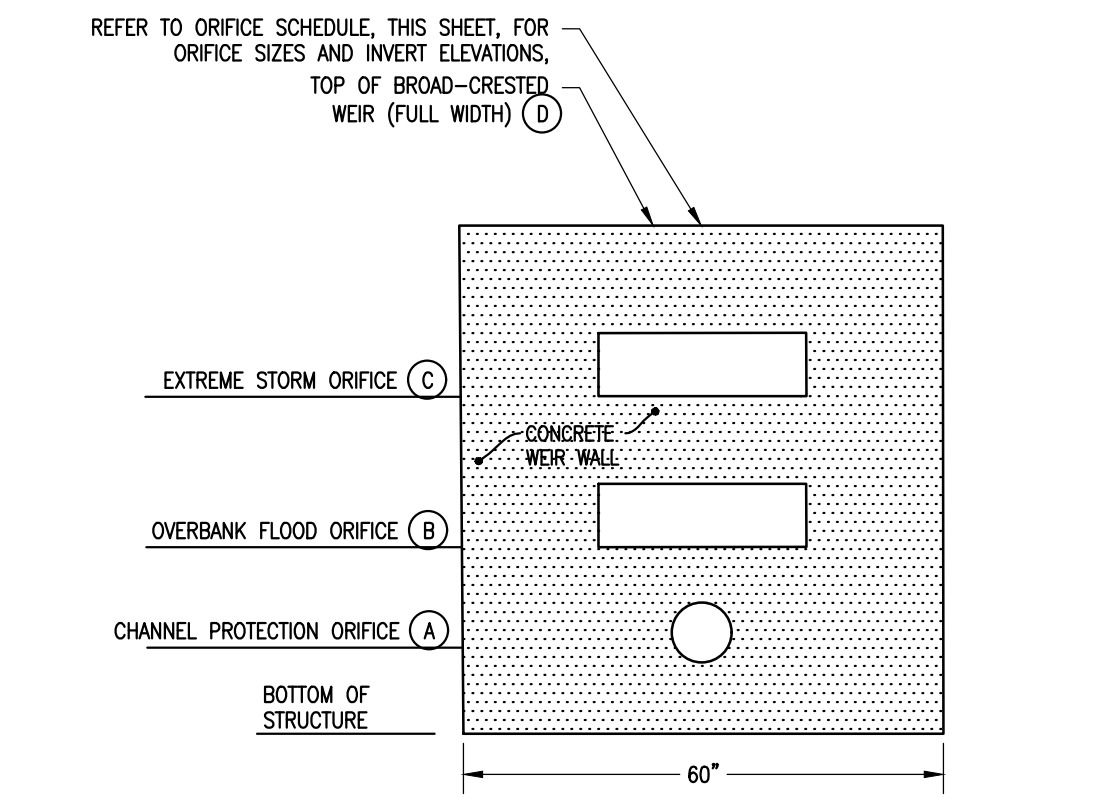


CHAIN-LINK FENCE GATE DETAIL
NO SCALE

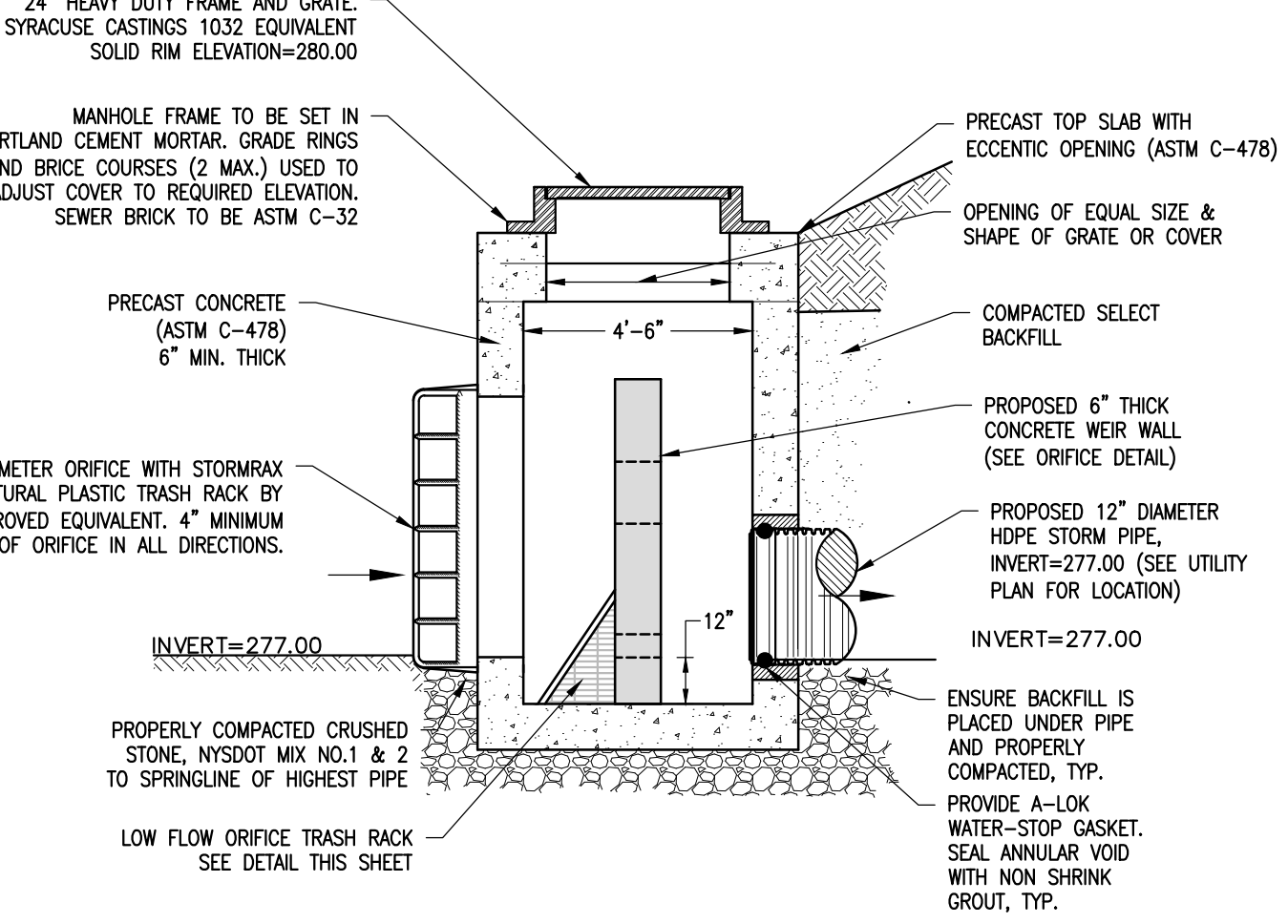
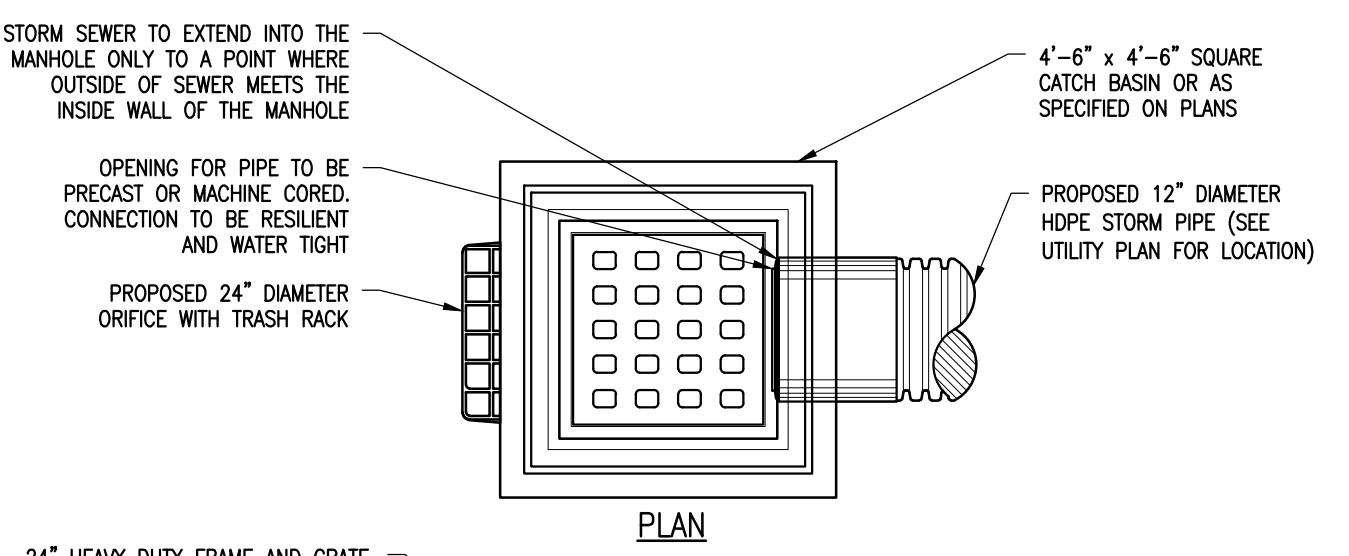


OUTLET CONTROL STRUCTURE 1 DETAIL
N.T.S.

CONTROL STRUCTURE	(A) SIZE	(A) ELEV	(B) SIZE	(B) ELEV	(C) SIZE	(C) ELEV	(D) ELEV
1	3"	281.32	30"x8"	281.75	30"x6"	283.10	284.00

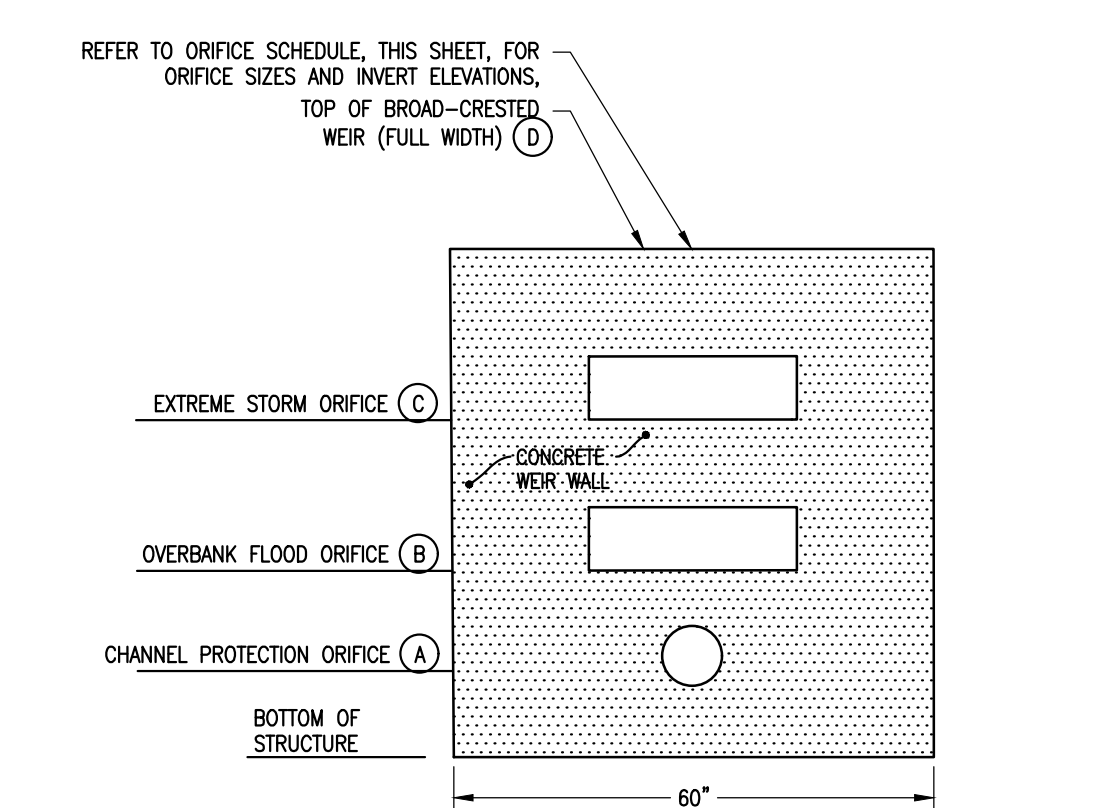


ORIFICE DETAIL
N.T.S.



OUTLET CONTROL STRUCTURE 2 DETAIL
N.T.S.

CONTROL STRUCTURE	(A) SIZE	(A) ELEV	(B) SIZE	(B) ELEV	(C) SIZE	(C) ELEV	(D) ELEV
1	3"	277.00	20"x6"	277.50	30"x6"	278.10	279.00



ORIFICE DETAIL
N.T.S.

3/11/2021 1:40 PM m:\con edison ccb\014847.00 con edison ccb - yorktown a solar farm\4.0 dwgs\4.1 civil\4847.00 Notes & Details.dwg

Photo simulation #1 – Foothill Street with Planting Enhancement – Day 1



Photo simulation #2 – Foothill Street with Planting Enhancement – Day 1



Photo simulation #3 – Foothill Street with Planting Enhancement – Day 1



Photo simulation #4 – Foothill Street with Planting Enhancement – Year 5



Photo simulation #5 – Foothill Street with Planting Enhancement – Year 5



Photo simulation #6 – Foothill Street with Planting Enhancement – Year 5



Photo simulation #7 – Foothill Street with Planting Enhancement – Day 1



Photo simulation #8 – Entrance Area with Planting Enhancement – Day 1



Photo simulation #9 – Entrance Area with Planting Enhancement – Year 5



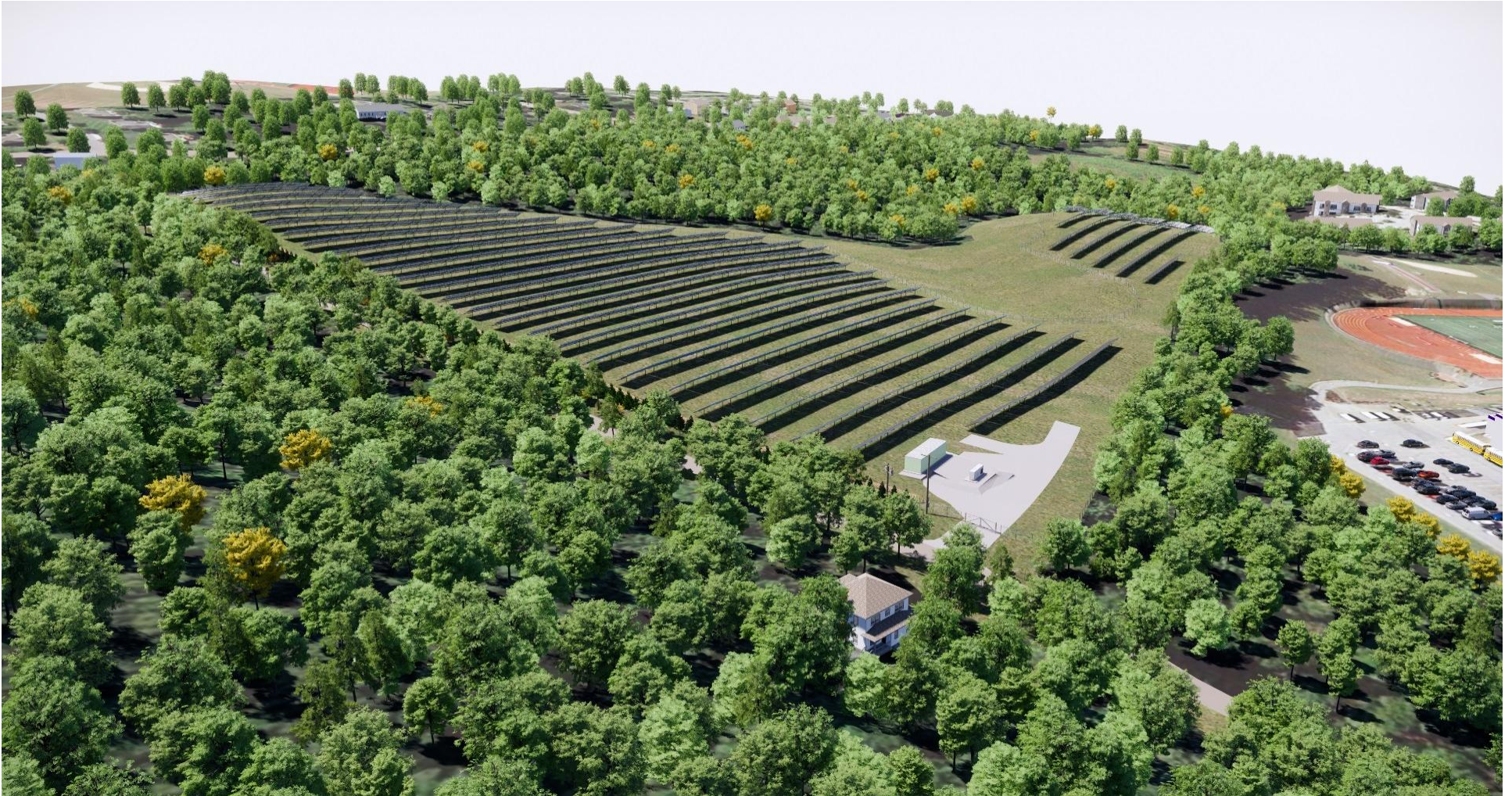
Photo simulation #10 – Entrance Area with Planting Enhancement – Year 5



Photo simulation #11 – Aerial – Year 5



Photo simulation #12 – Aerial – Year 5



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

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Yorktown A Solar Farm		
Project Location (describe, and attach a general location map): 3849 Foothill Street, Mohegan Lake, Westchester County, NY 10547		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of a 15.0± acre community solar farm (Yorktown A). It will involve tree removal, the installation of ground mounted photovoltaic panels, battery storage, as well as the associated access road, electric utility upgrades, and perimeter fencing.		
Name of Applicant/Sponsor: Con Edison Clean Energy Businesses, Inc. c/o Joe Shanahan, Project Developer		Telephone: (978) 888-4088
		E-Mail: ShanahanJ@conedceb.com
Address: 100 Summit Lake Drive		
City/PO: Valhalla	State: NY	Zip Code: 10595
Project Contact (if not same as sponsor; give name and title/role): Bergmann c/o Eric Redding, PE as Agent for Applicant		Telephone: (518) 556-3631
		E-Mail: eredding@bergmannpc.com
Address: 2 Winners Circle, Suite 102		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor): William Lockwood		Telephone: (914) 760-0817
		E-Mail: bill0704@hotmail.com
Address: 50 Lockwood Drive		
City/PO: Cortlandt Manor	State: NY	Zip Code: 10567

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board: Site Plan Approval; Special Use Permit; Tree Permit	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County: 239M Review	
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 - SPDES General Permit GP-0-20-001; SHPO - No Effect; NYSERDA - Incentives;	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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?
R1-40 - One Family Residential
- 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? Lakeland Central School District
- b. What police or other public protection forces serve the project site?
Yorktown Police Department
- c. Which fire protection and emergency medical services serve the project site?
Yorktown Heights Fire Department
- d. What parks serve the project site?
Blackberry Woods Park, Shrub Oak Park, Ivy Knolls 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)? Community Solar Farm
- b. a. Total acreage of the site of the proposed action? 34.23± acres
b. Total acreage to be physically disturbed? 16.00± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 34.23± 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: _____ months
ii. If Yes:
• Total number of phases anticipated 3
• Anticipated commencement date of phase 1 (including demolition) March month 2021 year
• Anticipated completion date of final phase July month 2021 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
- The project site is divided into phases to avoid disturbing more than 5 acres at a time. The construction of future phases depend on the stabilization of each phase as the project continues.

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 N/A

ii. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; and N/A length

iii. Approximate extent of building space to be heated or cooled: _____ N/A 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: Stormwater Detention

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: 0.17 million gallons; surface area: 0.26 acres

v. Dimensions of the proposed dam or impounding structure: varies height; varies length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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?
 2,920± Square feet or 0.07± acres (impervious surface)
 1,491,189± Square feet or 34.23± 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)?
 Stormwater runoff will be directed to stormwater management facilities on site (detention ponds, bio-retention basin) and ultimately discharge to on and off site wetlands/streams.
 • If to surface waters, identify receiving water bodies or wetlands: _____
 On-site Federal wetland and Stream

 • 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:		ii. During Operations:	
• Monday - Friday:	_____ 7:00 a.m. - 6:00 p.m. _____	• Monday - Friday:	_____ N/A _____
• Saturday:	_____ 7:00 a.m. - 6:00 p.m. _____	• Saturday:	_____ N/A _____
• Sunday:	_____ N/A _____	• Sunday:	_____ N/A _____
• Holidays:	_____ N/A _____	• Holidays:	_____ N/A _____

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:
 Noise levels will temporarily increase during construction due to construction equipment during the hours of 7:00 a.m. – 6:00 p.m., Monday – Saturday. Construction duration will not exceed 4 months. No significant impact with respect to noise is anticipated during operations. Work will conform to local noise ordinance.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Existing vegetation will remain around the boundary of the project site.

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): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	0.07	+0.07
• Forested	32.40±	16.50±	-15.90±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	15.66±	+15.66±
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.66±	1.66±	0.00
• Wetlands (freshwater or tidal)	0.17±	0.17±	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: Limited Use Pervious Gravel	0.00	0.17±	+0.17±

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:
Putnam Valley Middle School, Putnam Valley High School

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? _____ >6.5± 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:	ChB (HSG B)	73.3± %
	ChE (HSG B)	17.2± %
	SuB (HSG D)	6.6± %

d. What is the average depth to the water table on the project site? Average: _____ >6.5± feet

e. Drainage status of project site soils: Well Drained: 91.6 % of site
 Moderately Well Drained: 8.4 % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 33 % of site
 10-15%: 36 % of site
 15% or greater: 31 % 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 864-614 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size 0.17± Acres
- 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Various Migratory Birds _____
 Typical Northeastern Wildlife _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
Indiana Bat (Myotis Sodalis), Bog Turtle (Clemmys Muhlenbergii)

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? 27.7 Acres
 ii. Source(s) of soil rating(s): NRCS Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:
 i. Identify resource: Taconic State Parkway
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Byway
 iii. Distance between project and resource: _____ 2.0± 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.

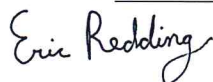
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

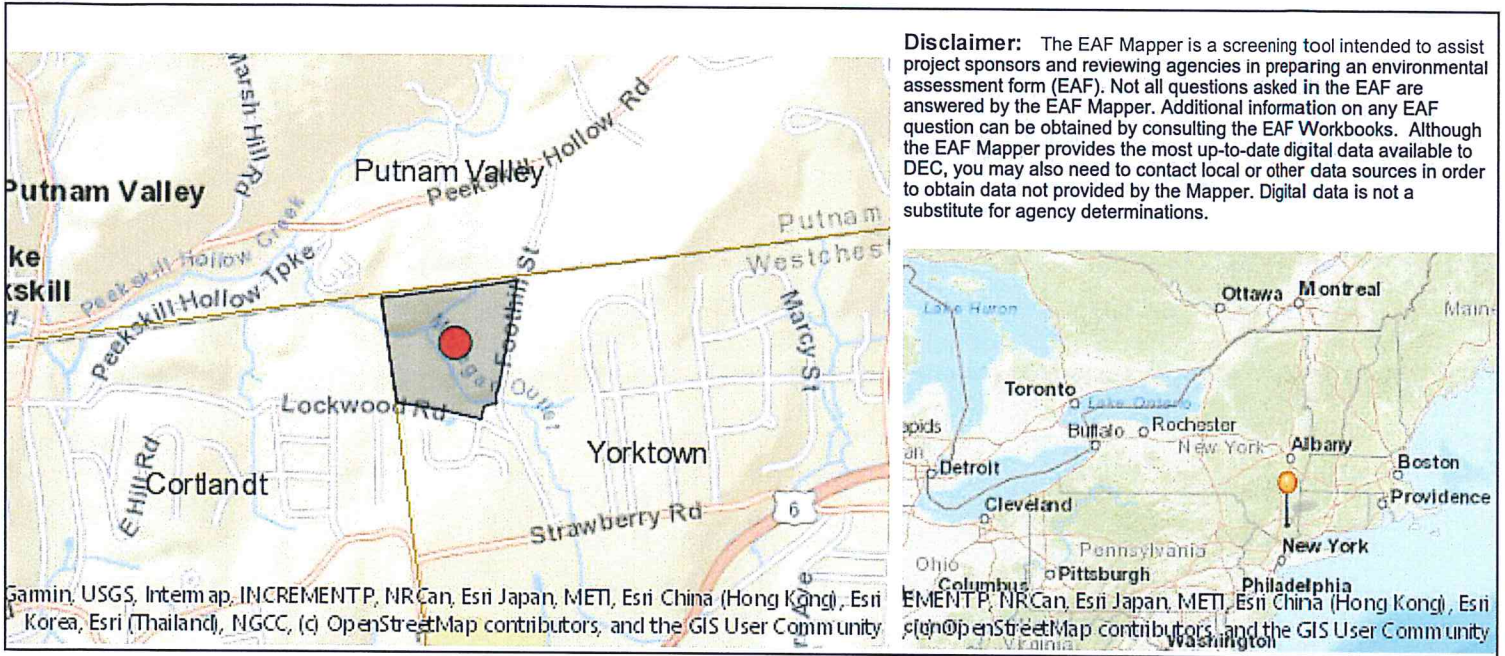
G. Verification

I certify that the information provided is true to the best of my knowledge.

Con Edison Clean Energy Businesses, Inc.

Applicant/Sponsor Name c/o Joe Shanahan Date 10/20/2020

Signature  Bergmann c/o Eric Redding, PE as Agent for Applicant Title Discipline Leader



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

Garmin, USGS, Intermap, INCREMENTP, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-614
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	WEST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



March 12, 2021

Mr. John A. Tegeder, Director of Planning
Yorktown Community & Cultural Center (YCCC)
1974 Commerce Street
(Top Floor, Room 222)
Yorktown Heights, NY 10598
(914) 962-6565

Dear Mr. Tegeder;

On behalf of Con Edison Clean Energy Businesses, Inc., enclosed please find an updated submission for the Yorktown A Solar Farm Project. It is our understanding that this project has been placed on the agenda for the March 22nd, 2021 Planning Board meeting for consideration. The project involves the installation of ground mounted photovoltaic panels and battery storage on a vacant forested parcel west of Foothill Street and north of Lockwood Road.

Please find the enclosed items for your review for the proposed Yorktown A Solar Project:

- Eight (8) copies of the Site Plan Set
- Two (2) copies of the Stormwater Pollution Prevention Plan (SWPPP)
- Fifteen (15) copies of the Photo Simulations
- Fifteen (15) copies of the Comparative Narrative

This letter is also provided in response to a memorandum we received from the Town of Yorktown Engineering Department, dated November 9, 2020. Provided below are the comments from the memorandum followed by our responses in bold.

The scope of work for this project was not clearly defined in the submitted documents so we are providing following guidance regarding Engineering Department permits:

- Wetlands: required if there is any disturbance or work occurring in the watercourses or wetlands on the property. Also applies to the 100-foot buffer areas around the watercourses and wetlands,
 - The proposed project will not disturb any wetlands or watercourses on the project site. In addition, the proposed project and all proposed disturbance is outside the 100-foot buffer area adjacent to the stream and wetlands.
- MS4 Stormwater Management: required if there will be a soil disturbance in excess of 50 cubic yards,
 - The SWPPP and corresponding Stormwater calculations have been submitted for Town review and the MS4 Management Permit will be completed and submitted under separate cover as the project progresses through the approval process.



- Tree Removal: Will be required as we understand many trees are being removed.
 - The Tree Permit Application was submitted in the first application package dated October 27, 2021. In addition, a Tree Mitigation Plan, dated November 30, 2020 was prepared in order to address the enacted Town Tree Law. The proposed Tree Mitigation Plan describes different measures designed to mitigate the potential impacts of clearing trees on the project site. The proposed measures are based upon the options provided in the Tree Law, as well as items we consider important to the Town. Furthermore, the plan proposes a PILOT agreement with the Town which follows the guidance provided by the New York State Energy Research and Development Authority (NYSERDA).

We note that there are several environmental features on the property site, including the watercourses and wetlands noted, plus there is a FEMA 100-year floodplain running through the property. Approximately one third of the site contains steep slope (slopes in excess of 15%)

- Noted, all environmental features as well as all applicable 100-foot buffers on the property site are being avoided. Solar panel development on slopes in excess of 15% is common and within the allowable range.

In order to complete our technical review, additional information is needed to fully describe the scope of land disturbance, the purpose and function of stormwater detention ponds, the calculations to show if there is an increase in stormwater runoff, the tree removal survey and tree mitigation plan. We also think it would be very beneficial if the Applicant provided photo renderings of the existing site conditions and the proposed condition.

- The stormwater Pollution Prevention Plan (SWPPP) is included as an attachment to this letter and provides all information regarding the land disturbance, the purpose and function of the stormwater detention ponds as well as the calculations pertaining to the stormwater treatment and storage necessary to meet the requirements of the New York State Department of Environmental Conservation and the Town of Yorktown. In addition, the limits of tree clearing are shown on the Site Plans, a tree mitigation plan was included in our previous submission and photo renderings of the existing site conditions and proposed site conditions is included as an attachment to this letter.

Should you have any questions or require additional information, do not hesitate to contact me at (518) 556-3631 or by email at eredding@bergmannpc.com.

Sincerely,

Eric Redding, PE, LEED AP
DISCIPLINE LEADER, BERGMANN

Cc: Joe Shanahan – Con Edison Clean Energy Businesses, Inc.

March 12, 2021

John Tegeder, R. A.
Director of Planning
Town of Yorktown
Albert A. Capellini Community & Cultural Center
1974 Commerce Street
Yorktown Heights, NY 10598

Re: Proposed Foothill Street Solar Project
Comparison to Previously Proposed Residential Subdivisions

Dear Mr. Tegeder:

Con Edison Clean Energy Businesses, Inc. is proposing to develop a ground-mounted solar facility on approximately 16 acres of land at 3849 Foothill Street in Yorktown, New York under a Lease with the landowner, William Lockwood, whose family has owned the land for generations.

As you are aware, Mr. Lockwood has previously explored two other development projects with the Town for this same site. Each of those projects proposed a 20-lot residential subdivision, with access roads and appurtenant utility services. One of the developments was designed as a cluster subdivision with 2 proposed access roads. The other development was designed as a conventional subdivision with 3 proposed access roads.

Mr. Lockwood deferred consideration of the residential development of his land after we approached him with the proposal to lease the land for solar development. That decision was based upon his conviction that (i) solar development will have less impact on the site, the neighborhood and the community than a residential development; (ii) he can lease the property to us rather than selling it to others and giving up ownership of his family's land forever; and (iii) at the end of the Lease, the solar facility will be removed, the land restored, and it will again be available for his family's use. If, however, the Town does not approve the proposed solar development, Mr. Lockwood is committed to proceed with a residential development at the site.

Since introducing the proposed solar project to the Town, we have had considerable feedback relative to the impacts such development might have, particularly with regard to tree cutting and land disturbance. Recognizing that the property will likely be developed, whether for the currently proposed solar project or as one of the previously proposed 20-lot residential subdivisions, we have given careful consideration to the impacts each of those development types will have ... during construction, upon completion, and long-term. After a discussion with, and at the suggestion of, Mr. Tegeder, we are submitting this comparison of the potential impacts of the three projects.

Obviously, the development of any of the three projects at the Lockwood site will have impacts, but the impacts for each will be different with regard to features, degree and length of term. An objective analysis clearly demonstrates that the proposed solar project will have significantly less impact on the site, the neighborhood and the community than the development of a residential subdivision ... from the outset and long-term.

Land Cover and Disturbance

The table below compares the changes to the land cover that would result from the development of each of the three projects:

Feature	Existing Site (Vacant)	Yorktown A Solar Farm	Cluster Subdivision	Conventional Subdivision
Treed Area	34.23 Acres	18.33 +/- Acres	19.97 +/- Acres	18.12 +/- Acres
Grass/ Meadow	0.00 Acres	15.66± Acres	11.47 +/- Acres	13.50 +/- Acres
Impervious Materials Added	0.00 Acres	0.07± Acres	Roads/Driveways 1.63 +/- Acres Houses 1.16 +/- Acre Total 2.79 +/- acres	Roads/Driveways 1.76 acres +/- Houses 0.85 +/- acres Total: 2.61± Acres
Pervious Gravel Added	0.00 Acres	0.17± Acres	0.00 Acres	0.00 Acres

While there has been much discussion about the tree area that would be cut to develop the solar project (15.90 acres), in fact, more tree area would be cut for the conventional subdivision (16.11 acres) and just slightly less would be cut for the cluster subdivision (14.26 acres). See the attached maps showing the roads and yard areas for each of the two residential subdivisions.

As can also be seen from the attached maps, tree cutting for the conventional subdivision would be far more impactful on the Foothill Street viewshed than the solar project as the land fronting on Foothill Street would be nearly clear-cut to a depth of at least 50 feet for the access road, the front yards for the five house lots and driveways in that subdivision. There would likely be no landscape screening required along Foothill Street and no plantings in mitigation for the trees removed. Similarly, the cluster subdivision would have an access road and three house lots and driveways on Foothill Road with likely no landscape screening required and no plantings in mitigation for the trees removed. The solar project, on the other hand, would leave undisturbed a 15-foot strip of existing vegetation along Foothill Street and further enhance that natural buffer with an additional 212 plantings, installed at a cost of \$160,000, to enhance the natural screening and in mitigation for the trees removed for the project. See the Landscaping & Plantings in Mitigation Plan attached (and included in the Site Plan set as Sheet C006 at a larger scale). See also the Landscaping and Plantings for Mitigation Inventory and Cost Estimate attached.

Further, either of the two subdivisions will have a much greater impact on the environment, and stormwater in particular, as both would add over 2 ½ acres of impervious materials for roads, driveways, patios and roofs as compared to less than the 1/10th acre needed for the solar project.

The paved roads and driveways of the subdivisions would eliminate natural filters for watershed-bound pollutants and the vehicles using those roads and driveways would introduce fuel, oil, grease, road salt and other pollutants to the watershed. The solar project would have no paved surfaces and, with almost no vehicular traffic to or from the project site, introduce no pollutants to the watershed.

Most significant, however, is the fact that, at the end of the life of the solar project, the solar arrays and all appurtenances would be removed and the land restored as much as practicable to its original condition ... with a financial surety posted with the Town to assure that those conditions are fulfilled. Either of the two subdivisions, with their roads, infrastructure, utilities, 20 homes and driveways, would be forever!

Construction Time

The site work necessary to and the construction of the solar project will take approximately 12 weeks. Upon completion, except for periodic visits to the site for inspections and maintenance, there will be no vehicular traffic to or from the project site.

The development of either of the 20-lot subdivisions will likely take three to five years, with the noise of construction and the traffic from construction vehicles a part of the Foothill Street and Lockwood Road neighborhoods throughout that period.

Visual Impact

With the solar panels set at an angle with a maximum height of 12 feet, the low-profile solar project would have virtually no visual impact in any direction. There is substantial natural screening which will be left untouched to the south between Lockwood Road and the project site. Similarly, to the south and west, a 15.7-acre area along the stream will be left undisturbed, providing more than ample natural screening from those directions to the project site. And, while there is some natural screening between the school campus to the north and the project site, the natural topography between the two properties will make any visual impact from that direction negligible.

Absent an extensive landscape screening and planting for mitigation plan, the solar project would, however, have some visual impact from the Foothill Street viewshed to the east. The project will be set back 55 feet from the roadway and there is natural screening in that setback, but it would not be sufficient to completely screen the project site from that direction.

Accordingly, Con Edison CEB has worked with a registered landscape architect to develop a dense and extensive planting plan to enhance the natural screening already there. That plan, with a cost of \$160,000, provides for an additional 212 plantings, averaging over six feet in height when installed on Day 1 and growing to an average height of nearly 14 feet in Year 5.

Again, see the Landscaping and Plantings for Mitigation Inventory and Cost Estimate attached, along with the Year 5 average growth rate chart developed on information from the Arbor Day Foundation annexed thereto.

Photo Simulations showing the screening of the solar project provided as a result of the Landscaping & Plantings in Mitigation Plan, with plantings averaging over six feet in height when installed on Day 1 and growing to an average height of nearly 14 feet in Year 5, have been provided to the Planning Board under separate cover. As demonstrated by those Photo Simulations, the solar project will be well-screened with negligible visual impact from Day 1, but, at Year 5, the project will be almost invisible from any direction.

Either of the two subdivisions will certainly be visible from the Foothill Street and Lockwood Road viewsheds. Compared to the low-profile 12-foot high solar panels, the subdivisions would each consist of 20 homes, likely to be 3,000 square feet in size and 25 to 30 feet in height. In the conventional subdivision, the land fronting on Foothill Street would be nearly clear-cut to a depth of at least 50 feet for the access road and five house lots and driveways in that subdivision. There would likely be no landscape screening required along Foothill Street and no plantings in mitigation for the trees removed. Similarly, the cluster subdivision would have an access road and three house lots and driveways on Foothill Road with likely no landscape screening required and no plantings in mitigation for the trees removed.

Traffic, Emissions and Greenhouse Gas Effect

Except for periodic visits by way of the single gravel driveway to the site for inspections and maintenance, once the solar project is completed, there will be no vehicular traffic to or from the project site.

On the other hand, either of the two residential subdivisions will result in a significant increase in motor vehicle traffic over Foothill Street and/or Lockwood Road and the resulting emissions therefrom. The 20 homes will likely add at least 40 automobiles to the neighborhood, along with the concomitant cars of visitors and guests, school buses, construction and service vehicles, and the ever-present UPS, Fedex and Amazon Prime delivery trucks.

Obviously, all of the vehicles making up this subdivision traffic burn fuel to power their engines. This is a process that yields harmful greenhouse gases that are very dangerous to the environment. The emission of these pollutants has several far-reaching effects, including global warming, smog and acid rain.

While the development of either subdivision and the traffic either would generate would yield harmful greenhouse gases, the solar project would not produce air pollution and would have a positive, indirect effect on the environment as solar energy replaces or reduces the use of other energy sources that have larger effects on the environment. This one 1.87 MW AC solar project would offset the equivalent of 478 passenger vehicles driven for one year or 5,494,911 miles driven by an average passenger vehicle. See the attached EPA Greenhouse Gas Equivalencies Calculator.

Wildlife Habitat

While the tree removal necessary for any of the three projects is comparable, the completed projects would have a significantly different impact on the wildlife habitat.

The conventional subdivision would remove 16.11 acres and the cluster would remove 14.26 acres from the current 34.23-acre habitat, but the solar project would remove nearly no land area from the habitat.

The roads, infrastructure and stormwater treatment features, house lots and driveways, along with the residential activities that would come with 20 new homes in either subdivision would virtually eliminate the wildlife habitat in those developed areas. And there would likely be no prohibition on the homeowners from using pesticides and herbicides in their yards.

Over and above the 18.32 acres left wholly undisturbed and untouched by the solar project development, once the project is completed, almost all of the 15.90 acres disturbed to construct the project would be returned to grass and meadow, using a pollinator seed and/or plantings, as suggested by a Certified Ecological Restoration Practitioner with whom the Applicant has previously consulted. Further, with all of the solar panels approximately three feet off of the ground and the fence enclosing the solar array installed six inches above the ground, wildlife will be able to traverse the entire 34.23-acre site. Finally, except for periodic inspectional visits, the project site will be devoid of any human activities which might disturb the habitat. And, per company policy, pesticides and herbicides would be prohibited at the site throughout the life of the project.

Noise

The solar project would have no audible noise beyond the project boundaries. There are no motors, turbines, or ongoing deliveries.

The subdivisions would generate noise from the above-mentioned vehicular traffic, routine outdoor activities and even barking dogs.

Lighting

The solar project would have no lighting installed at the project site.

The 20 homes and related traffic in either of the subdivisions would obviously produce outdoor illumination.

Town Services

The solar project would have little, if any, need for Town-provided police, fire or emergency medical services ... and would put no additional children in the school system.

The residents in the 20 homes will certainly need Town-provided police, fire and emergency medical services ... and, with 20 4-bedroom homes, will definitely put another 40+ additional children in the school system.

For all of the reasons set forth above, the solar project will be far less impactful to the Lockwood site, the neighborhood and the Town of Yorktown than would be either of the subdivisions.

Sincerely,

Joe Shanahan

Solar Developer

CLUSTER SUBDIVISION



SINGLE FAMILY HOME SUBDIVISION



LEGEND	CLUSTER SUBDIVISION (ACRES)	SINGLE FAMILY HOME SUBDIVISION (ACRES)	
	TREES	19.97±	18.12±
	GRASS	11.47±	13.50±
	DRIVEWAY	1.63±	1.76±
	HOUSE	1.16±	0.85±

YORKTOWN A SOLAR FARM FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

**CON EDISON CLEAN
ENERGY BUSINESSES, INC.**

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

B BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
2 Winners Circle, Suite 102
Albany, NY 12205

office: 518.862.0325

www.bergmannpc.com

REVISIONS				
NO.	DATE	DESCRIPTION	REV.	CKD
1	1/28/2021	PLAN REVISIONS	WD	ECR

**PRELIMINARY
NOT FOR CONSTRUCTION**

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Note:
Unauthorized alteration or addition to this drawing is a violation of
the New York State Education Law Article 145, Section 7209.

Project Manager	Checked By
ECR	ECR
Designed By	Drawn By
WD	WD
Date Issued	Title
OCTOBER 27, 2020	1"=100'
Project Number	14847,00

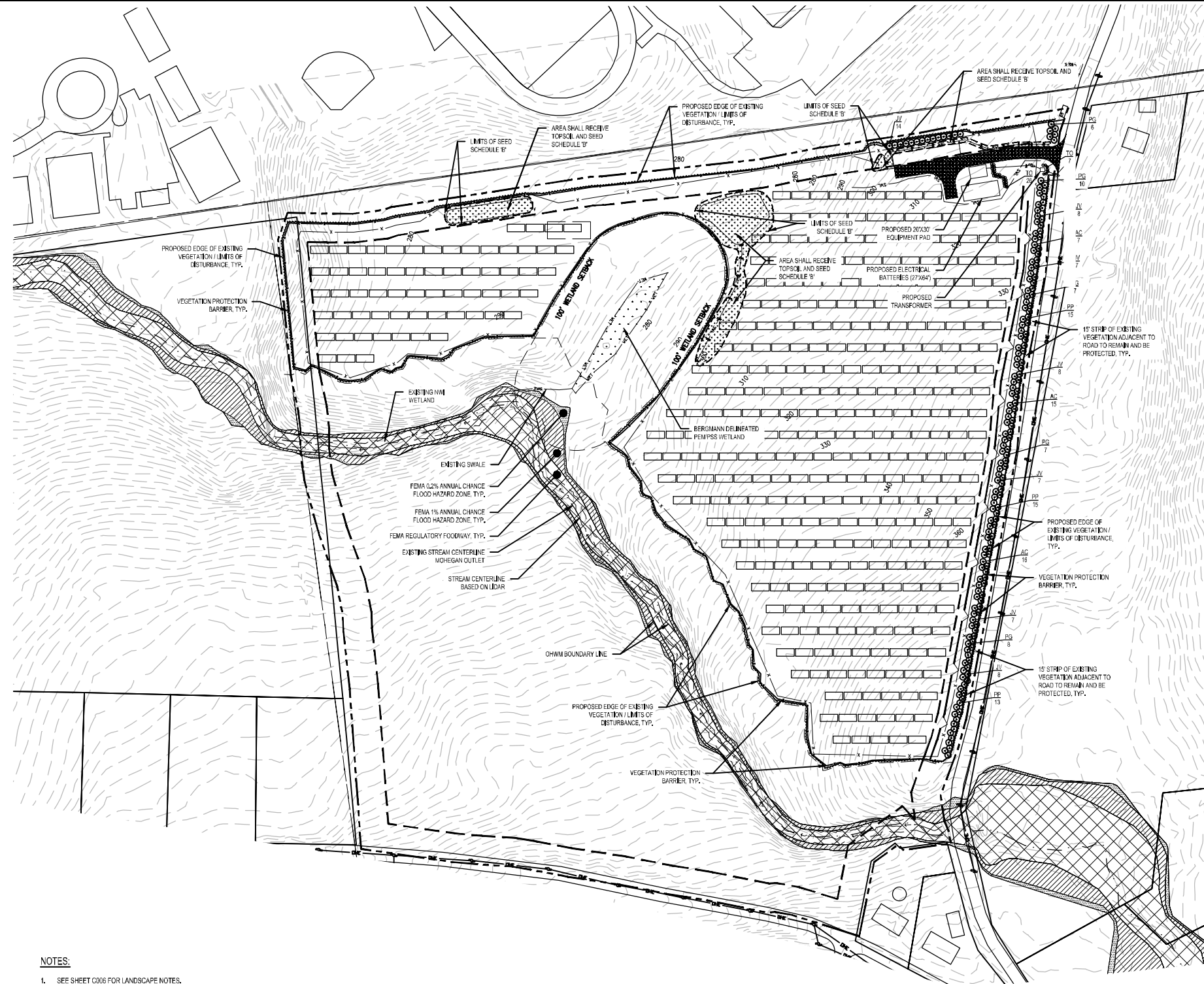
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Drawing Number:

C006

7 of 12



LEGEND:

- PROPOSED TREE PLANTING
- VEGETATION PROTECTION BARRIER
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- STREAM
- 100' WETLAND SETBACK

NOTES:

- SEE SHEET C006 FOR LANDSCAPE NOTES.
- SEE SHEET C007 FOR LANDSCAPE DETAILS.
- SEE SHEET C009 FOR SEED SCHEDULES.

PLANT LIST

Key	Qty	Botanical Name	Common Name	Mature Size		Installed Size	Condition	Notes
				Height	Spread			
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75' Ht.	20-30' Sprd.	6-7' Ht.	B&B	
JV	59	Juniperus virginiana	Eastern Red Cedar	30-60' Ht.	10-25' Sprd.	8' Ht.	B&B	
PG	38	Picea glauca	White Spruce	40-60' Ht.	10-20' Sprd.	8' Ht.	B&B	
PP	43	Picea pungens	Colorado Spruce	30-60' Ht.	10-20' Sprd.	7-8' Ht.	B&B	
Evergreen Shrubs								
TD	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15' Ht.	3-4' Sprd.	5' Ht.	B&B	

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Landscaping & Planting for Mitigation Budget Cost Estimate

February 5, 2021

Item Description	Unit	Quantity	Unit Price (2020 \$)	Cost
Tree Plantings				
AC - Abies concolor - White Fir (6-7' Height)	EA	39	\$600	\$23,400
JV - Juniperus virginiana - Eastern Red Cedar (8' Height)	EA	59	\$700	\$41,300
PG - Picea glauca - White Spruce (8' Height)	EA	38	\$700	\$26,600
PP - Picea pungens - Colorado Spruce (8' Height)	EA	43	\$650	\$27,950
TO - Thuja occidentalis 'Emerald Green' - Emerald Green Arborvitae (5' Height)	EA	33	\$450	\$14,850
			SUB-TOTAL	\$134,100
Basic Work Zone traffic Control (5%)	LS	1		\$6,705
Mobilization (4%)	LS	1		\$5,364
Survey Operations (2%)	LS	1		\$2,682
Erosion and Sediment Control (0.5%)	LS	1		\$671
			TOTAL	\$149,522
			Construction Contingency (5%)	\$7,476
			GRAND TOTAL	\$156,998
			SAY	\$160,000

Assumptions:

- Unit cost includes installation.

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size		Installed Size	Condition	Approximate Size in 5 Years
				Height	Spread			
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75' Ht.	20-30' Sprd.	6-7' Ht.	B&B	14-15' Ht. /10-12' Sprd.
JV	59	Juniperus virginiana	Eastern Red Cedar	30-60' Ht.	10-25' Sprd.	8' Ht.	B&B	15-16' Ht. /8-9' Sprd.
PG	38	Picea glauca	White Spruce	40-60' Ht.	10-20' Sprd.	8' Ht.	B&B	15-16' Ht. /8-9' Sprd.
PP	43	Picea pungens	Colorado Spruce	30-60' Ht.	10-20' Sprd.	7-8' Ht.	B&B	14-15' Ht. /10-12' Sprd.
Evergreen Shrubs								
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd.	5' Ht.	B&B	7-8' Ht. /2-3' Sprd.

- Average growth rates were based on information from the Arbor Day Foundation.
- Size in 5 years represented on this table are approximate and do not take into account exact site conditions the trees will be planted in.
- Individual trees grow at different rates depending on their condition at installation and watering/maintenance during the period of establishment. Growth rates will vary.

United States Environmental Protection Agency

Greenhouse Gas Equivalencies Calculator

1.87 MW AC Solar Project

3,132,000 kilowatt-hours of electricity

Equivalency Results

[How are they calculated?](#)

The sum of the greenhouse gas emissions you entered above is of Carbon Dioxide Equivalent. This is equivalent to:

2,214 Metric Tons ▼

Greenhouse gas emissions from


478



Passenger vehicles driven for one year

-or-

5,494,911



Miles driven by an average passenger vehicle

CO₂ emissions from

249,178



gallons of gasoline consumed

-or-

217,529



gallons of diesel consumed

-or-


2,440,019



Pounds of coal burned

-or-

29.3



tanker trucks' worth of gasoline

-or-


256



homes' energy use for one year

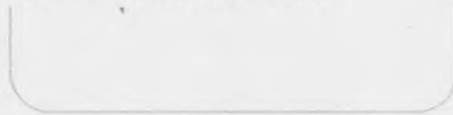
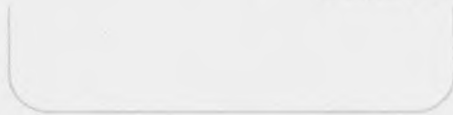
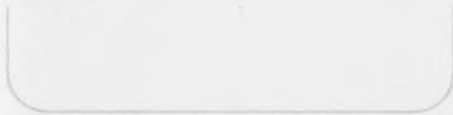
-or-

375




homes' electricity use for one year

-or-




12.2



railcars' worth of coal burned

-or-


5,127



barrels of oil consumed


-or-

90,526



propane cylinders used for home barbeques

0.0006



coal-fired power plants in one year

-or-


282,413,637



number of smartphones charged

Greenhouse gas emissions avoided by

753



Tons of waste recycled instead of landfilled

-or-

108



Garbage trucks of waste recycled instead of landfilled


-or-

94,224

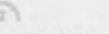


trash bags of waste recycled instead of landfilled


0.178



94,126




0.470



Wind turbines running for a year

-or-


04,120



Incandescent lamps switched to LEDs

Carbon sequestered by

36,616



tree seedlings grown for 10 years

-or-


2,892



acres of U.S. forests in one year

-or-

15



acres of U.S. forests preserved from conversion to cropland in one year