Richard Fon
Chairman

Matthew J. Slater
Town Supervisor

TOWN OF YORKTOWN
PLANNING BOARD

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

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

December 6, 2021
7:00 PM

1. **Correspondence**
2. **Meeting Minutes – November 22, 2021**

REGULAR SESSION

3. **Arcadia Farm Solar Farm**
   Decision Statement
   Location: 47.11-1-4; 1300 Baptist Church Road
   Contact: Croton Energy Group
   Description: Proposed 800 kW ground mounted large-scale solar energy system disturbing approximately 6 acres of a 28.85 acre horse farm in the R1-80 zone.

4. **Yorktown Rehabilitation and Nursing Center Solar Projects**
   Public Informational Hearing
   Location: 35.12-1-3; 2300 Catherine Street
   Contact: Ecogy New York
   Description: Proposed installation of a 698 kW DC/467 kW AC solar canopy system over existing parking with a 548 kWh Tier 1 Battery Energy Storage System and installation of a a 284 kW DC/260 kW AC ground mounted solar array on a 12.84 acre parcel in the RSP-3 zone with existing skilled nursing facility.

5. **C3 Holdings LLC fka Generations Building**
   Public Informational Hearing
   Location: 48.11-1-51; 1500 Front Street
   Contact: Site Design Consultants
   Description: Proposed two-story 3,600 SF building to be used as a 3-bay parking garage on the first floor, material storage on the second floor for one of the existing businesses within the building. This site plan was previously approved by Planning Board Resolution #09-08 on March 9, 2009.

6. **Old Hill Farm Solar Farm**
   Public Informational Hearing
   Location: 16.08-1-4 & 17; 571 East Main Street, Jefferson Valley
   Contact: Hillside Solar LLC
   Description: Proposed 3.75 MW ground mounted solar panels disturbing 15 acres on a 19.4 acres in the R1-20 zone.

7. **Foothill Street Solar**
   Adjourned Public Hearing
   Location: 15.07-1-5; 3849 Foothill Street
   Contact: Con Edison Clean Energy Businesses, Inc.
   Description: Proposed installation of a 1.875 MW ground mounted solar panel system and Tier 2 battery energy storage system along with associated access road, electric utility upgrades, and perimeter fencing.

8. **Par 3 Golf Course**
   Discussion Site Plan
   Location: 16.07-1-38; 795 Route 6
   Contact: James Martorano Jr.
   Description: Proposed Par 3 golf course on Town owned Parkland.

WORK SESSION

9. **Boniello Equities Subdivision**
   Discussion Subdivision
   Location: 37.09-1-67, 70, 71; 2012-2016 Crompond Road
   Contact: Gus Boniello
   Description: Proposed resubdivision of three lots to create 4 lots and construct two new two-family residences.

10. **Town Board Referral**
    #T-FSWPPP-054-21
    Location: 70.10-1-36; 356 Jaclyn Lane
    Contact: Kellard Sessions Consulting
    Description: Proposed construction of a single-family house on well and septic.

11. **Mongero Properties**
    Discussion Approved Site Plan
    Location: 37.14-1-44; Saw Mill River Road
    Contact: Michael Grace, Esq.
    Description: Request to remove the required traffic improvements from the approved site plan approved by Resolution #09-28 on November 9, 2009.

12. **Proposed Overlay Districts**
    Board Discussion

December 3, 2021

Correspondence

Robyn Steinberg

From: SUSAN SIEGEL <BOOKHUNTERPRESS@VERIZON.NET>
Sent: Thursday, December 2, 2021 11:08 AM
To: Robyn Steinberg
Subject: Enforcing a condition in a Planning Board approval resolution
Attachments: building permit_GSR_lot 7.pdf

Robyn,

Please include this email in the next pb packet.

To the Planning Board

This email is to bring to the Board's attention what appears to be a failure of the Buidling Department to enforce a condition in the Planning Board's approval of the Board Pines subdivision for lot 27.14-1-7.

Based on the excerpts of Planning Board minutes below, and the attached building permit, it appears that a condition of the Board's approval for the Broad Pines subdivision has been ignored: the resolution called for deeding lot #7 to the town – but the Building Department issued a building permit for a single family house on the lot – and construction has begun.

This raises the issues of how conditions in Planning Board approvals are transmitted to other departments and who monitors their enforcement. Conditions become meaningless when they are ignored.

I hope the Board can and will address this issue at its next meeting.

Approved Minutes – September 14, 2020 / Page 2 of 12

.
Broad Pines/Prebeck Approved Subdivision
SBL: 27.14-1-7 & 8
Discussion: Amendments to Subdivision Resolution
Location: 309-311 Granite Springs Road
Contact: Enzo Letizia
Description: Decision to amend conditions of the Broad Pines/Prebeck Subdivision approving resolution by the Planning Board, resolution #90-10, dated April 2, 1990.

Comments:
Enzo Letizia was present. Mr. Tegeder stated that the application is before the Board to amend conditions to the approving resolution to take the road widening strips, receive Lot 7, and secure a maintenance agreement for the road and drainage. Mr. Glatthaar, Esq. stated that he reviewed the draft resolution and maintenance agreement and had no issues. He and the Town Attorney will have to confirm with the Town Board that they will accept the terms of the resolution which is a deed in lieu of taxes that are currently in arrears for Lot 7. He noted that the owner did tender a deed 30 years ago to the town which was never recorded. The Planning Board will make a motion this evening and it will be brought back to the Town Board as a completed subdivision. Mr. Tegeder stated that a section

should be added in the resolution for the road widening strips which could be condition #3. Mr. Glatthaar confirmed that the Town would take the road widening strips by acceptance of offer of dedication and this should be included in the resolution. Chairman Fon asked the Board and Counsel if there were any other comments and there were none. Chairman Fon asked the public if there were any comments and there were none.

Upon a motion by Bill LaScala and seconded by John Kincart, and with all those present voting “aye”, the Board approved the resolution amending conditions of approving resolution #90-10 for the Broad Pines Subdivision with changes as discussed.

Approved minuates, August 10,2020

Approved Minutes – August 10, 2020 / Page 9 of 9

Additional discussion not on agenda:
Broad Pines (Prebeck) - Approved Subdivision
SBL: 27.14-1-7 & 8
Location: 309-311 Granite Springs Road
Description: Proposed buildout of lots 5 and 6 of the Broad Pines/Prebeck Subdivision approved by Planning Board resolution #90-10, dated April 2, 1990.

Comments:
Mr. Glatthaar, Esq. updated the Board with respect to this application. There were conditions imposed in the Planning Board’s original resolution that the applicant never complied with. Specifically they were supposed to deed Lot 7 and some widening strips (mostly Granite Springs Road) in addition to an easement for the access road so the Town could access the open space parcel that it was taking. The former owner did deliver a deed for lot 7 to the Town but for reasons which are not clear, it was never recorded and is not something that could be recorded now. The applicant, Enzo Letizia, wants to purchase lots 5 & 6 in this subdivision to build out the houses. Mr. Glatthaar and Mr. Tegeder have been working with Mr. Letizia to clear up some of the conditions from the original subdivision approval. The buyer has agreed to take some of the responsibility but asked if we would take the road widening strips by resolution of the Town Board accepting them for dedication rather than getting deeds from the property owners who the applicant has no contractual status with. Mr. Glatthaar noted that because these are narrow strips, he would have no problem with the Town taking those strips by dedication. They would give notice to the owners that they are going to do so but it would require that the Planning Board amend its original approval from 1990. Mr. Tegeder asked if they still have to get the easement and Mr. Glatthaar responded affirmatively. The buyer is willing to get the easement and properly deed lot 7 to the town. His recommendation is to place this item on the next agenda for an amendment to the subdivision resolution to remove the condition that the applicant must deed those widening strips to the town.

Mr. Tegeder asked if it would be better to do a new resolution that modifies those requirements but also imposes some of these conditions on the new owner. Mr. Glatthaar agreed that this would be fair and reasonable and noted that the applicant is willing to work this out to the extent that we can. He will contact the applicant and advise him to work with the Planning Department and requested that this item be placed on the September 14th meeting agenda

See also Planning Board minutes 2.10.2020

Susan Siegel
914-245-2661
bookhunterpress@verizon.net

Town of Yorktown

363 Underhill Avenue
Yorktown Heights, NY 10598
914-962-5722 x 233

Parcel History:

Address:

Parcel ID:

Issued Date	Item	Type	Status	CO/CC #	CO/CC Date
7/9/2021	APPLICATION #:2021-1020	SINGLE FAMILY	Approved		

Owner:

SINGLE FAMILY ATTACHED / DUPLEX.

7/23/2021	PERMIT #:041-19	Engineering	OPEN		

Owner: PREBECK, WILLIAM J.

Stormwater, Wetlands, Tree - Permit - ISSUED

7/29/2021	PERMIT #:2021-1020	SINGLE FAMILY	OPEN		

Owner: CRESLOR HOMES LLC

SINGLE FAMILY ATTACHED / DUPLEX.

8/31/2021	PERMIT #:7888-E	ELECTRICAL	OPEN		

Owner: CRESLOR HOMES LLC

ELECTRICAL FOR WIRING FOR BASEMENT AND 200 AMP. UNDER GROUND SERVICE FOR MODULAR HOME. SWIS.

Robyn Steinberg

From: SUSAN SIEGEL <BOOKHUNTERPRESS@VERIZON.NET>
Sent: Monday, November 22, 2021 11:20 AM
To: Matthew Slater; Alice Roker; Thomas Diana; 'Vishnu Patel'; Ed lachterman
Cc: John Tegeder; Robyn Steinberg; Adam Rodriguez
Subject: Solar Law

Town Board,

Thank you for being proactive and considering tweaks to the solar law. First a moratorium that includes all pending projects, followed by amendments to the current law

The town is facing the complex task of balancing two important but conflicting goals: promoting solar energy and preserving woodlands which provide multiple benefits to the town and its residents. The key word is **BALANCE,** something that's missing from the current law

Based on the town's experience with several tier 3 projects currently in the pipeline, and after reviewing countless solar laws from other municipalities, the board may want to consider tweaking the following

1. Adding a "visual impact" analysis. There are several possible versions, some more detailed than others.
2. Adding language to the "purpose and intent" section that recognizes the environmental importance of the multiple functions that trees and woodlands play . There are several examples in other laws.
3. Adding to the provision dealing with mitigation for tree loss a requirement that the mitigation shall take into account **ALL** the functions lost by tree removal. Carbon sequestration is only one function. Also note that "landscaping" is not mitigation.
4. Adding a provision that requires an assessment of the project's impact on the environment. (Note: the B&L evaluation for the Strawberry Rd project did not do this.)
5. Limiting the percentage of the project site, not the total parcel, that can be disturbed by removing trees, shrubs or brush. Again, a question of BALANCE.
6. Increasing the buffer

There are likely other possible tweaks.

It makes sense to have an open discussion of possible tweaks, with the opportunity for public input, BEFORE the board schedules a public hearing on a draft law – that may need to be changed based on input from a hearing. Why go through the process twice?

Susan Siegel
914-245-2661
bookhunterpress@verizon.net

Draft Minutes

Arcadia Farm Solar Farm

Town of Yorktown *www.yorktownny.org*

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.254 Fax (914) 962-1731

MEMORANDUM

Edward Kolisz, Fire Inspector
Telephone (914) 962 5722 ext. 254 Email: ekolisz@yorktownny.org Office hours: Weekdays 9:00-10:00 a.m., 3:30-5:00 p.m.

TO: Planning Board, Town of Yorktown
From: Edward Kolisz, Fire Inspector
Re: Arcadia Farms Solar Project
Date: December 3, 2021

On November 18th, 2021 I met with representatives from the Yorktown Height Fire Dept. and Ecogy Energy at the Arcadia Farms Solar project. At this time the Fire Department and I are ok with the proposed plan. Please advise if there are any changes or if you have any questions.

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:

Arcadia Farm Solar Farm

SEQR Status: Type 1 ☑
Unlisted ☐

Conditioned Negative Declaration: ☐ Yes
☑ No

Description of Action:

Application by Croton Energy Group for site plan and special use permit approval for installation of a 985.99 KW-DC ground-mounted solar PV energy system consisting of: 2,235 445W solar Modules, (8) 100 kWAC SolarEdge Inverters, (1) 800 A combiner panel, (1) 800 A A/C disconnect switch, (1) 1,000 kVA transformer as shown on submitted plans titled, “Arcadia Ground Mount PV System,” prepared by Ecogy Energy, and last revised July 28, 2021.

The site is located at the address 1300 Baptist Church Road, Yorktown Heights, NY 10598, also known as Section 47.11, Block 1, Lot 4 on the Town of Yorktown Tax Map.

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

1300 Baptist Church Road, Yorktown Heights, Town of Yorktown, 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 Environmental Assessment Form last revised October 5, 2021.

2) The proposed solar array is allowed in all zoning districts.

3) The proposed solar array will have no impact on Town services.

4) The applicant has proposed sufficient tree mitigation for the trees to be removed for this project.

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

Other involved agencies (If any)

Applicant (If any)

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

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION APPROVING
SITE PLAN, SPECIAL USE PERMIT, AND TREE REMOVAL PERMIT
FOR ARCADIA FARM SOLAR FARM

RESOLUTION NUMBER: #00-00 **DATE:**

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

WHEREAS in accordance with the Planning Board's Land Development Regulations, Town of Yorktown Town Code Chapter 195, adopted February 4, 1969 and as amended, a formal application for the approval of a site plan and special use permit for a large-scale solar power generation system with submitted plans titled, "Arcadia Ground Mount PV System," prepared by Ecogy Energy, and dated June 28, 2021, was submitted to the Planning Board on behalf of Croton Energy Group (hereinafter referred to as "the Applicant"); and

WHEREAS the Arcadia Farm consists of two parcels totaling 28.85 acres located at 1300 Baptist Church Road, in the Town of Yorktown and owned by Arcadia Holding Co. LLC; and

WHEREAS the solar array will occupy 6 acres of the 11.67 acre parcel known as Section 47.11, Block 1, Lot 4 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"); and

WHEREAS pursuant to SEQRA:

1. The action has been identified as a Type I action because Arcadia Farm is located in the Westchester County Agricultural District and will be located on more than 2.5 acres for a non-agricultural purpose.
2. The Planning Board has been declared lead agency on _____.
3. A negative declaration has been adopted on _____ on the basis of a Full EAF dated October 5, 2021.

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

Site Plans

1. A drawing, Sheet G-001, titled "Arcadia Ground Mount PV System: Title Sheet," prepared by Ecogy Energy, and dated July 28, 2021; and
2. A drawing, Sheet PV-100, titled "Site Plan," prepared by Ecogy Energy, and dated July 28, 2021; and

3. A drawing, Sheet PV-100.1, titled "Partial Site Plan," prepared by Ecogy Energy, and

dated July 28, 2021; and

4. A drawing, Sheet PV-200, titled "Ground Mount Elevation," prepared by Ecogy Energy, and dated July 28, 2021; and
5. A drawing, Sheet PV-200.1, titled "Ground Mount Elevation," prepared by Ecogy Energy, and dated July 28, 2021; and
6. A drawing, Sheet PV-507, titled "Misc. Mechanical Details," prepared by Ecogy Energy, and dated July 28, 2021; and
7. A drawing, Sheet L-701, titled "Planting Plan," prepared by Yost Design Landscape Architecture, and dated August 23, 2021; and

Additional Documents

8. A Tree Inventory Evaluation and Results report, prepared by Paul Cowie and Associates, and dated May 15, 2021;

9. A Stormwater Report, prepared by SLR Engineering, Landscape Architecture, and Land Surveying, P.C., dated July 13, 2021; and

10. A decommissioning plan titled "Ecogy Arcadia Ground Mount Solar Decommissioning Plan," prepared by Ecogy Energy, and submitted April 28, 2021; and

11. A maintenance plan titled, "Ecogy Solar Project Operation and Maintenance Plan," outlining ongoing and scheduled maintenance, prepared by Ecogy Energy, and submitted April 28, 2021; and

12. An interconnection review titled, "Coordinated Electric System Interconnect Review for John Bertuzzi of Ecogy New York XIII, LLC, dated August 6, 2020; and

13. Specification sheets for the solar panels and equipment prepared by Ecogy Energy, and dated July 28, 2021; and

WHEREAS in a letter dated November 8, 2021, Ecogy Energy outlined the Tree Removal & Mitigation proposed for Arcadia Solar Farm which consists of the following:

A) This project requires removal of a maximum of 87 trees, of which all are non-invasive. Out of the 87 trees, 28 are non-viable trees that require removal due to poor condition whereas the remaining 59 trees are viable trees. The total area of tree removal is 21,810 square feet; and

B) Ecogy's mitigation plan includes planting a total of 20 trees and 44 shrubs of varying species and sizes as outlined therein; and

C) In addition, Ecogy plans to deposit $100 for each tree removed regardless of status, which is more than the recommended number of trees requiring mitigation. With this payment of $8,700 into the Tree Bank Fund; and

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

Boards & Agencies	**Report Date**
Conservation Board	05/06/21, 08/19/21
Fire Inspector	10/29/21, 12/03/21
Tree Conservation Advisory Commission	05/10/21, 08/07/21, 09/07/21, 10/09/21, 11/08/21
NYC DEP	09/01/21
Westchester County Planning Board	08/30/21

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

WHEREAS a Public Informational Hearing was held in accordance with §195-39(B)(1) of the Yorktown Town Code on the said site plan application at the Town Hall in Yorktown Heights, New York on July 12, 2021; and

WHEREAS having reviewed all current site plans, building plans, environmental plans and reports, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a public hearing held in accordance with §195-39(B)(2) of the Yorktown Town Code on the said site plan application commencing and closing on September 27, 2021 at Town Hall in Yorktown Heights, New York;

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

BE IT THEREFORE NOW RESOLVED that the application of Croton Energy Group for the approval of a site plan and special use permit for a large-scale solar power generation system with submitted plans titled "Arcadia Ground Mount PV System," prepared by Ecogy Energy, and dated June 28, 2021, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with such modifications and requirements as noted below:

Modify plans to show:

1. Pursuant to the Tree Conservation Advisory Commission's memo dated November 8,

2021, diversify the species of shrubs being planted on the site to avoid the establishment of a monoculture.

Additional requirements prior to signature by the Planning Board Chairman:

2. Submission of any applicable inspection fees and security, in a form satisfactory to the Town Attorney, to the Engineering Department as required by the Town Engineer. Fees to be determined after Planning Board approval and a complete final set of drawings are submitted to the Town Engineer.

Additional requirements:

3. Applicant must obtain all necessary permits from outside agencies.

4. Prior to the issuance of any permits, submission of a decommissioning bond in an amount sufficient to cover the cost of decommissioning the system.

5. To the extent the Property is exempt from taxation to the extent of any increase in the assessed value thereof by reason of the inclusion of the solar energy system under New York Real Property Tax Law § 487, the property owner shall be required to enter a contract with the Town for payments in lieu of taxes ("PILOT"), as set forth in N.Y. R.P.T.L. § 487(9). The amount of such PILOT shall be set by the Town Board, upon recommendation of the Town Assessor. Said recommendation shall be based upon industry-recognized standards (e.g., the New York State Energy Research and Development Authority (NYSERDA) PILOT calculators). Under N.Y. R.P.T.L. § 487, solar energy systems are not exempt from special district ad valorem taxes, which will be the responsibility of the property owner in addition to any PILOT payments.

BE IT FURTHER RESOLVED, that in accordance with Town Code Chapter 270, the application of Croton Energy Group for approval of a Tree Removal Permit **#T-000-21** is approved subject to the conditions listed therein; and

RESOLVED, Permit **#T-000-21** shall not be valid until it has been signed by the Chairman of this Board;

BE IT FURTHER RESOLVED that unless a building permit has been issued by **December 6, 2022,** or a time extension has been granted by the Planning Board, this approval will be null and void.

RECEIVED
PLANNING DEPARTMENT
NOV 8 2021
TOWN OF YORKTOWN

ECOGY ENERGY

TO: Town of Yorktown Planning Board

FROM: Ecogy Energy

DATE: Nov 08, 2021

RE:Tree Removal & Mitigation For Arcadia Solar Farm (Ecogy New York XIII LLC)

Ecogy Arcadia Solar Farm is a proposed 993.6 kW DC ground mounted system located at 1300 Baptist Church Road, Yorktown, New York. This memo addresses the Tree Removal & Mitigation concerns associated with this project.

This project requires removal of a maximum of 87 trees, of which all are non-invasive. Out of the 87 trees, 28 are non-viable trees that require removal due to poor condition whereas the remaining 59 trees are viable trees. The total area of tree removal is 21,810 square feet.

Ecogy's mitigation plan includes planting a total of 20 trees and 44 shrubs. The details on the type and quantity of each can be found in the table below:

Name	Type	Quantity	Size (Cal)
Cornus alternifolia	Tree/ Deciduous	5	3-3.5`
Malus x domestica (Apple Tree)	Tree/ Deciduous	7	2.5-3`
Picea glauca	Tree/ Evergreen	8	10-12`
Hamamelis virginiana	Shrub/ Deciduous	27	4-5`
Vaccinium corymbosum	Shrub/ Deciduous	17	3-4`
Schizachyrium scoparium #2	Grass/ Deciduous	32	2-4`
Total		92	

Moreover, the Yorktown code § 270-10D(4)(f) states that the mitigation plan may include but not be limited to "Payment into the Tree Bank Fund. In lieu of replacing a lost protected tree or disturbance to a protected woodland, the payment shall be $100 for every protected tree removed". Ecogy plans to deposit $100 for **each** tree removed regardless of status, which is more than the recommended number of trees requiring mitigation. With this payment of $8700 into the Tree Bank Fund, Ecogy hopes to ensure satisfactory mitigation per the Town code in our mitigation plan.

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
Date: November 8, 2021
RE: **Mitigation Plan for 1300 Baptist Church Road (Arcadia Farm - Solar Farm)**

Chairman Fon and members of the Planning Board,

Chapter 270 - 10.C(4) - Use of native species of trees, understory shrubs and herbaceous ground cover if planting is required. The mitigation plan for 1300 Baptist Church Road has fulfilled the provisions of this part of the tree ordinance.

The Arborist needs to provide a mitigation ratio calculation to determine the number of replacement trees. Any deficit will require a payment to the Tree Bank Fund.

They have 12 deciduous trees with an average DBH of 3" and 8 coniferous trees measuring 10' - 12' in height. The DBH of White Spruce trees are needed to calculate their contribution to the mitigation ratio.

The use of 27 Witch Hazel and 17 Highbush Blueberry creates a monoculture. Mixing in other native shrubs would be of benefit to the health and aesthetics of the new landscape. Seviceberry and Spicebush mix well with Witch Hazel. Bayberry and winterberry do well with Highbush Blueberry.

Sincerely,
Lawrence W. Klein, PE, Member
Tom Schmitt, Member
Keith Schepart ISA, Member

1 A-000 SITE PLAN OVERVIEW

Legend

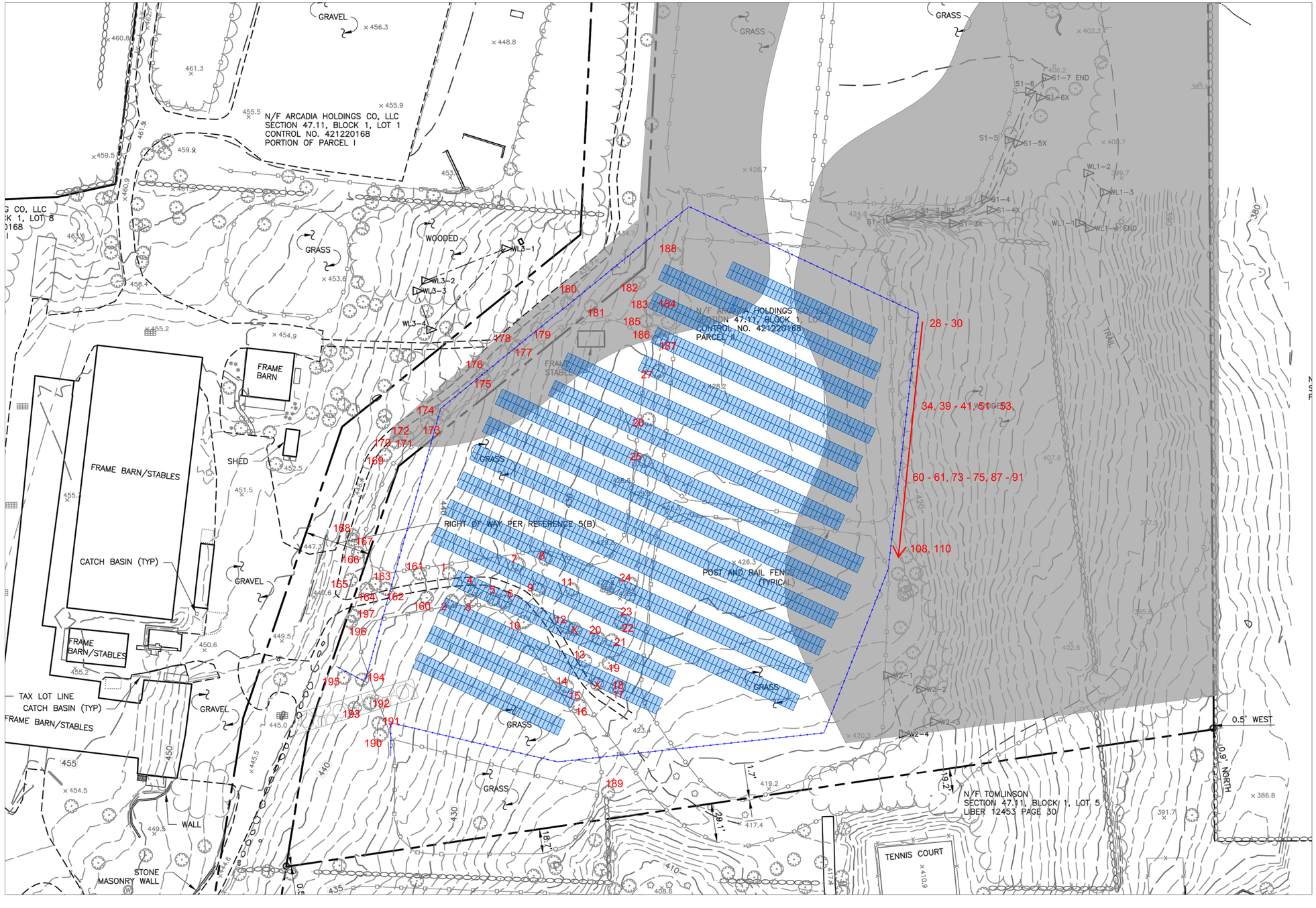
- Solar Panel
- FD Setbacks & Pathways
- Gas Line
- D/C Home Run
- A/C Home Run
- Light Shade
- Heavy Shade
- Obstruction (Vent Pipe)
- Building Outline
- Solar Inverter / Electrical Equipment

SCOPE OF WORK

Installation of:
(2232) Solar Modules 445W (49,662 sqft)
(8) SolarEdge 100kW 480V Inverters
(1) 52IT 800A Solar AC Combiner Panel
(1) 89L 800A AC Disconnect Switch

2 A-000 TAX MAP
Scale: NTS

3 A-000 UTILITY CAPACITY MAP
Scale: NTS



SCALE: 1"=10'-0" (IN FEET)
0 5' 10' 20'

N

Drafting/Design Firm

CEG SOLAR
75 S. Riverside Ave.
Croton-on-Hudson, NY 10520
914-862-4220

Developer

ECOGY ENERGY
67 West St Suite 232 Brooklyn, NY 11222
718.304.0945
O&M Contact: John Gorman
assetmanagement@ecogyenergy.com
Construction Contact: Jim Donnelly
jim.donnelly@ecogyenergy.com
Project Manager: Julia Magliozzo
Projectmanagement@ecogyenergy.com

Page Size: 24" x 36"

Power Clerk Project #:

PROPERTY INFORMATION
SBL: 47.11-1-4
Block Group: 1
Lot: 4
Lot Area: 11.67 Acres
Latitude: 41°15'34.3"N
Longitude: 73°49'24.5"W

Array 1 Azimuth: 205°

Panel Tilt: 20°

PE Stamps/ Signatures

Rev	Date	Description	Initial
.00	4/1/21	Design	MT

1300 Baptist Church Rd
Yorktown Hts. NY
10598

Owner: Arcadia Holding Co., LLC

Solar Modules:
(2232) 445W Solar Modules

Solar Inverters:
(8) SolarEdge 100kW 3ϕ 480V Inv's

Solar System DC Size: 993.24kW

Solar System AC Size: 800kW

Interconnection Type:
Community Solar

SITE PLAN OVERVIEW

Scale: See Scales | Page 2 of 2

A-001.01

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	5	Cornus alternifolia	Alternate-leaved Dogwood	3-3.5"
	7	Malus x domestica	Apple	2.5-3"
	8	Picea glauca	White Spruce	10-12`
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	27	Hamamelis virginiana	Witchhazel	4-5`
	17	Vaccinium corymbosum	Highbush Blueberry	3-4`
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	32	Schizachyrium scoparium	Little Bluestem Grass	2 Gal

Malus domestica (Apple tree)

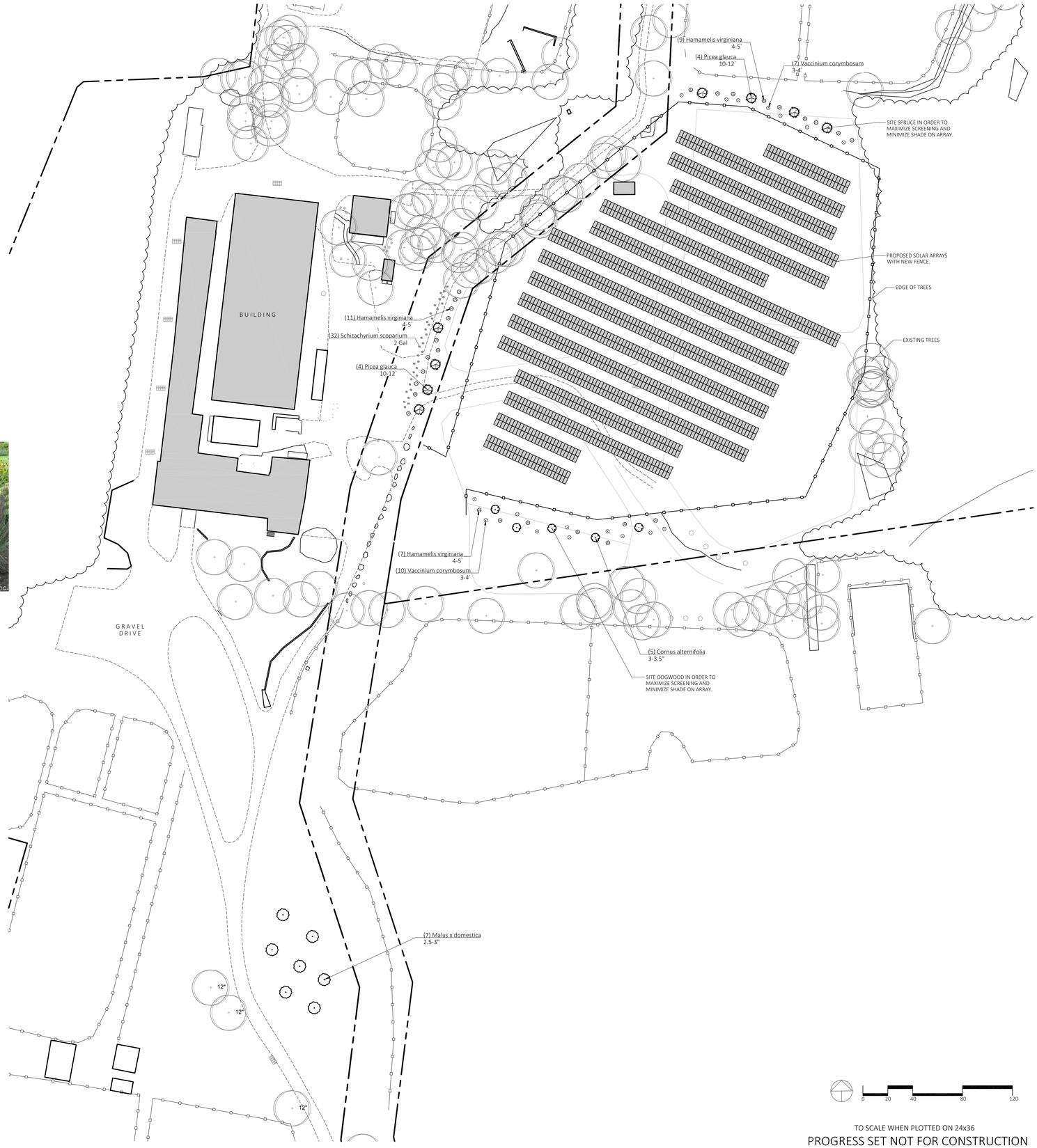
Cornus alternifolia

Picea glauca

Schizachyrium scoparium

Vaccinium corymbosum

Hamamelis virginiana



TO SCALE WHEN PLOTTED ON 24x36

PROGRESS SET NOT FOR CONSTRUCTION

YOST DESIGN
LANDSCAPE ARCHITECTURE

178 elizabeth st
pearl river, ny 10965
p 845.365.4595 | f 914.361.4473
yostdesign.com

SURVEYOR:

YORKTOWN SOLAR

ARCADIA FARM
NEW YORK

DATE: MAY 25, 2021
DRAWN BY: ZJS
JOB NO: 052521
SCALE: 1" = 40'
FILENAME: 2021_0823 Yorktown Solar-Arcadia

REVISIONS:

6/2/2021
6/4/2021
6/7/2021
6/14/2021
8/23/2021

Blythe M Yost ASLA | Registered Landscape Architect

PLANTING PLAN

SHEET NO.

L-701

SHEET: 1 of 1

ARCADIA
GROUND MOUNT PV SYSTEM

985.88 KW-DC SOLAR PV SYSTEM
1300 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NEW YORK 10598

SCOPE OF WORK:

TO INSTALL A GROUND MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM.
THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID

THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES

CODES & STANDARDS:

2017 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
UL 1741

LOT INFORMATION:

11 +/- ACRES
PARCEL ID # 47.11-1-4
ZONING DISTRICT - R-1 ONE FAMILY RESIDENTIAL

RECORD OWNER:

ARCADIA HOLDING CO., LLC
14 SUN VALLEY ROAD
NORTH SALEM, NEW YORK 10560

RECORD APPPLICANT:

ECOGY NEW YORK XIII, LLC
315 FLATBUSH AVENUE #393
BROOKLYN, NEW YORK 11217

SYSTEM SUMMARY:

985.88 kW DC
800.0 kW-AC

TILT ANGLE = 20 °
AZIMUTH = 172 °

EQUIPMENT:

MODULE:
(2,186) BOVIET 450W MODULE

INVERTER:
(8) SOLAREDGE 100K-US INVERTER

RACKING:
UNIRAC

DAS:
ECOGY ECONODE

UTILITY:

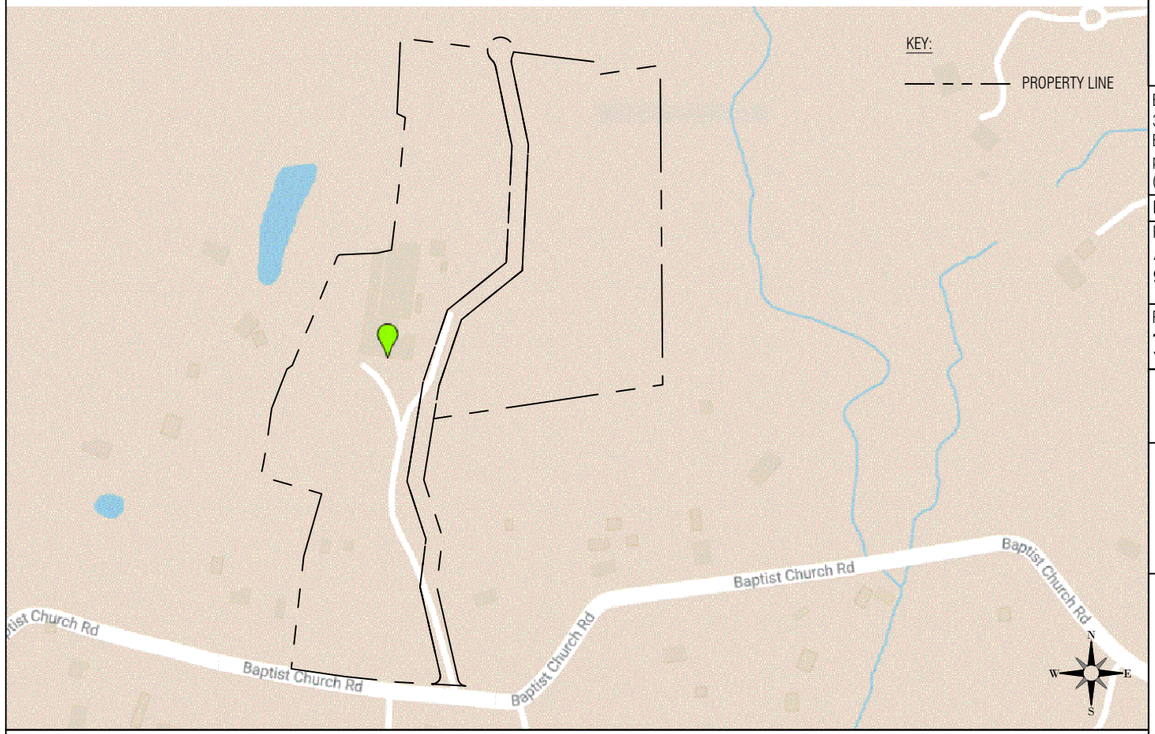
CON ED

DRAWING LIST	
DWG. NO.	DRAWING TITLE
G-001	TITLE SHEET
PV-101	SITE PLAN
PV-101.1	PARTIAL SITE PLAN
PV-507	MISCELLANEOUS DETAILS
PV-200	GROUND MOUNT ELEVATION
PV-200.1	GROUND MOUNT DETAIL

REVIEW PLAN SET
ISSUE DATE: 07/28/2020

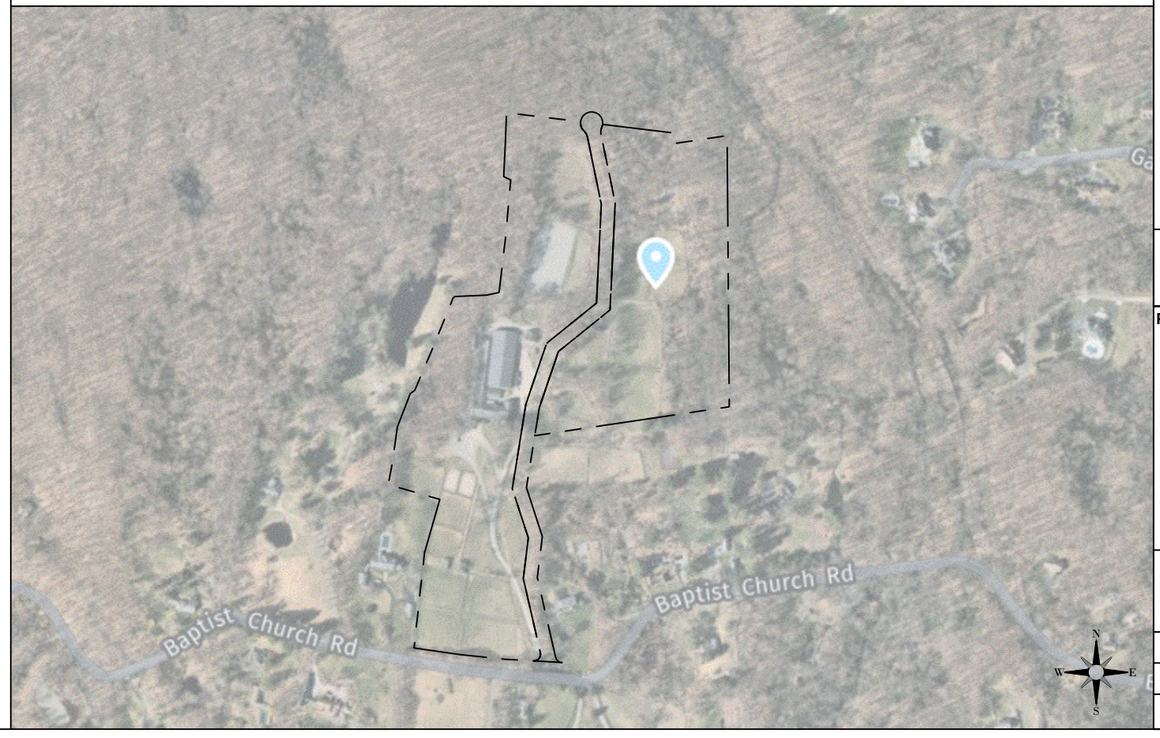
LOCATION MAP

SCALE: NTS



SATELLITE MAP

SCALE: NTS



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BROOKLYN, NY 11217
projectmanagement@ecogyenergy.com
(718)-304-0945

Ecogy New York XIII LLC

Project Name:
ARCADIA GROUND
985.88 kW-DC

Project Site:
1300 BAPTIST CHURCH RD
YORKTOWN, NY, 10598

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

PRELIMINARY

SHEET NAME:
TITLE SHEET

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
---	DQP	---
DATE: 07/28/2021	DWG. NUMBER: G-001	
SHEET NUMBER: - of -		

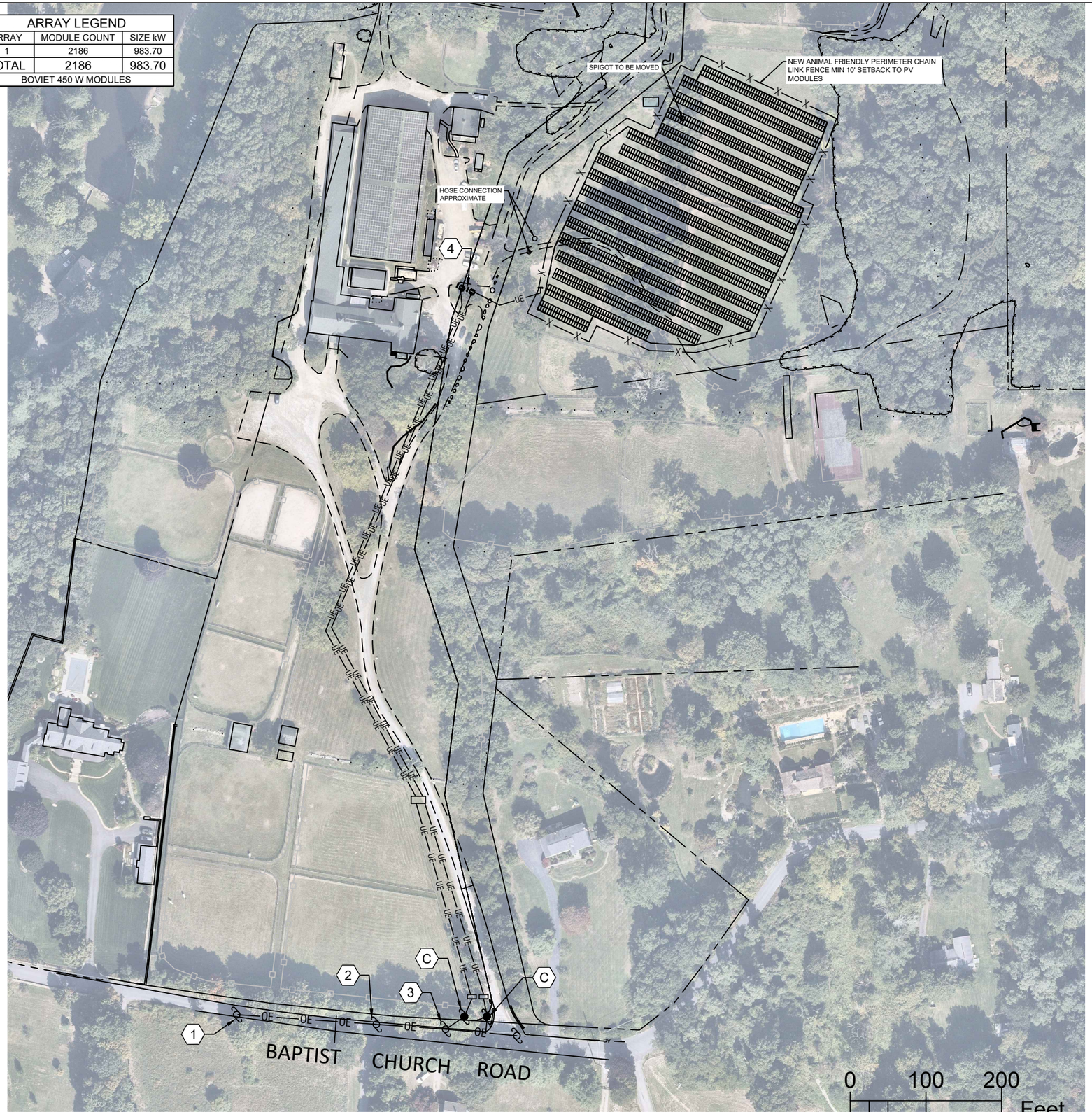
CUSTOMER EQUIPMENT KEY:

- (A) SOLAREDGE INVERTERS
- (B) 600A AC COMBINER PANEL
  MAIN PV AC 1200 A DISCONNECT
  SECONDARY METER
  DAS (ECONODE)
- (C) NEW CUSTOMER OWNED RISER POLE WITH METER

UTILITY EQUIPMENT KEY:

- (1) EXISTING UTILITY POLE #30
- (2) EXISTING UTILITY POLE #29
- (3) NEW UTILITY OWNED POLE
- (4) NEW UTILITY OWNED TRANSFORMER

ARRAY LEGEND		
ARRAY	MODULE COUNT	SIZE kW
1	2186	983.70
TOTAL	2186	983.70
BOVIET 450 W MODULES		



SYMBOLS LEGEND:

- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE

LINETYPE LEGEND:

- APPROXIMATE PROPERTY LINE
- PROPERTY LINE SETBACK
- PROPOSED CHAINLINK FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- APPROXIMATE WETLAND BOUNDARY
- WETLAND 100' BUFFER

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985.88 kW-DC

Project Site:
1300 BAPTIST CHURCH RD
YORKTOWN, NY, 10598

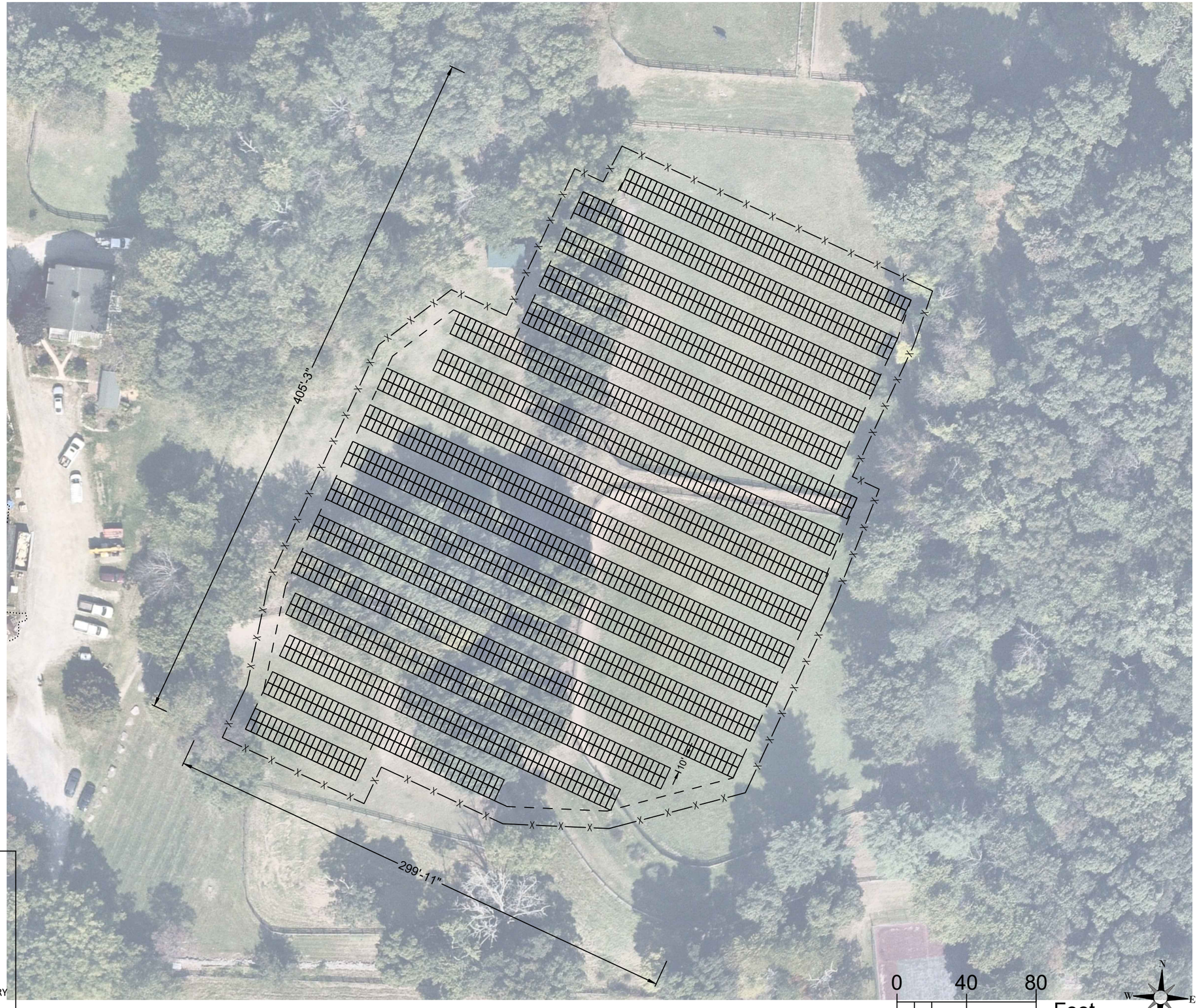
#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

PRELIMINARY

SHEET NAME:
SITE PLAN

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
---	SCG	---
DATE: 07/28/2021	DWG. NUMBER: PV-100	
SHEET NUMBER: X of X		



SYMBOLS LEGEND:

- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE

LINETYPE LEGEND:

- APPROXIMATE PROPERTY LINE
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985.88 kW-DC

Project Site:
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YORKTOWN, NY, 10598

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

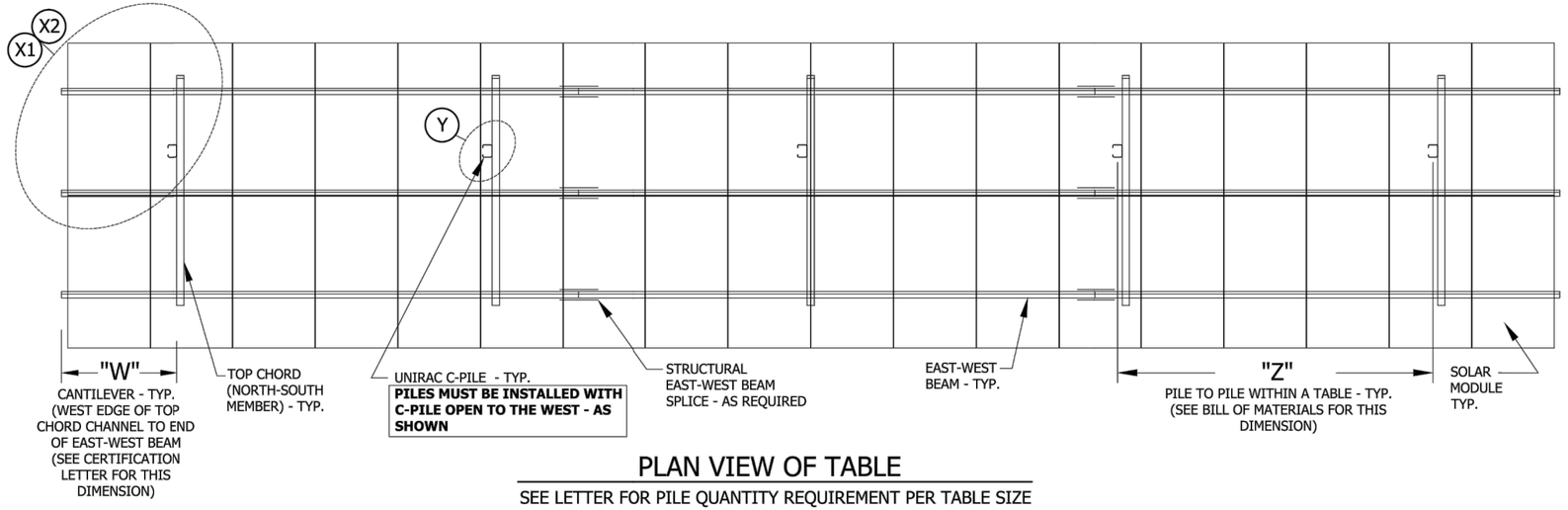
PRELIMINARY

SHEET NAME:
PARTIAL
SITE PLAN

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
---	SCG	---

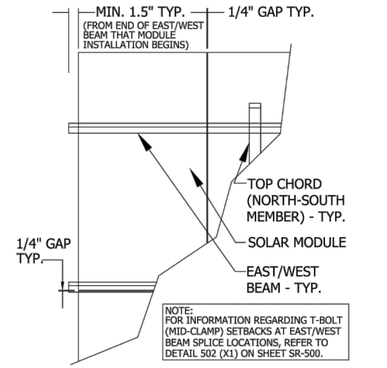
DATE:	DWG. NUMBER:
07/28/2021	PV-100.1

SHEET NUMBER: X of X



PLAN VIEW OF TABLE

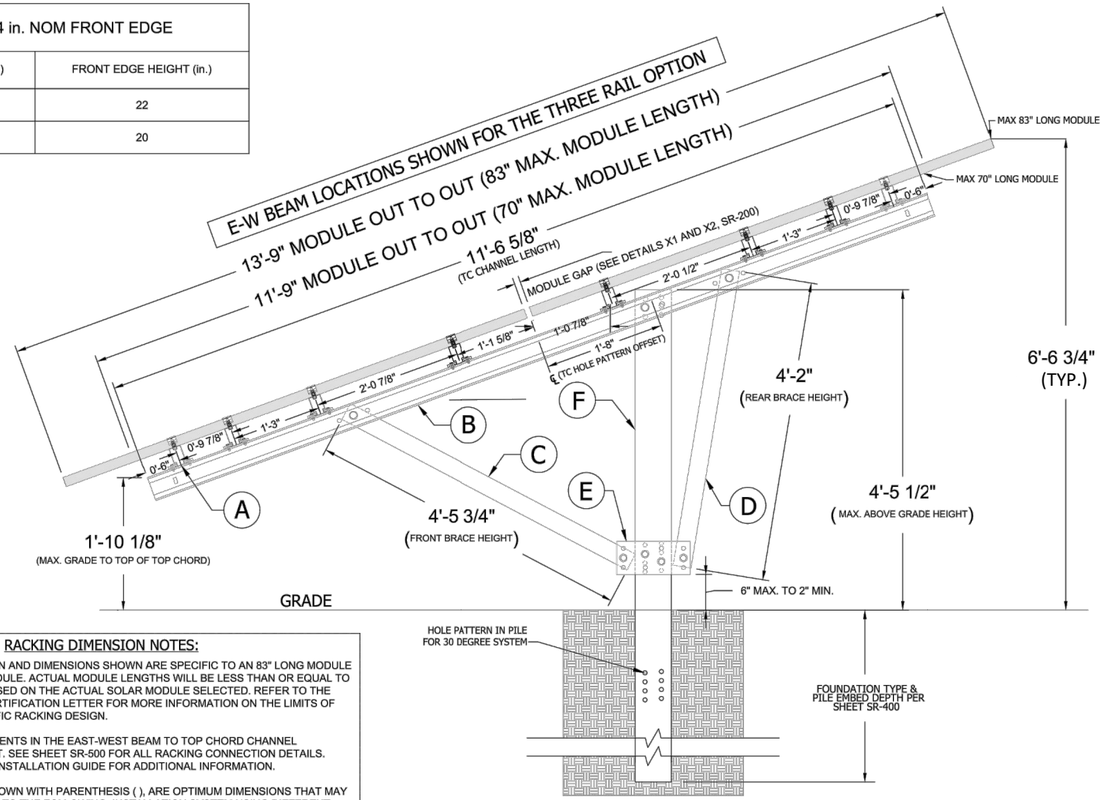
SEE LETTER FOR PILE QUANTITY REQUIREMENT PER TABLE SIZE
TABLE SIZE CANNOT EXCEED 30 COLUMNS OF MODULES



X1 DETAILED VIEW STANDARD CLAMPS

(SEE ALSO SHEET SR-500, DETAIL 502 (X1) AND 503 (X1)

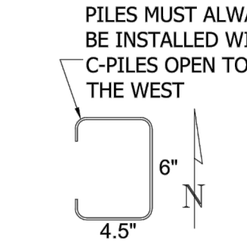
20° 20-24 in. NOM FRONT EDGE	
MODULE LENGTH (in.)	FRONT EDGE HEIGHT (in.)
77	22
83	20



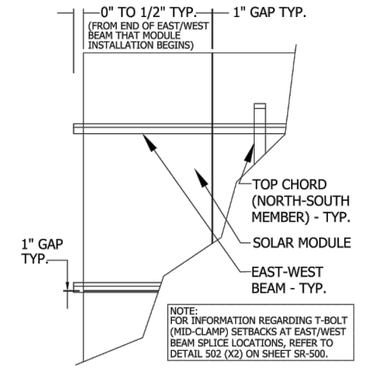
RACKING DIMENSION NOTES:

1. THIS CROSS SECTION AND DIMENSIONS SHOWN ARE SPECIFIC TO AN 83" LONG MODULE AND A 70" LONG MODULE. ACTUAL MODULE LENGTHS WILL BE LESS THAN OR EQUAL TO WHAT IS SHOWN BASED ON THE ACTUAL SOLAR MODULE SELECTED. REFER TO THE STATE SPECIFIC CERTIFICATION LETTER FOR MORE INFORMATION ON THE LIMITS OF THIS REGION SPECIFIC RACKING DESIGN.
2. FINE TUNE ADJUSTMENTS IN THE EAST-WEST BEAM TO TOP CHORD CHANNEL CONNECTIONS EXIST. SEE SHEET SR-500 FOR ALL RACKING CONNECTION DETAILS. REFER TO THE GFT INSTALLATION GUIDE FOR ADDITIONAL INFORMATION.
3. ALL DIMENSIONS SHOWN WITH PARENTHESIS ( ), ARE OPTIMUM DIMENSIONS THAT MAY VARY SLIGHTLY DUE TO THE FOLLOWING; INSTALLATION SYSTEM USING DIFFERENT HOLE OPTIONS, VARIANCE IN THE PILE STICK-UP HEIGHT, MODULE SELECTION, OR VARIANCE IN THE FINISHED/EXISTING GRADE. ALL OTHER DIMENSIONS ARE FIXED.

SECTION VIEW OF GFT TABLE - 20° TILT



Y DETAILED VIEW



X2 DETAILED VIEW PRO SERIES CLAMPS

(SEE ALSO SHEET SR-500, DETAIL 502 (X2) AND 503 (X2)

GFT PARTS LIST				
REF NUMBER	PART DESCRIPTION	CATALOG #	GUAGE/ THICKNESS	FINISH
A	ALUMINUM E-W BEAM (166" OR 246")	411166M OR 411246M	SEE SHEET SR-100	
B	TOP CHORD CHANNEL	404036	SEE SHEET SR-100	
C	FRONT DIAGONAL BRACE (20°)	404031	SEE SHEET SR-100	
D	REAR DIAGONAL BRACE (20°)		SEE SHEET SR-100	
E	DIAGONAL BRACE PLATE		SEE SHEET SR-100	
F	C-PILE (12.5 FT OR 15 FT)	404001 OR 404002	SEE SHEET SR-100	

ECOGY ENERGY

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Ecogy New York XIII LLC

Project Name:
ARCADIA GROUND
985.88 kW-DC

Project Site:
1300 BAPTIST CHURCH RD
YORKTOWN, NY, 10598

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

PRELIMINARY

SHEET NAME:
GROUND MOUNT ELEVATION

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
---	DQP	---

DATE: 07/28/2021
SHEET NUMBER: of
DWG. NUMBER: PV-200

20 DEGREE UNIRAC STEEL C-PILE FOUNDATION DEPTHS

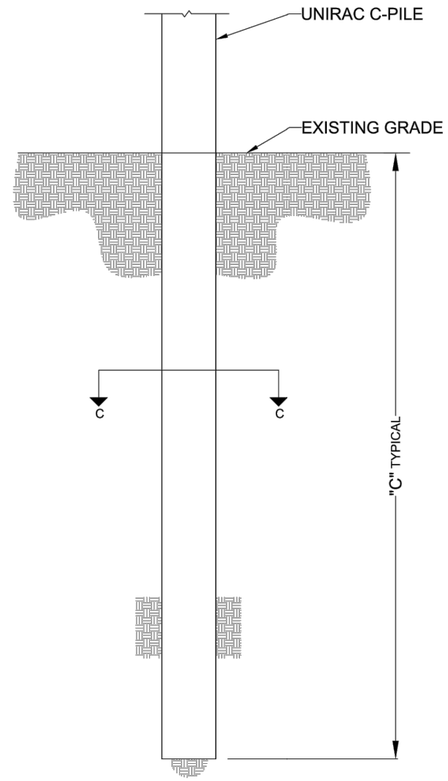
(REFER TO SHEET SR-200 FOR PILE STICK-UP HEIGHT) (c)

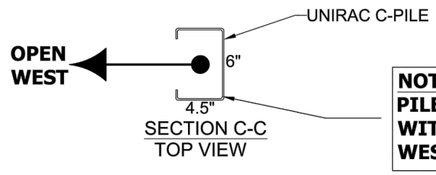
FOUNDATION TYPE	DETAIL NUMBER	DIMENSION "C"
FULLY DRIVEN PILE (b)	403	8'-0"
(b) PILE EMBEDMENT DEPTH NEEDS TO BE VERIFIED BY PILE TESTING OR FROM A GEOTECHNICAL OR PROFESSIONAL ENGINEER.		
(c) BASED ON THE PILE STICK-UP HEIGHT FOR A STANDARD 20 DEGREE GFT TABLE, ALL PILE EMBEDMENT DEPTHS THAT ARE 8'-1" OR GREATER, REQUIRE A 15 FT LONG PILE.		

30 DEGREE UNIRAC STEEL C-PILE FOUNDATION DEPTHS

(REFER TO SHEET SR-300 FOR PILE STICK-UP HEIGHT) (e)

FOUNDATION TYPE	DETAIL NUMBER	DIMENSION "C"
FULLY DRIVEN PILE (d)	403	8'-6"
(d) PILE EMBEDMENT DEPTH NEEDS TO BE VERIFIED BY PILE TESTING OR FROM A GEOTECHNICAL OR PROFESSIONAL ENGINEER.		
(e) BASED ON THE PILE STICK-UP HEIGHT FOR A STANDARD 30 DEGREE GFT TABLE, ALL PILE EMBEDMENT DEPTHS THAT ARE 6'-4" OR GREATER, REQUIRE A 15 FT LONG PILE.		





NOTE:
PILES MUST BE INSTALLED WITH C-PILE OPEN TO THE WEST - AS SHOWN

403 FULLY DRIVEN PILE

(ALTERNATE OPTION) NOT TO SCALE

FOUNDATION 403: FULLY DRIVEN PILE

1. DRIVEN PILE FOUNDATIONS MAY NOT BE USED IN SOILS THAT CONTAIN SILT OR CLAY WITH GROUNDWATER WITHIN 12 FEET OF THE SURFACE UNLESS APPROVED BY A GEOTECHNICAL ENGINEER. IT IS RECOMMENDED TO VERIFY GROUNDWATER IS NOT PRESENT IF USING THIS FOUNDATION TYPE IN FROST PRONE REGIONS.
2. PILES MUST BE INSTALLED TO THE FULL DEPTH. PILES NOT DRIVEN TO FULL DEPTH ARE CONSIDERED FAILED PILES AND A DIFFERENT FOUNDATION MUST BE UTILIZED.
3. FOUNDATIONS MUST NOT BE INSTALLED IN ORGANIC SOILS OR IN AREAS WITH GROUNDWATER NEAR THE SURFACE.
4. PILE EMBEDMENT MUST BE DETERMINED BY A LICENSED CIVIL ENGINEER OR BY SITE PILE TESTS.

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985.88 kW-DC

Project Site:
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YORKTOWN, NY, 10598

#	DESCRIPTION	DATE	BY

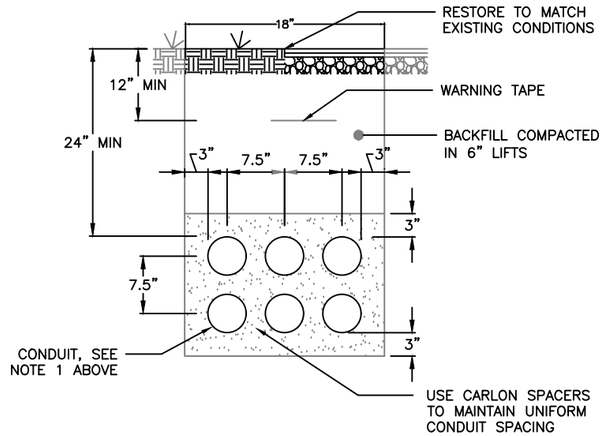
Professional Stamp

PRELIMINARY

SHEET NAME:
GROUND MOUNT ELEVATION

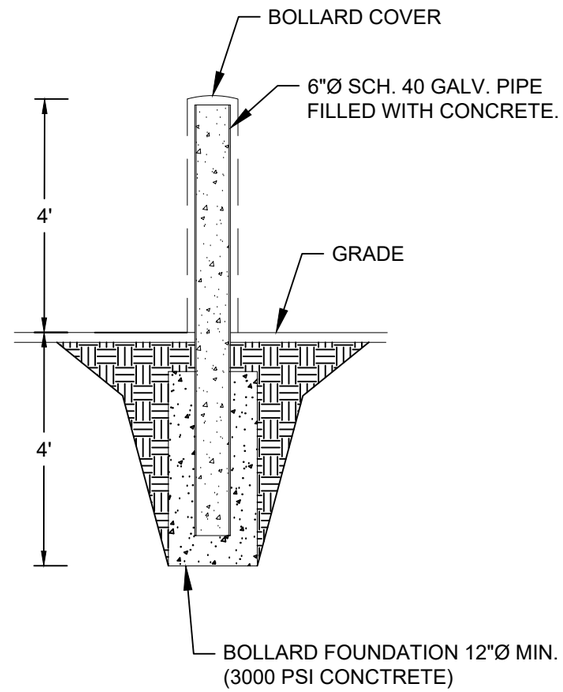
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
---	DQP	---

DATE: 07/28/2021
SHEET NUMBER: of
DWG. NUMBER: PV-200.1

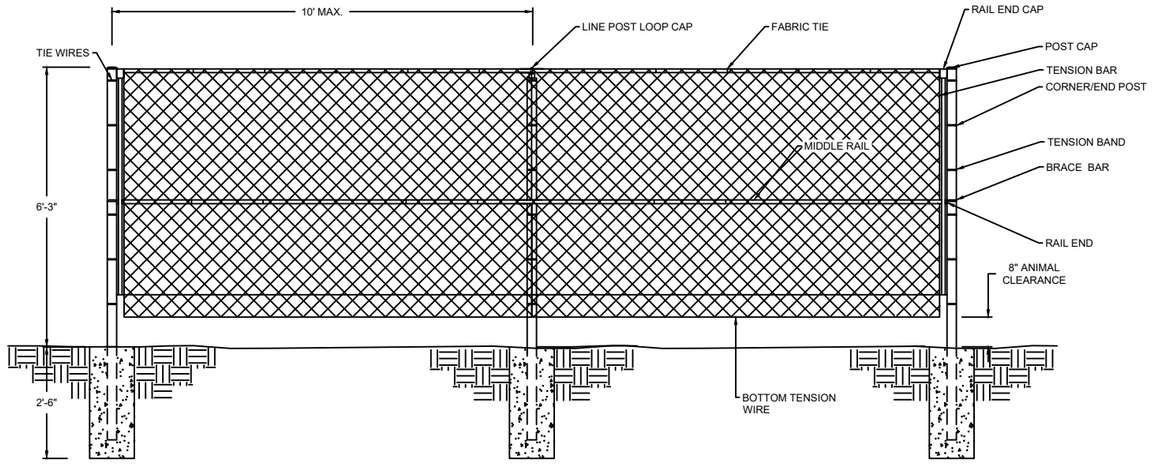


NOTE:
1. ALL UNDEGROUND CONDUIT SHALL BE PVC AND TRANSITION TO RMC FOR ELBOW. RMC ELBOW DOES NOT NEED TO BE BONDED IF ANY PART OF THE ELBOW IS 18" DEEP (NEC 250.86 EXCEPTION 3)
2. UNDER ROADS AND PARKING AREAS ENCASEMENT SHALL BE 3000 PSI CONCRETE. UNDER GRASSY AREAS ENCASEMENT SHALL BE SAND
3. COORDINATE WITH DIG SAFE AND LOCAL UTILITIES PRIOR TO EXCAVATING

TRENCH DETAIL
N.T.S.



BOLLARD DETAIL
N.T.S.



FENCE DETAIL
N.T.S.

NOTE:
1. FENCING TO BE ANIMAL FRIENDLY WITH AN 8" MIN. CLEARANCE FROM BOTTOM OF FENCE TO THE GROUND.

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Project Name:
ARCADIA GROUND
985.88 kW-DC

Project Site:
1300 BAPTIST CHURCH RD
YORKTOWN, NY, 10598

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

PRELIMINARY

SHEET NAME:
MISC. MECHANICAL DETAILS

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
---	DQP	---
DATE: 07/28/2021	DWG. NUMBER: PV-507	
SHEET NUMBER: X of X		

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Ecogy Arcadia Ground Mount Community Solar System		
Project Location (describe, and attach a general location map): 1300 Baptist Church Rd, Yorktown Heights, NY 10598		
Brief Description of Proposed Action (include purpose or need): Construction and operation of a 993.9 kW DC/800 kW AC ground mounted community solar system. The proposed solar system would occupy approximately 6 acres, with the remaining acreage of the site continuing existing farm operations. The project consists of the installation of 2208 450W Solar Modules, 8 100kW AC SolarEdge Inverters, 1 1200A Combiner Panel, 1 1200A A/C Disconnect Switch, and 1 1000kVA Transformer. A maximum of 87 trees will be removed to accommodate the solar system and the stumps of some trees will remain in place around the perimeter of the solar system. The solar system will be enclosed in a wildlife-friendly fence and accessed via an extension of the existing road on the property. The new section of access road will be gravel. Some of the equipment will be mounted on concrete pads. The solar modules will be mounted on racking above the ground and the racking will be supported by driven piles.		
Name of Applicant/Sponsor: Michael Tarzian, Croton Energy Group	Telephone: 646-866-4734 E-Mail: mtarzian@crotonenergy.com	
Address: 75 South Riverside Ave		
City/PO: Croton-on-Hudson	State: NY	Zip Code: 10520
Project Contact (if not same as sponsor; give name and title/role): Julia Magliozzo, Ecogy Energy	Telephone: 718-304-0945 ext 2 E-Mail: julia.magliozzo@ecogyenergy.com	
Address: 315 Flatbush Ave #393		
City/PO: Brooklyn	State: NY	Zip Code: 11217
Property Owner (if not same as sponsor): Arcadia Holding Co., LLC	Telephone: 914-455-2477 E-Mail: arcadia6706@aol.com	
Address: 1300 Baptist Church Rd		
City/PO: Yorktown Heights	State: NY	Zip Code: 10598

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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Yorktown Planning Board Site Plan Approval and Special Use Permit Application	Submitted 4/28/2021
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Yorktown Conservation Board Approval	Submitted May 2021
e. County agencies ☑Yes ☐No	Westchester County Planning Board	Deferred to Yorktown Planning Board on 8/30/2021
f. Regional agencies ☑Yes ☐No	NYC DEP	Expected submission 11/15/2021
g. State agencies ☑Yes ☐No	NY DEC	Expected submission 11/15/2021
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYC Watershed Boundary

Westchester County Agricultural District 2017 Recertification Report and 2018 Westchester County Agricultural District

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

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

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

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

C.4. Existing community services.

a. In what school district is the project site located? Yorktown Central School District

b. What police or other public protection forces serve the project site?
Yorktown Police Department

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

d. What parks serve the project site?
N/A

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)? Mixed Use: Large Scale Solar Power Generation System (Ground Mount) to be added to existing Agricultural use

b. a. Total acreage of the site of the proposed action? 11.67 acres
b. Total acreage to be physically disturbed? 1.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 6.3 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: 5 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 17 rows

ii. Dimensions (in feet) of largest proposed structure: 8 ft height; 335 ft width; and 395 ft length

iii. Approximate extent of building space to be heated or cooled: N/A square feet

Area given is total area of the solar system

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

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

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

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

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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?

2000 Square feet or _____ acres (impervious surface)

_____ Square feet or 11.67 acres (parcel size)

ii. Describe types of new point sources. None

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 follow existing ground contours and is expected to infiltrate beneath the solar array.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

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

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

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: Sunrise to Sunset
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Sunrise to Sunset
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Only during construction, Monday through Friday, small machinery will be operated such as forklifts and other instruments to move panels around to certain parts of the site to be installed. During operation the site will be at normal ambient noise levels.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The site is used for Agricultural use only. Nearby properties are residential and agricultural uses.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	11.67	5.37	6.3
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 12 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:

Sandy loam	61 %
Ridgebury complex	26 %
Woodbridge loam	13 %

d. What is the average depth to the water table on the project site? Average: 9 feet

e. Drainage status of project site soils:

☑ Well Drained:	65 % of site
☑ Moderately Well Drained:	35 % of site
☐ Poorly Drained	_____% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	75 % of site
☑ 10-15%:	25 % of site
☐ 15% or greater:	_____% 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:

None of the identified are on the project site. They are all on adjacent properties/

- Streams: Name Riverine R3UBH Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Freshwater Wetland PFO1A Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Butterflies and Skippers	Dragonflies	Flowering Plants
Edwards Hairstreak	Mocha Emerald	Globe-Fruited Ludwigia
Atlantic White Cedar	Red Maple Hardwood Swamp	

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): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑ Yes ☐ No

If Yes, provide county plus district name/number: WEST001

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No

i. If Yes: acreage(s) on project site? 4 acres

ii. Source(s) of soil rating(s): Westchester Watershed Agricultural Council March 2021 map titled "Arcadia Farm Soil Boundary Map"

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No

If Yes:

i. CEA name: County & State Park Lands

ii. Basis for designation: Exceptional or unique character

iii. Designating agency and date: Agency:Westchester County, Date:1-31-90

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

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

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 fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

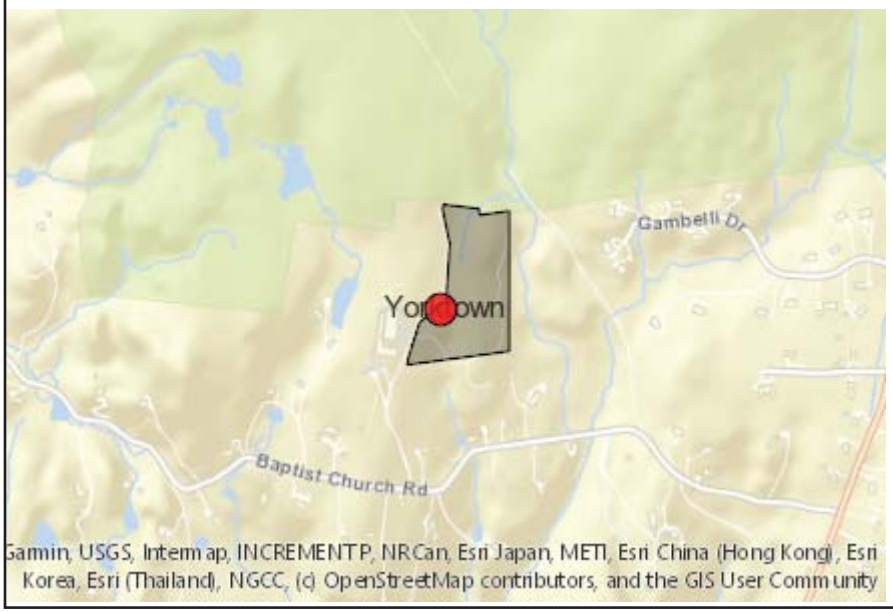
Applicant/Sponsor Name Michael Tarzian Date 10/5/2021

Signature  Title Applicant

PRINT FORM

EAF Mapper Summary Report

Tuesday, September 28, 2021 9:08 AM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
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.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
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]	Yes
E.3.d [Critical Environmental Area - Name]	County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	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

Agency Use Only [If applicable]

Project :

Date :

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☑	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☑	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☑	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☑	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☑	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☑	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☑	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☑	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☑	☐
h. Other impacts: _____		☑	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☑	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☑	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☑	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

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Sign Notification Certification

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

Section 35.12 Block 1 Lot 3

Project Name: Yorktown Rehabilitation & Nursing Center: Ground Mount & Canopy Solar

Address: 2300 Catherine Street, Yorktown, NY, 10567

Applicant's Name: Ecogy New York XII LLC, Ecogy New York X LLC

Address: 315 Flatbush Ave, Brooklyn, NY,11217

Phone: 718-304-0945

No. Signs Posted: 2

Sign #1 Location: NW Corner of Depyester Dr At Catherine Street

Sign #2 Location: SW Corner of Depyester Dr At Catherine Street

Sign #3 Location: _____

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: DocuSigned by: Jack Bertuzzi 59B6A7A3E78D427...

Land Owner's Signature: DocuSigned by: 8ADDD17CD093471...

Town of Yorktown *www.yorktownny.org*

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.254 Fax (914) 962-1731

MEMORANDUM

Edward Kolisz, Fire Inspector
Telephone (914) 962 5722 ext. 254 Email: ekolisz@yorktownny.org Office hours: Weekdays 9:00-10:00 a.m., 3:30-5:00 p.m.

TO: Planning Board, Town of Yorktown
From: Edward Kolisz, Fire Inspector
Re: Yorktown RNC Solar Project
Date: December 3, 2021

I met with the Bureau of Fire Prevention to discuss the proposed solar project at the Yorktown RNC. The fire department would like to meet with the project representatives to go over the plans. Please have them contact me to set up a site visit.

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
Date: 5 November 2021
Re: **Yorktown Rehab & Nursing Center (YRNC), Follow-up to 22 June 2021 Referral**

Chairman Fon and members of the Planning Board,

The TCAC has reviewed the materials received on 23 September 2021, submitted as follow-up to the referral initially received on 22 June 2021 for the referenced project. The TCAC finds that the Reports "Planting Plan" L-701 and "Tree Work Plan" L-100 fail to meet the requirements of the Chapter 270 tree ordinance.

1. The Arborist has presented a Planting Plan, L-701 with a Plant Schedule that describes proposed plantings by height and caliper, not dbh. Chapter 270-4 Definitions – Mitigation Ratio states that the replacement ratio rate will be expressed in base terms of diameter at breast height(dbh). The Planting Plan must be stated in terms of dbh, not height in order to allow calculation of the mitigation ratio. Concerning the Tree Inventory, there is a column labeled "Diameter". If the numbers in this column are actually dbh, it should labeled accordingly. When this is corrected, the Arborist will be able to calculate a mitigation ratio and prepare a mitigation plan based on trees planted and if necessary, a payment into the Tree Bank Fund.
2. The Arborist does not address the fact that the proposal will be disturbing a Protected Woodland which is defined as a woodland that is 10,000 square feet or greater. Furthermore, the Tree Work Plan, L-100 does not have a scale to accurately measure the square footage of the disturbed area. Nonetheless, it appears the disturbed woodland area exceeds 15,000 square feet. The mitigation for disturbance to a protected woodland includes but is not limited to payment of $300 into the Tree Bank Fund for every 5,000 square feet of protected woodland disturbance. This area of disturbed woodland needs to be accurately measured and mitigated.
3. A few other plans are missing scales as mentioned in #2 above, the compass rose is off by 90 degrees on the Tree Work Plan L-100 and two of the proposed trees may not be appropriate for this site which appears to be far from a natural water source and relatively dry. They are Beula Nigra (River Birch) and Picea glauca (White Spruce) which do better in moist environments. The Picea glauca also prefers a cooler climate where July temperatures average 64 degrees Fahrenheit. Its southern range is near the Canadian the border and it is not even on the schedule of Recommended Tree & Shrub Species for Planting provided by the Arborist.

In conclusion, the Arborist must do the following and then resubmit their plans for further review:

- Confirm if on the Tree Inventory diameter is the same as dbh
- Provide dbh for all new plantings
- Calculate mitigation ratio for trees to be removed
- Provide mitigation plan for trees removed
- Calculate square footage of disturbed woodland
- Provide mitigation plan for disturbed woodland
- Propose native trees that are appropriate for this site
- Correct inconsistencies and missing information in Plans

Respectfully yours,
Lawrence W. Klein, PE, Member
Tom Schmitt, Member
Keith Schepart, ISA, Member

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN
CONSERVATION BOARD

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

MEMORANDUM

To: **Planning Board**

From: **Conservation Board**

Date: **October 25, 2021**

Re: **Yorktown Rehabilitation and Nursing Center: 2300 Catherine Street**

The Conservation Board at its October 20, 2021meeting discussed a proposed Solar Project at 2300 Catherine Street with Julia Magliozzo of Ecogy Energy. The Conservation Board has the following comments:

In a previous memo the Board was in support of the canopy arrays over the parking lot and requested additional screening be provided from Catherine Street. Th applicant returned to the Board with acceptable screening of the canopy panels over the parking lot from Catherine Street.

The Board previously was not in favor of the ground arrays and requested a site visit. After the site visit and further review of the plans submitted, the Board is still not in support of the ground arrays. The layout of the ground mounted units plans prepared by Ecogy Energy do not match the plans prepared by SLR or YOST Landscape Architects. The document prepared by SLR state runoff of storm events will increase and show no practices for preventing erosion or maintaining the hydrology on site. The documents are lacking information of dimensions between the rows, stormwater disconnection practices and mitigation for the tree removal of 107 trees, 88 which are viable. The Board does not believe the documents have addressed the environmental impact for approval of the ground mounted units.

The Board recommends approval of the canopy panels and disapproval of the ground mounted panels.

Respectfully submitted:

Diane Dreier

For the Conservation Board

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

PAUL COWIE AND ASSOCIATES
consulting arborists / urban foresters

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June 22, 2021

Shelby Hang
Ecogy Energy
315 Flatbush Avenue #393
Brooklyn, NY 11217

Re: Yorktown Rehabilitation and Nursing Center, Yorktown, NY
Tree Inventory and Evaluation Results

Dear Shelby:

As requested, Paul Cowie + Associates (PC+A) inventoried and evaluated the condition of existing trees at 2300 Catherine Street on June 7, 9, and 16, 2021.

The goals of this study were to:

1. Identify, measure, and evaluate the current health and structural condition of existing 'Protected Trees' within the designated tree removal areas;
2. Calculate carbon storage and sequestration benefits provided by these inventoried trees;
3. Compile a list of tree species suitable and recommended for mitigation plantings based on a review of current species performance, existing site conditions, Town preferences, and other relevant factors.

The data collected and the recommendations made for each inventoried tree are presented in the attached spreadsheet. The following is an explanation of the data parameters included and an overview of our general finding and recommendations.

Tree Included

This tree inventory and evaluation was limited to trees within the proposed tree removal areas, as indicated on the attached aerial image. Tree stumps, standing dead tree trunks less than 15-feet in height, shrubs, vines, and other vegetation within these areas were not inventoried and evaluated. No other trees in any other portions of the property, or on adjacent properties, were inventoried and evaluated.

Within the designated tree removal areas, trees were included based on whether they met the definition of a 'Protected Tree,' as per Chapter 270 of the Yorktown Town Code, *Trees*. Specifically, trees rooted on the subject private property were included if they possessed at least one stem measuring at least 8.0-inches in diameter (DBH). 'Street Trees' (defined by Town Code as trees with their base at least 50-percent within the public right-of-way) were included regardless of size.

A temporary aluminum tag hand-embossed with the corresponding tree ID number (#1 - #120) was attached to each inventoried tree. The approximate location of each tree, or number series, is indicated on the attached aerial image map; we did not attempt to precisely plot every individual tree in densely treed areas.

A total of 120 standing trees were individually inventoried and evaluated. The following describes the various data collected and presented in the attached tables.

Tree Species + Exotic Invasive Status

Each tree is identified in the attached data table by both its regionally accepted common name and its botanical name.

The invasive status of each species is indicated based on species index information published by the Lower Hudson Partnership for Regional Invasive Species Management and accessed via https://www.lhprism.org/species-information on February 26, 2021. Twenty-two of the inventoried trees (18.3%) are of species classified as invasive.

Tree Size + Age Classification

The diameter of each inventoried tree was measured with a diameter tape to the nearest one-tenth inch at a point 4.5-feet above ground level (DBH), or at the height indicated when branching or abnormal swellings at 4.5-feet would produce an inaccurate measurement.

In the case of multiple-stem trees, the diameter of each stem was measured and recorded, and the root sum squared of the stems (RSS = SQRT($D1^2$+$D2^2$+$D3^2$...)) was calculated to provide a single-stem equivalence for the purpose of determining critical root zone radii.

Total tree height, crown height, and crown width were measured using a Leica Disto D810 Touch laser distance meter.

- Total tree height was measured to the nearest whole foot from the ground to the highest main body foliage.
- Crown height was measured from the ground to the bottom of main body foliage at the outer edge of the crown and/or lowest scaffold branch (whichever came first); individual low hanging small branches were excluded.
- Crown spread was measured as the average spread of the main body drip line; individual small branches extending beyond the main body crown were excluded. For asymmetrical crowns, the crown was either measured 1) by averaging two perpendicular crown diameters or 2) by averaging four crown radii at right angles relative to each other, multiplying by 2, and adding the diameter in feet. Measurements were rounded to the nearest whole foot.

The age class of each individually inventoried tree was recorded based on apparent age relative to the normal life expectancy of the species. Age was classified as 'Young' if the tree had exhausted up to 20% of the species' typical life expectancy, 'Mature' if it had exhausted 20% to 80% of the species' life expectancy, or 'Over-Mature' if it had exhausted more than 80% of the species' life expectancy.

Critical Root Zone (CRZ)

Critical root zone radius (CRZ) is the ground area around a tree which, if fully protected from soil compaction, grade changes, excavation, and other soil and root-damaging impacts, will ensure that tree health and structural integrity will not be compromised by construction activity. This information is provided to assist designers in locating grading, pavement, underground utilities, and other proposed improvements in a manner that minimizes impacts to any trees that may be retained.

Tree Condition

The condition of each inventoried tree was systematically evaluated and rated with consideration given to both the health and vigor and the structural integrity of the root system, primary stems, scaffold branching, small branches and twigs, and foliage.

A rating of 'Good', 'Fair', or 'Poor' was assigned separately to the health and vigor as well as to the structure and form of each inventoried tree. An 'Overall Condition' rating was then assigned, as follows:

- *Good:* The tree had no more than one or two minor health disorders and/or structural defects and was growing with normal vigor;

- *Fair:* The tree had 2 – 4 minor, or one major, health disorders and/or structural defects, and/or was growing with below-normal vigor or other limitations.
- *Poor:* The tree had several minor, or two or more major, health disorders and/or structural defects, and/or was declining in vigor.
- *Dead:* 75% or more of the crown was dead and any remaining live portions were deteriorating in health.

For the purpose of carbon benefits modeling, health and vigor ratings were converted to corresponding percentages (i.e. Good = 75% - 100%, Fair = 50% - 75%, Poor = 25% - 50%, Dead/Dying = 0% - 25%) and percent crown dieback and percent missing crown were recorded.

Please note that inspection of the inventoried trees was limited to visual observations from the ground and did not include climbing, aerial inspections, subsurface exploration, wood strength testing, or other advanced diagnostic techniques, which may be necessary to fully identify and evaluate the severity of certain health disorders and structural defects. Therefore, certain health disorders and/or structural defects may have not been noted or their extent may not have been fully determined.

Observations

The 'Disorders + Defects, Comments, Additional Recommendations' column contains various comments regarding the nature and severity of disorders and defects noted, particularly where they resulted in reduced condition ratings and/or recommendations for tree removal.

Additionally, this column contains additional treatment recommendations not included in the subsequent recommendation columns.

Maintenance Recommendations

It is PC+A's understanding that all existing trees within the designated areas are proposed for removal. Nevertheless, where appropriate, recommendations for pruning to remove dead, dying, damaged, and/or diseased limbs, pruning to improve branch architecture, cabling to reduce the risk of failure at certain branch defects, or other treatments were made based on conditions observed at the time each tree was evaluated.

This information is provided to further characterize the trees' current condition and provide guidance in the event that decisions are made to preserve any of the trees.

Terminology for various pruning types (e.g. 'Clean Crown', 'Raise Crown', 'Reduce Crown', 'Structural prune', etc.) correspond to ANSI A300 *American National Standard for Tree Care Operations.*

Each recommendation was prioritized based on the severity of potential safety risks first (e.g. large dead trees versus small dead trees, trees containing large dead limbs versus small dead branches, etc.) and addressing tree health and appearance second. The priority of each recommendation was ranked as High ('H'), Medium ('M'), or Low ('L'). These recommendations should be implemented in order of decreasing priority.

Tree Removal Recommendations

Definitive recommendations for tree removal were made for trees that were dead, had substantial dieback and/or limited remaining life expectancy, or possessed severe, irreparable structural defects that pose potential safety risks.

It is PC+A's opinion that those trees for which a specific removal recommendation was made should be removed whether or not the project proceeds. Further, it is PC+A's interpretation that those trees satisfy the 'Permit Not Required' exemptions provided in Section 270-5 of the Yorktown Town Code.

At this time, thirteen trees (10.8%) are recommended for removal due to death (4 trees, 3.3%), severely deteriorated and irreparable health or structural condition, and/or limited remaining life expectancy.

Tree Inventory Summary

Count of Protected Trees by Lower Hudson PRISM invasive status and current condition (Viable Trees = trees to be removed for design reasons only; Non-Viable Trees = trees requiring removal regardless of the design because they are dead, dying, diseased, or in an otherwise deteriorated and irreparable health or structural condition and, therefore, exempt from permit requirements.

INVASIVE STATUS	VIABLE TREES TO BE REMOVED	NON-VIABLE TREES REQUIRING REMOVAL DUE TO CONDITION	TOTAL
Invasive	19	3	22
Non-Invasive	88	10	98
TOTAL	**107**	**13**	**120**

Carbon Benefits Estimation via iTree Eco

The *Eco* module of the *iTree* software suite was used to calculate current carbon storage and annual sequestration rates for the inventoried trees. Relevant reports produced by the *iTree Eco* model are attached.

iTree was developed and is under active review and constant improvement by a consortium of industry organizations and experts led by the U.S. Forest Service. It is widely considered to be the current state of the art and is the most widely used tool for calculating the level and value of a variety of ecosystem services that trees provide in urban and rural settings.

iTree Eco requires specific inputs to run its models. PC+A used the following data derived from the measurements described above to run the carbon models:

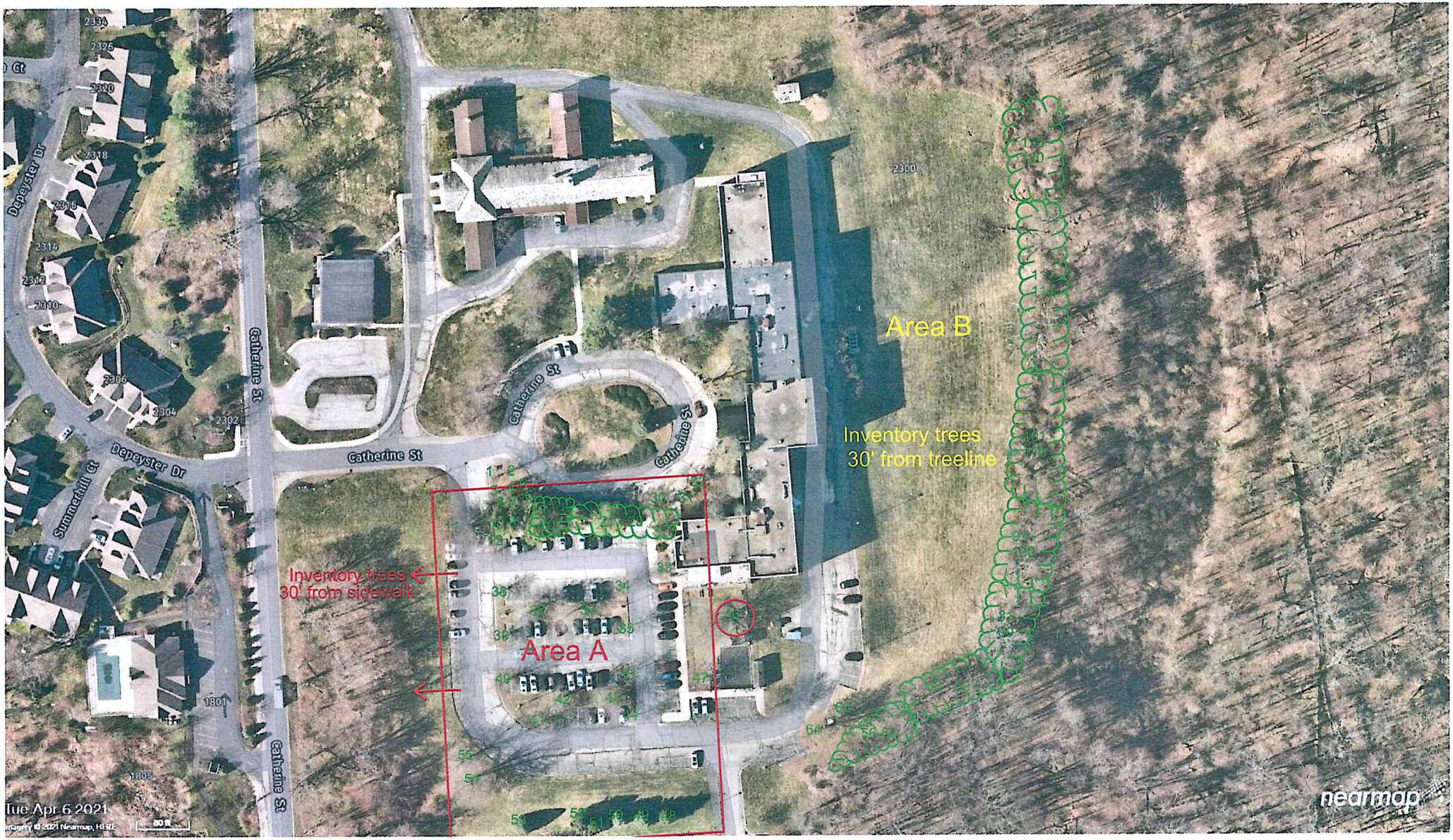
- Weather: 2016 weather and pollution data from the Westchester County Airport weather station in White Plains, NY.
- Species
- DBH: Diameter at breast height (4.5-feet above the ground), or the single-stem equivalent for multi-stem trees.
- Total Tree Height
- Crown Height
- Crown Width
- Crown Condition
- Crown Dieback / Missing Crown

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
PAUL COWIE AND ASSOCIATES

Paul F. Cowie
President

PFC:pc
Encl.



☆ Revised - 7/26/2021

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
1	Lawn	No	Red maple *Acer rubrum*	---	14.3	14.3	50	8	23	Mature	14.3	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate). 1 weak crotch in main trunk (severe).	M							
2	Lawn	No	Red maple *Acer rubrum*	---	17.4	17.4	51	7	31	Mature	17.4	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate). 2 weak crotches in main trunk (moderate).	M							
3	Lawn	No	Red maple *Acer rubrum*	---	12.4	12.4	52	7	20	Mature	12.4	Poor	Fair	Poor	Root zone restricted by curb and pavement (moderate). Dieback in small branches and twigs (moderate).	M							
4	Lawn	No	Eastern white pine *Pinus strobus*	---	15.0	15.0	54	11	22	Mature	18.8	Fair	Fair	Fair	1 weak crotch in main trunk (moderately severe).	M							
5	Lawn	No	Eastern white pine *Pinus strobus*	---	10.5	10.5	36	15	13	Mature	13.1	Fair	Fair	Fair	Suppressed by adjacent trees (moderate).	M							
6	Lawn	No	Eastern white pine *Pinus strobus*	---	14.4	14.4	58	23	23	Mature	18.0	Poor	Fair	Poor	Root zone restricted by curb and pavement (moderate). 1 weak crotch in main trunk (severe). Dieback in small branches and twigs (moderate).	M							
7	Lawn	No	Eastern white pine *Pinus strobus*	---	8.2	8.2	36	23	10	Mature	10.3	Fair	Fair	Fair	Suppressed by adjacent trees (moderate). Fair live crown ratio.	M							
8	Lawn	No	Eastern white pine *Pinus strobus*	---	7.0	7.0	42	27	6	Mature	8.8	Poor	Fair	Poor	Suppressed by adjacent trees (moderately severe). Poor live crown ratio.								
9	Lawn	No	Eastern white pine *Pinus strobus*	---	14.2	14.2	52	15	25	Mature	17.8	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate). Pine bark adelgid infestation on main trunk and scaffold limbs (severe).	M							
10	Lawn	No	Eastern white pine *Pinus strobus*	---	12.8	12.8	50	11	30	Mature	16.0	Fair	Good	Fair	Root zone restricted by curb and pavement (moderately severe).	M	M						
11	Lawn	No	Red maple *Acer rubrum*	---	26.5 @ 3.5'	26.5	58	5	47	Mature	26.5	Good	Fair	Good	Root zone restricted by curb and pavement (moderate).	M							
12	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	13.7	13.7	38	7	31	Mature	13.7	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Dieback in small branches and twigs (moderate).	M							
13	Lawn	No	Eastern white pine *Pinus strobus*	---	8.7	8.7	49	26	18	Mature	10.9	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate). Fair live crown ratio.	M							
14	Lawn	No	Eastern white pine *Pinus strobus*	---	9.7	9.7	50	18	16	Mature	12.1	Fair	Good	Fair	---	M							
15	Lawn	No	Eastern white pine *Pinus strobus*	---	(12.3)	12.3	42	11	17	---	---	---	---	Dead	---								H
16	Lawn	No	Eastern white pine *Pinus strobus*	---	7.9	7.9	51	29	11	Mature	3.0	Fair	Good	Fair	Fair live crown ratio.								
17	Lawn	No	Eastern white pine *Pinus strobus*	---	9.0	9.0	49	26	13	Mature	9.9	Fair	Good	Fair	---	M							
18	Lawn	No	Eastern white pine *Pinus strobus*	---	14.7	14.7	49	12	24	Mature	11.3	Good	Good	Good	Root zone restricted by curb and pavement (moderate).	M							
19	Lawn	No	Eastern white pine *Pinus strobus*	---	13.8	13.8	55	11	26	Mature	18.4	Fair	Good	Fair	Root zone restricted by curb and pavement (moderate).	M							
20	Lawn	No	Eastern white pine *Pinus strobus*	---	14.0	14.0	47	9	30	Mature	17.3	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderate).	M							
21	Lawn	No	Red maple *Acer rubrum*	---	13.0	13.0	46	7	33	Mature	17.5	Good	Fair	Fair	Root zone restricted by curb and pavement (moderate).								

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
22	Lawn	No	Eastern white pine *Pinus strobus*	---	16.1	16.1	46	8	30	Mature	13.0	Poor	Fair	Poor	Root zone restricted by curb and pavement (moderately severe). Dieback in upper trunk (moderately severe). Dieback in small branches and twigs throughout live portions of crown (moderately severe). Limited remaining life expectancy.								M
23	Lawn	No	Eastern white pine *Pinus strobus*	---	13.2	13.2	44	7	32	Mature	20.1	Fair	Good	Fair	Root zone restricted by curb and pavement (moderately severe).	M	M						
24	Lawn	No	Eastern white pine *Pinus strobus*	---	12.4	12.4	43	7	31	Mature	16.5	Fair	Good	Fair	Root zone restricted by curb and pavement (moderately severe).	M							
25	Lawn	No	Eastern white pine *Pinus strobus*	---	11.8	11.8	42	8	26	Mature	15.5	Fair	Good	Fair	Root zone restricted by curb and pavement (moderately severe).	M							
26	Lawn	No	Eastern white pine *Pinus strobus*	---	(12.2)	12.2	40	8	20	---	---	---	---	Dead	Root zone restricted by curb and pavement (moderately severe).								H
27	Lawn	No	Eastern white pine *Pinus strobus*	---	(7.8)	7.8	24	12	10	---	---	---	---	Dead	Root zone restricted by pavement (moderately severe).								H
28	Lawn	No	Eastern white pine *Pinus strobus*	---	14.8	14.8	47	12	26	Mature	14.8	Good	Fair	Good	Root zone restricted by pavement (moderately severe).	M							
29	Lawn	No	Eastern white pine *Pinus strobus*	---	10.2	10.2	22	12	15	Mature	3.0	Poor	Poor	Poor	Root zone restricted by pavement (moderately severe). Dieback in upper trunk and scaffold limbs (severe). Crown more than 50% dead.								H
30	Lawn	No	Japanese pagoda tree *Styphnolobium japonicum*	---	21.6	21.6	48	9	49	Mature	3.0	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderately severe). Canker infection causing dieback in small branches and twigs (moderate).	H							
31	Lawn	No	Japanese pagoda tree *Styphnolobium japonicum*	---	16.1	16.1	48	11	34	Mature	18.5	Poor	Fair	Poor	'Root zone restricted by curb and pavement (moderate). Canker infection causing dieback in scaffold limbs, and small branches and twigs (moderately severe).	H							
32	Lawn	No	Japanese pagoda tree *Styphnolobium japonicum*	---	14.8	14.8	43	11	33	Mature	12.8	Poor	Fair	Poor	'Root zone restricted by curb and pavement (moderate). Canker infection causing dieback in scaffold limbs, and small branches and twigs (moderately severe).	M							
33	Lawn	No	Red maple *Acer rubrum*	---	17.8 @ 3.5'	17.8	42	7	33	Mature	27	Fair	Fair	Fair	Root zone restricted by wall, curb, and pavement (severe).								
34	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	13.8	13.8	39	7	32	Mature	20.1	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Girdling roots (moderate). Dieback in small branches and twigs (moderate).								
35	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	10.7	10.7	38	7	24	Mature	18.5	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Girdling roots (moderate). Dieback in small branches and twigs (moderate).								
36	Lawn	No	Pin oak *Quercus palustris*	---	17.6	17.6	58	7	37	Mature	17.8	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderately severe).	H							
37	Lawn	No	Pin oak *Quercus palustris*	---	16.0	16.0	54	9	34	Mature	13.8	Good	Good	Good	Root zone restricted by curb and pavement (moderate).	M							
38	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	8.0	8.0	26	6	21	Young	4.1	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe).	M	M						
39	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	12.0	12.0	38	5	26	Mature	10.7	Fair	Fair	Fair	Root zone restricted by curb and pavement (severe). Girdling roots (moderate).								

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
40	Lawn; Parking lot median (9')	No	Red maple *Acer rubrum*	---	14.4	14.4	43	6	34	Mature	17.6	Fair	Fair	Fair	Root zone restricted by curb and pavement (severe). Girdling roots (moderately severe).	M							
41	Lawn	No	Red maple *Acer rubrum*	---	14.4	14.4	38	9	35	Mature	16.0	Poor	Fair	Poor	Root zone restricted by curb and pavement (moderate). Dieback in small branches and twigs (moderate).	H							
42	Lawn	No	Pin oak *Quercus palustris*	---	19.0	19.0	67	12	37	Mature	6.0	Fair	Good	Fair	Root zone restricted by curb and pavement (moderate).	M							
43	Lawn	No	Pin oak *Quercus palustris*	---	17.7	17.7	57	9	43	Mature	12.0	Good	Good	Good	Root zone restricted by curb and pavement (moderate).	M	M						
44	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	7.9	7.9	33	7	17	Mature	14.4	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Dieback in small branches and twigs (moderate).		L						
45	Lawn; Parking lot median (8')	No	Red maple *Acer rubrum*	---	11.7	11.7	36	6	21	Mature	14.4	Poor	Fair	Poor	Root zone restricted by curb and pavement (severe). Girdling roots (moderately severe). Dieback in upper trunks and scaffold limbs (severe).								M
46	Lawn	No	Pin oak *Quercus palustris*	---	23.2	23.2	63	12	53	Mature	19.0	Good	Fair	Good	---	H	H						
47	Lawn	No	Red maple *Acer rubrum*	---	12.7	12.7	40	6	28	Mature	17.7	Fair	Fair	Fair	Root zone restricted by curb and pavement (moderately severe). Soil compaction in root zone (moderately severe). Decay in lower trunk (moderate).								
48	Lawn	No	Colorado spruce *Picea pungens*	---	12.6	12.6	29	1	18	Mature	7.9	Good	Good	Good	---								
49	Lawn	No	Colorado blue spruce *Picea pungens* 'Glauca'	---	11.8	11.8	27	1	19	Mature	11.7	Good	Good	Good	---								
50	Lawn	No	Colorado blue spruce *Picea pungens* 'Glauca'	---	11.2	11.2	29	2	17	Mature	23.2	Good	Good	Good	Vine competition (moderate).						L		
51	Lawn	No	Norway spruce *Picea abies*	---	12.2	12.2	33	1	21	Mature	12.7	Good	Good	Good	---								
52	Lawn	No	Norway spruce *Picea abies*	---	11.5	11.5	43	2	25	Mature	12.6	Good	Good	Good	Vine competition (moderate).						L		
53	Lawn	No	Concolor fir *Abies concolor*	---	13.1	13.1	29	1	19	Mature	11.8	Good	Good	Good	---								
54	Lawn	No	Pin oak *Quercus palustris*	---	24.0	24.0	67	11	47	Mature	11.2	Good	Fair	Fair	1 weak crotch in main trunk (moderately severe).	M	M						
55	Lawn	No	Pin oak *Quercus palustris*	---	20.6	20.6	78	13	43	Mature	12.2	Good	Good	Good	---	M	M						
56	Woodland	No	White ash *Fraxinus americana*	---	10.9, 10.0	14.8	59	18	25	Mature	11.5	Poor	Fair	Poor	Emerald ash borer infestation (moderate). Dieback in small branches and twigs (moderate).								M
57	Woodland	No	Red maple *Acer rubrum*	---	17.8, 14.3	22.8	53	10	42	Mature	13.1	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
58	Woodland	No	Black cherry *Prunus serotina*	---	8.4	8.4	39	30	21	Young	17.6	Good	Fair	Fair	---								
59	Woodland	No	Black birch *Betula lenta*	---	10.2	10.2	58	6	24	Mature	24.0	Good	Good	Good	---								

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
60	Woodland	No	Black birch *Betula lenta*	---	11.9	11.9	75	36	37	Mature	20.6	Good	Fair	Good	Vine competition (moderate).						L		
61	Woodland	No	Northern red oak *Quercus rubra*	---	24.7	24.7	95	35	43	Mature	14.8	Good	Fair	Fair	Lean in main trunk (moderate).	H							
62	Woodland	No	Shagbark hickory *Carya ovata*	---	8.2	8.2	69	27	21	Young	16.8	Good	Good	Good	---								
63	Woodland	No	Shagbark hickory *Carya ovata*	---	9.8	9.8	78	36	19	Young	27.4	Good	Good	Good	---	M							
64	Lawn	No	Red maple *Acer rubrum*	---	19.5	19.5	54	7	41	Mature	22.8	Good	Fair	Fair	Root zone restricted by curb and pavement (moderate). 2 weak crotches in main trunk (moderately severe).	M	M						
65	Lawn	No	Norway maple *Acer platanoides*	Tier 4	11.3	11.3	47	5	26	Young	17.5	Good	Good	Good	Root zone restricted by curb and pavement (moderate).		L						
66	Woodland	No	Red maple *Acer rubrum*	---	8.2	8.2	37	11	21	Young	10.8	Good	Fair	Fair	Lean in upper trunk (moderately severe).								
67	Woodland	No	Shagbark hickory *Carya ovata*	---	12.3	12.3	85	39	22	Mature	6.3	Good	Good	Good	Vine competition (moderate).	M					L		
68	Woodland	No	Shagbark hickory *Carya ovata*	---	8.9	8.9	88	31	22	Young	18.8	Good	Good	Good	---								
69	Woodland	No	Shagbark hickory *Carya ovata*	---	8.0	8.0	73	36	15	Young	19.8	Good	Fair	Good	---								
70	Woodland	No	Northern red oak *Quercus rubra*	---	8.0	8.0	69	32	16	Young	10.1	Fair	Fair	Fair	---								
71	Woodland	No	Northern red oak *Quercus rubra*	---	23.0	23.0	94	29	41	Mature	10.2	Good	Good	Good	Vine competition (moderate).	H					L		
72	Woodland	No	Northern red oak *Quercus rubra*	---	23.5	23.5	93	22	43	Mature	11.9	Good	Good	Good	---	H							
73	Woodland	No	Shagbark hickory *Carya ovata*	---	8.6	8.6	78	33	19	Young	21.6	Good	Good	Good	---								
74	Woodland	No	Shagbark hickory *Carya ovata*	---	8.4	8.4	71	27	19	Young	8.6	Good	Good	Good	---								
75	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	12.4	12.4	90	57	24	Mature	24.7	Good	Fair	Good	---	M							
76	Woodland	No	Shagbark hickory *Carya ovata*	---	9.3	9.3	64	10	24	Young	10.5	Good	Fair	Fair	---								
77	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.0	8.0	68	51	29	Young	5.2	Fair	Poor	Poor	Lean in upper trunk (very severe).								
78	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	9.5	9.5	83	31	21	Young	4.3	Fair	Poor	Poor	Crooks and lean in upper trunk (moderately severe). Suppressed by adjacent trees (moderately severe).								
79	Woodland	No	Shagbark hickory *Carya ovata*	---	21.5	21.5	43	27	40	Mature	8.2	Good	Poor	Poor	Decay in lower trunk (severe).								H
80	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	13.2	13.2	88	39	26	Mature	9.8	Fair	Fair	Fair	Suppressed by adjacent trees (moderately severe).	M							
81	Woodland	No	American linden *Tilia americana*	---	9.0	9.0	30	6	33	Young	9.2	Good	Good	Good	Vine competition (moderate).						L		

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
82	Woodland	No	Black birch *Betula lenta*	---	9.4	9.4	52	10	22	Young	16.5	Good	Fair	Fair	Lean in upper trunk (moderately severe). Vine competition (moderate).						L		
83	Woodland	No	Black birch *Betula lenta*	---	8.5	8.5	57	16	21	Young	14.9	Good	Good	Good	Vine competition (moderate).						L		
84	Woodland	No	Shagbark hickory *Carya ovata*	---	16.9	16.9	77	41	27	Mature	19.5	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
85	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	12.1	12.1	49	11	27	Mature	8.5	Fair	Fair	Fair	Vine competition (moderate).						L		
86	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	24.1	24.1	98	55	37	Over-Mature	3.0	Fair	Fair	Fair	Decay in main trunk (moderate).	M							
87	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	29.2, 26.8	39.6	98	28	55	Over-Mature	8.6	Fair	Poor	Poor	Decay in 2 lower trunks (very severe).								H
88	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	13.7	13.7	51	20	21	Mature	6.2	Fair	Poor	Poor	Vine competition (severe).						L		
89	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	(18.2)	18.2	42	34	8	---	---	---	---	Dead	Vine competition (severe).								H
90	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	11.4	11.4	67	19	26	Mature	15.4	Fair	Poor	Fair	Vine competition (moderately severe).	M					L		
91	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	14.3, 10.8	17.9	85	19	38	Mature	8.9	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
92	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.2	8.2	39	15	19	Young	4.2	Poor	Poor	Poor	Vine competition (moderately severe). Dieback in scaffold limbs (moderate).	M					L		
93	Woodland	No	Sugar maple *Acer saccharum*	---	14.1	14.1	69	9	40	Mature	8.0	Good	Good	Good	Vine competition (moderate).						L		
94	Woodland	No	Sugar maple *Acer saccharum*	---	13.4	13.4	67	6	30	Mature	6.0	Good	Good	Good	Vine competition (moderate).						L		
95	Woodland	No	Shagbark hickory *Carya ovata*	---	21.9	21.9	109	42	52	Mature	23.0	Good	Fair	Fair	---	M							
96	Woodland	No	Shagbark hickory *Carya ovata*	---	14	14	76	35	37	Mature	23.5	Good	Fair	Fair	---	M							
97	Woodland	No	Shagbark hickory *Carya ovata*	---	10.8	10.8	86	27	26	Young	7.5	Good	Fair	Fair	---	M							
98	Woodland	No	Shagbark hickory *Carya ovata*	---	15.0	15.0	100	49	31	Mature	8.6	Good	Good	Good	Vine competition (moderate).	M					L		
99	Woodland	No	Shagbark hickory *Carya ovata*	---	15.8	15.8	97	33	31	Mature	8.4	Good	Good	Good	---								
100	Woodland	No	Red maple *Acer rubrum*	---	11.4, 7.1	13.4	38	10	28	Young	4.2	Poor	Poor	Poor	Vine competition (severe). Storm damage in upper crown (moderately severe).	M					L		
101	Woodland	No	Shagbark hickory *Carya ovata*	---	17.3	17.3	93	36	39	Mature	9.3	Good	Good	Good	Vine competition (moderate).						L		
102	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	11.5	11.5	33	19	17	Mature	9.3	Fair	Poor	Poor	Vine competition (severe). Crown poorly formed.	M					L		
103	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	14.0	14.0	15	9	6	Mature	4.0	Poor	Poor	Poor	Main trunk split off at approximately 15'. Only a few live adventitious branches remain.								M

#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVELENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
104	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	10.4	10.4	39	20	18	Young	38.4	Poor	Poor	Poor	Vine competition (very severe).						L		
105	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.5	8.5	28	10	13	Young	20.1	Poor	Poor	Poor	Vine competition (very severe).						L		
106	Woodland	No	Red maple *Acer rubrum*	---	12.3	12.3	43	12	30	Young	25.0	Fair	Fair	Fair	Vine competition (very severe).	M					L		
107	Woodland	No	Black cherry *Prunus serotina*	---	16.5	16.5	67	26	41	Mature	4.8	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
108	Woodland	No	Black birch *Betula lenta*	---	14.9	14.9	70	17	29	Mature	26.9	Fair	Fair	Fair	Vine competition (moderately severe).	M					L		
109	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.4	8.4	43	17	19	Young	4.3	Poor	Poor	Poor	Lean in main trunk (moderately severe). Vine competition (severe). Dieback in small branches and twigs (moderate).	M					L		
110	Woodland	No	Black birch *Betula lenta*	---	10.0	10.0	57	18	22	Young	11.0	Good	Fair	Fair	Decay in main trunk (moderate).	M							
111	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.4	8.4	32	12	23	Young	9.5	Fair	Poor	Poor	Suppressed by adjacent trees (severe). Lean in upper trunk (severe). Vine competition (moderately severe).						L		
112	Woodland	No	White oak *Quercus alba*	---	38.4	38.4	90	19	79	Over-Mature	13.4	Fair	Poor	Poor	Decay in lower trunk (severe) with signs of stress cracking. 1 weak crotch in main trunk (moderately severe). Decay in upper trunks (moderate).								H
113	Woodland	No	Sugar maple *Acer saccharum*	---	16.1	16.1	57	5	43	Mature	9.9	Good	Fair	Good	Vine competition (moderately severe).						L		
114	Woodland	No	Norway maple *Acer platanoides*	Tier 4	25.0	25.0	73	13	48	Mature	9.0	Good	Fair	Fair	Vine competition (moderate).	M					L		
115	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	8.6	8.6	30	5	21	Young	7.9	Good	Good	Good	Vine competition (moderate).						L		
116	Woodland	No	Tulip tree *Liriodendron tulipifera*	---	12.7, 7.4	14.7	44	12	22	Young	16.3	Fair	Fair	Fair	Vine competition (severe).						L		
117	Woodland	No	Shagbark hickory *Carya ovata*	---	9.5	9.5	43	8	24	Young	16.8	Fair	Poor	Poor	Vine competition (very severe). Upper trunk and crown poorly formed.						L		
118	Woodland	No	Tree of Heaven *Ailanthus altissima*	Tier 4	10.5	10.5	48	34	21	Mature	7	Fair	Fair	Fair	Canker infection on lower trunk (moderate). Vine competition (moderately severe).						L		
119	Woodland	No	Black birch *Betula lenta*	---	16.3	16.3	72	41	34	Mature	6	Fair	Fair	Fair	Vine competition (moderately severe).	H					L		
120	Woodland	No	Black birch *Betula lenta*	---	16.8	16.8	66	37	31	Mature	21	Fair	Poor	Poor	Bark wound on lower trunk (severe) with decay (moderately severe).								M

All Inventoried Trees

Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America
Project: Yorktown Rehab + Nursing, Series: All Trees, Year: 2021
Generated: 6/22/2021

i-Tree Eco

Species	Carbon Storage (ton)	Carbon Storage (%)	CO_2 Equivalent (ton)
White fir	0.2	0.4%	0.9
Norway maple	2.1	3.3%	7.6
Red maple	11.6	18.5%	42.4
Sugar maple	1.6	2.6%	6.0
Tree of heaven	13.6	21.8%	50.0
Black birch	3.1	4.9%	11.3
Shagbark hickory	5.2	8.3%	18.9
White ash	0.5	0.8%	1.8
Tulip tree	0.4	0.6%	1.4
Norway spruce	0.6	0.9%	2.0
Blue spruce	0.7	1.1%	2.5
Eastern white pine	3.3	5.3%	12.0
Black cherry	0.8	1.3%	3.1
White oak	5.3	8.5%	19.5
Pin oak	6.3	10.0%	22.9
Northern red oak	4.7	7.5%	17.1
Pagoda tree	2.4	3.9%	9.0
American basswood	0.1	0.1%	0.3
Total	**62.4**	**100%**	**228.9**

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America
Project: Yorktown Rehab + Nursing, Series: All Trees, Year: 2021
Generated: 6/22/2021

i-Tree Eco

Species	Gross Carbon Sequestration (ton/yr)	CO_2 Equivalent (ton/yr)
White fir	0.00	0.01
Norway maple	0.01	0.03
Red maple	0.25	0.92
Sugar maple	0.03	0.11
Tree of heaven	0.07	0.26
Black birch	0.03	0.11
Shagbark hickory	0.04	0.13
White ash	0.01	0.02
Tulip tree	0.01	0.04
Norway spruce	0.01	0.04
Blue spruce	0.01	0.05
Eastern white pine	0.08	0.30
Black cherry	0.02	0.09
White oak	0.02	0.06
Pin oak	0.09	0.32
Northern red oak	0.02	0.07
Pagoda tree	0.03	0.11
American basswood	0.00	0.01
Total	**0.73**	**2.67**

Invasive Species + Non-Viable Trees Omitted

Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America
Project: Yorktown Rehab + Nursing, Series: Viable + Non-Invasive Trees Only, Year: 2021
Generated: 6/22/2021

i-Tree Eco

Species	Carbon Storage (ton)	Carbon Storage (%)	CO_2 Equivalent (ton)
White fir	0.2	0.6%	0.9
Red maple	11.3	29.4%	41.3
Sugar maple	1.6	4.3%	6.0
Black birch	2.3	6.1%	8.5
Shagbark hickory	4.3	11.1%	15.6
Tulip tree	0.4	1.0%	1.4
Norway spruce	0.6	1.5%	2.0
Blue spruce	0.7	1.8%	2.5
Eastern white pine	2.6	6.8%	9.5
Black cherry	0.8	2.2%	3.1
Pin oak	6.3	16.3%	22.9
Northern red oak	4.7	12.2%	17.1
Pagoda tree	2.4	6.4%	9.0
American basswood	0.1	0.2%	0.3
Total	**38.3**	**100%**	**140.4**

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Invasive Species + Non-Viable Trees Omitted

Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America
Project: Yorktown Rehab + Nursing, Series: Viable + Non-Invasive Trees Only, Year: 2021
Generated: 6/22/2021

i-Tree Eco

Species	Gross Carbon Sequestration (ton/yr)	CO_2 Equivalent (ton/yr)
White fir	0.00	0.01
Red maple	0.24	0.90
Sugar maple	0.03	0.11
Black birch	0.03	0.09
Shagbark hickory	0.02	0.09
Tulip tree	0.01	0.04
Norway spruce	0.01	0.04
Blue spruce	0.01	0.05
Eastern white pine	0.08	0.28
Black cherry	0.02	0.09
Pin oak	0.09	0.32
Northern red oak	0.02	0.07
Pagoda tree	0.03	0.11
American basswood	0.00	0.01
Total	**0.60**	**2.20**

Parking Lot Canopies with Battery Storage

ECOGY ENERGY

Permitting Application by Ecogy New York X LLC for Construction of a Canopy Solar and Battery Storage Energy System at 2300 Catherine Street

System Details
Location: 2300 Catherine St, Cortlandt Manor NY 10567 (RSP-3 Zone)
Type of System: Canopy Solar energy system paired with a Battery Storage energy system
Solar Size: 697.9 kW DC / 466.6 kW AC
Battery Size: 548 kWh/250kW

The proposed solar plus storage system is a Community Solar Project interconnected with Con Edison's distribution grid.

Contact Information
System Owner and Applicant:
Ecogy New York X LLC
c/o Ecogy Energy
Attn: John Bertuzzi and Julia Magliozzo
315 Flatbush Ave #393, Brooklyn, NY 11217
Email: projectmanagement@ecogysolar.com
Phone: (718) 304-0945

Property Owner:
YRNC Realty LLC
Attn: Jay Walden
20 Wood Court
Tarrytown, NY

Permitting Application by Ecogy New York X LLC for Construction of a Canopy Solar and Battery Storage Energy System at 2300 Catherine Street

Executive Summary and Contents

Ecogy respectfully submits this permitting application to the Yorktown Planning Board for review of the proposed Canopy Solar and Battery Storage projects at 2300 Catherine Street for issuance of a special use permit and site plan approval by the Planning Board. **Please note that the Canopy Solar project and Battery Storage project are both owned and operated by Ecogy Energy New York X LLC.**

This application contains:

(1) Project Narrative
(2) Legal consent among all parties
(3) A Site Plan showing the proposed location of the solar canopies and associated equipment as required for interconnection with Con Edison.
(4) A Survey and other documentation required by the Planning Board showing the layout of the solar energy system signed by a professional engineer
(5) Equipment specification sheets
(6) A statement detailing the loss of trees and other vegetation to be removed and the quantity of carbon sequestered by said trees and vegetation
(7) A completed Short Environmental Assessment Form
(8) O&M Plan
(9) Decommissioning Plan
(10) An application fee of $625.00

Ecogy Energy YRNC Canopy Solar and Battery Project Narrative

The proposed Ecogy Energy YRNC Canopy Solar Project is a 466.6 kW AC solar canopy system. The canopy structures will be installed over the existing parking lot at 2300 Catherine Street. The Tier 1 - 548kWh battery will be located adjacent to the western most canopy structure, as this will allow for charging of the battery by the solar. The projects will be developed by Ecogy Energy for YRNC Realty LLC as a community solar project, which will allow businesses and residents of Yorktown to subscribe to the solar generation and receive discounted solar electricity credits on their Con Edison utility bills.

In addition to the monetary benefits brought by the solar project, Ecogy believes the proposed solar plus storage system is an excellent example of favorable land use for solar development. Canopy structures installed over the existing parking lot will not alter the use of the parking lots and they provide the added amenity of covered parking. Battery storage systems also provide power reliability for the nearby residents.

Of course, the benefits of this solar project also extend to the environment and in meeting New Yorks' Reforming the Energy Vision 2030 Renewable Energy Goals. The proposed solar system will generate approximately 826.3 MWh of clean, renewable energy every year, which represents significant environmental benefits.

Ecogy contracted an arborist who has identified and evaluated 56 trees to be removed. The results are provided in the attached tree inventory as Trees #1-55. Ecogy's contracted arborist additionally included carbon sequestration values for such trees to be removed, which can also be found in the attached report.

Ecogy plans to perform a geotech analysis of the subsurface conditions to ensure proper engineering of the foundations. We have completed a property survey to ensure compliance with lot size and setback requirements. Should our system exceed the height and setbacks limitations dictated by the code, Ecogy will plan to apply for the appropriate variances with the Town of Yorktown Zoning Board. Ecogy will comply with all other requirements as outlined in the Yorktown Solar Code as shown on the site plan, equipment specification sheets, operation and maintenance plan, and decommissioning plan provided with this application.

Ecogy thanks you for your consideration of the proposed YRNC Solar plus Battery Project and hopes to receive all Town approvals as required by the Yorktown Solar Code to be permitted to construct the canopy solar plus battery energy projects at 2300 Catherine Street.

Ecogy YRNC Solar Canopy Project Operation and Maintenance Plan

Ecogy Energy will partner with a dedicated Operations and Maintenance provider ("Contractor") for the below services throughout the life of the solar canopies solar system. Ecogy can submit information about the Operations and Maintenance Contractor to the Town for the record once a contract has been signed with a provider.

Description of System Services that Contractor will provide on a MONTHLY basis:

I. Performance Monitoring:
   A. Contractor shall monitor System production beginning on Commencement Date continuously throughout the Term and shall provide a System performance report on a monthly basis, detailing the following:
      1. Actual vs. expected performance of the System for the prior period expressed in kWh
      2. Any shortfall in System production resulting in less than 85% of expected performance

Description of System Services that Contractor will provide on a SEMI-ANNUAL basis:

I. Site and System Inspection:
   A. Contractor shall perform Site and System inspection on or around a mutually agreed upon date no later than six months after Commencement Date and then on a semi-annual basis thereafter. Results of inspection will be provided to Customer within five business days of inspection and shall include:
      1. Array Inspection
         a) Inspect PV modules for damage, discoloration or delamination
         b) Inspect mounting system for damage or corrosion
      2. Site Conditions
         a) Inspect drainage conditions
         b) Inspect system site for array shading which may diminish efficiency of the System (i.e. vegetation, construction, etc.)
         c) Inspect System for fire hazards
         d) Inspect safety conditions and proper signage
      3. Maintenance Reporting
         a) Record results of all inspections
         b) Take photographs of any damage or defects identified
         c) Inform Customer and warranty providers of all deficiencies identified
         d) Provide Customer with recommendations for corrective actions
         e) Take photographs of the System and Site, dated within 30 days of end of semi-annual period

Description of System Services that Contractor will provide on an ANNUAL basis:

I. Performance Monitoring:

A. Contractor will provide, on or around the first anniversary of the Contract and annually thereafter, an annual operations and maintenance report, such report to include:
    1. Actual vs. expected production of solar energy by System for the previous year and on a cumulative basis to date, expressed in kWh
    2. System Availability percentage
    3. Performance Index Measure
    4. Operation and Maintenance Records
    5. Safety, Accidents and Environmental Reporting
    6. Proposal of Recommended Actions
    7. Photographs of the System and Premises, dated within 30 days of anniversary period.

B. Preventative Maintenance, Inspections & Testing:
    1. Array
        a) Inspect PV modules for damage, discoloration or delamination
        b) Inspect mounting system for damage or corrosion
    2. Inverter
        a) Torque checks on critical electrical terminations
        b) Clean all filters and fans
        c) Inspect inverter pad and container
    3. Electrical Balance of System (BOS)
        a) Inspect ground braids, electrodes and conductors for damage
        b) Perform thermo-graphic analysis of combiner boxes, inverters, transformers, and conductor connections to buses, breakers or disconnects
    4. Premises Conditions
        a) Inspect drainage conditions
        b) Inspect site for array shading which may diminish efficiency of the System (i.e. vegetation, construction, etc.)
        c) Inspect System for fire hazards
        d) Inspect safety conditions and proper signage
    5. Maintenance Reporting
        a) Record results of all inspections
        b) Take photographs of any damage or defects identified
        c) Inform Customer and warranty providers of all deficiencies identified
        d) Provide Customer with recommendations for corrective actions

<u>Description of System Services that Contractor will provide on an AS-NEEDED basis at an additional cost:</u>

I. Corrective Maintenance, including:
    A. Module cleaning, to include surface washing of all modules with pressure washing settings not to exceed 1,500 PSI. Contractor will provide before and after photographs of System.
    B. On-site troubleshooting & diagnostics of all system components (service included at no additional cost for systems under Contractor Warranty)

C. Inverter and Data Acquisition System resets: (service included at no additional cost for systems under Contractor Warranty):
    1. Remote resets (if capability enabled and connection available)
    2. On-site resets
D. Processing of warranty claims on behalf of Customer and verification of replaced equipment (service included at no additional cost for systems under Contractor Warranty)
E. Management of repair and replacement for equipment out of warranty (service included at no additional cost for systems under Contractor Warranty).
F. Ongoing warranty support and representation of Customer's interest with System equipment manufacturers (service included at no additional cost for systems under Contractor Warranty).
G. All repair and replacement services beyond the installation and workmanship warranty as outlined in Section 3.1.
H. Repair and replacement of equipment covered by the Manufacturer's warranties as listed in Attachment D.

If the system is performing at or above 100% of the expected system production for the prior six month period, Contractor may elect to forgo the scheduled semi-annual site inspection, maintenance and testing.

Ecogy YRNC Canopy Solar Project Decommissioning Plan

1. Executive Summary:

As stated in the Yorktown Solar Code, a decommissioning plan for the solar energy system shall be submitted by the applicant. Below is a full report of Ecogy's decommissioning plan for the YRNC Canopy Solar Project, including costs and timeline.

This report includes an analysis of the estimated decommissioning costs broken down by system components, as well as a description of the associated time required to perform the decommissioning tasks. In addition, we describe each component's salvage value, the time required to decommission and remove the solar energy system and any ancillary structures, and the time required to repair any damage caused to the property on which the solar energy system is located by the removal of the system. Future costs projected in the model escalate 2% annually due to estimated inflation over the next 25 years.

2. Methodology

Throughout this report, assumptions are based on current market values, assessments of labor costs, and our professional development experience. Table 1 below shows the proposed canopy solar system's technical specifications as submitted with this application.

2.1 Proposed PV System Details

Table 1. YRNC Canopy Solar Project Technical Details

Proposed Solar System Technical Details	
AC System Size	466.6 kW AC
Racking Type	Canopy Mounted

2.2 Solar PV Decommissioning Tasks and Costs

Through Ecogy's 10 years of experience and additional research, we have created a list of solar system equipment and its associated decommissioning tasks and timelines. This list forms the basis of Ecogy's decommissioning plan and outlines the steps Ecogy would take to remove the solar canopies from the property. The equipment and steps are as follows:

1. Modules: The modules' frame and surface would be mechanically separated. The glass and aluminum frames would be sold as recycled material.
2. Inverters: Inverters would be properly disposed of at an electronic waste facility.
3. Racking: Racking would be consolidated and sold as recycled scrap steel.
4. Wiring: All wiring would be disconnected and sold as recycled insulated cable.
5. Foundations: Foundations would be broken up on site and either removed or recycled as ABC

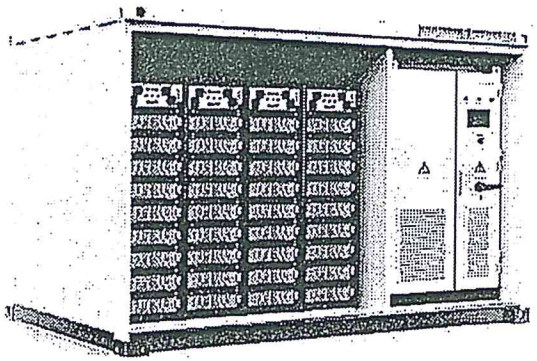
material. Remediation on site would be limited to re-paving portions of the parking lot disrupted by the foundations since no vegetation currently exists on those portions of the lot.

6. Power Poles: Grid connection wiring and utility owned transformer would be removed or kept depending on preference of the landowner.

To estimate the associated costs for major tasks needed to decommission a PV system, Ecogy used the NYSERDA "*Decommissioning Solar Panel Systems; Information for local governments and landowners on the decommissioning of large-scale solar panel systems - 2016*", which provides estimates of potential decommissioning costs for a ground-mounted 2,000 kW solar panel system. The costs were scaled to reflect the smaller size of our proposed 466.6 kW AC system. It is estimated that many components could be salvaged to offset the labor cost.

Ecogy analyzed the decommissioning costs and salvage values with a 2% escalator over the lifetime of the solar system of 25 years. Ecogy has determined decommissioning costs to be approximately **$26,318.60** but a **$13,945.15** salvage value would offset this cost. Lastly, decommissioning would take approximately **10 weeks**. It is worth noting that the canopy structures are galvanized steel and have a lifetime of 50 years.

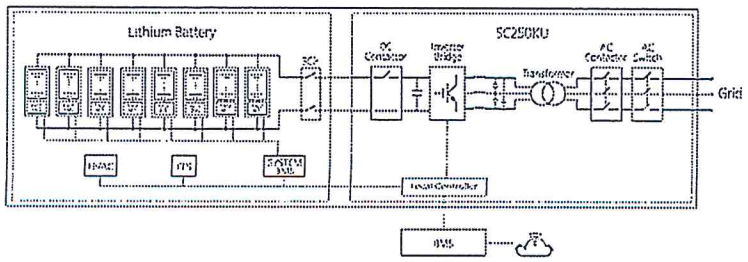
ST548KWH-250A Storage System



System Features

- All-in-one solution enables minimized onsite labor
- Multiple installation options, minimized footprint and simple maintenance
- Automated and optimal coordination of the inverter and batteries
- Application scenario includes peak shifting, demand response and microgrid
- Compliance with UL 9540

Circuit Diagram



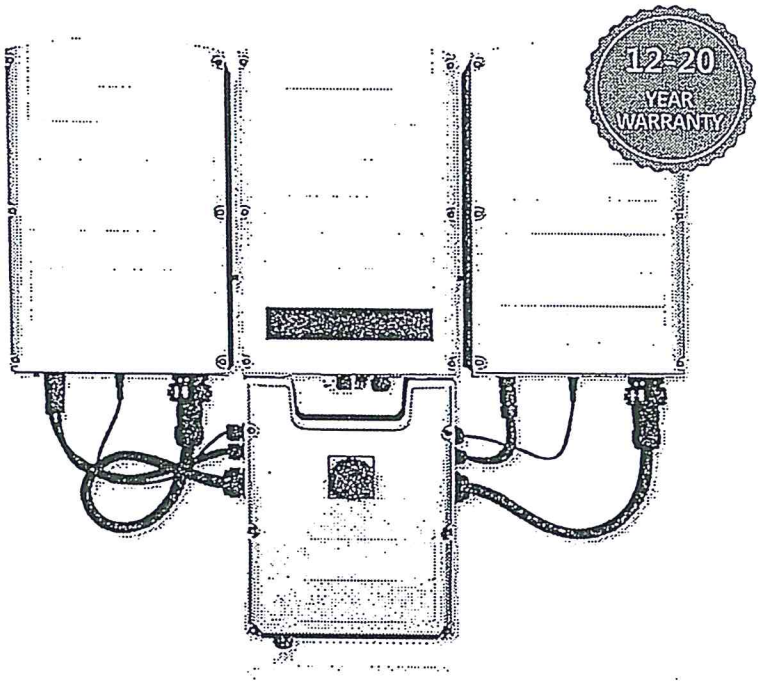
System Type	ST548KWH-250A
DC Data	
Battery capacity(BOL)	548 kWh
Rack number of battery	8P
BMS communication interfaces	RS485, Ethernet
DC voltage range	633 V ~ 821 V
Duration	2 h
AC Data	
Nominal AC power	250 kW
Nominal AC current	360 A
Max. AC current	380 A
DC component	< 0.5%
Max.THD of current	< 3%(rated power)
Nominal grid voltage	480 V
Grid voltage range	422 V ~ 528 V
Nominal grid frequency	60 Hz
Power factor range	1(leading) ~ 1(leading)
Isolation method	Transformer
Nominal output voltage of off grid	480 V
Max.THD at off grid output voltage	< 3%(linear load)
Efficiency	
Round-trip efficiency	86.5% (w/, consideration of Aux. load)
Over-all Data	
Degree of protection	IP 54 / NEMA 3R
Fire protection design	Yes
Operating temperature range	-30 ~ 50 °C / -22 ~ 122 °F
Dimensions of Battery Unit (W * H * D)	3,200 * 2,440 * 2,220 mm / 126.0" * 96.1" * 82.7"
Weight (with / without battery)	19,500 kg (28,149 lbs) / 6,000kg (14,330 lbs)
PCS Communication interfaces	RS485 / Ethernet
PCS Communication protocol	Modbus RTU, Modbus TCP, IEC 104
Cooling concept of PCS Unit	Temperature-controlled forced air cooling
Cooling concept of Battery Unit	Heating, Ventilation and Air Conditioning
Max.working altitude	3,000 m / 9,842'
Relative humidity	0 ~ 95% (non-condensing)
Compliance	UL 9540,UL 1741-SA

INVERTERS

Three Phase Inverter with Synergy Technology

for the 277/480V Grid for North America

SE66.6KUS / SE100KUS



Specifically designed to work with power optimizers

- Easy two-person installation – each unit mounted separately, equipped with cables for simple connection between units
- Balance of System and labor reduction compared to using multiple smaller string inverters
- Independent operation of each unit enables higher uptime and easy serviceability
- No wasted ground area: wall/rail mounted, or horizontally mounted under the modules (10˚inclination)
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- Built-in module-level monitoring with Ethernet or cellular GSM
- Fixed voltage inverter for superior efficiency (98.5%) and longer strings
- Integrated DC Safety Switch and optional surge protection
- Built-in RS485 Surge Protection, to better withstand lightning events

Three Phase Inverter with Synergy Technology for the 277/480V Grid for North America

SE66.6KUS / SE100KUS

	SE66.6KUS	SE100KUS	
OUTPUT			
Rated AC Power Output	66600	100000	VA
Maximum AC Power Output	66600	100000	VA
AC Output Line Connections	4-wire WYE (L1-L2-L3-N) plus PE		
AC Output Voltage Minimum-Nominal-Maximum[1] (L-N)	244 - 277 - 305		Vac
AC Output Voltage Minimum-Nominal-Maximum[1] (L-L)	422.5 - 480 - 529		Vac
AC Frequency Min-Nom-Max[1]	59.3 - 60 - 60.5		Hz
Maximum Continuous Output Current (per Phase) @277V	80	120	A
GFDI Threshold	1		A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes		
INPUT			
Maximum DC Power (Module STC) / Unit	90000 / 45000	135000 / 45000	W
Transformer-less, Ungrounded	Yes		
Maximum Input Voltage DC to Gnd	500		Vdc
Maximum Input Voltage DC+ to DC-	1000		Vdc
Nominal Input Voltage DC to Gnd	425		Vdc
Nominal Input Voltage DC+ to DC-	850		Vdc
Maximum Input Current	80	120	Adc
Maximum Input Short Circuit Current	120		Adc
Reverse-Polarity Protection	Yes		
Ground-Fault Isolation Detection	350kΩ Sensitivity per Unit		
CEC Weighted Efficiency	98.5		%
Nighttime Power Consumption	< 12		W
ADDITIONAL FEATURES			
Supported Communication Interfaces	RS485, Ethernet, Cellular GSM (optional)		
Rapid Shutdown	NEC2014 and NEC2017 compliant/certified, upon AC Grid Disconnect		
RS485 Surge Protection	Built-in		
DC SAFETY SWITCH			
DC Disconnect	1000V / 2 x 40A	1000V / 3 x 40A	
DC Surge Protection	Optional, Type II, field replaceable		
STANDARD COMPLIANCE			
Safety	UL1741, UL1741 SA, UL1699B, UL1998, CSA 2.22		
Grid Connection Standards	IEEE 1547, Rule 21, Rule 14 (HI)		
Emissions	FCC part15 class A		
INSTALLATION SPECIFICATIONS			
Number of units	2	3	
AC Output Conduit Size / Max AWG / Max PE AWG	1.5" / 2/0 / 6	2" / 4/0 / 4	
DC Output Conduit Size / Terminal Block AWG Range / Number of Strings[2]	2 x 1.25" / 6-14 / 6 strings	2 x 1.25" / 6-14 / 9 strings	
Dimensions (H x W x D)	Primary Unit: 37 x 12.5 x 10.5 / 940 x 315 x 260; Secondary Unit: 21 x 12.5 x 10.5 / 540 x 315 x 260		in / mm
Weight	Primary Unit: 105.8 / 48; Secondary Unit 99.2 / 45		lb / kg
Operating Temperature Range	-40 to +140 / -40 to +60[3]		°F / °C
Cooling	Fan (user replaceable)		
Noise	< 60		dBA
Protection Rating	NEMA 3R		
Bracket Mounted (Brackets Provided)			

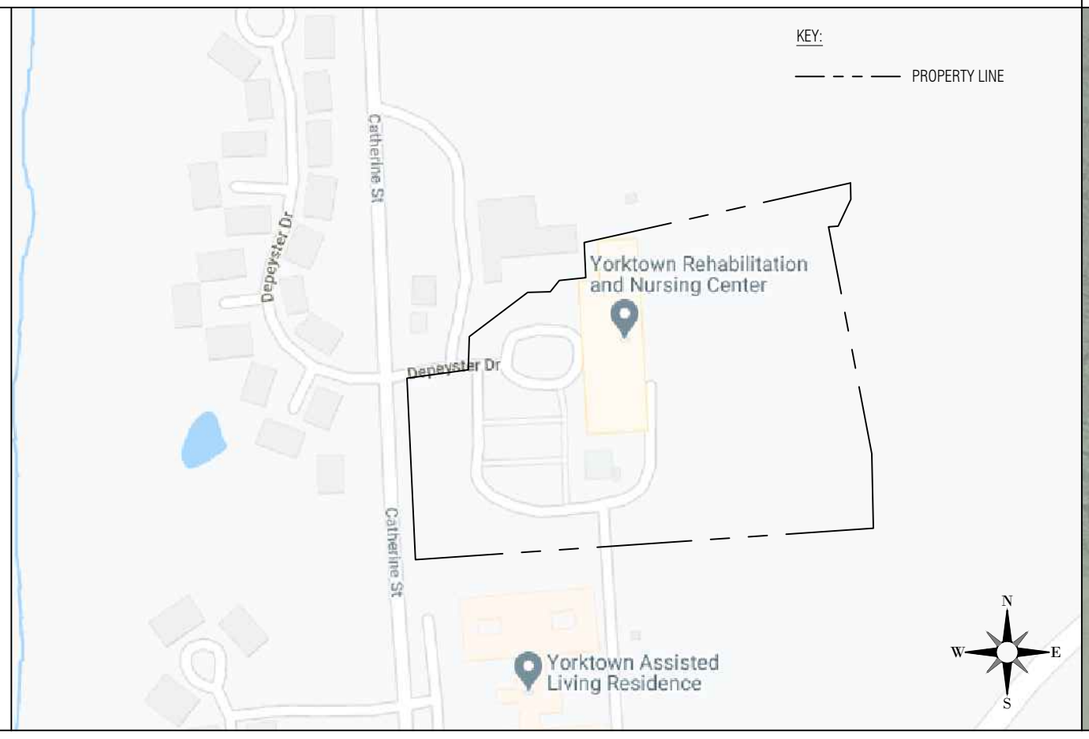
[1] For other regional settings please contact SolarEdge support
[2] Single input option per unit (up to 3AWG) available
[3] De-rating from 50°C

CE RoHS

YORKTOWN RNC
CANOPY SOLAR

697.9 KW-DC SOLAR PV SYSTEM
2300 CATHERINE STREET
YORKTOWN, NY 10598

LOCATION MAP
SCALE: NTS



SATELLITE MAP
SCALE: NTS

DRAWING LIST	
DWG. NO.	DRAWING TITLE
G-001	TITLE SHEET
PV-100	SITE PLAN
PV-200	CANOPY ELEVATIONS
PV-200.1	CANOPY ELEVATIONS
L-100	TREE WORK PLAN

SCOPE OF WORK:

TO INSTALL A SOLAR PHOTOVOLTAIC (PV) SYSTEM LOCATED ON THE GROUND WITH THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID.

THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

SYSTEM SUMMARY:

697.9 kW DC / 466.6 kW-AC
TILT ANGLE = 7°
AZIMUTH = 177,267°

EQUIPMENT:

MODULES:
1420 - TRINA 485W MODULE

INVERTERS:
(4) - SOLAREDGE SE100 K-US INVERTERS
(1) - SOLAREDGE SE66.6 K-US INVERTERS

RACKING:
T.B.D.

DAS:
ECOGY ECONODE

ENERGY STORAGE:
SUNGROW ST548
548 kWh
250 KVA

SITE SPECIFICATIONS:

WIND EXPOSURE:
CATEGORY X

DESIGN WIND SPEED:
XXX

GROUND SNOW LOAD:
XXX PSF

BUILDING OCCUPANCY:
XXX

REVIEW PLAN SET
ISSUE DATE: 09/21/2021

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
YORKTOWN RNC
697.9 kW-DC PV SYSTEM
548 kWh ENERGY STORAGE

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

SHEET NAME:
TITLE SHEET

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	DQP	---

DATE:	DWG. NUMBER:
06/25/2021	G-001

SHEET NUMBER: - of -

UTILITY EQUIPMENT KEY:

1. NEW 1000 kVA TRANSFORMER 13.8 kV / 480 V (UTILITY OWNED TO BE CONFIRMED)

CUSTOMER EQUIPMENT KEY:

A. AC DISCONNECT SWITCH (89L) (PV SYSTEM)
(4) SE100kW SOLAREDGE INVERTERS
(1) SE66.6kW SOLAREDGE INVERTER
AC COMBINER PANEL 1200 AMP 480 V
DAS

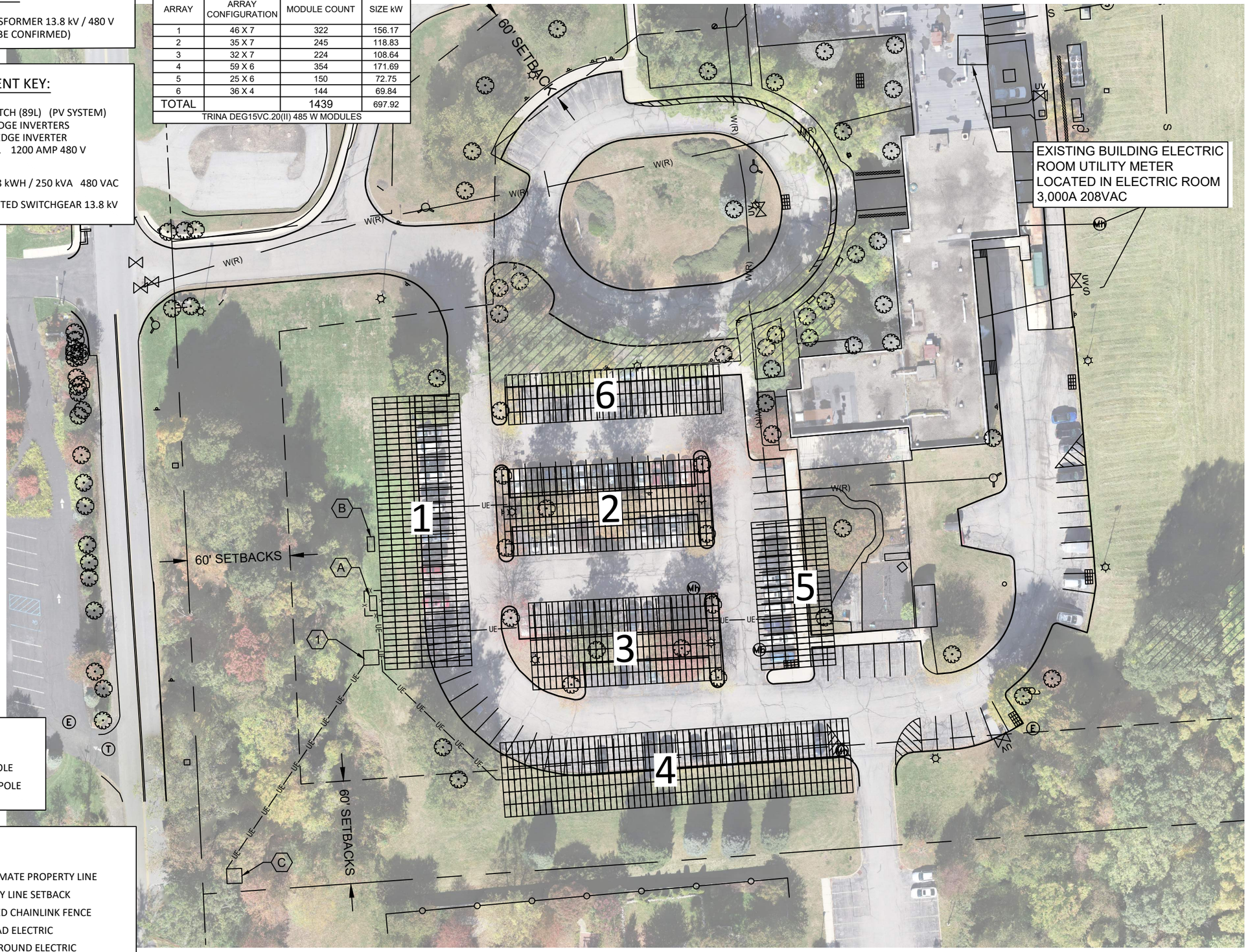
B. BATTERY SYSTEM 548 kWH / 250 kVA 480 VAC

C. EXISTING PAD MOUNTED SWITCHGEAR 13.8 kV

ARRAY LEGEND

ARRAY	ARRAY CONFIGURATION	MODULE COUNT	SIZE kW
1	46 X 7	322	156.17
2	35 X 7	245	118.83
3	32 X 7	224	108.64
4	59 X 6	354	171.69
5	25 X 6	150	72.75
6	36 X 4	144	69.84
TOTAL		1439	697.92

TRINA DEG15VC.20(II) 485 W MODULES



SYMBOLS LEGEND:

- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE

LINETYPE LEGEND:

- APPROXIMATE PROPERTY LINE
- PROPERTY LINE SETBACK
- PROPOSED CHAINLINK FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- APPROXIMATE WETLAND BOUNDARY
- WETLAND 100' BUFFER

N W E S

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
YORKTOWN RNC
697.9 kW-DC PV SYSTEM
548 kWh ENERGY STORAGE

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

PRELIMINARY

SHEET NAME:

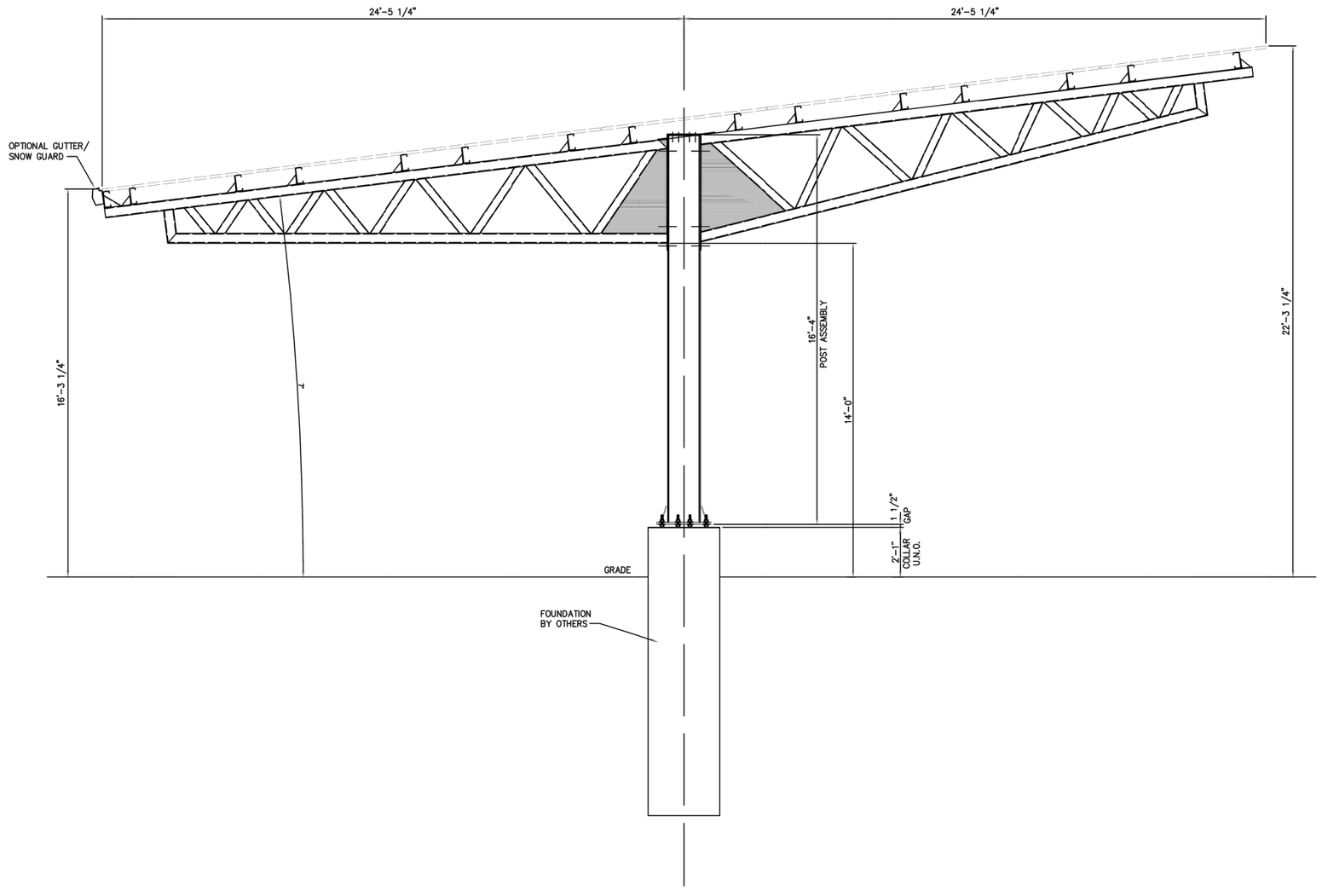
SITE MAP

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX		

DATE: 11/16/2020

SHEET NUMBER: - of -

DWG. NUMBER: PV-100



CANOPIES #1, #2 & #3

N.T.S.

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
YORKTOWN RNC
697.9 kW-DC PV SYSTEM
548 kWh ENERGY STORAGE

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #:
xxxxx

#	REVISION DESCRIPTION	DATE	BY

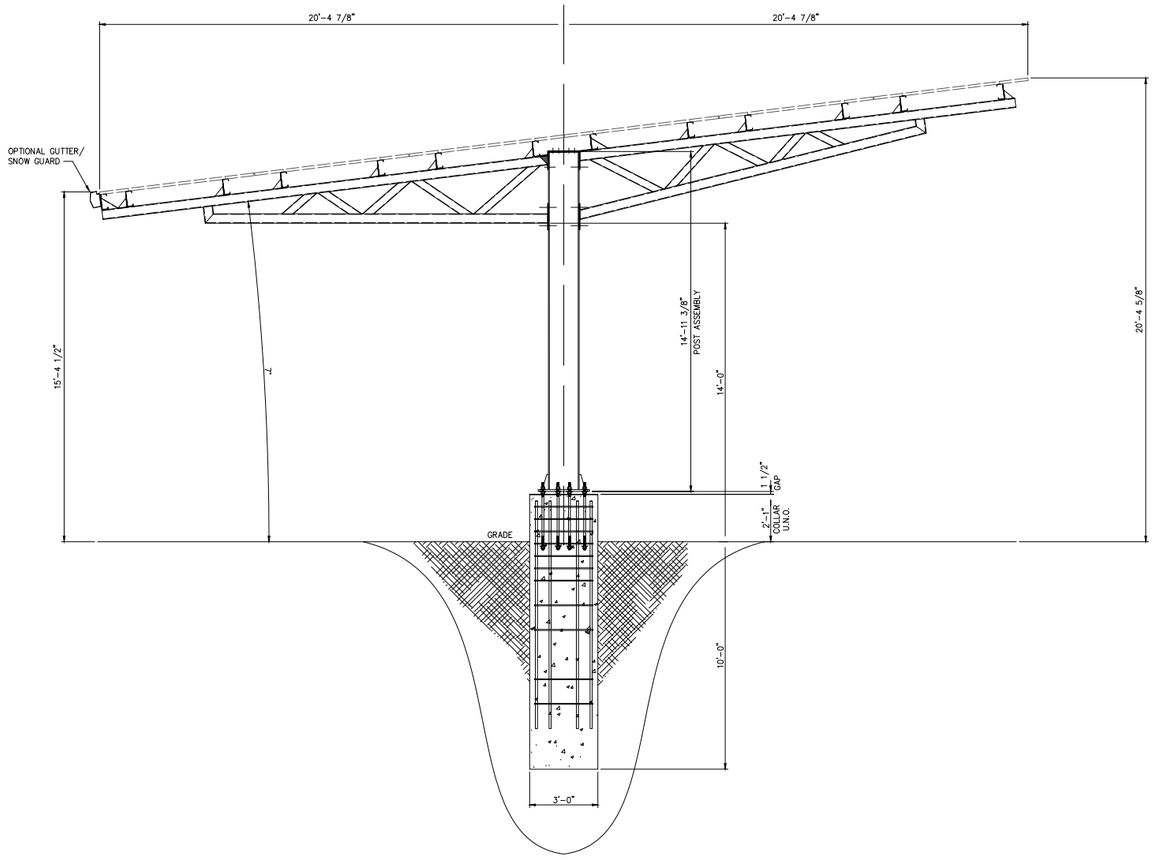
Professional Stamp

SHEET NAME:
CANOPY ELEVATION

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	DQP	---

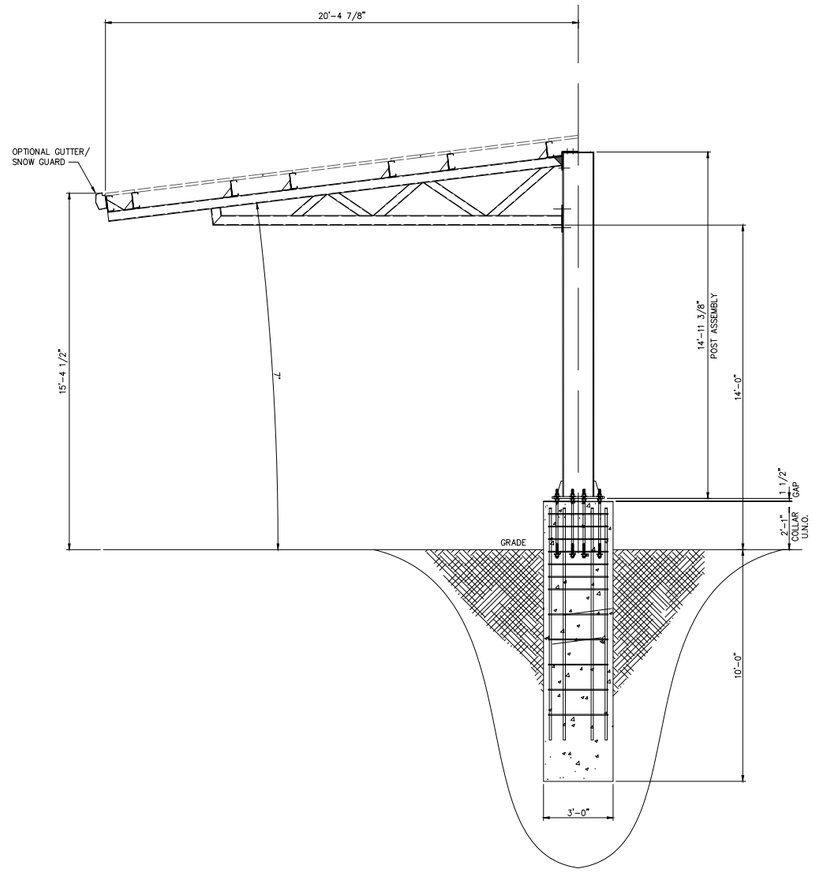
DATE:	DWG. NUMBER:
06/23/2021	PV-200

SHEET NUMBER:
- of -



CANOPIES #4 & #5

N.T.S.



CANOPY #6

N.T.S.

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
YORKTOWN RNC
697.9 kW-DC PV SYSTEM
548 kWh ENERGY STORAGE

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #:
xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

SHEET NAME:
CANOPY ELEVATIONS

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	DQP	---

DATE:	DWG. NUMBER:
06/23/2021	PV-200.1
SHEET NUMBER: - of -	

SYMBOLS LEGEND:

- INDIVIDUAL TREE TO BE REMOVED
- GROUP OF TREES TO BE REMOVED

GENERAL NOTESE:

SEE TREE INVENTORY DATED 6/22/2021
FOR DETAILS ON INDIVIDUAL TREES

ONLY TREES PROPOSED TO BE REMOVED
IDENTIFIED ON DRAWING

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

ECOGY NY XII LLC

Project Name:
YORKTOWN RNC
283.8 kW-DC PV SYSTEM
GROUND MOUNT

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

SHEET NAME:
TREE WORK PLAN

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	SCG	---

DATE:	DWG. NUMBER:
11/16/2020	L-100
SHEET NUMBER: - of -	

STORMWATER ASSESSMENT REPORT

Yorktown RNC Canopy Solar
2300 Catherine Street
Yorktown, NY 10598

August 25, 2021

Yorktown RNC Canopy Solar

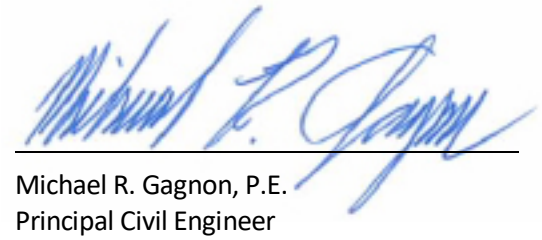
2300 Catherine Street

Yorktown, NY 10598

Prepared for:
Ecogy Energy
315 Flatbush Avenue, #393
Brooklyn, New York 11217

Prepared by:
SLR Engineering, Landscape Architecture, and Land Surveying, P.C. (SLR)
231 Main Street, Suite 102
New Paltz, New York 12561

This document has been prepared by SLR. The material and data in this report were prepared under the supervision and direction of the undersigned.



Michael R. Gagnon, P.E.
Principal Civil Engineer

CONTENTS

TABLES

FIGURES

1. SITE DESCRIPTION

1.1 PROJECT OVERVIEW

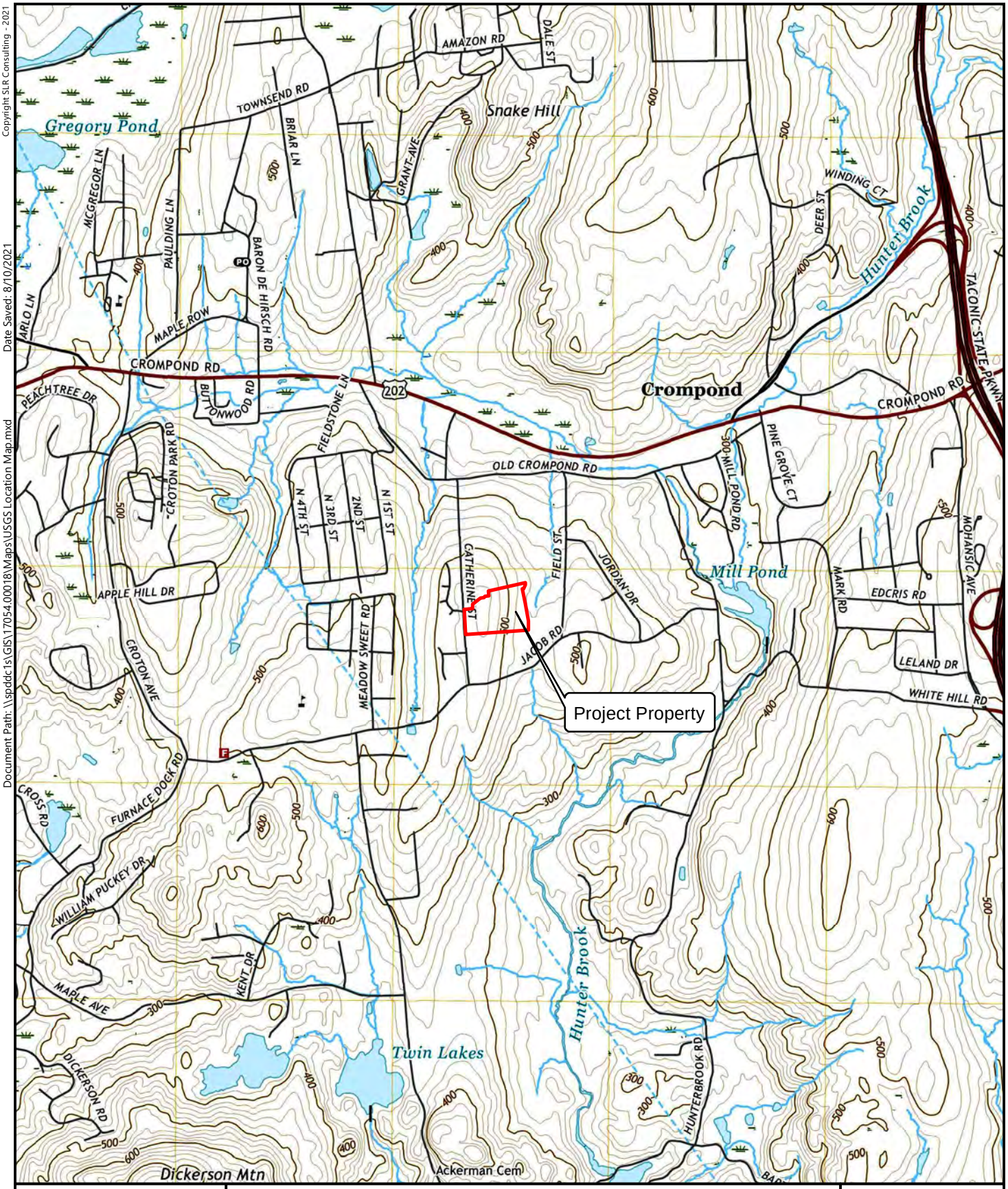
Ecogy Energy has retained SLR Engineering, Landscape Architecture, and Land Surveying, P.C. (SLR) for professional engineering services for the stormwater assessment for the proposed carport canopy photovoltaic (PV) solar facility located in the parking area at 2300 Catherine Street in Yorktown, New York.

1.2 EXISTING CONDITIONS

The existing ±12.8-acre site is located at 2300 Catherine Street in Yorktown, New York. The property is identified as parcel 35.12-1-3 and is zoned as Continuous Care (RSP-3). The property is accessed at the west from Catherine Street. The site primarily consists of a rehabilitation and nursing center and a parking area on the west and central portions of the site, a grass lawn area, and a wooded area on the eastern side of the site. The building and parking area drain to a series of catch basins located throughout the parking lot. Stormwater runoff from the west side of the site drains towards Catherine Street, and the east side of the site behind the building drains towards the wooded area on the eastern side of the site. Topography is mild in the central developed region of the site and is steeper in the grass and wooded areas. There are no known wetland areas within the project vicinity.

Date Saved: 8/10/2021

Document Path: \\spddc1s\GIS\17054.00018\Maps\USGS Location Map.mxd



SLR

231 MAIN STREET
SUITE 102
NEW PALTZ, NY 12561
845.633.8153

USGS SITE LOCATION MAP

YORKTOWN RNC CANOPY SOLAR
ECOGY ENERGY
2300 CATHERINE STREET
YORKTOWN, NEW YORK

N

0 500 1,000 1,500 2,000
Feet

SCALE 1 " = 2,000 '

DATE 8/25/2021

17054.00018
PROJ. NO.

FIG. 1

2. PROPOSED CONDITIONS

2.1 PROPOSED CONDITIONS

Ecogy Energy intends to construct a photovoltaic (PV) solar carport canopy system on the property located at 2300 Catherine Street in Yorktown, New York. The solar canopies will be constructed at the parking area to the southwest of the building. The proposed project consists of five solar carport canopies supported by a galvanized steel structure, mounted at the required tilt angle and exposure. The project also includes four equipment pads west of the parking lot. The canopies will be located over the existing parking spaces along the west, south, east, and central areas of the parking lot. The proposed layout is shown on Figure 2.

2.2 IMPERVIOUS COVER AND STORMWATER MANAGEMENT CAPACITY ASSESSMENT

Existing site drainage patterns are maintained under proposed conditions. A majority of the stormwater runoff from the project will drain to existing catch basins in the southwest parking area. Stormwater from the western and southernmost arrays will drain to the west of the site into the wooded area along the western property line. No new stormwater facilities will be constructed with this project.

Total additional impervious cover as a result of the project is approximately 11,316-square-feet, which represents an overall 9% increase in impervious area for the site as shown on Figure 2, and as summarized in Table 2-1. The increase in impervious area is a result of canopy overhang to the lawn area for the canopies located at the edge of the parking lot, and the addition of canopies over the landscaped islands in the central area of the parking lot. It is anticipated that the existing stormwater collection system that drains the parking area has the capacity to accommodate the minor additional impervious area associated with this project.

Table 2-1
Site Impervious Cover Summary

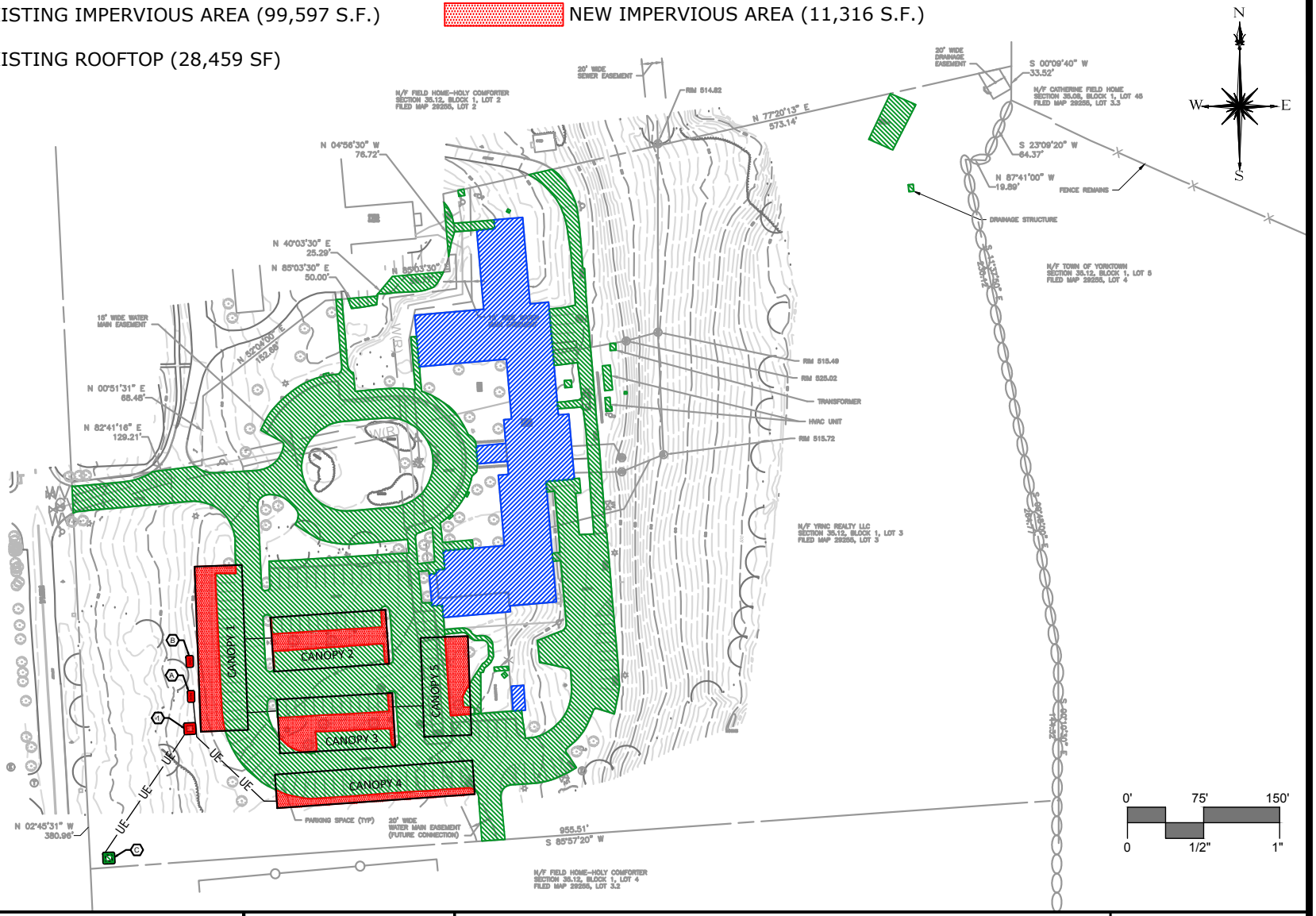
Description	Area (SF)	Area (Ac)
Total Parcel	559,516	12.8
Total Existing Impervious Site Cover	128,056	2.94
Proposed Additional Impervious Cover	11,316	0.26
Total Proposed Impervious Site Cover	139,372	3.20
Net Percent Change – Existing vs. Proposed	+9%	

LEGEND

EXISTING IMPERVIOUS AREA (99,597 S.F.)

NEW IMPERVIOUS AREA (11,316 S.F.)

EXISTING ROOFTOP (28,459 SF)



SLR

231 MAIN STREET, SUITE 102
NEW PALTZ, NY 12561
845.633.8153
SLRCONSULTING.COM

SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

DATE	08/25/2021
SCALE	1"=150'
PROJ. NO.	17054.00018
DESIGNED	HMM
DRAWN	HMM
CHECKED	MRG

IMPERVIOUS AREA

YORKTOWN RNC CANOPY SOLAR

2300 CATHERINE STREET
YORKTOWN, NEW YORK

DRAWING NAME:

FIG. 2

Drawing: C:\USERS\HEATHERM\APPDATA\LOCAL\TEMP\ACPUBLISH_16680\PARKING LOT SOLAR LAYOUT.DWG Layout Tab:LAYOUT2-8.5X11H

Plotted by: HMINOTT On this date: Wed, 2021 August 25 - 3:23pm

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:
Ecogy Yorktown Nursing Canopy Solar Energy and Battery Storage System

Project Location (describe, and attach a location map):
2300 Catherine Street, Yorktown, NY 10567

Brief Description of Proposed Action:
Ecogy Solar LLC as the Contractor for its Customer, Ecogy New York X LLC, proposes to install a 466.6 kW AC canopy solar PV system in the existing parking lot at 2300 Catherine Street. Ecogy New York X LLC is the Host Customer and Owner of the solar PV system. Ecogy Solar LLC, as the Contractor for its Customer, Ecogy New York X LLC, also plans to install a 250kVA/548 kWh energy storage system.

The project includes the installation of modules, electrical equipment, a new utility meter, and interconnection of the system to the Con Edison electric grid. Ecogy New York X LLC has entered into a site lease agreement for the relevant areas of the property, as required for installation and operation, with the property owner.

Name of Applicant or Sponsor:	Telephone: 718-304-0945
Ecogy New York X LLC	E-Mail: projectmanagement@ecogysolar.com

Address:
315 Flatbush Ave #393

City/PO:	State:	Zip Code:
Brooklyn	NY	11217

	NO	YES
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.	☑	☐
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: Town of Yorktown Planning Board, Zoning Board, and Building Dept approval	☐	☑

3. a. Total acreage of the site of the proposed action? 12.8 acres
   b. Total acreage to be physically disturbed? 0.011 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.15 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Long Term Care
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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:		
The proposed project will generate clean energy once operational.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		
Potable water is not required for the installation or operation of this project.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
Wastewater treatment is not required for the installation or operation of this project.	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
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: _____		
As part of project diligence, Ecogy has conducted a wetlands delineation to ensure that we do not encroach into any existing wetlands.		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: _____		
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: _____		
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: _____		
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: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

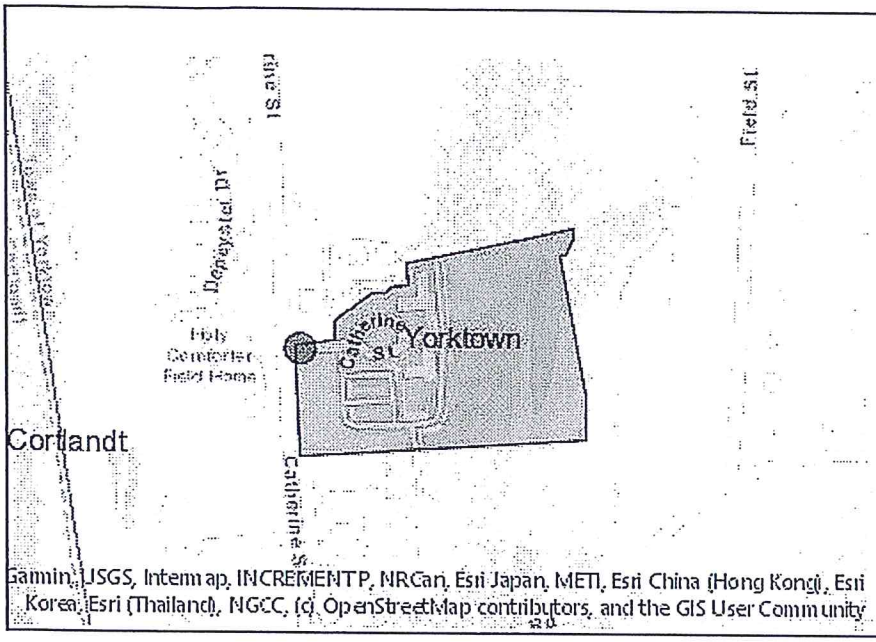
Applicant/s: zi Date: 5/18/21

Signature: DocuSigned by: John A Bertuzzi 59B6A7A3E78D427... Title: CEO

PRINT FORM

EAF Mapper Summary Report

Saturday, May 15, 2021 1:46 PM



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

Ground Mounted Solar Array

ECOGY ENERGY

Permitting Application by Ecogy New York XII LLC for Construction of a Ground Mounted Solar Energy System at 2300 Catherine Street

Solar Energy System Details
Location: 2300 Catherine St, Cortlandt Manor NY 10567 (RSP-3 Zone)
Type of System: Ground-Mounted system located in the greenfield to the east of the existing main building.
Size: 283.8 kW DC / 259.8 kW AC

The proposed solar system is a Community Solar Project interconnected with Con Edison's distribution grid.

Contact Information

System Owner and Applicant:
Ecogy New York XII LLC
c/o Ecogy Energy
Attn: John Bertuzzi and Julia Magliozzo
315 Flatbush Ave #393, Brooklyn, NY 11217
Email: projectmanagement@ecogysolar.com
Phone: (718) 304-0945

Property Owner:
YRNC Realty LLC
Attn: Jay Walden
20 Wood Court
Tarrytown, NY

Permitting Application by Ecogy New York XII LLC for Construction of a Ground Mounted Solar Energy System at 2300 Catherine Street

Executive Summary and Contents

Ecogy respectfully submits this permitting application to the Yorktown Planning Board for review of the proposed ground-mounted solar project at 2300 Catherine Street for issuance of a special use permit and site plan approval by the Planning Board. This application contains:

(1) Project Narrative
(2) Legal consent among all parties
(3) A Site Plan showing the proposed location of the solar canopies and associated equipment as required for interconnection with Con Edison.
(4) A Survey and other documentation required by the Planning Board showing the layout of the solar energy system signed by a professional engineer
(5) Equipment specification sheets
(6) A statement detailing the loss of trees and other vegetation to be removed and the quantity of carbon sequestered by said trees and vegetation
(7) A completed Short Environmental Assessment Form
(8) O&M Plan
(9) Decommissioning Plan
(10) An application fee of $625.00

Ecogy Energy YRNC Ground Mount Solar Project Narrative

The proposed Ecogy Energy YRNC Ground Mount Solar Project is a 259.8 kW AC solar ground mounted system. The ground mounted system will be installed within the green field to the east of the existing building. The project will be developed by Ecogy Energy for YRNC Realty LLC as a community solar project, which will allow businesses and residents of Yorktown to subscribe to the solar generation and receive discounted solar electricity credits on their Con Edison utility bills. Please be advised that Ecogy has submitted a separate application for a Canopy Solar and Battery Storage energy system at the same property.

In addition to the monetary benefits brought by the solar project, Ecogy believes the proposed solar system is an excellent example of favorable land use for solar development. The solar system will be located behind the existing building, therefore maintaining the aesthetics of the surrounding area.

Of course, the benefits of this solar project also extend to the environment and in meeting New Yorks' Reforming the Energy Vision 2030 Renewable Energy Goals. The proposed system will generate approximately 324.9 MWh of clean, renewable energy every year, which represents significant environmental benefits.

Ecogy contracted an arborist who has identified and evaluated 65 trees to be removed. The results are provided in the attached tree inventory as Trees #56-120. Ecogy's contracted arborist additionally included carbon sequestration values for such trees to be removed, which can also be found in the attached report.

Ecogy plans to perform a geotech analysis of the subsurface conditions to ensure proper engineering of the ground mount foundations. We have completed a property survey to ensure compliance with lot size and setback requirements. Our system should not exceed the height and setbacks limitations dictated by the code. Ecogy will comply with all other requirements as outlined in the Yorktown Solar Code as shown on the site plan, equipment specification sheets, operation and maintenance plan, and decommissioning plan provided with this application.

Ecogy thanks you for your consideration of the proposed YRNC Ground Mount Solar Project and hopes to receive all Town approvals as required by the Yorktown Solar Code to be permitted to construct the ground mounted solar energy project at 2300 Catherine Street.

Ecogy YRNC Ground Mount Solar Project Operation and Maintenance Plan

Ecogy Energy will partner with a dedicated Operations and Maintenance provider ("Contractor") for the below services throughout the life of the ground mounted solar system. Ecogy can submit information about the Operations and Maintenance Contractor to the Town for the record once a contract has been signed with a provider.

Description of System Services that Contractor will provide on a MONTHLY basis:

I. Performance Monitoring:
   A. Contractor shall monitor System production beginning on Commencement Date continuously throughout the Term and shall provide a System performance report on a monthly basis, detailing the following:
      1. Actual vs. expected performance of the System for the prior period expressed in kWh
      2. Any shortfall in System production resulting in less than 85% of expected performance

Description of System Services that Contractor will provide on a SEMI-ANNUAL basis:

I. Site and System Inspection:
   A. Contractor shall perform Site and System inspection on or around a mutually agreed upon date no later than six months after Commencement Date and then on a semi-annual basis thereafter. Results of inspection will be provided to Customer within five business days of inspection and shall include:
      1. Array Inspection
         a) Inspect PV modules for damage, discoloration or delamination
         b) Inspect mounting system for damage or corrosion
      2. Site Conditions
         a) Inspect drainage conditions
         b) Inspect system site for array shading which may diminish efficiency of the System (i.e. vegetation, construction, etc.)
         c) Inspect System for fire hazards
         d) Inspect safety conditions and proper signage
      3. Maintenance Reporting
         a) Record results of all inspections
         b) Take photographs of any damage or defects identified
         c) Inform Customer and warranty providers of all deficiencies identified
         d) Provide Customer with recommendations for corrective actions
         e) Take photographs of the System and Site, dated within 30 days of end of semi-annual period

Description of System Services that Contractor will provide on an ANNUAL basis:

I. Performance Monitoring:
   A. Contractor will provide, on or around the first anniversary of the Contract and annually thereafter, an annual operations and maintenance report, such report to include:

1. Actual vs. expected production of solar energy by System for the previous year and on a cumulative basis to date, expressed in kWh
2. System Availability percentage
3. Performance Index Measure
4. Operation and Maintenance Records
5. Safety, Accidents and Environmental Reporting
6. Proposal of Recommended Actions
7. Photographs of the System and Premises, dated within 30 days of anniversary period.

B. Preventative Maintenance, Inspections & Testing:
   1. Array
      a) Inspect PV modules for damage, discoloration or delamination
      b) Inspect mounting system for damage or corrosion
   2. Inverter
      a) Torque checks on critical electrical terminations
      b) Clean all filters and fans
      c) Inspect inverter pad and container
   3. Electrical Balance of System (BOS)
      a) Inspect ground braids, electrodes and conductors for damage
      b) Perform thermo-graphic analysis of combiner boxes, inverters, transformers, and conductor connections to buses, breakers or disconnects
   4. Premises Conditions
      a) Inspect drainage conditions
      b) Inspect site for array shading which may diminish efficiency of the System (i.e. vegetation, construction, etc.)
      c) Inspect System for fire hazards
      d) Inspect safety conditions and proper signage
   5. Maintenance Reporting
      a) Record results of all inspections
      b) Take photographs of any damage or defects identified
      c) Inform Customer and warranty providers of all deficiencies identified
      d) Provide Customer with recommendations for corrective actions

<u>Description of System Services that Contractor will provide on an AS-NEEDED basis at an additional cost:</u>

I. Corrective Maintenance, including:
   A. Module cleaning, to include surface washing of all modules with pressure washing settings not to exceed 1,500 PSI. Contractor will provide before and after photographs of System.
   B. On-site troubleshooting & diagnostics of all system components (service included at no additional cost for systems under Contractor Warranty)
   C. Inverter and Data Acquisition System resets: (service included at no additional cost for systems under Contractor Warranty):
      1. Remote resets (if capability enabled and connection available)

2. On-site resets

D. Processing of warranty claims on behalf of Customer and verification of replaced equipment (service included at no additional cost for systems under Contractor Warranty)
E. Management of repair and replacement for equipment out of warranty (service included at no additional cost for systems under Contractor Warranty).
F. Ongoing warranty support and representation of Customer's interest with System equipment manufacturers (service included at no additional cost for systems under Contractor Warranty).
G. All repair and replacement services beyond the installation and workmanship warranty as outlined in Section 3.1.
H. Repair and replacement of equipment covered by the Manufacturer's warranties as listed in Attachment D.

If the system is performing at or above 100% of the expected system production for the prior six month period, Contractor may elect to forgo the scheduled semi-annual site inspection, maintenance and testing.

Ecogy YRNC Ground Mount Solar Project Decommissioning Plan

1. Executive Summary:

As stated in the Yorktown Solar Code, a decommissioning plan for the solar energy system shall be submitted by the applicant. Below is a full report of Ecogy's decommissioning plan for the YRNC Ground Mount Solar Project, including costs and timeline.

This report includes an analysis of the estimated decommissioning costs broken down by system components, as well as a description of the associated time required to perform the decommissioning tasks. In addition, we describe each component's salvage value, the time required to decommission and remove the solar energy system and any ancillary structures, and the time required to repair any damage caused to the property on which the solar energy system is located by the removal of the system. Future costs projected in the model escalate 2% annually due to estimated inflation over the next 25 years.

2. Methodology

Throughout this report, assumptions are based on current market values, assessments of labor costs, and our professional development experience. Table 1 below shows the proposed ground mounted solar system's technical specifications as submitted with this application.

2.1 Proposed PV System Details

Table 1. YRNC Ground Mount Solar Project Technical Details

Proposed Solar System Technical Details	
AC System Size	259.8 kW AC
Racking Type	Ground Mounted

2.2 Solar PV Decommissioning Tasks and Costs

Through Ecogy's 10 years of experience and additional research, we have created a list of solar system equipment and its associated decommissioning tasks and timelines. This list forms the basis of Ecogy's decommissioning plan and outlines the steps Ecogy would take to remove the solar canopies from the property. The equipment and steps are as follows:

1. Modules: The modules' frame and surface would be mechanically separated. The glass and aluminum frames would be sold as recycled material.
2. Inverters: Inverters would be properly disposed of at an electronic waste facility.
3. Racking: Racking would be consolidated and sold as recycled scrap steel.
4. Wiring: All wiring would be disconnected and sold as recycled insulated cable.
5. Foundations: Foundations would be broken up on site and either removed or recycled as ABC material. Remediation on site would be limited to re-paving portions of the parking lot disrupted by the foundations since no vegetation currently exists on those portions of the lot.
6. Power Poles: Grid connection wiring and utility owned transformer would be removed or kept

depending on preference of the landowner.

To estimate the associated costs for major tasks needed to decommission a PV system, Ecogy used the NYSERDA "*Decommissioning Solar Panel Systems; Information for local governments and landowners on the decommissioning of large-scale solar panel systems - 2016*", which provides estimates of potential decommissioning costs for a ground-mounted 2,000 kW solar panel system. The costs were scaled to reflect the smaller size of our proposed 259.8 kW AC system. It is estimated that many components could be salvaged to offset the labor cost.

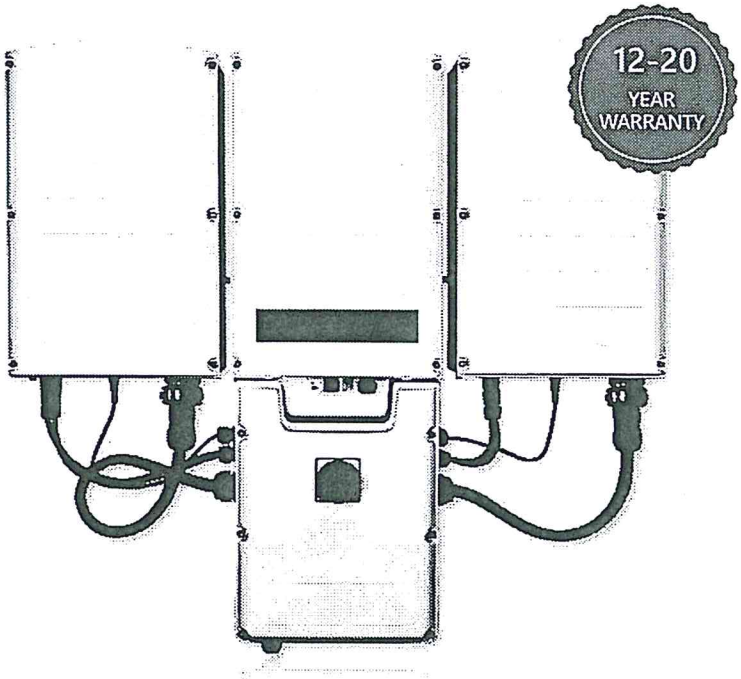
Ecogy analyzed the decommissioning costs and salvage values with a 2% escalator over the lifetime of the solar system of 25 years. Ecogy has determined decommissioning costs to be approximately **$14,654.03** but a **$9,843.64** salvage value would offset this cost. Lastly, decommissioning would take approximately **10 weeks**.

INVERTERS

Three Phase Inverter with Synergy Technology

for the 208V Grid for North America

SE43.2KUS



Specifically designed to work with power optimizers

- Easy two-person installation – each unit mounted separately, equipped with cables for simple connection between units
- Balance of System and labor reduction compared to using multiple smaller string inverters
- Independent operation of each unit enables higher uptime and easy serviceability
- No wasted ground area: wall/rail mounted, or horizontally mounted under the modules (10˚inclination)
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- Fixed voltage inverter for superior efficiency (97%) and longer strings
- Integrated DC Safety Switch
- Built-in RS485 Surge Protection, to better withstand lightning events
- Built-in module-level monitoring with Ethernet or cellular GSM

solaredge

Three Phase Inverter with SyneRgy Technology

for the 208V Grid for North America

SE43.2KUS

	SE43.2KUS	
OUTPUT		
Rated AC Power Output	43200	VA
Maximum AC Power Output	43200	VA
AC Output Line Connections	4-wire WYE (L1-L2-L3-N) plus PE or 3 wire Delta	
AC Output Voltage Minimum-Nominal-Maximum(1) (L-N)	105-120-132.5	Vac
AC Output Voltage Minimum-Nominal-Maximum(1) (L-L)	183-208-229	Vac
AC Frequency Min-Nom-Max(1)	59.3 - 60 - 60.5	Hz
Maximum Continuous Output Current (per Phase) @208V	120	A
GFDI Threshold	1	A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes	
INPUT		
Maximum DC Power (Module STC), Inverter / Unit	58200 / 19400	W
Transformer-less, Ungrounded	Yes	
Maximum Input Voltage DC to Gnd	300	Vdc
Maximum Input Voltage DC+ to DC-	600	Vdc
Nominal Input Voltage DC to Gnd	200	Vdc
Nominal Input Voltage DC+ to DC-	400	Vdc
Maximum Input Current	38 x 3	Adc
Maximum Input Short Circuit Current	135	Adc
Reverse-Polarity Protection	Yes	
Ground-Fault Isolation Detection	350kΩ Sensitivity per Unit	
CEC Weighted Efficiency	97	%
Nighttime Power Consumption	< 12	W
ADDITIONAL FEATURES		
Supported Communication Interfaces	RS485, Ethernet, Cellular GSM (optional)	
Rapid Shutdown	NEC2014 and NEC2017 compliant/certified, upon AC Grid Disconnect	
RS485 Surge Protection	Built-in	
DC SAFETY SWITCH		
DC Disconnect	1000V / 3 x 40A	
STANDARD COMPLIANCE		
Safety	UL1741, UL1741 SA, UL1699B, UL1998, CSA 2.22	
Grid Connection Standards	IEEE 1547, Rule 21, Rule 14 (HI)	
Emissions	FCC part15 class A	
INSTALLATION SPECIFICATIONS		
Number of units	3	
AC Output Conduit Size / Max AWG / Max PE AWG	2" / 4/0 / 4	
DC Output Conduit Size / Terminal Block AWG Range / Number of Strings(2)	2 x 1.25" / 6-14 / 9 strings	
Dimensions (H x W x D)	Primary Unit: 37 x 12.5 x 10.5 / 940 x 315 x 260; Secondary Unit: 21 x 12.5 x 10.5 / 540 x 315 x 260	in / mm
Weight	Primary Unit: 105.8 / 48; Secondary Unit 99.2 / 45	lb / kg
Operating Temperature Range	-40 to +140 / -40 to +60(3)	°F / °C
Cooling	Fan (user replaceable)	
Noise	< 60	dBA
Protection Rating	NEMA 3R	
Mounting	Bracket provided	

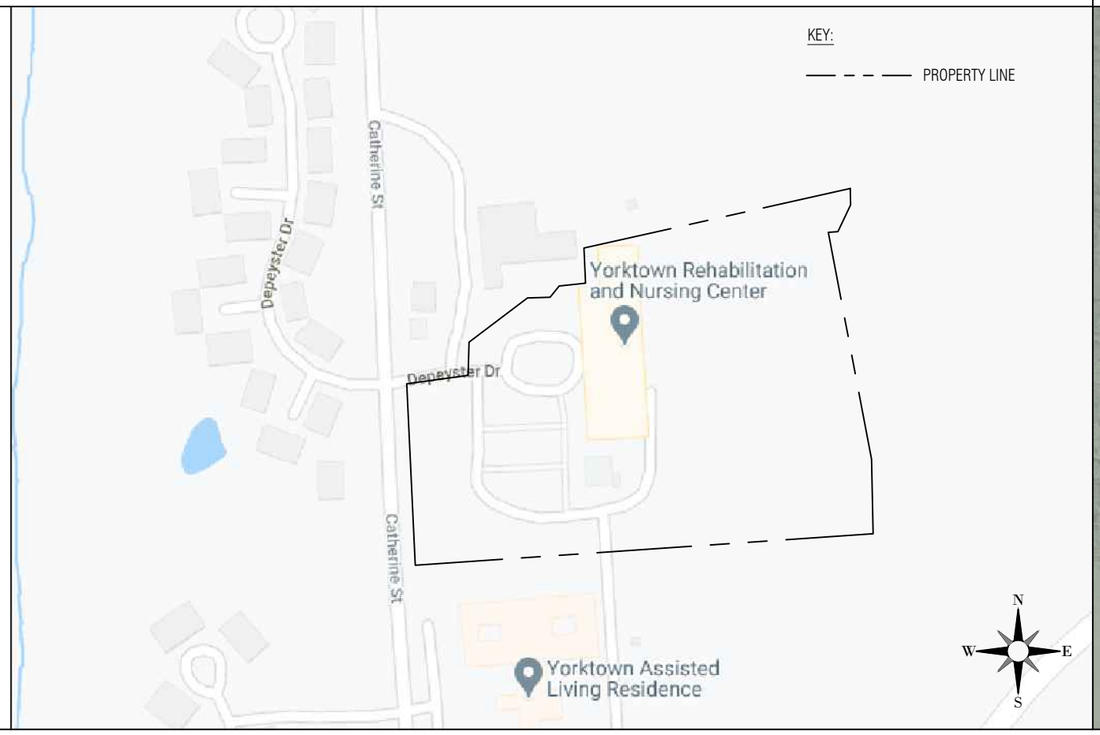
(1) For other regional settings please contact SolarEdge support
(2) Single input option per unit (up to 3AWG) available
(3) For power de-rating information refer to: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf

CE RoHS

YORKTOWN RNC
GROUND MOUNT SOLAR

283.8 KW-DC SOLAR PV SYSTEM
2300 CATHERINE STREET
YORKTOWN, NY 10598

LOCATION MAP
SCALE: NTS



SATELLITE MAP
SCALE: NTS

SCOPE OF WORK:

TO INSTALL A SOLAR PHOTOVOLTAIC (PV) SYSTEM LOCATED ON THE GROUND WITH THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID.

THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

SYSTEM SUMMARY:

283.8 kW DC / 259.8 kW-AC
TILT ANGLE = 20°
AZIMUTH = 178°

EQUIPMENT:

MODULES:
628 - LONGI 445W
INVERTERS:
(6) - SOLAREDGE SE43.3 K-US INVERTERS

RACKING:
T.B.D.

DAS:
ECOGY ECONODE

SITE SPECIFICATIONS:

WIND EXPOSURE:
CATEGORY X

DESIGN WIND SPEED:
XXX

GROUND SNOW LOAD:
XXX PSF

BUILDING OCCUPANCY:
XXX

REVIEW PLAN SET
ISSUE DATE: 09/22/2021

DRAWING LIST

DWG. NO.	DRAWING TITLE
G-001	TITLE SHEET
PV-100	SITE PLAN
PV-200	GROUND MOUNT ELEVATION
L-100	TREE WORK PLAN

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

ECOGY NY XII LLC

Project Name:
YORKTOWN RNC
283.8 kW-DC PV SYSTEM
GROUND MOUNT

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #: xxxxx

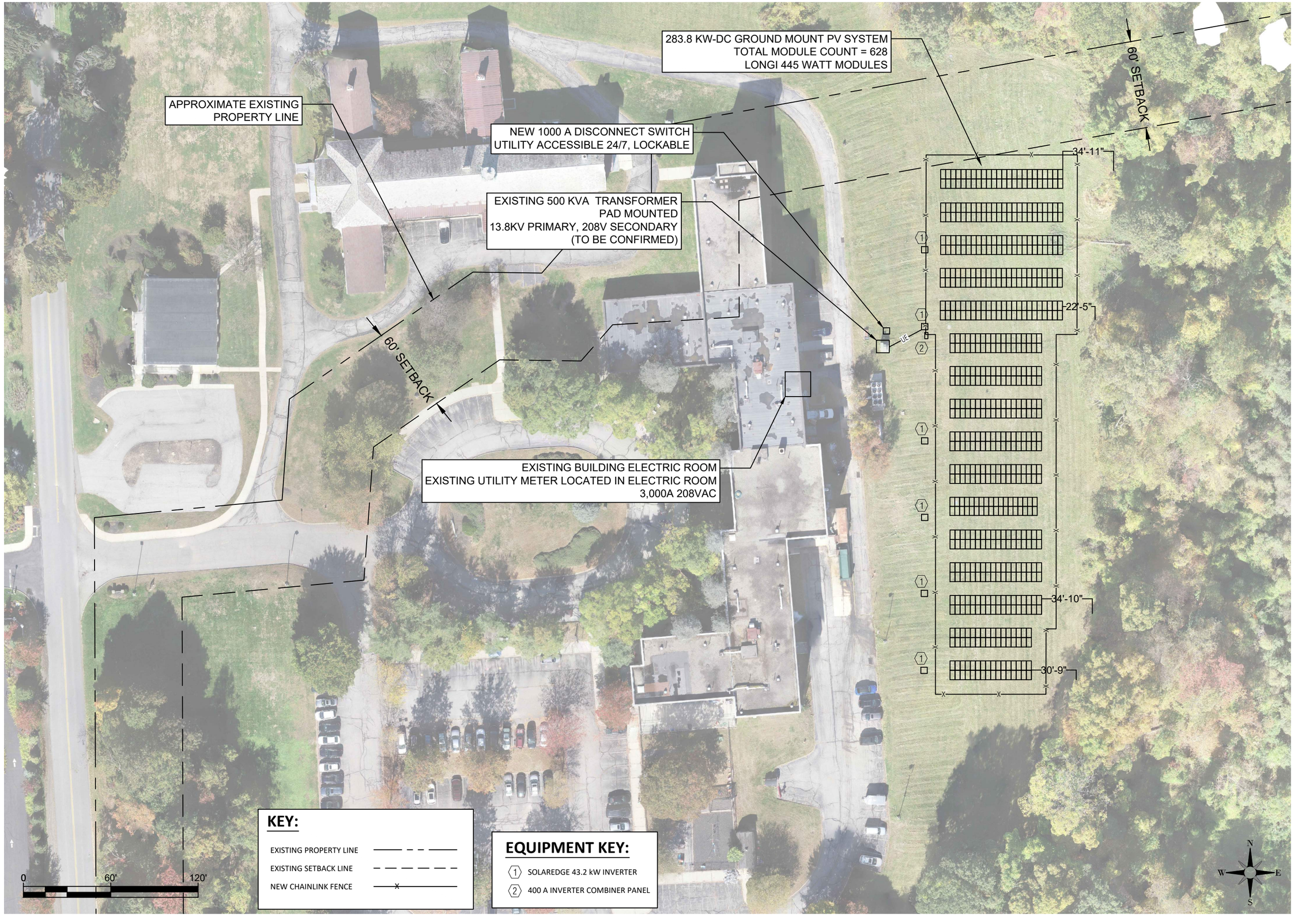
#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

SHEET NAME:
TITLE SHEET

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	DQP	---

DATE:	DWG. NUMBER:
06/25/2021	G-001
SHEET NUMBER: - of -	



ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

ECOGY NY XII LLC

Project Name:
YORKTOWN RNC
283.8 kW-DC PV SYSTEM
GROUND MOUNT

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #: xxxxx

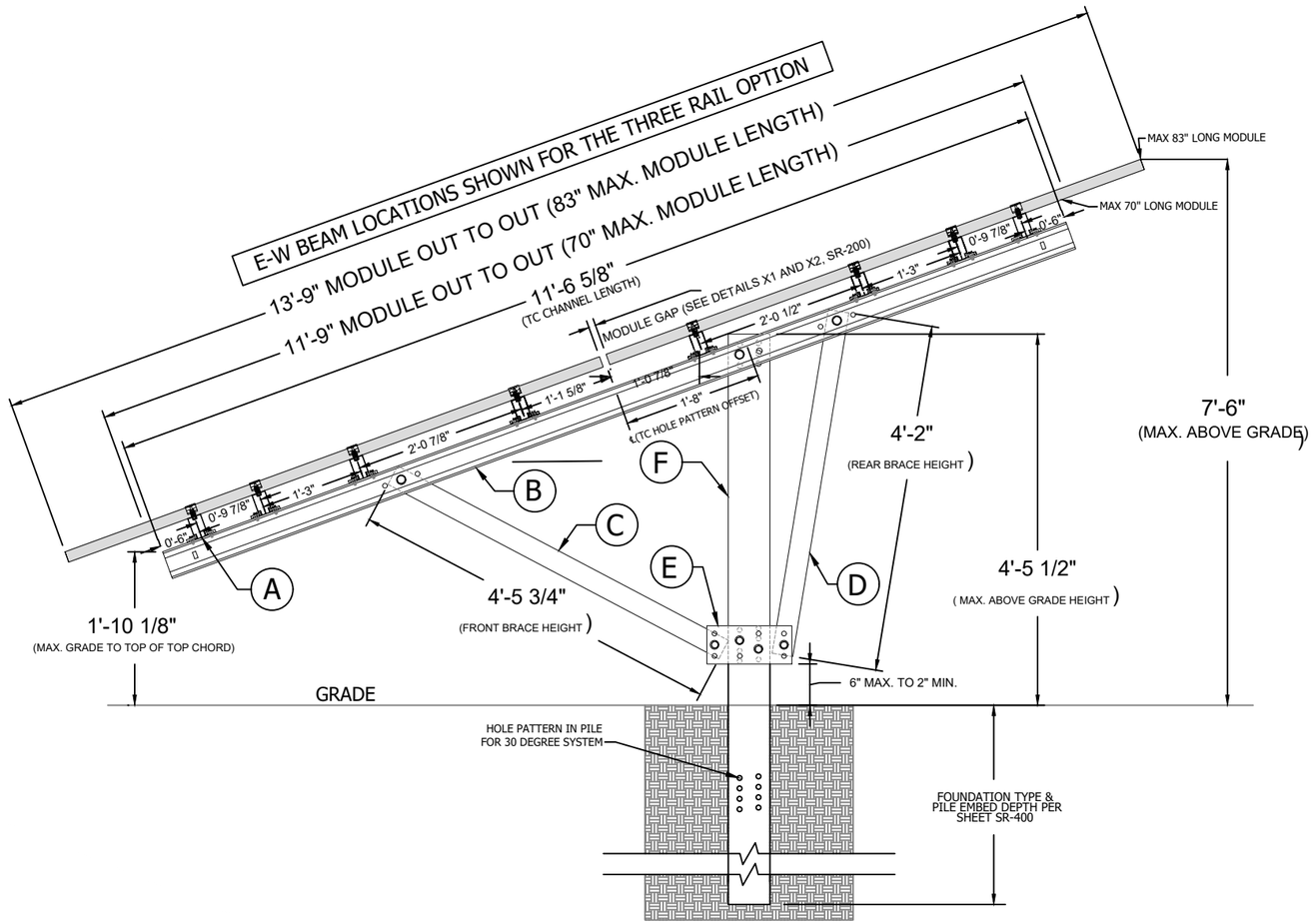
#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

SHEET NAME:
SITE MAP

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX		~~~

DATE: 11/16/2020
SHEET NUMBER: - of -
DWG. NUMBER: PV-100



SECTION VIEW OF GFT TABLE - 20° TILT

NOTE:

1. GROUND MOUNT ARRAY MAX. HEIGHT ABOVE GRADE 7'-6".

ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

ECOGY NY XII LLC

Project Name:
YORKTOWN RNC
283.8 kW-DC PV SYSTEM
GROUND MOUNT

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #:
xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

SHEET NAME:
GROUND MOUNT ELEVATION

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX		~~~

DATE:	DWG. NUMBER:
06/25/2021	PV-200
SHEET NUMBER: - of -	

SYMBOLS LEGEND:

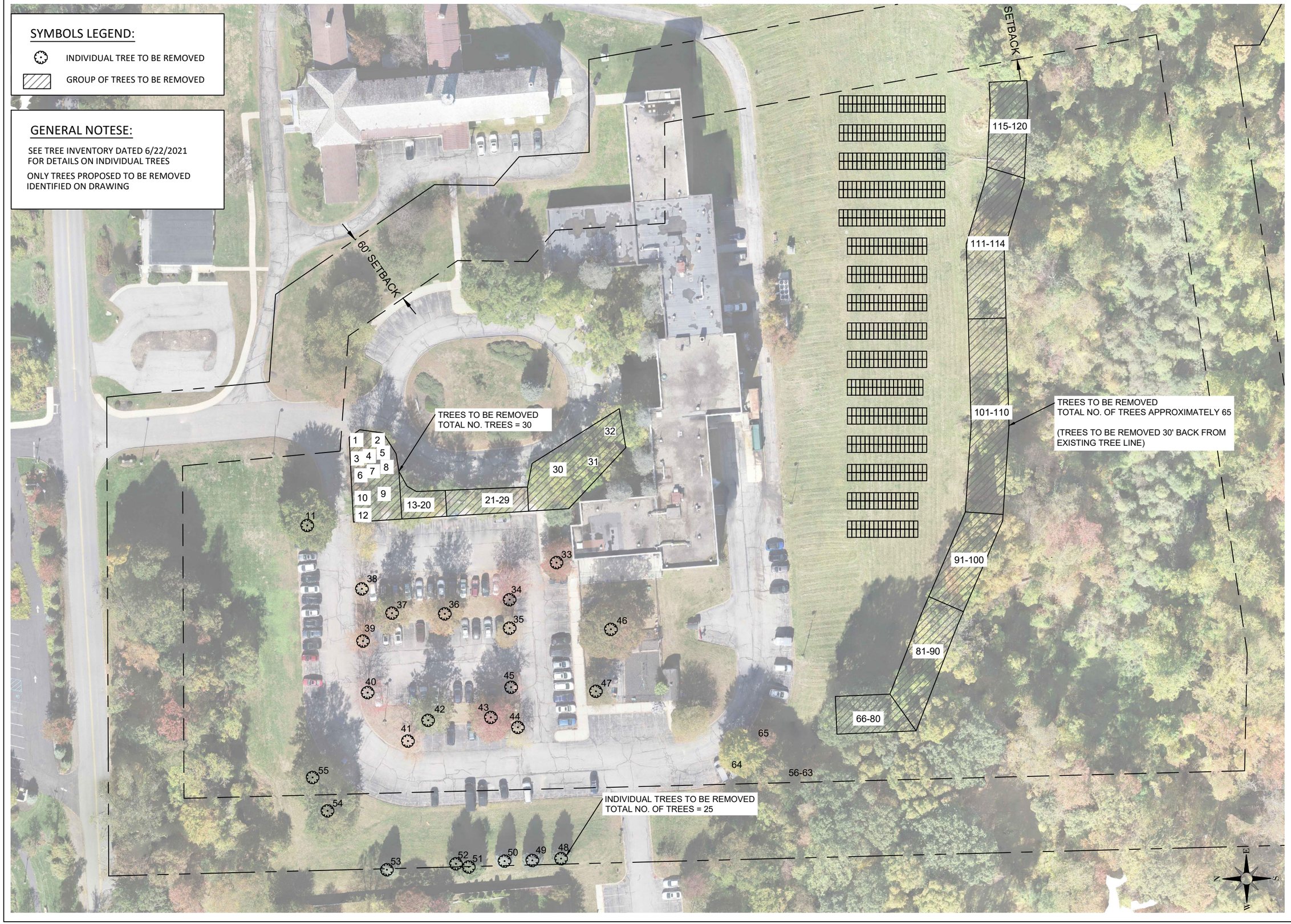
INDIVIDUAL TREE TO BE REMOVED

GROUP OF TREES TO BE REMOVED

GENERAL NOTESE:

SEE TREE INVENTORY DATED 6/22/2021
FOR DETAILS ON INDIVIDUAL TREES

ONLY TREES PROPOSED TO BE REMOVED
IDENTIFIED ON DRAWING



ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

ECOGY NY XII LLC

Project Name:
YORKTOWN RNC
283.8 kW-DC PV SYSTEM
GROUND MOUNT

Project Site:
2300 CATHERINE STREET
YORKTOWN, NY 10598

Account No: xxxxx
New Service Case #:
xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

SHEET NAME:
TREE WORK PLAN

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	SCG	~~~

DATE:	DWG. NUMBER:
11/16/2020	L-100

SHEET NUMBER: - of -

STORMWATER REPORT

Yorktown RNC Ground Mount
2300 Catherine Street
Yorktown, NY 10598

August 11, 2021

Yorktown RNC Ground Mount

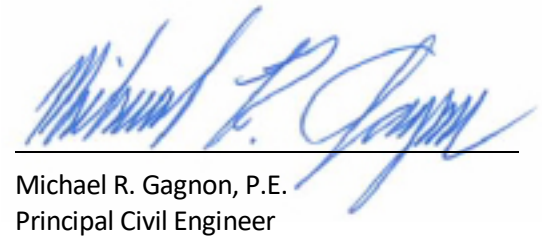
2300 Catherine Street

Yorktown, NY 10598

Prepared for:
Ecogy Energy
315 Flatbush Avenue, #393
Brooklyn, New York 11217

Prepared by:
SLR Engineering, Landscape Architecture, and Land Surveying, P.C. (SLR)
231 Main Street, Suite 102
New Paltz, New York 12561

This document has been prepared by SLR. The material and data in this report were prepared under the supervision and direction of the undersigned.



Michael R. Gagnon, P.E.
Principal Civil Engineer

CONTENTS

1. SITE DESCRIPTION

1.1 OVERVIEW

Ecogy Energy has retained SLR Engineering, Landscape Architecture, and Land Surveying, P.C. (SLR) for professional engineering services for the stormwater management design and permitting for the proposed ground mount photovoltaic (PV) solar facility located at 2300 Catherine Street in Yorktown, New York.

1.2 EXISTING CONDITIONS

The existing ±12.8-acre site is located at 2300 Catherine Street in Yorktown, New York. The property is identified as parcel 35.12-1-3 and is zoned as Continuous Care (RSP-3). The property is accessed at the west from Catherine Street. The site primarily consists of a rehabilitation and nursing center and a parking area on the west and central portions of the site, a grass lawn area, and a wooded area on the eastern side of the site. The building and parking area drain to a series of catch basins located throughout the parking lot. Stormwater runoff from the west side of the site drains towards Catherine Street, and the east side of the site behind the building drains towards the wooded area on the eastern side of the site. Topography is mild in the central developed region of the site and is steeper in the grass and wooded areas. There are no known wetland areas within the project vicinity.

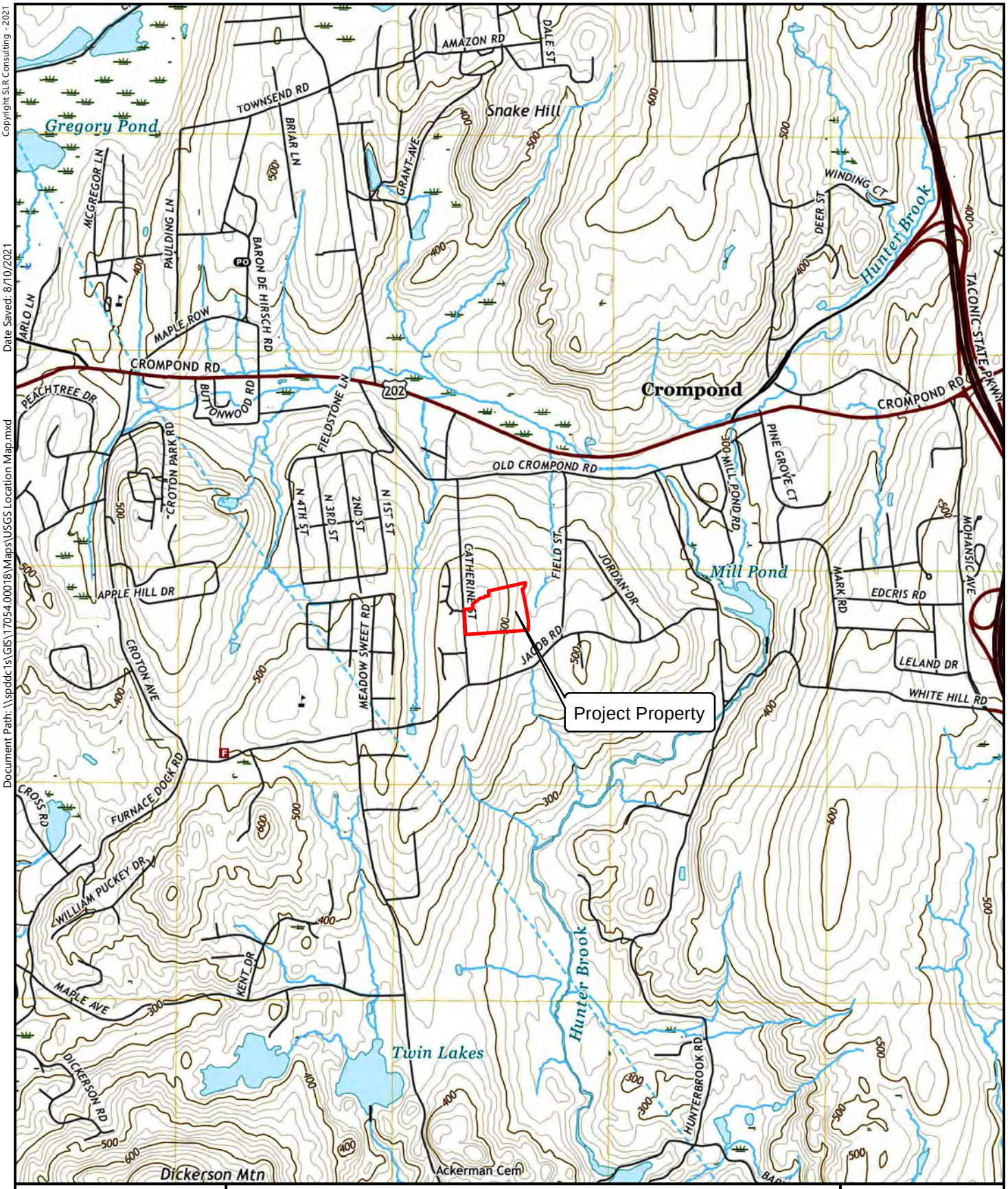
1.3 PROPOSED CONDITIONS

Ecogy Energy intends to construct an approximately 0.8-acre ground mount PV solar facility on the property located at 2300 Catherine Street in Yorktown, New York. The solar facility will be located on the open grass area along the east side of the building, between the rear driveway and the eastern wooded area. The proposed project consists of ground-mounted PV solar panel arrays supported by galvanized steel brackets above grade to facilitate the required vertical angle and southerly exposure of the PV panels. A chain link security fence will enclose the entire compound. Approximately 0.35 acre will be disturbed as a result of panel and equipment pad installation. The proposed layout is shown on the attached plansheets.

Existing site drainage patterns are maintained under proposed conditions. Proposed stormwater best management practices (BMPs) utilize nonstructural practices such as natural stormwater conveyances present under existing conditions, and the disconnection of impervious runoff from the PV solar panels. Runoff from the elevated PV solar arrays will drain directly onto the grass below where it can soak into and filter over the grass area.

Date Saved: 8/10/2021

Document Path: \\spddc1s\GIS\17054.00018\Maps\USGS Location Map.mxd



SLR

231 MAIN STREET
SUITE 102
NEW PALTZ, NY 12561
845.633.8153

USGS SITE LOCATION MAP

YORKTOWN RNC GROUND MOUNT
ECOGY ENERGY
2300 CATHERINE STREET
YORKTOWN, NEW YORK

N

0 500 1,000 1,500 2,000
Feet

SCALE 1 " = 2,000 '

DATE 8/10/2021

17054.00018
PROJ. NO.

FIG. 1

2. HYDROLOGIC ANALYSIS

2.1 METHODOLOGY

A hydrologic analysis was conducted to analyze predevelopment versus postdevelopment peak-flow rates from the project site. In order to analyze the peak rates of runoff from the site, an analysis point was chosen on the east side of the site. Runoff analysis points are chosen based on drainage patterns that drain toward similar points for existing and proposed conditions.

A watershed area encompassing the project site was used to determine the peak-flow rates based on topography and drainage patterns to develop the existing conditions hydrology model. A similar drainage area was used for the proposed conditions model and was modified to reflect the proposed land cover.

Peak flows were determined using the Natural Resources Conservation Service (NRCS) hydrologic method. The *HydroCAD* computer program was used to conduct watershed modeling. The *HydroCAD* computer program forecasts the rate of surface water runoff and runoff volume based upon several factors. The input data includes information on land use, hydrologic soil group, vegetative cover, contributing watershed area, time of concentration, rainfall data, storage volumes, and the hydraulic capacity of structures. The computer model predicts the amount of runoff as a function of time with the ability to include the attenuation effect due to natural storage effects. The input data for rainfall events with statistical recurrence frequencies of 1, 2, 10, 25, 50 and 100-years was obtained from the Hydrometeorological Design Studies Center of the National Oceanic and Atmospheric Administration (NOAA) National Weather Service (NWS). It released updated precipitation frequency estimates for the northeastern states, including New York, on September 30, 2015, and revised in 2019. The precipitation frequency estimates are published in NOAA Atlas 14, Volume 10: *Precipitation-Frequency Atlas of the United States, Northeastern States*. The NOAA Atlas 14 precipitation frequency estimates supersede the estimates published in NWS HDYRO-35 (1977), Technical Paper No. 40 (1961), Technical Paper No. 49 (1964), and General Memorandum No. 14-04 “Interim 24-hour Precipitation Rates”. For analysis in Westchester County, New York, the Type III rainfall pattern with a 24-hour duration is appropriate.

Land use and coverage for the analysis under existing and proposed conditions were determined from project base mapping, review of orthophotos of the project area, and past use of the site. Land use types used in the analysis include pavement, building, woods, and open space. Soil types in the watershed were obtained from the NRCS Web Soil Survey for Westchester County, New York. For this analysis, the study area was determined to be hydrologic soil group “C”.

2.2 RESULTS

Peak rates of runoff were obtained from the hydrologic model results at the analysis points (AP) as shown in the following table.

TABLE 2-1
Peak-Flow Rates

	1-Year	2-Year	10-Year	25-Year	50-Year	100-Year
Existing	2.00	3.10	6.87	9.38	11.29	13.36
Proposed	2.28	3.43	7.30	9.85	11.77	13.84
Change	0.28	0.33	0.43	0.47	0.48	0.48

The results of the hydrologic analysis show a slight increase in peak flow for the storm events. Increase in peak flow is mainly attributed to the installation of the PV solar panels and equipment pads. PV solar panel arrays were analyzed as unconnected impervious areas that allow runoff from each individual panel array to contact the ground directly below and dissipate over the surrounding grass surface.

APPENDIX

WATERSHED MAPS

Yorktown RNC Ground Mount
2300 Catherine Street
Yorktown, NY 10598

Ecogy Energy
315 Flatbush Avenue, #393
Brooklyn, New York 11217

August 11, 2021

LEGEND

- EXISTING WATERSHED AREA
- MAJOR CONTOURS
- MINOR CONTOURS
- Tc — TIME OF CONCENTRATION
- ANALYSIS POINT

EX

ANALYSIS POINT

Tc

A

B

C

D

RIM 515.72

HVAC UNIT

TRANSFORMER

RIM 525.02

RIM 515.49

RIM 514.82

N/F YRNC REALTY
SECTION 35.12, BL
FILED MAP 29255,

EXISTING 4 STORY BUILDING

EXISTING 2 STORY BUILDING

15' WIDE WATER MAIN EASEMENT

20' WIDE SEWER EASEMENT

E-HOLY COMFORTER
BLOCK 1, LOT 2
55, LOT 2

ASPHALT

SHRUB

PLAYGROUND

SHED

ROCKS

N 85°03'30" E
56.77'

N 77°20'13" E
573.14'

SLR
231 MAIN STREET, SUITE 102
NEW PALTZ, NY 12561
845.633.8153
SLRCONSULTING.COM

REVISIONS

WATERSHED MAP - EXISTING CONDITIONS

YORKTOWN RNC GROUND MOUNT

2300 CATHERINE STREET
YORKTOWN, NEW YORK

HMM	HMM	MRG
DESIGNED	DRAWN	CHECKED

SCALE: 1"=50'

DATE: AUGUST 10, 2021

PROJECT NO.: 17054.00018

SHEET NO.: EX

LEGEND

- EXISTING WATERSHED AREA
- MAJOR CONTOURS
- MINOR CONTOURS
- TIME OF CONCENTRATION (Tc)
- ANALYSIS POINT

PR

ANALYSIS POINT

SLR
231 MAIN STREET, SUITE 102
NEW PALTZ, NY 12561
845.633.8153
SLRCONSULTING.COM

REVISIONS

WATERSHED MAP - PROPOSED CONDITIONS

YORKTOWN RNC GROUND MOUNT

2300 CATHERINE STREET
YORKTOWN, NEW YORK

HMM	HMM	MRG
DESIGNED	DRAWN	CHECKED

SCALE: 1"=50'
DATE: AUGUST 10, 2021
PROJECT NO.: 17054.00018
SHEET NO.: PR

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:

Ecogy Yorktown Nursing Ground Mount Solar Energy System

Project Location (describe, and attach a location map):

2300 Catherine Street, Yorktown, NY 10567

Brief Description of Proposed Action:

Ecogy Solar LLC as the Contractor for its Customer, Ecogy New York XII LLC, proposes to install a 259.2 kW AC, ground-mounted solar PV system in the grass lawn to the east of the main building .Ecogy New York XII LLC is the Host Customer and Owner of said solar PV system.

The project includes the installation of modules, electrical equipment, a new utility meter, and interconnection of the system to the Con Edison electric grid. Ecogy New York XII LLC has entered into a site lease for the relevant areas of the property as required for installation with the property owner.

Name of Applicant or Sponsor:	Telephone: (718) 3034-0945
Ecogy New York XII LLC	E-Mail: projectmanagement@ecogyenergy.com

Address:

315 Flatbush Ave #393

City/PO:	State:	Zip Code:
Brooklyn	NY	11217

	NO	YES
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.	☑	☐
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: Town of Yorktown Planning Board, Zoning Board, and Building Dept approval	☐	☑

3. a. Total acreage of the site of the proposed action? 12.8 acres
   b. Total acreage to be physically disturbed? 0.069 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.38 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Long Term Care
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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:		
The proposed solar project will generate clean electricity once the system is operational.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:		
Potable water is not required for the installation or operation of this project.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:		
Wastewater treatment is not required for the installation or operation of this project.	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
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:		
As part of project diligence, Ecogy has conducted a wetlands delineation to ensure we do not encroach into any existing wetlands.		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: _____		
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: _____		
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: _____		
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: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/Signature: DocuSigned by: John A Bertuzzi 59B6A7A3E78D427...

Izzi

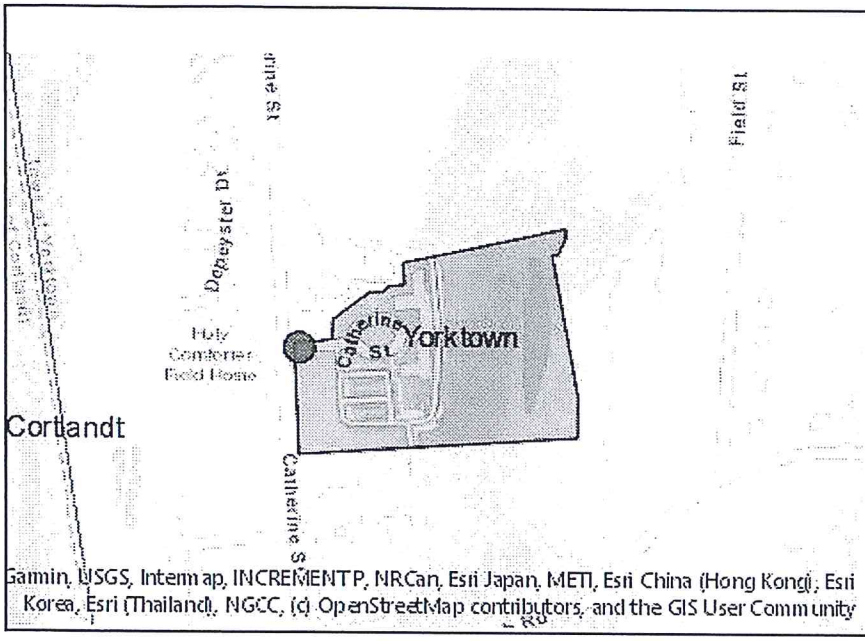
Date: 3/3/2021

Title: CEO

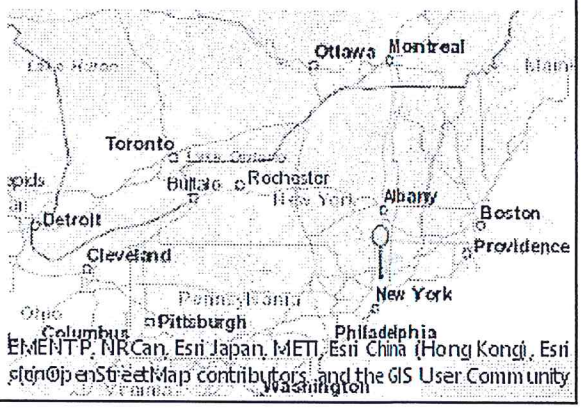
PRINT FORM

EAF Mapper Summary Report

Monday, March 1, 2021 1:52 PM



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

C3 Holdings LLC

Site Design Consultants

Civil Engineers • Land Planners

November 19, 2021

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

Re: C3 Holdings, LLC
1500 Front Street

Dear Robyn:

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

These Notices are regarding the Planning Board Public Informational Hearing scheduled for December 6, 2021 and have been sent in accordance with the Town of Yorktown Code.

Enclosed please find the following items regarding this submission:

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

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

Yours Truly,

Joseph C. Riina, P.E.

/cm /Enc./ sdc 21-63

251-F Underhill Avenue • Yorktown Heights, New York 10598
60 Walnut Grove Road • Ridgefield, Connecticut 06877
(914) 962-4488 (203) 431-9504 Fax (914) 962-7386

NOTICE TO INTERESTED PARTIES

TO:

PUBLIC NOTICE

PLEASE TAKE NOTICE that a **Public Informational Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, December 6, 2021 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of C3 Holdings, LLC for approval of a Site Plan with submitted plans titled, "Proposed Garage Warehouse prepared for C3 Holdings, LLC.," prepared by Site Design Consultants, dated November 12, 2008, and last revised October 27, 2021.

It is proposed to construct an 1,800 square foot two-story frame and masonry building on 2 acres in the I-2 zoning district. The same Site Plan was previously approved by the Planning Board on March 9, 2009. The site is located at 1500 Front Street, Yorktown Heights, also known as Section 48.11, Block 1, Lot 51 on the Town of Yorktown Tax Map.

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

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

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

C3 Holdings, LLC
Name of Applicant

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

November 19, 2021
Date

48.11-1-52
1401 FRONT STREET ASSOC. LLC
C/O JOSEPH SISCA, JR.
1944 ROUTE 22
BREWSTER, NY 10509

48.11-1-50
CROWN DELTA CORP.
1520 FRONT ST.
YORKTOWN HGTS., NY 10598

48.11-1-51
C3 HOLDINGS, LLC.
1500 FRONT STREET
YORKTOWN HGTS, NY 10598

48.10-1-30
SCHACHTER, HARRY E
P.O. BOX 285
MT. KISCO, NY 10549

48.11-1-23
DAI, JIE & XU, XIN
366 ROSE CT.
YORKTOWN HGTS., NY 10598

48.11-1-22
TAYLOR, JAMES & IVY SUE
374 ROSE CT.
YORKTOWN HGTS., NY 10598

48.11-1-21
GONZALEZ, HUGO P. & GABRIELA
1599 PINE BROOK RD.
YORKTOWN HGTS., NY 10598

48.10-1-25
PARK NEIGHBORHOOD ASSOC INC
P.O. BOX 516
YORKTOWN HGTS., NY 10598

48.11-1-20
RABINOWITZ, NEAL D & BONITA
1583 PINE BROOK RD.
YORKTOWN HGTS., NY 10598

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Name and Address of Sender

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

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

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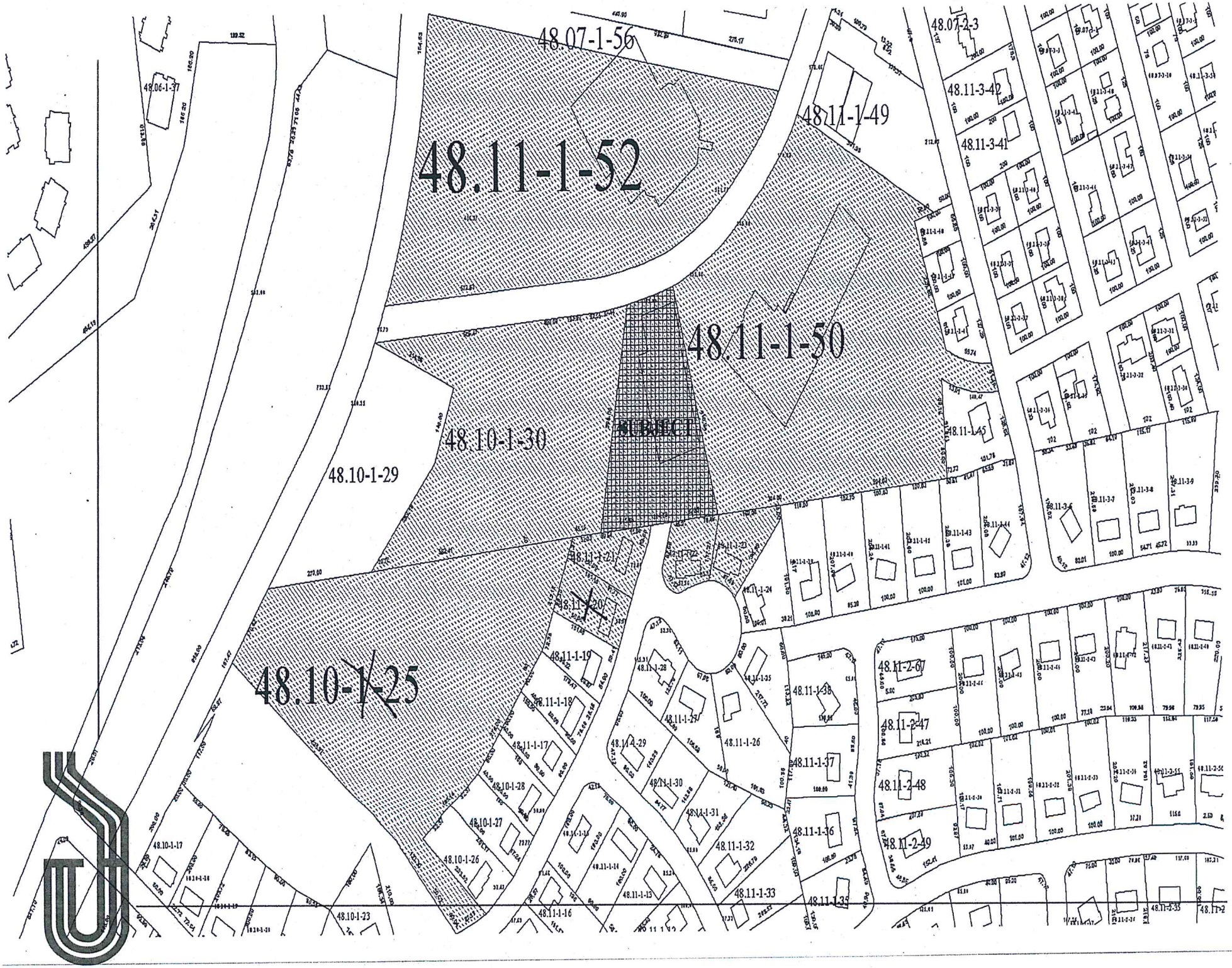
1.		1401 Front Street Assoc. LLC c/o Joseph Sisca, Jr. 1944 Route 22 Brewster, NY 10509													
2.		Crown Delta Corp. 1520 Front Street Yorktown Heights, NY 10598													
3.		C3 Holdings, LLC 1500 Front Street Yorktown Heights, NY 10598													
4.		Harry E. Schachter P.O. Box 285 Mt. Kisco, NY 10549													
5.		Dai, Jie & Xu, Xin 366 Rose Ct. Yorktown Heights, NY 10598													
6.		James & Ivy Sue Taylor 374 Rose Court Yorktown Heights, NY 10598													
7.		Hugo P. & Gabriela Gonzalez 1599 Pine Brook Road Yorktown Heights, NY 10598													
8.															

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*

Complete in Ink

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


48.07-1-56
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48.11-1-49
48.11-1-50
SUBJECT
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48.10-1-25
48.06-1-37
48.07-2-3
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48.11-3-41
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48.10-1-26
48.10-1-17
48.10-1-23
48.11-1-16
48.11-1-15
48.11-1-14

Sign Notification Certification

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

Section 48.11 Parcel 1 Lot 51

Project Name: C3 Holdings, LLC

Address: 1500 Front Street, Yorktown Heights, NY 10598

Applicant's Name: C3 Holdings, LLC

Address: 1500 Front Street, Yorktown Heights, NY 10598

Phone: _____

No. Signs Posted: 1

Sign #1 Location: 1500 Front Street

Sign #2 Location: _____

Sign #3 Location: _____

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: _____

Land Owner's Signature: _____


1500 FRONT ST
ALL STAR WOODWORKING
PADDLEPRO
DIREGGIO ADVERTISING
WESTCHESTER HOMEMADE WINE CENTER
CJ HOLDINGS LLC
YORKVILLE SPORTS ASSOCIATION
MASTER ATHLETICS
NOTICE
THIS PROPERTY IS THE SUBJECT OF AN APPLICATION BEFORE THE YORKTOWN PLANNING BOARD

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 October 25, 2021

1. **Name of Project:** C3 Holdings LLC

2. **Tax Map Designation (Section, Block, Lot)** 48.11 - 1 - 51

3. **Zone:** M-2 **Total Acreage:** 2

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

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

2-story bldg (3600 sf total) to be used as a 3-bay parking garage on the 1st fl; material storage on the 2nd fl. for one of the extg business uses within the bldg. Utilities include storm, sewer, water.electric.

6. **Contact Person - CHOOSE ONLY ONE:**

☐ Applicant	☐ Owner	☐ Architect	☐ Wetland Scientist
☐ Attorney	☑ Engineer	☐ Surveyor	☐ Landscape Architect

7. **Applicant**

Name: Robert Considine
Firm: C3 Holdings, LLC
Address: 1500 Front Street, Yorktown Heights, NY 10598
Phone: 914-837-4000
Fax:
Email: bob@paddlepro.com

8. **Owner of Record**

Name: Same as Applicant.
Firm:
Address:
Phone:
Fax:
Email:

9. **Attorney**

Name _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

10. **Engineer**

Name 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 _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

Lic. No. _____

12. **Architect**

Name _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

Lic. No. _____

13. Wetland Scientist/Specialist

Name _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

14. Landscape Architect

Name _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

Lic. No. _____

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

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

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

18. Is this project within 500 feet of:

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

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

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

An existing or proposed county drainage line? ☐ Yes ☑ No

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

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

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

☐ Wetland Permit

☑ Stormwater Permit

☐ Tree Permit

☐ Planning Board special permit: _____

☐ Town Board variance or approval: _____

☐ Zoning Board of Appeals variance or special permit: _____

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

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

22. This parcel is in the following districts:

School District	Yorktown Central	Water District	Yorktown Consolidated
Fire District	Yorktown Heights	Sewer District	Hallocks Mill

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

ROBERT CONSIDINE
NAME (PLEASE PRINT)

RobC
SIGNATURE

10/25/21
DATE

Owner of Record

ROBERT CONSIDINE
NAME (PLEASE PRINT)

RobC
SIGNATURE

10/25/21
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. :

ROBERT CONSIDINE, being duly sworn, deposes and says that he resides at 1500 FRONT STREET in the County of WESTCHESTER and State of NY. That he is the OWNER of C3 HOLDINGS LLC 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.

_____

Sworn before me this
27th date of October, 2021

_____
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

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Last updated: December 2011

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

Section 48.11

Block 1

Lot # 51

RECEIVED
PLANNING DEPARTMENT
OCT 27 2021
TOWN OF YORKTOWN

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

Job Site Address: 1500 Front Street

City/State/Zip: Yorktown, NY 10598

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

APPLICANT:

YOUR NAME: Robert Considine
COMPANY: C3 Holdings, LLC
ADDRESS: 1500 Front Street
Yorktown, NY ZIP 10598
PHONE: (914) 837-4000
EMAIL: bob@paddlepro.com

OWNER:

YOUR NAME: Same as applicant
COMPANY: _____
ADDRESS: _____
_____ ZIP _____
PHONE: (___) _____
EMAIL: _____

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:

It is proposed to construct a 2-story building (3600 sf total) to be used as a 3-bay parking garage on the 1st floor; material storage on the 2nd floor for one of the existing business uses within the building. Utilities will include storm, sewer, water and electric.

3. Tree Removal:

Amount of trees and/or stumps to be removed: _____
Sizes; approximate DBH: _____
Species of trees to be removed (i.e. Birch, Spruce - if known): _____
Reason for removal: _____
Trees marked In field (trees must be marked prior to inspection): Yes: ☐ **No:** ☐
Tree removal contractor: _____

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

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

I, Robert Considine **hereby authorize** Joseph C. Riina, P.E. **to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.**

Signature: _____ **Date:** 10/25/21

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

GENERAL CONDITIONS

1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.

2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
   a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
   b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
   c. Newly discovered information or significant physical changes are discovered.

3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit.

4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.

5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.

6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.

7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

Robert Considine

PRINT NAME

SIGNATURE OF APPLICANT

10/25/21

DATE

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☑ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***

☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Name of Action

Name of Lead Agency

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)

website

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action C3 Holdings LLC

Location of Action (include Street Address, Municipality and County)

1500 Front Street
Yorktown Heights, Westchester County

Name of Applicant/Sponsor Robert Considine

Address 1500 Front Street

City / PO Yorktown Hgts. State NY Zip Code 10598

Business Telephone 914-837-4000

Name of Owner (if different) Same as above

Address

City / PO State Zip Code

Business Telephone

Description of Action:

Project includes the development of a 2-story steel frame and masonry building approximately 3600 sf total in size (1800 sf per floor). The building is to be used as a three-bay parking garage on the first floor and a material storage area on the second floor for one of the existing business uses located within the existing building already on site. Associated utilities will also be constructed (storm, sewer, water, electric).

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☑ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
   ☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 2.0 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	0 acres	0 acres
Forested	0.62 acres	0.44 acres
Agricultural (Includes orchards, cropland, pasture, etc.)	0 acres	0 acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	0 acres	0 acres
Water Surface Area	0 acres	0 acres
Unvegetated (Rock, earth or fill)	0 acres	0 acres
Roads, buildings and other paved surfaces	1.14 acres	1.25 acres
Other (Indicate type) Lawn / Landscape	0.24 acres	0.31 acres

3. What is predominant soil type(s) on project site?

   a. Soil drainage: ☐ Well drained ____% of site ☑ Moderately well drained 100 % of site.
   ☐ Poorly drained ____% of site

   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☑ No

   a. What is depth to bedrock >3 (in feet)

5. Approximate percentage of proposed project site with slopes:

   ☑ 0-10% 85 % ☑ 10- 15% 10 % ☑ 15% or greater 5 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☑ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☑ No

8. What is the depth of the water table? >3 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☑ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☑ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No

According to:

To be confirmed in writing by NYNHP.

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

15. Streams within or contiguous to project area:

None.

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

None.

b. Size (in acres):

N/A

17. Is the site served by existing public utilities? ☒ Yes ☐ No

a. If **YES,** does sufficient capacity exist to allow connection? ☒ Yes ☐ No

b. If **YES**, will improvements be necessary to allow connection? ☒ Yes ☐ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor: 2.0 acres.

b. Project acreage to be developed: 2.0 acres initially; 2.0 acres ultimately.

c. Project acreage to remain undeveloped: 0.0 acres.

d. Length of project, in miles: N/A (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed. 2.1 %

f. Number of off-street parking spaces existing 23 ; proposed 23

g. Maximum vehicular trips generated per hour: 15 (upon completion of project)?

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	NA	NA	NA	NA
Ultimately	NA	NA	NA	NA

i. Dimensions (in feet) of largest proposed structure: 25 height; 30 width; 60 length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? 135 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 250 cy tons/cubic yards.

3. Will disturbed areas be reclaimed ☒ Yes ☐ No ☐ N/A

a. If yes, for what intended purpose is the site being reclaimed?

The disturbed areas will be reclaimed for the purpose of the construction of the building as well as stormwater management improvements.

b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No

c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.18 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction: 8 months, (including demolition)

7. If multi-phased:

   a. Total number of phases anticipated N/A (number)

   b. Anticipated date of commencement phase 1: N/A month N/A year, (including demolition)

   c. Approximate completion date of final phase: N/A month N/A year.

   d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated: during construction 12 ; after project is complete

10. Number of jobs eliminated by this project 0 .

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No

    If yes, explain:

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

    a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

    b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

    If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No

16. Will the project generate solid waste? ☒ Yes ☐ No

    a. If yes, what is the amount per month? 1 tons

    b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

    c. If yes, give name Charles Point ; location Peekskill, NY

    d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

    a. If yes, what is the anticipated rate of disposal? _____ tons/month.

    b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No

    If yes, indicate type(s)

The project will require energy usage for the water, electric and gas services.

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 50 gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

    If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	■ Yes	■ No		
City, Town, Village Planning Board	■ Yes	☐ No	Site Plan Approval Erosion Control Permit	
City, Town Zoning Board	☐ Yes	■ No		
City, County Health Department	☐ Yes	■ No		
Other Local Agencies	■ Yes	■ No		
Other Regional Agencies	☐ Yes	■ No		
State Agencies	■ Yes	☐ No	NYSDEC - Notice of Intent under GP-0-08-001	
Federal Agencies	☐ Yes	■ No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ■ Yes ☐ No

If Yes, indicate decision required:

☐ Zoning amendment	☐ Zoning variance	☐ New/revision of master plan	☐ Subdivision
■ Site plan	☐ Special use permit	☐ Resource management plan	☐ Other

2. What is the zoning classification(s) of the site?

M-2, Industrial Mixed Use

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Maximum Building Coverage of 40% of Lot area. Existing coverage is 29.7%.

4. What is the proposed zoning of the site?

No change. M-2, Industrial Mixed Use

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Maximum Building Coverage of 40% of Lot area. Proposed coverage is 31.8%.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ■ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

M-2, Industrial Mixed Use
M-1, Planned Light Industrial
R-3, Multi-Family Residential
R1-10, Single-Family Residential - 1/4 acre
R1-20, Single-Family Residential - 1/2 acre
R1-40, Single-Family Residential - 1 acre
R1-200, Single-Family Residential - 5 acre

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ■ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? NA

   a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?

☒ Yes ☐ No

a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

The proposed action will require a demand for police and fire protection.

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name Joseph Riva Date 10/27/21

Signature

Title

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.

! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.

! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.

! The number of examples per question does not indicate the importance of each question.

! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.

b. **Maybe** answers should be considered as **Yes** answers.

c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.

e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.

f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Impact on Land			
1. Will the Proposed Action result in a physical change to the project site? NO ☐ YES ☐			
Examples that would apply to column 2			
• Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	☐	☐	☐ Yes ☐ No
• Construction on land where the depth to the water table is less than 3 feet.	☐	☐	☐ Yes ☐ No
• Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐ Yes ☐ No
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐ Yes ☐ No
• Construction that will continue for more than 1 year or involve more than one phase or stage.	☐	☐	☐ Yes ☐ No
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a santary landfill.	☐	☐	☐ Yes ☐ No
• Construction in a designated floodway.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)
☐ NO ☐ YES

• Specific land forms:	☐	☐	☐ Yes ☐ No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
☐ NO ☐ YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	☐	☐	☐ Yes ☐ No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐ Yes ☐ No
• Extension of utility distribution facilities through a protected water body.	☐	☐	☐ Yes ☐ No
• Construction in a designated freshwater or tidal wetland.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

4. Will Proposed Action affect any non-protected existing or new body of water?
☐ NO ☐ YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	☐	☐	☐ Yes ☐ No
• Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?

☐ NO ☐ YES

Examples that would apply to column 2

• Proposed Action will require a discharge permit.	☐	☐	☐ Yes ☐ No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	☐	☐	☐ Yes ☐ No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	☐	☐	☐ Yes ☐ No
• Construction or operation causing any contamination of a water supply system.	☐	☐	☐ Yes ☐ No
• Proposed Action will adversely affect groundwater.	☐	☐	☐ Yes ☐ No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	☐	☐	☐ Yes ☐ No
• Proposed Action would use water in excess of 20,000 gallons per day.	☐	☐	☐ Yes ☐ No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	☐	☐	☐ Yes ☐ No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	☐	☐	☐ Yes ☐ No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	☐	☐	☐ Yes ☐ No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?
☐ NO ☐ YES

Examples that would apply to column 2

• Proposed Action would change flood water flows	☐	☐	☐ Yes	☐ No
• Proposed Action may cause substantial erosion.	☐	☐	☐ Yes	☐ No
• Proposed Action is incompatible with existing drainage patterns.	☐	☐	☐ Yes	☐ No
• Proposed Action will allow development in a designated floodway.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

IMPACT ON AIR

7. Will Proposed Action affect air quality?
☐ NO ☐ YES

Examples that would apply to column 2

• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	☐	☐	☐ Yes	☐ No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	☐	☐	☐ Yes	☐ No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	☐	☐	☐ Yes	☐ No
• Proposed Action will allow an increase in the amount of land committed to industrial use.	☐	☐	☐ Yes	☐ No
• Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?
☐ NO ☐ YES

Examples that would apply to column 2

• Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	☐	☐	☐ Yes	☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐ Yes ☐ No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?
☐ NO ☐ YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐ Yes ☐ No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?
☐ NO ☐ YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	☐	☐	☐ Yes ☐ No
• Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐ Yes ☐ No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
☐ NO ☐ YES

Examples that would apply to column 2			
• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐ Yes ☐ No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	☐	☐	☐ Yes ☐ No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
☐ NO ☐ YES

Examples that would apply to column 2			
• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	☐	☐	☐ Yes ☐ No
• Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐ Yes ☐ No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?
☐ NO ☐ YES

Examples that would apply to column 2			
• The permanent foreclosure of a future recreational opportunity.	☐	☐	☐ Yes ☐ No
• A major reduction of an open space important to the community.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?
☐ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2			
• Proposed Action to locate within the CEA?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quantity of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will result in a reduction in the quality of the resource?	☐	☐	☐ Yes ☐ No
• Proposed Action will impact the use, function or enjoyment of the resource?	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?
☐ NO ☐ YES

Examples that would apply to column 2

• Alteration of present patterns of movement of people and/or goods.	☐	☐	☐ Yes	☐ No
• Proposed Action will result in major traffic problems.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☐ NO ☐ YES

Examples that would apply to column 2

• Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.	☐	☐	☐ Yes	☐ No
• Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☐ NO ☐ YES

Examples that would apply to column 2

• Blasting within 1,500 feet of a hospital, school or other sensitive facility.	☐	☐	☐ Yes	☐ No
• Odors will occur routinely (more than one hour per day).	☐	☐	☐ Yes	☐ No
• Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	☐	☐	☐ Yes	☐ No
• Proposed Action will remove natural barriers that would act as a noise screen.	☐	☐	☐ Yes	☐ No
• Other impacts:	☐	☐	☐ Yes	☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?
☐ NO ☐ YES

• Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	☐	☐	☐ Yes ☐ No
• Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	☐	☐	☐ Yes ☐ No
• Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	☐	☐	☐ Yes ☐ No
• Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?
☐ NO ☐ YES

Examples that would apply to column 2

• The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	☐	☐	☐ Yes ☐ No
• The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	☐	☐	☐ Yes ☐ No
• Proposed Action will conflict with officially adopted plans or goals.	☐	☐	☐ Yes ☐ No
• Proposed Action will cause a change in the density of land use.	☐	☐	☐ Yes ☐ No
• Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	☐	☐	☐ Yes ☐ No
• Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	☐	☐	☐ Yes ☐ No
• Proposed Action will create or eliminate employment.	☐	☐	☐ Yes ☐ No
• Other impacts:	☐	☐	☐ Yes ☐ No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
☐ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.

2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).

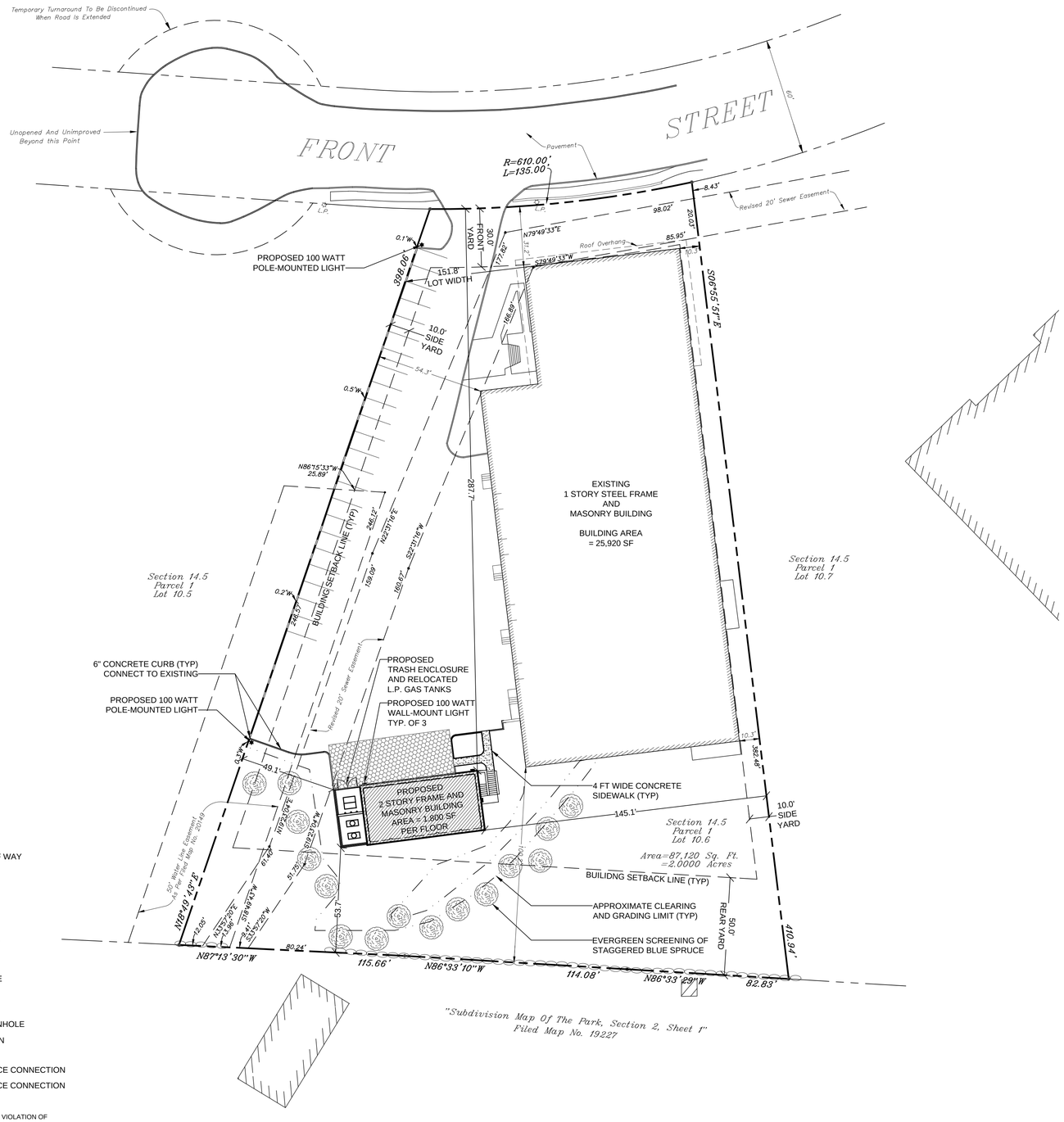
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

   To answer the question of importance, consider:

   - The probability of the impact occurring
   - The duration of the impact
   - Its irreversibility, including permanently lost resources of value
   - Whether the impact can or will be controlled
   - The regional consequence of the impact
   - Its potential divergence from local needs and goals
   - Whether known objections to the project relate to this impact.

Reset

LOCATION MAP
NOT TO SCALE



LEGEND

222	EXISTING GRADING
×222.8	EXISTING SPOT GRADE
200	PROPOSED GRADING
	PROPERTY LINE / RIGHT OF WAY
	EXISTING EASEMENT LINE
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3. EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM AVAILABLE TOWN TOPOGRAPHY MAPS FOR THE PROJECT AREA.

SITE DATA:

OWNER / DEVELOPER:	C3 HOLDINGS LLC. 1500 FRONT STREET YORKTOWN HEIGHTS, NY 10598
PROJECT LOCATION:	1500 FRONT STREET YORKTOWN HEIGHTS, NY 10598
EXISTING TOWN ZONING:	I-2, PLANNED LIGHT INDUSTRY
PROPOSED USE:	I-2, PLANNED LIGHT INDUSTRY
TOWN TAX MAP DATA:	SECTION 48.11, BLOCK 1, LOT 51
SITE AREA :	2.00 ACRES (87,120.00 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS, HALLOCKS MILL DISTRICT
WATER FACILITIES:	PUBLIC WATER FACILITIES, YORKTOWN CONSOLIDATED
SCHOOL DISTRICT:	YORKTOWN CENTRAL
FIRE DISTRICT:	YORKTOWN HEIGHTS

ZONING SCHEDULE:

ZONING DISTRICT:	I-2, PLANNED LIGHT INDUSTRY		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	NONE	87,120.00 SF	NONE
MINIMUM LOT WIDTH:	75 FT	151.8 FT	NONE
MINIMUM LOT DEPTH:	75 FT	404.5 FT	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	30 F (SEE NOTE 1.1)	31.2 FT	NONE
REAR YARD SETBACK:	50 FT (SEE NOTE 1.2)	100.2 FT	NONE
SIDE YARD SETBACK:	10 FT (SEE NOTE 1.3)	10.3 FT AND 54.3 FT	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	50 FT	287.7 FT	NONE
REAR YARD SETBACK:	50 FT (SEE NOTE 1.2)	53.7 FT	NONE
SIDE YARD SETBACK:	10 FT (SEE NOTE 1.3)	49.1 FT AND 145.1 FT	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
MAXIMUM COVERAGE (ALL BUILDINGS)	40% OF LOT AREA	29.7 % EXISTING 31.8 % PROPOSED	NONE NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	40 FEET	25 FT	NONE
ACCESSORY BUILDING - FEET:	40 FEET	25 FT	NONE

ZONING REGULATION NOTES:
1. STRUCTURES IN M-2, INDUSTRIAL MIXED USE DISTRICT SHALL COMPLY WITH THE FOLLOWING YARD SETBACKS:
   1.1. FRONT YARD SETBACK SHALL BE 30 FEET WITHOUT PARKING; 75 FEET WITH PARKING;
   1.2. REAR YARD SETBACK SHALL BE 30 FEET; IF ADJOINS RESIDENTIAL DISTRICT SHALL BE 50 FEET;
   1.3. NO MINIMUM SIDE YARD IS REQUIRED BUT IF PROVIDED SHALL BE 10 FEET; IF ADJOINS A RESIDENTIAL DISTRICT SHALL BE 50 FEET.

PARKING SCHEDULE

REQUIRED PARKING:	1 SPACE PER 3 EMPLOYEES + 10 VISITORS 18 EMPLOYEES / 3 SPACES PER EMPLOYEE = 6 SPACES 6 EMPLOYEE SPACES + 10 VISITOR SPACES = 16 TOTAL
EXISTING PARKING:	23 SPACES
ADDITIONAL REQUIRED PARKING: PROPOSED FIRST FLOOR USE: PROPOSED SECOND FLOOR USE:	0 SPACES (9 SPACES IF USED AS OFFICE - SEE BELOW) 3-BAY PARKING GARAGE (3 ADDITIONAL SPACES PROVIDED) STORAGE; IF USED AS OFFICE SPACE, REQUIRED PARKING = 5 SPACES PER 1,000 SF 5 SPACES x 1,800 SF / 1,000 SF = 9 SPACES
TOTAL PROVIDED PARKING:	26 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

GENERAL NOTES:

1. The Engineer whose seal appears hereon has not been retained for supervision of construction, subsequently, he is not responsible for construction and therefore assumes no responsibility for construction practices, procedures, and results therefrom.
2. The Engineer shall not be held responsible or held accountable for the integrity of any structures constructed or under construction prior to the approval of the plans.
3. The Town Engineer's office is to be notified 24 hours before commencing site construction.
4. All work is to be completed in accordance with the Town's Code of Practice and Specifications.
5. All conditions, locations, and dimensions shall be field verified and the Engineer shall be immediately notified of any discrepancies.
6. All changes made to the plans shall be approved by the Engineer and any such changes shall be filed as amendments to the original Building Permit.
7. All written dimensions on the drawings shall take precedence over any scaled dimensions.
8. It is the Contractor's responsibility to call in a "CODE 53" prior to construction for underground utility locations.
9. Substructures and their encroachments below grade, if any, are not shown.
10. Contractor to verify all substructures encountered during construction.
11. Any proposed electric and/or telephone service lines are to be placed underground.
12. The Contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under the contract.
13. The Contractor shall be responsible to the Owner for the acts and omissions of his employees, subcontractors, and their agents and employees, and any other persons performing any of the work under a contract with the Contractor.
14. The Design Engineer disclaims any liability for damage or loss incurred during or after construction.
15. *The contractor shall be responsible for obtaining all necessary permits for any blasting if required.*

0 15 30 60
SCALE: 1"=30'-0"

SAFE DIG
Before You Dig, Drill or Blast!
CALL US TOLL FREE 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.

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

Engineer: JOSEPH CARLO RINA, STATE OF NEW YORK, 079787, LICENSED PROFESSIONAL ENGINEER
Joseph Carlo Rina, P.E.
NYS Lic. No 64431

Revisions:

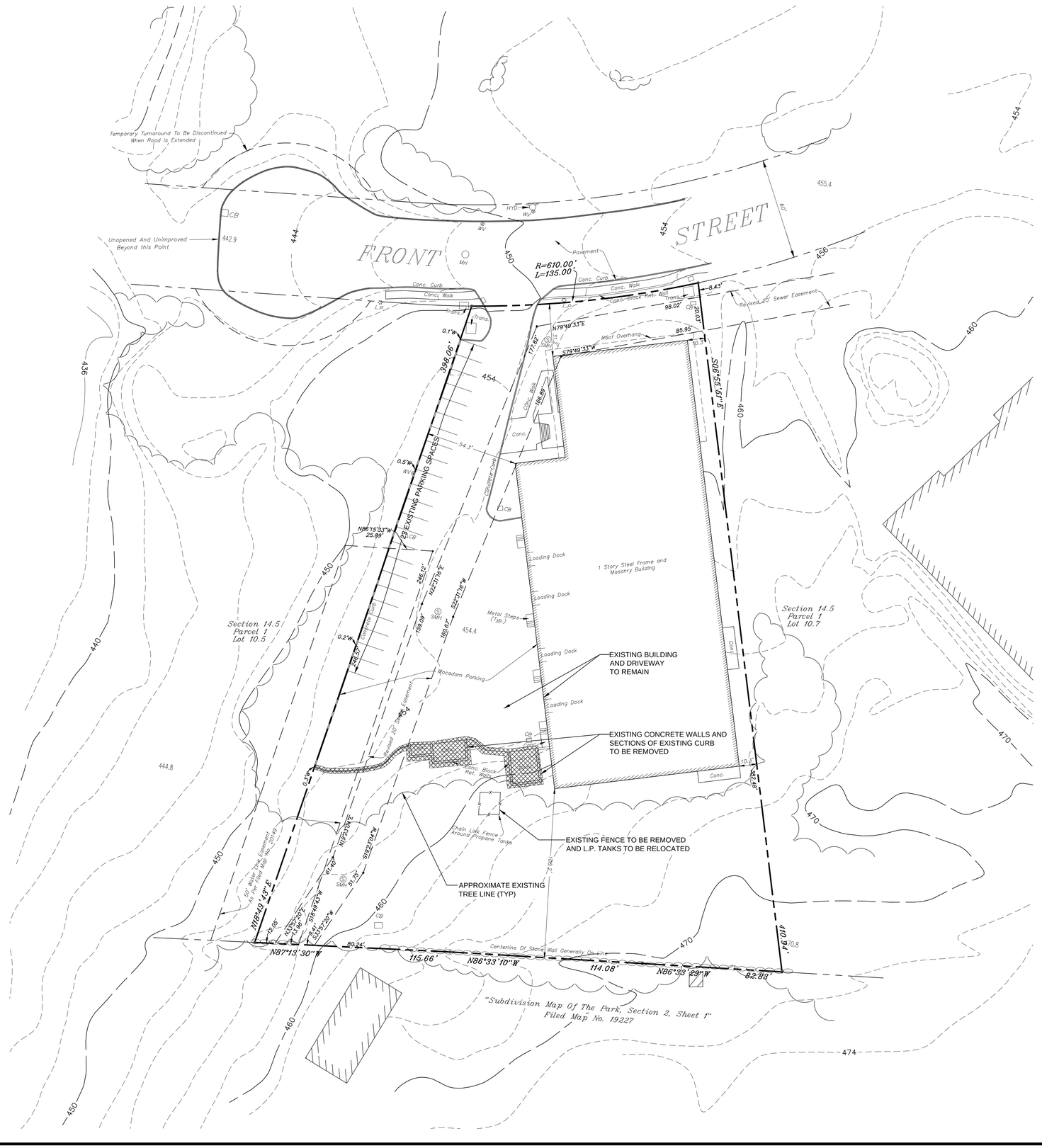
No.	Date	Comments:
1	11/10/09	Lighting / Planting
2	4/06/09	SWPPP
3	10/27/21	NEW OWNER

SCALE: 1" = 30'
DRAWN BY: JMC
DATE: 11/12/08

SITE PLAN

PROPOSED GARAGE WAREHOUSE
PREPARED FOR
C3 HOLDINGS LLC.
1500 Front Street
Town Of Yorktown Westchester Co., New York

Sheet 1 of 5



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Engineer: STATE OF NEW YORK JOSEPH CARLO RIINA 073787 LICENSED PROFESSIONAL ENGINEER
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

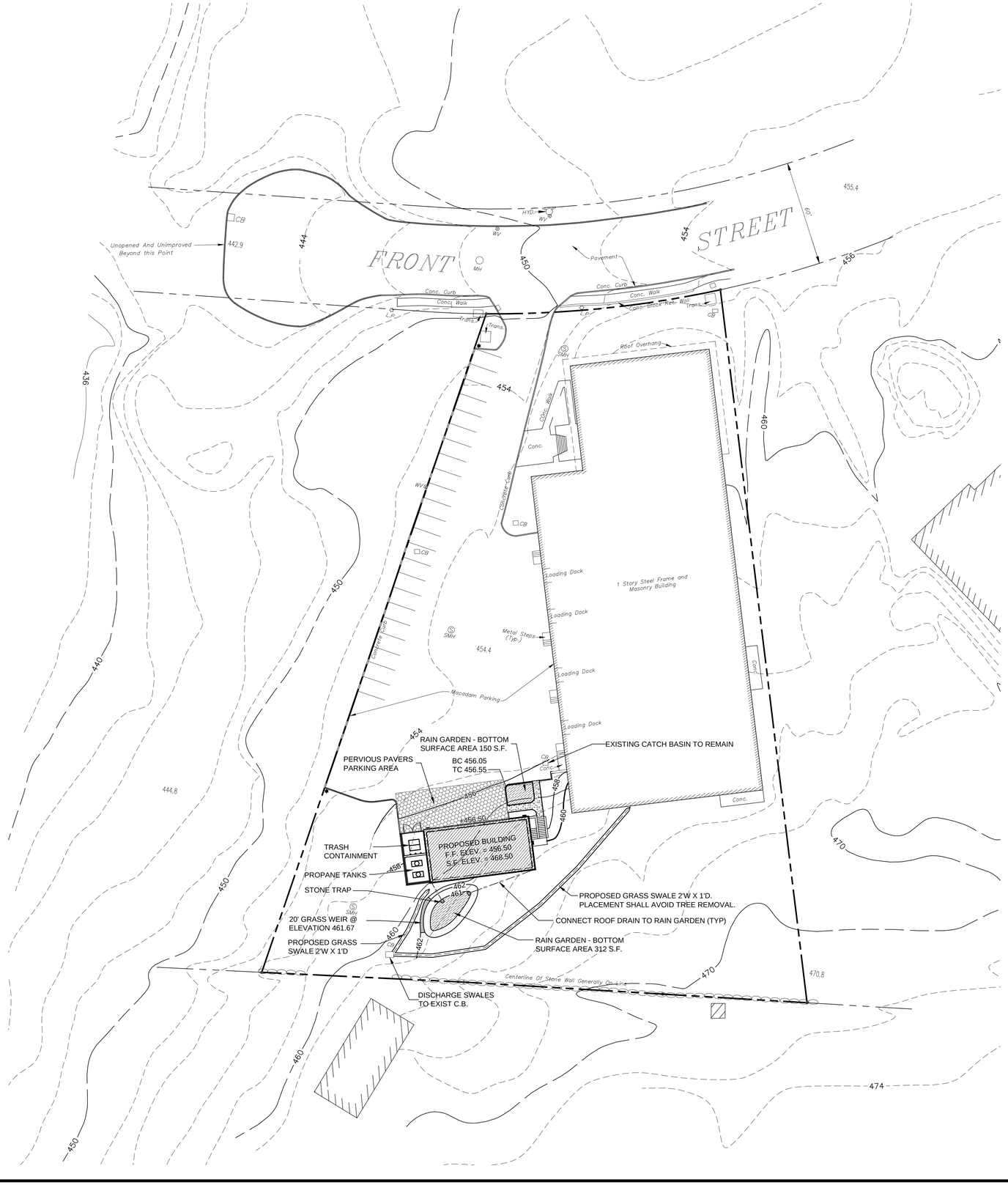
No.	Date	Comments:
1	11/7/08	Interior Planting
2	4/06/09	SWPPP
3	10/27/21	NEW OWNER

SCALE: 1" = 30'
DRAWN BY: JMC
DATE: 11/12/08

EXISTING CONDITIONS PLAN

PROPOSED GARAGE WAREHOUSE
PREPARED FOR
C3 HOLDINGS LLC.
1500 Front Street
Town Of Yorktown — Westchester Co., New York

Sheet 2 of 5



GENERAL GRADING & UTILITY NOTES:

1. It is the Contractor's responsibility to call in a "Code 53" prior to any excavation or construction of underground utilities.
2. No top soil shall be removed from the site.
3. Any and all construction demolition debris generated by this project shall be properly handled by the Contractor and disposed of at an approved off-site disposal facility.
4. All structures shall be set flush with pavement finished grade.
5. Any proposed electric and/or telephone service lines are to be placed underground.
6. The Contractor shall be responsible to obtain all necessary permits for any blasting if required and permitted by the Town.
7. Roof leaders and footing drains shall empty into storm drainage systems. Elevation of footing shall be adjusted accordingly to permit proper drainage. Under no circumstances shall the discharge of ground water or storm water, either by gravity or by pumping, be discharged to any sanitary sewer system.
8. It is the Contractor's responsibility to properly shore existing utilities & existing improvements as required by construction
9. The building shall be constructed at such an elevation that the ground will slope away from it in all directions. The Owner shall guarantee positive drainage.
10. Owner shall provide designed retaining walls on all slopes exceeding 1V:1.5H.
11. Swales may be required, as determined by the Town Engineer, along property lines to minimize rain run-off.

LEGEND

222	EXISTING GRADING
×222.8	EXISTING SPOT GRADE
200	PROPOSED GRADING
	PROPERTY LINE / RIGHT OF WAY
	EXISTING EASEMENT LINE
	PROPOSED CURB
W	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING DRAINAGE INLET
S	EXISTING SANITARY LINE
	PROPOSED DRAINAGE LINE
	PROPOSED CATCH BASIN
D	PROPOSED DRAINAGE MANHOLE
FD	PROPOSED FOOTING DRAIN
RD	PROPOSED ROOF DRAIN
SS	PROPOSED SEWER SERVICE CONNECTION
WS	PROPOSED WATER SERVICE CONNECTION

NOTE:

1. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
2. ***THIS IS NOT A SURVEY.*** ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DONNELLY LAND SURVEYING, P.C., DATED APRIL 14, 2008. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
3. EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM AVAILABLE TOWN TOPOGRAPHY MAPS FOR THE PROJECT AREA.

0 15 30 60

SCALE: 1"=30'-0"

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Engineer:
STATE OF NEW YORK JOSEPH CARLO RIINA 072787 LICENSED PROFESSIONAL ENGINEER
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
1	11/12/08	Initial Planning
2	4/06/09	SWPPP
3	10/27/21	NEW OWNER

SCALE: 1" = 30'
DRAWN BY: JMC
DATE: 11/12/08

GRADING AND UTILITY PLAN

PROPOSED GARAGE WAREHOUSE
PREPARED FOR
C3 HOLDINGS LLC.
1500 Front Street
Town Of Yorktown Westchester Co., New York

Sheet 3 of 5

Construction Sequence

1. Prior to the beginning of any site work the major features of the construction must be field staked by a licensed surveyor. These include the building, limits of disturbance, utility lines, and Stormwater practices.
2. Prior to commencement of work, an on-site preconstruction meeting will be held. This will be attended by the Owner responsible for any fines or penalties, the Operator responsible for complying with the approved construction drawings including the E&SC plan and details, the Environmental Planner responsible for E&SC monitoring during construction, Town representatives from the Engineering Department and Code Enforcement, and a NYC DEP representative.
3. Temporary erosion and sediment controls (E&SCs) as shown on the approved construction drawings shall be installed as detailed.
4. Remove brush and other surface features in the limit of construction.
5. Excavate for and install foundation. Upon completion of foundation walls backfill and grade area around building.
6. Construct swales, rear rain garden, and stabilize with permanent vegetation all areas in rear of building not subject to further disturbance.
7. Begin construction of the remainder of the building.
8. Install concrete curbing.
9. Install the porous paver section with stone reservoir and construct rain garden in the front in the building.
10. Install walks and final plantings.
11. Topsoil, rake, seed and mulch all disturbed areas.
12. Upon stabilization of all disturbed areas and approval from the Town representative remove all temporary erosion and sediment controls.

LEGEND

- 222 — EXISTING GRADING
- ×222.8 — EXISTING SPOT GRADE
- 200 — PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- EXISTING EASEMENT LINE
- PROPOSED CURB
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING DRAINAGE INLET
- S — EXISTING SANITARY LINE
- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- D — PROPOSED DRAINAGE MANHOLE
- FD — PROPOSED FOOTING DRAIN
- RD — PROPOSED ROOF DRAIN
- SS — PROPOSED SEWER SERVICE CONNECTION
- WS — PROPOSED WATER SERVICE CONNECTION
- SS SS — PROPOSED SOIL STOCKPILES
- PROPOSED SILT FENCE
- PROPOSED CRUSHED STONE INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LIMIT OF DISTURBANCE
- EB PS — PROPOSED EROSION BLANKET / PERMANENT SEED
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED

NOTE:

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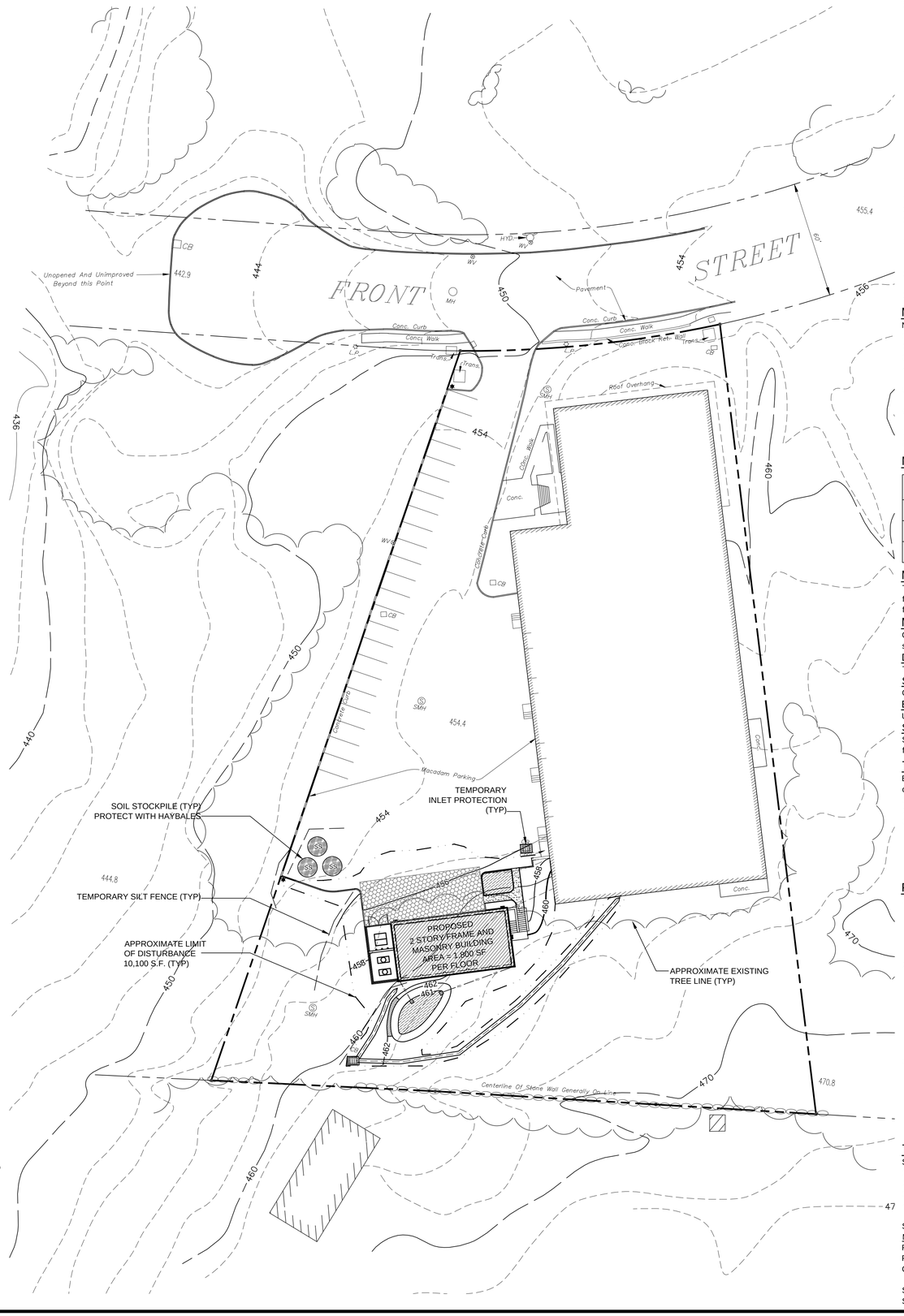

GENERAL EROSION CONTROL NOTES:

1. Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
2. Catch basin inlet protection must be installed and operating at all times until tributary areas and basin have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
3. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
4. The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
5. All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 14 days. Refer to soil stockpile details.
6. Any disturbed areas that will be left exposed more than 14 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
7. All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
8. The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
9. Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
10. All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
11. All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
12. Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Village officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place one half the volume of seed mix prior to laying net, and place the remaining seed after laying the stabilized blanket.
13. To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
14. Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

N.Y.S.D.E.C. GP-0-08-001 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.

1. Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
2. Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
3. Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
4. Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or the sediment pond. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
5. For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
6. All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
7. All sites shall be stabilized with erosion control materials within 14 days of final grading.
8. Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

MAINTENANCE SCHEDULE:

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	– – –	– – – –	INSP.	INSP.	CLEAN/ REPLACE	REMOVE
WHEEL CLEANER	CLEAN	– – – –	– – – –	– – – –	REPLACE	REMOVE
INLET PROTECTION	– – –	INSP.	INSP.	CLEAN	REPLACE	REMOVE

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

DEBRIS AND LITTER REMOVAL:

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation.

STRUCTURAL REPAIR/REPLACEMENT:

Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

EROSION CONTROL:

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

SEDIMENT REMOVAL:

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor. The depth can be measured from the inspection port of the chamber.

TOPSOIL:

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

1. The pH of the material shall be 5.5 to 7.6.
2. The organic content shall not be less than 2% or more than 70%.
3. Gradation:

SIEVE SIZE	% PASSING BY WGT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
NO. 200 MESH	20 TO 80

PERMANENT VEGETATIVE COVER:

1. Site preparation:
   - 1.1. Install erosion control measures.
   - 1.2. Scarify compacted soil areas.
   - 1.3. Lime as required to ph 6.5.
   - 1.4. Fertilize with 10-6-4 4 lbs/1,000 S.F.
   - 1.5. Incorporate amendments into soil with disc harrow.
2. Seed mixtures for use on swales and cut and fill areas.

MIXTURE		LBS./ACRE
ALT. A	KENTUCKY BLUE GRASS	20
	CREEPING RED FESCUE	28
	RYE GRASS OR REDTOP	5
ALT. B	CREEPING RED FESCUE	20
	REDTOP	2
	TALL FESCUE/SMOOTH BLOOMGRASS	20

3. SEEDING
   - 3.1. Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
   - 3.2. Apply soil amendments and integrate into soil.
   - 3.3. Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
   - 3.4. Stabilize seeded areas in drainage swales.
   - 3.5. Irrigate to fully saturate soil layer, but not to dislodge planting soil.
   - 3.6. Seed between April 1st and May 15th or August 15th and October 15th. Seeding may occur May 15th and August 15th if adequate irrigation is provided.

TEMPORARY VEGETATIVE COVER:

SITE PREPARATION:

1. Install erosion control measures.
2. Scarify areas of compacted soil.
3. Fertilize with 10-10-10 at 400/acre.
4. Lime as required to ph 6.5.

SEED SPECIES:

MIXTURE	LBS./ACRE
Rapidly germinating annual ryegrass	20
Perennial ryegrass	20
Cereal oats	36

SEEDING:
Same as permanent vegetative cover

0 15 30 60

SCALE: 1"=30'-0"

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Engineer: STATE OF NEW YORK JOSEPH CARLO RIINA LICENSED PROFESSIONAL ENGINEER
Joseph Carlo Riina, P.E.
NYS Lic. No 64431

Revisions:

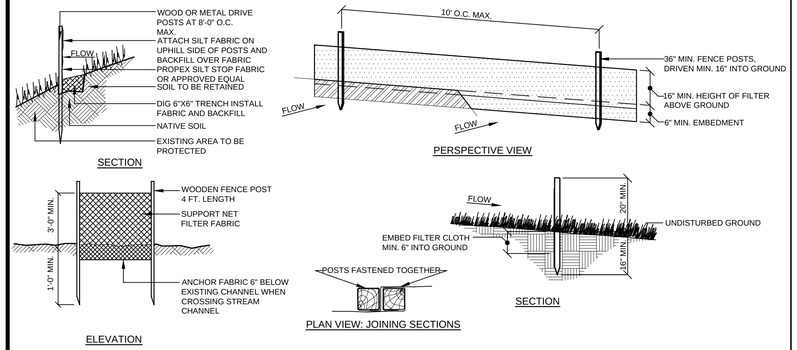
No.	Date	Comments:
1	11/7/08	Planting
2	4/06/09	SWPPP
3	10/27/21	NEW OWNER

SCALE: 1" = 30'
DRAWN BY: JMC
DATE: 11/12/08

EROSION AND SEDIMENT CONTROL PLAN

PROPOSED GARAGE WAREHOUSE
PREPARED FOR
C3 HOLDINGS LLC.
1500 Front Street
Town Of Yorktown Westchester Co., New York

Sheet 4 of 5

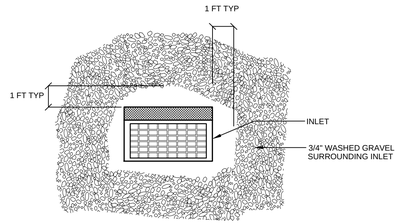


NOTES:

1. Filter cloth to be fastened securely to post: steel either t or u type or 2" hardwood posts at top and mid section.
2. When two sections of filter cloth adjoin each other they shall be overlapped by 6 inches and folded. Filter cloth shall be mirafi 100x, stabilinka t140n or approved equal
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.
4. Excavate 4 inch trench along the lower perimeter of the site.
5. Unroll a section at a time and position the post against the back (downstream) wall of the trench (net side away from direction of flow).
6. Drive the post into the ground until the netting is approximately 2 inches from the trench bottom.
7. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tamp the soil. Steeper slopes require an intercept trench.
8. Join sections as shown above.

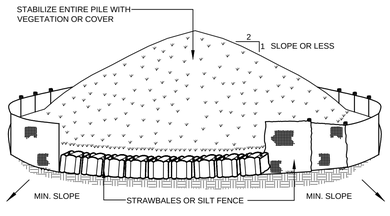
SYMBOL

E-1	SILT FENCE DETAIL
	NOT TO SCALE



SYMBOL

E-2	INLET PROTECTION DETAIL
	NOT TO SCALE



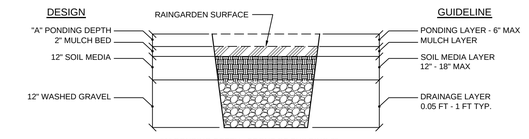
SYMBOL

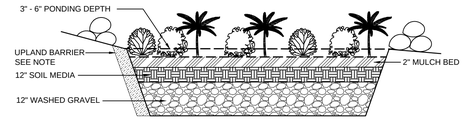
SS

NOTES:

1. Area chosen for stockpiling operations shall be dry and stable.
2. Maximum slope of stockpile shall be 1:2.
3. Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or strawbales, then stabilized with vegetation or covered.
4. See detail for installation of silt fence

E-3	SOIL STOCKPILE DETAIL
	NOT TO SCALE





SOIL MEDIA SPECIFICATIONS:
COMPOSITION - 50% SAND, 20-30% TOPSOIL W/ LESS THAN 5% CLAYS, 20-30% LEAF COMPOST
POROSITY - 0.20

DRAINAGE LAYER SPECIFICATIONS:
POROSITY - 0.40

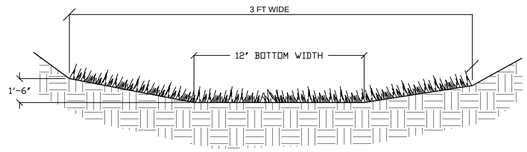
PLANT SPECIFICATIONS:

Suggested Shrubs List
WITCH HAZEL(Hamemelis virginiana)
WINTERBERRY(Ilex verticillata)
ARROWWOOD (Viburnum dentatum)
BROOK-SIDE ALDER (Alnus serrulata)
RED-OISER DOGWOOD (Cornus stolonifera)
SWEET PEPPERBUSH (Clethra alnifolia)

Suggested Herbaceous Plant List
CINNAMON FERN (Osmunda cinnamomea)
CUTLEAF CONEFLOWER (Rudbeckia laciniata)
WOOLGRASS (Scirpus cyperinus)
NEW ENGLAND ASTER (Aster novea-angliae)
FOX SEDGE (Carex culpinoidea)
SPOTTED JOE-PYE WEED (Eupatorium maculatum)
SWITCH GRASS (Panicum virgatum)
GREAT BLUE LOBELIA (Lobelia siphatica)
WILD BERGAMOT (Monarda fisulosa)
RED MILKWEED (Asclepias incarnata)

NOTE:
1. The upland side of the rain garden shall be protected from upgradient subsurface conditions with the installation of either a 12" thick clay barrier or placement of 6 mil polyethylene sheeting along the excavated side-walls of the drainage layers.

SW-1	RAIN GARDEN DETAIL
	NOT TO SCALE

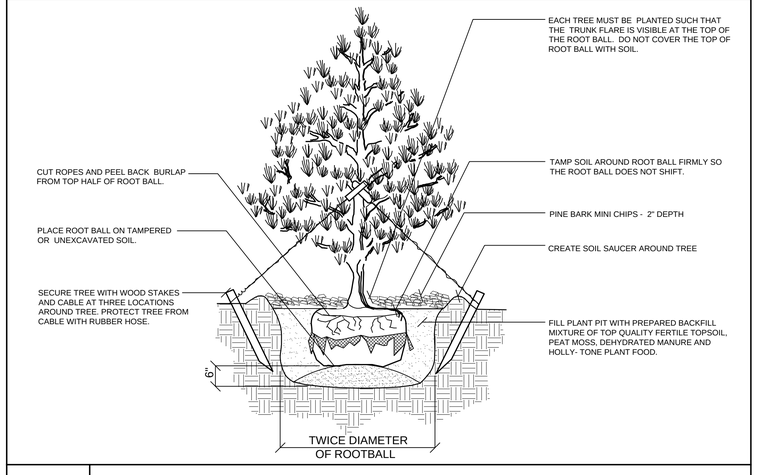


SYMBOL

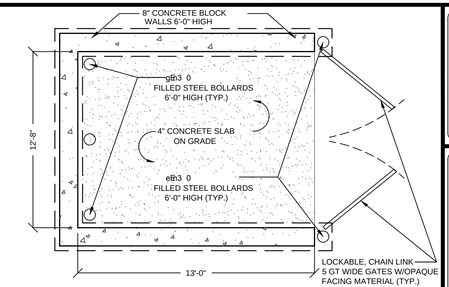
GL

NOTE:
1. GRASS SWALE TO BE SEEDED WITH GRASS MIXTURE PER 1000 S.F AS FOLLOWS:
KENTUCKY BLUEEGRASS: .60LBS
CREEPING RED FESCUE: .50 LBS
PERENNIAL RYEGRASS: .20LBS
2. THE FOUNDATION AREA SHALL BE CLEARED OF TREES, STUMPS,SOD, LOOSE ROCK, OR OTHER OBJECTIONABLE MATERIALS.
3. THE CROSS SECTION SHALL BE EVACUATED TO THE NEAT LINES AND GRADES SHOWN ON THE PLANS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH MOIST SOIL COMPACTED TO THE DENSITY OF THE SURROUNDING MATERIAL.
4. NO ABRUPT DEVIATIONS FROM DESIGN GRADE OR HORIZONTAL ALIGNMENT SHALL BE PERMITTED.
5. CONSTRUCTION OPERATIONS SHALL BE DONE IN SUCH A MANNER THAT EROSION, AIR AND WATER PULLTION WILL BE MINIMIZED AND HELD WITHIN LEGAL LIMITS. ALL DISTURBED AREAS SHALL BE VEGETATED OR OTHERWISE PROTECTED AGAINST SOIL EROSION.

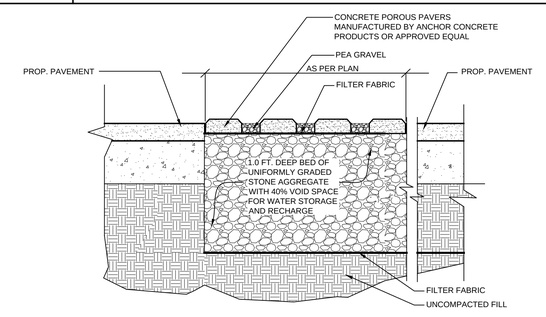
SW-2	GRASS SWALE DETAIL
	NOT TO SCALE



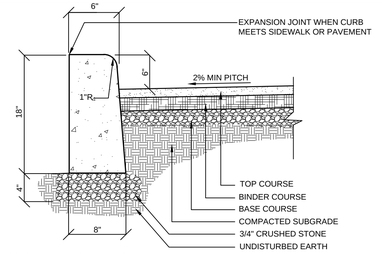
S-1	EVERGREEN PLANTING DETAIL
	NOT TO SCALE



S-2	TRASH ENCLOSURE DETAIL
	NOT TO SCALE



R-1	POROUS PAVER WITH STONE RESEVOIR DETAIL
	NOT TO SCALE



NOTE:
1. Provide 1/2" expansion joint in concrete curb every ten feet.
2. Construct curb with class A concrete (3000 psi).

R-2	CONCRETE CURB DETAIL
	NOT TO SCALE

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STATE OF NEW YORK JOSEPH CARLO RINA 087787 LICENSED PROFESSIONAL ENGINEER

Engineer: Joseph Carlo Rina, P.E.
N.Y.S Lic. No. 64431

Revisions:

No.	Date	Comments:
1	10/27/21	NEW OWNER

SCALE: 1" = NTS
DRAWN BY: JMC
DATE: 4/06/09

DETAIL SHEET

PROPOSED GARAGE WAREHOUSE
PREPARED FOR
C3 HOLDINGS LLC.
1500 Front Street
Town Of Yorktown Westchester Co., New York

Sheet 5 of 5

Old Hill Farm Solar Farm

entersolar
EDF Renewables
805 Third Avenue, New York, NY 10022

Affidavit of Mailing

STATE OF NEW YORK)
:SS.:
COUNTY OF NASSAU)

MICHAEL LANDLER, being duly sworn, deposes and says:

1. I am over the age of eighteen years.
2. On November 23, 2021, I mailed true and correct copies of the Town of Yorktown Planning Board Notice to Interested Parties, by placing the same in first class post-paid envelopes addressed: SEE ATTACHED LIST.
3. On said day, I deposited said envelopes in a mailbox at 1662 Old Country Road, Plainview, New York 11803.

Michael Landler

Sworn to before me this
23 day of November, 2021

Notary Public

LISA A RAVENER
Notary Public - State of New York
NO. 01RA6226187
Qualified in Nassau County
My Commission Expires Aug 2, 2022

ORZEL, W & SHEEY, P
615 ROUTE 6
JEFFERSON VALLEY, NY 10535

ORZEL, W & SHEEY, P
615 EAST MAIN ST.
JEFFERSON VALLEY, NY 10535

POWERS, HENRY & DEBORAH
580 EAST MAIN ST.
JEFFERSON VALLEY, NY 10535

VON BARGEN, JOHN H.
330 HUSSEY ROAD
MT VERNON, NY 10552

COACH N FOUR MANOR, LLC
ATTN: NEIL RUOCCO
620 EAST MAIN ST – 13B
JEFFERSON VALLEY, NY 10535

SHERCK, HALLIE
623 EAST MAIN ST.
JEFFERSON VALLEY, NY 10535

CON EDISON OF N.Y., INC.
C/O STEPHANIE J. MERRITT
4 IRVING PL., 3RD FLOOR NW
NEW YORK, NY 10003

JEFFERSON VALLEY RACQUET CLUB
P.O. BOX 241
JEFFERSON VALLEY, NY 10535

MAIL GROUND PORTFOLIO, LLC
21500 BICAYNE BLVD., SUITE 700
AVENTURA, FL 33180

BALI PROPERTIES, INC.
C/O BILL BECK
P.O. BOX 241
JEFFERSPON VALLEY, NY 10535

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11/23/2021

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Street and Apt. No., or PO Box No.: 21500 Biscayne Blvd. Suite 700
City, State, ZIP+4®: Aventura, FL 33180

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4681 1698

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Jefferson Valley, NY 10535

OFFICIAL USE

Certified Mail Fee	$3.75
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$4.33

0803 12

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NOV 23 2021

11/23/2021

Sent To: Jefferson Valley Racquet Club
Street and Apt. No., or PO Box No.: P.O. Box 241
City, State, ZIP+4®: Jefferson Valley, NY 10535

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0002 2459 7674

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Jefferson Valley, NY 10535

OFFICIAL USE

Certified Mail Fee	$3.75
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$4.33

0803 12

Postmark Here

NOV 23 2021

11/23/2021

Sent To: Sherck
Street and Apt. No., or PO Box No.: 623 E. Main St.
City, State, ZIP+4®: Jefferson Valley, NY 10535

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4681 1704

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Jefferson Valley, NY 10535

OFFICIAL USE

Certified Mail Fee	$3.75
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$4.33

0803 12

Postmark Here

NOV 23 2021

11/23/2021

Sent To: Couch N Four Manor LLC Attn: Mel Procco
Street and Apt. No., or PO Box No.: 620 E. Main St. - 13B
City, State, ZIP+4®: Jefferson Valley, NY 10535

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0002 2459 7568

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Jefferson Valley, NY 10535

OFFICIAL USE

Certified Mail Fee	$3.75
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$4.33

0803 12

Postmark Here

NOV 23 2021

11/23/2021

Sent To: Powers
Street and Apt. No., or PO Box No.: 580 E. Main St.
City, State, ZIP+4®: Jefferson Valley, NY 10535

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4681 1711

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Jefferson Valley, NY 10535

OFFICIAL USE

Certified Mail Fee	$3.75
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.58
Total Postage and Fees	$4.33

0803 12

Postmark Here

NOV 23 2021

11/23/2021

Sent To: Orzel
Street and Apt. No., or PO Box No.: 615 E. Main St.
City, State, ZIP+4®: Jefferson Valley, NY 10535

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4681 1728

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Jefferson Valley, NY 10535

OFFICIAL USE

Certified Mail Fee $3.75	0803 12
$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.58	11/23/2021
$	
Total Postage and Fees $4.33	
$	

Sent To: Bili Properties Inc. c/o Bill Beck
Street and Apt. No., or PO Box No.: P.O. Box 241
City, State, ZIP+4®: Jefferson Valley, NY 10535

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4681 1735

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New York, NY 10003

OFFICIAL USE

Certified Mail Fee $3.75	0803 12
$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	NOV 23 2021
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.58	11/23/2021
$	
Total Postage and Fees $4.33	
$	

Sent To: ConEd c/o Stephanie Merritt
Street and Apt. No., or PO Box No.: 4 Irving Place, 3rd Floor NW
City, State, ZIP+4®: New York NY 10003

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Mount Vernon, NY 10552

OFFICIAL USE

Certified Mail Fee $3.75	0803 12
$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	NOV 23 2021
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.58	11/23/2021
$	
Total Postage and Fees $4.33	
$	

Sent To: Van Bergen
Street and Apt. No., or PO Box No.: 330 Hussey Road
City, State, ZIP+4®: Mt. Vernon, NY 10552

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4681 1759

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Jefferson Valley, NY 10535

OFFICIAL USE

Certified Mail Fee $3.75	0803 12
$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	NOV 23 2021
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.58	11/23/2021
$	
Total Postage and Fees $4.33	
$	

Sent To: Orzel
Street and Apt. No., or PO Box No.: 615 Route 6
City, State, ZIP+4®: Jefferson Valley, NY 10535

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RECEIVED
PLANNING DEPARTMENT
NOV 22 2021
TOWN OF YORKTOWN

Sign Notification Certification

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

Section 16.08 Block 1 Lot 4 & 17

Project Name: Old Hill Farm Solar Farm

Address: 571 East Main Street, Jefferson Valley, NY 10535

Applicant's Name: Hillside Solar, LLC

Address: 227 Guard Hill Road, Bedford Corners, NY 10549

Phone: (914) 953-5312

No. Signs Posted: 2

Sign #1 Location: East Main Street, East of Driveway

Sign #2 Location: Route 6, West of intersection with Hill Blvd

Sign #3 Location:

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: Katy Z Hang, Hillside Solar, LLC

Land Owner's Signature: Katy Z Hang, Old Hill Farm, LLC


NOTICE
THIS PROPERTY IS THE SUBJECT OF AN APPLICATION BEFORE THE YORKTOWN PLANNING BOARD
EAST MAIN ST.


NOTICE
THIS PROPERTY IS THE
SUBJECT OF AN APPLICATION
BEFORE THE YORKTOWN
PLANNING BOARD

ROUTE 6

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
Date: XX November 2021

RE: Old Hill Farm Solar Farm

Chairman Fon and members of the Planning Board

The TCAC has reviewed the materials in the referral for the referenced project that were received on 10 November 2021. The TCAC finds that the current submission fails to meet the requirements of the Chapter 270 tree ordinance for the following reasons:

1. The EXISTING CONDITIONS PLAN, C003, from the 28 October 2021 referral does not show the location of the protected woodlands as required by Chapter 270-8.C.(1)(b). It does not show "The square footage and boundaries of protected woodland that will be disturbed'" as required by Chapter 270-8.C.(1)(d). This drawing only shows an "existing treeline". Is this the boundary of the protected woodlands?
2. The Engineering company's American Institute of Certified Planners' (AICP) letter does not include a calculation of the payment due to the Tree Bank Fund due to the disturbance of protect woodlands as required by Chapter 279-10.D.(4)(f).
3. The current submission includes an untitled plan that appears to show the location and an ID of the trees to be removed. The Landscape & Tree Mitigation Plan, C008, from the 28 October 2021 referral needs to be revised to show the ID of the trees to be removed. It must also show the DBH of the replacement trees instead of their heights.
4. The AICP's 3 November 2021 letter contains tree mitigation ratio and tree deficit calculations that appear to be incorrect for the reasons listed below:
    - On page 3 of his letter, the AICP states that the average DBH of the replacement trees will be 5". He then uses this number in his mitigation ratio calculation on page 2. A 5" DBH for the 6' to 8' tall trees specified is unrealistic and it is disputed by the TCAC's Certified Arborist. A realistic average DBH must be used and the mitigation ratio recalculated.

- In his 2 October 2021 letter, the Arborist states that there are three species of invasive trees, with a total of 68, to be removed. On page 3 of his letter, the AICP lists the same species and numbers of invasive trees as the Arborist. However, he says that there are 70 invasive trees. This discrepancy was noted in our 29 October 2021 memo. On page 1 of his letter, he, again, incorrectly states that there 70 invasive trees to be removed. He then uses this number in his calculation of the Total DBH to be Mitigated. This calculation must be revised as necessary.
- In the AICP's calculation of the tree deficit, he incorrectly makes a deduction of 12 invasive trees being removed outside of the solar farm fence line. This is incorrect. He has already deducted ALL of the invasive trees being removed, albeit using an incorrect total of 70, in his Total DBH to be Mitigated calculation. The tree deficit must be recalculated without this deduction and using a revised DBH for the replacement trees as noted in our first bullet point. While these removals count as mitigation, they cannot reduce the tree deficit.
- Lastly, on page 4 of his letter, the AICP says that there will be a tree deficit of 846 trees. This value must be corrected based on the required recalculation noted in our previous bullet point.

The AICP must correct the above noted deficiencies and resubmit a revised letter and plans. Until these changes are made, this proposal should not be allowed to advance further in the Planning Board review process.

Tree Conservation Advisory Commission
Sincerely,

Lawrence W. Klein P.E., Member
Keith Schepart ISA, Member
Tom Schmitt, Member

TOWN OF YORKTOWN
PLANNING BOARD

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

APPLICATION FOR SITE PLAN APPROVAL

Date 7/28/2021

1. **Name of Project:** Old Hill Farm Solar Farm

2. **Tax Map Designation (Section, Block, Lot)** 16.08-1-4 & 16.08-1-17

3. **Zone:** R1-20 **Total Acreage:** 19.40±

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

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

The proposed project consists of a 15.0± acre community solar farm (Old Hill Farm Solar Farm).

6. **Contact Person - CHOOSE ONLY ONE:**

☐ Applicant	☐ Owner	☐ Architect	☐ Wetland Scientist
☐ Attorney	☑ Engineer	☐ Surveyor	☐ Landscape Architect

7. **Applicant**

Name: Kathryn Hoenig
Firm: Hillside Solar LLC
Address: 227 Guard Hill Road, Bedford Corners, NY 10549
Phone: (914) 953-5312
Fax: N/A
Email: khoenig@optonline.net

8. **Owner of Record**

Name: Kathryn Hoenig
Firm: Old Hill Farm LLC
Address: 227 Guard Hill Road, Bedford Corners, NY 10549
Phone: (914) 953-5312
Fax: N/A
Email: khoenig@optonline.net

9. Attorney

Name TBD

Firm

Address

Phone

Fax

Email

10. Engineer

Name Eric Redding

Firm Bergmann

Address 2 Winners Circle, Suite 102, Albany NY 12205

Phone 518-556-3631

Fax N/A

Email eredding@bergmannpc.com

Lic. No. 092442

11. Surveyor

Name Mark R. DeLor

Firm Colliers Engineering & Design

Address 18 Computer Drive East, Suite 203, Albany NY 12205

Phone 518-459-3252

Fax 518-459-3284

Email N/A

Lic. No. 050478

12. Architect

Name TBD

Firm

Address

Phone

Fax

Email

Lic. No.

13. Wetland Scientist/Specialist

Name TBD

Firm _____

Address _____

Phone _____

Fax _____

Email _____

14. Landscape Architect

Name TBD

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 *TBD

☑ Planning Board special permit: Large-Scale Solar Power Generation Systems and Facilities

☐ 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: Westchester County Planning Board GML 239 Referral

22. This parcel is in the following districts:

School District	Lakeland Central S.D.	Water District	Yorktown Consolidated W.D.
Fire District	Mohegan	Sewer District	Peekskill Sewer District

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

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

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

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

Applicant	Owner of Record
Hillside Solar LLC c/o Kathryn Hoenig	Old Hill Farm LLC c/o Kathryn Hoenig
NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
SIGNATURE	SIGNATURE
July 26, 2021	July 26, 2021
DATE	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. :

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

_____

Sworn before me this
_____ date of _____, 20 __

_____
Notary Public

****

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

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

James C. Kennedy, being duly sworn, deposes and says that he is the agent named in the foregoing application for Site Plan Approval 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 26th date of July, 2021

Ten Lin Lee Wyatt
Notary Public

TEN LIN LEE WYATT
Notary Public, State of New York
No. 01WY2203250
Qualified in Queens County
Commission Expires July 31, 2025

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

TOWN OF YORKTOWN
PLANNING BOARD

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

SPECIAL USE PERMIT APPLICATION

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

Date 7/28/2021

1. Tax Map Designation (Section, Block, Lot) 16.08-1-4 & 16.08-1-17

2. Property Address 571 East Main Street, Jefferson Valley, NY 10535

3. Zone: R1-20 **Total Acreage:** 19.40±

4. Indicate requested special use permit:

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

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

The proposed project consists of a 15.0± acre community solar farm (Old Hill Farm Solar Farm).

6. **Applicant**

Name Kathryn Hoenig
Firm Hillside Solar LLC
Address 227 Guard Hill Road, Bedford Corners, NY 10549
Phone (914) 953-5312
Email khoenig@optonline.net

7. **Owner of Record**

Name Kathryn Hoenig
Firm Old Hill Farm LLC
Address 227 Guard Hill Road, Bedford Corners, NY 10549
Phone (914) 953-5312
Email khoenig@optonline.net

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

Hillside Solar LLC
Applicant
Katy L Hoenig
SIGNATURE
Kathryn L. Hoenig
PRINT NAME
7/27/21
DATE

Old Hill Farm LLC
Owner of Record
Katy L Hoenig
SIGNATURE
Kathryn L. Hoenig
PRINT NAME
7/27/21
DATE

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

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

TOWN OF YORKTOWN PLANNING BOARD

Large Scale Solar Power Generation Systems & Facilities

Special Permit Application Addendum

GENERAL PROJECT INFORMATION

Project Name: Old Hill Farm Solar Farm

Section, Block, Lot: 16.08-1-4 & 16.08-1-17

Existing Site Use: ☑ Residential ☐ Commercial Zone: R1-20

Is Applicant? ☐ Property Owner ☑ Lessee

Proposed Lot Coverage: 77.3%

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

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

(1) Up to one megawatt AC on an area of land no larger than 10 acres, excluding any easement for accessing the parcel; or over1 but not to exceed 5 Megawatt AC on an area of land no larger than 20 acres, excluding any easement for accessing the parcel.

Total System Capacity Rating: _____ kWh Power Rating 3,750 kW (Select One) ☑ AC or ☐ DC

SELECT INSTALLATION TYPE

☑ Ground ☐ Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name Kathryn Hoenig

Business Name Hillside Solar LLC

Address 227 Guard Hill Road, Bedford Corners, NY 10549

Phone (914) 953-5312

Email khoenig@optonline.net

Contractor/Installation Company

Contact Name TBD

Business Name TBD

Address TBD

Phone TBD

Email TBD

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

Name Kathryn Hoenig

Firm Old Hill Farm LLC

Address 227 Guard Hill Road, Bedford Corners, NY 10549

Phone (914) 953-5312

Email khoenig@optonline.net

SUBMITTAL REQUIREMENTS

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

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

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

Section 16.08

Block 1

Lot # 4 & 17

Job Site Address: 571 E. Main St.

City/State/Zip: Jefferson valley, NY 10535

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

Application #:

Date Received:

Date Issued:

Date Expires:

Fee Paid: $

RECEIVED
PLANNING DEPARTMENT
NOV 5 2021
TOWN OF YORKTOWN

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

APPLICANT:

YOUR NAME: Kathryn Hoenig

COMPANY: Hillside Solar LLC

ADDRESS: 227 Guard Hill Road

Bedford Corners, NY ZIP 10549

PHONE: (914) 953-5312

EMAIL: khoenig@optonline.net

OWNER:

YOUR NAME: Kathryn Hoenig

COMPANY: Old Hill Farm LLC

ADDRESS: 227 Guard Hill Road

Bedford Corners, NY ZIP 10549

PHONE: (914) 953-5312

EMAIL: khoenig@optonline.net

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/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	☐	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:**

Proposed swales along proposed access road will drain into the proposed detention pond located in the northern portion of the project site

3. **Tree Removal:**

Amount of trees and/or stumps to be removed: 572
Sizes; approximate DBH: 14
Species of trees to be removed (i.e. Birch, Spruce - if known): See attached tree inventory
Reason for removal: Proposed Solar Farm
Trees marked In field (trees must be marked prior to inspection): Yes: ☑ **No:** ☐
Tree removal contractor: TBD

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, Kathryn Hoenig **hereby authorize** Bergmann **to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.**

Signature: Kathryn L Hoenig **Date:** 11/4/2021

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

GENERAL CONDITIONS

1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.

2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
   a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
   b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
   c. Newly discovered information or significant physical changes are discovered.

3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit.

4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.

5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.

6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.

7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

Kathryn L. Hoenig
PRINT NAME

SIGNATURE OF APPLICANT

11/4/2021
DATE

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Old Hill Farm Solar Farm		
Project Location (describe, and attach a general location map): 571 E Main St, Jefferson Valley, NY 10535		
Brief Description of Proposed Action (include purpose or need): The proposed project consists of a 15.0± acre community solar farm (Old Hill Farm Solar Farm). The proposed community solar project will provide significant local sustainability and carbon reduction benefits to the Town of Yorktown and cash savings to community members directly on ConEdison monthly bills through the community solar structure. Community solar allows multiple members of our community to participate in solar, even if they cannot or prefer not to install solar systems on their own properties. The system will also increase local grid resiliency and help to facilitate New York State's broader renewable energy goals.		
Name of Applicant/Sponsor: Hillside Solar LLC c/o Kathryn Hoenig	Telephone: (914) 953-5312 E-Mail: khoenig@optonline.net	
Address: 227 Guard Hill Road		
City/PO: Bedford Corners	State: NY	Zip Code: 10549
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): Old Hill Farm LLC c/o Kathryn Hoenig	Telephone: (914) 953-5312 E-Mail: khoenig@optonline.net	
Address: 227 Guard Hill Road		
City/PO: Bedford Corners	State: NY	Zip Code: 10549

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 es: Identify Agency and Approval(s) Required**	**Application Date (Actual or pro ected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Yorktown Planning Board - Site Plan Approval and Special Use Permit	
c. City, Town or Village oning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Westchester County - GML 239 Referral	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES General Permit GP-0-20-001; SHPO - No Effect; NYSERDA - Incentives;	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and oning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed ☐Yes ☑No

- **If es,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located ☑Yes ☐No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-20 - 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?
Mohegan Fire District

d. What parks serve the project site?
Donald J. Trump State Park, Willow Park, New Hope Farms 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? 19.40± acres
b. Total acreage to be physically disturbed? 1.0± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 19.40± 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: 6 months
ii. If Yes:
- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) month year
- Anticipated completion date of final phase month year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD 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?

0± Square feet or 0± acres (impervious surface)

844,987± Square feet or 19.40± acres (parcel size)

ii. Describe types of new point sources. Limited Use Pervious Gravel Driveway

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 on-site stormwater management facilities (detention pond, swale) and ultimately discharge to on-site wetlands.

- If to surface waters, identify receiving water bodies or wetlands:

On-site wetland.

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

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

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

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- Tons/year (short tons) of Carbon Dioxide (CO_2)
- Tons/year (short tons) of Nitrous Oxide (N_2O)
- Tons/year (short tons) of Perfluorocarbons (PFCs)
- Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 ¼ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☑ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 a.m. - 6:00 p.m.
- Saturday: 7:00 a.m. - 6:00 p.m.
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: 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 Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.30±	0.00	-0.30±
• Forested	2.64±	0.47±	-2.17±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.37±	15.40±	+6.03±
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	1.30±	1.30±	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: Limited Use Pervious Gravel Former farm area with subsequent tree growth	0.00 5.79±	0.58± 1.65±	+0.58± -4.14±

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:

Advanced Dental Concepts, Raymond Opticians Inc, Jefferson Valley Eye Care

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? >6.56 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 0 %

c. Predominant soil type(s) present on project site:

ChB (HSG B)	49.1± %
ChC (HSG B)	40.8± %
LcB (HSG A/D)	6.8± %

d. What is the average depth to the water table on the project site? Average: 3.53± feet

e. Drainage status of project site soils:

☑	Well Drained:	89.9 % of site
☑	Moderately Well Drained:	6.8 % of site
☑	Poorly Drained	3.3 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	58.8 % of site
☑	10-15%:	22.4 % of site
☑	15% or greater:	18.8 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Classification
- Lakes or Ponds: Name Classification
- Wetlands: Name NYS Wetland Approximate Size 130± Acres
- Wetland No. (if regulated by DEC) A-4

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired:

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
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)*
*From IPAC resource list

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? 18.0±
ii. Source(s) of soil rating(s): NRCS 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 fives 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: 0.63± 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. Certification

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

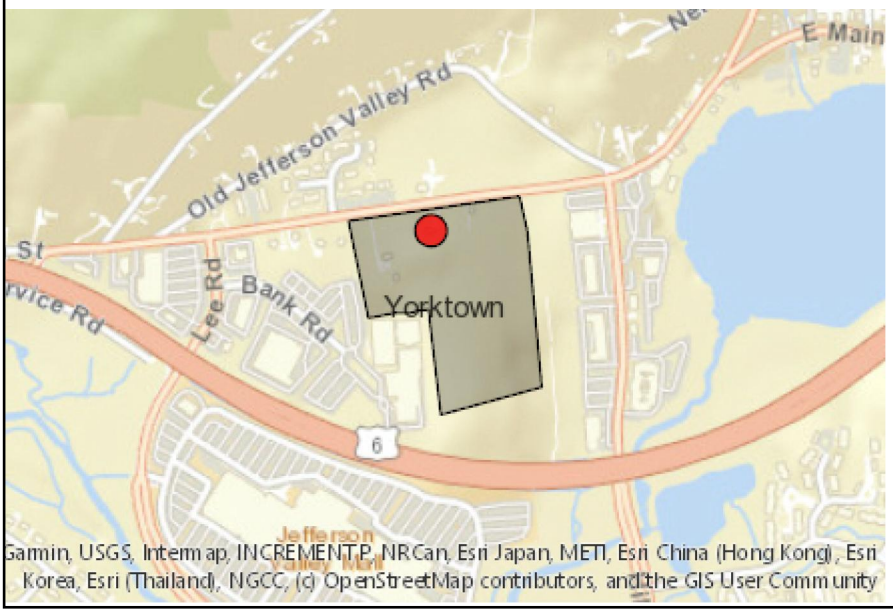
Applicant/Sponsor Name: Hillside Solar LLC c/o Kathryn Hoenig Date: 07/28/2021

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

PRINT FORM

EAF Mapper Summary Report

Tuesday, June 29, 2021 1:56 PM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	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 - Wetlands Name]	NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):224.6
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	A-4
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	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

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

November 3rd, 2021

Richard Fon, Chairman of the Planning Board
Town of Yorktown
363 Underhill Avenue
Yorktown, NY 10598

Re: Updated Mitigation Plan for Proposed Old Hill Farm Solar Farm
Hillside Solar, LLC
Town of Yorktown, Westchester County, New York

Dear Mr. Fon:

The proposed 3.75 MW AC Old Hill Farm Solar Farm project ("Project") is located on Westchester County Parcels 16.08-1-4 and 16.08-1-17, which consist primarily of abandoned grazing and agricultural fields. The Project will involve the proposed removal of approximately 572 trees, of which 209 (37%) are dead, poor (unsalvageable or in advanced decline) or invasive. As per The Town of Yorktown's Tree Law, a mitigation plan and Tree Permit is required for the Project. The Tree Permit Application is included as Enclosure A of this mitigation plan. Also enclosed is an analysis of the species, number, and condition of trees on the project site.

The mitigation measures provided below are based upon the options provided in the Tree Law, as well as items deemed likely to be important to the Town. We look forward to discussing these in further detail to refine the Mitigation Plan.

Tree Survey:
The tree survey was performed by certified arborist, Bartlett Tree Experts, which included a completed inventory of the trees within the proposed fence line and the adjacent areas in proximity to the fence line. Specifically, the borders of the surveyed area are along East Main Street, Club Fit, the western border of the property and the southern and eastern boundaries of the proposed fence line. We did not survey the trees in the wetlands, wetland buffer, under the power line or to a great extent outside of the proposed fence line. Each tree was marked and listed as "dead", "poor", "fair", or "good". Trees that are considered poor are falling apart, hazardous, and beyond salvaging. There are a total of 692 trees within the surveyed area and of that we are proposing to remove 572 trees. Of these 572 trees, 70 are invasive, 121 are in "poor" condition and 18 are dead resulting in 363 trees that we are proposing the following mitigation measures to compensate for the impact of their removal.

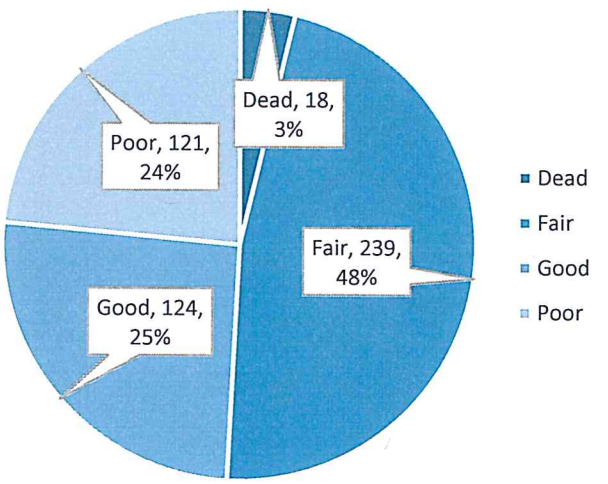
2 Winners Circle, Suite 102
Albany, NY 12205
TEL: 518.862.0325
www.bergmannpc.com

Total Trees Surveyed (w/o Wetlands or Power Line Area)	692
Total Trees to be Removed	572
Less: Invasives	70
Less: Dead/Poor Native Trees	139
Fair or Good Trees to be Removed	363
DBH of Fair or Good Trees to be Removed (in.)	5,540
Total DBH to be Mitigated (in.)	**5,540**

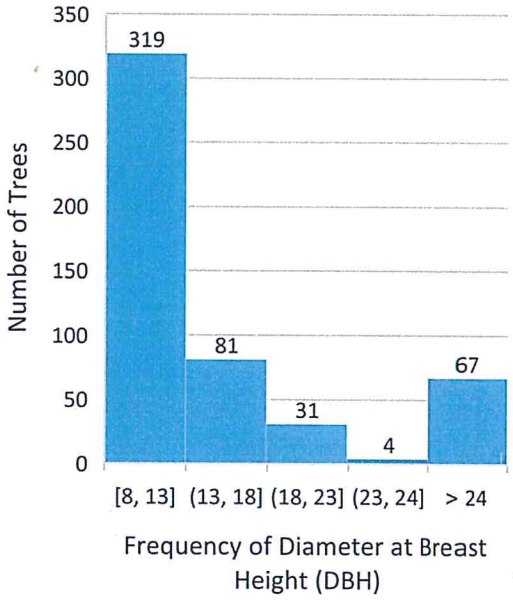
Total DBH to be Mitigated (in.)	5,540
Avg. DBH of Replacement Trees (in.)	5
Total Trees Required for Mitigation Credit	1,108
Less: New Screening Trees Planted	262
Less: Invasives Removed Outside of Fence	12
# of Trees to be Paid for Tree Bank	**834**

Proposed Native Trees to be Removed (502)

By Condition



By Tree Diameter



New Tree Plantings:
The Landscaping Plan for the Project involves planting approximately 262 new evergreen trees (approximately. 2,450 linear feet) across selected boundaries of the property. This includes the boundary of the Project site facing East Main Street, bordering the properties along Bank Road and the houses on the western side of the site, and strategically placed to reduce visibility to the Eastern side of the site from Hill Boulevard and Route 6. All of the trees planted will be evergreen species in order to provide year-round coverage, including Eastern Red Cedar, White Spruce, White Fir, and Colorado Spruce.

The Cedar will have an installed height of 8ft, with a mature size of 30-60ft. The Spruces will have an installed height of 8ft with a mature size of 40-60ft. The Fir will have an installed height of 6-7ft with a mature size of 50-75ft. These trees will act as screening for the Project and will also help fulfill our mitigation goals for tree planting. All four species will have an average installed diameter at breast height (DBH) of 5 inches.

No living and native trees along East Main Street will be removed. The proposed mitigation plan calls for the pruning of existing trees along East Main Street to allow for better light for the new trees and to improve the appearance of the site and the existing stone wall along East Main Street.

Invasive Species Removal:
Our tree survey identified several invasive species, including 70 invasive trees in the surveyed area. The invasive trees include 52 Ailanthus Altissima, 17 Black Locust-Robinia Pseudoaccacia, and 1 Poplar Deltoides. The tree survey also found that there is an abundance of invasive vines on the property, including Bittersweet and Porcelianberry. These vines are causing major damage to the trees (images below). We will work with Bartlett to coordinate the appropriate removal & special handling of these species and ask the Conservation Board to consider this as part of our tree mitigation plan to provide credit for the removal of the trees on the Project site. Our goal is to preserve the ecological capacity of the parcel to the maximum extent practicable. Removal of invasive species will help to obtain this goal and protect native and older growth trees on the site.

(site images including Bittersweet Vines)

Planting of Pollinator Friendly Seed Mix and Use of Fencing:
Our proposal will help maintain the existing ecosystem. To that end, we have included a 6 inch gap in the bottom of our fencing in the Eastern (adjacent to the wetland area) and Southern boundaries of the property. This should allow smaller animals to enter and cross through the project site. Also, a pollinator friendly seed mix will be spread at the Project site at the completion of construction in an effort to support a diverse ecosystem and habitat for pollinators within the project site.

Town of Yorktown Tree Bank Fund Donation:
We are proposing a monetary donation to the Tree Bank fund for the Town in instances where we are not replacing a lost protected tree (approximately 846 trees). This donation will help to fund planting initiatives in and around the Town of Yorktown, at locations determined by the Town. These planting initiatives will help to mitigate the impacts from the proposed tree cutting as a result of this Project.

Proposed Solar Farm Carbon Offset:
The EPA Greenhouse Gas Calculator was utilized to determine the positive environmental impacts that the proposed 3.75MW AC Project will have. We estimate the Project can save approximately ~4,410,000 Metric Tons of Carbon Dioxide emissions per year. This is equivalent to the Carbon Dioxide sequestered by 6,407 acres of U.S. forests, 1,137 passenger vehicles driven per year or the offset of residential home electricity generated by 630 homes per year. Over the 25 year lifespan of the Project, the carbon offset will result in an enormously positive environmental impact by its carbon offset alone.

Suggestions from Tree Conservation Advisory Commission, Conservation Board, Planning Board and Public:

Any suggestions from the Tree Conservation Advisory Commission, Conservation Board, Planning Board and the Public will be considered for this Project. These suggestions may include additional mitigation opportunities, or any other measures deemed necessary for a complete Mitigation Plan for the Project.

We look forward to your consideration of this Mitigation Plan. It is our goal to cooperate with the Town as much as possible to ensure this Projects construction and completion. The clean, renewable, energy provided by this Project will be a great benefit to the Town and its citizens, allowing for a successful partnership for all involved parties for the life of this Project.

If you should have any questions or require any additional information, please do not hesitate to contact me via phone at 518.389.1109 or by email at cvoss@bergmannpc.com.

Sincerely,

Charles A. Voss

Charles A. Voss, AICP
Senior Project Manager, BERGMANN

Enclosures:
Enclosure A: Tree Permit Application

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

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

October 2nd, 2021

Powerflex
805 Third Avenue
New York, NY 10022

Re: Tree Survey for 571 East Main Street

Dear Romer,

We have completed the inventory of the trees on the site. This included tagging each tree with a unique number and recoding species, DBH and condition. Each tree was also geolocated and we can provide the shape file for use if required. The site is a mix of open areas, existing houses and wooded areas. Some portions are very thick with vines and so I had to have someone on site to just cut the paths needed to get to the trees. We recorded all trees over 8" in diameter.

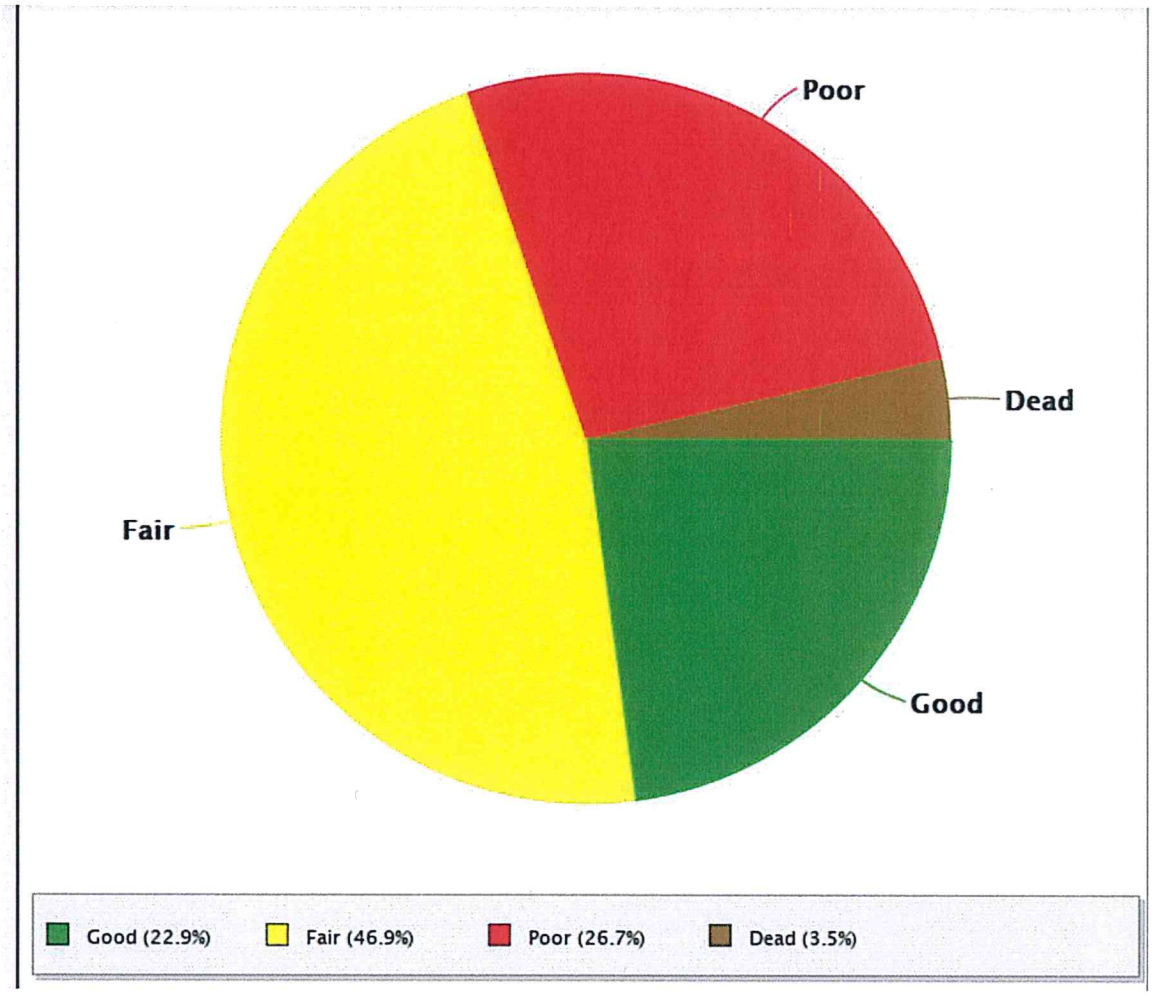
The breakdown of condition and definitions listed below:

1) 25 trees are Dead-
2) 187 trees are Poor Condition (on this site many of the trees are in this category due to excess overgrowth from invasive vines)
3) 328 trees are in Fair Condition –
4)160 trees are in Good Condition-

Dead
Poor: Most of the canopy displays dieback and undesirable leaf color, inappropriate leaf size or inadequate new growth. Tree or parts of tree are in the process of failure.
Fair: Parts of canopy display undesirable leaf color, inappropriate leaf size, and inadequate new growth. Parts of the tree are likely to fail.
Good: Tree health and condition are acceptable.

You requested a breakdown of invasive tree species on the site as well. I used the NYS Department of Environmental Conservations list of invasive tree species and found the following species on the site:

1) 52 Ailanthus Altissima
2) 17 Black Locust – Robinia Psuedoaccacia
3) 1 Poplar deltoides



I did not cross reference how many of these invasive species may be listed as being poor or dead, but the attached Excel can be sorted any way you like.

The biggest problem on site with the trees is the invasive vines including Bittersweet and Porcelianberry. These vines are causing major damage to the trees and if cut would still require some follow up treatments to get good control. I have included some photos below.

Feel free to let me know any questions.
Thanks

Trevor Hall
Bartlett Tree Experts
Certified Arborist #PD 0269

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

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

November 1, 2021

Powerflex
805 Third Avenue
New York, NY 10022

Re: Tree Survey for 591 East Main Street

Dear Romer

I wanted to respond to question about the condition class definitions. In an inventory assessment there is typically a request for a rating of the general condition of each tree. The most typical condition classes are Good, Fair, Poor, and Dead. We have established those definitions for our inventory program, and they are listed below.

Dead
Poor: Most of the canopy displays dieback and undesirable leaf color, inappropriate leaf size or inadequate new growth. Tree or parts of tree are in the process of failure.
Fair: Parts of canopy display undesirable leaf color, inappropriate leaf size, and inadequate new growth. Parts of the tree are likely to fail.
Good: Tree health and condition are acceptable.

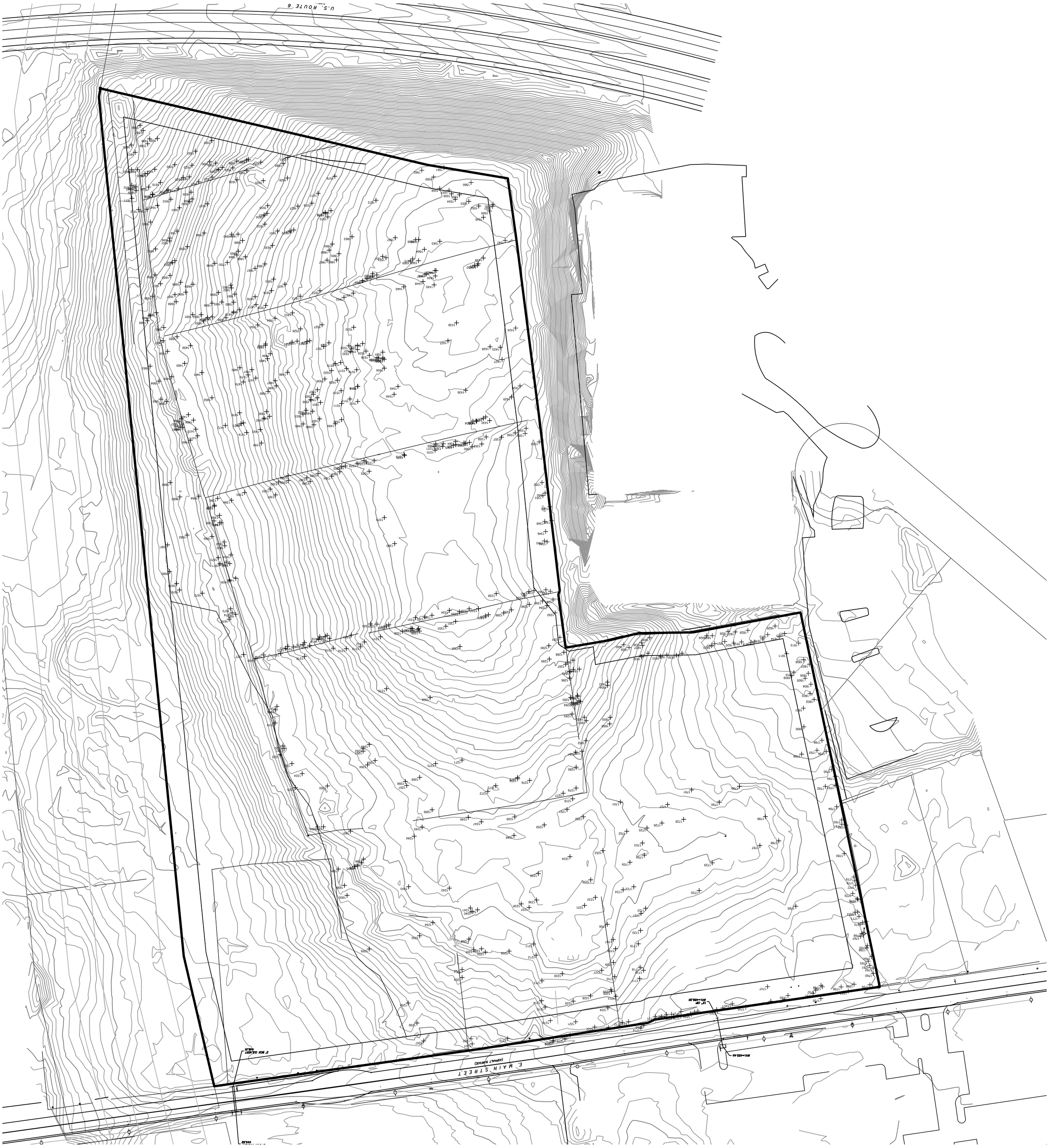
There is not actually an established definition of these condition classes by the ISA or ASCA an so many companies or Towns are likely to have slightly different definitions. In this case the Town definition is listed below.

"hazardous, damaged, beyond salvaging or in an advanced state of decline". (Chapter 270-5.A)

It seems to me as if both the town definition of "poor" and our definition of "poor" are pretty much aligned. None of the trees would pose a hazard as there are no targets to cause harm to, but they both account for the tree being in a state beyond recovery. I would say that all of the trees that we had rated as poor would qualify under the town definition of poor.

Please free to let me know any questions.
Thanks

Trevor Hall
Bartlett Tree Experts
Certified Arborist #PD 0269


U.S. ROUTE 6
E. MAIN STREET
(ASPHALT SURFACE)
F BOX COLWEST
646.07
INV=644.82
INV=644.46
INV=644.80
F CMP

ARCH D 24x36

PRELIMINARY DEVELOPMENT PLANS FOR
PROPOSED
OLD HILL FARM SOLAR FARM
SOLAR DEVELOPMENT
571 EAST MAIN STREET
JEFFERSON VALLEY, NEW YORK

PROJECT CONTACTS

CIVIL ENGINEER
BERGMANN
2 WINNERS CIRCLE, SUITE 102
ALBANY, NY 12205
CONTACT: ERIC REDDING, PE
PHONE: 518.556.3631

OWNER
OLD HILL FARM LLC
227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

APPLICANT
HILLSIDE SOLAR LLC
227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549
CONTACT: KATHRYN HOENIG
PHONE: 914.953.5312

ELECTRICAL ENGINEER
TBD

SITE LOCATION MAP
1"=1000'

N

DRAWING INDEX		
DRAWING NO.	DRAWING TITLE	SHEET NO.
C000	COVER	1
C001	GENERAL NOTES	2
C002	AREA PARCEL PLAN	3
C003	EXISTING CONDITIONS PLAN	4
C004	OVERALL SITE PLAN	5
C005	SITE PLAN	6
C006	GRADING & EROSION & SEDIMENT CONTROL PLAN	7
C007	GRADING PLAN DETAILS	8
C008	LANDSCAPING & TREE MITIGATION PLAN	9
C009	DETAILS I	10
C010	DETAILS II	11
C011	DETAILS III	12

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	WD
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

COVER

Drawing Number

C000

1 of 12

10/13/2021 1:35 PM

ARCH D 24x36

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. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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. CONSTRUCT GRAVEL ROAD TO BE USED DURING 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.
9. REMOVE GRAVEL DRIVEWAY USED DURING CONSTRUCTION AND CONSTRUCT THE PROPOSED PERVIOUS GRAVEL DRIVEWAY AFTER CONSTRUCTION ACTIVITIES SUCH AS THE INSTALLATION OF THE PANELS AND PERIMETER FENCE. THE SUB-GRADE MATERIAL WHERE THE DRIVEWAY IS TO BE INSTALLED SHALL BE DECOMPACTED PER NYSDEC'S "DEEP-RIPPING AND DECOMPACTION" MANUAL, DATED APRIL 2008. CONTRACTOR SHALL AVOID FREQUENT HEAVY TRAFFIC ON THE LIMITED USE PERVIOUS GRAVEL.
10. 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.
11. STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
12. INSTALL UTILITIES. 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.
13. STABILIZE ALL AREAS IDLE IN EXCESS OF 7 DAYS IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
14. REMOVE TEMPORARY CONSTRUCTION EXITS AND PERIMETER SILT FENCE ONCE SITE HAS ACHIEVED 80% UNIFORM STABILIZATION.

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 ENVIRONMENTAL 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 JANUARY 1, 2020 AND ANY SUBSEQUENT APPENDICES.

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. ALL FUELS, OILS, AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.

EROSION & SEDIMENT CONTROL NOTES:

1. INSTALL 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 DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND THE GOVERNING MUNICIPAL REQUIREMENTS.
2. 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.
3. 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.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATIVE COVER HAS BEEN ACHIEVED.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. DUST SHALL BE CONTROLLED BY WATERING.
11. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
12. 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.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. THE CONTRACTOR 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. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, WESTCHESTER COUNTY DEPARTMENT OF HEALTH, AND THE TOWN OF YORKTOWN REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
4. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDED AS DIRECTED BY THE CONSTRUCTION MANAGER TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
5. 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.
6. 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.
7. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED WHEN THEY HAVE REACHED THE DESIGN LIFE INDICATED IN THE NYS GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL DESIGN MANUAL OR EVERY THREE MONTHS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL 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 AND EROSION CONTROL STRUCTURES 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 PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
14. EROSION CONTROL MEASURES SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATION AT THE END OF EACH DAY.
15. PERIMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT MINIMUM AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 LBS PER 1000 SF OF WEED FREE STRAW.
16. 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.

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 IMPLEMENTS 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 LOOSENED 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 6 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 OR 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 ½" TO ¾". 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.

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OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

GENERAL NOTES

Drawing Number

C001

ARCH D 24x36

NUMBER	TAX ID	PARCEL OWNER
1	16.08-1-51	DANIELLE DISALVO
2	16.08-1-50	TERRENCE & MURPHY
3	16.08-1-49	LINDA EINFRANK
4	16.08-1-48	LOUISE MILLER
5	16.08-1-57	WILLIAM & OFRIAS

NUMBER	TAX ID	PARCEL OWNER
6	16.08-1-56	MICHAEL & LISA HUFFMAN
7	16.08-1-55	THOMAS & FURIA
8	16.08-1-54	ALFREDO & CASTRO ROMANO
9	16.08-1-53	MCHELE & MILAZZO
10	16.08-1-52	MICHAEL MANDINO

N

0 120" 240" 360" FT

1" = 120' SCALE BAR

10/13/2021 1:36 PM

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Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

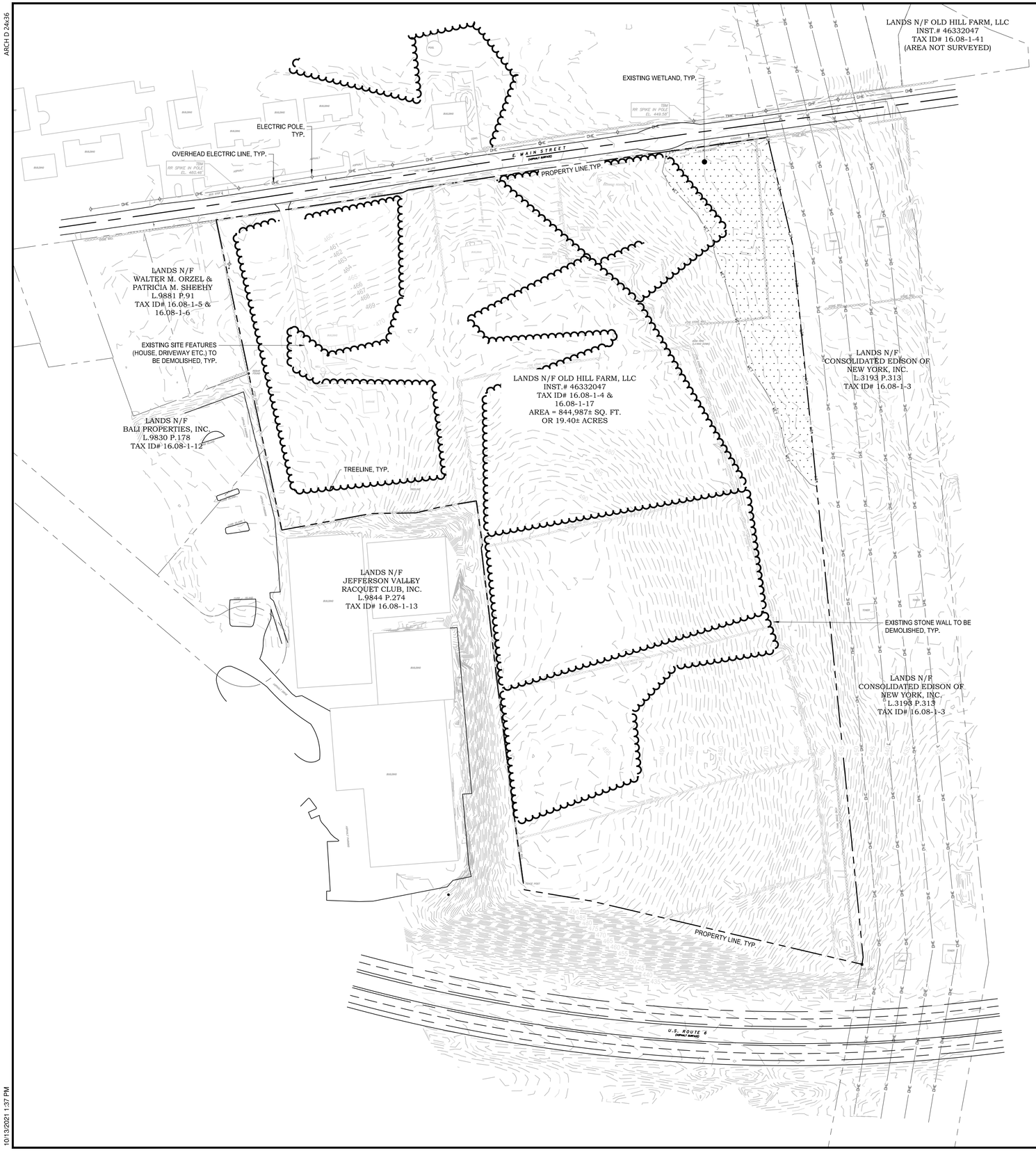
Sheet Name

AREA PARCEL PLAN

Drawing Number

C002

ARCH D 24x36



SCHEDULE B EXCEPTIONS:

5. COVENANTS, RESTRICTIONS, EASEMENTS AND AGREEMENTS FOUND OF RECORD:

A. TERMS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DEED MADE BY JAMES CURRY HILL , ET AL. TO WESTCHESTER LIGHTING COMPANY, DATED 9/19/1931 AND RECORDED 11/12/1931 IN LIBER 3193 CP. 313, AS MODIFIED BY: TRANSMISSION LINE AS SHOWN.

(I) RELEASE MADE BETWEEN SMALL SHOPPING CENTERS VENTURE AND CONSOLIDATED COMPANY OF NEW YORK, INC., RECORDED 10/2/1972 IN LIBER 7084 CP. 402 (RELEASES EASEMENTS GRANTED IN LIBER 3193 CP.313); AND

(II) RELEASE OF EASEMENT MADE BETWEEN CONSOLIDATED COMPANY OF NEW YORK, INC. AND SMALL SHOPPING CENTERS VENTURE, RECORDED 11/24/1972 IN LIBER 7094 CP. 647 (RELEASES EASEMENTS GRANTED IN LIBER 3193 CP.313). (SEE EXHIBIT A)

B. UTILITY EASEMENT GRANT TO WESTCHESTER LIGHTING COMPANY AND NEW YORK TELEPHONE COMPANY, RECORDED 6/14/1940 IN LIBER 3837 CP. 48. (EXHIBIT B). DOES NOT AFFECT SUBJECT PROPERTY.

C. GRANT OF PIPELINE EASEMENT TO ALGONQUIN GAS TRANSMISSION COMPANY, RECORDED 7/21/1952 IN LIBER 5118 CP. 386. (EXHIBIT C). DOES NOT AFFECT SUBJECT PROPERTY.

D. UTILITY EASEMENT GRANT TO CONSOLIDATED COMPANY OF NEW YORK, INC., RECORDED 10/9/1967 IN LIBER 6737 CP. 754. (EXHIBIT D) BLANKET IN NATURE

E. NEW YORK TELEPHONE COMPANY EASEMENT AGREEMENT, RECORDED 10/10/1967 IN LIBER 6738 CP. 134. (EXHIBIT E) DOES NOT AFFECT SUBJECT PROPERTY.

GENERAL NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. REFERENCE IS MADE TO STEWART TITLE INSURANCE COMPANY, TITLE NUMBER 837326 (S-NY-CP-BTA), EFFECTIVE DATE AUGUST 11, 2017.
6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING NYSNET VRS SYSTEM. THE HORIZONTAL DATUM IS RELATIVE TO NAD83
7. THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE NYSNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

MAP REFERENCES:

1. MAP ENTITLED "THE NEW YORK EDISON CO. JAMES CURRY HILL & THEODORE HILL JR. - PURCHASE, 132 KV RIGHT OF WAY BETWEEN PUTNAM-WESTCHESTER CO. LINE & MILLWOOD" DATED SEPT 3, 1931, N-664.
2. MAP ENTITLED "SUBDIVISION MAP OF JEFFERSON VALLEY INDUSTRIAL PARK NO 1 FOR JEFFERSON VALLEY CORP.", BY J. HENRY CARPENTER & CO., DATED FEB. 3, 1964, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON MAY 25, 1964 AS MAP NO. 13954.
3. MAP ENTITLED "AMENDED SUBDIVISION MAP OF JEFFERSON VALLEY INDUSTRIAL PARK NO 1 FOR JEFFERSON VALLEY CORP.", BY J. HENRY CARPENTER & CO., DATED OCTOBER 2 1964, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON FEB 1, 1965 AS MAP NO. 14225.
4. MAP ENTITLED "SUBDIVISION MAP SHOWING RE-SUBDIVISION OF JEFFERSON VALLEY INDUSTRIAL PARK NO. 1" BY J. HENRY CARPENTER & CO., LAST REVISED MAY 24, 1990, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 11, 1990 AS MAP NO. 24181.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE N.Y. STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON BEHALF OF THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION OR SUBSEQUENT OWNERS.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- STONE WALL
- ROAD CENTERLINE
- OHE — OHE — OVERHEAD WIRE
- STREAM CENTERLINE
- CONTOUR - MAJOR
- CONTOUR - MINOR
- SWL — SWL — SWALE CENTERLINE
- EDGE OF ASPHALT
- EXISTING TREELINE
- PALUSTRINE FORESTED WETLAND (PFO)
- UTILITY POLE
- IRON MONUMENT
- FOUND CONCRETE MONUMENT
- EXISTING SIGN
- GUY WIRE

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Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

EXISTING CONDITIONS PLAN

Drawing Number

C003

10/13/2021 1:37 PM

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SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-20" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 16.08-1-17 TOWN OF YORKTOWN, COUNTY OF WESTCHESTER STATE OF NEW YORK		
APPLICANT: POWERFLEX 805 THIRD AVENUE NEW YORK, NY, 120022 (917) 426-9523	OWNER(S) OF RECORD: ROMER BEATO	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	844,987± SF
MINIMUM LOT WIDTH	N/A	900± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
MIN. FRONT YARD SETBACK	50 FT	51± FT
MIN. REAR YARD SETBACK	50 FT	50± FT

NOTES

1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND

- PROPERTY LINE
- SET BACK LINE
- WETLAND SET BACK
- STONE WALL
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- PROPSED SWALE
- PROPOSED TREELINE
- SWALE CENTERLINE
- EXISTING BUILDING
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PFO)
- PROPOSED SOLAR PANEL
- EXISTING UTILITY POLE

N

0 80 160 240 FT

1" = 80' SCALE BAR

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Sheet Name

OVERALL SITE PLAN

Drawing Number

C004

10/13/2021 1:39 PM

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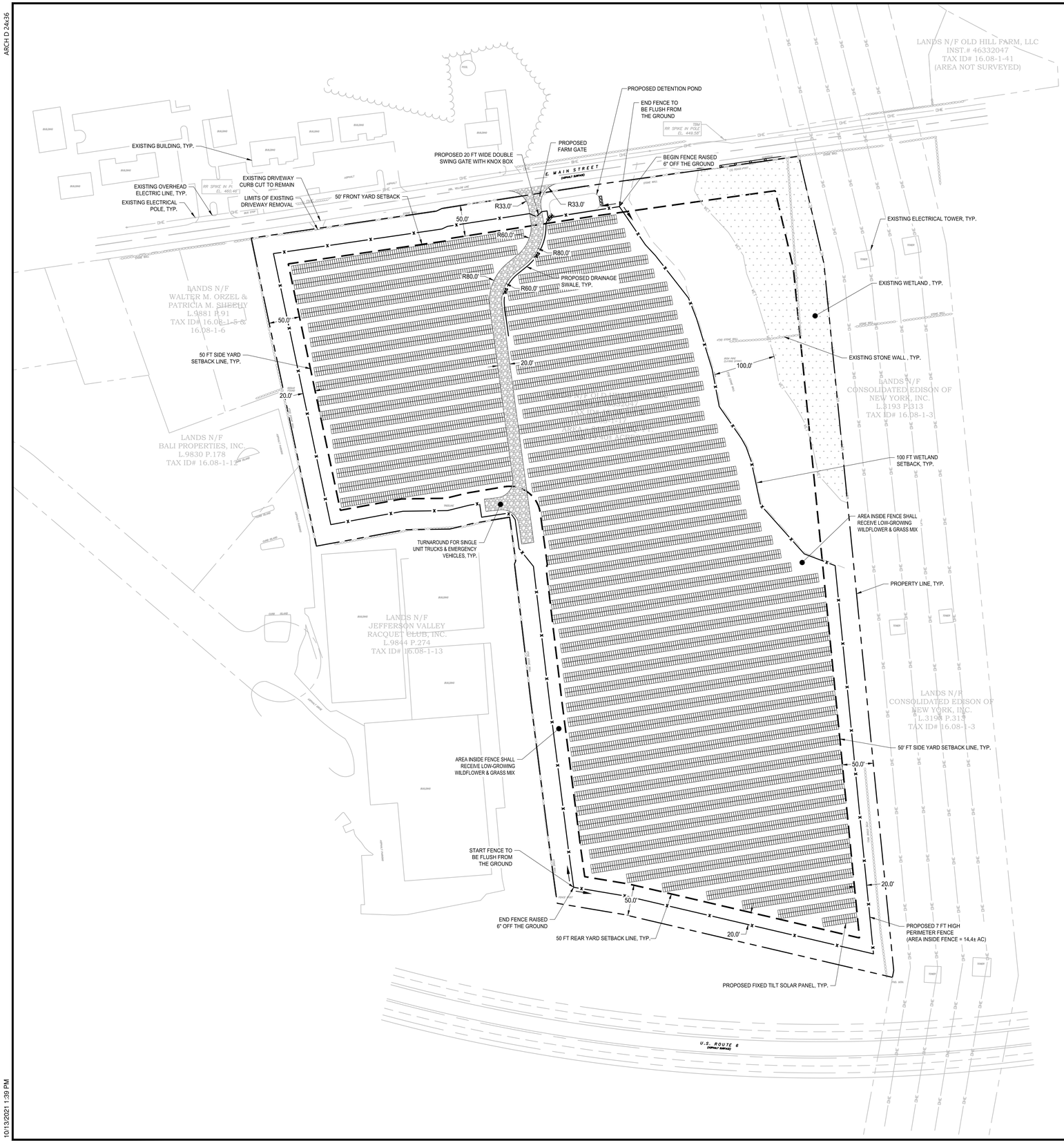

SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-20" ONE-FAMILY RESIDENTIAL		
PROPOSED USE: SOLAR ENERGY SYSTEM		
PARCEL 16.08-1-17 TOWN OF YORKTOWN, COUNTY OF WESTCHESTER STATE OF NEW YORK		
APPLICANT: POWERFLEX 805 THIRD AVENUE NEW YORK, NY, 120022 (917) 426-9523	OWNER(S) OF RECORD: ROMER BEATO	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	844,987± SF
MINIMUM LOT WIDTH	N/A	900± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
MIN. FRONT YARD SETBACK	50 FT	51± FT
MIN. REAR YARD SETBACK	50 FT	50± FT

NOTES

1. REQUIRED ZONING STANDARDS REFLECT THE MOST STRICT RESIDENTIAL ZONING REQUIREMENTS OF THE TOWN OF YORKTOWN PER SECTION 300 ATTACHMENT 1 APPENDIX A RESIDENCE ZONE STANDARDS.

LEGEND

- PROPERTY LINE
- SET BACK LINE
- WETLAND SET BACK
- STONE WALL
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- PROPSED SWALE
- PROPOSED TREELINE
- SWALE CENTERLINE
- EXISTING BUILDING
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PFO)
- PROPOSED SOLAR PANEL
- EXISTING UTILITY POLE

N

0 80 160 240 FT

1" = 80' SCALE BAR

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HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description
10/13/2021	REVISED PER CLIENT COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

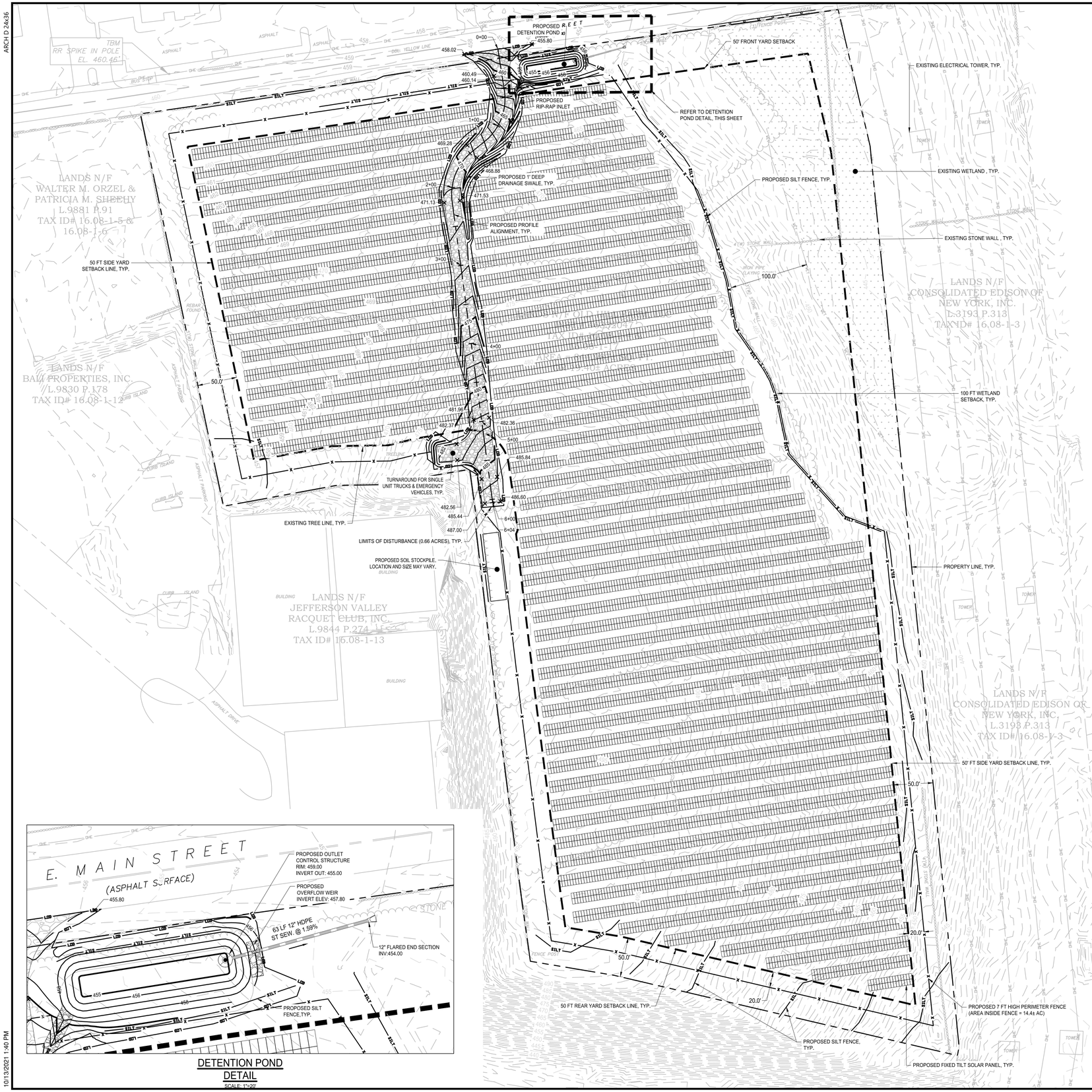
SITE PLAN

Drawing Number

C005

10/13/2021 1:39 PM

ARCH D 24x36



DETENTION POND DETAIL
SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- SET BACK LINE
- WETLAND SET BACK
- STONE WALL
- ADJOINER PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM CENTERLINE
- PROPOSED FENCE LINE
- PROPOSED OVERHEAD UTILITY LINE
- PROPOSED UNDERGROUND UTILITY LINE
- LIMITS OF DISTURBANCE
- PROPOSED TREELINE
- SILT FENCE
- PROFILE ALIGNMENT
- EXISTING EDGE OF ASPHALT
- EXISTING TREELINE
- PROPOSED DRIVEWAY
- PALUSTRINE FORESTED WETLAND (PFO)
- PROPOSED SOLAR PANEL
- EXISTING UTILITY POLE

N

0 60 120 180 FT

1" = 60' SCALE BAR

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07/28/2021	14064.11

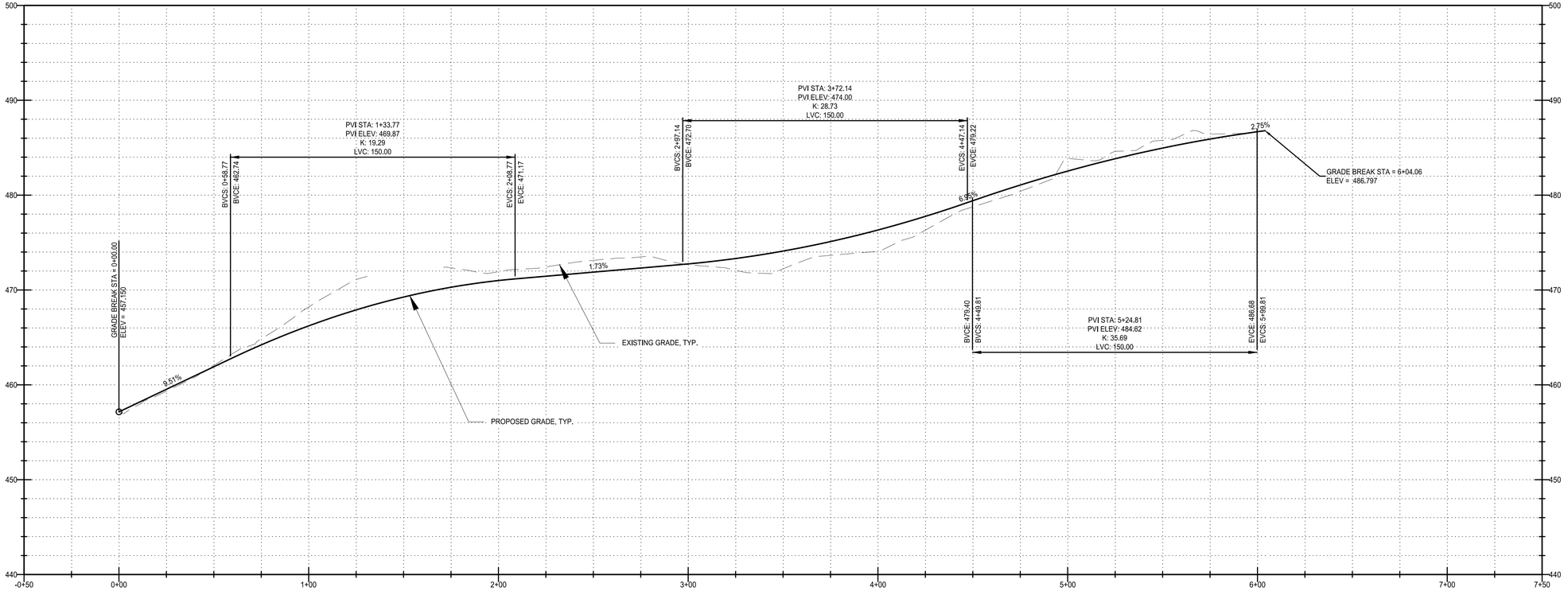
Sheet Name

GRADING & EROSION & SEDIMENT CONTROL PLAN

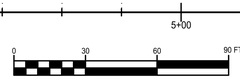
Drawing Number

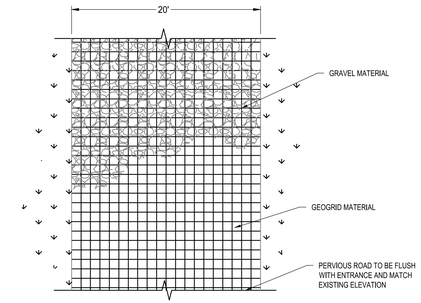
C006

10/13/2021 1:40 PM

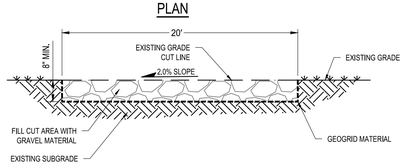


DRIVEWAY PROFILE
1"=6' VERTICAL
1"=30' HORIZONTAL





PLAN



LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES

NO SCALE

GEOGRID MATERIAL NOTES:

1. 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.
2. 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.
3. GEOGRID SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. 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 BXG110 GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

WOVEN GEOTEXTILE MATERIAL NOTES:

1. 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.
2. THE CONCERN OF POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DIE 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

GENERAL NOTES:

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE)
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER, COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER; DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE, MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED ARES, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED . THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY, HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRICTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
15. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USED PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

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Designer	Reviewer
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07/28/2021	14064.11

Sheet Name

GRADING PLAN DETAILS

Drawing Number

C007

ARCH D 24x36

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size Height	Mature Size Spread	Installed Size	Condition
Evergreen Trees							
JV	75	Juniperus Virginiana	Eastern Red Cedar	30'-60'	10'-25'	8' Ht.	B&B
PG	61	Picea Glauca	White Spruce	40'-60'	10'-20'	8' Ht.	B&B
AC	62	Abies Concolor	White Fir	50'-75'	20'-30'	6'-7' Ht.	B&B
PP	64	Picea Pungens	Colorado Spruce	30'-60'	10'-20'	7'-8' Ht.	B&B
TOTAL	262	----	----	----	----	----	----

LEGEND:

- PROPOSED TREE PLANTING
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- PALUSTRINE FORESTED WETLAND (PFO)
- STREAM
- 100 FT WELAND SETBACK
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

TREE MITIGATION DATA TABLE				
TREES TO BE REMOVED	TREES TO REMAIN	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT ≤ 7"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT 7" - 24"	NUMBER OF TREES WITH DIAMETER AT BREAST HEIGHT > 24"
572	127	8	602	90

N

0 80 160 240 FT

1" = 80' SCALE BAR

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AG	ECR
Date Issued	Project Number
07/28/2021	14064.11

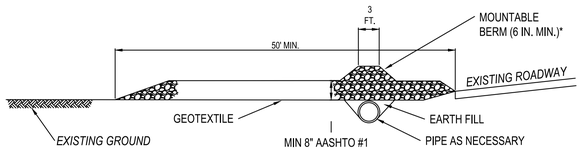
Sheet Name

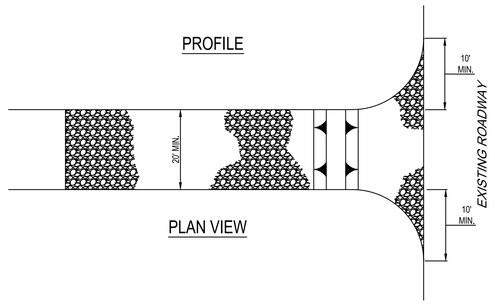
LANDSCAPING & TREE MITIGATION PLAN

Drawing Number

C008

10/27/2021 11:44 AM





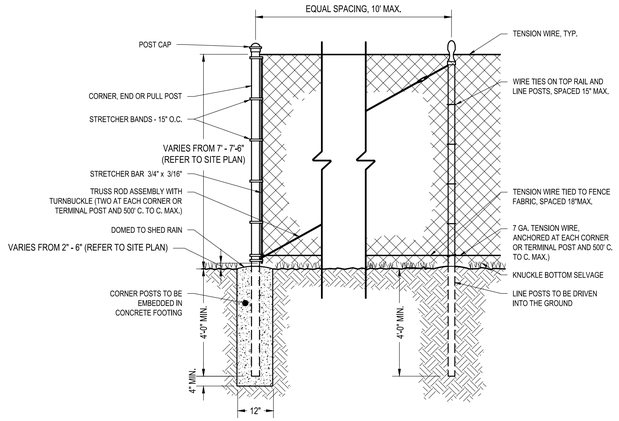
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. 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.
4. 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

N.T.S.



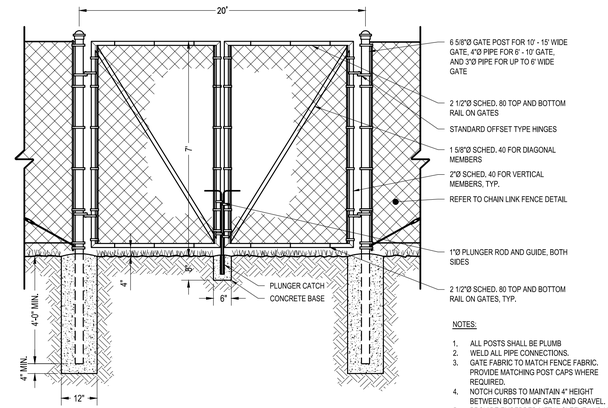
NOTES:

1. ALL POSTS SHALL BE PLUMB
2. WIRE TIES SHALL BE PLACED 15" ON CENTER ALONG TOP RAIL AND LINE POSTS.
3. LINE POSTS SHALL BE DRIVEN INTO THE GROUND.
4. CORNER POSTS SHALL BE EMBEDDED IN 12" DIAMETER CONCRETE FOOTING.

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.



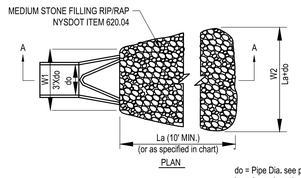
NOTES:

1. ALL POSTS SHALL BE PLUMB
2. WELD ALL PIPE CONNECTIONS.
3. GATE FABRIC TO MATCH FENCE FABRIC. PROVIDE MATCHING POST CAPS WHERE REQUIRED.
4. NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND GRAVEL.
5. PROVIDE EMBEDDED METAL SLEEVE AND HOLD OPEN FOR EACH LEAF OF GATE.
6. CONTRACTOR SHALL INSTALL A KNOX BOX NEXT TO GATE FOR FIRE DEPARTMENT ACCESS

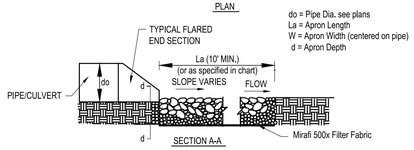
CHAIN-LINK FENCE GATE DETAIL

N.T.S.

ISOMETRIC VIEW



PLAN



SECTION A-A

do = Pipe Dia. see plans
La = Apron Length
W = Apron Width (centered on pipe)
d = Apron Depth

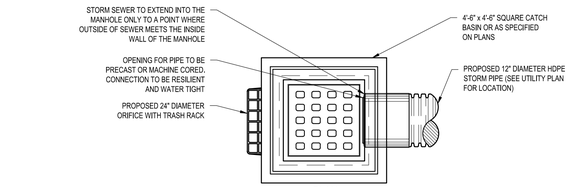
RIP RAP SIZING CHART				
PIPE DIA.	W1-MINIMUM	W2-MINIMUM	La-MINIMUM	D-MINIMUM
12"	3'	15'	14'	13.5"
18"	4.5'	15.5'	14'	13.5"
24"	6'	15'	13'	13.5"

NOTES:

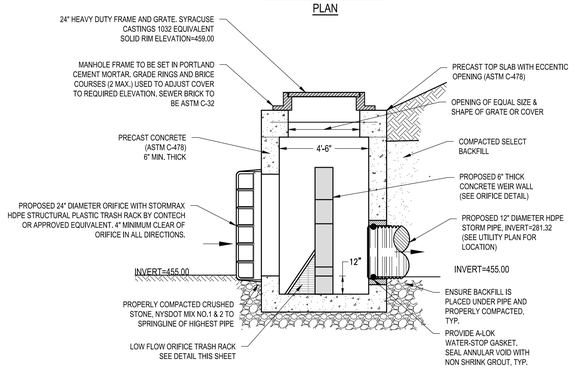
1. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NO LESS THAN 6".
2. NSTALL FILTER MIRAFI 500X OR APPROVED EQUAL FILTER FABRIC BETWEEN RIP-RAP AND SUBBGRADE

OUTLET PROTECTION RIP-RAP APRON

N.T.S.

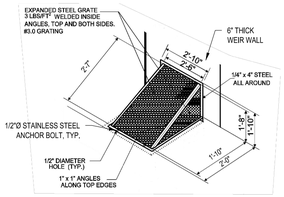


PLAN



OUTLET CONTROL STRUCTURE DETAIL

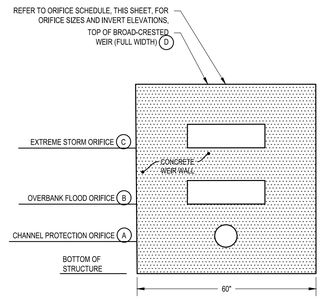
N.T.S.



LOW FLOW ORIFICE TRASH RACK DETAIL

N.T.S.

CONTROL STRUCTURE	A SIZE	A ELEV	B SIZE	B ELEV	C SIZE	C ELEV	D ELEV
1	3"	455.00	24"X4"	456.00	24"X5"	457.00	458.00



ORIFICE DETAIL

N.T.S.

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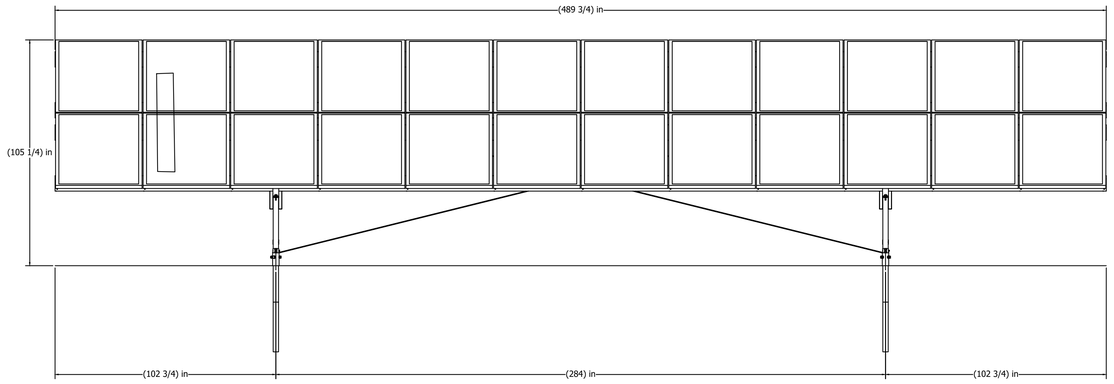
07/28/2021	14064.11

Sheet Name

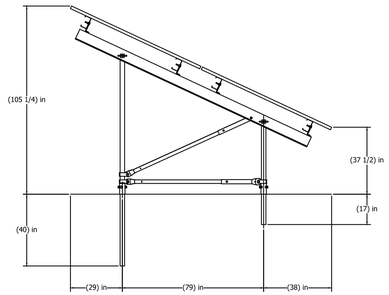
DETAILS I

Drawing Number

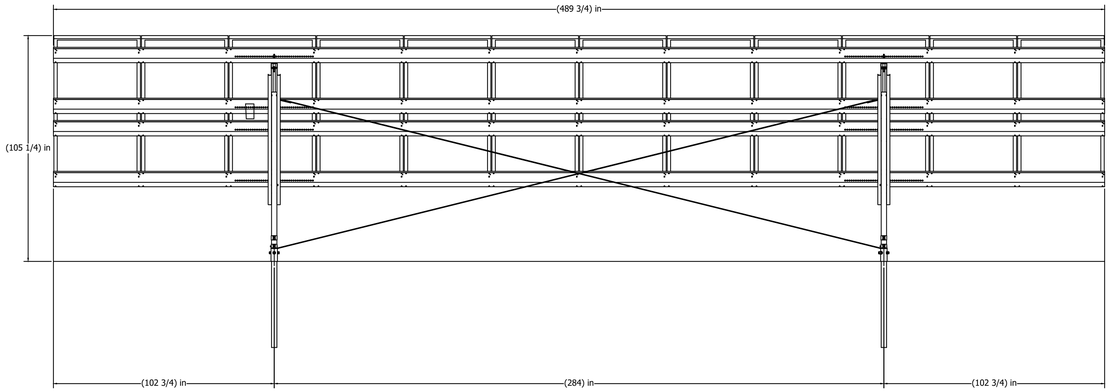
C009



FRONT ELEVATION VIEW



SIDE ELEVATION VIEW



REAR ELEVATION VIEW

NOTES:
1. TYPICAL INSTALLATION DIMENSIONS MAY BE ADJUSTED TO SUIT FIELD CONDITIONS.
2. FINAL DESIGN AND ENGINEERING PLANS TO BE PROVIDED BY THE RACKING MANUFACTURER.

SOLAR ARRAY DETAIL
N.T.S.

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NOT FOR CONSTRUCTION

Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
AG	WD
Date Issued	Project Number
07/28/2021	14064.11

Sheet Name

DETAILS II

Drawing Number

C010

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		

*OR APPROVED EQUIVALENT

SEED SCHEDULE 'A'

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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* 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

SITE STABILIZATION - SEED MIX

N.T.S.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS					
SOIL AMENDMENT		**PER ACRE**	**PER 1,000 SQ. FT.**	**PER 1,000 SQ. YD.**	**NOTES**
PERMANENT SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
PERMANENT SEEDING	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	
TEMPORARY SEEDING	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
TEMPORARY SEEDING	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 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:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED 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.
4. 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.
5. 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.
6. 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.
7. BLANKETING SHALL BE USED ON ALL SLOPES 3H:1V OR STEEPER OR AS NOTED ON THE PLANS.
8. PERMANENT STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE.

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HILLSIDE SOLAR LLC

227 GUARD HILL ROAD
BEDFORD CORNERS, NY 10549

OLD HILL FARM SOLAR FARM

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

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DETAILS III

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C011

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