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
VIDEO CONFERENCE
March 22, 2021
7:00 PM

To participate in this meeting, please register in advance:
https://us02web.zoom.us/meeting/register/tZEsdeigrD0pGNE6XvsncRhCcTPBKF_xFjE_

1. **Correspondence**
2. **Meeting Minutes – March 8, 2021**

REGULAR SESSION

3. **Hemlock Hills Farm Solar Farm**
   Public Hearing Plan & Special Use Permit
   Location: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt); 500 Croton Avenue, Cortlandt Manor
   Contact: Badey and Watson Surveying and Engineering, P.C.
   Description: Proposed 1.69 MW solar farm on a portion of the 50 acre Hemlock Hill Farm property that is located in the Town of Yorktown.

4. **Albert French Subdivision**
   Public Informational Hearing
   Location: 12.11-17-23; 1762 French Hill Road
   Contact: Site Design Consultants
   Description: Proposed 2 Lot subdivison where there are three existing residences. A Zoning Board decision from 1983 supports this subdivision.

5. **Envirogreen Associates**
   Public Informational Hearing
   Location: 15.16-1-30 & 31; 1833, 1851, 1867, and 1875 East Main Street
   Contact: Site Design Consultants
   Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a 16,000 sf retail center with associated parking.

WORK SESSION

6. **Correia Site Plan**
   Discussion Site Plan
   Location: 6.17-2-65; 250 East Main Street
   Contact: Site Design Consultants
   Description: Proposed storage facility on 8.22 acres in the Country Commercial zone consisting of two 1 ½ story buildings of 6,000 sf each.

7. **Foothill Street Solar**
   Discussion Site Plan & Special Permit
   Location: 15.07-1-5; 3849 Foothill Street
   Contact: Con Edison Clean Energy Businesses, Inc.
   Description: Proposed installation of a 2.8 MW ground mounted solar panel system with associated access road, electric utility upgrades, and perimeter fencing.

8. **Taco Bell – Mohegan Lake**
   Discussion Amended Site Plan & Special Use Permit for Outdoor Seating
   Location: 15.16-1-21; 3571 Mohegan Avenue
   Contact: JMC Site Development Consultants
   Description: Proposed Taco Bell restaurant and drive-thru on 0.83 acres in the C-2 zone, at the corner of East Main Street and Mohegan Avenue.

9. **Shrub Oak International School**
   Discussion Amended Site Plan
   Location: 26.05-1-4 & 26.06-1-2; 3151 Stony Street
   Contact: Divney Tung Schwalbe LLP
   Description: Proposed amendments to the site plan approval for Phase 2 site improvements.

10. **Large-Scale Solar Power Generation System at Shrub Oak Plaza**
    Discussion Special Permit
    Location: 16.09-2-13; 1426 East Main Street, Shrub Oak
    Contact: Ecogy New York
    Description: Proposed installation of a 260 kW DC/233.3 kW AC Large-Scale Roof-mounted and Ground-mounted solar energy system at the existing Shrub Oak Plaza.

11. **712 Kitchawan Road**
    Town Board Referral
    Location: 70.06-1-4; 712 Kitchawan Road
    Contact: Cuddy & Feder
    Description: Proposed amendment to 2018 transitional zone approval.

12. **2572 Gregory Street (Collier)**
    Town Board Referral
    Location: 27.14-1-2; 2572 Gregory Street
    Contact: Architectural Visions, PLLC
    Description: Proposed single-family residence requiring a stormwater and wetland permit from the Town Board.

13. **2678 Gregory Street**
    Town Board Referral
    Location: 27.14-1-17; 2678 Gregory Street
    Contact: Gabriel Senor, P.E.
    Description: Proposed single-family residence requiring a stormwater permit from the Town Board.

Last Revised – March 18, 2021

Foothill Solar

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

March 12, 2021

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

Dear Mr. Tegeder;

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

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

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

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

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

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

- Tree Removal: Will be required as we understand many trees are being removed.

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

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

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

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

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

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

Sincerely,

Eric Redding

Eric Redding, PE, LEED AP
DISCIPLINE LEADER, BERGMANN

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

conEdison
Clean Energy Businesses

March 12, 2021

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

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

Dear Mr. Tegeder:

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

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

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

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

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

Land Cover and Disturbance

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

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

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

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

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

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

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

Construction Time

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

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

Visual Impact

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

Absent an extensive landscape screening and planting for mitigation plan, the solar project would, however, have some visual impact from the Foothill Street viewshed to the east. The project will be set back 55 feet from the roadway and there is natural screening in that setback, but it would not be sufficient to completely screen the project site from that direction. Accordingly, Con Edison CEB has worked with a registered landscape architect to develop a dense and extensive planting plan to enhance the natural screening already there. That plan, with a cost of $160,000, provides for an additional 212 plantings, averaging over six feet in height when installed on Day 1 and growing to an average height of nearly 14 feet in Year 5.

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

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

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

Traffic, Emissions and Greenhouse Gas Effect

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

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

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

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

Wildlife Habitat

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

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

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

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

Noise

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

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

Lighting

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

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

Town Services

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

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

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

Sincerely,

Joe Shanahan

Solar Developer

Nancy Calicchia

From: Maureen Bellino <mbellino@pvcsd.org>
Sent: Tuesday, March 2, 2021 3:48 PM
To: Robyn Steinberg; John Tegeder; Planning Department
Cc: Jill Figarella; Jeremy Luft; Sam Oliverio; David Spittal
Subject: Board of Education Resolution Related to Proposed Yorktown Solar Farm

Please include the following with the information I emailed earlier today related to the proposed Yorktown Solar Farm. Thank you.

At their January 21, 2021, meeting, the Putnam Valley Central School District Board of Education passed the following resolution:

Whereas, the Con Edison Clean Energy Businesses, Inc. is presently before the Yorktown Planning Board asking to install a 16-acre solar farm on the property bordering our Middle/High School campus;
Whereas, the district has hired an engineer to study the proposed solar farm and make recommendations to the school district;
Whereas, this project will require significant deforestation of a 5.8-acre section of property directly behind the school's property. The removal of trees results in more groundwater to accumulate due to the loss of evapotranspiration;
Whereas, runoff from the deforested land could create significant infrastructure damage and cost burden to the adjacent Putnam Valley Middle School/High School Campus;
Whereas, the proposed stormwater management plan could significantly impact the district's property by diverting the watershed to a location that will direct runoff onto the school's property;
Whereas, noise from the proposed project's electrical equipment will put an end to the tranquility enjoyed by Putnam Valley students, faculty, and community members as they use the Wellness trail along the perimeter of the School District property;
Whereas, the viewshed of the proposed project will forever destroy the picturesque setting of Putnam Valley Middle School/High School Campus as a beautiful adjacent forest is replaced by unsightly solar panels, inverters, and other electrical equipment;
Whereas, this project will not only destroy the natural habitat of many of our forest creatures but will lay waste to the beautiful and abundant natural growth in the area;
Whereas, the Putnam Valley School District supports solar farms but with the caveat that they should be placed on available pasteurized land in the region.
Therefore, the Putnam Valley School District, in collaboration with the Town of Putnam Valley, hereby opposes the placement of the Con Edison Clean Energy Business Solar Farm on the property adjacent to Foothill St., Lockwood Rd. by Casey Court and Woodland Blvd. for its detrimental impact upon the environment, the destruction of 100's of trees, and its impact on this ecologically sensitive area.

Motion by Barbara Parmly, second by Joseph Ferraro.
Final Resolution: Motion Carries
Yea: Guy Cohen, Jeanine Rufo, Joseph Ferraro, Barbara Parmly, Janette Yetter

--

Thank you.
Maureen Bellino
District Clerk &
Secretary to the Supt. of Schools, Dr. Jeremy Luft
Putnam Valley Central School District
171 Oscawana Lake Road
(Administrative Offices are Located in Building Behind the Elementary School)
Putnam Valley, NY 10579
845 528-8143 x1367

Nancy Calicchia

From: Maureen Bellino <mbellino@pvcsd.org>
Sent: Tuesday, March 2, 2021 1:46 PM
To: John Tegeder; Planning Department
Cc: Sam Oliverio; Jeremy Luft; Jill Figarella; David Spittal
Attachments: Yorktown Planning Board-wAttach-Solar Farm-LuftJ-March 2021.pdf

Good afternoon,

Attached please find correspondence related to the proposed Yorktown Solar Farm project from Dr. Jeremy Luft, Superintendent of Schools, Putnam Valley Central School District.

I have also mailed the documents to Mr. Tegeder and the Planning Board. Thank you.

Maureen Bellino
District Clerk &
Secretary to the Supt. of Schools, Dr. Jeremy Luft
Putnam Valley Central School District
171 Oscawana Lake Road
(Administrative Offices are Located in Building Behind the Elementary School)
Putnam Valley, NY 10579
845 528-8143 x1367

Putnam Valley Central School District

"The Child, First and Foremost...
Building a Foundation for the Future"

March 2, 2021

To: Members of the Town of Yorktown Planning Board
Albert A. Capellini Community & Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, New York 10598

The Putnam Valley Central School District is a staunch supporter of renewable/alternative energy. In fact, much of our heating and cooling is conducted through the use of geothermal wells and many of our buildings utilize solar arrays on our roofs. Our middle school/high school campus uses zero gallons of oil to heat our buildings each winter.

Despite our support of renewable energy, the district has serious concerns regarding the proposed solar farm located off of Foothill Street in the Town of Yorktown. Our internal conversations raised enough concern that the district hired an outside consultant to review the planning documents and present the school district with recommendations. The district contracted Preferred Design and Construction, Inc., and Mr. Ed Vergano conducted on-site visitations and completed a thorough review of all the associated documentation filed with the planning board.

A review of the completed report (attached), acknowledges the district's initial concerns about the proposed solar farm. Findings outlined in the report address the negative effects of clearcutting a large parcel of land adjacent to the district's property. The most concerning impacts will be on the associated storm water management, visual landscape, and biodiversity.

The district has struggled for years to collect and detour the large volume of surface runoff and groundwater that cascades onto our property from Foothill Street and the adjacent properties. During a recent capital project, the district taxpayers invested over $100,000 to make improvements to the stormwater management systems on the campus. Clearcutting thousands of trees is sure to only increase the volume of water flooding onto our property; adversely affecting our buildings, parking lots, and athletic fields.

171 Oscawana Lake Road
Putnam Valley, NY 10579
845 528-8143

We are requesting that the Town of Yorktown not allow the proposed solar farm off of Foothill Street to move forward as proposed. It is evident that this project will have an adverse impact on the neighboring properties, including the Putnam Valley Central School District. We continue to support and encourage the development of renewable energy farms but ask the Town of Yorktown to consider alternative locations, preferably on already deforested land.

We thank you for your time and consideration on this matter. Please review the attached report provided by Preferred Design and Construction Inc.

Thank you,

Dr. Jeremy Luft
Superintendent of Schools

Cc: John A. Tegeder, Director of Planning

171 Oscawana Lake Road
Putnam Valley, NY 10579
845 528-8143

Preferred Design and Construction, Inc.
96 Buckhaven Hill
Upper Saddle River, NJ 07458
(201) 602-3971
(201) 825-4213 (fax)
edvergano@gmail.com

December 23, 2020

Ms. Jill Figarella, Treasurer
Putnam Valley Central School District
171 Oscawana Lake Road, Putnam Valley, NY 10579

Re: Evaluation of Proposal for Solar Farm
Foothill Street, Yorktown, NY 10598

Dear Ms. Figarella,

We are pleased to submit this evaluation of the documents provided to us by the Putnam Valley Central School District in connection with the proposed solar farm as detailed in our November 20, 2020, proposal for services.

INTRODUCTION

Preferred Design and Construction, Inc. has been retained by the Putnam Valley Central School District (PVCSD) to evaluate potential environmental and other impacts from a proposed solar farm on an adjacent property that boards the east section of the school campus. Con Edison Clean Energy Business, Inc., Valhalla, New York, is proposing a 16-acre community solar farm on a 34-acre parcel(s) located at 3849 Foothill Street, Yorktown, New York (Section 15.07, Block 1, Lot 5) referred to herein as the "Lockwood property." As required by the New York State Environmental Quality Review Act (SEQRA), Yorktown has solicited responses from "involved or interested agencies and authorities." Yorktown has provided PVCSD an eleven-page set of plans prepared by Bergmann Associates, Albany, NY dated October 27, 2020, which details the proposal. Yorktown has also provided the PVCSD with a link to digital copies of the Stormwater Pollution Prevention Plan, (SWPPP), the Long Environmental Assessment Form (LEAF), and the Yorktown Planning Board "Site Plan" and "Special Use" permit application forms. As the review process advances, more documentation will become available regarding various environmental impacts that have yet to be determined or

identified. At present, we will review the submitted information with a focus on drainage and visual impacts on the school property. The final section of this report will detail our conclusions and recommendations for improvements and further studies in this early stage of the application process.

On Tuesday, November 17, 2020, I met at the campus with the Superintendent, Dr. Jeremy Luft, and the Director of Operations, Dave Spittal, who both described the existing groundwater drainage problem on school grounds that appears to originate (at least in part) from the steep-sloped Lockwood property. Furthermore, they both expressed concern regarding the proposed removal of thousands of trees currently visible from school property which may be replaced by a sea of solar panels.

DOCUMENT REVIEW

Our evaluation of the SWPPP and other documents will be limited to the 5.8-acre section of the Lockwood property that drains to the school property (i.e., to "design point 2") and the section of the Lockwood property that provides the postcard quality views from the school campus.

STORMWATER RUNOFF (SWPPP)

As required by Federal and NYS Law, the SWPPP details "responsibilities for compliance with stormwater discharge permit regulations at the construction sites." These procedures help to mitigate potential adverse impacts to water quality and quantity (i.e., rate and volume of runoff) to on and off-site areas during and after construction. These procedures also offer the opportunity to correct existing problems caused by excessive groundwater and/or surface water runoff.

Appendix C of the SWPPP, entitled "Erosion and Sediment Control Plan(s) and Details (ESC)," addresses practices such as the use of silt fence, check dams, establishing vegetative cover, installing matting on steep slopes, etc. We are concerned that the noted ESC measures may not be sufficient to control the increased runoff resulting from clear-cutting and grubbing the 5.8-acre steep, heavily treed section of the Lockwood property that discharges stormwater runoff directly onto the adjacent school property. We would like the applicant to evaluate the use of siltation basins and evaluate using a more phased approach to construction in this area.

The applicant's engineer used "HydroCAD" to model the hydrology/hydraulic effects of the proposed solar farm. The HydroCAD stormwater model system, which is based on the widely accepted stormwater modeling developed by the USDA Soil Conservation

Service, was used to evaluate the 1-year, 10-year, and 100-year, 24-hour storm events as determined by the National Oceanic and Atmospheric Administration (NOAA).

The TR-20 methodology considers a multitude of characteristics including watershed areas (i.e., sub-catchments), soil types, soil permeability, vegetative cover, time of concentration topography, rainfall intensity, ponding, etc.

As mentioned above, the objective of stormwater mitigation is to reduce the rate of runoff to pre-development conditions and to preserve water quality. Usually, when land is cleared for development without a properly sized detention or retention structure, the post-development rate of runoff will exceed the pre-development rate of runoff. This occurs usually because the post-development condition of the site has a less pervious surface (i.e., a greater CN value) and a quicker runoff time. This is easy to understand when a meadow is developed for commercial or multi-family residential use. At the Lockwood property, the existing steep slopes are covered with mature trees that soak up groundwater and, in my opinion, should have been assigned a higher CN value (i.e., "Woods" with a "Good" underbrush, not "Fair"). Furthermore, the time of concentration (i.e., the time it takes for runoff from the most hydrologically distant point in the 5.8-acre watershed to reach the design point) appears to be too low for the existing and too high in the model of the proposed condition. Since the size of both detention ponds is dependent on CN and Tc, it is critical that these factors are accurate. Other issues that the designer should look at are as follows:

1. There should be at least one foot of freeboard above the 100-year storm elevation in each basin.
2. The outfall structure in Detention Pond #1 shows that the top of the weir in the outfall structure is at the same elevation as the top of the basin.
3. Detention Basin #2, which discharges directly onto the adjacent school property, is located within the 50-foot buffer—as is the proposed maintenance property located at the northeast corner of the site. In fact, the "limit of disturbance" line runs about halfway into the buffer that abuts school property. The buffer is an area that is intended to remain untouched.
4. Special care should be given to the design and construction of Detention Basin #1. In two places the detention pond borders the school watershed. With virtually no freeboard and the fact that the proposed 12-inch discharge line can get clogged, the school property must be protected from accidental spillage, or potentially worse, a breach in the wall of the pond at these two locations; thereby, discharging water from another watershed onto school property.

As previously mentioned, a permanent maintenance area is proposed at the northeast corner of the subject 5.8-acre area. Runoff is proposed to be treated in a bioretention facility. More detail is needed (possibly just a detailed profile) to evaluate this facility.

What the SWPPP does not address is the excessive groundwater problem at the school campus. The problem may be better or may get worse after the project is complete. Some concerns/issues are as follows:

1. The proposed discharge to the onsite wetlands is proposed to change from overland sheet flow through the woods to capturing runoff from the east side of the Lockwood property, located just south of the watershed that drains onto school property, via a proposed swale and directing that runoff to Detention Basin #1. This not only changes the hydrology of the onsite wetland area (the impacts to the wetlands which should be evaluated) it also may change the groundwater in the area.
2. The removal of trees results in more groundwater to accumulate due to the loss of evapotranspiration.
3. The school superintendent explained that a large section of the school parking area deteriorates rapidly even after resurfacing due to the presence of water.
4. Can installing a curtain drain along the perimeter of the steep slope adjacent to (or on) school property help to alleviate the groundwater problem?

CONCLUSION AND RECOMMENDATIONS

1. The Putnam Valley Central School District has serious concerns about the visual impact the proposed solar farm will have on its viewshed. Currently, trees within and outside of the 5.8-acre watershed on the Lockwood property will be removed and replaced with near grade level solar panels. The applicant should provide the school with a 3D computer-generated video of how the view from different locations on school grounds and in the buildings will change.
2. The removal of thousands of trees will significantly affect wildlife and plant life. There should be a biodiversity study of the subject property and of the region to assess how wildlife will be affected. The study should also address the impact on the large wetland on the Lockwood property. The applicant proposes to maintain a 100-foot buffer around the wetland, thereby eliminating the need for a wetland permit. However, this wetland currently receives sheet flow on all sides. The proposal includes directing a portion of the sheet flow from the east side of the wetland via a swale to Detention Basin #1 which will direct runoff accumulated in the detention pond via a 12-inch pipe to the north end of the wetland buffer. This could have an adverse impact on the wetland.

3. The Stormwater Management Report should be modified as suggested above (e.g. the Tc and CN values) or further justification shall be provided supporting the pre vs post-development conditions affecting the school property with regard to water quality and quantity. Detention Basins 1 and 2 should be adjusted to provide at least one foot of freeboard above the 100-year flood elevation.
4. As noted above, it appears that subsurface runoff from the Lockwood property has found its way to the school property, possibly accounting for the high volume of groundwater observed by the Director of Operations who provided this office with pictures and a video showing what the Director described as groundwater pouring into an open excavation conducted a few years ago for a utility installation. He also stated that groundwater is likely responsible for the rapid deterioration of the asphalt parking area closest to the Lockwood property. Therefore, it is advised that an appropriately sized curtain drain be installed along the southeast end of the school property.
5. To lessen visual and drainage impacts, the applicant should consider increasing the 50-foot buffer on the Lockwood property abutting the school property to 100-foot. At a minimum, the 50-foot buffer should not be disturbed for any reason as noted above.

Thank you for the opportunity to evaluate potential adverse impacts to the school property that could result from the construction of the proposed solar farm.

Please feel free to contact me anytime if you have any questions or comments.

Respectfully submitted,
Ed Vergano, P.E., President

This **LEAD AGENCY SELECTION FORM** is being circulated for the purpose of determining the Lead Agency under SEQRA for the following project:

Applicant:	Con Edison Clean Energy Businesses, Inc.
Map titled:	Yorktown A Solar Farm
Prepared by:	Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C.
Dated:	October 27, 2020
Project Location:	3849 Foothill Street, Mohegan Lake Section 15.07, Block 1, Lot 5
Contact Person:	Robyn Steinberg, Town Planner, Town of Yorktown
Response Required:	**November 30, 2020**

RECEIVED
PLANNING DEPARTMENT
NOV 16 2020
TOWN OF YORKTOWN

Reply Form (to be complete by Involved Agency)

The Putnam County Planning has examined this form and its accompanying documentation and (check A or B).

A. _____ Concludes that the proposed action is not likely to have a significant effect on the environment.

B _____ Concludes that the proposed action is likely to have a significant effect on the environment and (check appropriate choices 1,2,3,4)

1. _____ desires to be the Lead Agency.
2. X recommends Yorktown Planning Board be Lead Agency.
   (list recommended agency)
3. _____ comments are attached.
4. _____ has no comment.

Reviewed by:

11/6/2020 Barbara Barbosa, Senior Planner

Date **Name** **Title**

PLEASE RETURN TO THE AGENCY INITIATING THIS PROCESS AS LISTED ON PAGE 1 BY THE DATE INDICATED. If your Agency does not submit a written objection to the Planning Board acting as Lead Agency, within thirty (30) days of the mailing of this notification to the contact person listed on page 1, then the Town of Yorktown, Planning Board will assume Lead Agency for this project.

Westchester gov.com

Westchester County Planning Board Referral Review
Pursuant to Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code

George Latimer
County Executive

November 13, 2020

RECEIVED
PLANNING DEPARTMENT
NOV 13 2020
TOWN OF YORKTOWN

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

County Planning Board Referral File YTN 20-012 – Solar Farm – 3849 Foothill Street Site Plan

Dear Ms. Steinberg:

The Westchester County Planning Board has received a site plan (dated revised October 27, 2020) and related materials for a proposed solar farm to be located at 3849 Foothill Street (SBL 15.07-1-5), a property at the northwest corner of the town which abuts both the Town of Cortlandt and the Town of Putnam Valley. The Putnam Valley Middle School/High School campus also abuts the site to the north. The proposed solar farm would occupy approximately 15 acres of the 34.23-acre site, with the remainder left undeveloped. An access road, fencing and stormwater management basins would also be constructed.

We have no objection to the Yorktown Planning Board assuming Lead Agency status for this review.

We have reviewed the site plan under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Tree removal and screening.

Foothill Street and the surrounding area have a wooded character which could be compromised by the proposed solar farm. The site plans do not show a count of the trees to be removed or how the solar farm would be visually buffered from surrounding roads and properties.

2. Relationship to school property.

The proposed solar farm would be adjacent to the Putnam Valley Middle School/High School campus. We recommend the applicant reach out to the Putnam Valley Central School District to see if the proposed solar farm could offer an educational resource to the school.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: Norma V Drummond

Norma V. Drummond
Commissioner

NVD/LH

From: Sam Oliverio [mailto:soliverio@putnamvalley.com]
Sent: Tuesday, January 19, 2021 10:55 AM
To: Matthew Slater <mslater@yorktownny.org>; John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>
Subject: Resolution Opposing the Con Edison Solar Farm

Good Morning,

Attached is a resolution approved by our Town Board at our December 16th Monthly Meeting. Please add this resolution to the public record showing our Town's concern for this project.

Sincerely,

Sam Oliverio
Supervisor – Town of Putnam Valley
845-526-2121
Carpe Diem

Resolution Concerning the Con Edison Clean Energy Businesses, Inc. planned Solar Farm.

Whereas the Con Edison Clean Energy Businesses, Inc. is presently before the Yorktown Planning Board asking to install a massive solar farm on the property bordering our Middle/High School Campus and Highfields Townhouses.

Whereas this project is enormous and will deforest the entire area from behind the schools and Highfields to Lockwood Rd. by Casey Court and Woodland Blvd.

Whereas this project will be placed in a natural forested area with the picturesque waterfalls encompassing the Mohegan Outlet (a source of the City of Peekskill's Water Supply) and other wetland designated zones.

Whereas runoff from the deforested land will create significant infrastructure damage and cost burden to the adjacent Putnam Valley Middle School/High School Campus.

Whereas rain water will be subject to an abnormal temperature increase as it cascades off of the solar panels and runs into the Mohegan Outlet causing undo stress and a disrupted environmental venue for all of the present fauna and flora.

Whereas the view shed of the proposed project will forever destroy the bucolic setting of Putnam Valley Middle School/ High School Campus as a beautiful adjacent forest is replaced by unsightly solar panels, inverters and other electrical equipment.

Whereas noise from the proposed project's electrical equipment will put an end to the tranquility enjoyed by Putnam Valley students, faculty and community members as they use the Wellness trail along the perimeter of the School District property

Whereas this project will not only destroy the natural habitat of many of our forest creatures, but will lay waste to the beautiful and abundant natural growth in the area.

Whereas the Town of Putnam Valley supports Solar Farms but with the caveat that they should be placed on already pastured land or existing abandoned farmland that is abundant and plentiful in the Counties north of us.

Therefore the Town of Putnam Valley in collaboration with the Putnam Valley School District hereby opposes the placement of the Con Edison Clean Energy Business Solar Farm on the property adjacent to Foothill St., Lockwood Rd. by Casey Court and Woodland Blvd. for its detrimental impact upon the environment, the destruction of 100s of trees and its impact on the fauna and flora of this ecologically sensitive area.

1/16/24

Sam Oliverio
Town of Putnam Valley Supervisor

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

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

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

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

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

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

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

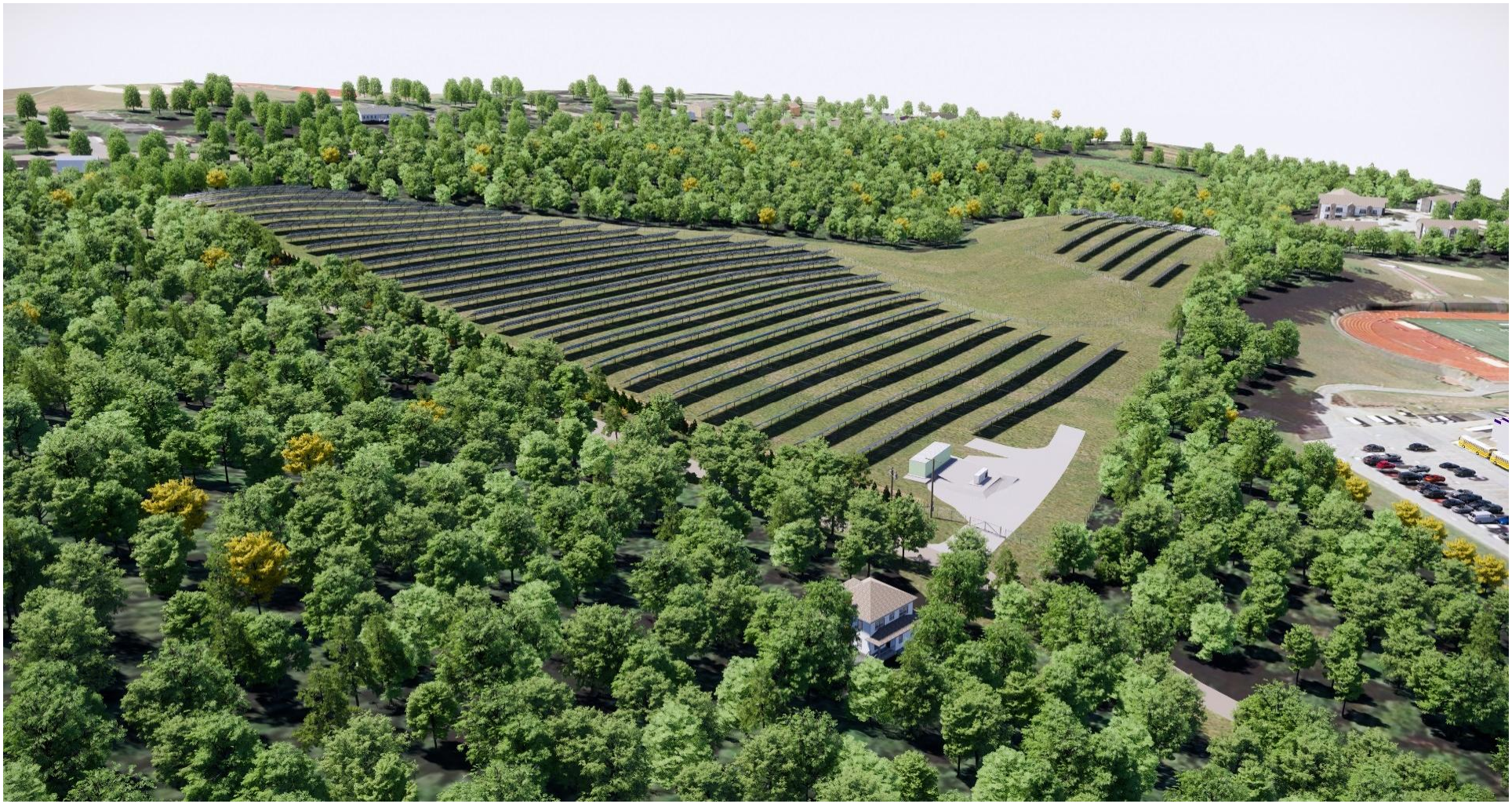
Photo simulation #8 – Entrance Area with Planting Enhancement – Day 1

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

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

Photo simulation #11 – Aerial – Year 5

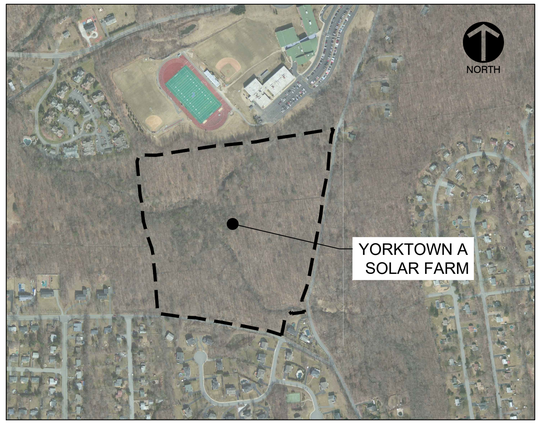
Photo simulation #12 – Aerial – Year 5



CON EDISON CLEAN ENERGY BUSINESSES, INC.

YORKTOWN A SOLAR FARM
SITE PLANS

FOOTHILL STREET
TOWN OF YORKTOWN



LOCATION MAP
1"=500'

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

PROJECT INFORMATION:

LATITUDE: 41.333 N
LONGITUDE: 73.859 W

TOWN: YORKTOWN
COUNTY: WESTCHESTER
STATE: NEW YORK

PROJECT OWNER/APPLICANT:

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

PREPARED BY:

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

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YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

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

office: 518.862.0325

www.bergmannpc.com

REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
NOT FOR CONSTRUCTION

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

Project Number:
14847.00

COVER SHEET

Drawing Number:

C000

LEGEND:

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

SOFTBALL DIAMOND
TRACK/FOOTBALL FIELD
N/F PUTNAM VALLEY MIDDLE SCHOOL TAX
SCHOOL PARKING LOT
PROPOSED 20' WIDE LIMITED USE PERVIOUS GRAVEL DRIVEWAY.
PROPOSED CHAIN LINK FENCE WITH 16' WIDE DOUBLE GATE: 6,790 ± LF TOTAL ENCLOSING 14.65 ± TOTAL ACRES
PROPOSED 20'X30' EQUIPMENT PAD
PROPOSED STORMWATER SWALE WITH CHECK DAMS
PROPOSED LAYDOWN AREA, CONTRACTOR TO USE LIMITED USE PERVIOUS GRAVEL
EXISTING CONCRETE VAULT
N/F MICHAEL BEAKES TAX 48.05-1-37
N/F GIL SUDANS TAX 15.08-1-
WESTCHESTER COUNTY AND YORKTOWN TOWNSHIP LINE
PROPERTY LINE, TYP.
PROPOSED DETENTION POND
LIMITS OF TREE CLEARING (TYP.)
PROPOSED DETENTION POND
20.0'
N/F DOUGLAS CALL TAX 15.07-1-6
EXISTING BUILDING (TYP.)
UTILITY RECLOSER POLE ARRAY SERVICE
PROPOSED TRANSFORMER
ARRAY DISCONNECT MAY BE PAD/POLE MOUNTED
UNDERGROUND ELECTRICAL CONDUIT
TURNING SPACE FOR PUMPER FIRE TRUCK
N/F JOHN & MARY MULGREW TAX 15.08-1-15
PROPOSED 30'X75' TEMPORARY STAGING AREA.
PROPOSED BIO-RETENTION BASIN
PROPOSED 27'X64' ELECTRICAL BATTERIES
STONE CHECK DAM, TYP.
100' WETLAND SETBACK
100' WETLAND SETBACK
PROPOSED STORMWATER SWALE WITH CHECK DAMS
YORKTOWN A SOLAR FARM
N/F RICHARD AVAN HARTNETT TAX 15.08-1-14
YORKTOWN TOWNSHIP LINE
EXCESS ROCK TO BE STOCKPILED ON-SITE
EXISTING SWALE
100' OHWM SETBACK
LIMITS OF TREE CLEARING (TYP.)
FOOTHILL STREET
N/F VICTOR WRIGHT TAX 15.08-1-13
BERGMANN DELINEATED PEM/PSS WETLAND
N/F NILES SCHWARTZ TAX 15.07-1-7
N/F LAWRENCE WATKINS TAX 15.08-1-12
EXISTING STREAM CENTERLINE MOHEGAN OUTLET
FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE, TYP.
EXCESS ROCK TO BE STOCKPILED ON-SITE
PROPOSED PERIMETER FENCE TO BE INSTALLED ALONG PROJECT FRONT YARD
N/F JONATHON MENZ TAX 15.08-1-11
FEMA 1% ANNUAL CHANCE FLOOD HAZARD ZONE, TYP.
FEMA REGULATORY FOODWAY, TYP.
50' SETBACK LINE
STREAM CENTERLINE BASED ON LIDAR
EXCESS ROCK WALLS TO BE REMOVED AND RELOCATED TO PROJECT FRONT YARD, TYP.
EXCESS ROCKS FROM EXISTING ROCK WALL TO BE USED AS ROCK WALL ALONG FRONT YARD
N/F RICHARD BAMBACE JR TAX 15.08-1-10
N/F WILLIAM LOCKWOOD TAX 13.10-2-3
N/F WILLIAM LOCKWOOD TAX 15.07-1-5 AREA = 34.233± ACRES
OHWM BOUNDARY LINE
N/F JARED & JILL GREENWALD TAX 15.08-1-9
EXISTING STONE WALL
N/F PAGE OLIVER SOURBY TAX 15.08-1-8
N/F EMIGRANT MORTGAGE CO TAX 13.10-2-3.5
N/F ANNA & ERNEST POLAO TAX 13.10-2-3.6
N/F WILLIAM LOCKWOOD TAX 13.10-2-3.7
N/F WILLIAM LOCKWOOD TAX 13.10-2-3.8
N/F TOWN OF YORKTOWN PARKLAND TAX 15.09-1-7
50' SETBACK LINE
LOCKWOOD ROAD
N/F EDWARD & JULIE STOLL TAX 15.07-1-3
N/F EDWARD & TERESA HALPIN TAX 15.07-1-4
N/F DAVID PLOTKIN TAX 15.08-1-6
N/F JOHN & MARY GARVY TAX 13.10-3-5
N/F SHARON HORBECK TAX 15.07-1-2
N/F RICHARD IMPRESCIA TAX 15.07-1-8
N/F ANTHONY MATESE TAX 15.07-1-9
N/F JOHN CIMATA TAX 15.07-1-10
N/F DAVID KONWITCH TAX 13.10-3-6
MOORTAR BLVD
WOODLAND BLVD
OSSEY CT
N/F SHEILA SHERIDAN TAX 15.07-1-12
N/F DOUGLAS BERRY TAX 15.07-1-11
N/F MITESH PATEL TAX 15.07-1-20
N/F DEBANJAN & KANIA SAHA TAX 15.07-1-13
N/F EUGENE & ESPINOSA SALA TAX 15.07-1-21
EMMA LANE
N/F SAMANTHA & R SAHOO TAX 15.07-1-16
N/F WINDY & MARK NELSON TAX 15.07-1-15
N/F ROBET SATERIALE TAX 15.07-1-14

0 100 200 300 FT
1" = 100' SCALE BAR

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SITE PLAN DATA TABLE

SITE IS LOCATED IN THE "R1-40" RESIDENTIAL ZONING DISTRICT.

PROPOSED USE: SOLAR

PARCEL 15.07-1-5
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICANT:
CON EDISON CLEAN ENERGY BUSINESSES, INC.
100 SUMMIT LAKE DRIVE
VALHALLA NY, 10595
(978) 888-4088

OWNER(S) OF RECORD:
WILLIAM LOCKWOOD

PLANS PREPARED BY:
BERGMANN
2 WINNERS CIRCLE, SUITE 102
ALBANY, NY 12205
(518) 862-0325

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	2 AC.	34.2± AC.
MIN. LOT WIDTH	150 FT	1,011± FT
MIN. LOT DEPTH	150 FT	1,114± FT
MIN. SIDE YARD SETBACK	50 FT	60± FT
MIN. FRONT YARD SETBACK	50 FT	55± FT
MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. HEIGHT	15 FT	9± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	11.3± %

YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

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2 Winners Circle, Suite 102
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office: 518.862.0325

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	1"=100'

Project Number:
14847.00

OVERALL SITE PLAN

Drawing Number:
C001
2 of 12

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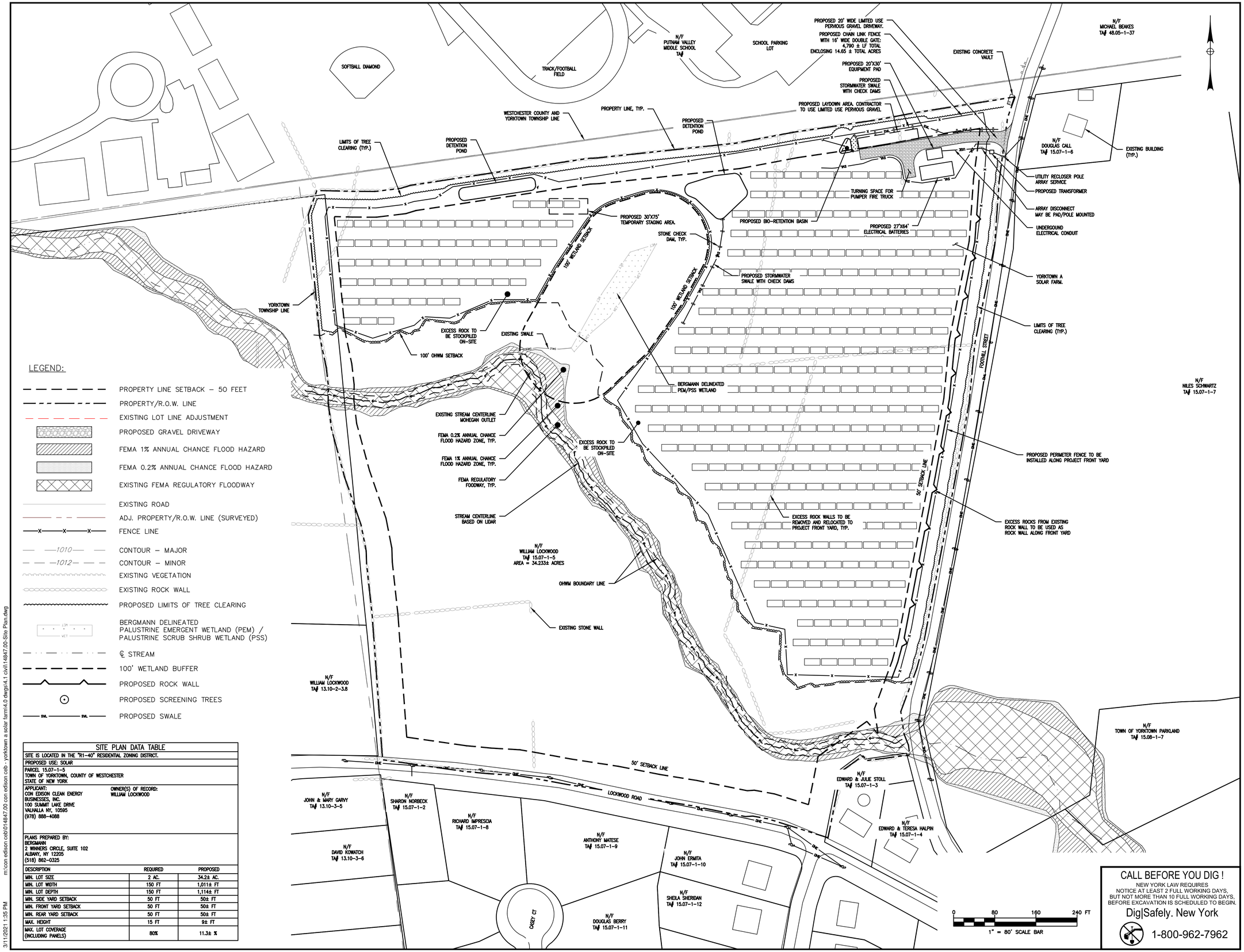
3/11/2021 1:35 PM



LEGEND:

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

SITE PLAN DATA TABLE

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

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FOOTHILL STREET

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
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Project Manager: ECR	Checked By: ECR
Designed By: WD	Drawn By: WD
Date Issued: OCTOBER 27, 2020	Scale: 1"=80'
Project Number: 14847.00	

SITE PLAN

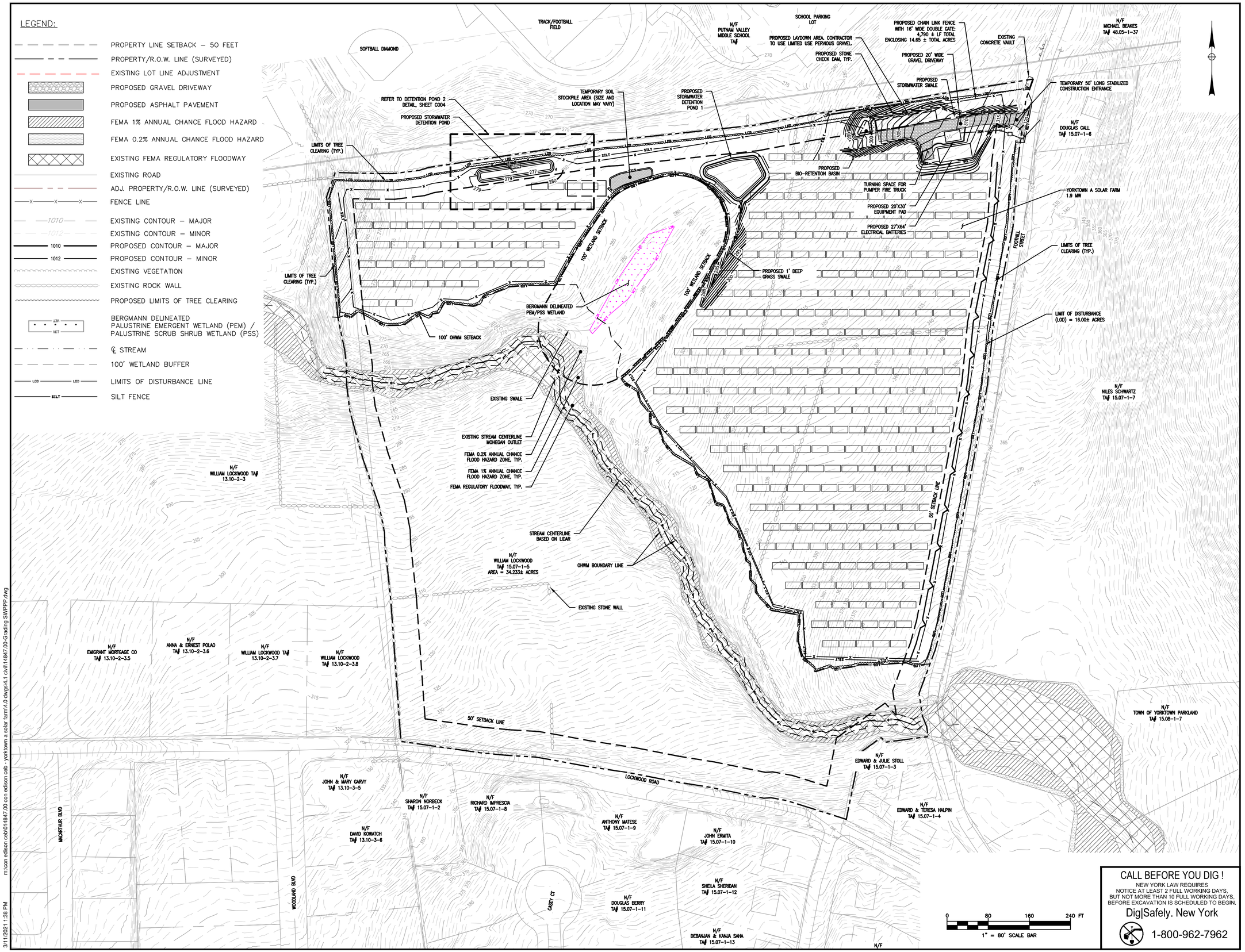
Drawing Number:

C002

3 of 12

LEGEND:

- PROPERTY LINE SETBACK – 50 FEET
- PROPERTY/R.O.W. LINE (SURVEYED)
- EXISTING LOT LINE ADJUSTMENT
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED ASPHALT PAVEMENT
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- 1010 EXISTING CONTOUR – MAJOR
- 1012 EXISTING CONTOUR – MINOR
- 1010 PROPOSED CONTOUR – MAJOR
- 1012 PROPOSED CONTOUR – MINOR
- EXISTING VEGETATION
- EXISTING ROCK WALL
- PROPOSED LIMITS OF TREE CLEARING
- LIN / WET BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS)
- ℄ STREAM
- 100' WETLAND BUFFER
- LOD LIMITS OF DISTURBANCE LINE
- SILT SILT FENCE



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FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
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100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

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ARCHITECTS ENGINEERS PLANNERS

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

office: 518.862.0325

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
NOT FOR CONSTRUCTION

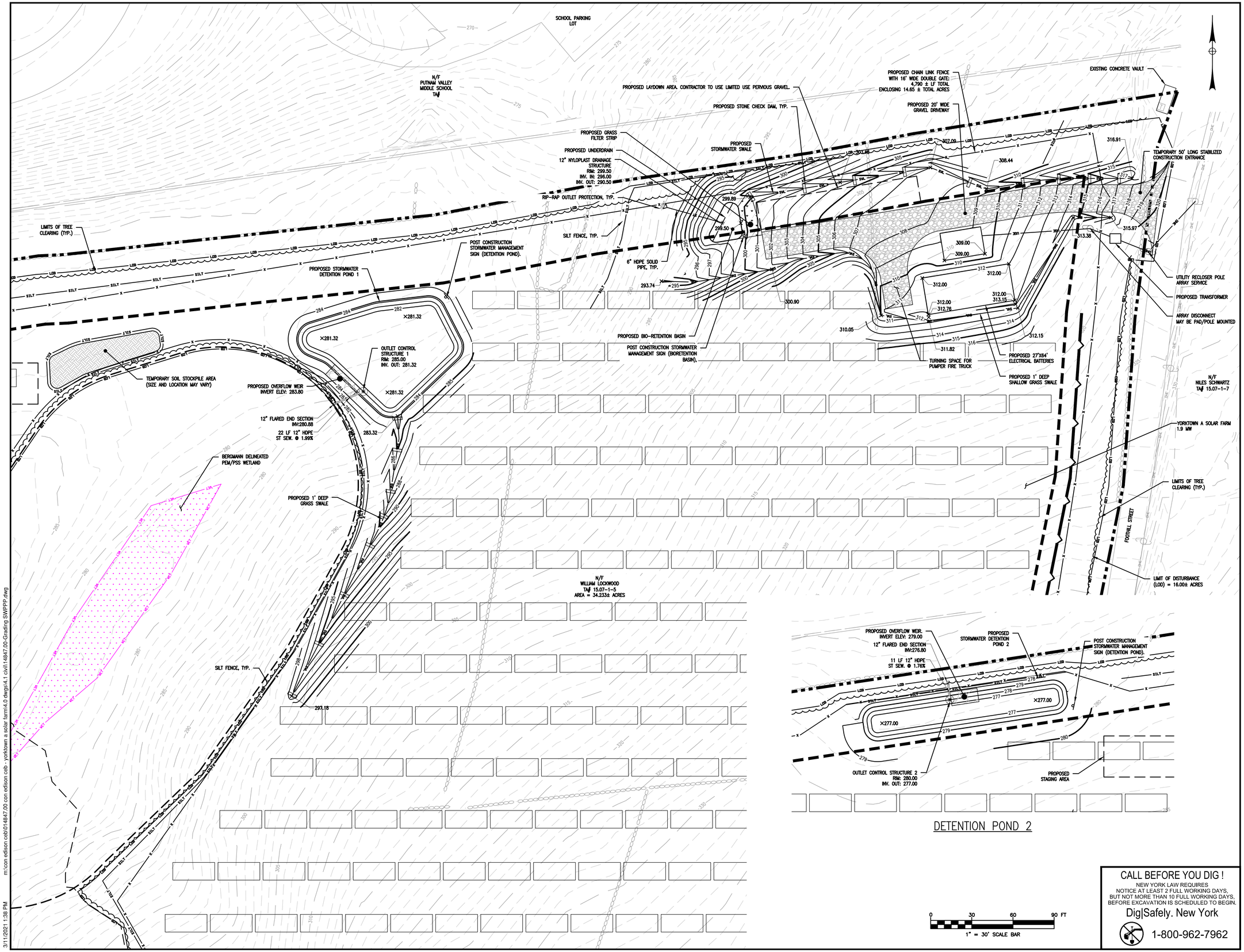
Project Manager: ECR	Checked By: ECR
Designed By: WD	Drawn By: WD
Date Issued: OCTOBER 27, 2020	Scale: 1" = 80'
Project Number: 14847.00	

GRADING / SWPPP PLAN

Drawing Number:

C003

4 of 12



DETENTION POND 2

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PRELIMINARY
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Project Manager: ECR	Checked By: ECR
Designed By: WD	Drawn By: WD
Date Issued: OCTOBER 27, 2020	Scale: 1"=30'
Project Number: 14847.00	

DETAILED GRADING PLAN

Drawing Number:

C004

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-0-15-002 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.

GEOGRID MATERIAL NOTES:

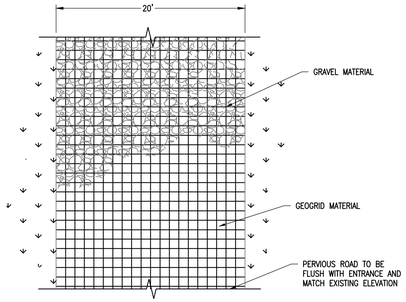
1. THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF 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

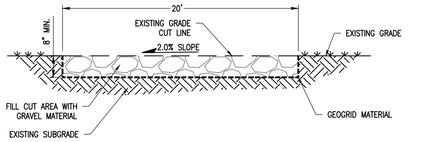
WOVEN GEOTEXTILE MATERIAL NOTES:

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

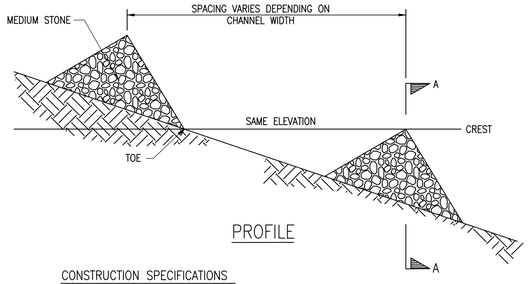


PLAN



LIMITED USE PERVIOUS ACCESS ROAD – 0% TO 10% SLOPES

NO SCALE



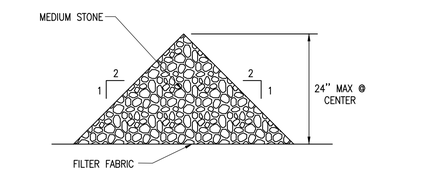
PROFILE

CONSTRUCTION SPECIFICATIONS

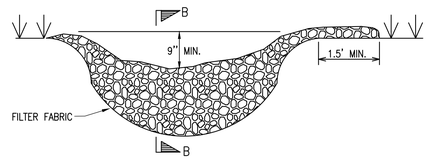
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5' BEYOND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

LIGHT STONE CHECK DAM

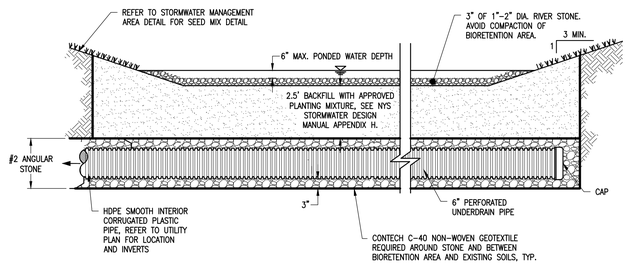
NOT TO SCALE



SECTION B-B



SECTION A-A



BIORETENTION AREA DETAIL

N.T.S.

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1	1/28/2021	PLAN REVISIONS	WD	ECR

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

DRIVEWAY DETAILS

Drawing Number:

C005

6 of 12

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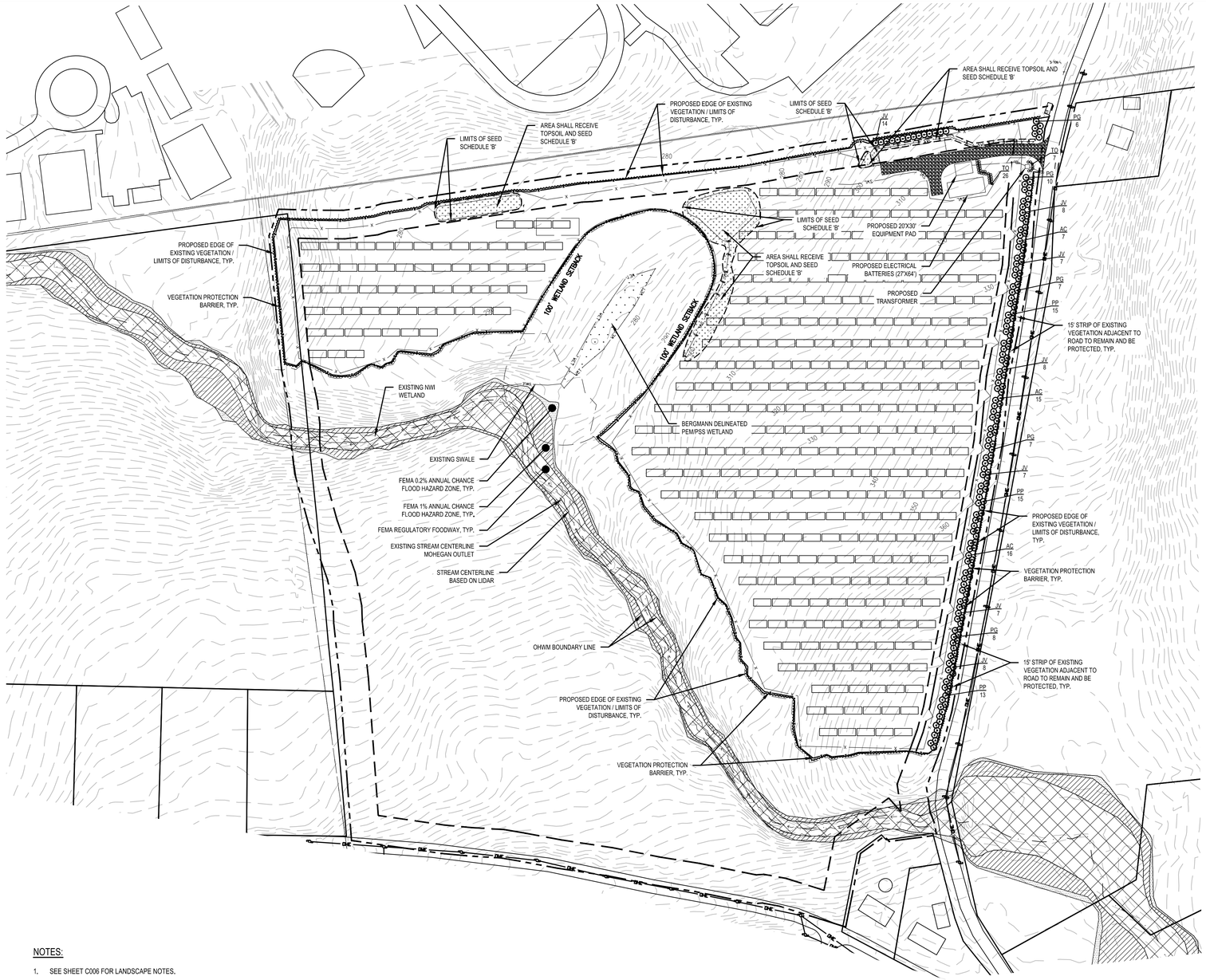

LEGEND:

- PROPOSED TREE PLANTING (JV XX)
- VEGETATION PROTECTION BARRIER
- SEED LIMIT LINE
- SEED SCHEDULE 'B'
- PROPOSED GRAVEL DRIVEWAY
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- EXISTING FEMA REGULATORY FLOODWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- EXISTING VEGETATION
- PROPOSED LIMITS OF TREE CLEARING
- BERGMANN DELINEATED PALUSTRINE EMERGENT WETLAND (PEM) / PALUSTRINE SCRUB SHRUB WETLAND (PSS) (L3M WET)
- ℄ STREAM
- 100' WETLAND SETBACK

NOTES:

1. SEE SHEET C006 FOR LANDSCAPE NOTES.
2. SEE SHEET C007 FOR LANDSCAPE DETAILS.
3. SEE SHEET C009 FOR SEED SCHEDULES.

PLANT LIST

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

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Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	1"=100'

Project Number: 14847.00

LANDSCAPING & PLANTING FOR MITIGATION PLAN

Drawing Number:

C006

GENERAL NOTES

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

SITE STABILIZATION

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ALONG THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
4. BEFORE SEEDING IS APPLIED THE CONTRACTOR SHALL SPREAD SOIL TO PREVENT PONDING AND CONFIRM THAT SOIL WILL SUSTAIN THE SEED GERMINATION AND ESTABLISHMENT OF VEGETATION.
5. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE 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 4 INCHES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
8. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE 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.

WASTE/HAZARDOUS MATERIAL PRACTICES

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

STORMWATER POLLUTION PREVENTION PLAN NOTES

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

SWPPP SEQUENCE OF CONSTRUCTION

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

LANDSCAPE NOTES

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

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1	1/28/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY
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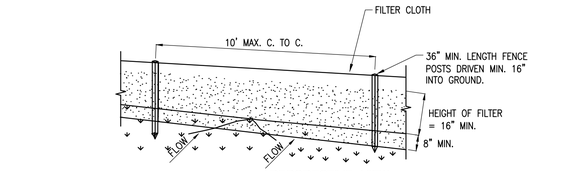
Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
WD	WD
Date Issued:	Scale:
OCTOBER 27, 2020	AS NOTED

Project Number: 14847.00

GENERAL NOTES

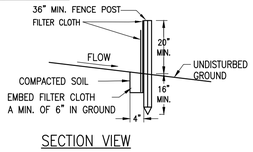
Drawing Number: C007



PERSPECTIVE VIEW

CONSTRUCTION SPECIFICATIONS

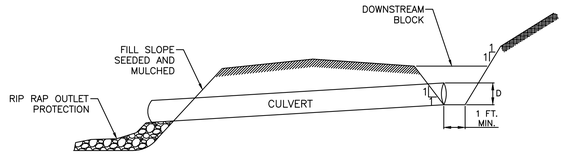
1. SILT FENCE FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER– LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X,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



SECTION VIEW

SILT FENCE DETAIL

NO SCALE



SECTION VIEW

NOTES:

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

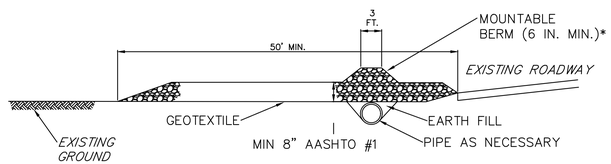
A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.

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

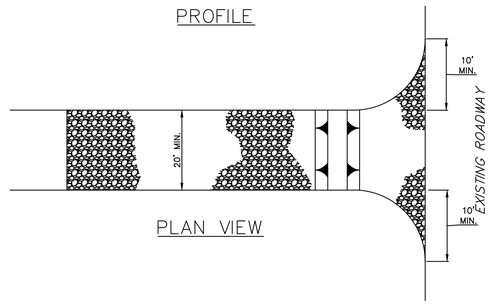
DRIVEWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED DRIVEWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

CROSS CULVERT

NO SCALE



PROFILE



PLAN VIEW

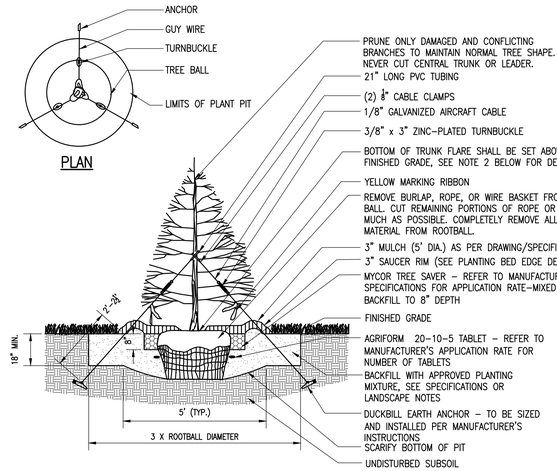
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

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

NO SCALE



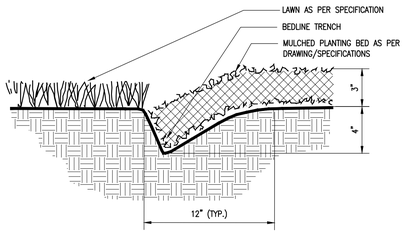
PLAN

NOTES:

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

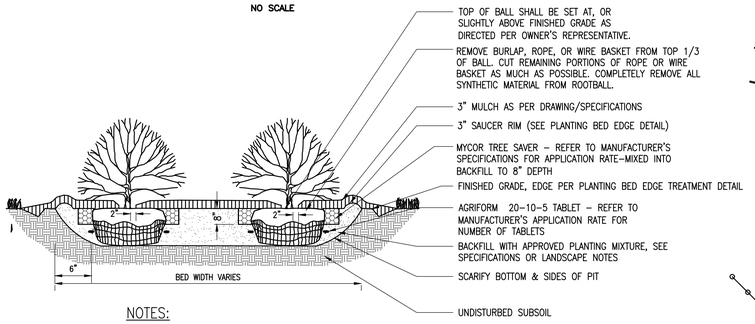
EVERGREEN TREE PLANTING

NO SCALE



PLANTING BED EDGE TREATMENT

NO SCALE

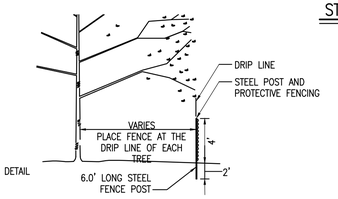


NOTES:

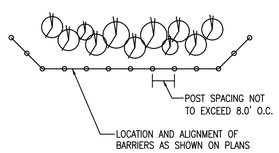
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.

SHRUB PLANTING

NO SCALE



SECTION



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Date Issued:	Scale:
OCTOBER 27, 2020	AS NOTED

Project Number:
14847.00

EROSION AND SEDIMENT CONTROL DETAILS

Drawing Number:

C008

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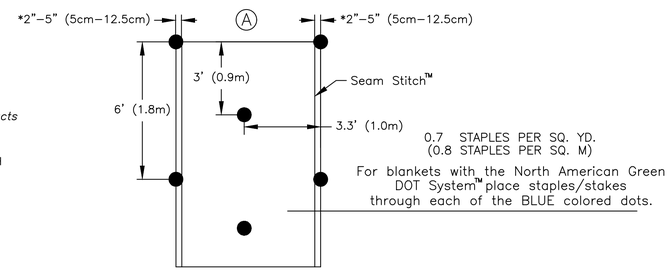
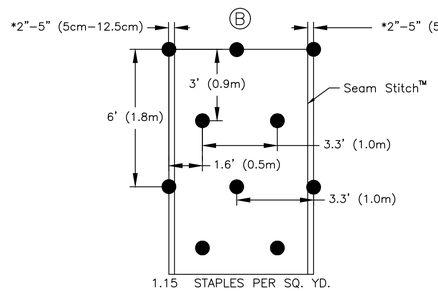
DOT SYSTEM™ STAPLE PATTERN GUIDE



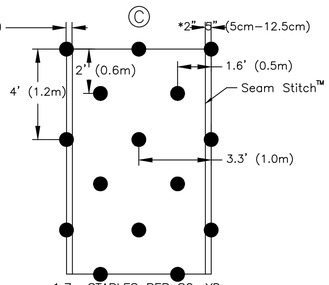
0.7 STAPLES PER SQ. YD.
(0.8 STAPLES PER SQ. M)

For blankets with the North American Green DOT System™ place staples/stakes through each of the BLUE colored dots.



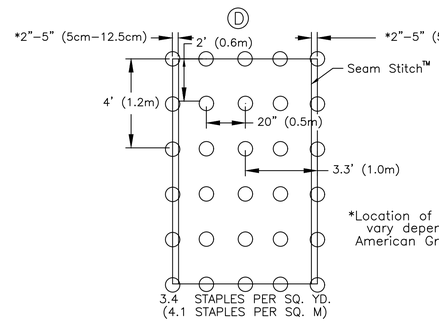
1.15 STAPLES PER SQ. YD.
(1.35 STAPLES PER SQ. M)

For blankets with the North American Green DOT System™ place staples/stakes through each of the RED colored dots.



1.7 STAPLES PER SQ. YD.
(2.0 STAPLES PER SQ. M)

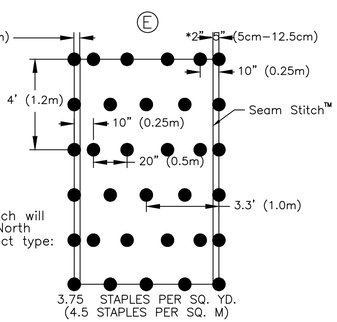
For blankets with the North American Green DOT System™ place staples/stakes through each of the GREEN colored dots.



3.4 STAPLES PER SQ. YD.
(4.1 STAPLES PER SQ. M)

For blankets with the North American Green DOT System™ place staples/stakes through each of the WHITE colored dots.

*Location of Seam Stitch will vary depending on North American Green product type:

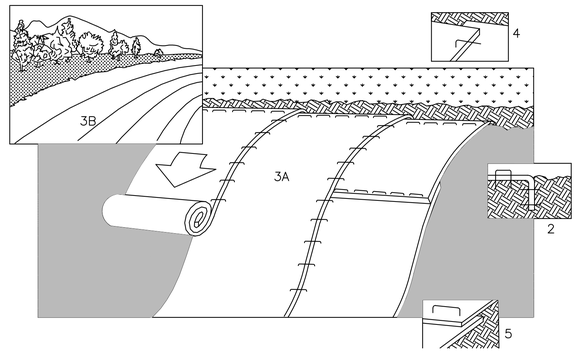


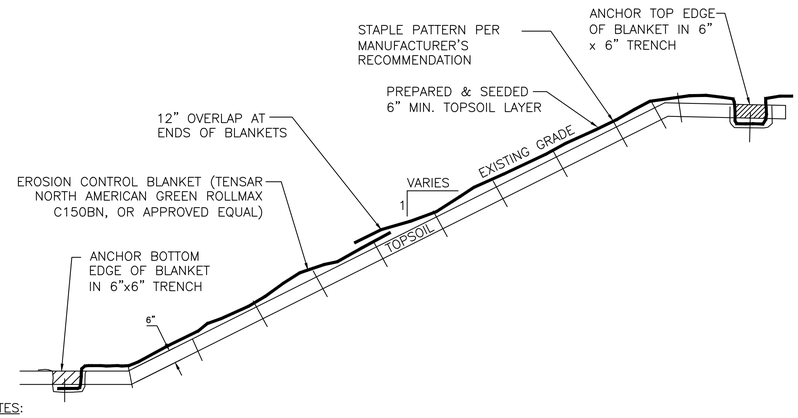
3.75 STAPLES PER SQ. YD.
(4.5 STAPLES PER SQ. M)

For blankets with the North American Green DOT System™ place staples/stakes through each of the YELLOW colored dots.

EROSION CONTROL BLANKET STAPLE PATTERN

NO SCALE





NOTES:

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

EROSION CONTROL BLANKET

NO SCALE

YORKTOWN A SOLAR FARM

FOOTHILL STREET

TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

CON EDISON CLEAN ENERGY BUSINESSES, INC.

100 SUMMIT LAKE DRIVE
VALHALLA, NY 10595

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

office: 518.862.0325

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR

PRELIMINARY NOT FOR CONSTRUCTION

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

Project Number: 14847.00

EROSION AND SEDIMENT CONTROL DETAILS

Drawing Number:

C009

SEED SCHEDULE 'A'

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

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

SEED SCHEDULE 'B'

OBL-FACW Wetland Mix		
ERNMX #120		
Seeding Rate: 20 lb per acre or 1/2 lb per 1000 sq ft		
SCIENTIFIC NAME	**COMMON NAME**	**% OF MIX**
Elymus virginicus	Virginia Wildrye	20%
Poa palustris	Fowl Bluegrass	20%
Carex lurida	Lurid Shallow Sedge	17%
Carex lupulina	Hop Sedge	9%
Carex scoparia	Blunt Broom Sedge	8%
Carex vulpinoidea	Fox Sedge	5%
Panicum clandestinum Dichanthelium c.	Deertongue 'Tioga'	5%
Sparganium eurycarpum	Giant Bur Reed	4%
Sparganium americanum	Eastern Bur Reed	3%
Juncus effusus	Soft Rush	3%
Carex crinita	Fringed Nodding Sedge	2%
Leersia oryzoides	Rice Cutgrass	2%
Scirpus cyperinus	Woolgrass	2%
Juncus tenuis	Path Rush	0.5%
Company Information		
Ernst Conservation Seeds Inc.		
Address: 8884 Mercer Pike Meadville PA 16335		
Phone: 800 873-3321		
Web: http://www.ernstseed.com		

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

SITE STABILIZATION – SEED MIX

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
	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
	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.
9. WETLAND SEED MIX SHOULD BE INSTALLED ONLY IN DRY SWALE.

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
1	1/28/2021	PLAN REVISIONS	WD	ECR

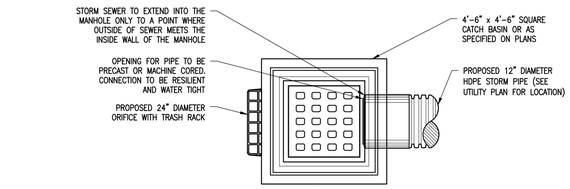
PRELIMINARY
NOT FOR CONSTRUCTION

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

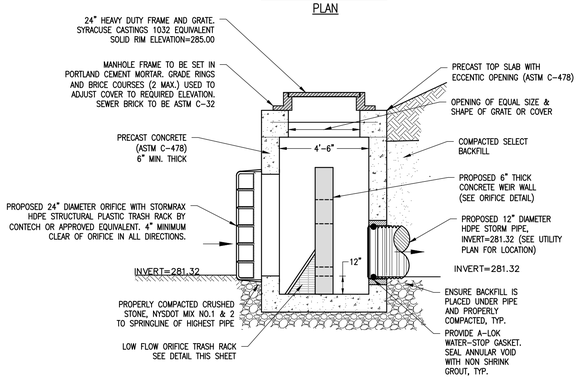
SITE DETAILS

Drawing Number:

C010

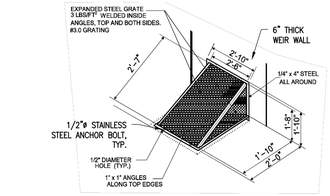


PLAN



OUTLET CONTROL STRUCTURE 1 DETAIL

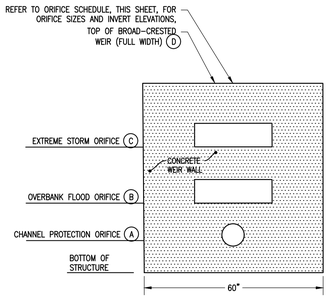
N.T.S.



LOW FLOW ORIFICE TRASH RACK DETAIL

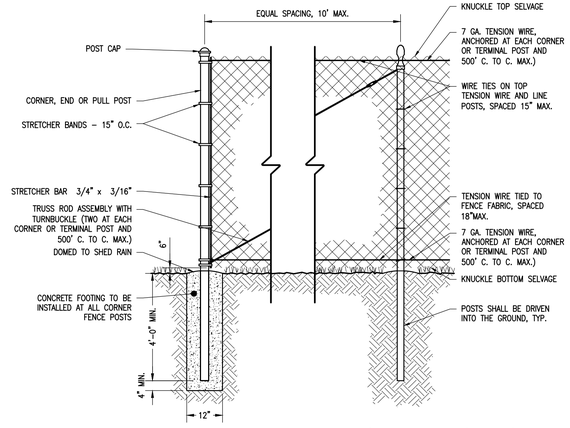
N.T.S.

CONTROL STRUCTURE	(A) SIZE	(A) ELEV	(B) SIZE	(B) ELEV	(C) SIZE	(C) ELEV	(D) ELEV
1	3"	281.32	30"X8"	281.75	30"X6"	283.10	284.00



ORIFICE DETAIL

N.T.S.



NOTES:

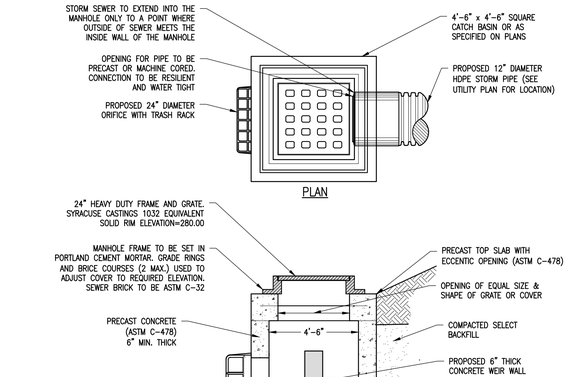
1. ALL POSTS SHALL BE PLUMB
2. WIRE TIES SHALL BE PLACED 15" ON CENTER ALONG TOP RAIL AND LINE POSTS.

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

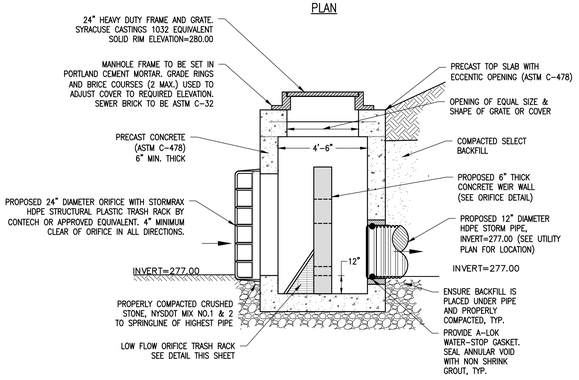
CHAIN-LINK FENCE DETAIL

N.T.S.

DESIGNER TO COORDINATE PIPE SIZES WITH SPECIFICATIONS

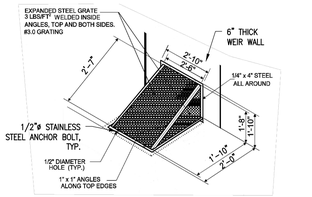


PLAN



OUTLET CONTROL STRUCTURE 2 DETAIL

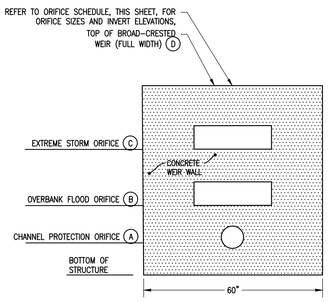
N.T.S.



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"	277.00	20"X6"	277.50	30"X6"	278.10	279.00



ORIFICE DETAIL

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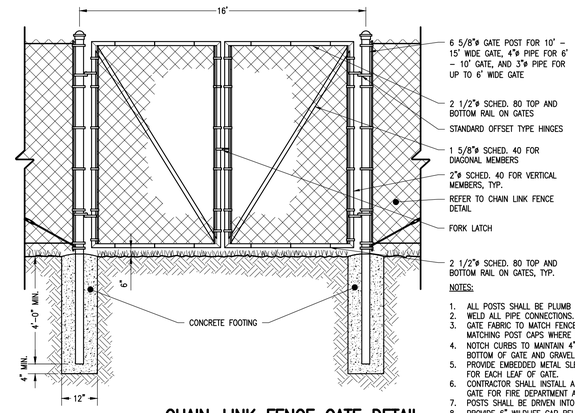

NOTES:

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.
7. POSTS SHALL BE DRIVEN INTO THE GROUND.
8. PROVIDE 6" WILDLIFE GAP BELOW FENCE

CHAIN-LINK FENCE GATE DETAIL

NO SCALE

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1	1/28/2021	PLAN REVISIONS	WD	ECR

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

Project Number:
14847.00

CONSTRUCTION DETAILS

Drawing Number:
C011
12 of 12

November 30, 2020

Richard Fon, Chairman
Planning Board
Town of Yorktown
363 Underhill Avenue
Yorktown, NY 10598

Subject: Draft Mitigation Plan for Proposed Solar Project, Foothill Street, Yorktown, New York

Dear Mr. Fon:

As you will recall, when the subject project was introduced to the Planning Board on November 9, the Board suggested that, in accordance with the recently enacted Tree Law, we develop and submit a Draft Mitigation Plan for the Board's consideration.

We are committed to becoming excellent corporate neighbors, and, therefore, I am pleased to submit the following information related to the Mitigation Plan & Measures we are proposing.

	Mitigation Measure	Notes
1	Carbon offset	The EPA Greenhouse Gas Calculator provided herewith shows the immense positive environmental impact the Solar Projects will have, including saving nearly 55,350 Metric Tons of Carbon Dioxide emissions over the initial 25-Year term of the Project. This is equivalent to saving over 61 Million Pounds of Coal Burned, and the equivalent of the Carbon Dioxide sequester by over 72,300 acres of U.S. forests. This is also the equivalent of 478 passenger vehicles driven for one year or 5,494,911 miles driven by an average passenger vehicle.
2	Planting of pollinator friendly mix	Planting of pollinator friendly mix at the Project site to support a diverse ecosystem and habitat for pollinators.
3	Pollinator friendly ground cover- Second planting	2nd year over-seeding of additional native seed around perimeter of array, inside and outside fence for taller and more productive pollinator support.
4	Tree planting on site	We are proposing a significant Landscape Plan for the site to all but eliminate any visual impact while replanting trees directly on the site.
5	Tree planting at the Library and/or Granite Knolls Park	We are aware that the library recently removed hazardous trees. We are happy to provide a donation to support the planting of new trees or other vegetation at the Library and/or at Granite Knolls Park. Support for other of the parks in Town also.
6	Support for the Capellini Center	We had a deep affection and respect for the late Al Capellini, who represented us tirelessly in connection with framing a proposed Local Solar Law and developing this solar project before his illness. Accordingly, we feel it appropriate to support the Capellini Community & Cultural Center with funds for capital improvements and/or support of its many valuable programs and services.

7	Removal of invasive species on site	Removal of invasive species in the array areas as well as along road frontage & other important areas. This would include consultation with a field biologist to identify invasive species in those areas, along with excavation & special handling.
8	Removal of invasive species off site	We would like to work with the Town to identify critical areas where we can support invasive species removal.
9	Donation to Tree Bank Fund	We propose to donate to the Tree Bank fund for the Town to support plantings at locations identified by the Town to support the beautification of the Town.
10	Suggestions from Tree Conservation Advisory Commission	We shall solicit suggestions from the Commission with regard to additional mitigation measures which might be undertaken.
11	Suggestions from the Public	We shall solicit suggestions from the Public with regard to additional mitigation measures which might be undertaken.

The Mitigation Measures set forth above are based upon the options provided in the Tree Law, as well as items we feel are important to the Town. We look forward to discussing these in further detail to refine the Mitigation Plan.

The Mitigation Plan would be in addition to a Payment in Lieu of Taxes Agreement (PILOT) we would sign with the Town. Please refer to the attached PILOT Toolkit, which is information and guidance provided by the New York State Energy Research and Development Authority (NYSERDA). As you can see, the proposed range for PILOT payments in the ConEd Territory is from a base of $3,700 to a high of $11,100 per MW AC of capacity. The reason for the range is that each Solar Project has individual characteristics which greatly affect its profitability. In this case, we are proposing to make payment to the Town at the top end of the NYSERDA Guidance, that is $11,100 per MW AC. Though some of the project specific characteristics are higher than the NYSERDA Base Case which was used to come up with the PILOT guidance, such as higher lease payments and utility interconnection costs, in the spirit of collaboration we do not propose any discounts to the PILOT rate. These payments will be made in addition to the standard property tax currently paid to the Town.

As currently designed, this proposed project have a capacity of approximately 1.87 MW AC. Based on the $11,100 per MW AC Payment, this equals an additional tax payment to the Town of approximately $20,757 per year, or a total of approximately $311,355 over the term of the PILOT Agreement. This provides great tax benefit to the Town without placing any burden on Town resources or services. More specifically, our projects do not use sewer or water, do not require trash pick-up or police or fire response and, most importantly, do not put any additional children in the school system. As a result, all of this additional revenue can be used for enhancing Town programs and/or or infrastructure … or to lower the tax burden for residents.

Your consideration of this Draft Mitigation Plan is appreciated. We look forward to becoming a good corporate neighbor in the Town and to assisting in further enhancing the community in which you and the Planning Board justifiably take such pride. We are also excited to bring these clean, renewable electricity projects to the Town. It will be a flagship facility for which you can also be proud and will act as the model for all other communities in Westchester County.

Regards,

Joe Shanahan

Joe Shanahan

Project Developer

Con Edison Clean Energy Businesses
100 Summit Lake Drive
Valhalla, NY 10595
M: (978) 888-4088
E: ShanahanJ@conedceb.com
W: ConEdCEB.com

Cc: Town Supervisor Matthew J. Slater (By Email)
John A. Tegeder, Director of Planning (By Email)
Robin A. Steinberg, AICP, Town Planner (By Email)
Bill Kellner, Chair, Tree Conservation Advisory Commission (By USPS)

United States Environmental Protection Agency

Greenhouse Gas Equivalencies Calculator

1.87 MW AC Solar Project

3,132,000 kilowatt-hours of electricity

Equivalency Results

How are they calculated?

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

2,214 **Metric Tons**

Greenhouse gas emissions from

478

Passenger vehicles driven for one year

-or-

5,494,911

Miles driven by an average passenger vehicle

CO_2 emissions from

249,178

gallons of gasoline consumed

-or-

217,529

gallons of diesel consumed

-or-

2,440,019

Pounds of coal burned

-or-

29.3

tanker trucks' worth of gasoline

-or-

256

homes' energy use for one year

-or-

375

homes' electricity use for one year

-or-

12.2

railcars' worth of coal burned

-or-

5,127

barrels of oil consumed

-or-

90,526

propane cylinders used for home barbeques

-or-

0.0006

coal-fired power plants in one year

-or-

282,413,637

number of smartphones charged

Greenhouse gas emissions avoided by

753

Tons of waste recycled instead of landfilled

-or-

108

Garbage trucks of waste recycled instead of landfilled

-or-

94,224

trash bags of waste recycled instead of landfilled

-or-

0.478

84,126

0.478

Wind turbines running for a year

-or-

84,120

Incandescent lamps switched to LEDs

Carbon sequestered by

36,616

tree seedlings grown for 10 years

-or-

2,892

acres of U.S. forests in one year

-or-

15

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

Taco Bell
Mohegan Lake

Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

March 12, 2021

Chairman Richard Fon
& Members of the Planning Board
Town of Yorktown Planning Board
1974 Commerce Street, Room 222
Yorktown, NY 10598

RE: JMC Project 20045
Proposed Taco Bell Restaurant
3571 Mohegan Avenue
Town of Yorktown, NY

Dear Chairman Fon and Members of the Board:

On behalf of Keystone Mohegan Lake LLC, we are pleased to provide the following materials for your review and consideration. Enclosed please find a copy of the below listed materials for your review:

1. JMC Drawings:

Dwg. No.	Title	Rev. #/Date
L-100	"Landscaping Plan"	4 03/12/2021
L-110	"Site Sections"	03/12/2021

Based on the discussions had at the last Planning Board meeting, we have revised the Landscaping Plan to propose a row of native evergreen shrub plantings adjacent to the drive-thru lane which will be pruned to form a hedge. We have selected an Ilex Glabra 'Shamrock' (Inkberry) shrub to be planted in 5 gallon containers 36" on center along the drive-thru lane and have added notation that is shall be maintained at a 3' height. While we considered a Boxwood shrub as an alternative, there is a Boxwood blight and we no longer recommend their use in high profile settings. The Inkberry species is low maintenance, deer resistant, and does not have any issues with disease. In addition, two smaller plantings areas are proposed on the corners of the drive-thru lane to provide additional interest and seasonal color. JMC Drawing L-110, "Site Sections", has been updated to reflect this change and the sight lines given the new plantings.

We trust that this information is sufficient for you to continue your review of this Application and look forward to discussing this matter with you further. If you have any questions or require additional information with regard to the information provided above, please do not hesitate to contact our office at 914-273-5225. Thank you for your consideration.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Lucille V. Munz, ASLA
Senior Landscape Architect

Paul J. Dumont, PE
Senior Designer II

p:\2020\20045\admin\ltfon_2021-03-12.docx

Nancy Calicchia

From: arengo <felarengo@optonline.net>
Sent: Sunday, March 7, 2021 4:55 PM
To: Planning Department
Subject: Taco Bell in Mohegan Lake

Dear Members of the Planning Board,

As a Mohegan Lake homeowner, I am writing to express my concern about the proposal to establish a drive-thru Taco Bell on Mohegan Avenue and East Main Street. Current plans are for a single entrance and exit on Mohegan Ave. to access the Taco Bell. Traffic on Mohegan Ave. to Rt. 6 is already congested at certain times of the day, with long waits at the traffic light to go from Mohegan Ave to Rt. 6 and vice versa. A drive-thru with high use times coinciding with already busy traffic times will only exacerbate the congestion in this area. Has the Planning Board considered a Taco Bell without the drive-thru convenience?

Studies show that around 50% of street litter comes from fast food garbage. The section of Mohegan Ave. at the north end of Mohegan Lake already accumulates significant litter which is cleaned up by volunteers from our community. Will the Taco Bell give back to the community that supports their business by helping keep the areas around the lake free of their garbage?

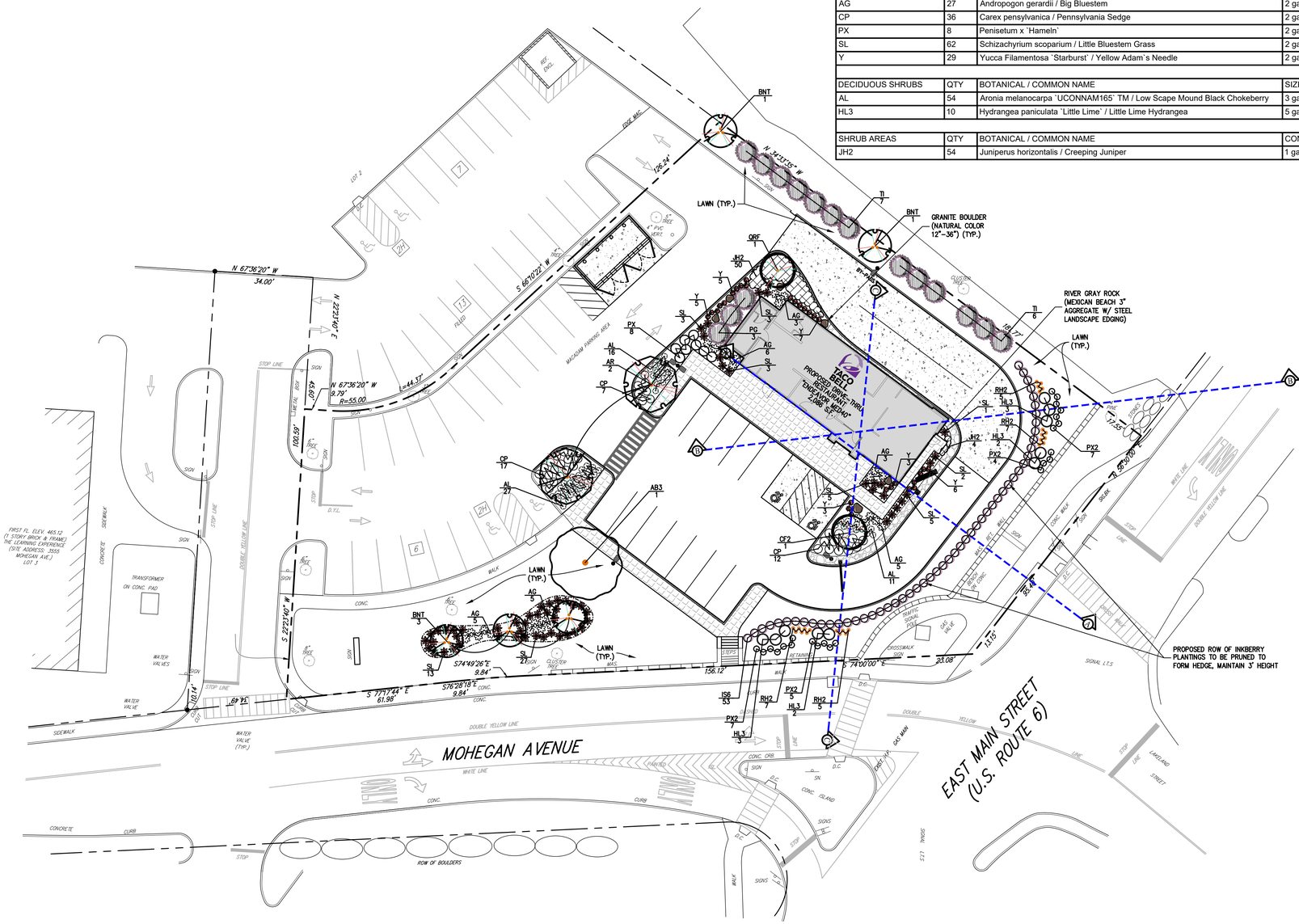
Thank you for your time. I look forward to the discussion of this issue at the session this week.

Sincerely,

Felicity Arengo

3211 Lakeshore Dr.

Mohegan Lake



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AB3	1	Acer rubrum `Brandywine` / Brandywine Red Maple	15 gal		
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
PG	3	Picea glauca / White Spruce	8` - 10` HT.	B & B	
TI	13	Thuja x `Green Giant` / Green Giant Arborvitae	8` - 10` HT.	B & B	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	2	Acer Rubrum `Red Sunset` / Red Maple	3" - 3 1/2" Cal.	B & B	
BNT	5	Betula Nigra `Heritage` / Heritage River Birch	7`-8` HT.	B & B	
CF2	1	Cornus florida / Eastern Dogwood	8`-10` HT	B & B	
QRF	1	Quercus Robur `Fastigiata` / Pyramidal English Oak	3" - 3 1/2" Cal.	B & B	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
IS6	53	Ilex glabra `Shamrock` / Shamrock Inkberry Holly	5 gal		
PX2	23	Pennisetum x `Fox Trot` / Evergreen Fountain Grass	5 gal		
RH2	24	Rudbeckia hirta / Black-eyed Susan	2 gal		
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AG	27	Andropogon gerardii / Big Bluestem	2 gal.	Cont.	
CP	36	Carex pensylvanica / Pennsylvania Sedge	2 gal.		
PX	8	Penisetum x `Hameln`	2 gal.		
SL	62	Schizachyrium scoparium / Little Bluestem Grass	2 gal.	Cont.	
Y	29	Yucca Filamentosa `Starburst` / Yellow Adam`s Needle	2 gal.	Cont.	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AL	54	Aronia melanocarpa `UCONNAM165` TM / Low Scape Mound Black Chokeberry	3 gal		
HL3	10	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	5 gal		
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	ROOT COND.	REMARKS
JH2	54	Juniperus horizontalis / Creeping Juniper	1 gal	Cont.	

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED ACCENT TREE
- PROPOSED SHRUB / PERENNIAL
- PROPOSED SHRUB MASSING
- PROPOSED BOULDER
- PROPOSED RIVER GRAY ROCK

NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARE-ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

FOUR SEASON LANDSCAPING MAINTENANCE SCHEDULE:

SPRING: GENERAL CLEANUP AND MAINTENANCE TO BE PERFORMED AROUND THE ENTIRE PROPERTY. PRUNE AND MAINTAIN TREES AND SHRUBS AS REQUIRED TO MAINTAIN THE NATURAL PLANT APPEARANCE. ALL FALLEN AND DEAD BRANCHES ARE TO BE REMOVED. ANY DEAD PLANTS ARE TO BE REPLACED. FERTILIZER IS TO BE USED ON THE TREES (ERICACEOUS FERTILIZER ON ALL AZALEAS). SHRUB FERTILIZATION SHALL BE PERFORMED USING SLOW RELEASE, COMPLETE ORGANIC BASED PRODUCTS. WEED KILLER TO BE USED ON LAWN AS A PRE-EMPTIVE EFFORT TO PREVENT GROWTH.

SUMMER: LAWN IS TO BE MOWED AS REQUIRED TO MAINTAIN A GRASS HEIGHT OF 3 INCHES. ALL FALLEN OR DEAD BRANCHED TO BE REMOVED AS REQUIRED. ANY DEAD PLANTS ARE TO BE REPLACED. ALL OPEN LAWN AREAS ARE TO BE WATERED AS CONDITIONS DICTATE THROUGHOUT THE SEASON.

FALL: GENERAL CLEANUP AROUND PROPERTY TO BE CONDUCTED AS REQUIRED. LEAVES AND BRANCHES ARE TO BE CLEARED FROM ALL OPEN LAWN AREAS. ALL BARE SPOTS ON THE LAWN ARE TO BE FERTILIZED AND RESEEDED AS NECESSARY. SHRUB FERTILIZATION SHALL BE PERFORMED USING SLOW RELEASE, COMPLETE ORGANIC BASED PRODUCTS.

WINTER: GENERAL CLEANUP AND MAINTENANCE AROUND PROPERTY TO BE PERFORMED AS NECESSARY. ANY AND ALL DEAD OR FALLEN BRANCHES TO BE REMOVED FROM LAWN.

APPLICANT:
KEYSTONE MOHEGAN LAKE LLC
25 ROUTE 59
NYACK, NY 10960

ARCHITECT:
WIENER ARCHITECTURE GROUP, LLC
191 CENTRAL AVENUE, SUITE 228
NEWARK, NEW JERSEY 07103

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

LANDSCAPING PLAN

PROPOSED TACO BELL RESTAURANT
3571 MOHEGAN AVENUE
TOWN OF YORKTOWN, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

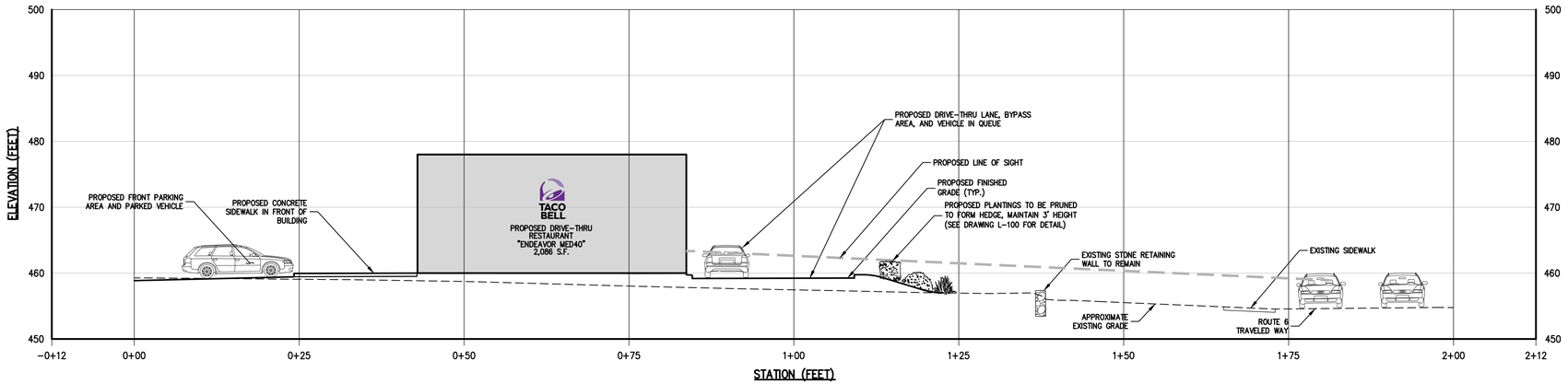
No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	09/30/2020	PD
2.	ISSUED FOR PUBLIC NOTICING	10/06/2020	PD
3.	REVISED PER TOWN COMMENTS	02/19/2021	PD
4.	REVISED PER TOWN COMMENTS	03/12/2021	PD
	Previous Editions Obsolete		

Drawn: PD Approved: JAR
Scale: 1" = 20'
Date: 08/21/2020
Project No: 20045
20045-LAND | LAND | LAND.scr
Drawing No: L-100

NOT FOR CONSTRUCTION

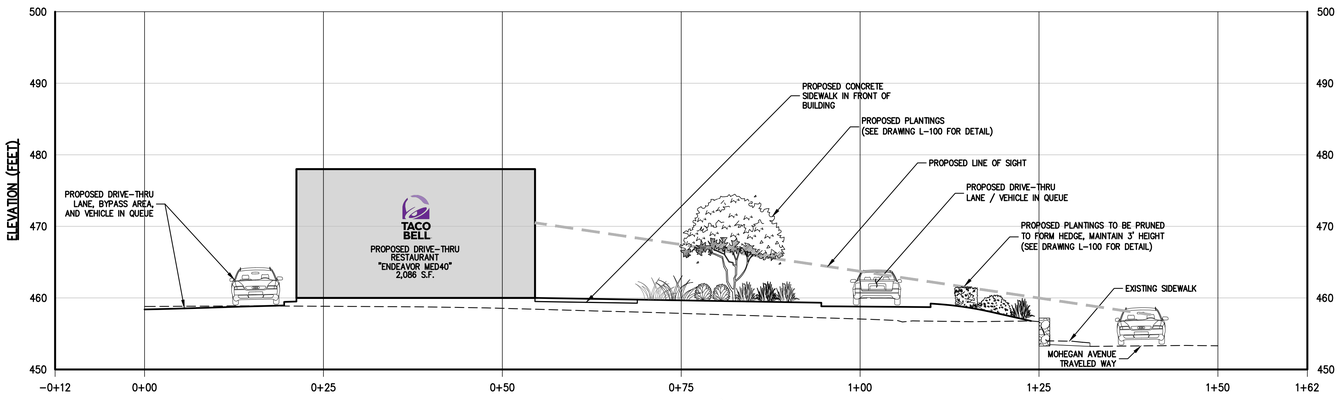
SITE SECTION A-A

SCALE: 1" = 10' HORIZ. 1" = 10' VERT.



SECTION B-B

SCALE: 1" = 10' HORIZ. 1" = 10' VERT.



SECTION C-C

SCALE: 1" = 10' HORIZ. 1" = 10' VERT.

NOT FOR CONSTRUCTION

APPLICANT:
KEYSTONE MOHEGAN LAKE LLC
25 ROUTE 59
NYACK, NY 10960

ARCHITECT:
WIENER ARCHITECTURE GROUP, LLC
191 CENTRAL AVENUE, SUITE 228
NEWARK, NEW JERSEY 07103

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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120 BEDFORD ROAD • ARMONK, NY 10504
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www.jmcpllc.com

JMC

SITE SECTIONS

PROPOSED TACO BELL RESTAURANT
3571 MOHEGAN AVENUE
TOWN OF YORKTOWN, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	03/12/2021	PD
	Previous Editions Obsolete		

Drawn:	PD	Approved:	JAR
Scale:	1" = 10'		
Date:	02/19/2021		
Project No:	20045		
20045-SITE	SECTIONS	SECTION.scr	

Drawing No:
L-110

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 07/22/2020

1. **Name of Project:** Proposed Taco Bell Restaurant

2. **Tax Map Designation (Section, Block, Lot)** 15.16-1-21

3. **Zone:** C-2 **Total Acreage:** 0.83

4. **Is a statement of easements relating to property attached?** ☑ Yes ☐ None exist
   * Please refer to the 'Survey of Property', prepared by Ward Carpenter Engineers, Inc. *

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

   Construction of a 2,090± square foot Taco Bell Restaurant. Associated site improvements are proposed including a dedicated drive-thru lane and appurtenances, landscaping, signage, a trash enclosure, as well as portions of existing curb and pavement to be replaced.

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

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

7. **Applicant**

Name	Mr. Raghav Patel
Firm	Keystone Mohegan Lakes LLC
Address	25 Route 59, Nyack, NY 10960
Phone	(201) 315-3670
Fax	
Email	Raghav@Kai-RG.com

8. **Owner of Record**

Name	Mr. Mark Ellman
Firm	Celestial Route 6
Address	222 Bloomingdale Road, Suite 115, White Plains, NY 10605
Phone	(646) 935-1200
Fax	
Email	MEllman@CelestialCapital.com

9. **Attorney**

Name _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

10. **Engineer**

Name Diego Villareale, PE

Firm JMC Planning, Engineering, Landscape Architecture & Surveying, PLLC

Address 120 Bedford Road, Armonk, NY 10504

Phone (914) 273-5225

Fax (914) 273-2102

Email DVillareale@JMCPLLC.com

Lic. No. 084546

11. **Surveyor**

Name Steven J. Willard

Firm Ward Carpenter Engineers, Inc.

Address 76 Mamaroneck Avenue, White Plains, NY 10601

Phone (914) 949-6000

Fax (914) 949-1655

Email SWillard@WardCarpenter.com

Lic. No. 050054

12. **Architect**

Name Josiah Wiener, RA

Firm Wiener Architecture Group, LLC

Address 191 Central Avenue, Suite 228, Newark, New Jersey 07103

Phone (973) 933-6636

Fax (646) 607-8220

Email info@wag-architects.com

Lic. No. 029493

13. Wetland Scientist/Specialist

Name _____

Firm _____

Address _____

Phone _____

Fax _____

Email _____

14. Landscape Architect

Name Paul R. Sysak, RLA, ASLA

Firm JMC Planning, Engineering, Landscape Architecture & Surveying, PLLC

Address 120 Bedford Rd, Armonk, NY 10504

Phone (914) 273-5225

Fax (914) 273-2102

Email PSysak@JMCPLLC.com

Lic. No. 002181-1

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: Outdoor Service in Commercial Districts (Drive-Thru)

☐ 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	Lakeland Central	Water District	Yorktown Consolidated Water District #1
Fire District	Mohegan	Sewer District	Peekskill

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.

Keystone Mohegan Lake LLC
Applicant

Raghav Patel
NAME (PLEASE PRINT)

SIGNATURE

7/28/20
DATE

Owner of Record
Celestial Route 6 Associates II, LLC

Mark Ellman
NAME (PLEASE PRINT)

SIGNATURE

7/22/20
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 SS. :

Mark Ellman (manager of the owner), 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
22nd date of July, 2020

Celestine Hill-Taylor
Notary Public

CELESTINE HILL-TAYLOR
Notary Public, State of New York
No. 31-4788772
Qualified in New York County
Commission Expires June 30, 2023

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 07/22/2020

1. **Tax Map Designation (Section, Block, Lot)** 15.16-1-21

2. **Property Address** 3571 Mohegan Avenue

3. **Zone:** C-2 **Total Acreage:** 0.83

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.
☐	§300-238.1	Multifamily dwelling units in the Country Commercial Zone.

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

Construction of a 2,090± square foot Taco Bell Restaurant. Associated site improvements are proposed including a dedicated drive-thru lane and appurtenances, landscaping, signage, a trash enclosure, as well as portions of existing curb and pavement to be replaced.

6. **Applicant/Business Name:**

Name Keystone Mohegan Lake LLC
Address 25 Route 59
Nyack, NY 10960
Phone (201) 315-3670
Email Raghav@kia-rg.com

7. **Property Owner of Record:**

Name Mr. Mark Ellman, Celestial Route 6
Address 222 Bloomingdale Road, Suite 407
White Plains, NY 10605
Phone (646) 935-1200
Email MEllman@CelestialCapital.com

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

Keystone Mohegan Lake LLC

Applicant

SIGNATURE

Raghav Patel

PRINT NAME

7/28/20

DATE

Owner of Record

Celestial Route 6 Associates II, LLC

SIGNATURE

mark Ellman

PRINT NAME

7/22/20

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: February 2019

Shrub Oak International School

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
One North Broadway
White Plains, NY 10601

P: 914.428.0010
F: 914.428.0017

www.divneytungschwalbe.com

Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.

Mark S. Gratz, P.E.
Donna M. Maiello, ASLA, RLA

Cosimo Reale, CPESC
Mark J. Shogren, P.E.
Matthew N. Steinberg, AICP

March 10, 2021

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

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

Dear Chairman Fon and Members of the Planning Board:

On behalf of the Shrub Oak International School (School), we are pleased to submit Conceptual Architectural and Site Plans reflecting several modifications to the previously approved Site Plan. Prior to making a formal request for a Site Plan Amendment, we respectfully request a review and discussion of the modifications at your next scheduled meeting on March 22, 2021. As you may recall, on May 21, 2018, the School received approval for an amended Site Plan to provide for phased construction of the School.

Since that time, much of the School's initial interior renovations have been completed and the School has been open and operating since September 1, 2018. The School remained open during most of last year and is currently operating with approximately 42 boarding and day students. Given the age and condition of the existing School building, the School has had to reexamine and modify some of the proposed building renovation work and has retained the local firm of KG+D Architects to lead in the design of the remaining building spaces as well as other ongoing renovations and facility improvements. The external building changes include the addition of a future classroom building located in the south courtyard and relocating the proposed pool house building to the west side of the School building. Together with KG+D Architects, our respective firms have prepared the attached conceptual plans to illustrate the proposed improvements and modifications to the approved Site Plan. Other modifications to the Site Plan include the following:

1. Equestrian Center – Adjust location slightly and provide more detail on the building design.
2. Animal Barn – Locate the small animal barn north and closer to the paddocks.
3. Parking Areas – Consolidate parking to the east of the building to improve staff access to the building at the primary staff entrances.
4. Parking Access – A new driveway connection, to the north of the oval, away from the building's main entrance at the oval to reduce vehicle conflicts.
5. Secondary Driveway Access – Eliminate the secondary access driveway to Stony Street and provide a new left-turn lane at the main driveway entrance to be constructed when the traffic demand warrants the need for the left-turn lane.
6. Granite Knolls Parking – Provide a 62-car overflow gravel parking area on the School site for the Town's use when needed. A new driveway connection will be extended from the existing southern School driveway into the Granite Knolls site to allow for a safe access.
7. Emergency Access – Portions of the internal School driveways located on the west and south side of the School will be widened and paved to a minimum width of 20 feet to allow emergency access both ways from the School and from Granite Knolls.

We will also review the remaining work currently underway to complete the Phase 1 improvements.

Should you need any additional information before the meeting, please let us know. We look forward to meeting with the Board at your March 22nd Meeting.

Very truly yours,

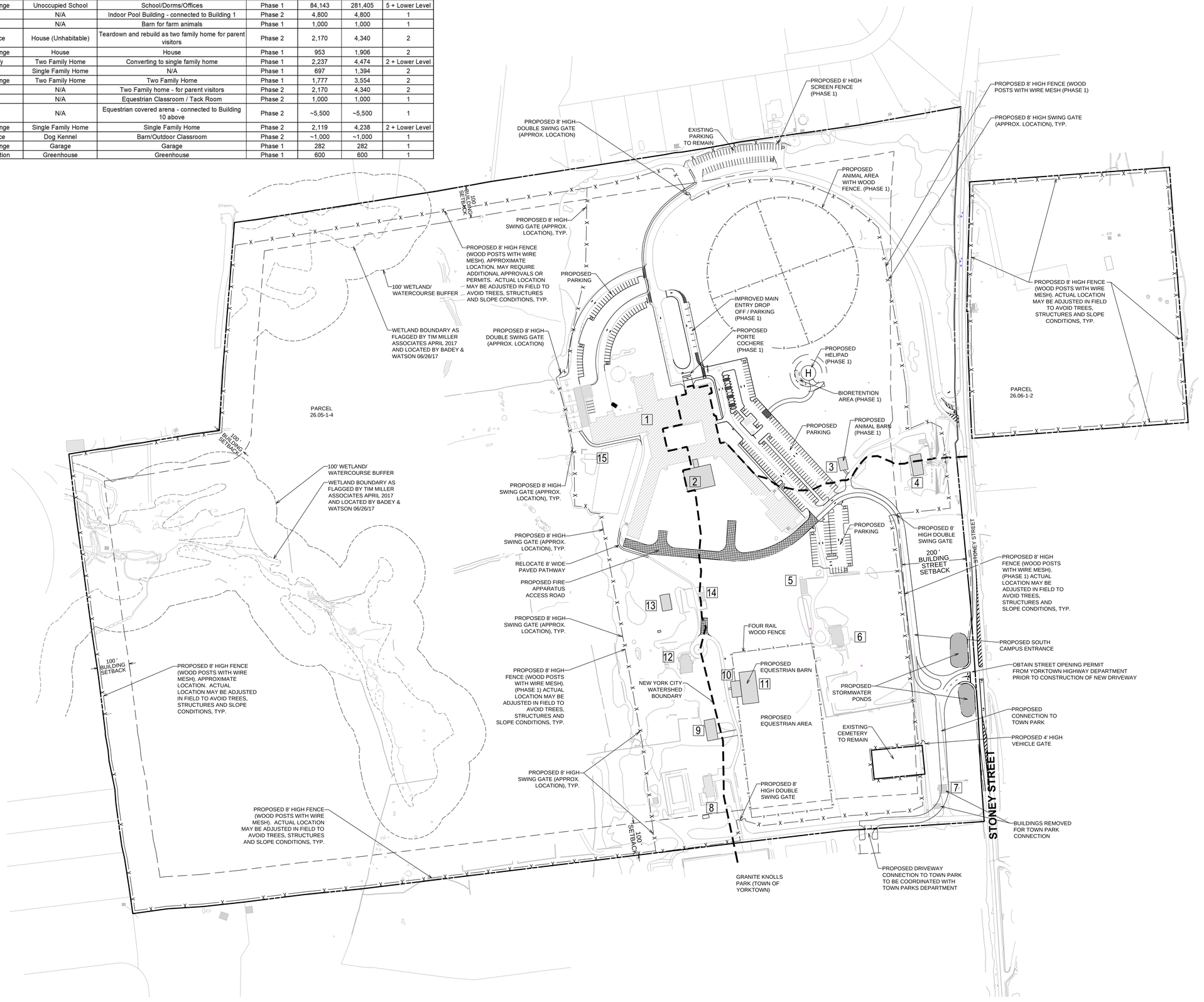
DIVNEY TUNG SCHWALBE, LLP

Gerhard M. Schwalbe, PE
Partner

Enclosures
cc: Brian Koffler
David Steinmetz, Esq.
Erik Kaeyer, AIA
Donna Maiello, LA

SUMMARY OF EXISTING AND PROPOSED CAMPUS BUILDINGS

BUILDING KEY	STRUCTURE STATUS	DISPOSITION	EXISTING OR PREVIOUS USE	PROPOSED USE	PROJECT PHASE	STRUCTURE FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	NUMBER OF STORIES
1	Existing	No Change	Unoccupied School	School/Dorms/Offices	Phase 1	84,143	281,405	5 + Lower Level
2	Proposed	N/A	N/A	Indoor Pool Building - connected to Building 1	Phase 2	4,800	4,800	1
3	Proposed	N/A	N/A	Barn for farm animals	Phase 1	1,000	1,000	1
4	Existing	Replace	House (Unhabitable)	Teardown and rebuild as two family home for parent visitors	Phase 2	2,170	4,340	2
5	Existing	No Change	House	House	Phase 1	953	1,906	2
6	Existing	Modify	Two Family Home	Converting to single family home	Phase 1	2,237	4,474	2 + Lower Level
7	Demolished	N/A	Single Family Home	N/A	Phase 1	697	1,394	2
8	Existing	No Change	Two Family Home	Two Family Home	Phase 1	1,777	3,554	2
9	Proposed	N/A	N/A	Two Family home - for parent visitors	Phase 2	2,170	4,340	2
10	Proposed	N/A	N/A	Equestrian Classroom / Tack Room	Phase 2	1,000	1,000	1
11	Proposed	N/A	N/A	Equestrian covered arena - connected to Building 10 above	Phase 2	~5,500	~5,500	1
12	Existing	No Change	Single Family Home	Single Family Home	Phase 2	2,119	4,238	2 + Lower Level
13	Demolished	Replace	Dog Kennel	Barn/Outdoor Classroom	Phase 2	~1,000	~1,000	1
14	Existing	No Change	Garage	Garage	Phase 1	282	282	1
15	Existing	Restoration	Greenhouse	Greenhouse	Phase 1	600	600	1



SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Divney Tung Schwalbe, LLP
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White Plains, NY 10601

P: 914.428.0010
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538 Broad Hollow Road, 4th Floor
Melville, NY 11747

ATTORNEY

ZARIN & STEINMETZ
81 Main Street, Suite 415
White Plains, NY 10601

SURVEYOR

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

APPROVED
Resolution Number _____-_____
Date _____

N 0 60 120 240
SCALE: 1" = 120'

NOTE: ALL SITE DESIGN CONCEPTS AND INFORMATION INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF DIVNEY TUNG SCHWALBE, LLP. THIS DRAWING WAS CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT INDICATED HEREON AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DIVNEY TUNG SCHWALBE, LLP.

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REVISIONS

NO.	DATE	ISSUE
	04/20/18	REVISED PER PLAN REFINEMENTS
	05/30/18	ISSUED FOR PLANNING BOARD SIGNATURE
	03/10/21	ISSUED FOR PLANNING BOARD WORK SESSION

DRAWING TITLE:

MASTER SITE PLAN

(AS APPROVED BY TOWN OF YORKTOWN PLANNING BOARD 2018)

DRAWN BY:	CHECKED BY:
SBK	GMS
PROJECT NO.	DATE:
824	04/06/18

DRAWING NO.

SP-0.0

EVERGREEN TREE PLANTING

SIDEWALK

PADDOCK FENCING

SITE LIGHTS, TYP.

PORTE COCHERE

MAIN BUILDING ENTRANCE

REFUSE AREA PAD

BUILDING ENTRANCE

HELIPAD AND DRIVEWAY

ANIMAL BARN

STONEY STREET

LEGEND

PHASE 1 WORK TO BE COMPLETED

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Intelligent Land Use

SCALE: 1" = 40'

REVISIONS

NO.	DATE	ISSUE
	04/20/18	REVISED PER PLAN REFINEMENTS
	05/30/18	ISSUED FOR PLANNING BOARD SIGNATURE
	03/10/21	ISSUED FOR PLANNING BOARD WORK SESSION

PROJECT NO. 824

DATE: 04/06/18

DRAWING NO.

CONSTRUCTION SEQUENCING

SEQ. 1	+/- 150 Students/ 171 Spaces
SEQ. 2	+/- 200 Students/ 228 Spaces
SEQ. 3	+/- 300 Students/ 344 Spaces
SEQ. TBD	

Move Animal Barn into Pasture

Provide New Driveway to East Parking Lot

Pool House Moved to West Side of Building

Relocate Parking from Northwest Drives to East Lot

Future Classroom Building

Remove Second Access drive

Widen Access Driveway to 20 feet

Provide 62 car gravel parking area for Park Overflow Parking

Move Equestrian Buildings South

Provide New Driveway Access to Granite Knolls Park

100' BUILDING SETBACK

50' PARKING SETBACK

PROPOSED 8' HIGH FENCE (WOOD POSTS WITH WIRE MESH). APPROXIMATE LOCATION. MAY REQUIRE ADDITIONAL APPROVALS OR PERMITS. ACTUAL LOCATION MAY BE ADJUSTED IN FIELD TO AVOID TREES, STRUCTURES AND SLOPE CONDITIONS, TYP.

100' WETLAND/ WATERCOURSE BUFFER

WETLAND BOUNDARY AS FLAGGED BY TIM MILLER ASSOCIATES APRIL 2017 AND LOCATED BY BADEY & WATSON 06/26/17

PROPOSED 8' HIGH FENCE (WOOD POSTS WITH WIRE MESH). ACTUAL LOCATION MAY BE ADJUSTED IN FIELD TO AVOID TREES, STRUCTURES AND SLOPE CONDITIONS, TYP.

PARCEL 26.06-1-2

PARCEL 26.05-1-4

PROPOSED PARKING

PROPOSED FIRE APPARATUS ACCESS ROAD

FOUR RAIL WOOD FENCE

PROPOSED EQUESTRIAN AREA

NEW YORK CITY WATERSHED BOUNDARY

EXISTING CEMETERY TO REMAIN

PROPOSED EQUESTRIAN BARN AND STABLES

200' BUILDING STREET SETBACK

50' PARKING SETBACK

PROPOSED DRIVEWAY CONNECTION TO TOWN PARK TO BE COORDINATED WITH TOWN PARKS DEPARTMENT

GRANITE KNOLLS PARK (TOWN OF YORKTOWN)

STONEY STREET

Chainlink Fence

Post & Wire Fence

Stockade Fence

Bridge

Stream

UG-E

SW

SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

OWNER / APPLICANT

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

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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N 0 60 120 240

SCALE: 1" = 120'

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NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	ISSUE
	04/20/18	REVISED PER PLAN REFINEMENTS
	05/30/18	ISSUED FOR PLANNING BOARD SIGNATURE
	03/10/21	ISSUED FOR PLANNING BOARD WORK SESSION

DRAWING TITLE:

MASTER SITE PLAN WITH PHASE 2 CONSTRUCTION SEQUENCING

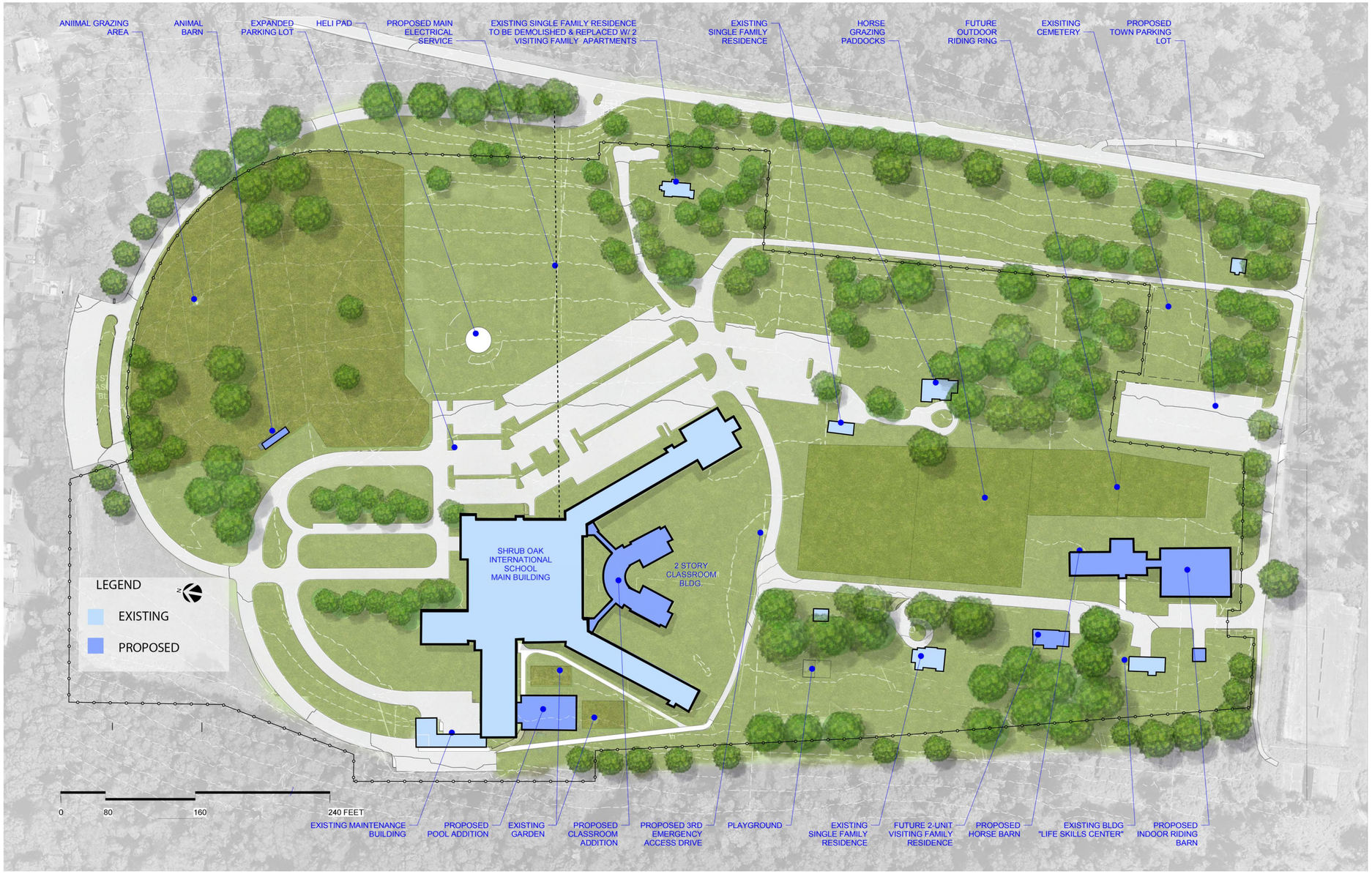
(PROPOSED MASTER PLAN WITH CONSTRUCTION SEQUENCING)

DRAWN BY: DM/HV/MJS	CHECKED BY: GMS
PROJECT NO. 824	DATE: XX/XX/21
DRAWING NO. SP-0.0	

SHRUB OAK INTERNATIONAL SCHOOL

3151 STONEY STREET SHRUB OAK, NY 10547

SITE PLAN SUBMISSION



SHRUB OAK INTERNATIONAL SCHOOL

KG&D Project No.
2020-1037

DESIGN TEAM

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KG+D ARCHITECTS
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MORGANVILLE, NJ 07751
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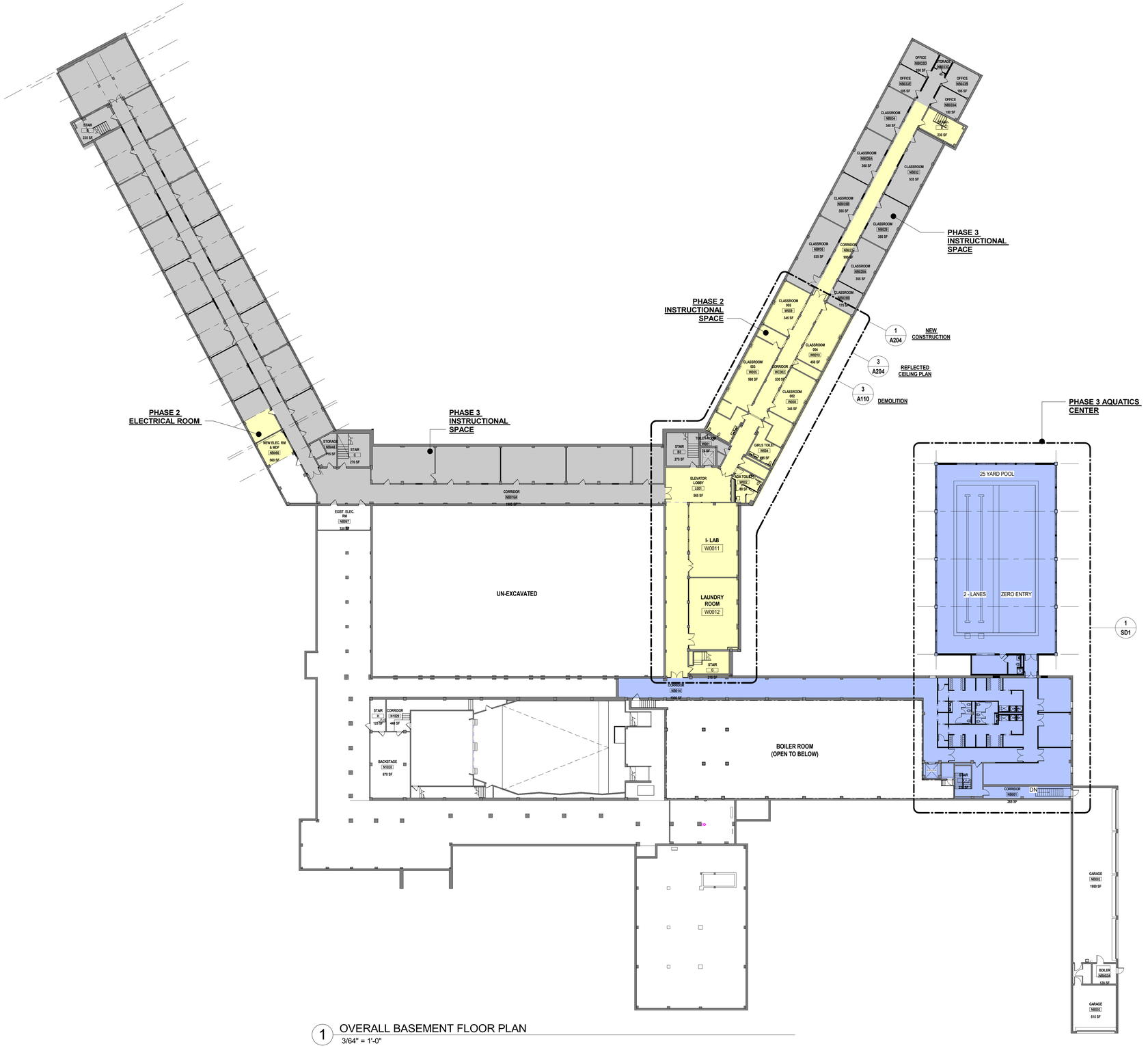
COVER SHEET

T1



1 OVERALL BASEMENT FLOOR PLAN
3/64" = 1'-0"

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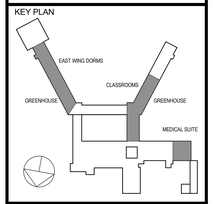
SITE PLAN SUBMISSION

LEGEND	
	PHASE 1 (COMPLETE)
	PHASE 2
	PHASE 3 (N.I.C)
	NO WORK / FUTURE RENOVATION

KEY PLAN



Professional Seal

No.	Date	Issue

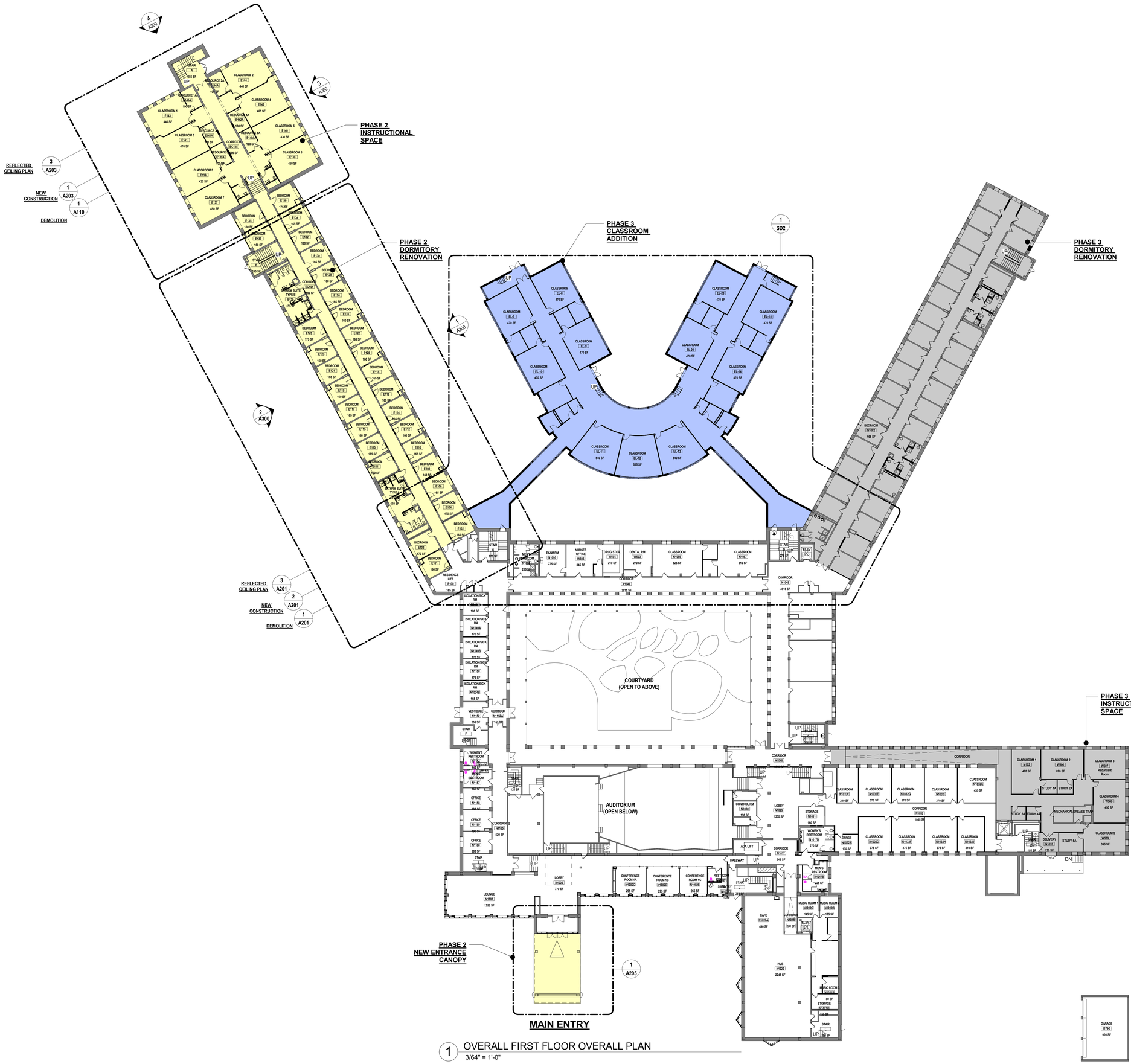
Sheet Title

OVERALL BASEMENT PLAN

Job No.	Date
2020-1037	11/19/2020
Scale	Drawn / Checked
AS NOTED	Author Checker

Sheet Number

A100



1 OVERALL FIRST FLOOR OVERALL PLAN
3/64" = 1'-0"

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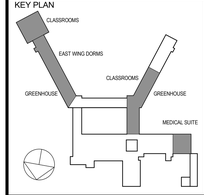
SITE PLAN SUBMISSION

LEGEND	
	PHASE 1 (COMPLETE)
	PHASE 2
	PHASE 3 (N.I.C)
	NO WORK / FUTURE RENOVATION

KEY PLAN



Professional Seal

No.	Date	Issue

Sheet Title

OVERALL 1ST FLOOR PLAN

Job No.	Date
2020-1037	11/19/2020
Scale	Drawn / Checked
AS NOTED	Author Checker

Sheet Number

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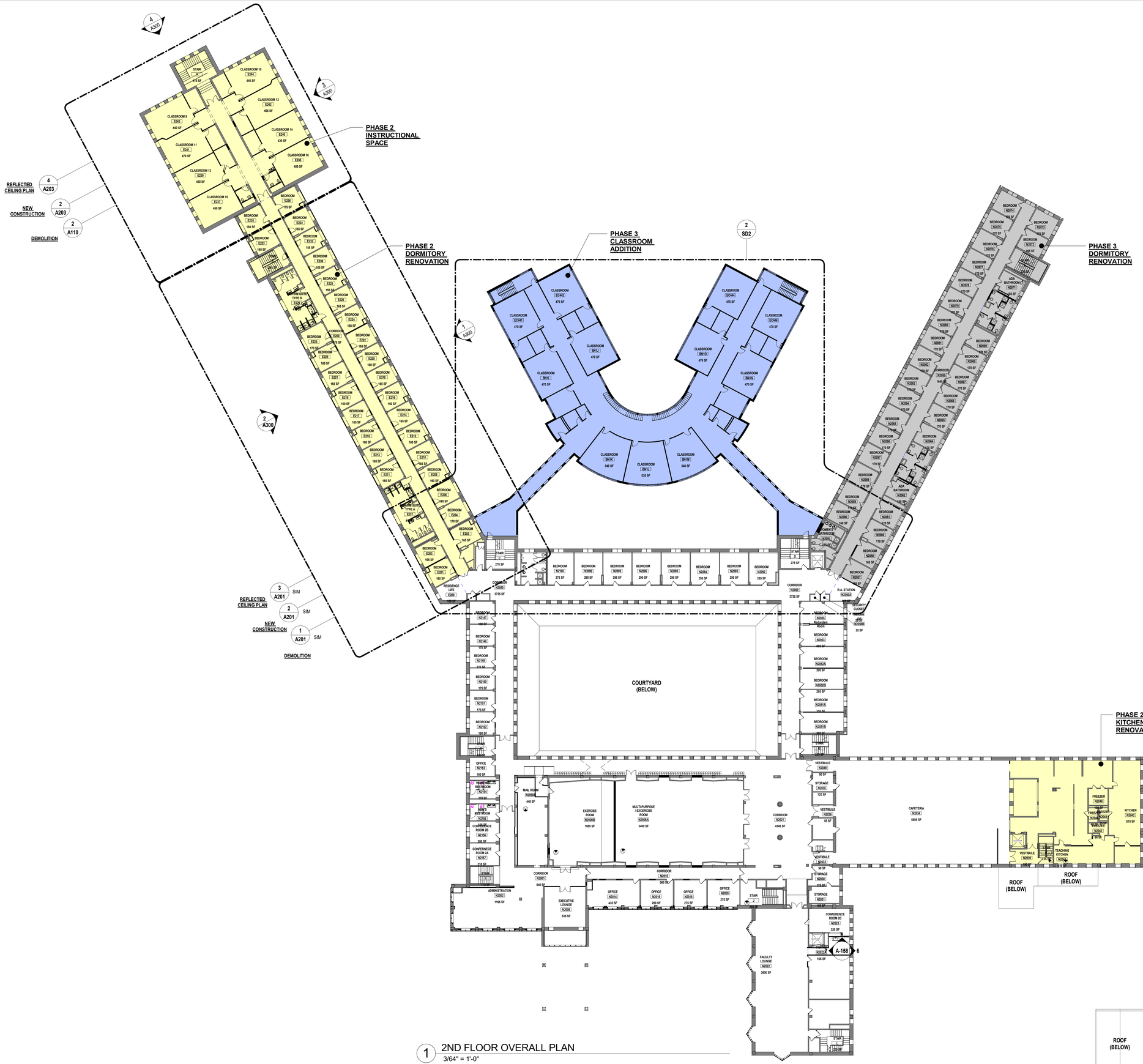

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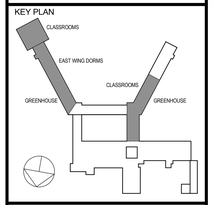
LEGEND	
	PHASE 1 (COMPLETE)
	PHASE 2
	PHASE 3 (N.I.C)
	NO WORK / FUTURE RENOVATION

KEY PLAN



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No.	Date	Issue

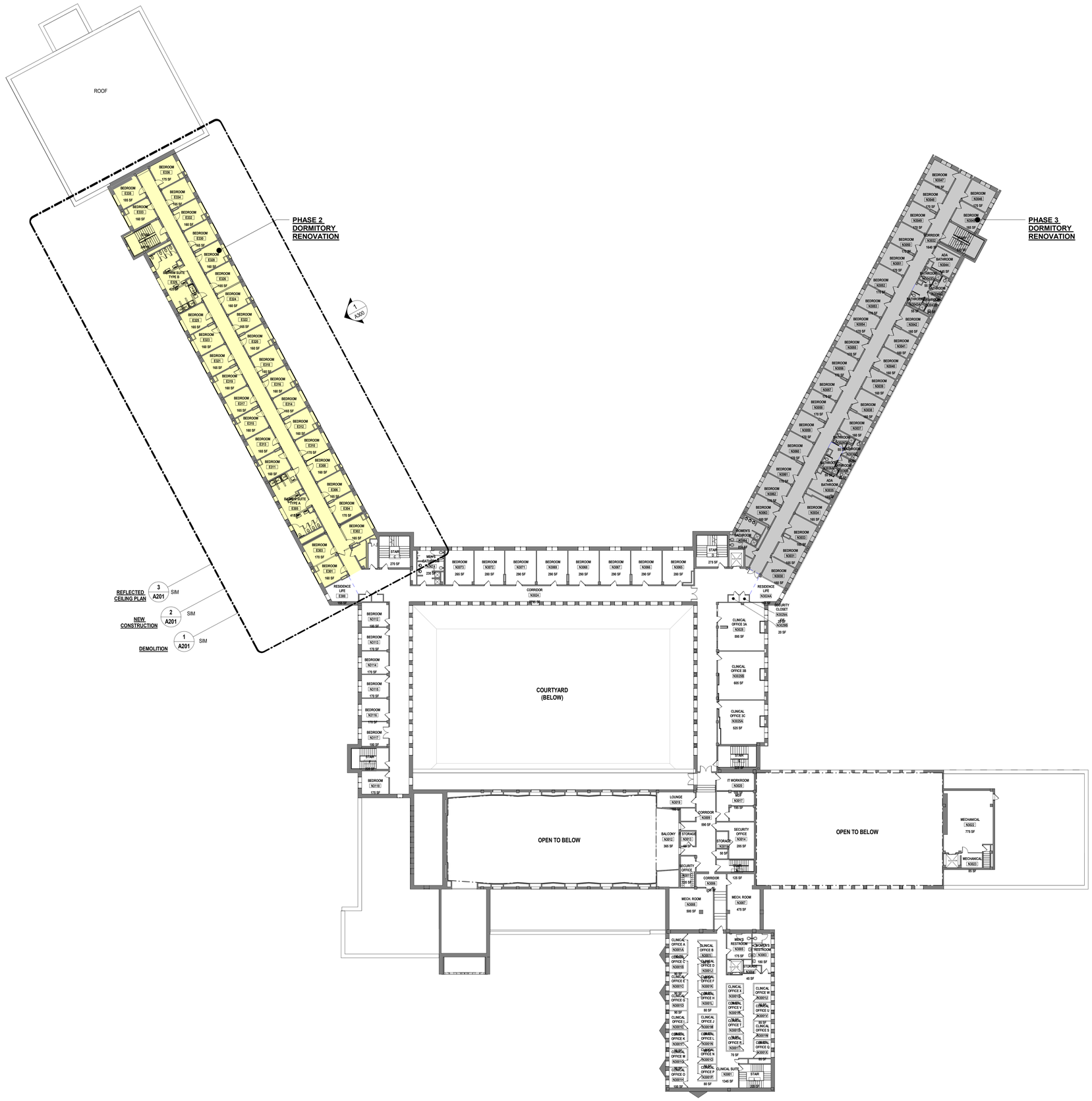
Sheet Title

OVERALL 2ND FLOOR PLAN

Job No.	Date
2020-1037	11/19/2020
Scale	Drawn / Checked
AS NOTED	Author Checker

Sheet Number

A102



1 3RD FLOOR OVERALL PLAN
3/64" = 1'-0"

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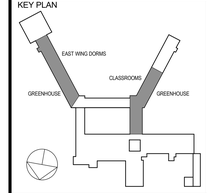
SITE PLAN SUBMISSION

LEGEND	
	PHASE 1 (COMPLETE)
	PHASE 2
	PHASE 3 (N.I.C)
	NO WORK / FUTURE RENOVATION

KEY PLAN



Professional Seal

No.	Date	Issue

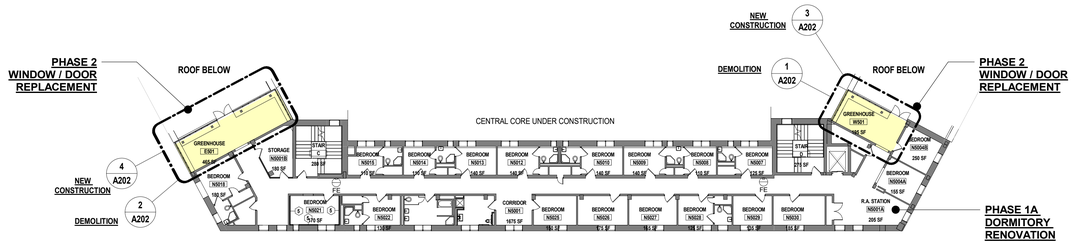
Sheet Title

OVERALL 3RD FLOOR PLAN

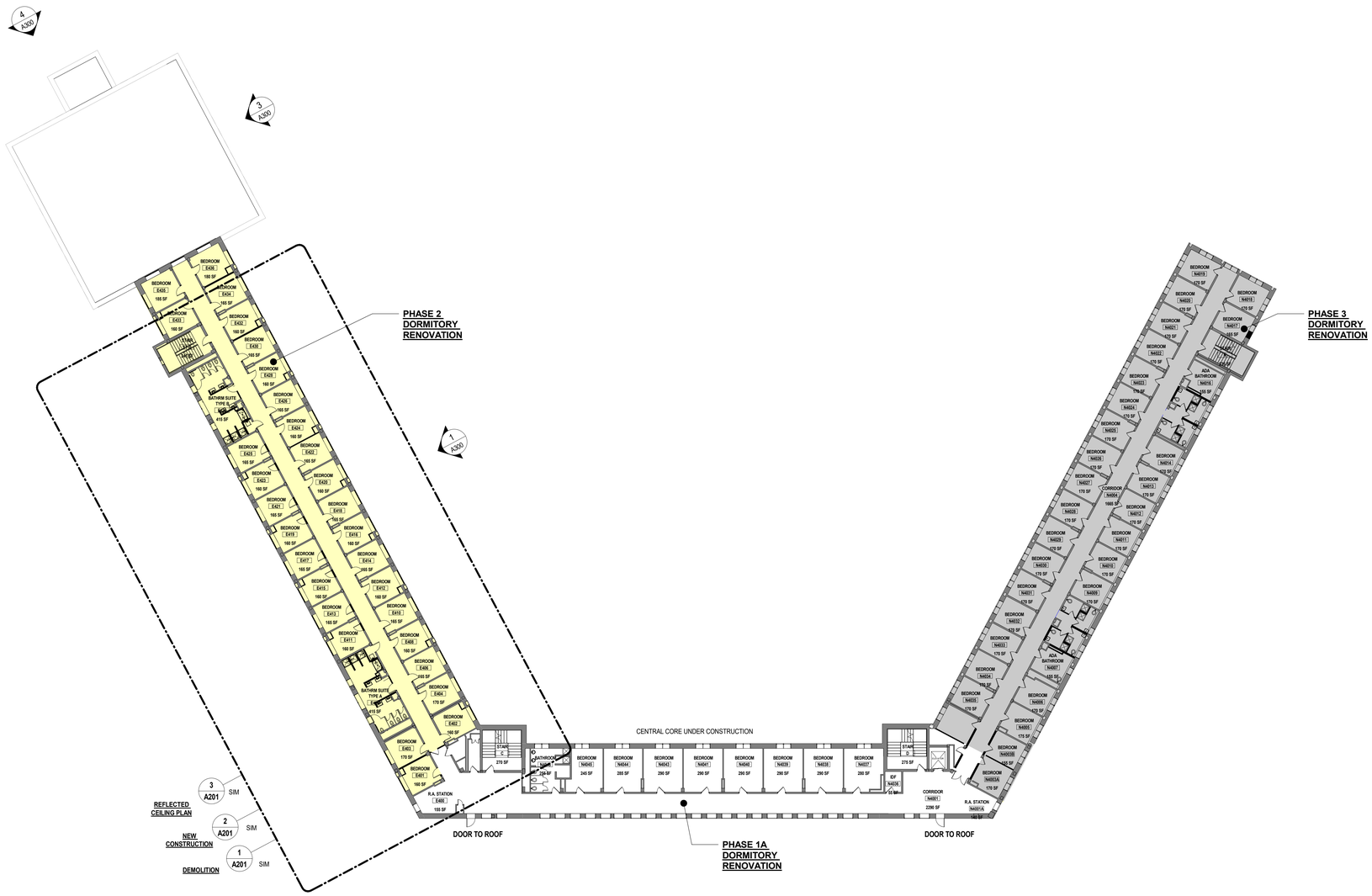
Job No.	Date
2020-1037	11/19/2020
Scale	Drawn / Checked
AS NOTED	Author Checker

Sheet Number

A103



2 OVERALL FIFTH FLOOR PLAN
3/64" = 1'-0"



1 OVERALL FORTH FLOOR PLAN
3/64" = 1'-0"

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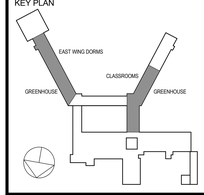
SITE PLAN SUBMISSION

LEGEND	
	PHASE 1 (COMPLETE)
	PHASE 2
	PHASE 3 (N.I.C)
	NO WORK / FUTURE RENOVATION

KEY PLAN



Professional Seal

No.	Date	Issue
11	04.17.18	Updated Layout

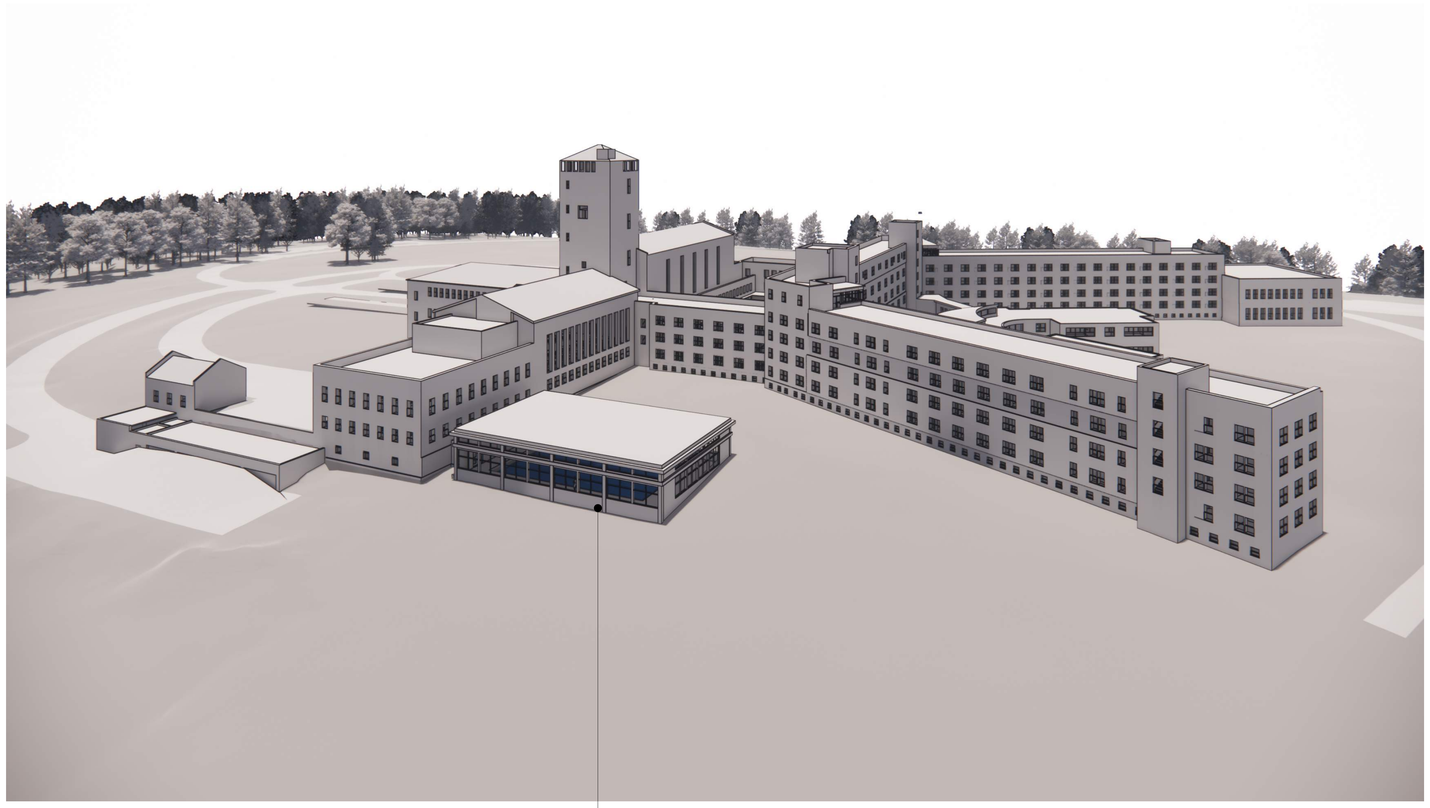
Sheet Title

OVERALL 4TH & 5TH FLOOR PLAN

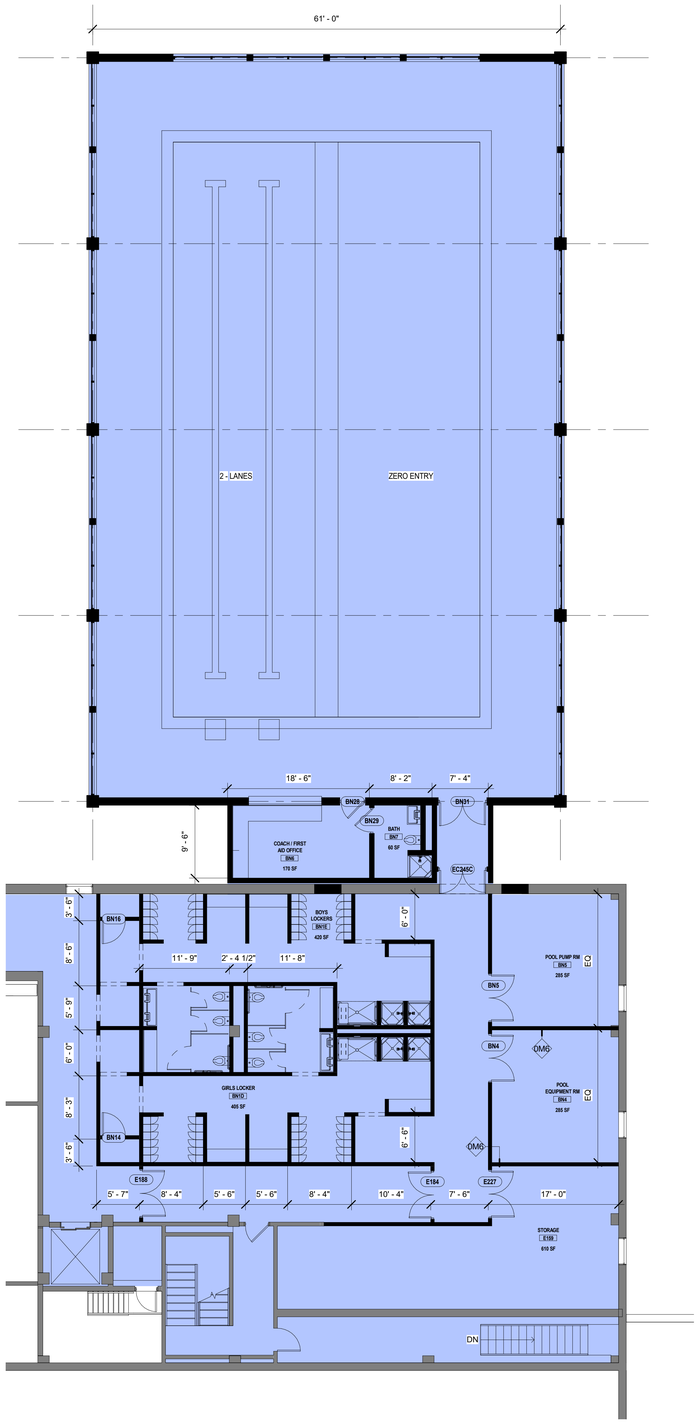
Job No.	Date
2020-1037	11/19/2020
Scale	Drawn / Checked
AS NOTED	Author Checker

Sheet Number

A104



NEW AQUATICS CENTER



1 BASEMENT - NATATORIUM AREA
1/8" = 1'-0"

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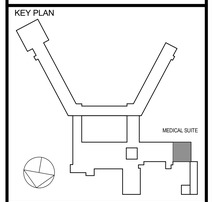
SITE PLAN SUBMISSION

KEY PLAN



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No.	Date	Issue

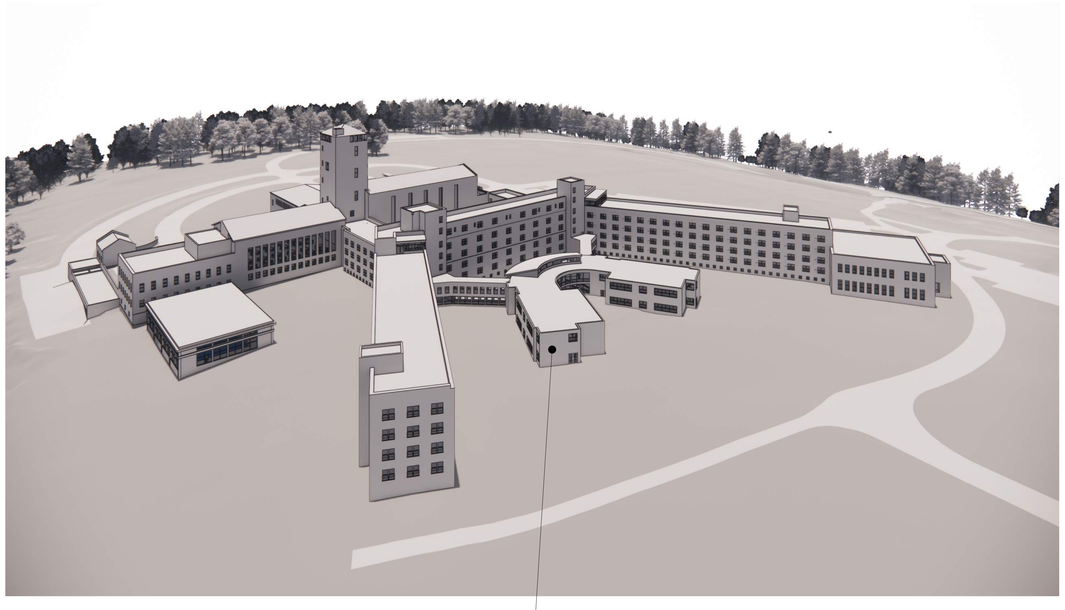
Sheet Title

NATATORIUM FLOOR PLAN

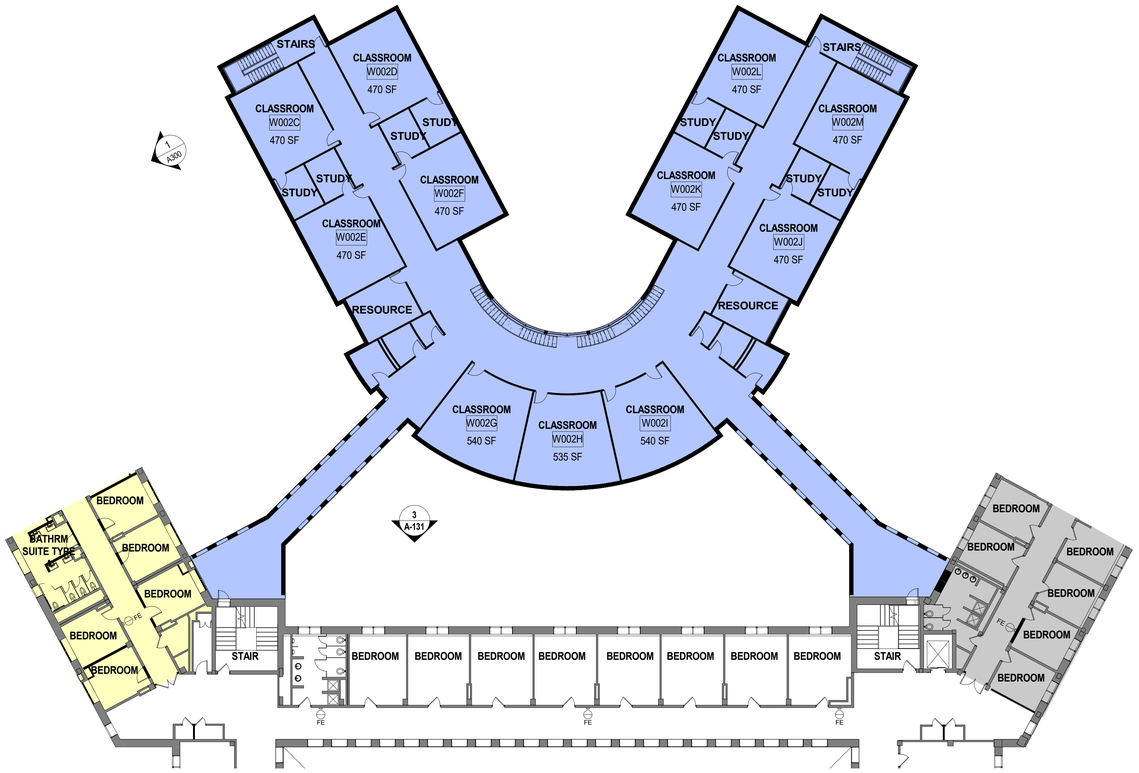
Job No.	Date
2020-1037	11/19/2020
Scale	Drawn / Checked
AS NOTED	Author Checker

Sheet Number

SD1

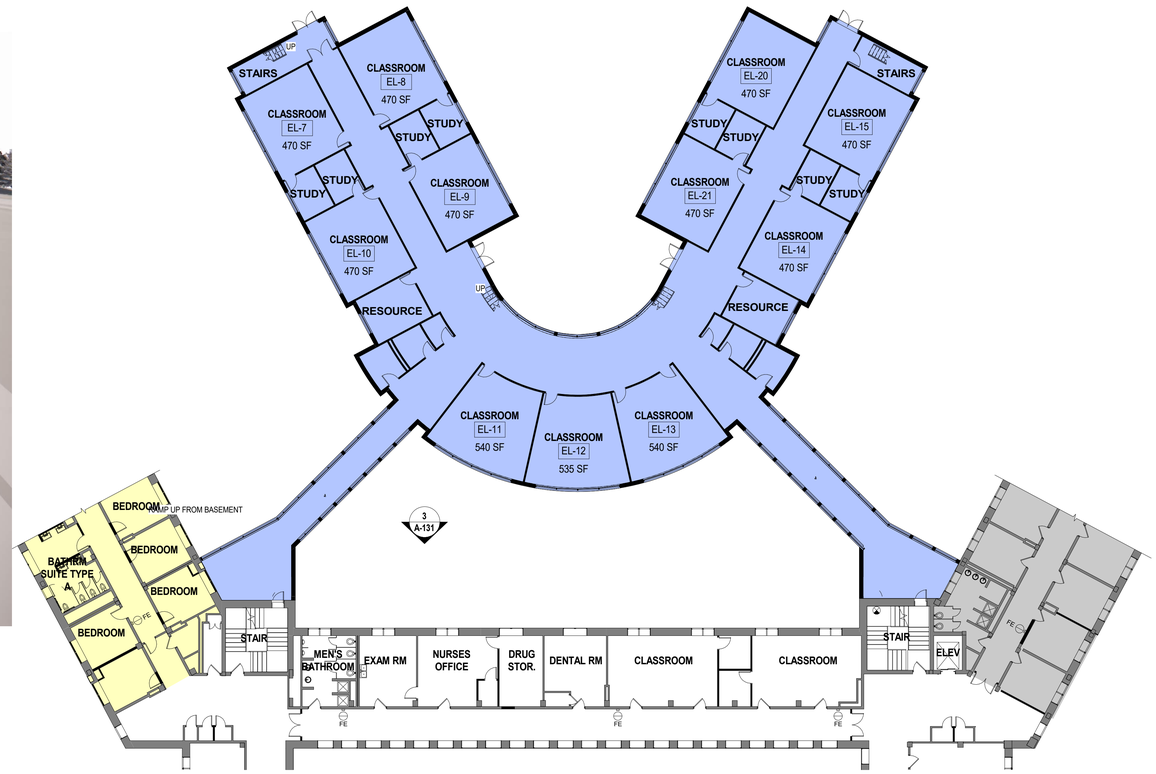


NEW CLASSROOM ADDITION



2 ENLARGED PLAN - CLASSROOM ADDITION - 2ND FLOOR
1/16" = 1'-0"

NEW CLASSROOM ADDITION



1 ENLARGED PLAN - CLASSROOM ADDITION - 1ST FLOOR
1/16" = 1'-0"

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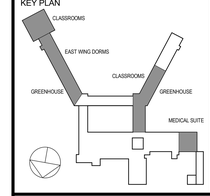
SITE PLAN SUBMISSION

KEY PLAN



Professional Seal

No.	Date	Issue

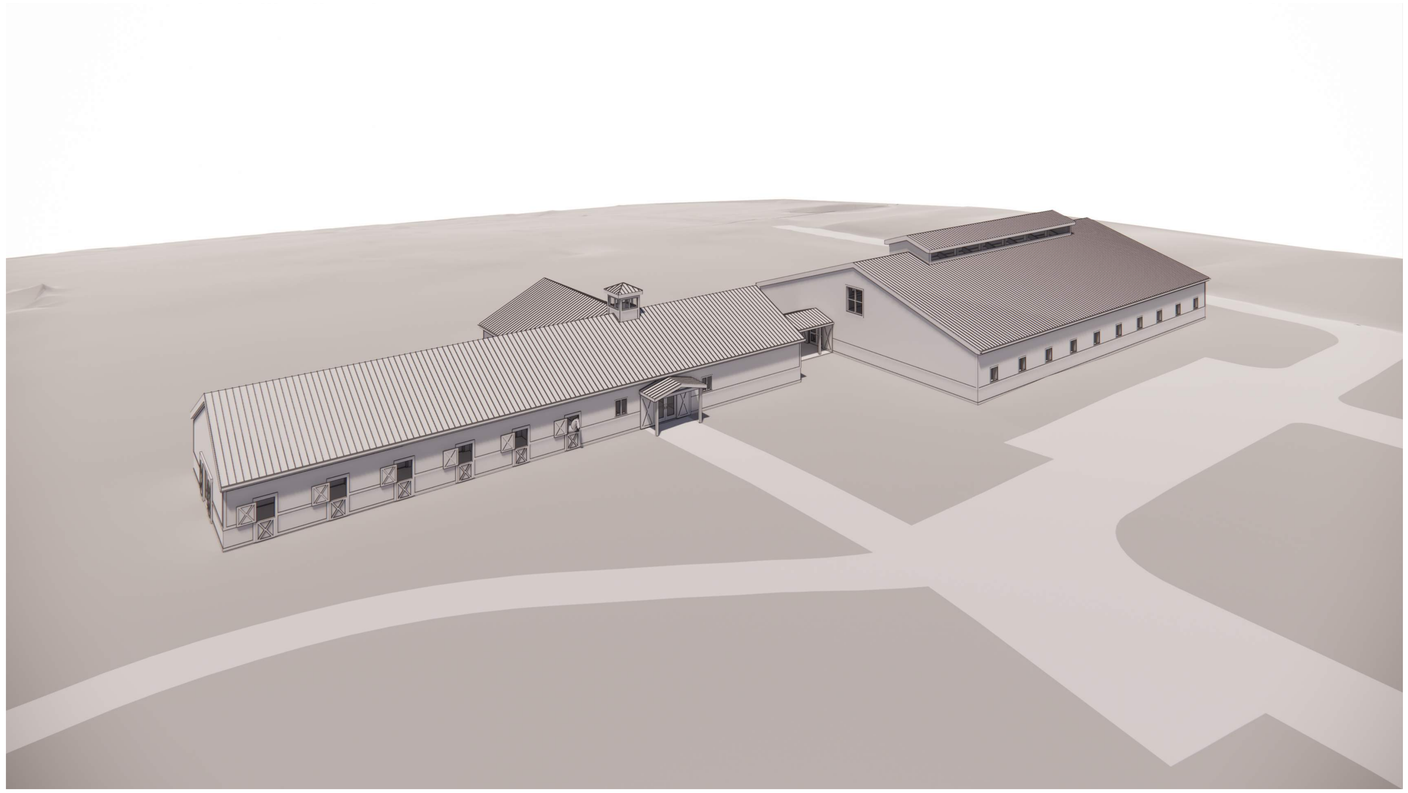
Sheet Title

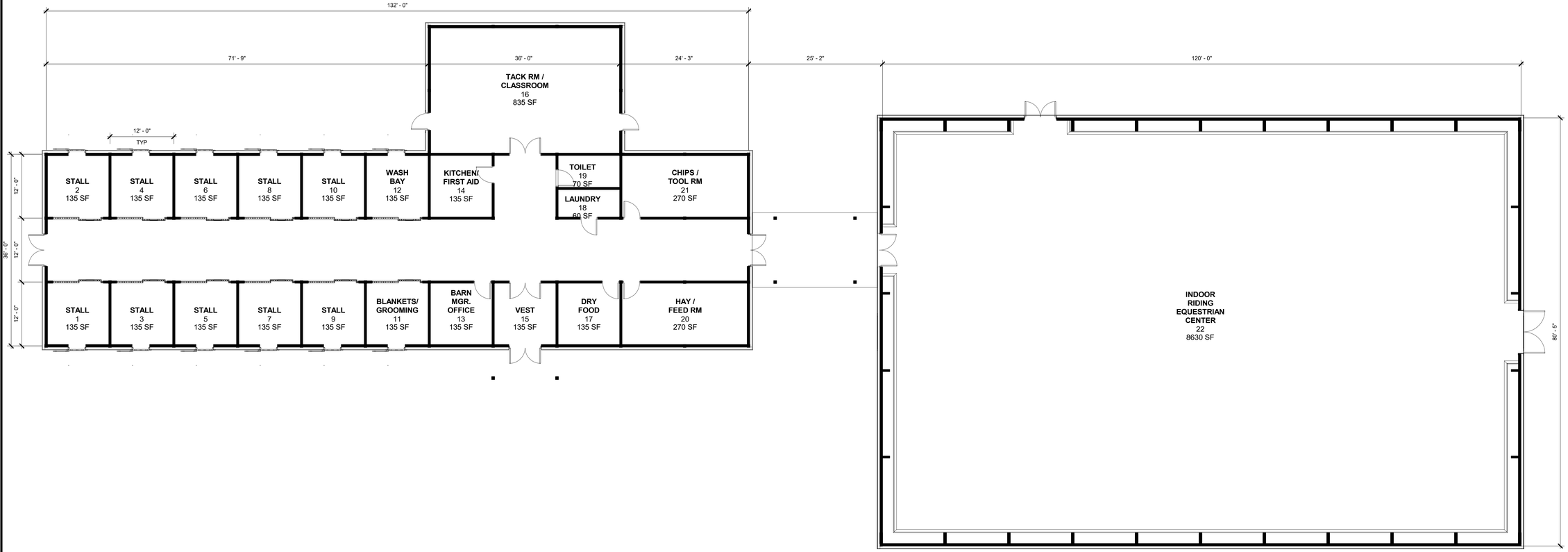
CLASSROOM ADDTION

Job No.	Date
2020-1037	11/19/2020
Scale	Drawn / Checked
AS NOTED	Author Checker

Sheet Number

SD2





1 1ST FLOOR
1/8" = 1'-0"

SHRUB OAK INTERNATIONAL SCHOOL

294 NY ROUTE 100
SOMERS, NY 10589

KG+D listen imagine build
KG+D . ARCHITECTS PC
285 MAIN STREET MOUNT KISCO . NEW YORK . 10549
P:914.666.5900 KGDARCHITECTS.COM

NY SED PROJECT CONTROL NO.

Professional Seal

No.	Date	Issue

Sheet Title

EQUESTRIAN CENTER

Job No.	Date
2018-1071	XX/XX/2019
Scale	Drawn / Checked
AS NOTED	Author Checker

Sheet Number

SD3

THIS IS TO CERTIFY that the attached copy is a true and correct copy of the Town of Yorktown Planning Board Resolution:

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION APPROVING
AN AMENDED SITE PLAN TO PROVIDE FOR PHASED CONSTRUCTION
OF THE SHRUB OAK INTERNATIONAL SCHOOL

DATE OF RESOLUTION: May 21, 2018

HEREBY signed by the secretary of the Planning Board:

John Kincart

John Kincart, Secretary

5/21/18

Date

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION APPROVING
AN AMENDED SITE PLAN TO PROVIDE FOR PHASED CONSTRUCTION OF THE SHRUB OAK INTERNATIONAL SCHOOL

RESOLUTION NUMBER: #18-04 **DATE: MAY 22, 2018**

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

WHEREAS the property owned by the applicant is located at 3151 Stony Street, Yorktown Heights, also known as Section 26.05, Block 1, Lot 4 on the Town of Yorktown Tax Map (hereinafter referred to as "the Property"), and 3151 Stoney Street, LLC has represented to this Board that they are the lawful owners of the land within said site plan, where Shrub Oak International, LLC (the "Applicant) will be operating the school; and

WHEREAS the Planning Board, by Resolution #17-10 dated June 26, 2017, approved a Site Plan, Special Use Permit for a Private School, a Storm Water Pollution Prevention Plan, and a Tree Permit for the Shrub Oak International School (collectively the "June 2017 Approval;" and

WHEREAS on March 14, 2018, the Applicant's attorney submitted a letter requesting modifications to the approved site plan and a request to phase the construction of the original site plan approval; and

WHEREAS as part of the June 2017 Approval, the Planning Board adopted a Negative Declaration pursuant to the new York State Environmental Quality Review Act (SEQRA); and

WHEREAS the following changes to the approved site plan and phasing as noted below are requested by the applicant:

1. As shown on the architectural plans listed herein, the core of the main building will be renovated to accommodate 80 students in Phase 1.
2. Added lighting to entry drive, parking, and building façade, and upgrade of all existing fixtures as shown on the Lighting Plan.
3. A shadow box fence along the existing northern parking area with additional landscaping as shown on the Landscaping Plan.
4. The proposed animal area with wood fence located in the front lawn on the northern portion of the site will be a circular enclosure. The proposed animal barn is relocated north of the watershed boundary and included in Phase 1.
5. Added landscaping in existing planting areas adjacent to the building and around the front entrance oval as shown on the Landscape Plan.

6. The helipad will be constructed in Phase 1.
7. A new 5 foot wide sidewalk will be constructed to connect the existing northern parking area to the existing sidewalk leading to the entrance of the building. The existing sidewalks will be replaced.
8. Existing parallel parking spaces on the western side of the front entrance oval will be relocated to the eastern side of the oval. New pavement will be provided to accommodate this relocation and the port-cochere.
9. Renovations and/or construction of accessory buildings on the site will be completed in Phases 1 and 2 as noted on the amended site plan Sheet SP-0.0.
10. Fencing for security as shown around the school facility for Phase 1 and around the western portion of the site in Phase 2.
11. As shown on the architectural plans listed herein, the wings of the main building will be renovated for occupancy in Phase 2.
12. Additional parking as approved to be constructed in Phase 2.
13. Modified secondary access road to be constructed in Phase 2.
14. An equestrian arena to be constructed in Phase 2.
15. The pool building will be constructed in Phase 2.

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

Site Plans

1. A map, Sheet SP-0.0, titled "Master Site Plan," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018 and last revised April 20, 2018; and
2. A map, Sheet SP-1.1, titled "Layout Plan (Phase 1 Construction)," prepared by Badey and Watson Surveying and Engineering, P.C., dated April 6, 2018 and last revised April 20, 2018; and
3. A map, Sheet SP-1.2, titled "Layout Plan (Phase 1 Construction)," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018 and last revised April 20, 2018; and
4. A map, Sheet SP-2.0, titled "Site Grading and Utility Plan (Phase 1 Construction)," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018 and last revised April 20, 2018; and
5. A map, Sheet SP-3.0, titled "Landscape Plan (Phase 1 Construction)," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018; and
6. A map, Sheet SP-4.1, titled "Site and Utility Details (Phase 1 Construction)," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018 and last revised April 20, 2018; and
7. A map, Sheet SP-4.2, titled "Site and Utility Details (Phase 1 Construction)," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018 and last revised April 20, 2018; and
8. A map, Sheet SP-5.1, titled "Erosion and Sediment Control Plan (Phase 1 Construction)," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018 and last revised April 20, 2018; and

9. A map, Sheet SP-6.1, titled "Site Lighting Plan (Phase 1 Construction)," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018 and last revised April 20, 2018; and
10. A map, Sheet SP-6.2, titled "Site Lighting Plan (Phase 1 Construction)," prepared by Divney Tung Schwalbe, LLP, dated April 6, 2018 and last revised April 20, 2018; and

Architectural Plans

11. A drawing Sheet G-131, titled, "Shrub Oak International School, LLC Phase I: Basement Phasing Plan," prepared by H2M Architects and Engineers, last revised March 30, 2018; and
12. A drawing, Sheet G-132, titled, "Shrub Oak International School, LLC Phase I: First Floor Phasing Plan," prepared by H2M Architects and Engineers, last revised March 30, 2018; and
13. A drawing, Sheet G-133, titled, "Shrub Oak International School, LLC Phase I: Second Floor Phasing Plan," prepared by H2M Architects and Engineers, last revised March 30, 2018; and
14. A drawing, Sheet G-134, titled, "Shrub Oak International School, LLC Phase I: Third Floor Phasing Plan," prepared by H2M Architects and Engineers, last revised March 30, 2018; and
15. A drawing, Sheet G-135, titled, "Shrub Oak International School, LLC Phase I: Fourth & Fifth Floor Phasing Plan," prepared by H2M Architects and Engineers, last revised March 30, 2018; and

Reports

16. A Stormwater Pollution Prevention Plan: Phase 1, prepared by Divney Tung Schwalbe, LLP, dated April 20, 2018; and

WHEREAS having reviewed all current site 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 amended site plan, stormwater permit, and tree permit commencing and closing on May 7, 2018 at Town Hall in Yorktown Heights, New York; and

WHEREAS pursuant to Town Code Section 300-13(F), all proposed fencing shown on the plans listed herein that exceeds the maximum height restrictions in a residential zone shall require variances from the Zoning Board of Appeals unless a determination is made by the Building Inspector that a variance is not required; and

WHEREAS as stated in the June 2017 Approval, upon the Board's review and consideration of the Applicant's traffic study, the Applicant proposed as mitigation for the potential traffic impact on Stony Street and at the Stony Street and East Main Street intersection to the north of the site, to create a turning lane on Stony Street into the Shrub Oak International School, dedicate road widening strips along Stony Street, and contribute $30,000.00 to a traffic study

of the East Main Street corridor; 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**
Town Engineer	05/04/2018

WHEREAS the Applicant has indicated that the Phase 1 interior renovations to the building will provide no more than 80 single occupancy dorm rooms; and

BE IT NOW RESOLVED that the request of Shrub Oak International School, LLC for the approval of an amended site plan, 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 Phase I site plan upon compliance by the applicant with such modifications and requirements as noted below; and

BE IT FURTHER RESOLVED pursuant to SEQRA, the Planning Board has determined that the proposed modifications to the site plan and separation of the construction of the project into phases does not create any new adverse significant impacts that were not previously reviewed as part of the June 2017 Approval; and

BE IT FURTHER RESOLVED all conditions of the June 2017 Approval still stand in full effect except as modified herein; and

Additional requirements prior to signature by the Planning Board Chairman on the Phase 1 site plan:

1. Submission of a Final Phase 1 Stormwater Pollution Prevention Plan acceptable to the Town Engineer and approved by the Planning Board.

2. The applicant must comply with the following items from the Town Engineer's memo dated May 4, 2018:

   [4] A Stormwater Maintenance Agreement confirming the Applicant's responsibility to operate and maintain the stormwater treatment and collection system including the catch basin inserts, bio-retention areas and catch basins/manholes/storm pipes.

   [6] The Applicant will prepare a solid waste plan for the areas that will have farm animals occupying the space.

   [8] The applicant shall install an orange construction fence and post "Do Not Enter" signage to safeguard the wetlands and 100-year floodplains on the site.

[9] A video inspection of the sewer lateral that runs out to Stony Street should be completed to verify its present condition and to ensure it can meet the required service conditions. Copies of the pipeline assessment should be submitted to the Planning Department and Town Engineer for acceptance.

3. Submission of all fees required by the June 2017 Approval, including the $30,000.00 contribution to a traffic study of the East Main Street corridor.

BE IT FURTHER RESOLVED, that in accordance with Town Code Chapter 248, Chapter 178, Section §300-228(A), and Chapter 270, the application of Shrub Oak International School, LLC for the approval of a Stormwater Pollution Prevention Plan, and Tree Removal Permit #**FSWPP-T-042-17** is amended subject to the conditions listed therein; and

RESOLVED, Permit #**FSWPP-T-042-17** shall not be valid until it has been signed by the Chairman of this Board;

RESOLVED the applicant shall obtain any variances required for proposed fence heights or modify fencing to comply with the Town Code; and

RESOLVED this approval to authorize a Phase I construction plan shall only be valid while the school has **no more than 80 students enrolled**; and

RESOLVED the applicant may only obtain Building Permits for the building construction as shown on the architectural plans for Phase I construction; and

RESOLVED no additional Building Permits or site work beyond Phase 1 as shown on the plans listed herein shall commence until a Phase 2 or Final Phase site plans are approved by this Board and signed by the Planning Board Chairman; and

BE IT FURTHER RESOLVED that unless a building permit has been issued by **May 22, 2019**, or a time extension has been granted by the Planning Board, this approval will be null and void.

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION APPROVING
AN AMENDED SITE PLAN TO PROVIDE FOR PHASED CONSTRUCTION OF THE SHRUB OAK INTERNATIONAL SCHOOL

DATE: May 21, 2018

SIGNED BY: _____
Richard Fon, Chairman

ROLL CALL:

AYES: _____
Richard Fon

_____
John Savoca

_____
John Kincart

_____
Anthony Tripodi

_____
William LaScala

NAYES: _____

_____

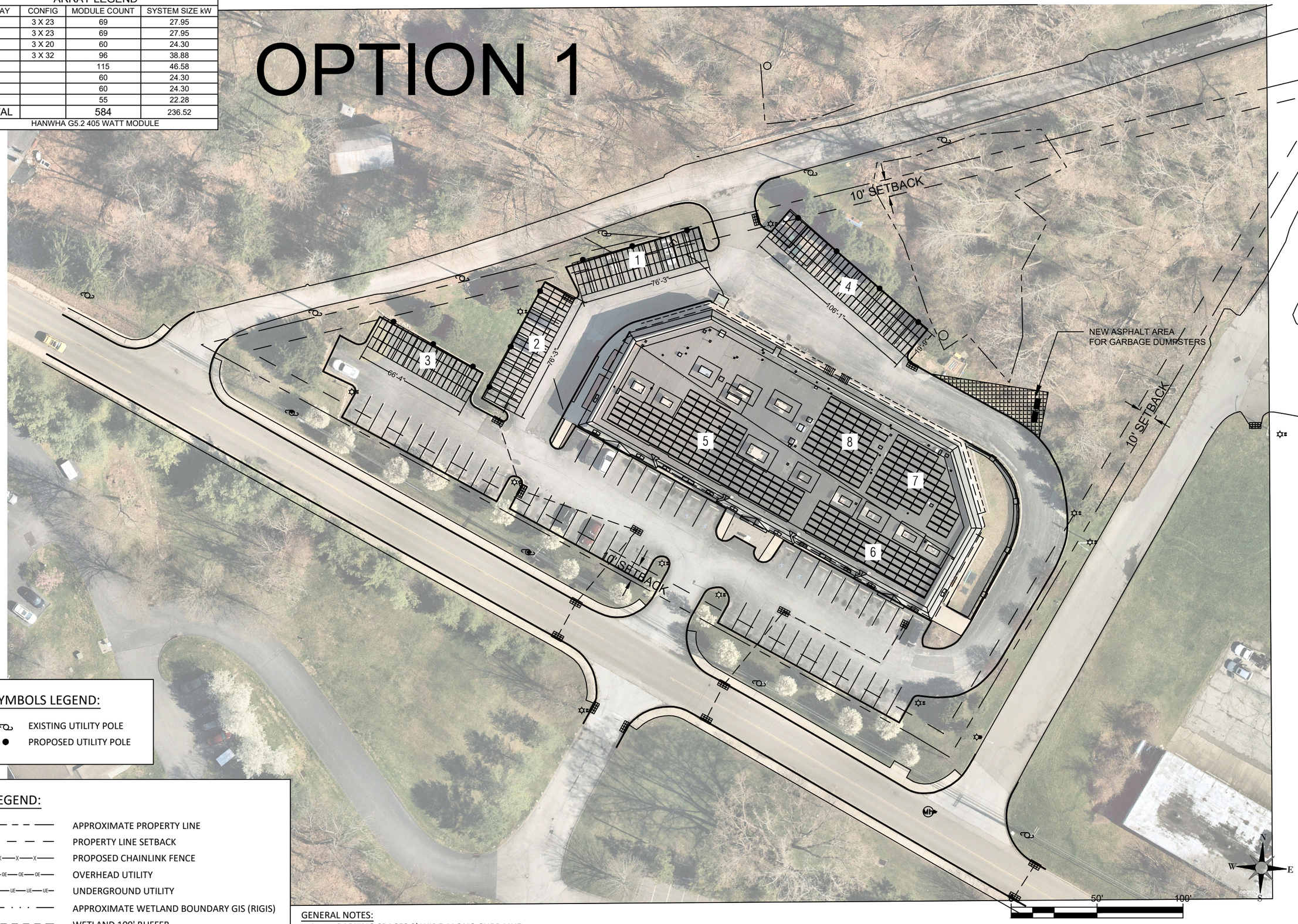
_____

ABSTAIN: _____

Solar at 1426 East Main Street

OPTION 1

ARRAY LEGEND			
ARRAY	CONFIG	MODULE COUNT	SYSTEM SIZE kW
1	3 X 23	69	27.95
2	3 X 23	69	27.95
3	3 X 20	60	24.30
4	3 X 32	96	38.88
5		115	46.58
6		60	24.30
7		60	24.30
8		55	22.28
TOTAL		584	236.52
HANWHA G5.2 405 WATT MODULE			



SYMBOLS LEGEND:

- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE

LEGEND:

- APPROXIMATE PROPERTY LINE
- PROPERTY LINE SETBACK
- PROPOSED CHAINLINK FENCE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- APPROXIMATE WETLAND BOUNDARY GIS (RIGIS)
- WETLAND 100' BUFFER

GENERAL NOTES:

1. PARKING SPACES 8' WIDE ALONG CURB LINE.

ECOGY ENERGY

Ecogy Energy
67 West Street, Suite 232
Brooklyn, NY 11222
assetmanagement@ecogyenergy.com
(718)-304-0945

Ecogy Energy NY LLC

Project Name:
SHRUB OAK
236.52 kW-DC PV SYSTEM

Project Site:
1426 EAST MAIN STREET
SHRUB OAK, NY

Account No: xxxxx
New Service Case #:
xxxxx

#	REVISION DESCRIPTION	DATE	BY
1	UPDATED LAYOUT ON ARRAY 4	3/10/2021	SCG

Professional Stamp

PRELIMINARY

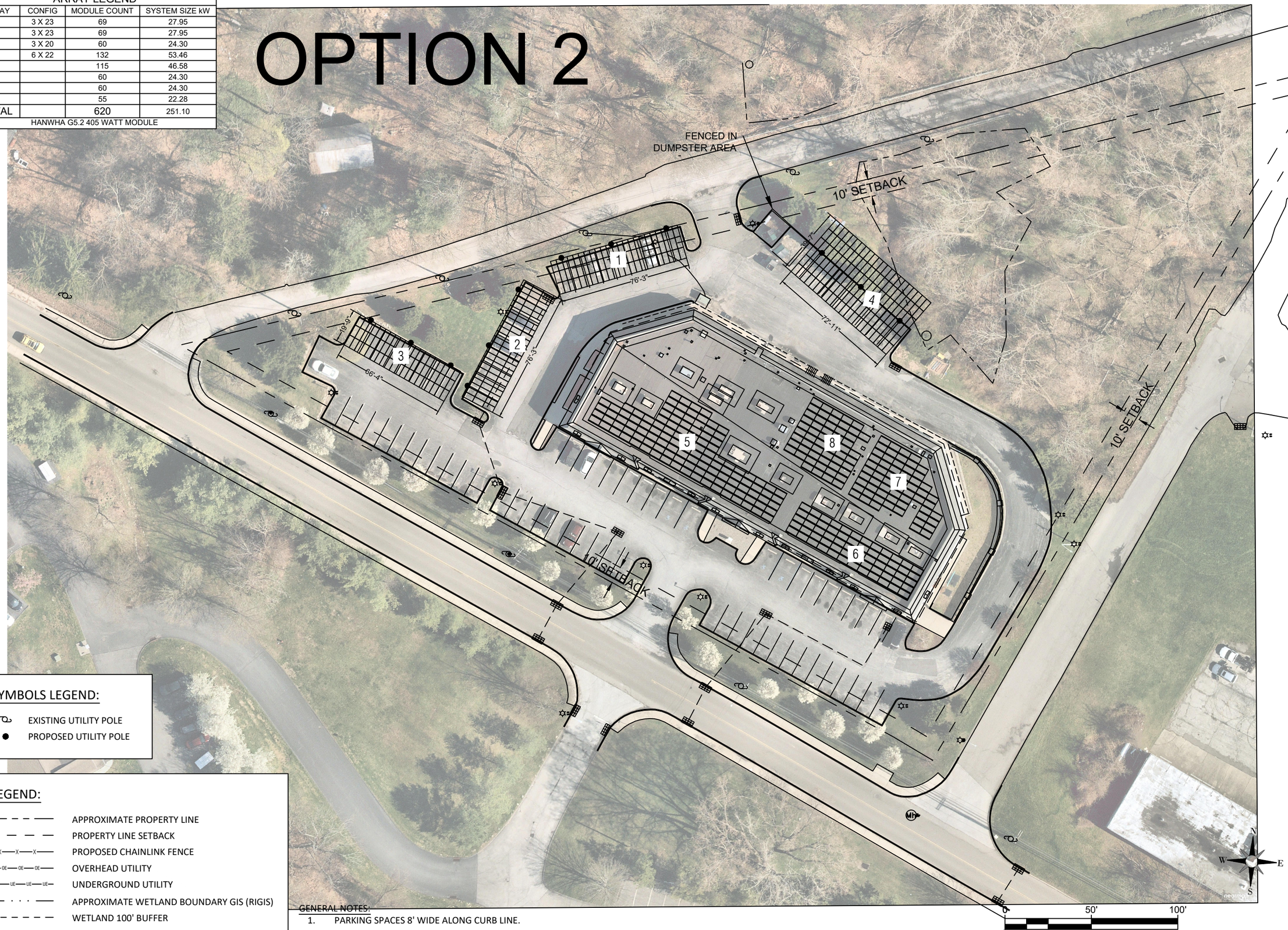
SHEET NAME:

SITE PLAN

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	SCG	~~
DATE: 02/23/2021	DWG. NUMBER: PV-100	
SHEET NUMBER: X of X		

OPTION 2

ARRAY LEGEND			
ARRAY	CONFIG	MODULE COUNT	SYSTEM SIZE kW
1	3 X 23	69	27.95
2	3 X 23	69	27.95
3	3 X 20	60	24.30
4	6 X 22	132	53.46
5		115	46.58
6		60	24.30
7		60	24.30
8		55	22.28
TOTAL		620	251.10
HANWHA G5.2 405 WATT MODULE			



SYMBOLS LEGEND:

- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE

LEGEND:

- APPROXIMATE PROPERTY LINE
- PROPERTY LINE SETBACK
- PROPOSED CHAINLINK FENCE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- APPROXIMATE WETLAND BOUNDARY GIS (RIGIS)
- WETLAND 100' BUFFER

GENERAL NOTES:

1. PARKING SPACES 8' WIDE ALONG CURB LINE.

ECOGY ENERGY

Ecogy Energy
67 West Street, Suite 232
Brooklyn, NY 11222
assetmanagement@ecogyenergy.com
(718)-304-0945

Ecogy Energy NY LLC

Project Name:
SHRUB OAK
251.10 kW-DC PV SYSTEM

Project Site:
1426 EAST MAIN STREET
SHRUB OAK, NY

Account No: xxxxx
New Service Case #:
xxxxx

#	REVISION DESCRIPTION	DATE	BY
1	UPDATED LAYOUT ON ARRAY 4	3/10/2021	SCG

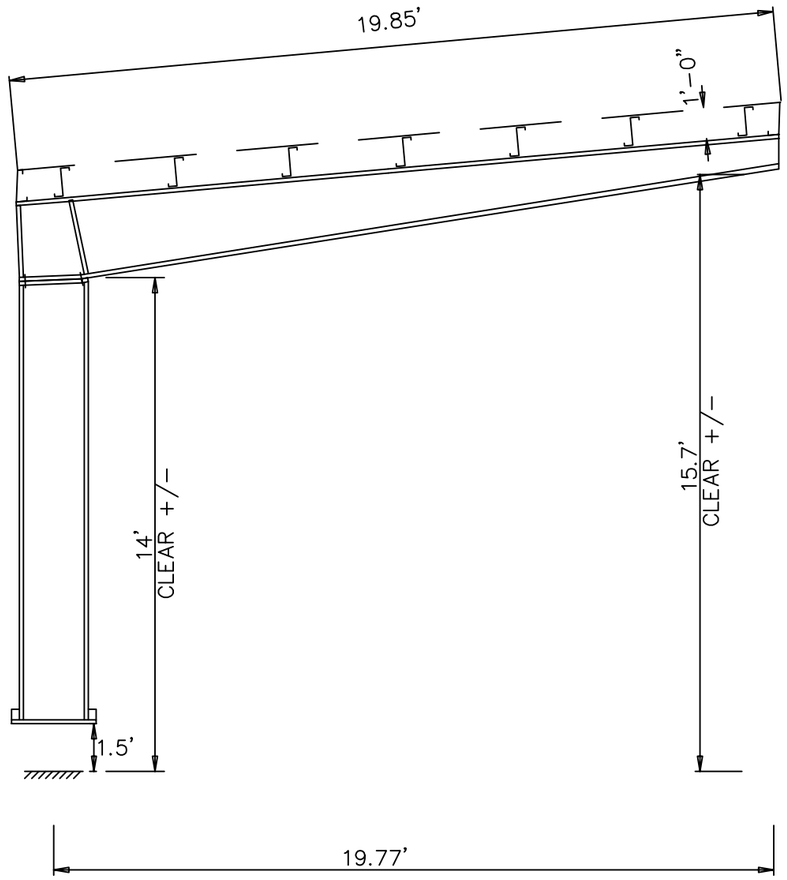
Professional Stamp

PRELIMINARY

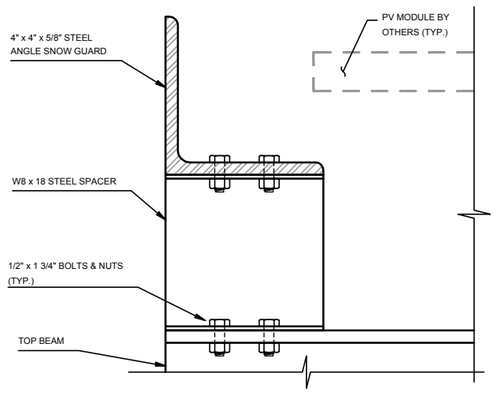
SHEET NAME:

SITE PLAN

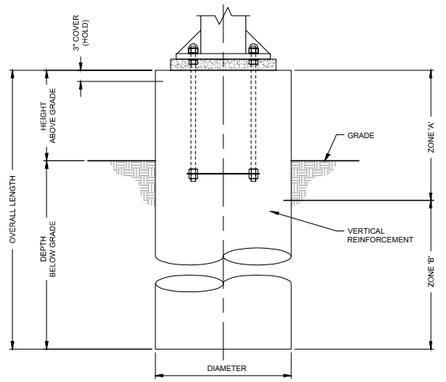
PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
XXXX	SCG	---
DATE: 02/23/2021	DWG. NUMBER: PV-100	
SHEET NUMBER: X of X		



RIGID FRAME ELEVATION.



Snow Guard
Transverse Section



TYPICAL FOUNDATION VIEW

POLAR RACKING
6889 Rexwood Road, Unit 5, Mississauga, ON L4V 1R2
TEL: 416-860-6722 FAX: 416-860-6719
www.polarracking.com

ECOGY ENERGY
67 West St Brooklyn,
NY 11222
www.ecogyenergy.com

ARRAY INFORMATION

ARRAY SIZE	136.8 kW DC
MODULE TYPE	TALESUN BISTAR 400W
MODULE DIMS.	2008 X 1002 X 35 mm
MODULE QTY.	342

REV NO.	ISSUANCE	DATE
1	ISSUED FOR REVIEW	21DEC20
0	ISSUED FOR REVIEW	10DEC20

PROJECT NAME:

Ecogy Energy Shrub Oak NY
1426 E Main St. Shrub Oak
NY 10588

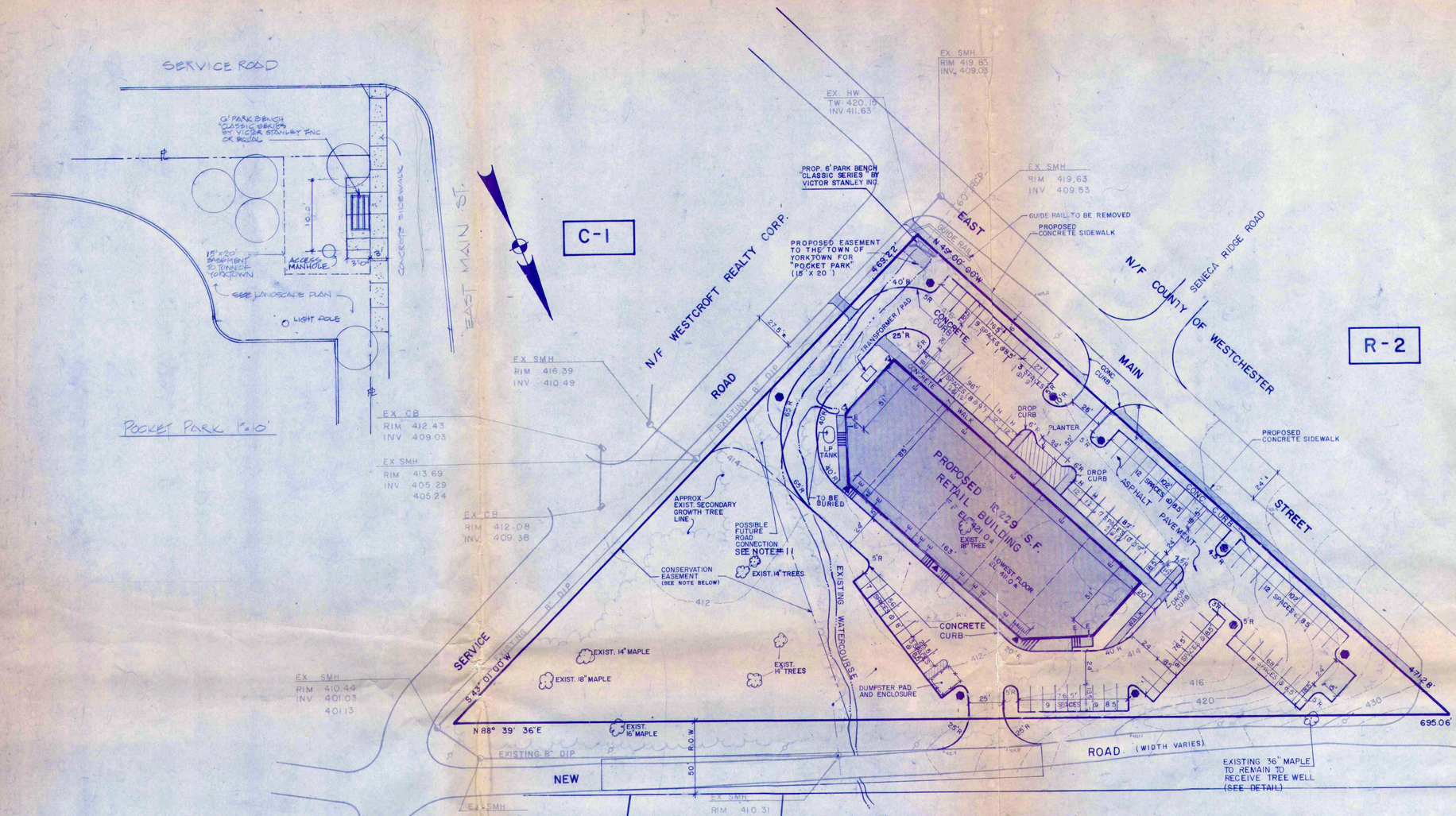
DRAWING NAME:

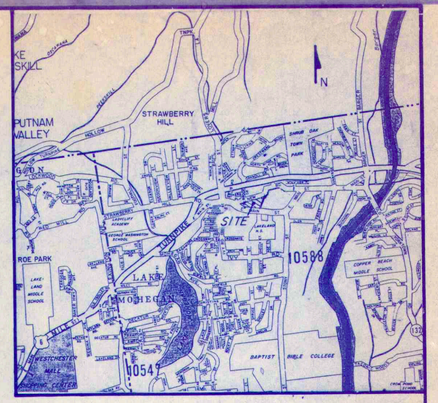
RIGID FRAME ELEVATION

PROJ. NO.:	DWG. BY:	CHKD. BY:	SCALE:
004564	VT	MN	AS SHOWN

DRAWING NUMBER:

S-201





LOCATION MAP
SCALE: 1"=2000'

SITE DATA:

OWNER: JOSEPH MORTELLETTI
17 FAIRMONT ST.
ELMSFORD, N.Y. 10523

DEVELOPER: RIVER PROPERTIES INC.
120 WEST MAIN ST.
ELMSFORD, N.Y. 10523

SECTION 1.5 LOT 3 BLOCK 22
ZONING : C-1 COMMERCIAL
SITE AREA : 2.6 ACRES (111,078 S.F.)

LEGEND

- 412 — EXISTING CONTOURS
- 420 — PROPOSED CONTOURS
- PROPERTY LINE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- PROPOSED LIGHTING (POLE MOUNTED)
- PROPOSED LIGHTING (BUILDING MOUNTED)
- E BUILDING ENTRY (SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS TO LOCATIONS)

GENERAL NOTES

1. The location of existing utilities and structures are approximate. They are not intended to be accurate but rather an indication of some of the utilities and structures the Contractor may encounter.
2. The Contractor shall satisfy himself by field examination of the project areas as to the exact location of existing utilities, structures and other conditions.
3. The Contractor shall contact the owners of all utilities within the project area before the start of construction. It will be the Contractor's responsibility to acquire the exact location of the utilities from the owners of such utilities, before the start of construction.
4. The length of proposed pipes and elevation of existing grades are for the Contractor's convenience.
5. The Contractor shall determine location of other underground services or pipes when working on private property.
6. Restoration of roads, property and utilities is the responsibility of the developer and shall be performed by the Contractor.
7. The Contractor shall provide and install the following pipe material for the utilities specified.
   Water: Ductile Iron Pipe (DIP)
   Drainage: Reinforced Concrete, ADSN-12
   Sanitary Sewer: Ductile Iron Pipe (DIP)
8. The Contractor, when installing utilities within fill sections, shall excavate to existing grade and backfill with crushed stone or approved material to the elevation of water mains, sanitary sewers, manholes and catch basin bases.
9. All headwalls to be reinforced concrete.
10. All other specifications, materials and methods of construction shall be in accordance with the Town of Yorktown construction standards and specifications.

CONSERVATION EASEMENT NOTE

THE NATURAL RESOURCES OF THE AREA WITHIN THE "CONSERVATION EASEMENT" SHALL REMAIN UNDISTURBED EXCEPT AS MAY BE REQUIRED FOR CONSERVATION PURPOSES, UPON APPROVAL BY THE PLANNING BOARD. THE CONTOUR THEREOF SHALL NOT BE ALTERED. NO TOPSOIL OR UNDERLYING SOIL SHALL BE EXCAVATED THEREFROM. NOTHING SHALL BE PERMITTED TO OCCUR ON THIS AREA WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND. NO TREES SHALL BE CUT OR REMOVED, AND NO OTHER PLANT OR VEGETATION SHALL BE DESTROYED OR REMOVED. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THAT THIS AREA IS KEPT FREE OF ALL REFUSE.

11. This improvement shall be constructed by the owner of the property, and at the owner's expense, at such time when consent of the adjoining property is granted, and said improvement is required by the Planning Board. Upon completion of this improvement, the existing New Road curb cut shall be closed, and landscaped to the satisfaction of the Town Engineer and the Planning Board.

PARKING INFORMATION

4	HANDICAPPED PARKING SPACES (12'x18.5') - 4%
7	EMPLOYEE PARKING SPACES (8'x18.5') - 8%
60	MID-SIZED PARKING SPACES (8.5'x18.5') - 67%
19	FULL-SIZED PARKING SPACES (9'x 18.5') 21%
90	SPACES TOTAL

PARKING CALCULATIONS

BUILDING	18,229 S.F.
REQUIRED SPACES (5 PER 1,000 SF)	90
PROVIDED SPACES	90

ZONING INFORMATION

	REQUIRED	PROPOSED
MIN. LOT SIZE (S.F.)	80,000 SF	111,078 SF
LOT FRONTAGE	175'	471'
LOT DEPTH	175'	260'
FRONT YARD	75'	75'
SIDE YARD	0'	40
REAR YARD	30'	55'
MAX. BUILDING COVERAGE (%)	20	16
MAX. BUILDING HEIGHT (FT)	30	23.5' (ONE FLOOR)

TURNING MOVEMENTS FOR TRUCKS ENTERING AND EXITING THE SITE HAVE BEEN VERIFIED UTILIZING AASHTO STANDARDS. THE DESIGN VEHICLE IS A "WB 40" WHICH IS A TRACTOR-TRAILER WITH A WHEEL BASE OF 8.5 FEET, A TOTAL LENGTH OF 50 FEET AND AN R_T EQUAL TO 40 FEET.

ALL TREES WITHIN THE DRAINAGE EASEMENT TO REMAIN. ALL TREES OUTSIDE THE DESIGNATED DRAINAGE EASEMENT TO REMAIN IF THEY DO NOT INTERFERE WITH GRADING OPERATIONS.

RECEIVED
PLANNING DEPARTMENT
DEC - 3 1999
TOWN OF YORKTOWN, N.Y.

6 7-18-97 - WCDOT

APPROVED
on the 6th day of December 1999
Planning Board, Town of Yorktown, N. Y.

FINAL
SITE PLANS

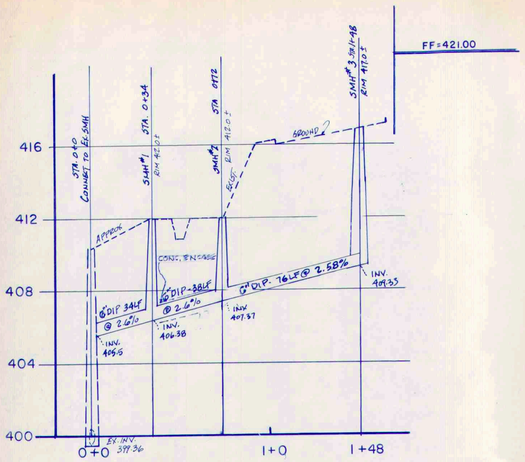
RIVER PROPERTIES

TOWN OF YORKTOWN, NEW YO

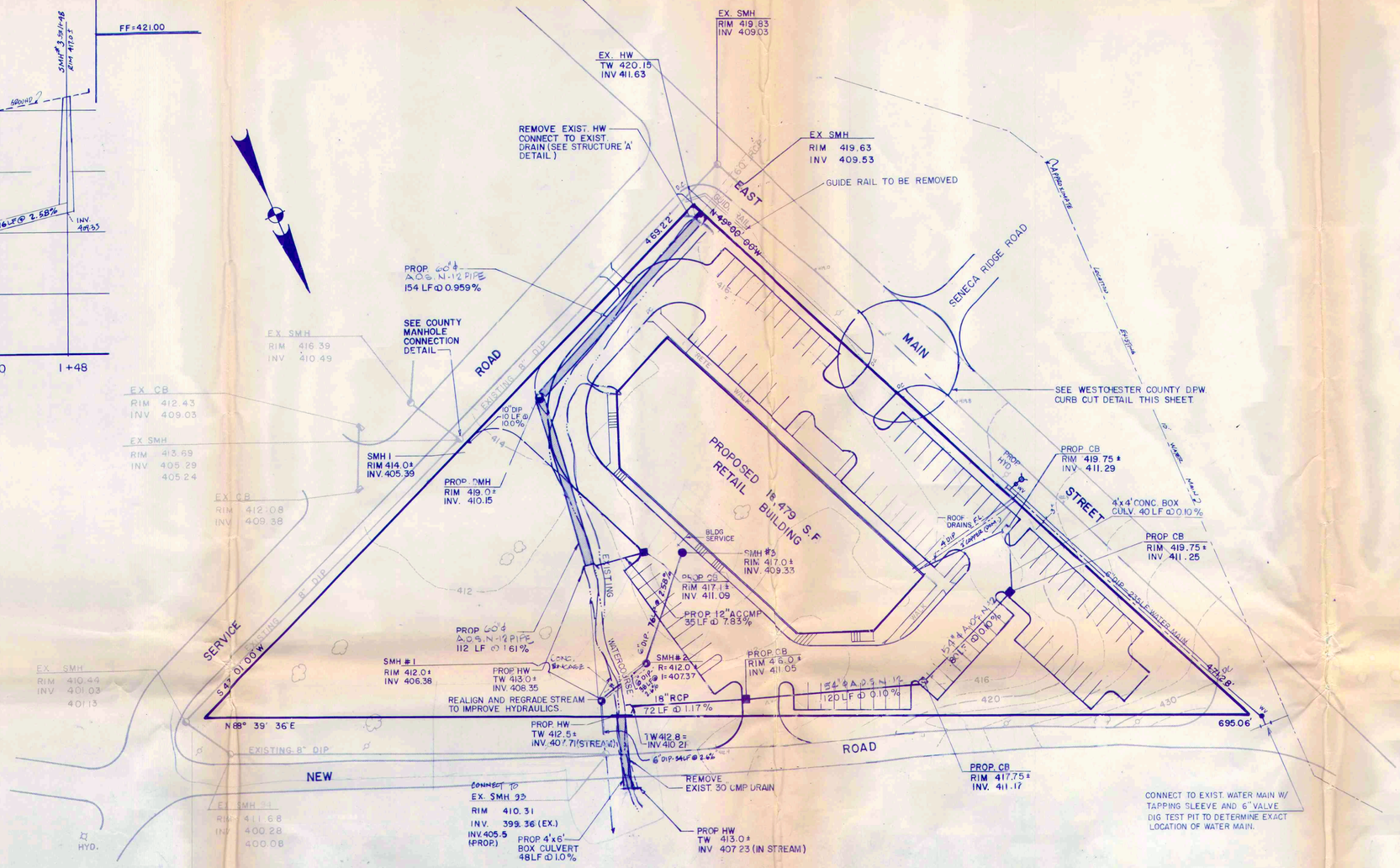
FILE COP

FEDERICO & ASSOCIATES
37 FULTON STREET
WHITE PLAINS, NEW YORK

5	12-7-95 PUBLIC HEARING
4	11-8-95 PLANNERS COMMENTS
3	7-14-95 PLANNING BOARD MEMO OF 7-5-95
2	6-1-95 PLANNING BOARD MEMO OF 5-17-95
1	4-13-95 COMMENTS FROM PB & TOWN ENG.
date	JANUARY 23, 1995
sheet	1
project no.	MORDOI D93FSITE

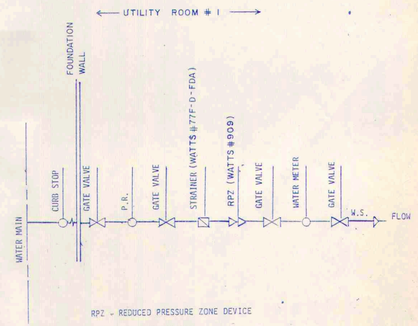


SEWER PROFILE
HORIZ. 1"=40' VERT. 1"= 4'



PLAN
SCALE: 1"= 40'

SCHEMATIC DIAGRAM
CROSS-CONNECTION CONTROL

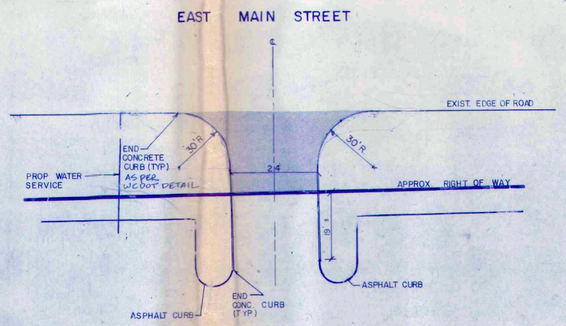


RPZ - REDUCED PRESSURE ZONE DEVICE
P.R. - PRESSURE REDUCER
W.S. - WATER SERVICE

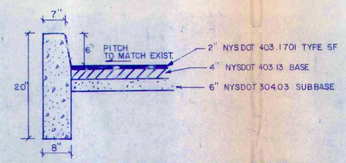
NOTE: PRESSURE REDUCER TO BE SET FOR 60 psi - 70 psi UNLESS OTHERWISE APPROVED

LEGEND

- EXISTING CONTOURS
- 420 PROPOSED CONTOURS
- PROPERTY LINE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- PROP. DRAIN LINE
- 8" DIP PROP. SEWER LINE
- PROP. HYDRANT
- PROP. CATCH BASIN
- PROP. HEADWALL



WESTCHESTER COUNTY D.P.W. CURB CUT DETAIL
NTS



CURB AND PAVEMENT DETAIL WITHIN W.C.D.P.W.R.O.W.
NTS

"YORKTOWN CONSOLIDATED WATER DISTRICT REQUIREMENTS"

1. ALL GATE VALVES WILL BE RESILIENT SEATED AND MEET AWWA SPECIFICATION 509.94.
2. ALL TAPPING SLEEVES WILL BE AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUAL WITH EPOXY COATING AND HAVE A MAXIMUM WORKING PRESSURE OF 200 P.S.I.G.
3. ALL FIRE HYDRANTS WILL BE MUELLER 5 1/4 " CENTURION MEETING TOWN OF YORKTOWN SPECIFICATIONS.
4. WATER METER TO BE LOCATED IN UTILITY ROOM WITHIN BASEMENT OF BUILDING.

UTILITIES PLAN

RIVER PROPERTIES

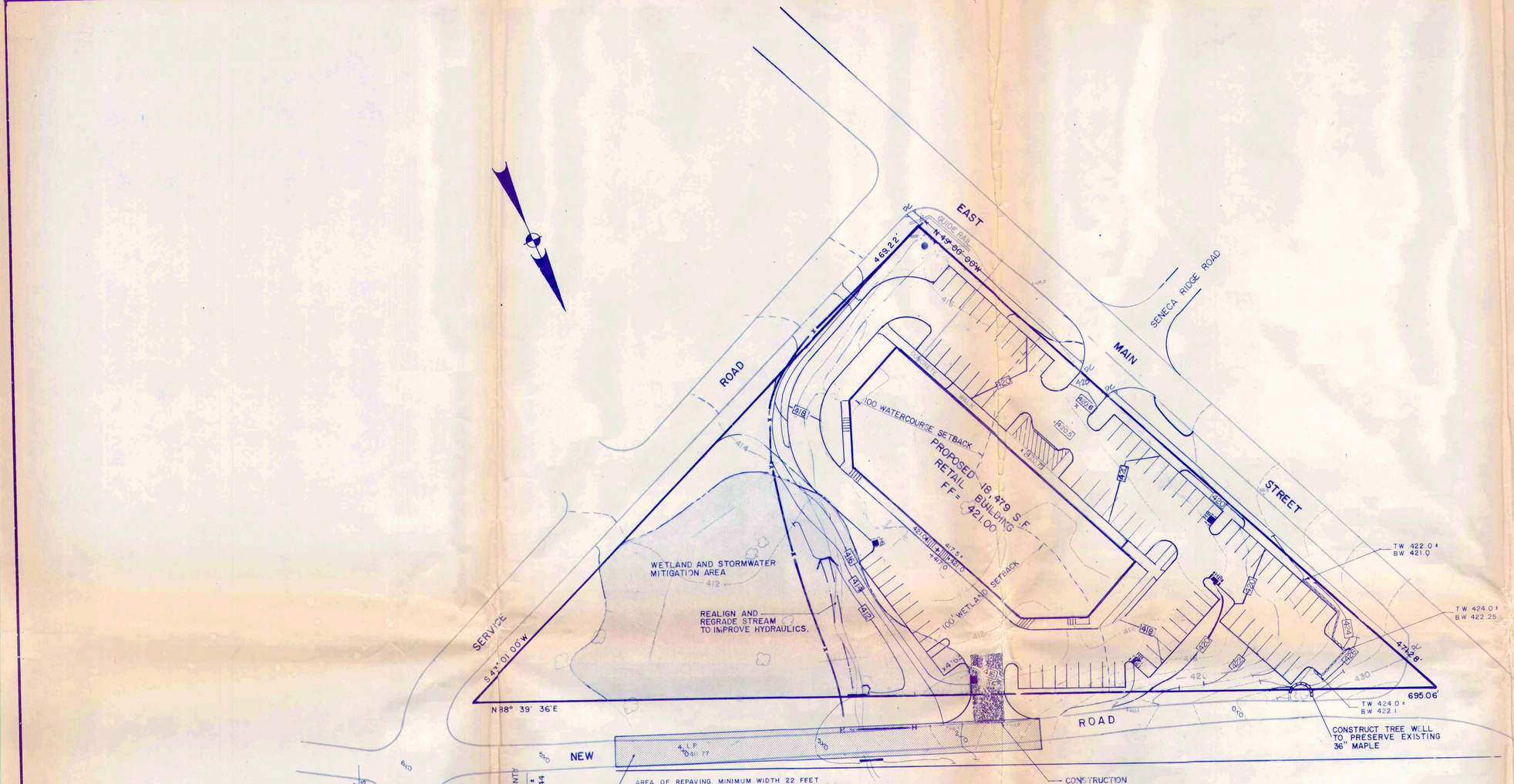
TOWN OF YORKTOWN, NEW YORK

FEDERICO & ASSOCIATES
37 FULTON STREET
WHITE PLAINS, NEW YORK

LICENSED ARCHITECT FEDERICO NO. 019515 STATE OF NEW YORK

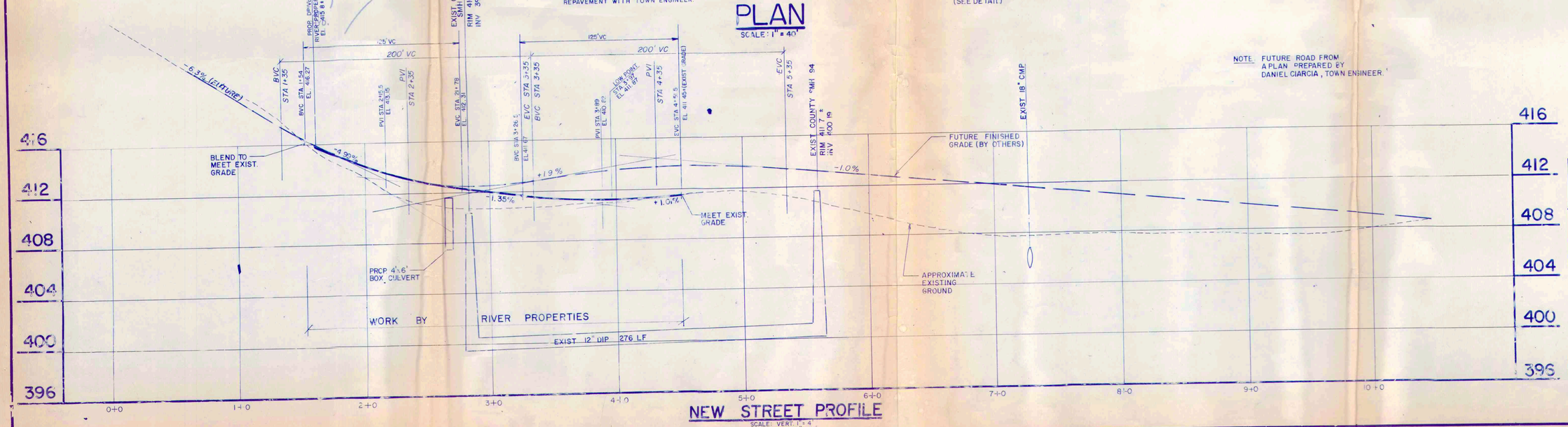
5	7-18-97 W.C.D.O.T.
4	12-7-95 PUBLIC HEARING
3	7-14-95 PLANNING BOARD MEMO OF 7-5-95
2	6-1-95 PLANNING BOARD MEMO OF 5-17-95
1	4-13-95 COMMENTS FROM P.B. & TOWN ENG.
date	JANUARY 23, 1995
project no.	MOR201.093/SITE
sheet	2

1234



PLAN

SCALE: 1" = 40'



NEW STREET PROFILE

SCALE: VERT. 1" = 4'
HORIZ. 1" = 40'

NOTE: FUTURE ROAD FROM A PLAN PREPARED BY DANIEL CIARCIA, TOWN ENGINEER.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED SILT FENCE W/ HAYBALES
- PROPOSED STAKED HAYBALES
- WETLAND AREA
- PROPOSED RAILROAD TIE OR STONE WALL

GRADING AND EROSION CONTROL PLAN

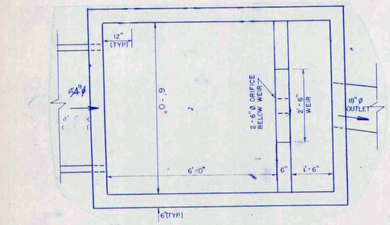
RIVER PROPERTIES

TOWN OF YORKTOWN, NEW YORK

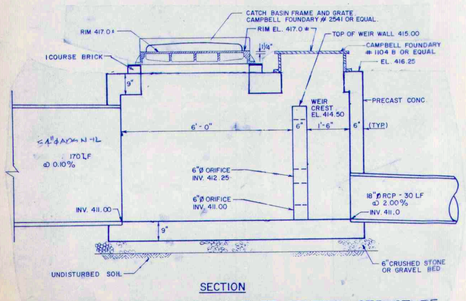
FEDERICO & ASSOCIATES
37 FULTON STREET
WHITE PLAINS, NEW YORK

5	7-18-97 WCDCT
4	12-7-95 PUBLIC HEARING
3	7-14-95 PLANNING BOARD MEMO OF 7-5-95
2	6-1-95 PLANNING BOARD MEMO OF 5-17-95
1	4-13-95 COMMENT FROM P.E. & TOWN ENG.

date JANUARY 23, 1995
project no. MOR201 D93FS.TE
sheet 3



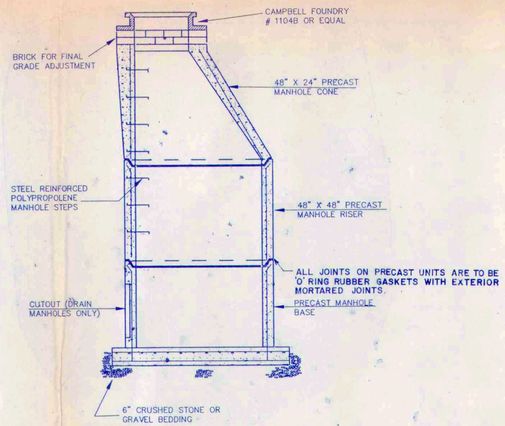
PLAN



SECTION

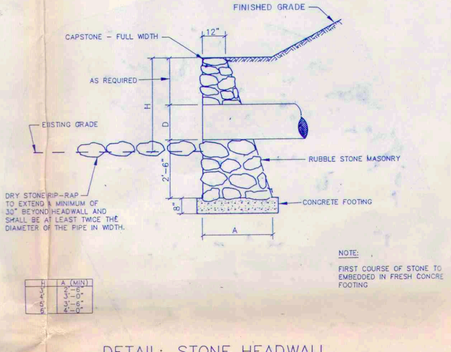
PROPOSED CATCH BASIN/OUTLET CONTROL STRUCTURE

N.T.S.



TYPICAL PRECAST MANHOLE

NTS

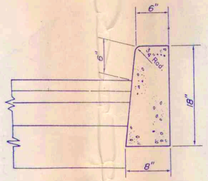


D	A (MIN)
12"-24"	3'-0"
30"-36"	3'-6"
42"-48"	4'-0"

NOTE:
FIRST COURSE OF STONE TO EMBEDDED IN FRESH CONCRE FOOTING

DETAIL: STONE HEADWALL

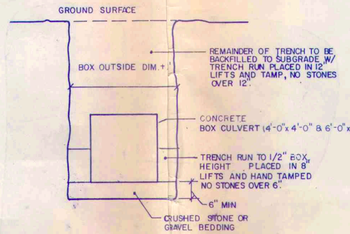
NTS



NOTE:
Concrete shall be NYSDOT Specs Sec.501 Class "A" Concrete

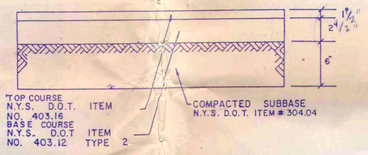
DETAIL OF CONCRETE CURB

N.T.S.



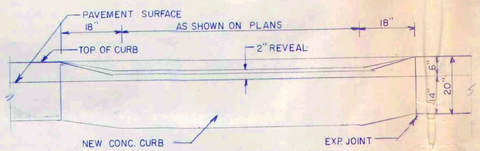
TYPICAL TRENCH DETAIL

NTS

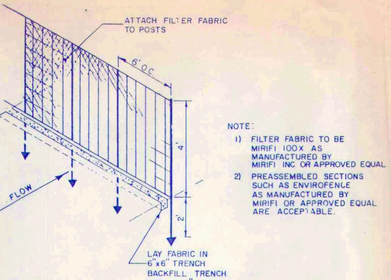


PARKING AREA PAVEMENT

N.T.S.



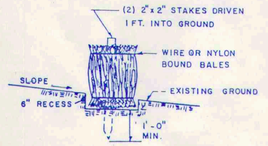
DEPRESSED CONCRETE CURB DETAIL



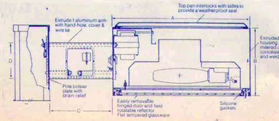
NOTE:
1) FILTER FABRIC TO BE MIRIFI 100X AS MANUFACTURED BY MIRIFI INC OR APPROVED EQUAL
2) PREASSEMBLED SECTIONS SUCH AS ENVIROFENCE AS MANUFACTURED BY MIRIFI OR APPROVED EQUAL ARE ACCEPTABLE.

DETAIL SILT FENCE

N.T.S.



DETAIL: STAKED HAY BALE

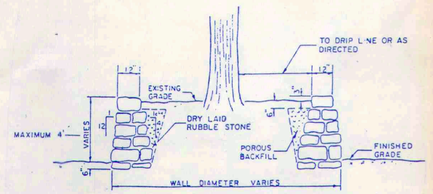


MODEL # TEN EH AS MANUFACTURED BY GARDCO LIGHTING

* LUMINIRE MODEL # EH - 14 - 1 - 1 - 120 - 150W HDS
* POLE TO BE MODEL # RA4 - 12 (12 FEET HIGH)
* COLOR TO BE SELECTED BY ARCHITECT (BRONZE OR BLACK)

DETAIL: STANDARD LUMINAIRE

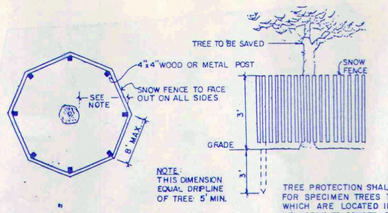
N.T.S.



TREE WALL

DETAIL: TREE WALL

N.T.S.

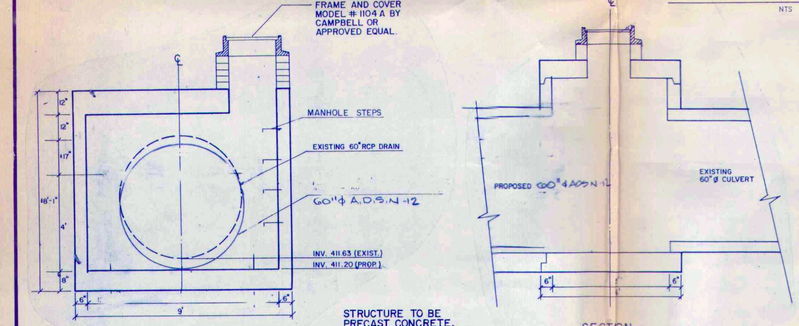


NOTE
THIS DIMENSION EQUAL DRIPLINE OF TREE 5' MIN.

TREE PROTECTION SHALL BE PROVIDED FOR SPECIMEN TREES TO BE SAVED WHICH ARE LOCATED IMMEDIATELY ADJACENT TO CONSTRUCTION AREAS OR AS DIRECTED.

DETAIL: TREE PROTECTION

N.T.S.



STRUCTURE TO BE PRECAST CONCRETE, H-20 LOADING.

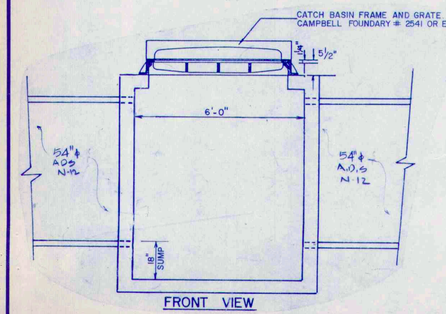
STRUCTURE 'A'

N.T.S.

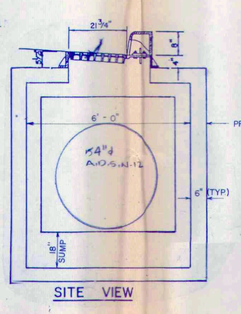
SECTION

STRUCTURE 'A'

N.T.S.



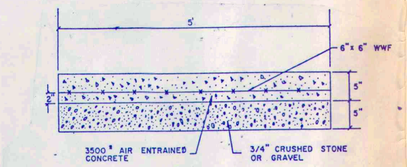
FRONT VIEW



SITE VIEW

DETAIL: CATCH BASIN

N.T.S.



NOTES
SIDEWALK TO BE CONSTRUCTED WITH SLOPE OF 1/4" PER FOOT AND PITCHED TOWARDS DRIVEWAY.
BITUMASTIC EXPANSION JOINTS @ 40' O.C.
CONTRACTION JOINTS @ 5' O.C.

CONCRETE SIDEWALK DETAIL

N.T.S.

NOTE:
THE SAME DETAIL IS TO BE USED WITHIN THE "POCKET PARK"

SEDIMENT AND EROSION CONTROL NOTES

A. All construction activities involving the removal or deposition of soils are to be provided with appropriate protective measures to minimize erosion of, and contain sediment deposition within the area under development. Those methods deemed most effective are described herein.

B. General Guidelines

1. Wherever feasible, natural vegetation shall be retained and protected.

2. Prior to the start of construction, temporary baled hay, sedimentation fences and other approved sediment control measures shall be in place.

3. Site construction activities shall start whenever possible at the nearest point upslope of silt fence and proceed to activities further upslope.

4. When land is exposed during development, the period of exposure shall be kept to a minimum, installing permanent and final vegetation, paving, structures, etc. at the earliest possible opportunity.

5. Construction equipment shall not unnecessarily cross streams except by means of culverts or other approved methods.

6. All temporary erosion and sediment controls shall remain in place and maintained regularly in properly functioning condition, until all areas exposed during site construction have been suitably stabilized with pavement, permanent structures and/or vegetative cover.

C. Site Stabilization

1. All topsoil to be stripped from the area being developed shall be stockpiled not less than 100 feet from any pond or stream and shall be seeded with a perennial or annual rye grass at a a rate of 1-1½ pounds per 1,000 square feet. Recommended seeding dates for annual and perennial rye grass are March 15 to June 15 and August 15 to October 15.

2. On all embankment fill slopes where space permits, topsoil shall be stripped at least five (5) feet wider than required for the embankment toe of slope. A protective berm of topsoil shall be left in this area, running parallel to the contours for the purpose of restricting drainage runoff. The topsoil berm shall be seeded as required.

3. In addition to the above, further sediment and erosion control measures including but not limited to sedimentation fences or staked hay bales, shall also be employed where necessary for supplementary erosion control measures.

4. All cut slopes and embankment fills shall be stabilized as follows:

Preparation

A. Remove loose rock, stone, and construction debris (approximate four inch size) from area.

B. Perform all cultural operations parallel to the contours of the slope.

C. Place at least four inches of topsoil. Surfaces compacted by construction machinery should be scarified before topsoil is placed.

D. Apply lime according to soil test or at the rate of two tons ground limestone per acre (100 lbs. per 1,000 square feet).

E. Apply fertilizer according to soil test.

Spring seeding

Work deeply in soil, before seeding, 300 lbs. of 10-10-10 fertilizer per acre (7.5 lbs. per 1,000 square feet) then six to eight weeks later apply on the surface an additional 300 lbs. of 10-10-10 fertilizer per acre.

Fall seeding

Work deeply in soil, before seeding, 600 lbs of 10-10-10 fertilizer per acre (14 lbs. per 1,000 square feet).

Establishment

A. Smooth and firm seedbed prior to seeding (except when hydroseeding).

B. Seed with the following grass mixture (by weight) or approved equal:

KY 31 Tall Fescue	50%
Red Fescue	50%

Seed shall be applied at the rate of 1½ pounds per 1,000 square feet during the periods of April 1 to June 1 or August 15 to September 15.

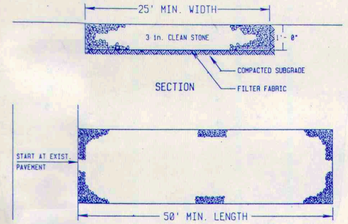
C. Apply seed uniformly according to rate indicated in B above by broadcasting or hydraulic application.

D. Cover grass and legume seeds with not more than ¼ inch of soil with suitable equipment (except when hydroseeding).

E. Mulch immediately after seeding at the rate of 1.5 to 2.0 tons/acre. Secure as required on steep slopes.

F. Use proper inoculant on all legume seedings, use four times normal rate when hydroseeding.

Stabilized Construction Entrance



INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

DETAILS

RIVER PROPERTIES

TOWN OF YORKTOWN, NEW YORK

FEDERICO & ASSOCIATES
37 FULTON STREET
WHITE PLAINS, NEW YORK

REGISTERED ARCHITECT ANTHONY F. FEDERICO NO. 019235 STATE OF NEW YORK

5	7/18/97	WCDOT
4	12-7-95	PUBLIC HEARING
3	7-14-95	PLANNING BOARD MEMO OF 7-5-95
2	6-1-95	PLANNING BOARD MEMO OF 5-17-95
1	4-13-95	COMMENTS FROM PB & TOWN ENG

date: JANUARY 23, 1995
project no: MOR201 D93FSITE
sheet: 4

PLANT SCHEDULE

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
TREES			
AR	3	Acer rubrum "Red Sunset"	3"-3½" CAL.
AP	10	Acer platanoides "Summershade"	3"-3½" CAL.
NY	6	Nyssa sylvanica - Tupelo	3"-3½" CAL.
PY	14	Pyrus "Aristocrat" - Aristocrat Flowering Pear	≤ 1/2"-2" Cal. 7'-8' HT.
PT	25	Picea abies - Norway Spruce	3½"-4" CAL.
QR	6	QUERCUS RUBRA - NORTHERN RED OAK	3"-3½" CAL.
SHRUBS AND GROUNDCOVERS:			
CAE	20	Cornus alba "Elegantissima" - Var. Leaf Dodwood	24"-30" HT.
EUT	25	Eupatorium fistulosum "Gateway" - Dwarf Joe Pye	2 Gal.
ILX	18	Ilex glabra "Shamrock" - Shamrock Inkberry	24"-30" HT. 3 Gal.
JUN	30	Juniperus "Blue Chip"	3 Gal.
JPA	78	Juniperus "Parsonii" -Parsons Juniper	2 Gal.
JSG	248	Juniperus "Sea Green"	30"-36" HT.
KAL	76	Kalmia l. "Sarah" - Sarah Mt. Laurel	

PLANTING SPECIFICATIONS:

GENERAL All plants, trees and shrubs, shall meet the specifications for "plant material" as per the American Horticultural Society. All plants shall be guaranteed for one full year from the time the landscaping is formally accepted by the owner and the Town of Yorktown, New York.

PLANTING All plants shall be planted in planting pits two times the diameter of the plant ball or container, and ½" deeper than the plant ball or container. The plants shall be planted at the same grade as they were in the container or nursery. Backfill for all planting pits shall be as follows: Two parts native soil, one part screened topsoil and one part peat moss or humus. "Terra-sorb" shall be added to all backfill, as per label directions.

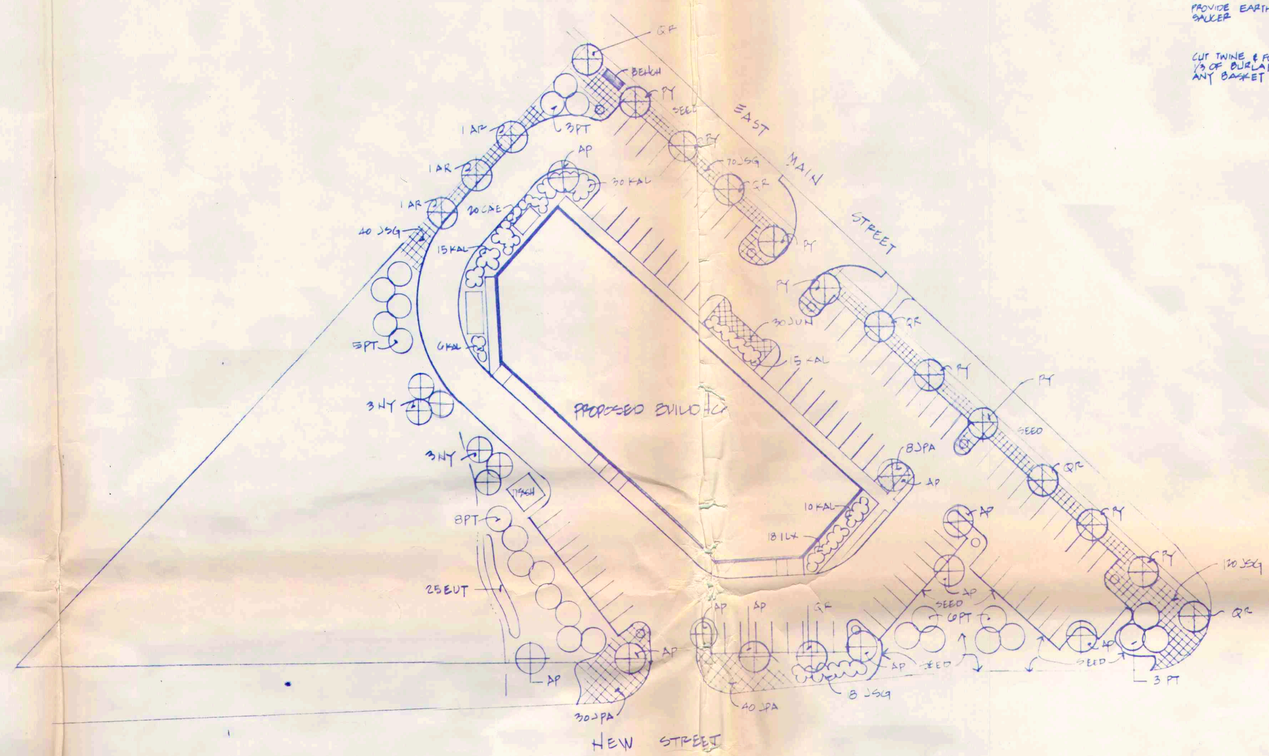
TREE BARK PROTECTION All deciduous trees shall have a vinyl tree bark protector installed around each tree at ground level, to protect tree from string line trimmers.

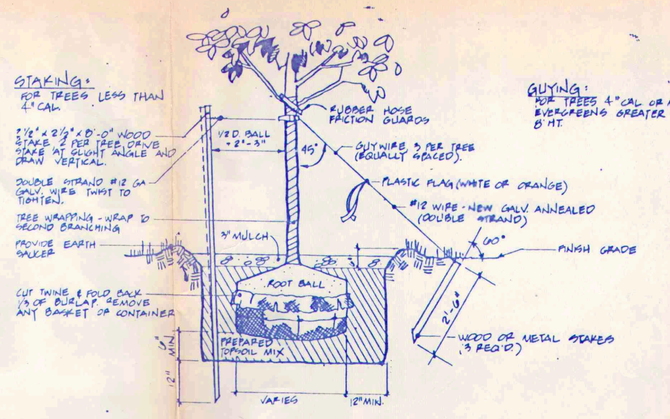
MULCHING All planting beds shall be mulched with three (3) inches of shredded bark. All trees shall be mulched with three (3) inches of shredded bark in a four (4) foot diameter circle around each tree.

WATERING The contractor shall water all planted material, until formal acceptance of the landscaping from the owner.

LAWN AREAS All disturbed areas shall be topsoiled and seeded. All areas to be seeded shall have a minimum of four (4) inches of topsoil as a base. Seed bed shall be fine graded, with all stones and debris over 1" in diameter removed. Seed shall be spread at the rate of 25 pounds per 10,000 SF. All areas seeded shall be mulched with "salt hay", at the rate of 15 bales per 10,000 SF. Seed shall be "Rebel two" by Ioffs'.

BENCH NOTE: Bench shall be 6' "Classic series" By Victor Stanley Inc. to match those at the Yorktown Plaza Park on Commerce Street, Yorktown Heights, New York.



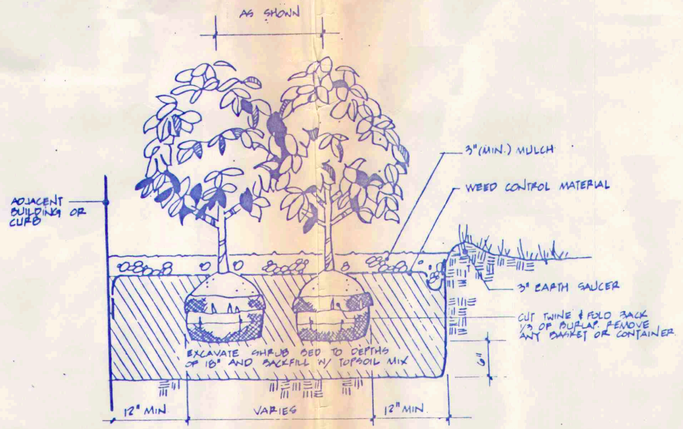


TREE PLANTING

SCALE 1/2" = 1'-0"

SPECIAL NOTES:

1. ALL JUNIPERS ARE SPACED 30" O.C., EXCEPT (JUN) WHICH SHALL BE SPACED 12" O.C.
2. JOE PYE WEED IS AVAILABLE AT ZINO NURSERIES, YORKTOWN, NY, AND LABRIOLA NURSERIES, YORKTOWN, N.Y. ROSEDALE NURSERIES, HAWTHORN N.Y.
3. IN 'PLANTING SPECIFICATIONS' ABOVE THE TERM 'HUMUS' SHALL MEAN, WELL ROTTED MANURE.



SHRUB PLANTING

SCALE 1" = 1'-0"

LANDSCAPE MASTER PLAN

RIVER PROPERTIES

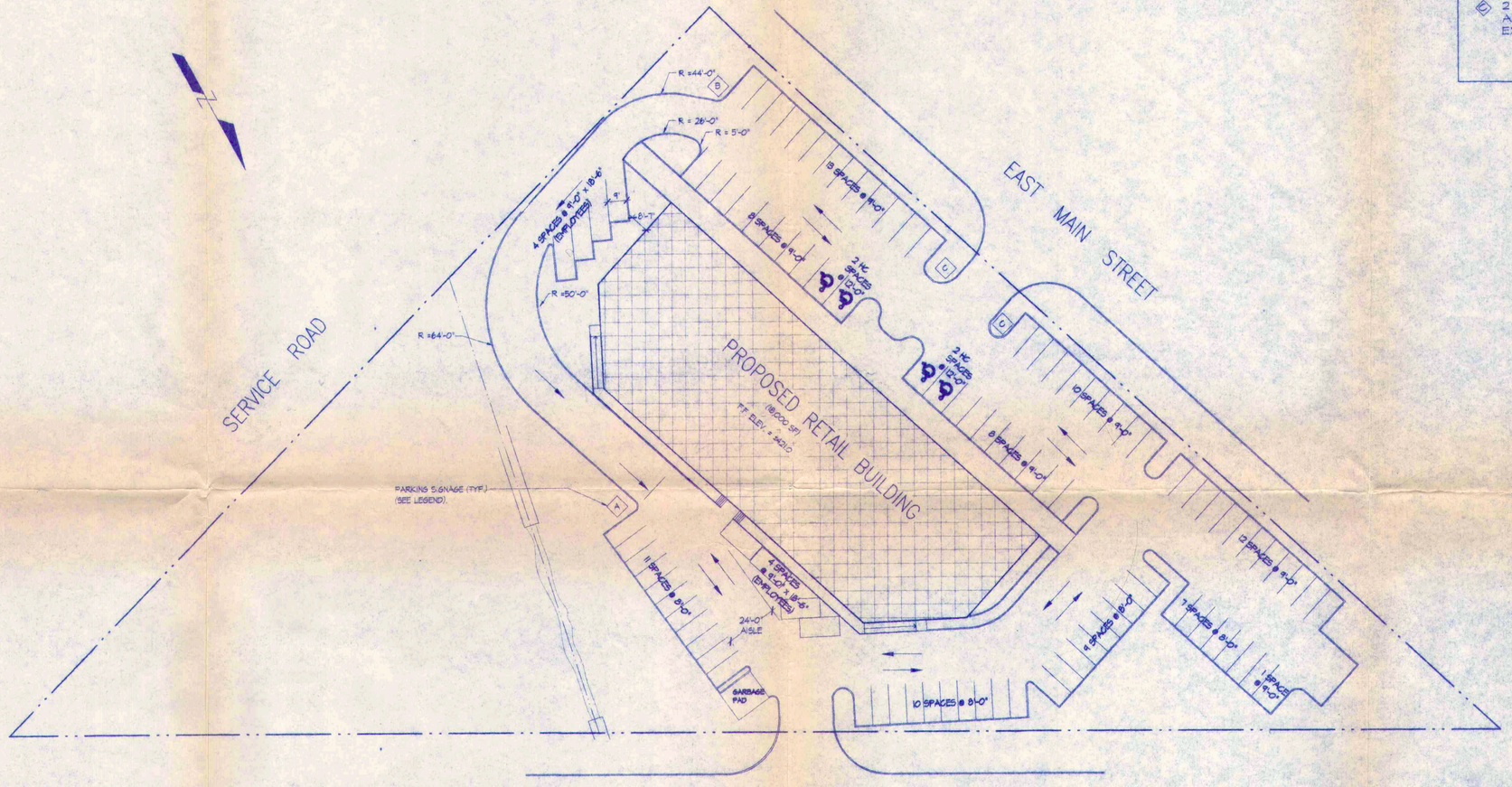
TOWN OF YORKTOWN NEW YORK
SEPTEMBER 16, 1995 SCALE 1"=40'
BY: FRANK GIULIANO, LAND. ARCHITECT
8 PINE TREE DR. KATONAH, NY 10536
(914) 962-3690
REV: 11-11.30.95

PARKING INFORMATION

PARKING SIZES	AMOUNT	PERCENTAGE
HANDICAPPED PARKING SPACE (12'-0" x 18'-6")	4	4 %
MID SIZE PARKING SPACE (8'-0" x 18'-6")	37	37 %
LARGE SIZE PARKING SPACE (9'-0" x 18'-6")	60	59 %
TOTAL	101	100 %

SIGNAGE LEGEND

- (A) ONE WAY DO NOT ENTER
- (B) ONE WAY.
- (C) 2 HR. CUSTOMER PARKING ALL OTHERS TOWED AT OWNERS EXPENSE.



SITE PLAN

SCALE 1"=30'-0"

APPROVED
on the 14th day of March 2002
Planning Board, Town of Yorktown, N. Y.
Jeremiah L. Dheatt III
Chairman Planning Bd.

Filed Map
3/11/02

THE MILOWITZ OFFICE
ARCHITECTURE & PLANNING, P.C.
23 NEPPERHAN AVENUE
ELMSFORD, N.Y. 10523
TEL (914) 345-1333
FAX (914) 345-3311

SHRUB OAK PLAZA
EAST MAIN STREET
YORKTOWN NEW YORK

REGISTERED ARCHITECT GARY E. MILOWITZ NO. 011330 STATE OF NEW YORK

REV - 01-09-02	
REV - 01-03-02	
REV - 12-17-01	
REVISIONS	
DATE :	11-30-01
DRAWN :	JS
JOB NO.:	2002
SCALE :	AS SHOWN
TITLE :	NEW PARKING LAYOUT
DWG.NO	

C:\CURRENT JOBFILES\2002-RB Rev. Shrub Oak\11-30-01-New SitePlan\CDV41_site plan.dwg Wed Jan 09 12:10:55 2002

712 Kitchawan Rd

TOWN OF YORKTOWN
CONSERVATION BOARD

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

MEMORANDUM

To: **Town Board**

From: **Conservation Board**

Date: **March 18, 2021**

Re: **712 Kitchawan Road Zoning & Site Plan Amendment**

The Conservation Board at its March 17th 2021meeting discussed 712 Kitchawan Road with Taylor Palmer of Cuddy and Feder. The Conservation Board has the following comments:

- The Conservation Board sees no adverse environmental impacts for this project and recommends it move forward.

Respectfully submitted:

Phyllis Bock

For the Conservation Board

CC: Planning Board
Town Board
Daniel Ciarcia / Sharon Robinson, Town Engineers
Diana Quast, Town Clerk
Applicant: Taylor Palmer

TOWN OF YORKTOWN TOWN BOARD

Resolved, the Town Clerk is authorized to refer out to appropriate agencies for their review and/or recommendation a Petition for a Zoning Amendments to existing transition zone and an application for Amended Site Plan Approval for a minor addition to existing office and flex space for premises located at 712 Kitchawan Road, Ossining, NY, (S/B/L70.06-1-4)

Further Resolved, the Town Board declares its intent to act as Lead Agency. We are transmitting the following referral for your review and recommendation and ask that you respond back to the Town Clerk by Friday, April 2, 2021.

TO:

- ☒ File
- ☒ Town Clerk
- ☐ ABACA
- ☒ Building Inspector
- ☐ Community Housing Board
- ☒ Conservation Board
- ☒ Fire:
  - ☐ Lake Mohegan
  - ☒ Yorktown
- ☒ Highway Dept.
- ☐ Open Space Committee
- ☒ Planning Dept. / Board (6)
- ☒ Police Dept.
- ☐ Public Safety Committee
- ☐ Recreation Commission
- ☐ School District:
  - ☐ Yorktown
  - ☐ Lakeland
- ☒ Town Attorney
- ☒ Town Board
- ☒ Town Engineer
- ☒ Water Department
- ☐ Wetlands Inspector
- ☐ Yorktown Land Trust

Westchester County

- ☒ Planning Department / Board
- ☐ Dept. of Public Works
- ☐ Dept. of Health
- ☒ Parks & Recreation
- ☐ Environmental Facilities
- ☐ Soil & Water

New York State

- ☐ DEC Albany
- ☒ DEC New Paltz (Region III)
- ☒ DOT
- ☐ Parks & Recreation

- ☒ **NYC DEP**
- ☒ **Army Corp. of Engineers**

Bordering Municipality

- ☒ Town of Cortlandt
- ☒ Town of Ossining
- ☒ Town of Somers
- ☒ Town of Putnam Valley

- ☐ Homeowner Association, Mohegan Lake
- ☐ Yorktown Chamber of Commerce
- ☒ Other – Tree Conservation Advisory Com.

FROM: DIANA L. QUAST, YORKTOWN TOWN CLERK, CERTIFIED MUNICIPAL CLERK

SUBJECT: **We are transmitting the following: Petition for Zoning & Site Plan Amendment for premises located at 712 Kitchawan Road, Ossining, NY.**

DATE: March 11, 2021

- ☒ Application/Petition
- ☒ Drawings
- ☒ EAF
- ☐ EAF Addendum
- ☐ Report
- ☐ Wetlands Permit Application
- ☐ SEQRA Scope
- ☒ Other

FOR YOUR: ☒ Information ☒ Review ☒ Comment

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

March 2, 2021

VIA E-MAIL (mslater@yorktownny.org)
AND FEDERAL EXPRESS
Hon. Supervisor Matthew Slater
and Members of the Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, New York 10598

Re: Petition For Zoning Amendment to Existing Transitional Zone and Application For Amended Site Plan Approval for Minor Addition to Existing Office and Flex Space
Premises: 712 Kitchawan Road, Yorktown, New York 10562 (Transitional Zone)
Tax Parcel ID: (Section 70.06, Block 1, Lot 4)

Dear Supervisor Slater and Members of the Town Board:

On behalf of Kitchawan Barns, LLC (the "Petitioner"), the owner of the above-referenced Premises, we respectfully submit this letter in furtherance of the enclosed Petition (the "Petition") to amend the Town of Yorktown Zoning Code (Chapter 300, the "Zoning Code") by amending the Transitional Zone ("T District") Schedule of Regulations regarding the bulk and area regulations for the Premises in order to construct an addition to the existing office and flex space. The Petitioner also requests Amended Site Plan Approval from the Town Board for the proposed minor addition that will be located generally in the footprint of the prior storage building/greenhouse on the Premises. The proposed addition includes refinements to the proposed addition that was previously approved by the Town Board in 2017.

The Premises is approximately 14.7 acres in size and are presently classified in the T District. The Premises are accessed off of Kitchawan Road (N.Y.S. Route 134), and the Premises are improved by existing parking areas and one (1) existing building, including the first (main) floor, and a partial basement and that existing building is comprised of office space and flex space, conference rooms and storage in furtherance of Tracer's digital printing, cutting and laminating business.

ZONING PETITION & MINOR SITE PLAN AMENDMENT:

As this Board is aware, the Applicant recently appeared before the Town Board in 2017 in connection with its Verified Petition to rezone the former Brooklyn Botanic Garden Corporation property (also formerly known as the Kitchawan Institute) into the T District in order to utilize

the existing property as a for-profit office and flex space use and bringing the property own the tax rolls. The Town Board approved the Applicant's Verified Petition to rezone the Premises on Ocotber 17, 2017 (the "Rezoning Approval") and granted site plan approval by Resolution dated November 15, 2017 (the "Site Plan Approval" and collectively referred to as the "2017 Approvals"). *See* **Exhibit A** to the enclosed Petition – Rezoning & Site Plan Approval Resolutions. Additionally, as the Petitioner discussed at the Town Board's Pre-submission Conference regarding this Petition and the Application for Amended Site Plan Approval on December 8, 2020, in furtherance of the 2017 Site Plan Approval the Petitioner made significant investments renovating and updating the existing office building. Additionally, the Petitioner improved the existing parking area that is utilized by the public accessing the recreational trails at the nearby Kitchawan Preserve. *See* **Exhibits B & C** to the Petition – Before & After Photos & Images of Premises.

As set forth more fully in the enclosed Petition, the proposed zoning amendment and minor site plan amendment are requested in order to accommodate the minor changes to the proposed addition that was previously approved pursuant to the 2017 Approvals. In preparing to construct the proposed minor addition pursuant to the 2017 Approvals, based on Tracer's operations on the Premises, the Petitioner determined that the size of the structure was insufficient to achieve Tracer's needs. Accordingly, the Petitioner's Architect, Aryeh Siegel Architect, refined the building addition to better serve Tracer's on-site needs and to maximize the efficiency of the space for the existing office and flex space. *See* **Exhibit G** to the Petition – Site Plans. As noted above, these improvements will be located generally in the footprint of the prior storage building/greenhouse foundation, which ruins are shown on the enclosed Site Plans (**Exhibit G**) and Survey (**Exhibit F**). In connection with the Amended Site Plan Approval Application, the Applicant's Engineering Consultant has also prepared a stormwater plan, a copy of which is enclosed as **Exhibit L** to the Petition.

In sum, as is more fully shown on the enclosed Site Plans and detailed in the Petition, the Petitioner respectfully requests that the Schedule of Regulations for the T District for the bulk and area requirements for the Premises be amended to include *de minimis* changes to one side yard setback and the rear setback, which results in a *de minimis* increase in the building footprint of the previously approved addition. The Petitioner is not proposing to change the permitted uses on the Premises.

INDEX OF ENCLOSURES:

In support of this Petition and Application for Amended Site Plan Approval for the proposed minor addition, we respectfully submit this letter together with the enclosed Petition, which includes the following exhibits and materials refenced therein:[1]

Exhibit A: Prior Town Board Approvals;

1. Rezoning Approval Resolution;
2. Site Plan Approval Resolution; and
3. Approved Site Plan Set, Consisting of three (3) Sheets.

Exhibit B: Before & After Photographs of Building Renovation for Tracer Offices;

Exhibit C: Images of Premises;

Exhibit D: Copy of the Deed;

Exhibit E: Letter from Gerald K. Geist, Esq., of Stern Keiser Panken & Wohl LLP to Michael J. Grace, Esq., of Grace & Grace, dated June 24, 1998;

Exhibit F: Survey of the Premises;

Exhibit G: Site Plans Consisting of Five (5) Sheets Showing Proposed Refined Addition and Proposed Erosion and Sediment Control Measures;

Exhibit H: Metes and Bounds Description of Premises;

Exhibit I: Short Environmental Assessment Form in compliance with Article 8 of the New York State Environmental Conservation Law and the rules and regulations promulgated thereunder at 6 N.Y.C.R.R. Part 617 (collectively SEQRA");

Exhibit J: Town of Yorktown Zoning Change Application Form;

Exhibit K: Town of Yorktown Site Plan Application Form; and

Exhibit L: Stormwater Pullulation and Prevention Plan Prepared by Hudson Land Design Professional Engineering, P.C..

[1] Note: The Petitioner is confirming the Application Fees for the instant Petition and Amended Site Plan Applications, which will be submitted under separate cover upon confirmation of same.

Further, it is respectfully requested that the instant matter be placed on the Town Board's next available Work Session Agenda for discussion. Should the Town Board or Town Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me. Thank you in advance for your time and consideration in this matter.

Very truly yours,

Taylor M. Palmer
Enclosures
cc: Adam Rodriguez, Esq., Town Attorney
Diana L. Quast, Town Clerk
John A. Tegeder, R.A., Director of Planning
Robyn A. Steinberg, AICP
Kitchawan Barns, LLC
Hudson Land Design
Aryeh Siegel Architect

Diana L. Quast, Town Clerk
dquast@yorktownny.org

Registrar of Vital Statistics
Telephone: (914) 962-5722 x 208
Fax: (914) 962 6591

TOWN OF YORKTOWN
363 Underhill Avenue, P.O. Box 703
Yorktown Heights, NY 10598

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on Tuesday, March 9, 2021.

Resolved, the Town Board of the Town of Yorktown declares its intent to act as Lead Agency for the Petition for a Zoning Amendment to Existing Transitional Zone and an Application for Amended Site Plan Approval for a minor addition to existing office and flex space for premises located at 712 Kitchawan Road, Ossining, NY, also known as Section 70.06, Block 1, Lot 4 on the Tax Map of the Town of Yorktown.

Diana L. Quast

Diana L. Quast, Town Clerk
Town of Yorktown
Certified Municipal Clerk

Date: March 11, 2021

To: Matthew J. Slater, Town Supervisor

cc: Adam Rodriguez, Town Attorney
Taylor Palmer, Cuddy & Feder
Kitchawan Barns, LLC
file

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be convened by the Town Board, Town of Yorktown, Westchester County, New York on April 6, 2021 at the Town Hall, 363 Underhill Avenue, Yorktown Heights, NY at 7:30 pm o'clock or as soon thereafter can be heard to consider a Petition for Zoning and Site Plan Amendments submitted by Cuddy & Feder on behalf of Kitchawan Barns, LLC for property located at 712 Kitchawan Road, Ossining, NY also known as Section 70.06, Block 1, Lot 4 on the Tax Map of the Town of Yorktown. The request is to amend the Transitional Zone Schedule of Regulations regarding the bulk and area regulations for the premises in order to construct an addition to the existing office and flex space. The request for an amended site plan approval is for the proposed minor addition that will be located generally in the footprint of the prior storage building/greenhouse on the premises.

The Town Board of the Town of Yorktown, Westchester County, NY will not be meeting in person. Until further notice, meetings will be held via video conferencing.

All persons in interest and citizens shall be heard at the public hearing to be held as aforesaid.

You will have an opportunity to see and hear the meeting live on Channel 20 (Cable) or Channel 33 (Fios). The public will have an opportunity to speak during the public hearing section of the meeting. You can also email comments in advance of the meeting to dquast@yorktownny.org. All written questions and comments received before the meeting will be given to the Town Board in advance of the meeting.

Make sure to register in advance to speak during the public hearing by contacting dquast@yorktownny.org or call 914-962-8152. You will need to provide your name, phone number, and email address when registering so we can send a confirmation email to you containing instructions on how to join the meeting.

DIANA L. QUAST, TOWN CLERK
TOWN OF YORKTOWN
CERTIFIED MUNICIPAL CLERK

TOWN OF YORKTOWN

STATE OF NEW YORK

----------X

In the Matter of the Application of

KITCHAWAN BARNS, LLC

PETITION

For an Amendment to Chapter 300 of the Town of Yorktown Code (the "Zoning Code") to amend the Schedule of Regulations for the Transitional Zone ("T District") bulk and area regulations for the Premises known as 712 Kitchawan Road, designated on the Tax Assessment Map of the Town of Yorktown as Section 70.06, Block 1, Lot 4, in furtherance of the proposed addition to existing office and flex space on the Premises.

----------X

TO THE HONORABLE SUPERVISOR AND MEMBERS OF THE TOWN BOARD OF THE TOWN OF YORKTOWN:

The Petitioner, KITCHAWAN BARNS, LLC ("Petitioner"), by its attorney, Taylor M. Palmer, Esq., of Cuddy & Feder LLP, 445 Hamilton Avenue, 14th Floor, White Plains, New York, as and for its Petition to amend the Schedule of Regulations for the Transitional Zone bulk and area regulations for the Premises in furtherance of the proposed addition to the existing office and flex space pursuant to Zoning Code Section 300-206 and the procedures provided in Zoning Code Section 300-169, respectfully alleges and states the following:

A. EXECUTIVE SUMMARY

1. This Petition seeks to amend the Schedule of Regulations for the T District bulk and area regulations for the Premises in order to construct a refined minor addition to the existing office and flex space building on the Premises for continued utilization by Tracer's digital printing, cutting and laminating business.

2. The Premises is the site of the former Brooklyn Botanic Garden Corporation property (also formerly known as The Kitchawan Institute), which is currently improved by an existing one-story office building that has been used for office and research laboratory uses since the 1950's. This Petition seeks to amend the Schedule of Regulations for the T District bulk and area regulations approved for the Premises in 2017 in order to construct the limited addition generally in the footprint of the prior storage building/greenhouse foundation.

3. The 14.7-acre Premises is located at 712 Kitchawan Road (N.Y.S. Route 134) and is presently classified in the T District in the Town of Yorktown pursuant to the approvals granted by the Town Board in 2017.

4. The Petitioner will maintain the existing building on the Premises and utilize existing parking areas, with proposed improvements generally limited to the minor addition to the existing office and flex space. Notably, an addition to the office and flex space was previously approved in connection with the Petitioner's application for site plan approval for the Premises that was granted in 2017. The proposed addition reflects *de minimis* changes to that previously approved addition, which will better serve Tracer's on-site needs and maximize the efficiency of the space for the existing office and flex space use.

5. There will be minimal visual impacts from Kitchawan Road. The Premises is already improved by the existing office and flex space building and parking areas, as well as by the landscaped screening that was previously installed by the Petitioner. The proposal preserves the open space on the Premises, including existing restricted buffer areas to the adjoining property to the north and east (the Kitchawan Preserve). The existing building is built into the hill on the

Premises and the updated and refined plans for the proposed addition are more consistent with the design and scale of the existing building, which ensures limited visibility to properties south and west of Kitchawan Road. Given the topography of the site, and the existing improvements and landscaping, the proposed addition to the existing office and flex space use of the Premises will be consistent with the surrounding area.

B. DESCRIPTION OF PARTY AND SUBJECT PREMISES

6. The Petitioner, KITCHAWAN BARNS, LLC, having an address at c/o Tracer Imaging, 712 Kitchawan Road, Ossining (Town of Yorktown), New York 10562, is the Owner of certain improved real property known and designated on the Tax Assessment Map of the Town of Yorktown as Section 70.06, Block 1, Lot 4 (the "Premises") as reflected in the Deed from The Kenneth S. Warren Institute, Inc. to Kitchawan Barns, LLC dated May 29, 2018 and recorded in the Westchester County Clerk Land Records at Control Number 580923477, enclosed as **Exhibit D**. Aerial photographs and tax map images of the Premises are attached hereto as **Exhibit C.**

7. Since the 1950's, the existing building on the Premises has been used for several uses, including research, laboratories, office space, educational, think-tank, seminars, meetings and other "related uses." Brooklyn Botanic Garden Corporation acquired the Premises in the 1950s, and it is understood from prior submissions to the Town of Yorktown that the research laboratory use (and related uses) on the Premises pre-existed the zoning ordinance.[1]

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[1] Enclosed as **Exhibit E**, please find a copy of a Letter from Gerald K. Geist, Esq., of Stern Keiser Panken & Wohl LLP to Michael J. Grace, Esq., of Grace & Grace, dated June 24, 1998, regarding the history of the Premises and existing non-conforming status of the Premises (hereinafter, the "Kitchawan Institute Letter").

8. In 2017, the Town Board approved the Applicant's Verified Petition to remap the Premises into the T District on Ocotber 17, 2017 (the "Rezoning Approval") and granted site plan approval by Resolution dated November 15, 2017 (the "Site Plan Approval" and collectively referred to herein as the "2017 Approvals"). *See* **Exhibit A** – Rezoning & Site Plan Approval Resolutions.

9. Currently, the 14.7-acre Premises contains one (1) existing building, including the first (main) floor, and a partial basement and that existing building is comprised of office space and flex space, conference rooms and storage in furtherance of Tracer's digital printing, cutting and laminating business. Prior to the COVID-19 Pandemic, Tracer protected memories in the form of picture frames. At the onset of the COVID-19 Pandemic, Tracer shifted to protecting the people in those memories and in mid-March 2020 utilized the plastic sheets they were using in their photo frames to create face shields; immediately donating their inventory of 200,000 sheets to nursing homes, the State of New York and first responders including the Yorktown Police Department.

10. The Petitioner also made a significant investment renovating and significantly updating the existing office building. Additionally, the Petitioner improved the parking area that is utilized by the public accessing the recreational trails at the nearby Kitchawan Preserve. *See* **Exhibits B & C** – Before & After Photos & Images of Premises and Parking Area. The Premises are also improved by existing parking areas that served the prior office and related uses, located north and east of the existing building, with parking and loading available on the south side of the existing structure adjacent to the concrete foundation of the former greenhouse. A copy of the Survey of the Property entitled "Survey of Property Prepared for the SHM Acquisitions LLC",

prepared by Link Land Surveyors, P.C., last updated February 24, 2021, is attached hereto as **Exhibit F.**

11. The Premises is accessed by a twenty-two (22) foot wide right-of-way driveway easement over the adjacent property to the north (the "Access Easement"), which provides ingress to and egress from the Premises from Kitchawan Road. *See* **Exhibit F** – Easement Shown on Survey. This access easement historically served as the physical access point into the Premises, and the driveway also provides access for park users accessing the Kitchawan Preserve to the north of the Premises. The parking area for the Kitchawan Preserve is located along the first 100+/- feet of the Access Easement on Westchester County's property. As noted above, the Petitioner previously improved this parking area and maintain this Access Easement that is also used by parkgoers pursuant to its agreement with Westchester County.

12. The Petitioner proposes to proceed with the development of the proposed refined addition to the existing office and flex space along the south side of the existing building that was previously approved pursuant to the 2017 Approvals located generally in the footprint of the prior storage building/greenhouse foundation, which ruins are shown on the enclosed Site Plans (**Exhibit G**) and **Exhibit F**. However, in preparing to construct the proposed minor addition and based on Tracer's operations on the Premises, the Petitioner determined that the size of the structure was insufficient to achieve Tracer's needs. Accordingly, the Petitioner's Architect, Aryeh Siegel Architect, refined the building addition to better serve Tracer's on-site needs and to maximize the efficiency of the space for the existing office and flex space. *See* **Exhibit G** – Site Plans.

13. Accordingly, this proposal is to amend the Schedule of Regulations for the T District bulk and area regulations for the Premises in order to construct the limited refined addition to the existing office and flex space. The proposed office use remains consistent with the Town's Comprehensive Plan. (*See*, Section E below.)

C. CURRENT ZONING AND DEVELOPMENT

14. The Premises is approximately 14.7 acres in size and is located north and east of Kitchawan Road (N.Y.S. Route 134). The Premises is generally bounded to the north and east by the 207+/- acre Kitchawan Preserve, and is located west of the New Croton Reservoir and the North County Trailway in the Town of Yorktown, Westchester County, New York. The closest adjacent use to the Premises is approximately 500+/- feet from the boundary of the Premises, while the property to the north and east of the existing buildings is vacant. *See* **Exhibit C** – Aerials and Street Views of Premises.

15. The Premises are presently zoned in Transitional Zone ("T" District) Zoning District in the Town of Yorktown. A copy of the 2017 Rezoning Approval is annexed hereto as **Exhibit A**, which demonstrates the district classification of the Premises. The Premises were previously classified in the R1-200 One-Family Residential Zoning District and in the "R-180," and or the "R1-80" Zoning Districts in the Town. The same residential and related other uses were permitted in these districts. The metes and bounds description of the Premises is attached hereto as **Exhibit H**, as more particularly shown on the Survey (**Exhibit F**).

16. The Premises do not immediately abut any residential uses within the R1-200 District. The Premises are surrounded by properties which are effectively buffered, and the

Premises was reserved when the Kitchawan Preserve was transferred to the County, specifically to be used for office and related uses. The Petitioner is not proposing to change the permitted uses on the Premises.

17. The existing district classifications of properties contiguous or adjacent to the Premises, are as follows:

A. *Northerly Boundary*: The property situated north and northeast of the Premises is classified in the R1-200 One-Family Residence Zoning District and consists of 207+/- acres of vacant property owned by Westchester County, known as the Kitchawan Preserve. The Kitchawan Preserve is accessed from the driveway to the Premises, and is comprised of vacant land and hiking trails.

B. *Easterly Boundary*: The property situated to the east and southeast of the Premises is zoned in the R1-200 One-Family Residence Zoning District, and is comprised of the southern-most portion of the Kitchawan Preserve, which abuts the north side of Kitchawan Road, and the North County Trailway (Yorktown Heights Rail Trail). East of the Kitchawan Preserve generally consists of vacant land, including the New Croton Reservoir and electric power transmission lines.

C. *Southerly Boundary*: The property to the southeast of the Premises is classified in the R1-200 Zoning District as described above. The southerly boundary of the Premises is Kitchawan Road, and property located south of Kitchawan Road is classified in the R1-80 One-Family Residential Zoning District with properties further south zoned in the R1-200 and the Country Commercial – CC Zoning Districts. The uses generally consist of residential uses and vacant property. The closest structure to the existing building on the Premises is located approximately 500+/- feet away.

D. *Westerly Boundary*: The southerly boundary of the Premises is Kitchawan Road, and property located west of Kitchawan Road is classified in the R1-80 One-Family Residential Zoning District. The uses generally consist of residential, religious and horse farm uses and a commercial ornamental ground cover operation. Property west of the residential properties zoned R1-80 is zoned OB – Research Lab and Office District, improved by IBM.

18. The Rezoning Approval and Site Plan Approval provide a "Schedule of Regulations, Transitional Zone [ ] Bulk Regulations" (the "Schedule of Regulations"), which sets forth the area and bulk requirements for the Premises located in the T Zoning District. These bulk

and area standards were generally established based on the existing building conditions on the Premises and the previously proposed improvements that the Town Board reviewed and approved in connection with the 2017 Approvals. The current existing Schedule of Regulations for the Premises provides as follows:

SCHEDULE OF REGULATIONS

TRANSITIONAL ZONE BULK REGULATIONS

Lot Area	14.07 ac
Lot width at front yard	802.64 ft
Front yard	299.85 ft
Side yard	305.58 ft and 555.49 ft;
Rear yard	179.67 ft
Maximum height	35 ft main building 20 ft accessory building
Maximum coverage	13,987 sq ft (2.2%)
Off street parking	Office: 43 parking spaces existing to remain

D. PETITION

19. The herein petitioned amendment to the Town's T District Zoning Code Schedule of Regulations is requested in order to accommodate the minor changes to the proposed addition that was previously approved by the 2017 Approvals.

20. The Petitioner is requesting that the Schedule of Regulations of the T Zoning District for the Premises be amended as reflected on the Site Plans attached hereto in **Exhibit G**, and as provided in the Proposed Schedule of Regulations included herein below for the one side yard setback, the rear setback and the maximum coverage (the "Proposed Zoning Amendment"):

SCHEDULE OF REGULATIONS

PROPOSED TRANSITIONAL ZONE BULK REGULATIONS

Lot Area	14.07 ac
Lot width at front yard	802.64 ft
Front yard	299.85 ft
Side yard	295.22 ft and 555.49 ft
Rear yard	160.03 ft
Maximum height	35 ft main building 20 ft accessory building
Maximum coverage	15,112 sq ft (2.4%)
Off street parking	Office: 43 parking spaces existing to remain

21. Amending the Zoning Code and the Schedule of Regulations for the T District for the Premises is consistent with the intent of the Comprehensive Plan and intent and purpose of the Transitional Zone and does not pose any risk of detriment to the public health, safety and welfare.

22. The Proposed Zoning Amendment would allow for the development of the proposed minor addition to the existing office and flex space on the Premises.

23. Given the historic use of the Premises, the Proposed Zoning Amendment will enable Petitioner to continue to productively use and occupy the Premises in a manner consistent with the existing use office and flex space use of the Premises and the surrounding properties.

24. The metes and bounds description of the Premises is attached hereto as **Exhibit H**, as more particularly shown on the Survey (**Exhibit F**).

25. The Petitioner's Premises has been used for office uses for a century, and this Proposed Zoning Amendment will allow the use to continue, with the office on the tax rolls, which remains a logical transition for the Premises.

26. Petitioner's office and flex space use of the Premises contributes positively to the Town and School tax base without utilizing school district resources like potential residential development could.

E. COMPREHENSIVE PLAN

27. The Town of Yorktown Comprehensive Plan, adopted June 15, 2010, does not specifically address the Premises, but it does have a focus on retaining businesses in the community and encouraging appropriate residential-to-office conversions, while citing the Westchester County Economic Development Plan and Marketing Strategy. Indeed, one of the specific goals in the Comprehensive Plan is to "[s]trive for tax and fiscal stability for Yorktown residents by continuing to seek out stable, low-impact, high-quality ratables."[2] The Petitioner proposes to

[2] TOWN OF YORKTOWN COMPREHENSIVE PLAN, Section 4-2, Goal 4-C.

continue to operate and expand Tracer's office and flex space uses consistent with the 2017 Approvals.

28. Further, the Comprehensive Plan recognizes the importance of economic development to promote a "vibrant economy that provides abundant job opportunities and contributes to and improved and fair local tax base."[3] The Petitioner is committed to the local community, and much like the Comprehensive Plan, recognize that "Westchester still remains an attractive destination for corporate offices because the main factors influencing corporate office location include: (1) proximity to a well-educated workforce; (2) proximity to the CEO's primary residence; (3) proximity to a major metropolitan center, where financial services, media outlets, and/or the company headquarters are located; and (4) good highway access, preferably near an interchange."[4] Additionally, the Comprehensive Plan calls for targeted business recruitment, and that "Towns and the County should actively recruit businesses from areas where they are starting up."[5] It is respectfully submitted that the Proposed Zoning Amendment is consistent with the Comprehensive Plan.

F. SEQR COMPLIANCE – ENVIRONMENTAL REVIEW:

29. A Short Environmental Assessment Form ("**EAF**") is annexed hereto as **Exhibit I**, which outlines the relevant information regarding the potential environmental impacts associated with this request to rezone the Premises. It is respectfully submitted that the proposed minor

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[3] TOWN OF YORKTOWN COMPREHENSIVE PLAN, Section 4-1.

[4] TOWN OF YORKTOWN COMPREHENSIVE PLAN, citing the Westchester County Economic Development Plan and Marketing Strategy.

[5] TOWN OF YORKTOWN COMPREHENSIVE PLAN, Section 4-39 – Economic Development & Hamlet Business Centers.

addition on its own would constitute a Type II Action that would be exempt from SEQR Review,[6] and further that the Proposed Zoning Amendment will have no potentially significant environmental impacts. The Proposed Zoning Amendment and minor site plan amendment constitute an Unlisted Action for purpose of the State Environmental Quality Review Act ("SEQRA") because of the Proposed Zoning Amendment.

30. Petitioner respectfully submit that a Negative Declaration would be appropriate for adoption by the Town Board as part of approving the Proposed Zoning Amendment for the Premises proposed by Petitioner and that no environmental impact statement is needed under SEQRA prior to such action. A Negative Declaration was previously adopted by the Town Board in connection with the 2017 Approvals, dated October 17, 2017.

G. DOCUMENTATION IN SUPPORT OF PETITION:

Included with this Petition are the following documents:

Exhibit A: Prior Town Board Approvals;

1. Rezoning Approval Resolution;
2. Site Plan Approval Resolution; and
3. Approved Site Plan Set, Consisting of three (3) Sheets.

Exhibit B: Before & After Photographs of Building Renovation for Tracer Offices;

Exhibit C: Images of Premises;

Exhibit D: Copy of the Deed;

Exhibit E: Letter from Gerald K. Geist, Esq., of Stern Keiser Panken & Wohl LLP to Michael J. Grace, Esq., of Grace & Grace, dated June 24, 1998;

Exhibit F: Survey of the Premises;

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[6] *See* 6 N.Y.C.R.R. Part 617.5(c)(9).

Exhibit G: Site Plans Consisting of Five (5) Sheets Showing Proposed Refined Addition and Proposed Erosion and Sediment Control Measures;

Exhibit H: Metes and Bounds Description of Premises;

Exhibit I: Short Environmental Assessment Form in compliance with Article 8 of the New York State Environmental Conservation Law and the rules and regulations promulgated thereunder at 6 N.Y.C.R.R. Part 617 (collectively SEQRA");

Exhibit J: Town of Yorktown Zoning Change Application Form;

Exhibit K: Town of Yorktown Site Plan Application Form; and

Exhibit L: Stormwater Pollution and Protection Plan for Kitchawan Barns, LLC, prepared by Hudson Land Design Professional Engineering, P.C., dated March 1, 2021.

WHEREFORE, IT IS RESPECTFULLY requested that the instant matter be placed on the agenda for the Board of Trustees and referred to the Planning Board and any other board, agency or official which the Board of Trustees deems appropriate, for formal recommendation and that the relief sought herein to amend the Schedule of Regulations for the Transitional Zone District bulk and area Regulations for the Premises in furtherance of the proposed addition to the existing office and flex space, be in all respects, granted as described herein.

Respectfully submitted,

CUDDY & FEDER LLP

Dated: March 2, 2021

By: 

Taylor M. Palmer
Attorney for Petitioner
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601
P: 914.761.1300 / F: 914.761.5372

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Diana L. Quast, Town Clerk
dquast@yorktownny.org

Registrar of Vital Statistics
Telephone: (914) 962-5722 x 208
Fax: (914) 962 6591

TOWN OF YORKTOWN
363 Underhill Avenue, P.O. Box 703
Yorktown Heights, NY 10598

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on November 14, 2017.

WHEREAS, Steven Spiro & Michael Katz, now known as Kitchawan Barns, LLC (the "Applicants") as contract vendees, by their attorneys Cuddy & Feder LLP, applied to rezone the approximately 14.70 acre parcel located at 712 Kitchawan Road in the Town of Yorktown, also known as Section 70.06, Parcel 1, Lot 4 on the Tax Map of the Town of Yorktown (the "Property") into the transitional zoning district. The proposed transitional zone will allow the Property to be used and developed for a for-profit office, including for-profit office and flex space including use for a digital printing/cutting/laminating business; and

WHEREAS, the Property is currently zoned R1-200, however historically the Property has been used for several not-for-profit, and limited for-profit uses, including research, laboratories, office space, educational, and other related uses, the most recent being the Brooklyn Botanic Garden Corp. and The Kenneth S. Warren Institute, Inc., the current owner of the Property; and

WHEREAS, the Property is currently improved with an existing research laboratory building, including existing office space, laboratories, and conference rooms; and

WHEREAS, the Town Board held a duly noticed Public Hearing commencing on July 18, 2017 at the Town Hall, 363 Underhill Avenue in Yorktown Heights, New York, which was reconvened and closed on October 3, 2017; and

WHEREAS, the Applicants submitted as part of its application an Environmental Assessment Form dated April 21, 2017 evaluating the potential environmental impacts of the proposed action; and

WHEREAS, the Town Board circulated its intent to become lead agency; and

WHEREAS, receiving no objection or opposition to its intent to act as lead agency, the Town Board hereby declares itself lead agency for carrying out the procedural requirements of the SEQRA regulations; and

WHEREAS, the Town Board, using the information provided by the Applicants and comparing it with the thresholds set forth in Section 617.12 of SEQRA, classified the proposed action as unlisted; and

WHEREAS, the Town Board created the transitional zone designation specifically for residentially zoned properties that, have unique characteristics that make them difficult to develop under their zoning designation; and

WHEREAS, the transitional zoning designation considers the unique characteristics of the these specific parcels and establishes area and bulk requirements to assure compatibility with the surrounding uses and character of the immediate neighborhood; and

WHEREAS, the Property is surrounded by the Kitchawan Preserve, a 208-acre natural preserve owned by Westchester County, which was formerly part of the same site when the entirety of both properties were owned and used as a research facility by the Brooklyn Botanic Garden (the "Garden"); and

WHEREAS, when the Garden sold the 208-acre parcel to Westchester County, it retained its adjoining 14.70-acre parcel ("Retained Property") and granted the County a right of first refusal to purchase the Retained Property if the Garden entered into an agreement to sell the Retained Property to a third party; and

WHEREAS, at the same time, the County granted the Garden, its successors and assigns, a vehicular and pedestrian easement on, over and across the existing entrance road of the Kitchawan Preserve in order to provide access to and from the Retained Property and NYS Route 134, Kitchawan Road; and

WHEREAS, on Monday, June 5, 2017 Westchester County waived its Right of First Refusal and accepted a new Right of First Refusal with the Applicants; and

WHEREAS, the Applicant's parcel qualifies as a targeted property for a transitional zoning designation as defined in Article XVII of the Town Code in that:

1. The Property has a pre-existing non-conforming research and office use allowed by special permit in the residential zone that is now surrounded by a County owned park preserve and where access is by an access agreement with Westchester County over said park land and this arrangement therefore makes it impractical to redevelop the site in its current zoning designation. The Premises, which acts as a buffer between the Kitchawan Preserve and the NYS Route 134 (a major traffic route, used by heavy trucks and commercial vehicles), lies between properties zoned R1-80, County Commercial and in proximity to RSP-1, which are distinctly different zoning districts;

2. The Applicant has sufficiently demonstrated that the present residential zoning of the Property is not compatible with the surrounding uses. Under its current zoning designation, Westchester County may not waive its Right of First Refusal on a redevelopment of the property that complies with the zone because it would substantially change the existing use and operation of the site; and

WHEREAS, the Planning Board received the applicant's site plan submittal and recommended the approval of the transitional zone request by memorandum dated July 18, 2017; and

WHEREAS, pursuant to Article XVII, the Town Board hereby finds the following:

i. The use of the subject Property is compatible with adjacent land uses and will not adversely affect the continued use of adjacent properties as presently zoned;

ii. The use is compatible with the environmental constraints of the site;

iii. The use of the subject site cannot be accommodated by the existing zoning or by an existing zoning classification; and

iv. The subject site is not economically developable under the existing zoning designation; and therefore

BE IT HEREBY RESOLVED, that the Town Board pursuant to 6NYCRR §617.7 of the State Environmental Quality Review Act determines that there will be no adverse environmental impacts resulting from this action and therefore adopts a negative declaration pursuant thereto; and

BE IT FURTHER RESOLVED that the request for rezoning of the subject parcel to a transitional zone is hereby granted; and

The use, density, setback and area and bulk requirements for the subject site shall be as follows:

PERMITTED MAIN USES:

1. Office.
2. For-profit office and flex space including use for a digital printing/cutting/laminating business.

MAIN USES BY SPECIAL PERMIT FROM TOWN BOARD:

1. Main Uses Permitted by special permit from the Town Board in accordance with the provisions of §300-21(C)(1)(b) and in accordance with the provisions of Article VII.

PERMITTED ACCESSORY USES:

1. One dwelling unit or guest facility for the temporary accommodation of company employees and of visitors to the office provided that such unit is located in a main building and that the site is limited to one such dwelling unit or guest facility.
2. Permitted Accessory Uses in accordance with the provisions of § 300-21(C)(1)(c) and subject to the provisions of § 300-182.

PERMITTED ACCESSORY USES BY SPECIAL PERMIT FROM TOWN BOARD:

1. Permitted accessory uses by special permit from Town Board in accordance with the provisions of § 300-21(C)(1)(d) and in accordance with the provisions of Article VII.

SCHEDULE OF REGULATIONS

TRANSITIONAL ZONE PROPOSED BULK REGULATIONS

Lot area	14.07 ac
Lot width at front yard	802.64 ft
Front yard	299.85 ft
Side yard	305.58 ft and 555.49 ft;
Rear yard	179.67 ft
Maximum height	35 ft main building 20 ft accessory building
Maximum coverage	13,987 sq ft (2%)
Off street parking	Office: 43 parking spaces existing to remain

FURTHER RESOLVED, that no development shall be permitted except in accordance with a plan of development approved by the Town Board pursuant to the State Environmental Quality Review Act and Article VIII of the Yorktown Town Code and all other relevant laws.

Diana L. Quast

Diana L. Quast, RMC, Town Clerk

Date: November 15, 2017

To: Kitchawan Barns, LLC

cc: Yorktown Town Board
Taylor Palmer, Esq., Cuddy & Feder
Michael Grace, Town Supervisor
Michael McDermott, Town Attorney
Michael Quinn, Town Engineer
John Landi, Building Inspector
Gordon Fine, Zoning Board of Appeals
John Tegeder, Director of Planning
file

Town Clerk's Office

NOV 15 2017

Diana L. Quast, Town Clerk
Town of Yorktown, New York

2

Diana L. Quast, Town Clerk
dquast@yorktownny.org

Registrar of Vital Statistics
Telephone: (914) 962-5722 x 208
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TOWN OF YORKTOWN
363 Underhill Avenue, P.O. Box 703
Yorktown Heights, NY 10598

This is a resolution adopted by the Town Board of the Town of Yorktown at its regular meeting held on November 14, 2017.

WHEREAS, Steven Spiro and Michael Katz, now known as Kitchawan Barns LLC, (the "Applicants") as contract vendees, by their attorneys, Cuddy & Feder LLP, applied to the Town Board of the Town of Yorktown for site plan approval under Article XVII of the Town Code of the Town of Yorktown; and

WHEREAS, the subject site is a 14.70 acre parcel located at 712 Kitchawan Road in the Ossining area of the Town of Yorktown and is transitionally zoned, and known as Section 70.06 Parcel 1 Lot 4 on the Tax Map of the Town of Yorktown (the "Property"); and

WHEREAS, the applicant submitted as part of his application the following site plan related drawings:

1. A drawing, titled "Site Plan," Sheet 1 of 3, prepared by Aryeh Siegel, Architect, dated July 14, 2017, last revised September 30, 2017;

2. A drawing, titled "Proposed Storage Building – Elevations," Sheet 2 of 3, prepared by Aryeh Siegel, Architect, dated July 14, 2017, last revised September 30, 2017; and

3. A drawing, titled "Proposed Floor Plans," Sheet 3 of 3, prepared by Aryeh Siegel, Architect, dated July 14, 2017, last revised September 30, 2017.

WHEREAS, access to the Property is shared access with the Kitchawan Preserve, a Westchester County owned park preserve and the County has determined the proposed use of the Property is in compliance with the Access Easement dated October 17, 1989; and

WHEREAS, Westchester County (the "County") is authorized to enter into a revocable license agreement with the Applicants for the duration of their ownership of the Property pursuant to which the Applicants will, on occasion, have use of one parking space in the parking area in exchange for which the Applicants shall, undertake to improve and maintain the parking area and the driveway that make up the Access Easement to the satisfaction of the County; and

WHEREAS, said revocable license agreement with the County ensures the continued maintenance of the site entrance as it exists therefore preserving the existing character of the area; and

WHEREAS, the Applicants also submitted as part of its application an Environmental Assessment Form dated April 21, 2017 evaluating the potential environmental impacts of the proposed action; and

WHEREAS, the Town Board declared itself lead agency for carrying out the procedural requirements of the SEQRA regulations; and

WHEREAS, the Town Board, using the information provided by the applicant and comparing it with the thresholds set forth in Section 617.12 of SEQRA, classified the proposed action as unlisted; and

WHEREAS, the Town Board referred the application to the involved boards and agencies and received and considered the following memoranda:

Planning Board
Conservation Board
ABACA
Town Engineer

and;

WHEREAS, the Town Board held a duly noticed Public Hearing commencing on July 18, 2017 at the Town Hall, 363 Underhill Avenue in Yorktown Heights, New York, which was reconvened and closed on October 3, 2017; and

WHEREAS, the Town Board, based on the Applicant's submissions, comments received by the involved boards and agencies and the testimony received at the public hearings, issued a negative declaration pursuant to SEQRA §617.7 finding the proposed action would not significantly affect the environment; and

WHEREAS, on October 17, 2017 the Town Board approved the Applicant's verified petition to rezone the Property from R1-200 to the transitional zone; be it hereby

RESOLVED, that site plan approval is hereby granted for a for-profit office, including a for-profit office and flex space including use for a digital printing/cutting/laminating business on the Property. The Property shall be improved as per the latest revised drawings listed above and pursuant to the following amendments and conditions:

1. The primary use of the subject Property shall be limited to the uses cited above and as listed in the resolution granting approval for rezone of 712 Kitchawan Road (the "Rezoning Resolution";

2. The following bulk regulations, as established by the Town Board at the rezoning stage, shall be met by the proposed development as shown on the site plan drawings enumerated herein and as listed below:

Lot area	14.07 ac
Lot width at front yard	802.64 ft
Front yard	299.85 ft
Side yard	305.58 ft and 555.49 ft;
Rear yard	179.67 ft
Maximum height	35 ft main building 20 ft accessory building
Maximum coverage	13,987 sq ft (2%)
Off street parking	Office: 43 parking spaces existing to remain

3. Requests to use the property for more than 30 employees shall require Town Board approval;

4. There are 43 pre-existing parking spaces on the Premises that will remain gravel and macadam as shown on the Site Plan. This does not limit repairs of the parking areas using the same or similar materials, or other pervious pavers;

5. The proposed enclosure of the existing greenhouse will be red wood barn siding;

6. Lighting shall be consistent with the lighting shown on the Site Plan;

7. 4" caliper Scotch Pine screening trees will be installed to be maintained by the owner of the Property;

8. Deliveries to the Property not between the hours of 9am and 5pm, shall be to the front entrance of the building; and

9. Entrance signage will be consistent in size and style with existing signage.

FURTHER RESOLVED, the Applicant shall submit copies of the approved site plan for signature by the Town Supervisor.

Diana L. Quast

Diana L. Quast, RMC, Town Clerk

Date: November 15, 2017

To: Kitchawan Barns, LLC

Town Clerk's Office

NOV 15 2017

Diana L. Quast, Town Clerk
Town of Yorktown, New York

cc: Town Board
Taylor Palmer, Esq., Cuddy & Feder
Michael Grace, Town Supervisor
Michael McDermott, Town Attorney
Michael Quinn, Town Engineer
John Landi, Building Inspector
Gordon Fine, Zoning Board of Appeals
John Tegeder, Director of Planning
file

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LANDS OF THE COUNTY OF WESTCHESTER

SEE "SURVEY OF PROPERTY PREPARED FOR THE COUNTY OF WESTCHESTER" FILED 10/16/1989 AS MAP NO. 23918

SITE PLAN BASED ON A PROPERTY SURVEY BY
LINKVLAND SURVEYORS, P.C.
21 CLARK PLACE. SUITE 1-B
MAHOPAC N.Y. 10541
PHONE 845-628-5857
FAX 845-621-0013

N

0 25' 50' 100'

SCALE: 1" = 50'

NOW OR FORMERLY
LANDS OF GEORGE VAN
B. COCHRAN
L. 7792, C.P. 515

FORMERLY VAN BRUNT

GENERALLY ALONG THE SOUTHERLY SIDE OF TRAVELED WAY, KNOWN AS "JACKSON HILL TRAIL"

S85 57' 00" E 18.65'
S82 36' 00" E 58.26'
S83 52' 00" E 43.22'
S77 31' 00" E 33.70'
S75 133' 00" E 28.29'
S73 24'00"E 128.26'
S78 47'00"E 57.95'
N74 14' 00" E 44.42'
S88 53'00"E 58.35'
N58 27' 00" E 46.47'
STONE WALL
N56 46' 00" E 18.13'
N56 00' 00" E 109.49'
N59 15' 00" E 68.46'
N63 56' 00" E 71.29'
N73 44' 00" E 24.03'
N68 30' 00" E 51.27'
N81 17' 00" E 37.20'
N82 44' 00" E 60.59'
S 19°12'46" W

341.80'
N 07 37' 50" W
DRIVEWAY
271.29'
241.39'
BOUNDS
PHYSICAL
GRAVEL

U.POLE
TO TACONIC PARKWAY
U.POLE
N 64 22' 40" E 207.88'
S80 11'00 W 119.15
GRAVEL PARKING AREA
S78 51'00 W 101.14'
22' WIDE MACADAM EASEMENT
99.26'
N78 51' 00" E 123.71'
N80 11' 00" E 9.93'
N29 22' 00" E
N15 53' 00" W 56.16'
U.POLE
N11 31' 00" W 55.30'
KITCHAWAN
U.POLE
L = 252.72'
D = 60°20'00"
R = 240.00'
24" C.M.P.
U.POLE
P.C.
GUY WIRE
200.75'
U.POLE

S89 56' 00" W 21.28"
N 15 43' 00" E 21.82'
NO
GATE
N 89 07' 00" E 104.35'
GATE
DRIVEWAY
MACADAM
N 15 43' 00" E
N.89 56' 00" E 12.92'

S 83 52' 00" E 30.12'
S 77 31' 00" E 26.15'
S 75 13' 00" E 24.70'
S 73 24' 00" E 131.38'
S78 47' 00" E 71.49'
S 88 53' 00" E 82.0'
N 74 15' 00" E 73.12'
N 58 27' 00" E 63.34'
N 56 00' 00" E 110.96'
N 56 46' 00" E 15.29'
N 58 15' 00" E 62.20'
N 63°56' 00" E 43.57'
AREA
RESTRICTED
PROPOSED
100'
NO
100'
S 19°12'46" W
PROPOSED RESTRICTED AREA
PHYSICAL
BOUNDS
852.03'
1951.09'

LIGHT POLE (TYPICAL)
TIMBER TIE CURBING
GRAVEL PARKING AREA TO REMAIN 10 SPACES
TIMBER TIE CURBING
LOT
SLATE WALK
GARDEN
TIMBER TIE CURBING
RE-LAMP EXISTING LIGHT POLE FIXTURES - CONTROL TO BE ON TIMERS (TYPICAL)
PICKADE FENCE
GRAVEL PARKING AREA TO REMAIN 25 PARKING SPACES
TIMBER TIE CURBING
TIMBER TIE CURBING

REMAINS OF GARDEN
ROOF OVER SLATE PATIO
ONE STORY BRICK BUILDING
PATIO
PATIO
RET.WALL
DRIVEWAY
3 SPACES
MACADAM PARKING AREA TO REMAIN
PATIO LIGHT FIXTURES ON MOTION SENSORS (TYPICAL)
A.C. UNITS METAL PLATFORM
ONE STORY BRICK BUILDING AND BASEMENT
GENERATOR ON CONC. SLAB
PROPOSED STORAGE OVER CONCRETE BLOCK FOUNDATION REMAINS
ENTRY
5 SPACES
MACADAM
PROPANE TANKS COVERS
WALL MOUNTED GOOSE-NECK LIGHT FIXTURES (TYPICAL)
PROPOSED SCOTCH PINE EVERGREEN TREE SCREENING (19 SCOTCH PINE TREES, 4" CALIPER)

AREA OF PLOT : 14.70 ACRES

PELGSTONE

U.POLE
GUY WIRE
GUY POLE
GUY WIRE
GUY POLE
GUY WIRE
U.POLE
U.POLE
U.POLE
U.POLE
U.POLE
GUY
MACADAM
PAI

N 71 51'00" W 243.88'
MONUMENT
BROOK
(N.Y.S. ROUTE 134)
OVERHEAD UTILITY WIRES
N 71 52'25" W 205.22'
N 68 20' 50" W 20.13'
N 68 48' 30" W 60.50'
N 68 20' 50" W 60.50'
BRIDGE
ROAD
PINES
REEN TERRACE

Site Plan
1" = 50'

SEE "SURVEY OF PROPERTY PREPARED FOR THE COUNTY OF WESTCHESTER" FILED 10/16/1989 AS MAP NO. 23918

LANDS OF THE COUNTY OF WESTCHESTER

712 Kitchawan Road - Transitional Zone - Use Table:

PERMITTED MAIN USES:

1) Office.
2) For-profit office and flex space including use for a digital printing/cutting/laminating business.

MAIN USES BY SPECIAL PERMIT FROM TOWN BOARD:

1) Main Uses Permitted by special permit from the Town Board in accordance with the provisions of §300-21(C)(1)(b) and in accordance with the provisions of Article VII.

PERMITTED ACCESSORY USES:

1) One dwelling unit or guest facility for the temporary accommodation of company employees and of visitors to the office provided that such unit is located in a main building and that the site is limited to one such dwelling unit or guest facility.
2) Permitted Accessory Uses in accordance with the provisions of § 300-21(C)(1)(c) and subject to the provisions of § 300-182.

PERMITTED ACCESSORY USES BY SPECIAL PERMIT FROM TOWN BOARD:

1) Permitted accessory uses by special permit from Town Board in accordance with the provisions of § 300-21(C)(1)(d) and in accordance with the provisions of Article VII.

Zoning Summary

Existing Zoning District:	R1-200
Proposed Zoning District:	Transitional Zone
Tax Map No.:	Section 70.06 Block 1 Lot 4
Lot Area:	14.70 acres
Building Footprint:	13,987 square feet
Existing Use:	Vacant Office Building
Proposed Use:	For-Profit Office and flex space, including use for a digital printing /cutting / laminating business

Notes:

1. There are 43 pre-existing parking spaces on the premises that will remain.
2. Requests to use of the property for more than 30 employees shall require Town Board approval.
3. Deliveries to the premises not between the hours of 9am and 5pm, shall be to the front entrance of the building.
4. Entrance signage will be consistent in size and style with existing signage.

Bulk Zoning Regulations Table

	Lot Area	Proposed Setbacks			Lot Width at Front Line of Main Building	Allowable Building Height	Proposed Building Height	Proposed Building Coverage	Proposed Parking
		Front	Side	Rear					
Zoning District									
Transitional Zone	14.70 acres	299.85'	305.58' 555.49'	179.67'	802.64'	35' Main Building 20' Accessory Building	35' Main Building 20' Accessory Building	13,987 sf (2% of lot area)	43 Spaces

SITE PLANS OF
Title
Dated
APPROVED
on the day of 20
by the Town Board, Town of Yorktown, NY
Town Supervisor

RECEIVED
PLANNING DEPARTMENT
OCT 6 2017
TOWN OF YORKTOWN

Site

Town of Yorktown, NY
OFFICIAL ZONING MAP

Zoning Districts
R-1/4 One Family Residential
R-1/2 One Family Residential
R-1/3 One Family Residential
R-1/5 One Family Residential
R-1/10 One Family Residential
One Family Residential
One Family Residential
Multi-family Residential
Mobile Home Residential
Mount Loretto Home
Non-Profit Institutional
Institutional Regional Center
Institutional Shopping Center
Institutional Neighborhood
Institutional Medical Center
Commercial Recreation
Commercial Central
Commercial Transient
Commercial Professional
Industrial Laboratory and Office
Industrial
Public Institutional Park
Preserve (Light Industry)
Retired Quarry

Site Plan
Sheet 1 of 3

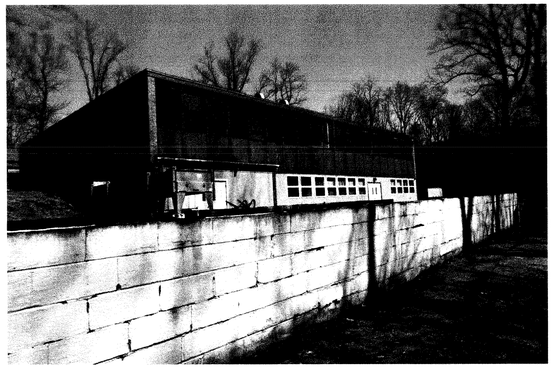
Applicant:
Kitchawan Barns, LLC

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

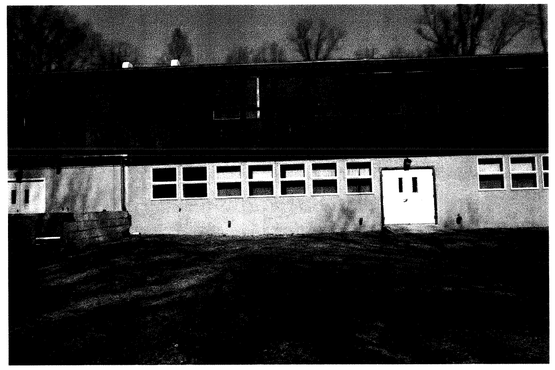
712 Kitchawan Road
Yorktown, New York
Scale: 1" = 50'
July 14, 2017
Revised September 30, 2017

Existing Ruins Facing East
Not to Scale

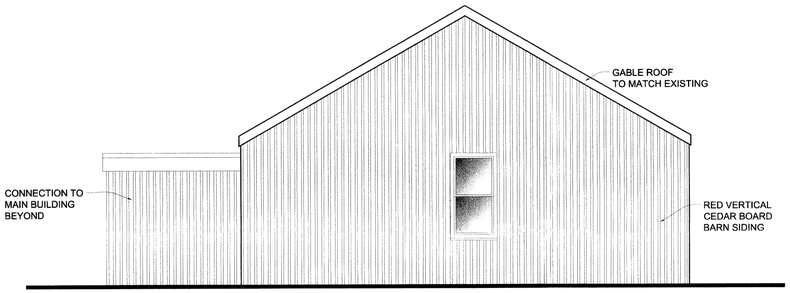
Existing Ruins Facing North-East
Not to Scale



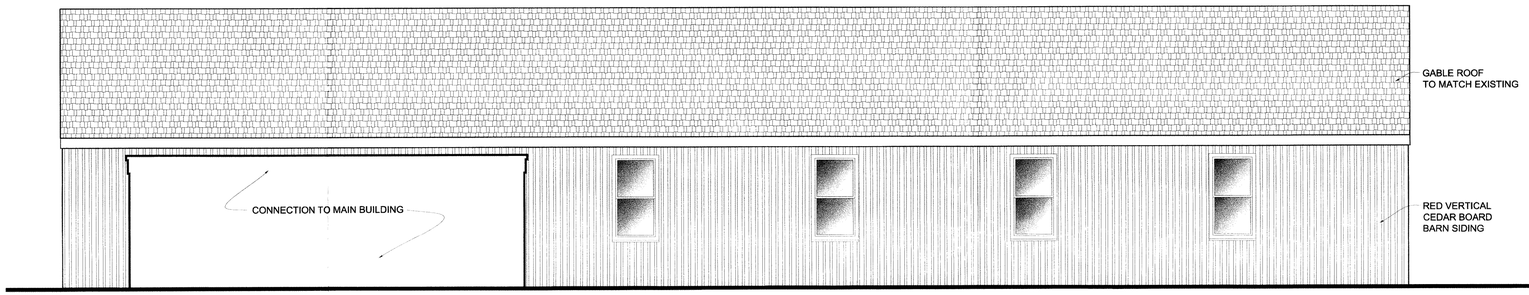
Existing Ruins Facing North-East
Not to Scale



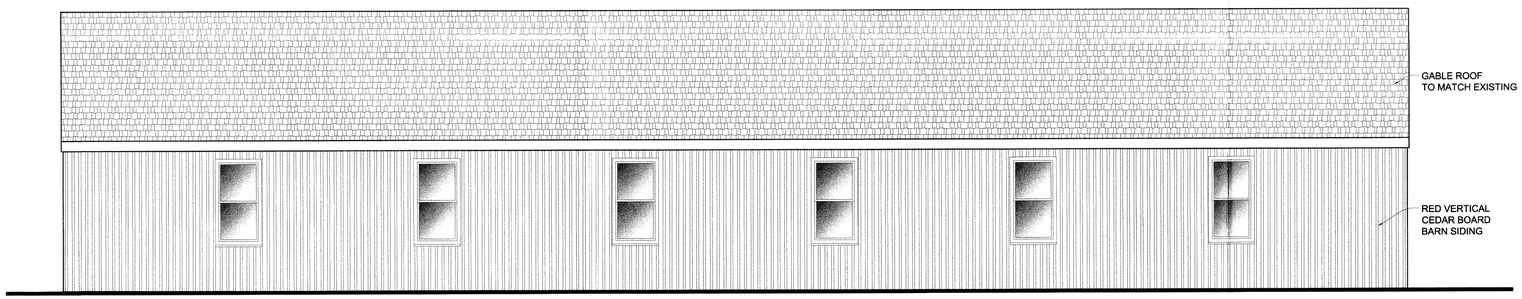
Existing Ruins Facing North
Not to Scale



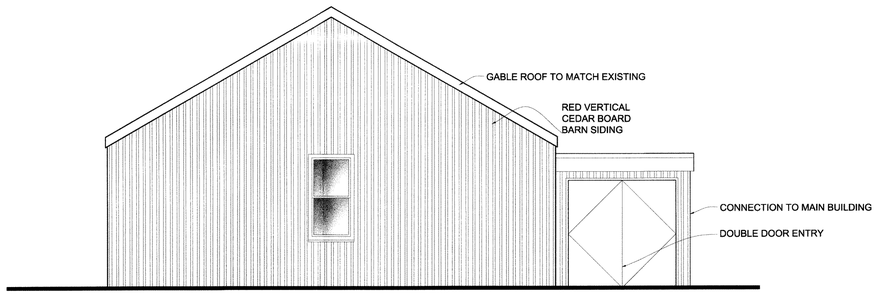
West Elevation
$\frac{1}{4}$" = 1'-0"



North Elevation
$\frac{1}{4}$" = 1'-0"



South Elevation
$\frac{1}{4}$" = 1'-0"



East Elevation
$\frac{1}{4}$" = 1'-0"

Proposed Storage Building - Elevations

Sheet 2 of 3

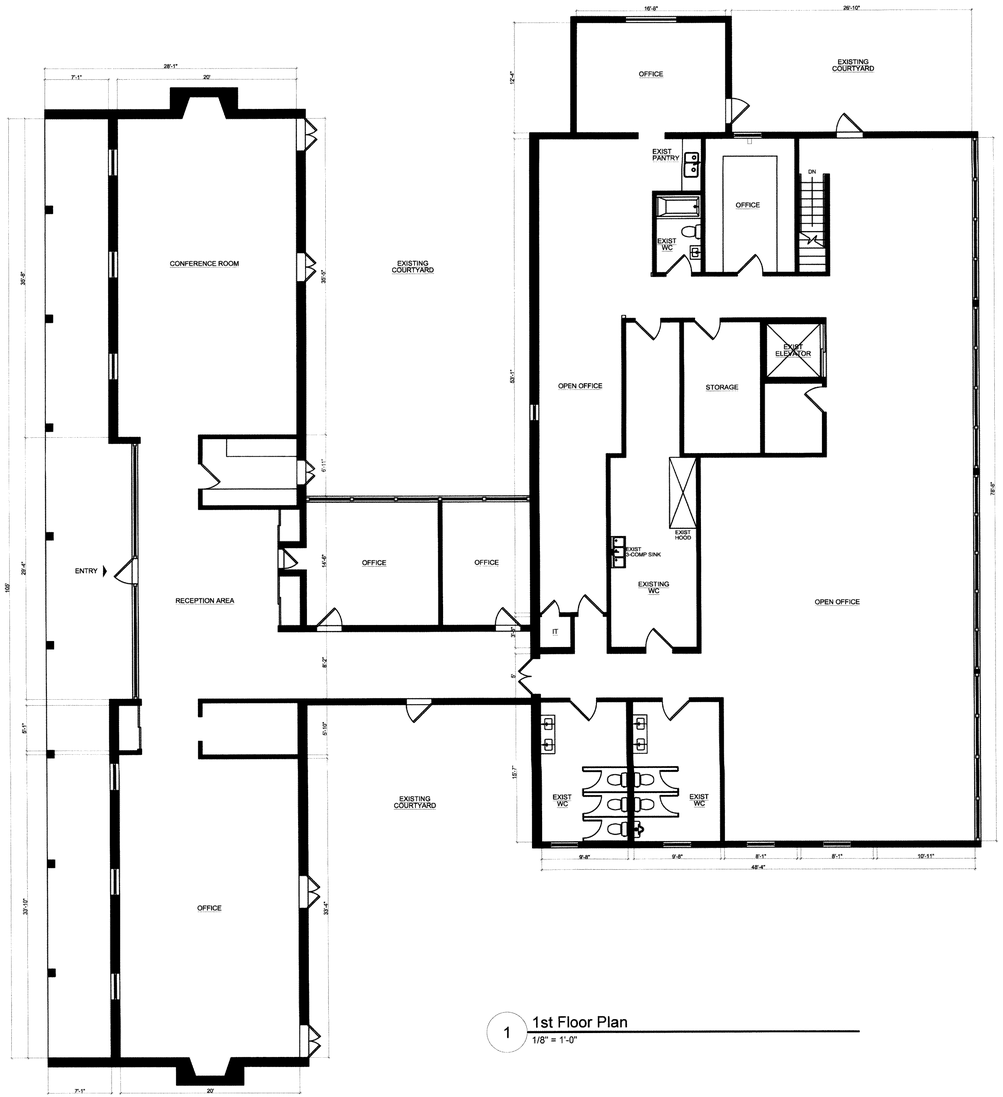
Applicant:
Kitchawan Barns, LLC

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

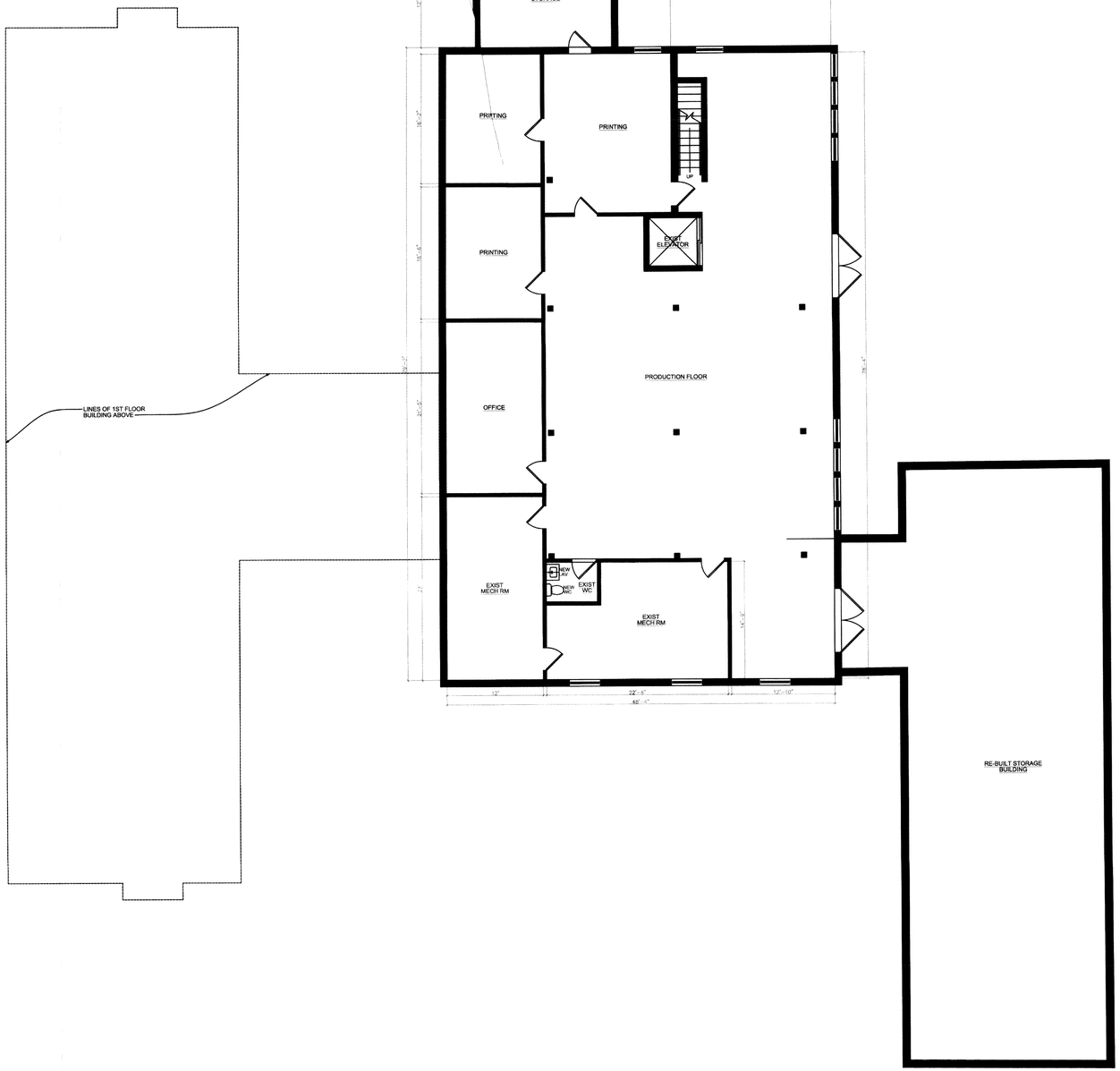
712 Kitchawan Road
Yorktown, New York
Scale: $\frac{1}{4}$" = 1'-0"
July 14, 2017
Revised September 30, 2017

L2 Wall Mounted Light Fixture

The Original Warehouse Gooseneck Light - Barnlight Electric 100W Lamp



1 1st Floor Plan
1/8" = 1'-0"



1 Lower Level Plan
1/8" = 1'-0"

Proposed Floor Plans

Sheet 3 of 3

Applicant:
Kitchawan Barns, LLC

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

712 Kitchawan Road

Yorktown, New York
Scale: 1/8" = 1'-0"
July 14, 2017
Revised September 30, 2017

Exhibit B

Interior Photographs of Office Building Prior to Renovation

Conference/Seminar Room

Conference/Seminar Room

Lobby/Reception

Typical Office Area

Typical Washroom/Lavatory

Kitchen

Exhibit B (Cont.)

Interior Photographs of Office Building Prior to Renovation

Typical Laboratory Room

Typical Laboratory Room

Full Bathroom

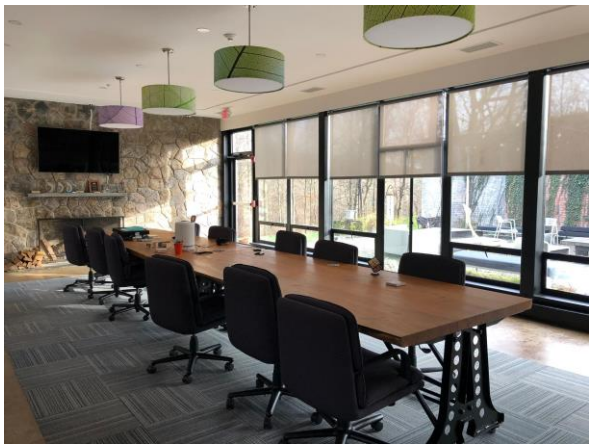
Open Basement Area

Basement Laboratory Room

Basement Storage

Exhibit B (Cont.)

Current Tracer Office Building Photographs After Renovation



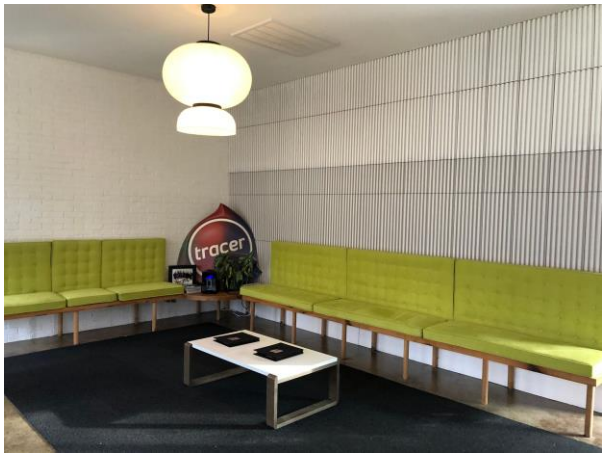
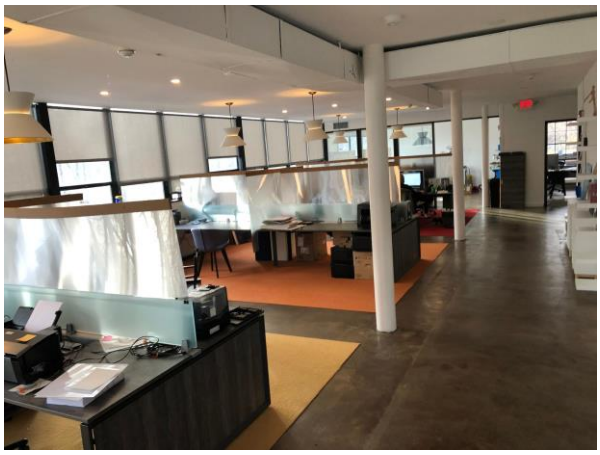


Exhibit B (Cont.)

Current Tracer Office Building Photographs After Renovation



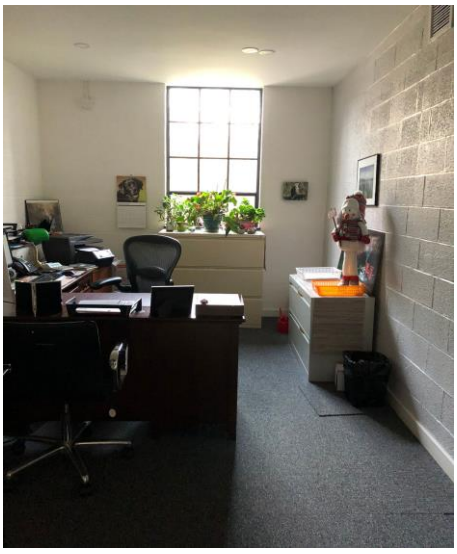


Exhibit C

Westchester County Tax Maps – 712 Kitchawan Road – Tracer

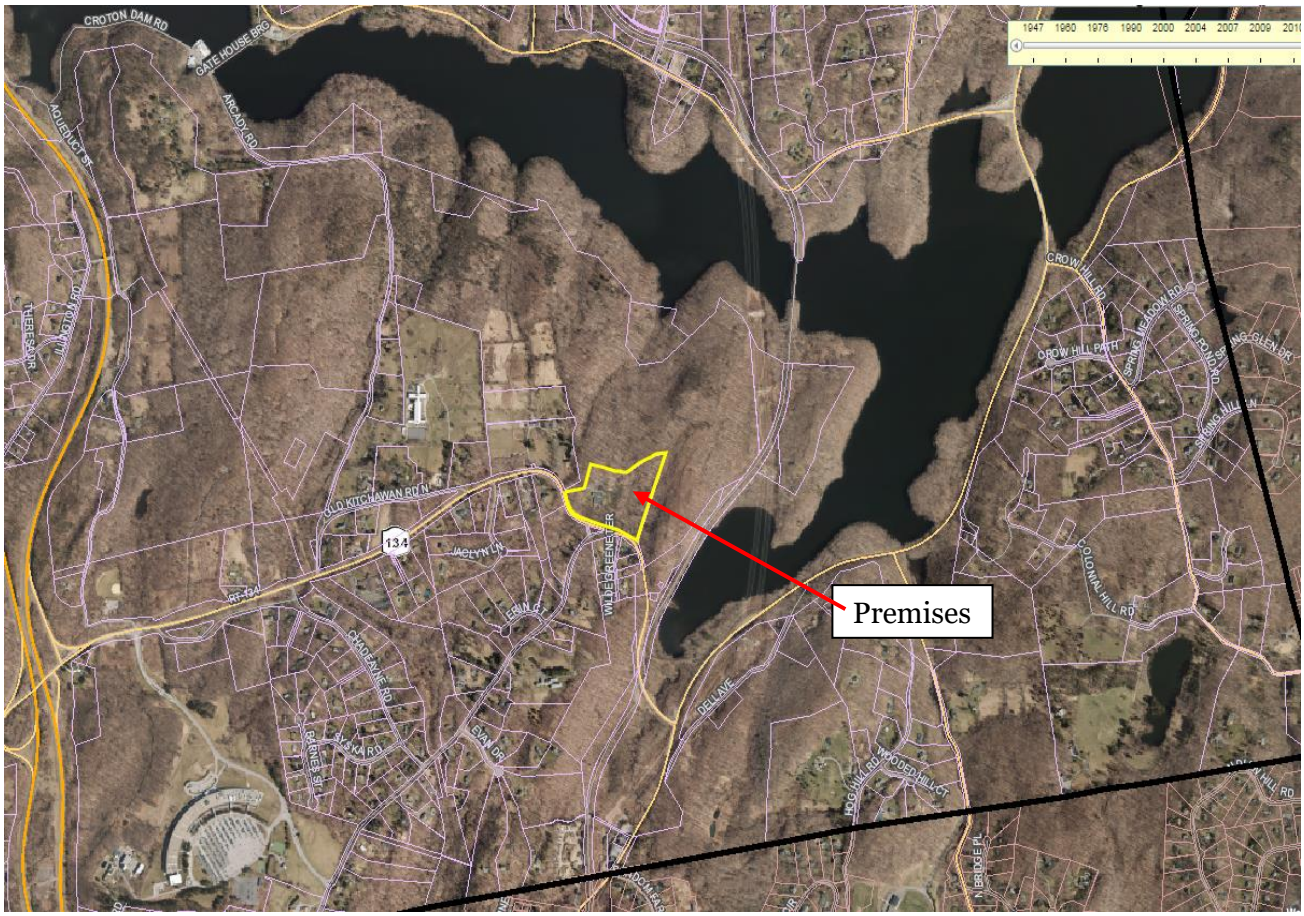


Exhibit C (Cont.)

Westchester County Tax Maps – 712 Kitchawan Road – Tracer

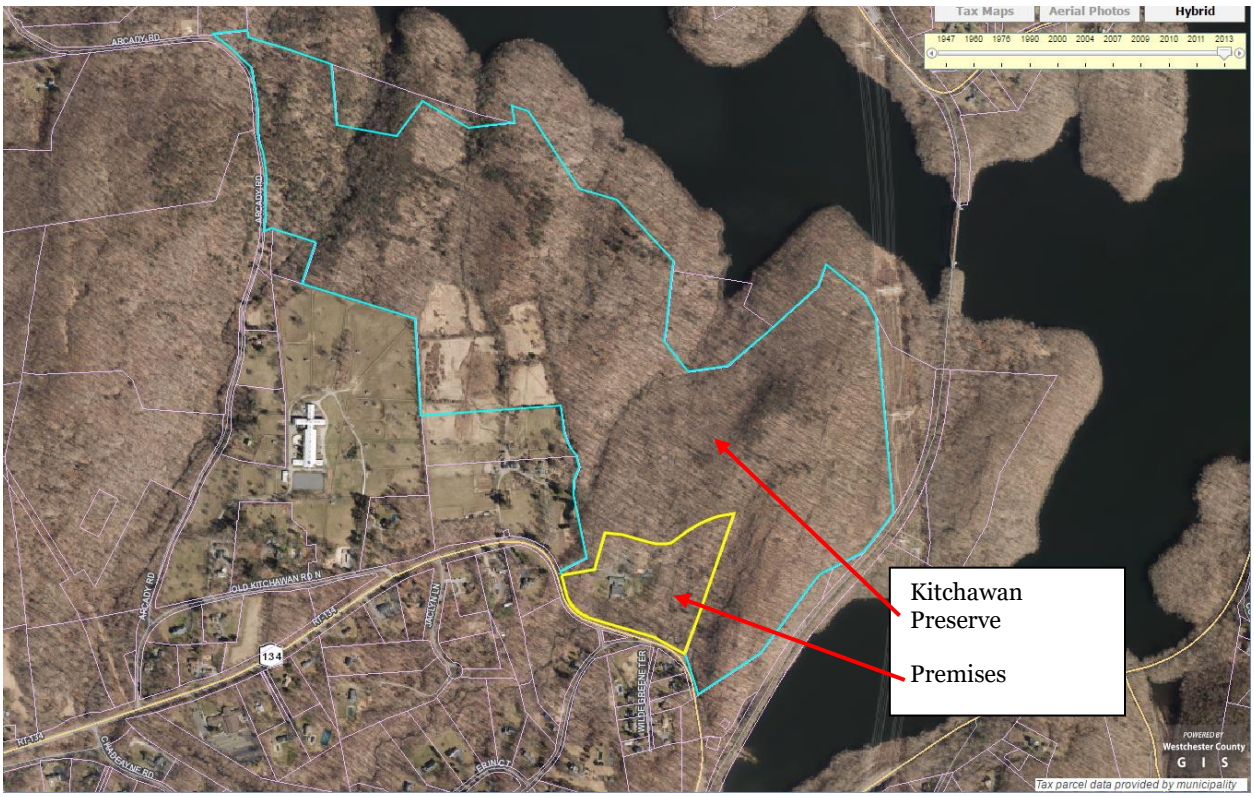


Exhibit C (Cont.)

Google Map Aerial of Premises

Exhibit C (cont.)

BING Maps Aerial of Premises

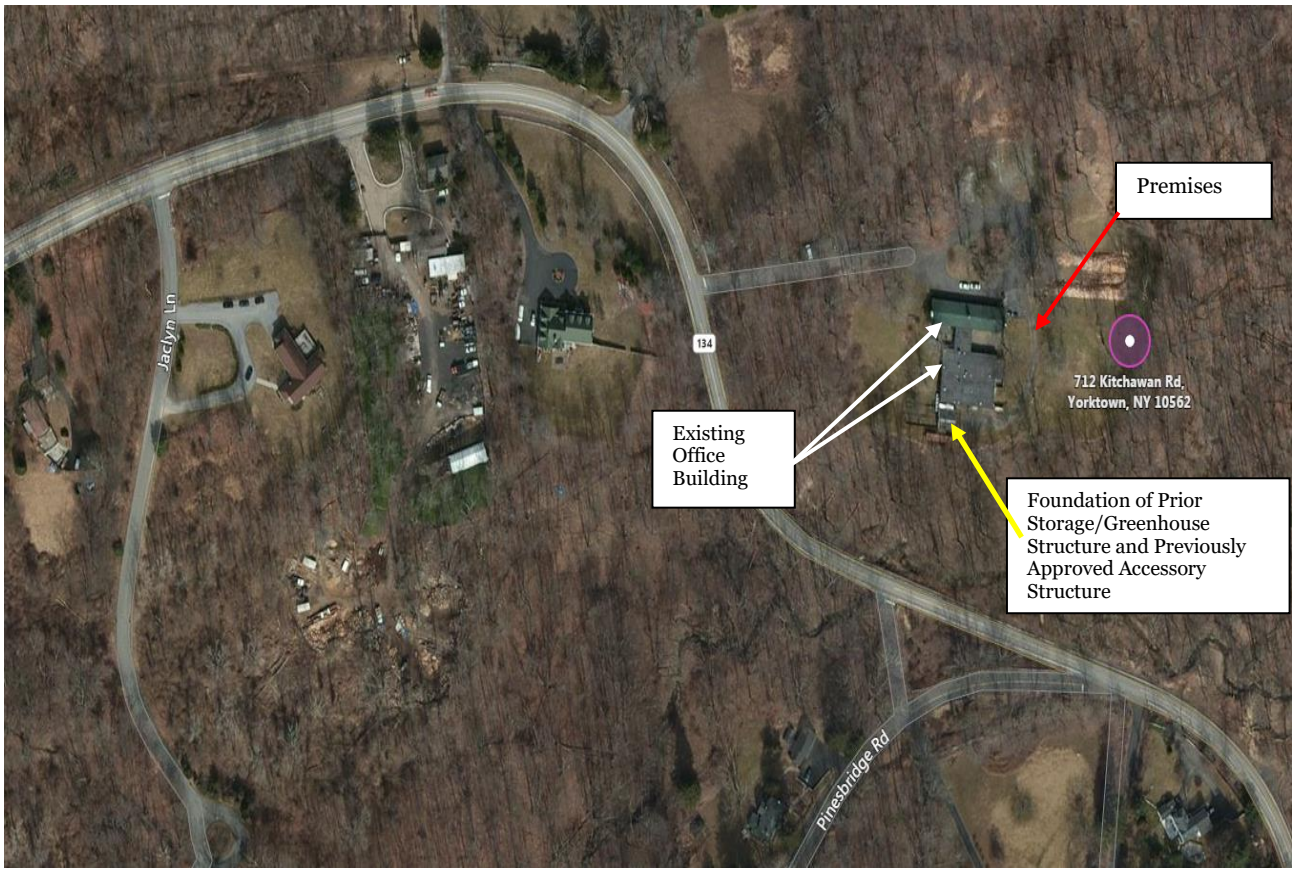


Exhibit C (cont.)

Google Maps Aerial of Area

Exhibit C (cont.)
Google Maps Street Views – From Kitchawan Road

View Looking Northeast from Kitchawan Road Toward Premises:

View Looking East from Kitchawan Road Toward Premises:

Exhibit C (cont.)

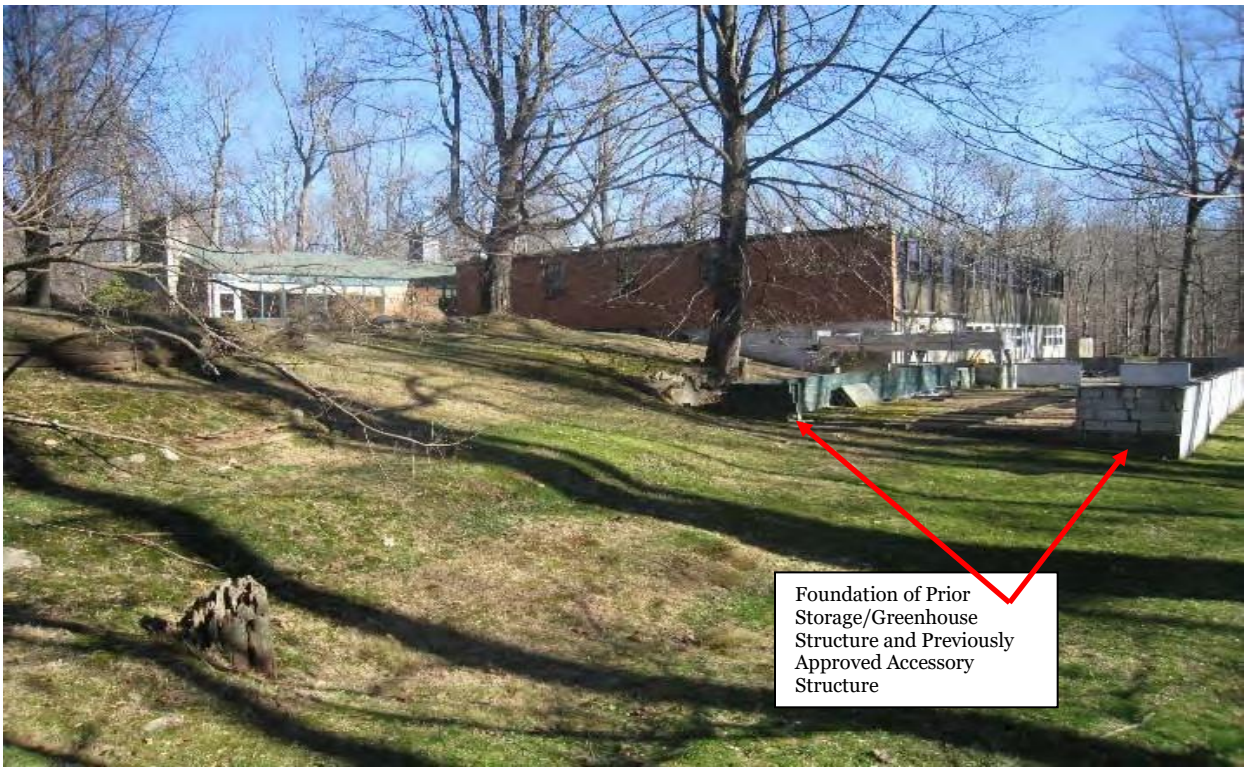
Google Maps Street View Looking East at Entrance to Premises:

Upgraded Entryway & Parking for Kitchawan Preserve Per Prior Approval:

Exhibit C (cont.)

Old Rear Elevation Showing Prior Foundation of Storage/Greenhouse Accessory Structure:

Old Southerly & Western Rear/Side Elevation Showing Prior Foundation of Storage/Greenhouse Accessory Structure:



The Office of the Westchester County Clerk. This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

580923477DED0059

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Stewart Title Insurance Company	Phone:	646-559-7039
Address 1:	825 3rd Ave. 30th Floor	Fax:	212-758-8223
Address 2:		Email:	marguerite.francis@stewart.com
City/State/Zip:	New York NY 10022	Reference for Submitter:	TA16(10)332

Document Details

Control Number: **580923477** Document Type: **Deed (DED)**

Package ID: 2018040200233001004 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: KENNETH S WARREN INSTITUTE INC	- Other	1: KITCHAWAN BARNS LLC	- Other
2:		2:	

Property

☐ Additional Properties on Continuation page

Street Address: 712 KITCHAWAN ROAD Tax Designation: 70.6-1-4

City/Town: YORKTOWN Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2 TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee.	$20.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$250 00
TP-584 Filing Fee:	$5.00
Total Recording Fees Paid:	**$315.00**

Transfer Taxes

Consideration:	$835,000.00
Transfer Tax:	$3,340.00
Mansion Tax:	$0.00
Transfer Tax Number:	13808

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic.	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 06/05/2018 at 02:09 PM

Control Number: **580923477**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

STEWART TITLE INSURANCE COMPANY
825 THIRD AVENUE | 30TH FLOOR

NEW YORK, NY 10022
Attn: MARGUERITE FRANCIS / TA16(10)419

TA16(10)332 (3)

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made as of the 29 day of ~~April~~ May, in the year 2018

BETWEEN

THE KENNETH S. WARREN INSTITUTE, INC., a New York not-for-profit corporation with an address at 712 Kitchawan Road, Yorktown, New York 10562 party of the first part, and

KITCHAWAN BARNS LLC, a Delaware limited liability company having an address at 32 Hunting Ridge Road, Chappaqua, New York 10514, party of the second part,

WITNESSETH, that the party of the first part, in consideration of **ONE ($1.00)** ----------
----------dollar

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Yorktown, County of Westchester, and State of New York, and being more fully described on Schedule "A" which is annexed hereto and hereby made a part hereof.

BEING and intended to be the same premises conveyed to the Weston Charitable Foundation, Inc. by deed dated October 13, 1998 and recorded in the Westchester County Clerk's Office on June 29, 1999 in Liber 12322 Page 75.

BEING and intended to be the same premises conveyed to the party of the first part by deed dated September 28, 2001 and recorded in the Westchester County Clerk's Office on December 11, 2001 under Control Number 413250126.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

The Kenneth S. Warren Institute, Inc.

BY: Carla Cerami

IN PRESENCE OF:

Carla Cerami, President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Putnam ss:

On the day of in the year , before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument, that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

* State of NC , County of Durham , ss.

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 5th day of April in the year 2018 , , before me the undersigned personally appeared

Carla Cerami

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

Durham North Cardina

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

My Comission expires. 5/18/22

KIRA M LUCAS NOTARY PUBLIC DURHAM COUNTY, NC

Kira M. Lucas

Bargain and Sale Deed with covenant against Grantors Acts

Section 70 6

Block 1

Lot 4

Premises: **712 Kitchawan Road Yorktown, New York, 10562**

The Kenneth S. Warren Institute, Inc.

TO

Kitchawan Barns LLC

Record & Return To:
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attn: Joshua Cole, Esq.

(Schedule A Continued)

Policy Number: O-8911-000804513 (Owners)
Title Number: 1610 105 000332

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

BEGINNING at a point on the Easterly side of Kitchawan Road said point being distant South 15 degrees 29 minutes 10 seconds East 35.82 feet and South 15 degrees 53 minutes 00 seconds East 1.13 feet from a point where the said Easterly side of Kitchawan Road is intersected by the Southerly line of land now or formerly of George Van B. Cochran, formerly land of Elizabeth R. Van Brunt Cochran; Catherine S. Van Brunt and Gertrude C. Van Brunt Jackson;

RUNNING THENCE from said point of beginning along land of the County of Westchester the following courses and distances:

North 29 degrees 22 minutes 00 seconds East, 9.93 feet;
North 80 degrees 11 minutes 00 seconds East, 123.71 feet;
North 78 degrees 51 minutes 00 seconds East, 99.26 feet;
North 89 degrees 56 minutes 00 seconds East, 12.92 feet;
North 15 degrees 43 minutes 00 seconds East, 271.29 feet;
South 85 degrees 57 minutes 00 seconds East, 18.65 feet;
South 82 degrees 36 minutes 00 seconds East, 58.26 feet;
South 83 degrees 52 minutes 00 seconds East, 43.22 feet;
South 77 degrees 31 minutes 00 seconds East, 33.70 feet;
South 75 degrees 13 minutes 00 seconds East, 28.29 feet;
South 73 degrees 24 minutes 00 seconds East, 128.26 feet;
South 78 degrees 47 minutes 00 seconds East, 57.95 feet;
South 88 degrees 53 minutes 00 seconds East, 58.35 feet;
North 74 degrees 14 minutes 00 seconds East, 44.42 feet;
North 58 degrees 27 minutes 00 seconds East, 46.47 feet;
North 55 degrees 00 minutes 00 seconds East, 109.49 feet;
North 56 degrees 46 minutes 00 seconds East, 18.13 feet;
North 58 degrees 15 minutes 00 seconds East, 68.46 feet;
North 63 degrees 56 minutes 00 seconds East, 71.29 feet;
North 68 degrees 30 minutes 00 seconds East, 51.27 feet;
North 73 degrees 44 minutes 00 seconds East, 24.03 feet;
North 81 degrees 17 minutes 00 seconds East, 37.20 feet;
North 82 degrees 44 minutes 00 seconds East, 60.59 feet;
North 77 degrees 42 minutes 00 seconds East, 11.16 feet;
North 19 degrees 12 minutes 46 seconds East, 1051.03 feet to the Northeasterly side of Kitchawan Road;

THENCE along the Northeasterly and Easterly side of Kitchawan Road the following courses and distances:

North 60 degrees 49 minutes 30 seconds West, 80.50 feet;
North 68 degrees 20 minutes 50 seconds West, 205.22 feet;
North 71 degrees 52 minutes 30 seconds West, 243.89 feet to a monument;
North 71 degrees 51 minutes 00 seconds West, 200.75 feet to a point of curve;

THENCE on a curve to the right having a radius of 240.00 feet and a central angle of 60 degrees 20 minutes 00 seconds a distance of 252.72 feet to a point of tangency;

THENCE North 11 degrees 31 minutes 00 seconds West 55.30 feet and North 15 degrees 53 minutes 00 seconds West 56.16 feet to the point and place of BEGINNING.

Brooklyn Bot. Gard.

STERN KEISER PANKEN & WOHL, LLP
ATTORNEYS AND COUNSELORS AT LAW
1025 WESTCHESTER AVENUE SUITE 305
WHITE PLAINS, NEW YORK 10604
TEL. (914) 428-8800 FAX. (914) 428-8199

LAWRENCE KEISER
ANDREW I. PANKEN
DAVID M. STERN
STEVEN J. WOHL
GERALD E. GRIST

JUDITH B. KUNREUTHER
ROBERT A. DeVELLIS
FRANK J. GOBBS

MELVIN JAY HUBER
OF COUNSEL

NEW YORK OFFICE:
675 THIRD AVE.
NEW YORK, N.Y. 10017
TEL. (212) 370-5970
FAX. (212) 370-0770

June 24, 1998

BY FAX & REGULAR MAIL - 962-6181

Michael J. Grace, Esq.
Grace & Grace
330 Underbill Avenue
Yorktown Heights, NY 10598

Re: Weston Charitable Foundation/Kitchawan Institute

Dear Mr. Grace:

This letter is being submitted in furtherance of our telephone call in which you asked the applicants to delineate the rationale of how the applicant's proposed uses meets the requirements set forth in the zoning code of the Town of Yorktown.

Our records indicate that the Brooklyn Botanic Garden acquired this property in the early 1950s prior to the implementation of your zoning ordinance. It is the position of the applicant that the building and use of the land is a non-conforming use, which has continued unfettered and uninterrupted to the present date and time. I am attaching for your records a letter from the Brooklyn Botanic Garden which confirms these underlying facts.

The zoning code of the Town of Yorktown clearly permits non-conforming uses that exist prior to the date of the code in an R-180 zone. Specifically §300.170 entitled "Continuing Existing Use" says in part, "Except as otherwise provided in this article, the lawfully permitted use of land or building existing at the time of the adoption of this chapter, including uses of land and buildings under a special permit heretofore issued by the board of appeals, may be continued, although such use does not conform to the standard specified in this chapter for the zone in which such land or building is located".

It is clear that the Brooklyn Botanic Garden has always assumed that the property has unusual features which deserve protection because of its unique location status in this enviornmentally sensitive residential zone. A review of the Building Department's file

indicates that the Brooklyn Botanic Garden has never received any special permits from the Town of Yorktown.

In fact, the County of Westchester and the Brooklyn Botanic Garden recognized this special relationship concerning the use of the property when they entered into an easement agreement for which the Brooklyn Botanic Garden received access from a public road. In that easement agreement, there is a requirement that in the event of any sale by the Brooklyn Botanic Garden that the County would not grant its consent unless the same use or similar uses would be continued. In pertinent part, the agreement reads that the easement shall continue for so long as "The garden property owned by any successors or assigns are used for a garden or facility for horticultural, botanical and agricultural research, studies and educational activities and other similar or related uses or any other use permitted under the present 1989 zoning laws without a variance." A copy of the easement agreement is attached herein for your review. The applicants and contract and the Weston Charitable Foundation clearly intends to operate and use the property in the same form and manner as the Brooklyn Botanic Garden. The applicant has already stated to the Town that it is planning to do office, research and educational and horticultural activities on this site.

The Weston Charitable Foundation has simultaneously met with the respective County Commissioners and officials concerning the County waiving its right of first refusal in order for the Weston Charitable Foundation to acquire the property. At this time, the County of Westchester has agreed that the Weston Charitable Foundation is the best suitable entity to take over the property at the present time. On June 10, 1998, the County Executive, Andrew J. Spano, by written communication to the County Board of Legislators, recommended that the County waive its right of first refusal so that the Weston Charitable Foundation can acquire the property. See letter of transmittal attached hereto for your perusal.

The County of Westchester believes, as does the applicant, that no changes in the zoning are required in that the applicant's proposal is consistent with the ongoing activities by the Brooklyn Botanic Garden.

The Brooklyn Botanic Garden has continued to have a full time caretaker on site since 1992 and has continued to use the building for staff meetings and research activities ongoing.

It was our understanding that when we appeared before the Town Board of the Town of Yorktown, that the Town and the applicant believed that the only thing necessary was to amend the existing site plan. The applicant has appeared now before the Planning Board and is working its way through that process. It should be noted that in order for an amended site plan to be considered, it is presumed that the existing site plan must be in conformance with the zoning ordinance. Since the Brooklyn Botanic Garden could not meet any other criteria; since it predated the zoning ordinance; and there are no permits at the present time issued to the Brooklyn Botanic Garden, obviously it was an existing, non-conforming use.

I trust that this elucidation of the issues and the facts demonstrate that the Town of Yorktown should recognize that the Weston Charitable Foundation is only seeking an extension of the non-conforming use and requests that you so advise the Zoning Board of Appeals and the Town Building Inspector.

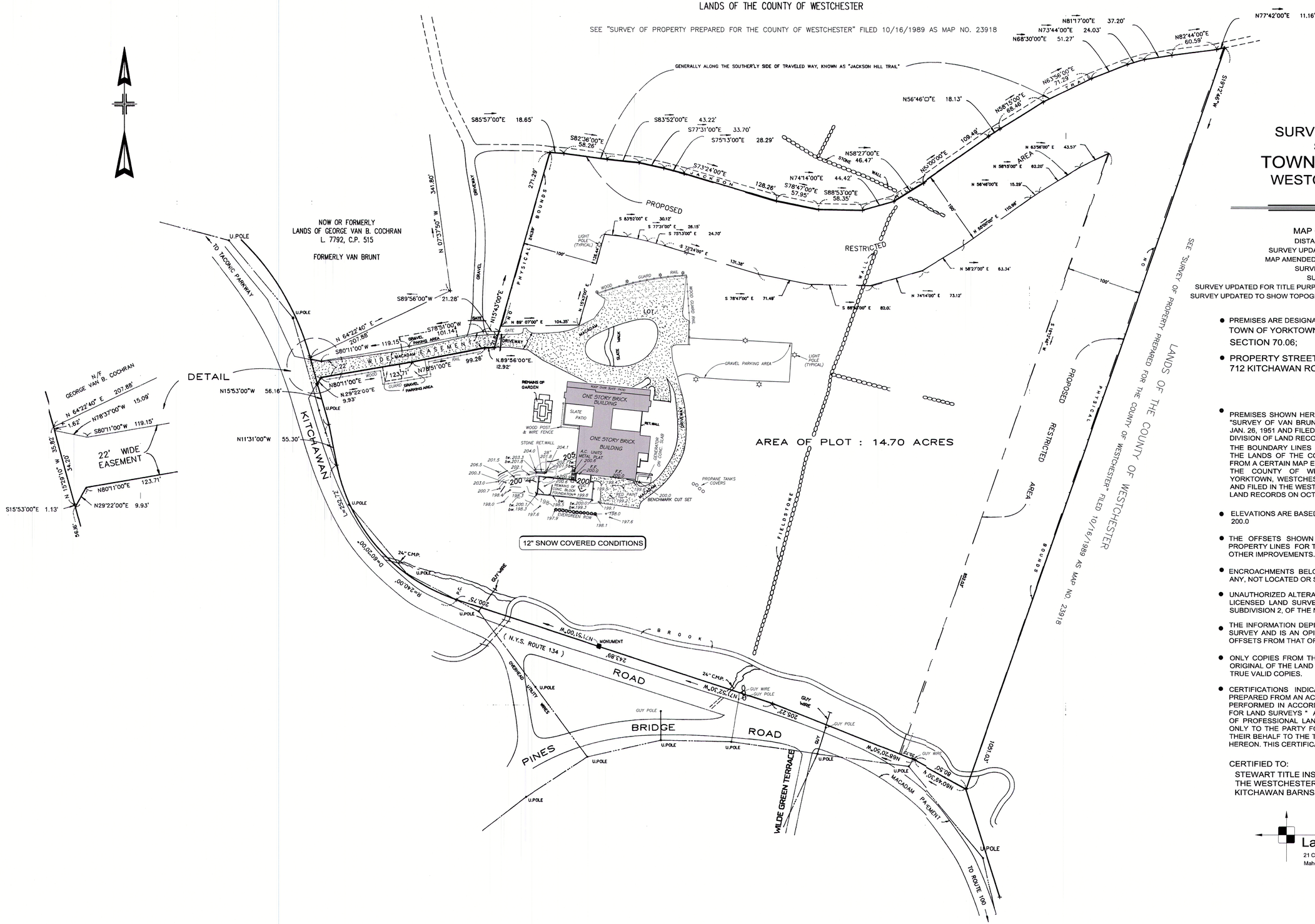
If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

Gerald K. Geist

GKG:kw
cc: Sue Morrow Flanagan
Supervisor Linda Cooper
Members of the Town Board
Chairman David Wright, Zoning Board of Appeals
Members of the Zoning Board
Peter Helmes
John Dodson

1729



SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

SCALE: 1"= 60'
MAP COMPLETED:OCT. 4, 1989
DISTANCE CORRECTED; OCT. 15,1989
SURVEY UPDATED & CERTIFIED: NOVEMBER 12, 2015
MAP AMENDED AND CORRECTION MADE: DEC. 18, 2015
SURVEY UPDATED DECEMBER 5,2017
SURVEY UPDATED MAY 3,2018
SURVEY UPDATED FOR TITLE PURPOSES: FEBRUARY 3, 2021 (15" SNOW COVERED CONDITIONS)
SURVEY UPDATED TO SHOW TOPOGRAPHIC INFORMATION: FEBRUARY 24, 2021 (12" SNOW COVER)

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF YORKTOWN AS :
  SECTION 70.06; BLOCK 1; LOT 4;
- PROPERTY STREET ADDRESS:
  712 KITCHAWAN ROAD, YORKTOWN, N.Y.
- PREMISES SHOWN HEREON ARE A PORTION OF THE PROPERTY AS ON "SURVEY OF VAN BRUNT ESTATE" MADE BY CHAS. J. DEARING, DATED JAN. 26, 1951 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON JUNE 18, 1953 AS MAP NO. 8136 .
  THE BOUNDARY LINES BETWEEN THE PREMISES SHOWN HEREON AND THE LANDS OF THE COUNTY OF WESTCHESTER ARE EASTABLISHED FROM A CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR THE COUNTY OF WESTCHESTER, SITUATED IN THE TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK" DATED OCT. 4, 1989 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON OCT. 16, 1989 AS MAP NO. 23918.
- ELEVATIONS ARE BASED ON AN ARBITRARY DATUM, FINISHED FLOOR IS 200.0
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

CERTIFIED TO:
STEWART TITLE INSURANCE COMPANY(Title No. **71125341**)
THE WESTCHESTER BANK, its successors and/or assigns as their interests may appear
KITCHAWAN BARNS LLC, A DELAWARE LIMITED LIABILITY COMPANY

Link
Land Surveyors, P.C.
21 Clark Place, Suite 1-B Phone 845-628-5857
Mahopac N.Y. 10541 Fax 845-621-0013

STATE OF NEW YORK ERIK J. LINK 050542 LICENSED LAND SURVEYOR

ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542

LANDS OF THE COUNTY OF WESTCHESTER

SEE "SURVEY OF PROPERTY PREPARED FOR THE COUNTY OF WESTCHESTER" FILED 10/16/1989 AS MAP NO. 23918

SITE PLAN BASED ON A PROPERTY SURVEY BY
LINKVLAND SURVEYORS, P.C.
21 CLARK PLACE, SUITE 1-B
MAHOPAC N.Y. 10541
PHONE 845-628-5857
FAX 845-621-0013

N

0 25' 50' 100'

SCALE: 1" = 50'

NOW OR FORMERLY
LANDS OF GEORGE VAN
B. COCHRAN
L. 7792, C.P. 515

FORMERLY VAN BRUNT

GENERALLY ALONG THE SOUTHERLY SIDE OF TRAVELED WAY, KNOWN AS "JACKSON HILL TRAIL"

S85 57' 00" E 18.65'
S82 36' 00" E 58.26'
S83 52' 00" E 43.22'
S77 31' 00" E 33.70'
S75 133' 00" E 28.29'
S73 24'00"E 128.26'
S78 47'00"E 57.95'
S74 14' 00" E 44.42'
S88 53'00"E 58.35'
N58 27' 00" E 46.47'
STONE WALL
N56 46' 00" E 18.13'
N66 00' 00" E 109.49'
N58 15' 00" E 69.46'
N68 30' 00" E 51.27'
N73 44' 00" E 24.03'
N81 17' 00" E 37.20'
N82 44' 00" E 60.59'
N63 56' 00" E 71.29'
S 19°12'46" W
N 63°56' 00" E 43.57'
N 58 15' 00" E 62.20'
N 56 46' 00" E 15.29'
N 55 00' 00" E 110.96'
N 58 27' 00" E 63.34'
N 74 15' 00" E 73.12'
S 88 53' 00" E 82.0'
S78 47' 00" E 71.49'
S 73 24' 00" E 131.38'
S 75 13' 00" E 24.70'
S 77 31' 00" E 26.15'
S 83 52' 00" E 30.12'
AREA
RESTRICTED
PROPOSED
105'
100'
HILL
JACKSON
ROUNDS
PHYSICAL
GRAVEL
AYMEDRD
341.80'
N 07° 45' 00" W
271.29'
241.39'
129.44'
299.85'
N 15 43' 00" E
N 89 07' 00" E 104.35'
S89 56' 00" W 21.28"
N 64 22' 40" E 207.88'
S80 11'00 W 119.15
S78 51'00 W 101.14"
GRAVEL PARKING AREA
GATE
DRIVEWAY
MACADAM
EASEMENT
22' WIDE
N78 51' 00" E 123.71'
99.26'
N.89 56' 00" E 12.92'
N80 11' 00" E 9.99'
N29 22' 00" E
N15 53' 00" W 56.16'
N11 31' 00" W 55.30'
295.22'
KITCHAWAN
U.POLE
TO TACONIC PARKWAY
L 252.72'
D = 60°20'00"
R = 240.00'
P.C.
200.73'
GUY WIRE
180.03'
30'
100'
PROPOSED ONE STORY FRAMED ADDITION
ENTRY
5 SPACES
MACADAM
6.00'
ONE STORY BRICK BUILDING AND BASEMENT
PATIO
RET.WALL
ROOF OVER SLATE PATIO
ONE STORY BRICK BUILDING
REMAINS OF GARDEN
PATIO LIGHT FIXTURES ON MOTION SENSORS (TYPICAL)
A.C. UNITS METAL PLATFORM
DRIVEWAY
3 SPACES
MACADAM PARKING AREA TO REMAIN
GENERATOR ON CONC. SLAB
PROPANE TANKS COVERS
WALL MOUNTED GOOSE-NECK LIGHT FIXTURES (TYPICAL)
LIGHT POLE (TYPICAL)
TIMBER TIE CURBING
GRAVEL PARKING AREA TO REMAIN 10 SPACES
LOT
SLATE WALK
GARDEN
STOCKADE FENCE
GRAVEL PARKING AREA TO REMAIN 25 PARKING SPACES
RE-LAMP EXISTING LIGHT POLE FIXTURES - CONTROL TO BE ON TIMERS (TYPICAL)
THUJA GREEN GIANT
(THUJA STANDISHII X PLICATA)
SCREENING (20 THUJA GREEN GIANT TREES, 4" CALIPER, 4'-5' ON CENTER)
AREA OF PLOT : 14.70 ACRES
555.49'
652.03'
FIELDSTONE
BOUNDS
PROPOSED RESTRICTED AREA
S 19°12'46" W
N
100'
105.03'
LANDS OF THE COUNTY OF WESTCHESTER
SEE SURVEY OF PROPERTY PREPARED FOR THE COUNTY OF WESTCHESTER" FILED 10/16/1989 AS MAP NO. 23918
BROOK
(N.Y.S. ROUTE 134)
N 71 51'00" W
MONUMENT
243.89'
24" C.M.P.
N 71 52'30"W
GUY WIRE
GUY POLE
205.22'
OVERHEAD UTILITY WIRES
BRIDGE
ROAD
PINES
REEN TERRACE
N 68 20' 50" W
20.73'
N 80 49' 30" W
80.50'
MACADAM
PAT.
105'
105.03'
GUY
U.POLE

DO NOT HEAVILY PRUNE THE TREE AT PLANTING
TIME. ONLY REMOVE DEAD, DISEASED, BROKEN,
CROSSING, AND WEAKLY GROWING BRANCHES.
ALL BRANCHES SHALL BE PRUNED IN ACCORDANCE
WITH ACCEPTED HORTICULTURAL PRACTICES AND
EXPOSED TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL
OF THE LANDSCAPE DESIGNER.

WRAP TREE TRUNKS ONLY UPON THE
APPROVAL OF THE LANDSCAPE DESIGNER.

MARK THE NORTH SIDE OF THE TREE
IN THE NURSERY AND ENSURE THIS
FACES NORTH AT THE SITE.

DO NOT REMOVE CENTRAL LEADER TO
GROW AS A SHRUB. DO NOT PRUNE ONLY
EXISTING GRADE, PLANT TREE 2-3" HI.
ABOVE EXISTING GRADE TO ENSURE SITE
RUNS TO FAIL.

2 IN. MULCH. DO NOT PLACE MULCH
WITHIN 3 INCHES OF THE TRUNK. MULCH
SHALL BE APPLIED AFTER PLANTING AND
SHALL BE MAINTAINED FOR 2 YEARS.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK
FLARE IS WITHIN 1 INCH ABOVE THE SURROUNDING
FINISH GRADE. THE TOP OF THE ROOT BALL SHALL
BE SELECTED SO NOT COVER THE TOP OF THE ROOT BALL
WITH SOIL.

FORM A SOIL SAUCER 4 IN. IN DEPTH AND FILL WITH WATER
WEAK AFTER WATER HAS BEEN ABSORBED, COVER WITH MULCH

BACK FILL WITH EXISTING SOIL IN SANDY LOAM SOILS
NEUTRAL PH TO THE NATIVE SOIL.

REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM
ABOVE THE TOP OF THE ROOT BALL. IF THE BURLAP CANNOT
BE REMOVED INTACT, CUT AWAY THE TOP ONE-THIRD OF THE
FOUR FLAPS AND PUSH DOWN IN THE BACKFILL HOLE.

PLACE MULCH ALL ON AREA AROUND ON
COMPACTED SOILS TO PREVENT SETTLEMENT.

TREE PLANTING DETAIL

NOTE: TREE DETAIL ASSUMES THAT THE EXISTING SPACE IS LARGER THAN 6'-0". SQUARE
OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR CANOPIES.

Site

Site Plan
1" = 50'

712 Kitchawan Road - Transitional Zone - Use Table:

PERMITTED MAIN USES:

1) Office.
2) For-profit office and flex space including use for a digital printing/cutting/laminating business.

MAIN USES BY SPECIAL PERMIT FROM TOWN BOARD:

1) Main Uses Permitted by special permit from the Town Board in accordance with the provisions of §300-21(C)(1)(b) and in accordance with the provisions of Article VII.

PERMITTED ACCESSORY USES:

1) One dwelling unit or guest facility for the temporary accommodation of company employees and of visitors to the office provided that such unit is located in a main building and that the site is limited to one such dwelling unit or guest facility.
2) Permitted Accessory Uses in accordance with the provisions of § 300-21(C)(1)(c) and subject to the provisions of § 300-182.

PERMITTED ACCESSORY USES BY SPECIAL PERMIT FROM TOWN BOARD:

1) Permitted accessory uses by special permit from Town Board in accordance with the provisions of § 300-21(C)(1)(d) and in accordance with the provisions of Article VII.

REVISIONS		
NUMBER	DATE	REVISION
1	10/19/20	PLAN REVISION
2	03/01/2021	REFINED BUILDING ADDITION

Zoning Summary

Existing Zoning District:	Transitional Zone
Proposed Zoning District:	Transitional Zone
Tax Map No.:	Section 70.06 Block 1 Lot 4
Lot Area:	14.70 acres
Existing Building Footprint:	13,987 square feet
Proposed Building Footprint:	15,112 square feet
Existing Use:	Office and flex space, including use for a digital printing /cutting / laminating business
Proposed Use:	Office and flex space, including use for a digital printing /cutting / laminating business

Notes:

1. There are 43 pre-existing parking spaces on the premises that will remain.
2. Requests to use of the property for more than 30 employees shall require Town Board approval.
3. Deliveries to the premises not between the hours of 9am and 5pm, shall be to the front entrance of the building.
4. Entrance signage will be consistent in size and style with existing signage.

Bulk Zoning Regulations Table

Zoning District	Lot Area	Setbacks						Lot Width at Front Line of Main Building	Allowable Building Height - Approved	Allowable Building Height - Proposed	Building Coverage		Parking
		Front		Sides		Rear							
		Approved	Proposed	Approved	Proposed	Approved	Proposed				Approved	Proposed	
Transitional Zone	14.70 acres	299.85'	299.85'	305.58' 555.49'	295.22' 555.49'	179.67'	160.03'	802.64'	35' Main Building 20' Accessory Building	35' Main Building 20' Accessory Building*	13,987 SF (2.2% of lot area	15,112 SF (2.4% of lot area)	43 Spaces

* Note that proposed building height is 19.75'

REGISTERED ARCHITECT
ARYEH JOSEPH SIEGEL
043980
STATE OF NEW YORK

Site Plan

Sheet 1 of 3

Applicant:
Kitchawan Barns, LLC

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

712 Kitchawan Road

Yorktown, New York
Scale: 1" = 50'
July 14, 2017
Revised March 1, 2021

Image
Not to Scale

Image
Not to Scale

Image
Not to Scale

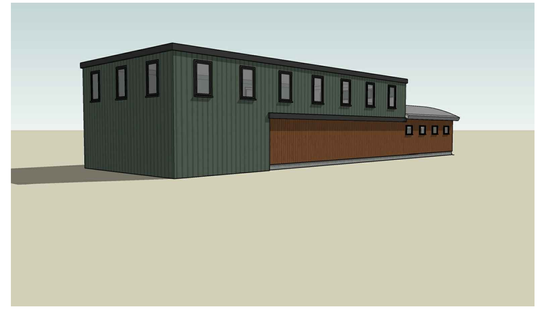
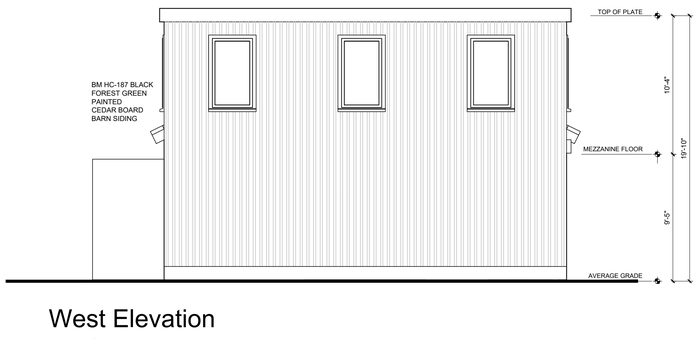


Image
Not to Scale

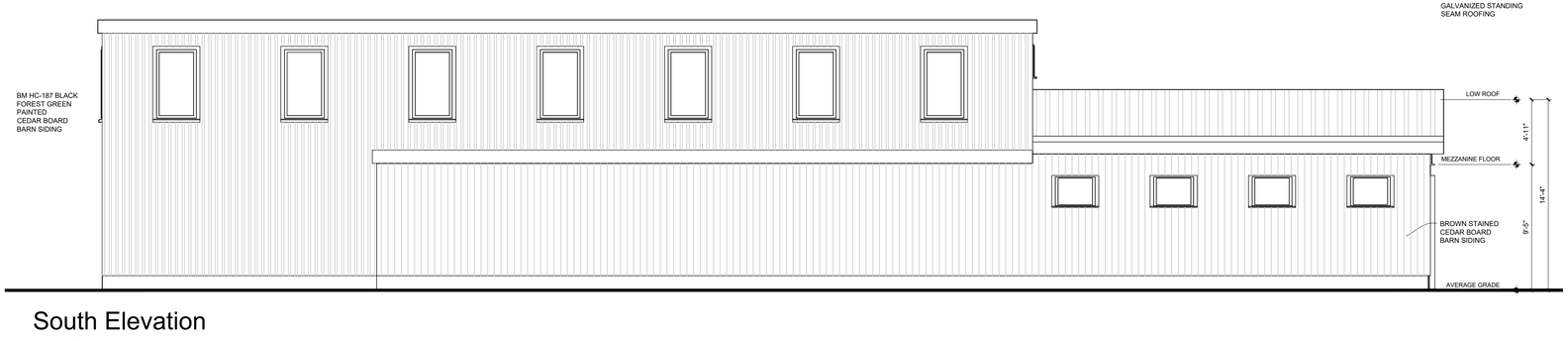
West Elevation

Scale: $\frac{3}{16}$" = 1'-0"



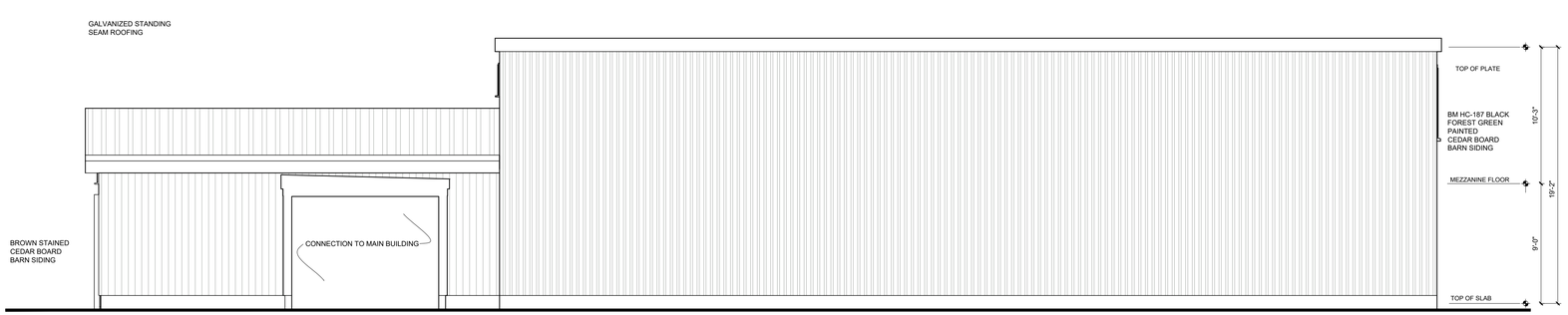
South Elevation

Scale: $\frac{3}{16}$" = 1'-0"



North Elevation

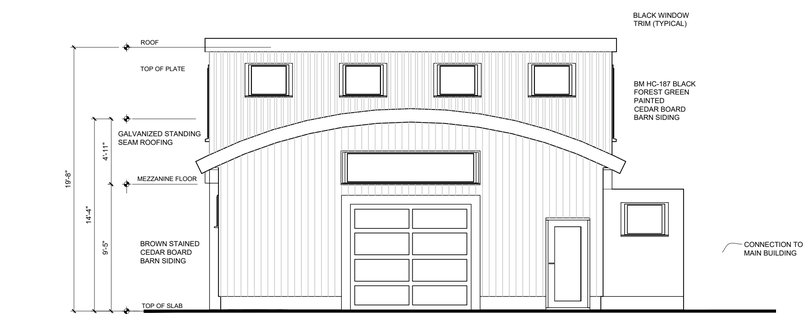
Scale: $\frac{3}{16}$" = 1'-0"

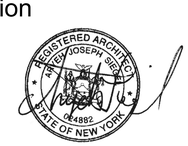


REVISIONS		
NUMBER	DATE	REVISION
1	10/19/20	PLAN REVISION
2	03/01/2021	REFINED BUILDING ADDITION

East Elevation

Scale: $\frac{3}{16}$" = 1'-0"





Proposed Elevations

Sheet 2 of 3

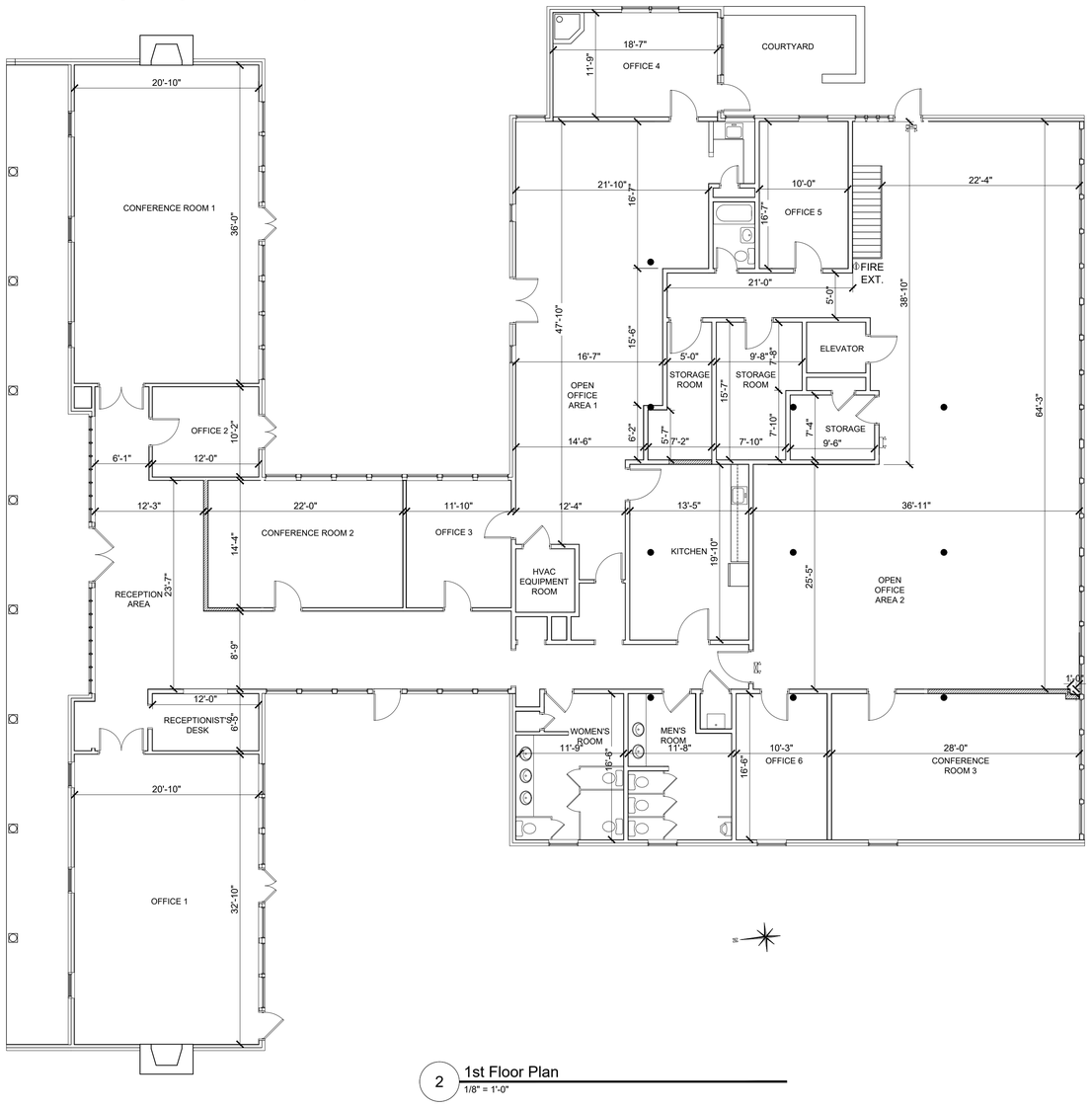
Applicant:
Kitchawan Barns, LLC

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

712 Kitchawan Road
Yorktown, New York
Scale: $\frac{1}{4}$" = 1'-0"
July 14, 2017
Revised March 1, 2021

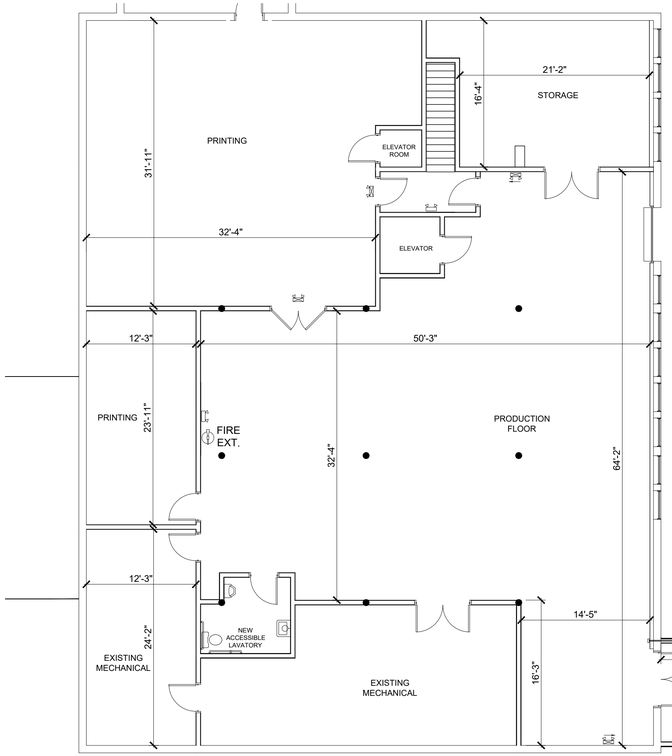
L2 Wall Mounted Light Fixture

The Original Warehouse Gooseneck Light - Barnlight Electric 100W Lamp



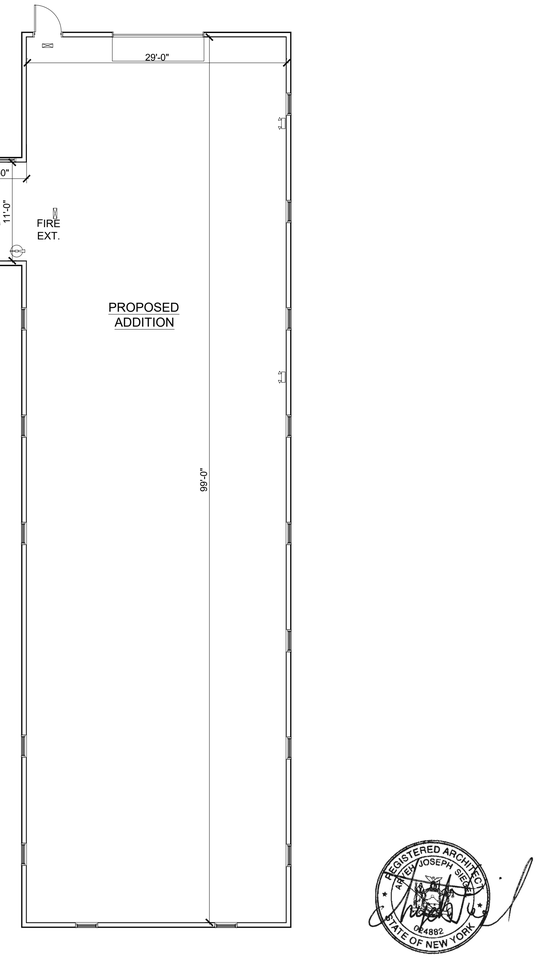
2 1st Floor Plan

1/8" = 1'-0"



Lower Level Plan

1/8" = 1'-0"



REVISIONS		
NUMBER	DATE	REVISION
1	10/19/20	PLAN REVISION
2	03/01/2021	REFINED BUILDING ADDITION

REGISTERED ARCHITECT ARYEH JOSEPH SIEGEL 024862 STATE OF NEW YORK

Proposed Floor Plans

Sheet 3 of 3

Applicant:
Kitchawan Barns, LLC

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

712 Kitchawan Road
Yorktown, New York
Scale: $\frac{1}{8}$" = 1'-0"
July 14, 2017
Revised March 1, 2021

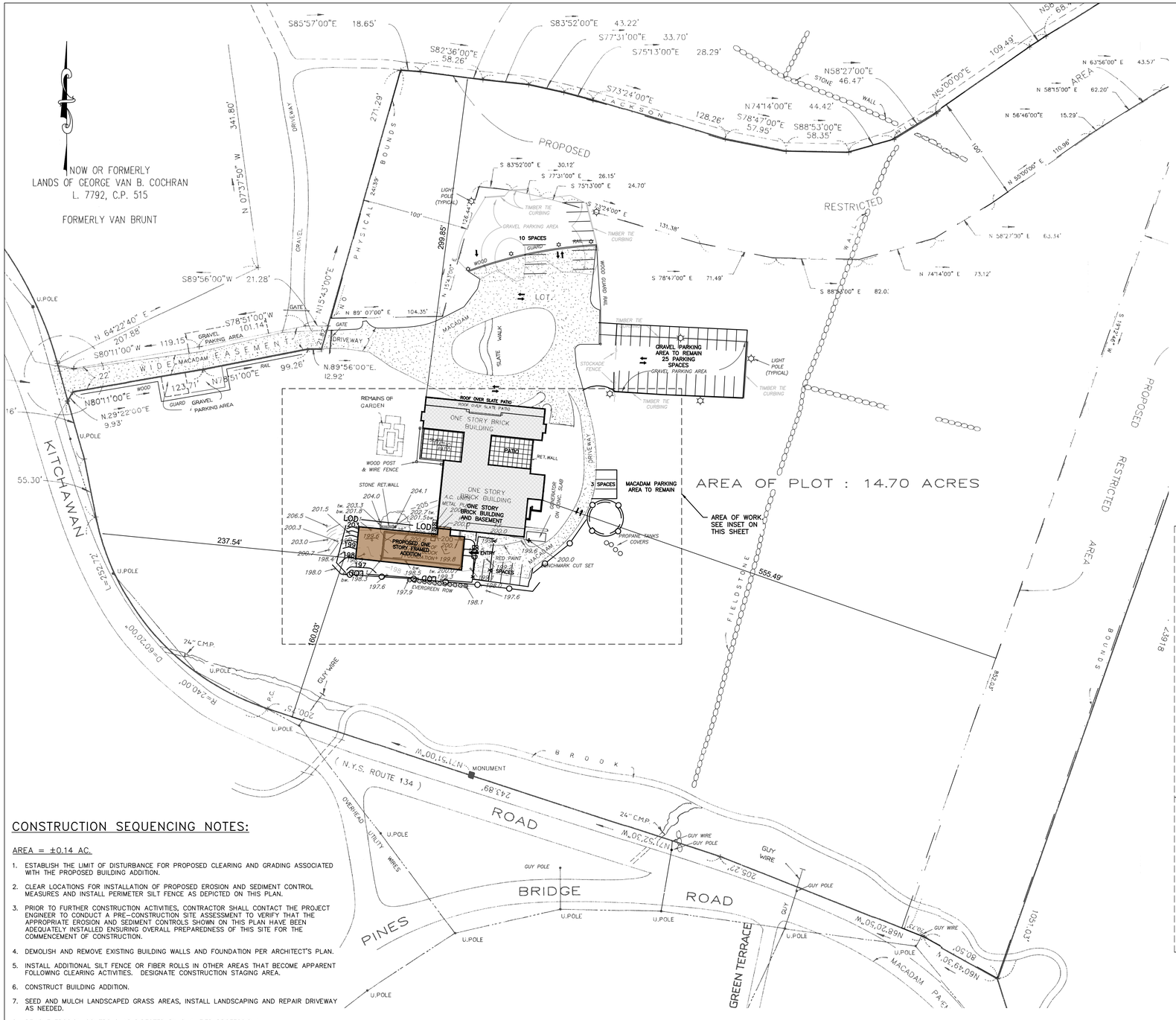
PROJECT INFORMATION:	
PARCEL OWNER:	KITCHAWAN BARNS, LLC
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	712 KITCHAWAN ROAD, YORKTOWN NY, 10562
TAX PARCEL ID:	70.06-1-4
PARCEL AREA:	±14.7-ACRES
WATER SUPPLY:	PRIVATE
SEWAGE DISPOSAL:	PRIVATE

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE

MAP REFERENCES:

1. EXISTING CONDITIONS ON THIS PLAN TAKEN FROM MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR THE SHM ACQUISITIONS LLC" PREPARED BY LINK LAND SURVEYORS P.C., COMPLETED ON OCTOBER 4, 1989 AND LAST AMENDED ON DECEMBER 18, 2015.
2. EXISTING 1' CONTOUR INTERVAL TOPOGRAPHY COMPLETED BY LINK LAND SURVEYORS P.C. ON FEBRUARY 24, 2021.
3. ALL PROPOSED SITE PLAN FEATURES SHOWN ON THIS MAP ARE BY ARYEH SIEGEL, ARCHITECT. REFER TO PLANS ENTITLED "MINOR SITE PLAN AMENDMENT 712 KITCHAWAN ROAD", DATED JULY 14, 2017, LAST REVISED OCTOBER 19, 2020 BY ARYEH SIEGEL ARCHITECT.



CONSTRUCTION SEQUENCING NOTES:

AREA = ±0.14 AC.

1. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED BUILDING ADDITION.
2. CLEAR LOCATIONS FOR INSTALLATION OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES AND INSTALL PERIMETER SILT FENCE AS DEPICTED ON THIS PLAN.
3. PRIOR TO FURTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO CONDUCT A PRE-CONSTRUCTION SITE ASSESSMENT TO VERIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN ADEQUATELY INSTALLED ENSURING OVERALL PREPAREDNESS OF THIS SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
4. DEMOLISH AND REMOVE EXISTING BUILDING WALLS AND FOUNDATION PER ARCHITECT'S PLAN.
5. INSTALL ADDITIONAL SILT FENCE OR FIBER ROLLS IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES. DESIGNATE CONSTRUCTION STAGING AREA.
6. CONSTRUCT BUILDING ADDITION.
7. SEED AND MULCH LANDSCAPED GRASS AREAS, INSTALL LANDSCAPING AND REPAIR DRIVEWAY AS NEEDED.
8. REMOVE EROSION CONTROLS AS DIRECTED BY QUALIFIED PROFESSIONAL.

GENERAL NOTE: EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS NEEDED DURING CONSTRUCTION ACTIVITIES AND BASED ON THE MAINTENANCE SCHEDULE. ADDITIONAL EROSION CONTROL MEASURES BASED ON SITE CONDITIONS SHALL BE PROVIDED AS NECESSARY IN ORDER TO PROTECT ADJACENT PARCELS AND WATERS.

GRADING, EROSION & SEDIMENT CONTROL PLAN INSET

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRADING, EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE OF NEW YORK
MICHAEL A. BODENDORF
084466
LICENSED PROFESSIONAL ENGINEER

SEAL

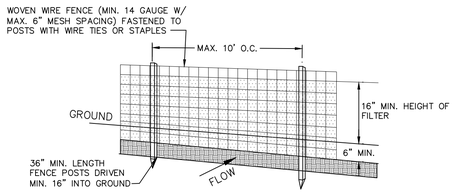
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

GRADING, EROSION & SEDIMENT CONTROL PLAN

712 KITCHAWAN ROAD

712 KITCHAWAN ROAD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK
TAX ID: 70.06-1-4

JOB #:	2020:004
DATE:	3/01/2021
SCALE:	AS NOTED
TITLE:	GESC-1
SHEET:	4 OF 5

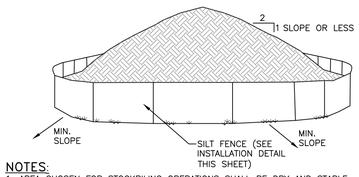


NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

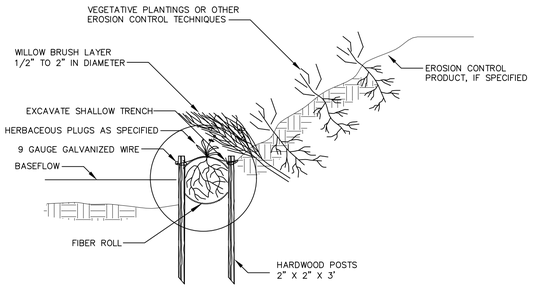


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE



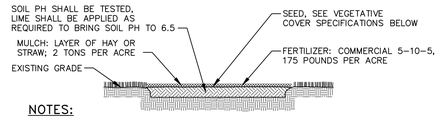
CROSS SECTION
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
2. PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" x 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS.TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
3. NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
4. PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HEARBACEAOUS OR WOODY VEGETATION AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENT. VEGETATION SHALL BE PLACED IMMEDIATELY ADJACENT TO THE ROLL TO PROMOTE ROOT GROWTH INTO THE FIBER. HERBACEOUS VEGETATION, IF SPECIFIED, SHALL BE PLANTED INTO THE FIBER ROLL.

FIBER ROLL DETAIL

NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

80% BLEND OF SHADE TOLERANT	
KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL

NOT TO SCALE

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

EXISTING PAVED DRIVEWAY AND PARKING AREA:
INSPECT THE PAVED DRIVEWAY AND PARKING AREA EVERY DAY AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAVEMENT INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. KEEP PAVED AREA SWEPT CLEAN OF MUD, SEDIMENT AND DEBRIS AS NEEDED. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES ALONG WITH AN EXECUTED MS4 SWPPP ACCEPTANCE FORM FROM THE TOWN TO OBTAIN A SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES GP-0-020-001 FROM THE NYSDEC. NO CONSTRUCTION ACTIVITY SHALL COMMENCE PRIOR TO THE DATE NOTED ON THE SWPPP ACKNOWLEDGEMENT LETTER FROM THE NYSDEC.
3. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
4. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
6. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
7. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 14 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS, WITH INITIATION OF STABILIZATION STARTING BY THE END OF THE NEXT BUSINESS DAY.
8. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING. OTHER METHODS OF DUST CONTROL MAY BE IN THE FORM OF MINIMIZING SOIL DISTURBANCE, APPLICATION OF WIND BREAKS, AND HYDROSEEDING.
9. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
10. THE TOWN MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE TOWN SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
11. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN AND QUALIFIED PROFESSIONAL. UPON SIGN-OFF FROM THE QUALIFIED PROFESSIONAL, AND VERIFICATION FROM THE MS4, THE OWNER SHALL FILE A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOR PROJECT CLOSE-OUT.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRADING, EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 50'
GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STATE OF NEW YORK MICHAEL A. BOSSERMAN 084465 LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

EROSION CONTROL DETAILS

712 KITCHAWAN ROAD

712 KITCHAWAN ROAD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK
TAX ID: 70.06-1-4

JOB #:	2020:004
DATE:	3/01/2021
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	5 OF 5

Metes and Bounds Description – 712 Kitchawan Road

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

BEGINNING at a point on the easterly side of Kitchawan Road said point being distant South 15 29 10 East 35.82 feet and South 15 53 00 East 1.13 feet from a point where the said easterly side of Kitchawan Road is intersected by the southerly line of land now or formerly of George Van B. Cochran, formerly land of Elizabeth R. Van Brunt; Mary Van Brunt Cochran; Catherine S. Van Brunt and Gertrude C. Van Brunt Jackson;

running thence from said point of beginning along land of the County of Westchester the following courses and distances:

NORTH 29° 22' 00"EAST,	9.93 FEET;
NORTH 80° 11' 00"EAST,	123.71 FEET;
NORTH 78° 51' 00"EAST,	99.26 FEET;
NORTH 89° 56' 00"EAST,	12.92 FEET;
NORTH 15° 43' 00"EAST,	271.29 FEET;
SOUTH 85° 57' 00"EAST,	18.65 FEET;
SOUTH 82° 36' 00"EAST,	58.26 FEET;
SOUTH 83° 52' 00"EAST,	43.22 FEET;
SOUTH 77° 31' 00"EAST,	33.70 EAST;
SOUTH 75° 13' 00"EAST,	28.29 EAST;
SOUTH 73° 24' 00"EAST,	128.26 EAST;
SOUTH 78° 47' 00"EAST,	57.95 FEET;
SOUTH 88° 53' 00"EAST,	58.35 FEET;
NORTH 74° 14' 00"EAST,	44.42 FEET;
NORTH 58° 27' 00"EAST,	46.47 FEET;
NORTH 55° 00' 00"EAST,	109.49 FEET;
NORTH 56° 46' 00"EAST,	18.13 FEET;
NORTH 58° 15' 00"EAST,	68.46 FEET;

NORTH 63° 56' 00"EAST, 71.29 FEET;

NORTH 68° 30' 00"EAST, 51.27 FEET;

NORTH 73° 44' 00"EAST, 24.03 FEET;

NORTH 81° 17' 00"EAST, 37.20 FEET;

NORTH 82° 44'00"EAST, 60.59 FEET;

NORTH 77° 42' 00"FEET, 11.16 FEET; and

SOUTH 19° 12' 46"WEST, 1051.03 FEET to the northeasterly side of Kitchawan Road;

thence along the northeasterly and easterly side of Kitchawan Road the following courses and distances:

NORTH 60° 49' 30"WEST, 80.50 FEET;

NORTH 68° 20' 50"WEST, 205.22 FEET;

NORTH 71° 52' 30"WEST, 243.89 FEET, to a monument;

NORTH 71° 51' 00"WEST, 200.75 FEET; to a point of curve;

thence on a curve to the right having a radius of 240.00 feet and a central angle of 60° 20' 00"a distance of 252.72 feet to a point of tangency;

thence NORTH 11° 31' 00"WEST 55.30 FEET and NORTH 15° 53' 00"WEST 56.16 FEET to the point end place of beginning.

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:

Petition for Zoning Amendment and Site Plan Amendment - Kitchawan Barns, LLC

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

712 Kitchawan Road (N.Y.S. Route 134), Town of Yorktown, Westchester County, New York

Brief Description of Proposed Action:

Minor Site Plan Amendment and Zoning Petition to amend the Schedule of Regulations for the existing Transitional District bulk and area regulations for the Premises in order to construct a refined minor addition to the existing office and flex space building on the Premises for continued utilization for a digital printing, cutting and laminating business.

Name of Applicant or Sponsor:	Telephone:
Kitchawan Barns, LLC	E-Mail: steven@tracer.com

Address:

712 Kitchawan Road

City/PO:	State:	Zip Code:
Ossining (Town of Yorktown)	New York	10562

	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: Building Permit - Building Department. Town Stormwater Permit.	☐	☑

3. a. Total acreage of the site of the proposed action? 14.7 acres
   b. Total acreage to be physically disturbed? .14 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.7 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): Office
   ☑ 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: Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90	☐	☑

	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: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	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: _____ _____ _____		

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? Bald Eagle	☐	☑
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: The Applicant/Petitioner has prepared a stormwater pollution and prevention plan for the proposed minor addition.		
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/sponsor/name: Taylor M. Palmer, Esq. Date: March 2, 2021

Signature: _____ Title: Attorney for Applicant

PRINT FORM

EAF Mapper Summary Report

Monday, March 1, 2021 6:04 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]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:County & State Park Lands, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Application No. _____
Fee Received $_____

APPLICATION FOR ZONING AMENDMENT

TOWN BOARD OF THE TOWN OF YORKTOWN
363 Underhill Avenue
Yorktown Heights, NY 10598

1. **Name and Address of Applicant:** Kitchawan Barns, LLC c/o Tracer Imaging 712 Kitchawan Road, Ossining, NY 10562 **Daytime Phone:** 914-949-3958
2. **Name and Address of Contact Person (if different from above):** Taylor M. Palmer, Esq. Cuddy & Feder LLP, 445 Hamilton Ave, 14th Floor, White Plains, New York 10601 **Daytime Phone:** 914-761-1300
3. **Location of Property:** 712 Kitchawan Road, Yorktown, New York 10562
4. **Description of Application:** Please see attached Zoning Petition to Amend the Zoning Code.
5. **Acres:** 14.7
6. **Tax Map Section** 70.06 **Parcel** 1 **Lot** 4
7. **Present zoning:** Transitional Zone
8. **Proposed zoning:** Transitional Zone
9. **Applicant's signature:** _____ **Steven Spiro**
10. **Date of this application:** **March 2, 2021**

This application shall be considered official when the following items are submitted to the Town Clerk, 363 Underhill Avenue, Yorktown Heights, NY 10598:

1. **Application**
2. **Filing fee: One hundred dollars per acre to be rezoned but not less than $500 and not more than $3,500.**
3. **One (1) set of paper plans; one (1) set of plans sent electronically to the Town Clerk, Diana L. Quast, at dquast@yorktownny.org**
4. **One (1) set of the written metes and bounds description; one (1) set sent electronically to the Town Clerk, Diana L. Quast, at dquast@yorktownny.org**

FOR OFFICIAL USE
Date Received: _____
By: _____
Town Clerk's Office

TOWN OF YORKTOWN
TOWN BOARD

Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722, Fax (914) 962-6591

APPLICATION FOR SITE PLAN APPROVAL
Pursuant to Town of Yorktown Town Code Chapter 300
Article VII Permitted Special Uses or Article VIII Special Districts

Date March 2, 2021

1. **Name of Project:** Petition for Zoning Amendment and Site Plan Amendment - Kitchawan Barns LLC

2. **Location: (Section-Block-Lot)** Section 70.06, Block 1, Lot 4
   Street Address or Adjacent Street: 712 Kitchawan Road, Ossining, New York 10562

3. **Zone:** Transitional Zone **Total Acreage:** 14.7

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

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

   Zoning Petition and Amended Site Plan Application for proposed minor addition that will be located generally in the footprint of the prior storage building/greenhouse on the Premises. The proposed addition includes refinements to the proposed addition that was previously approved by the Town Board in 2017.Please see attached project narrative.

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

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

7. **Applicant**

Name	Steven Spiro
Firm	Kitchawan Barns LLC c/o Tracer Imaging
Address	712 Kitchawan Road, Ossining, New York 10562
Phone	914-949-3958
Fax	
Email	steven@tracer.com

8. **Owner of Record**

Name	Same as Applicant
Firm	
Address	
Phone	
Fax	
Email	

9. Attorney

Name: Taylor M. Palmer, Esq.
Firm: Cuddy & Feder, LLP
Address: 445 Hamilton Avenue, 14th Floor, White Plains, New York 10601
Phone: 914-761-1300
Fax: 914-761-5372
Email: tpalmer@cuddyfeder.com

10. Engineer

Name: Michael Bodendorf, P.E.
Firm: Hudson Land Design
Address: 174 Main Street, Beacon, New York 12508
Phone: 845-440-6926
Fax: 845-440-6637
Email: mbodendorf@hudsonlanddesign.com
Lic. No.: 084466

11. Surveyor

Name: Erik J. Link
Firm: Land Surveyors P.C.
Address: 21 Clark Place, Suite 1-B, Mahopac, New York 10541
Phone: 845-628-5857
Fax: 845-621-0013
Email:
Lic. No.: 050542

12. Architect

Name: Aryeh Siegel
Firm: Aryeh Siegel Architect
Address: 84 Mason Circle, Beacon, New York 12508
Phone: 845-838-2490
Fax:
Email: ajs@ajsarch.com
Lic. No.:

13. Wetland Scientist/Specialist

Name N/A

Firm _____

Address _____

Phone _____

Fax _____

Email _____

14. Landscape Architect

Name N/A

Firm _____

Address _____

Phone _____

Fax _____

Email _____

Lic. No. _____

15. Is this project within 500 feet of the Town line?	☐ Yes	☑ No
16. Is this project within 500 feet of the Putnam County line?	☐ Yes	☑ No
17. Is this project within the Sustainable Development Study Area?	☐ Yes	☑ No
18. Is this project within the NYC DEP Watershed?	☑ Yes	☐ No
If yes, is this project within a Designated Main Street Area?	☐ Yes	☑ No

19. 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

20. 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

21. 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 Special Permit: _____

☐ Zoning Board of Appeals Variance or Special Permit: _____

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

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

23. This parcel is in the following districts:

School District	Yorktown	Water District	
Fire District	Yorktown Heights	Sewer District	

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

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Special Permit Requirements, Zoning Ordinance, Lighting Ordinance, Tree Removal and Stormwater Ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved 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.

Applicant	**Owner of Record**
Kitchawan Barns, LLC, By: Steven Spiro	Kitchawan Barns, LLC, By: Steven Spiro
NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
SIGNATURE	SIGNATURE
3/02/21	3/2/21
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 SS. :

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

_____

Sworn before me this
_____ date of _____, 20 __

_____
Notary Public

F:\Office\WordPerfect\APPLICATION FORMS\APPSITEPLANTB.wpd
Last updated: August 2013

Basic Stormwater Pollution Prevention Plan for Kitchawan Barns, LLC

Prepared for:
Kitchawan Barns, LLC
712 Kitchawan Road
Yorktown, NY 10562

March 1, 2021

HUDSON
LAND DESIGN

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508

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1.0 INTRODUCTION

1.1 Overview

This Stormwater Pollution Prevention Plan (SWPPP) has been developed in accordance with the New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001, dated January 23, 2020 which authorizes stormwater discharges to surface waters of the State from the following construction activities identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. Construction activities involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a larger common plan of development or sale that will ultimately disturb one or more acres of land; excluding routine maintenance activity that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility.
2. Construction activities involving soil disturbances of less than one (1) acre where the Department has determined that a SPDES permit is required for stormwater discharges based on the potential for contribution to a violation of a water quality standard or for significant contribution of pollutants to surface waters of the State.
3. Construction activities located in the New York City, East of Hudson watershed, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

This project qualifies for SPDES coverage under provision 3 as stated above. This project is for a commercial project building addition disturbing between 5,000 sqft and 1 acre, located in the East of Hudson watershed, therefore a SWPPP including only erosion and sediment controls is required.

The objectives of this SWPPP are as follows:

- To develop a sediment and erosion control plan in accordance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, which implements best management practices to stabilize disturbed areas, protect off site areas and sensitive areas, and minimize the transport of sediment.

Construction activities are not permitted to begin until such time that authorization is obtained under the General Permit. This project is located within the limits of a Municipal Separate Storm Sewer System (MS4) area. Authorization to commence construction activities may commence upon receipt of an NOI acknowledgement letter with a specified construction date from the NYSDEC after receipt of an executed Notice Of Intent (NOI) from with MS4 SWPPP Acceptance Form.

A copy of the General Permit, SWPPP, NOI, NOI acknowledgment letter and accompanying plans shall be maintained on site from the date of initiation of construction activities until final stabilization of all disturbed areas has been achieved and the Notice of Termination (NOT) has been submitted.

1.2 Land Disturbance

Per the General Permit, no more than five (5) acres of land disturbance may occur at any one time without written approval from the NYSDEC. At a minimum, the owner or operator must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

c. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The owner or operator shall install any additional site specific practices needed to protect water quality.

The overall land disturbance associated with this project is approximately 6,150 square feet and therefore, does not require phasing or a 5-acre waiver.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The project site is located at 712 Kitchawan Road, in the Town of Yorktown, Westchester County, New York and is identified as tax parcel 70.06-1-4 (±14.70 acres) on the Town of Yorktown tax maps.

2.2 Project Scope and Description

The project includes the construction of a +/- 3,140 sqft single-story building addition to an existing commercial building only. The proposed building addition is over an existing former 2,045 sqft building footprint where the foundation walls and concrete slab ruins still remain. Therefore, the increase in impervious is approximately 1,095 sqft. The proposed work is expected to disturb approximately ±6,150 sqft or 0.14 acres.

2.3 Surface Water Bodies

2.3.1 Wetlands

The USACE wetland maps indicate a freshwater forested shrub wetland associated with the onsite stream that traverses the southerly property line on the site. The USACE maps indicate L1UBHh well east of the subject property, which is the New Croton Reservoir. The onsite stream flows directly into the New Croton Reservoir. There are no onsite DEC Wetlands.

2.3.2 Streams

NYSDEC mapping indicates the stream flowing along the southerly property line of the site from west to east and ultimately to the New Croton Reservoir. The DEC map indicates the stream as a Class B(T) stream. The site disturbance is greater than 100 feet from the stream and separated by undisturbed forest cover. Therefore, there will be no impacts to the on-site stream as a result of the proposed building addition.

2.3.3 Floodplains

Based upon a review of the National Flood Insurance Program Flood Insurance Rate Map panel 36119C0131F for the Town of Yorktown, New York, the entire site lies within Zone X, which is outside flood prone areas.

3.0 NOTICE OF INTENT

Prior to commencement of construction activities, the Owner/Operator shall submit a Notice of Intent (NOI) to the NYSDEC for authorization. The NYSDEC authorization schedule is dependent upon whether or not the construction activities are located in an area that is regulated by a MS4.

For construction activities that are not subject to the requirements of a regulated, traditional land use control MS4:

- Five (5) business days from the date the NYSDEC receives a complete NOI for construction activities with a SWPPP that has been prepared in conformance with the technical standards, or
- Sixty (60) business days from the date the NYSDEC receives a complete NOI for construction activities with a SWPPP that has not been prepared in conformance with the technical standards.

For construction activities that are subject to the requirements of a regulated, traditional land use control MS4:

- Five (5) business days from the date the NYSDEC receives a complete NOI and signed "MS4 SWPPP Acceptance" form.

The project area is under the control of a regulated MS4, therefore the NOI shall be submitted to the NYSDEC once signed along with a MS4 SWPPP Acceptance form signed by the applicable MS4 Officer for the Town of Yorktown. The NOI has been included in Appendix A.

4.0 SOILS

The hydrologic soil characteristics of the watershed areas were obtained from Soil Survey Mapping of Westchester, New York, and available Geographical Information Systems (GIS) and are provided in Appendix B.

Soil characteristics of the entire site are as follows:

Symbol	Description	Hydrologic Soil Group
ChB, C & D	Charlton fine sandy loam, 3 to 8 percent slopes, 8 to 15 percent slopes and 15 to 25 percent slopes	B
CuD	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes	B/D
Ff	Fluvaquents-Udifluvents complex, frequently flooded	A/D
KnB	Knickerbocker fine sandy loam, 2 to 8 percent slopes	A
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	C
SuB	Sutton loam, 3 to 8 percent slopes	B/D

The predominant soil characteristics within the limit of disturbance are KnB and ChB.

SOIL PROPERTIES

Symbol	Water Table	Restrictive Layer	Bedrock	Erosion Hazard (k)
ChB, C & D	> 80”	>80”	-	0.24
CuD	> 80”	20-41”	20-41”	-
Ff	0”	>80”	-	0.17
KnB	> 80”	> 80”	-	0.17
PnB	18-37”	18-39”	-	0.28
SuB	12-27”	>80”	-	0.32

Supporting information has been provided in Appendix B.

5.0 EROSION AND SEDIMENT CONTROL

5.1 Overview

The most sensitive stage of the development cycle is the period when vegetation is cleared, and a site is graded. The potential impacts to on-site and off-site receiving waters and adjoining properties are particularly high at this stage. Trees and topsoil are removed, soils are exposed to erosion, natural topography and drainage patterns are altered. Control of erosion and sediment during these periods is an essential function of this SWPPP and accompanying plans.

Effective and practical measures employed to minimize the erosion potential and prevent sediment from leaving the construction site and reaching streams or other water bodies have been recommended in accordance with:

- New York State Standards and Specifications for Erosion and Sediment Control, July 2016

In order to ensure the effectiveness of the measures recommended herein, routine inspections and documentation, along with procedures for monitoring the findings, maintenance, and corrective actions resulting from each inspection are outlined within this section of the SWPPP.

5.2 Temporary Erosion and Sediment Control Measures

The following temporary measures may be incorporated into the erosion and sediment control plans for the site as needed or specified by the engineer. These measures are also detailed on the site plans.

5.2.1 Silt Fence

A silt fence is a temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts, entrenched, and supported with woven wire fence. Silt fences are installed on the contours across a slope and used to trap sediment by intercepting and detaining sediment laden runoff from disturbed areas in order to promote sedimentation on the uphill side of the fence.

Silt fences are suitable for perimeter and interior control, placed below areas where runoff may occur in the form of sheet flow. It should not be placed in channels or areas where flow is concentrated. In addition to interior and perimeter control a silt fence can be applied in the following applications:

- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels banks.
- Around temporary spoil area and stockpiles.

5.2.2 Stabilized Construction Entrance

A stabilized construction entrance consists of a pad of aggregate overlaying a geotextile fabric located at a point where construction vehicles enter or exit a site to reduce or eliminate the tracking of sediment onto public right of ways, street, alleys or parking areas, thereby preventing the transportation of sediment into local stormwater collection systems. Efficiency is greatly increased when a washing area is included as part of a stabilized construction entrance.

Stabilized construction entrances shall be a minimum of fifty (50) feet long and twelve (12) feet wide, but not less the full width of points where vehicles enter and exit the site. Where there is only one access point to the site, the stabilized construction entrance shall be a minimum of twenty-four (24) feet wide. Stabilized construction entrances shall be a minimum of six (6) inches in depth consisting of one (1) to four (4) inch stone or reclaimed or recycled equivalent.

This project only entails a 3,000 sqft building addition, with minimal site disturbance associated with the building addition. There is an existing paved driveway leading to the building addition. Therefore, there is no suitable area to place a stabilized construction entrance as pavement would need to be removed to install one, resulting in additional unnecessary disturbance. The work area

is relatively small – only 6,150 sqft; therefore, there will be minimal vehicle traffic within the disturbed area. It is proposed to control sediment tracking by keeping the existing paved driveway and parking area swept clean on a regular basis.

5.2.3 Fiber Rolls

Fiber rolls are natural materials, usually coconut fibers or straw, called coirs, which are rolled and encased in a netting of jute, burlap or nylon. Fiber rolls are then placed parallel to the slope to help dissipate the energy and reduce sheet flow on slopes. Fiber rolls used to reduce sheet flow should be greater than 12 inches in diameter and placed within 4 inch trenches along the slope contour. The rolls are then secured using wood stakes and twine or metal wire.

Fiber rolls provide a medium for vegetation to take root and stabilize the slope. On slopes less than 2:1, fiber rolls should be space at least 25 feet apart to ensure adequate soil stabilization and erosion control.

5.2.4 Inlet Protection

Inlet protection consists of a filtering measure placed around or upstream of a storm drain used to trap sediment by temporary ponding runoff before it enters the storm drain. Inlet protection is not considered to be a primary means of sediment control and should be used with an overall integrated sediment control program. There are four types of storm drain inlet protection consisting of: excavated drop inlet protection, fabric drop inlet protection, stone and block drop inlet protection and curb drop inlet protection.

Inlet protection shall be implemented for all inlets that could potentially be impacted by sediment laden runoff.

5.2.5 Temporary Channels

Temporary channels in the form of diversion swales or berms may be used to intercept and direct runoff under the following applications:

- Above disturbed areas in order to direct and prevent clean runoff from flowing over disturbed areas until the area is permanently stabilized.
- Below disturbed areas to convey sediment laden runoff to sediment traps.
- Across disturbed slopes to reduce slope lengths.

Where used to convey sediment laden runoff, temporary channels shall be equipped with check dams.

5.2.6 Water Bars

Water bars are temporary earth barriers constructed across construction roads used to intercept and divert roadway runoff toward temporary sediment traps or channels, prevent runoff from concentrating, and minimize the potential of gullies from forming. Spacing of water bars is dependent upon the road slope and shall be installed in accordance with the schedule depicted on the Erosion and Sediment Control detail sheet, if necessary.

5.2.7 Straw Bale Barriers

Straw bale barriers are used to intercept and contain sediment from disturbed areas of limited size in order to prevent sediment from exiting the site. Bales should be placed in a single row lengthwise along the contour, with ends abutting one another. Straw bales shall be bound and installed so that the bindings are oriented around the sides. Straw bales shall be entrenched a minimum of four (4) inches, backfilled, and anchored using either two stakes or rebar driven through the straw bales to a depth of one and a half (1.5) to two (2) feet below grade.

Straw bales shall be used where no other measure is feasible. They shall not be used where there is a concentration of flow within a channel or other area.

The useful life of a straw bale barrier is three (3) months.

5.2.8 Temporary Soil Stockpiles

Stockpiling of soil is a method of preserving soil and topsoil for regrading and vegetating disturbed areas. Stockpiles shall be located away from environmentally sensitive areas (i.e. wetlands and associated buffers, streams, water bodies) and shall be protected with a peripheral silt fence. Slopes of stockpiles shall not exceed 2V:1H. Temporary stabilization measures shall be completed within seven (7) days of stockpile formation.

5.2.9 Dust Control

Dust controls reduce the surface and air transport of dust, thereby preventing pollutants from mixing into stormwater. Dust control measures for the construction activities associated within this project consist of windbreaks, minimization of soil disturbance (preserving buffer areas of vegetation where practical), mulching, temporary and permanent vegetation cover, barriers (i.e. geotextile on driving surfaces) and water spraying.

Construction activities shall be scheduled to minimize the amount of area disturbed at any one time.

5.2.10 Temporary Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have temporarily or permanently ceased. In areas where soil disturbance activity has temporarily or permanently ceased and is located in one of the watersheds [NYCDEP] the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased.

This requirement does not apply where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions.

Temporary stabilization practices may include:

5.2.10.1 Mulching

Mulching is a temporary soil stabilization practice. Mulching prevents erosion by protecting soil from raindrop impact and by reducing the velocity of overland flow. Mulching also retains moisture within the soil surface and prevents germination.
Where mulching consists of wood chips or shavings, it shall be applied at a rate of 500-900 lbs per 1000 s.f. Where mulching consists of straw, it shall be applied at a rate of 90-100 lbs. per 1000 s.f.

All temporary grass areas shall receive a standard application of mulch consisting of straw, unless the area is hydro-seeded.

5.2.10.2 Temporary Seeding

Temporary seeding provides additional benefits over other stabilization practices by creating a vegetation system holding soil particles in place with root systems and maintaining the soils capacity to absorb runoff. Temporary vegetation shall be placed in accordance with project plans.

Irrigation shall be used when the soil is dry or when summer plantings are done.

5.2.10.3 Temporary Erosion Control Blanket

A temporary erosion control blanket is a degradable erosion control blanket used to hold seed and soil in place until vegetation is established in disturbed areas. Temporary erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates and protects seeds from birds. Temporary erosion control blankets may consist of straw blankets, excelsior blankets (curled wood excelsior), coconut fiber blankets, or wood fiber blankets (reprocessed wood fibers which do not possess or contain any growth or germination inhibiting factors).

5.3 Erosion and Sediment Control Sequencing Schedule

Erosion and sediment control measures will be implemented immediately and will be inspected weekly. Refer to the Grading, Erosion and Sediment Control Plan for a E&SC sequencing schedule.

5.4 Maintenance Schedules

Maintenance of the erosion and sediment controls incorporated into this project shall be performed on a regular basis to assure continued effectiveness. This includes repairs and replacement to all erosion and sediment control practices, including cleanout of all sediment retaining measures. Those measures found to be ineffective during routine inspections shall be repaired or replaced and cleaned out (where applicable) before the next anticipated storm event or within 24-hours of being notified, whichever comes first. A more detailed description of the maintenance procedures for the site-specific erosion and sediment control practices has been provided on the plan set.

5.5 Site Assessments, Inspections and Reporting

Regular inspections of the construction site shall be performed by a qualified professional who is familiar with all aspects of the SWPPP and the implemented control practices. Inspections are intended to identify areas where the pollutant control measures at the site are ineffective and have the potential to allow pollutants to enter water bodies or adjoining properties.

5.5.1 During Construction

A trained contractor shall inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the trained contractor can stop conducting the maintenance inspections. The trained contractor shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

For construction sites where soil disturbance activities have been shut down with partial project completion, the trained contractor can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

A copy of the Construction inspection report has been provided in Appendix D.

5.6 Construction Log Book

The construction log book shall be maintained on-site from the date of initiation of construction activities to the date of final stabilization and shall be made available to the permitting authority upon request. The construction log book shall contain a record of all inspections; preparer's, qualified professional's; owner's/operator's; contractor's, and sub-contractor's (if applicable) certifications; and weekly and quarterly reports.

6.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES

The following good housekeeping and material management practices shall be followed to reduce the risk of spills or exposure of materials to stormwater runoff.

6.1 Waste Materials

All waste material, including but not limited to trash and construction debris, generated during construction shall be collected and stored in a proper receptacle in accordance with Federal, State, County and Local regulations. No waste material shall be buried on-site. All collected waste material shall be hauled to an approved waste disposal facility.

6.2 Chemical

Chemicals used on-site shall be kept in small quantities and stored in closed water tight containers undercover in a neat orderly manner and kept out of direct contact with stormwater. Chemical products shall not be mixed with one another unless recommended by manufacturer.

All on-site personnel shall have access to material safety data sheets (MSDS) and National Institute for Occupational Safety and Health (NIOSH) Guide to Chemical Hazards (latest edition) for all chemicals stored and used on-site.

Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with chemicals shall be contained, collected, cleaned up immediately and disposed of in accordance with Federal, State, County and Local regulations.

6.3 Fuels and Oil

All on-site vehicles, tools, and construction equipment shall be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. On-site vehicle and equipment refueling shall be conducted at a location away from access to surface waters and runoff. Any on-site storage tanks shall have a means of secondary containment. Oil products shall be kept in their original containers with original manufacturer's label. In the event of a spill, it shall be contained, cleaned up immediately and the material, including any contaminated soil, shall be disposed of in accordance with Federal, State, County and Local regulations.

Fuel and oil spills in excess of reportable quantities shall be reported to the NYSDEC as soon as the discharge is discovered.

6.4 Fertilizers

Fertilizers used on-site shall be stored in closed water tight containers undercover in a neat orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with fertilizers shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

6.5 Paint

Paints used on-site shall be stored in closed water tight containers undercover in a neat orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with paint shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

6.6 Sanitary Waste Facilities

Should portable units be located on-site, they shall be placed on upland areas away from direct contact with surface waters. They shall be serviced and cleaned on a weekly basis by a licensed portable toilet and septic disposal service. Any spills occurring during service shall be cleaned up immediately and disposed of in accordance with Federal, State, County, and Local regulations.

6.7 Container Disposal

All of a product shall be used up before disposal of the container. Empty containers that may contain chemical residue shall be disposed of in accordance with Federal, State, County and Local regulations.

6.8 Concrete and Asphalt Trucks

Concrete and asphalt trucks shall not be allowed to wash out or discharge surplus material on-site.

6.9 Site Supervisor

It shall be the responsibility of the Contractor's Site Supervisor to inspect daily and ensure the proper use, storage and disposal of all on-site materials.

7.0 SWPPP AMENDMENT

The SWPPP shall be updated by a licensed professional engineer whenever any of the following apply:

1) There is a significant change in design, construction, operation or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP.
2) The SWPPP proves to be ineffective in:
    - Eliminating or significantly minimizing pollutants from sources identified in the SWPPP required by the SPDES Permit; or
    - Achieving the general objective of controlling pollutants in stormwater discharges from permitted construction activity.
3) Identify any new contractor or subcontractor that will implement any measure of the SWPPP.
4) NYSDEC notifies the Permittee that the SWPPP does not meet one or more of the minimum requirements of the SPDES Permit. Within seven (7) days of such notification or as provided for by the NYSDEC, the Permittee shall make amendments to the SWPPP and submit to the NYSDEC a written certification that the requested changes have been made.

8.0 CONTRACTOR CERTIFICATIONS

All contractors and subcontractors that have any responsibility to install, inspect or maintain erosion or sediment control measures shall sign a copy of the certification statement included in Appendix E before undertaking any construction activity at the site identified in the SWPPP. Contractor Certifications are to include the training requirements for a "Trained Contractor" per GP-0-20-001 Part III.A.6.

9.0 OWNER/OPERATOR CERTIFICATION

The Owner/Operator must review and sign the owner/operator certification statement included in Appendix G.

10.0 CONCLUSIONS

This SWPPP demonstrates that erosion and sediment control measures implemented on the site generally meet the requirements of the latest revision to the New York State Standards and Specifications for Erosion and Sediment Control, July 2016 and SPDES GP-0-20-001.

APPENDIX A

NOTICE OF INTENT

0644089821

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-
RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
Kitchawan Barns LLC

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Katz

Owner/Operator Contact Person First Name
Michael

Owner/Operator Mailing Address
712 Kitchawan Road

City
Yorktown

State
NY

Zip
10562-____

Phone (Owner/Operator)
___-___-____

Fax (Owner/Operator)
___-___-____

Email (Owner/Operator)

FED TAX ID
__-_____ (not required for individuals)

Project Site Information

Project/Site Name
712 Kitchawan Road

Street Address (NOT P.O. BOX)
712 Kitchawan Road

Side of Street
○ **North** ○ **South** ● **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)
Town of Yorktown

State: NY
Zip: 10562 -
County: Westchester
DEC Region: 3

Name of Nearest Cross Street
Pinesbridge Road

Distance to Nearest Cross Street (Feet)
466

Project In Relation to Cross Street
○ **North** ○ **South** ● **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel
70.06-1-4

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site. To do this, go to the NYSDEC Stormwater Interactive Map on the DEC website at:

https://gisservices.dec.ny.gov/gis/stormwater/

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located the centroid of your project site, go to the bottom right hand corner of the map for the X, Y coordinates. Enter the coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)
-73786
Ex. -73.749

Y Coordinates (Northing)
41220
Ex. 42.652

2. What is the nature of this construction project?

○ **New Construction**

● **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ○ FOREST
- ○ PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ● COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME — Number of Lots
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ● COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
14.7	0.1	0.1	0.1

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
50 %	50 %	0 %	0 %

7. Is this a phased project? ○ **Yes** ○ **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date 5 / 1 / 2021 - **End Date** 12 / 31 / 2021

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

Onsite stream

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ● Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ● Stream / Creek On Site
- ○ Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ● Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001? ● **Yes** ○ **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

.

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ◉ **Yes** ○ **No** ○ **Unknown**

16. What is the name of the municipality/entity that owns the separate storm sewer system?

Town of Yorktown

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ **Yes** ◉ **No** ○ **Unknown**

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ **Yes** ◉ **No**

19. Is this property owned by a state authority, state agency, federal government or local government? ○ **Yes** ◉ **No**

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ **Yes** ◉ **No**

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ◉ **Yes** ○ **No**

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ○ **Yes** ◉ **No**
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ○ **Yes** ○ **No**

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer

Hudson Land Design Professional Engineer

Contact Name (Last, Space, First)

Bodendorf Michael

Mailing Address

174

City

Main Street

State NY Zip 12508 -

Phone - - Fax - -

Email

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name **MI**

Last Name

Signature

Date / /

25. Has a construction sequence schedule for the planned management practices been prepared? ◉ Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ○ Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ◉ Silt Fence
- ○ Stabilized Construction Entrance
- ○ Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ○ Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ◉ Mulching
- ◉ Protecting Vegetation
- ○ Recreation Area Improvement
- ◉ Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ◉ Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ○ Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ○ **Preservation of Undisturbed Areas**
- ○ **Preservation of Buffers**
- ○ **Reduction of Clearing and Grading**
- ○ **Locating Development in Less Sensitive Areas**
- ○ **Roadway Reduction**
- ○ **Sidewalk Reduction**
- ○ **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ○ **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ○ All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

			.				**acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area(acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)	___.___	and/or	___.___
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)	___.___	and/or	___.___
○ Tree Planting/Tree Pit (RR-3)	___.___	and/or	___.___
○ Disconnection of Rooftop Runoff (RR-4)	___.___	and/or	___.___
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			___.___
○ Rain Garden (RR-6)			___.___
○ Stormwater Planter (RR-7)			___.___
○ Rain Barrel/Cistern (RR-8)			___.___
○ Porous Pavement (RR-9)			___.___
○ Green Roof (RR-10)			___.___
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			___.___
○ Infiltration Basin (I-2)			___.___
○ Dry Well (I-3)			___.___
○ Underground Infiltration System (I-4)			___.___
○ Bioretention (F-5)			___.___
○ Dry Swale (O-1)			___.___
Standard SMPs			
○ Micropool Extended Detention (P-1)			___.___
○ Wet Pond (P-2)			___.___
○ Wet Extended Detention (P-3)			___.___
○ Multiple Pond System (P-4)			___.___
○ Pocket Pond (P-5)			___.___
○ Surface Sand Filter (F-1)			___.___
○ Underground Sand Filter (F-2)			___.___
○ Perimeter Sand Filter (F-3)			___.___
○ Organic Filter (F-4)			___.___
○ Shallow Wetland (W-1)			___.___
○ Extended Detention Wetland (W-2)			___.___
○ Pond/Wetland System (W-3)			___.___
○ Pocket Wetland (W-4)			___.___
○ Wet Swale (O-2)			___.___

Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ **Hydrodynamic**	
○ **Wet Vault**	
○ **Media Filter**	
○ **Other**	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

. **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ○ **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

. **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

○ **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). [ ][ ][ ].[ ][ ][ ]

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ○ **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

[ ][ ][ ].[ ][ ][ ] **acre-feet**

CPv Provided

[ ][ ][ ].[ ][ ][ ] **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

[ ][ ][ ].[ ][ ][ ] **CFS**

Post-development

[ ][ ][ ].[ ][ ][ ] **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development

[ ][ ][ ].[ ][ ][ ] **CFS**

Post-development

[ ][ ][ ].[ ][ ][ ] **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ○ **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N Y R _ _ _ _ _ _]
- ○ Other [_ _]
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ **Yes** ● **No**
If Yes, Indicate Size of Impact. [_ _ _ _ _ . _]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● **Yes** ○ **No**
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ○ **Yes** ● **No**

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N Y R _ _ _ _ _ _]

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name **MI**

Print Last Name

Owner/Operator Signature

Date / /

APPENDIX B

SOILS DATA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Westchester County, New York

712 Kitchawan Road, Yorktown

March 1, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,890 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	3.1	16.8%
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	5.8	31.3%
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	3.1	16.7%
CuD	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes	0.6	3.1%
Ff	Fluvaquents-Udifluvents complex, frequently flooded	0.1	0.3%
KnB	Knickerbocker fine sandy loam, 2 to 8 percent slopes	1.4	7.6%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	2.1	11.3%
SuB	Sutton loam, 3 to 8 percent slopes	2.4	12.9%
Totals for Area of Interest		**18.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas

are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Westchester County, New York

ChB—Charlton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2wh0n
Elevation: 0 to 1,440 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Charlton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting

Landform: Hills, ground moraines, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam
Bw - 7 to 22 inches: gravelly fine sandy loam
C - 22 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Sutton

Percent of map unit: 8 percent
Landform: Ground moraines, hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Paxton

Percent of map unit: 5 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

Leicester

Percent of map unit: 1 percent
Landform: Drainageways, depressions
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Chatfield

Percent of map unit: 1 percent
Landform: Hills, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

ChC—Charlton fine sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2wh0q
Elevation: 0 to 1,440 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Charlton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting

Landform: Ground moraines, ridges, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam
Bw - 7 to 22 inches: gravelly fine sandy loam
C - 22 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Paxton

Percent of map unit: 5 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

Sutton, fine sandy loam

Percent of map unit: 5 percent
Landform: Hills, ridges, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Chatfield

Percent of map unit: 3 percent
Landform: Hills, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Convex, linear
Hydric soil rating: No

Canton

Percent of map unit: 2 percent
Landform: Hills, ground moraines, ridges
Landform position (two-dimensional): Shoulder, backslope, summit
Landform position (three-dimensional): Side slope, nose slope, crest
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

ChD—Charlton fine sandy loam, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 2wh0t
Elevation: 0 to 1,290 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Charlton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting

Landform: Hills, ground moraines, ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam
Bw - 7 to 22 inches: gravelly fine sandy loam
C - 22 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Sutton, fine sandy loam

Percent of map unit: 5 percent
Landform: Ridges, ground moraines, hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Paxton

Percent of map unit: 5 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

Chatfield

Percent of map unit: 3 percent
Landform: Hills, ridges
Landform position (two-dimensional): Summit, backslope, shoulder
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Canton

Percent of map unit: 2 percent
Landform: Ridges, hills, moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex

Hydric soil rating: No

CuD—Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes

Map Unit Setting

National map unit symbol: 2w69h
Elevation: 0 to 1,540 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Chatfield, extremely stony, and similar soils: 35 percent
Hollis, extremely stony, and similar soils: 30 percent
Rock outcrop: 20 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chatfield, Extremely Stony

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Convex, linear
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 2 inches: fine sandy loam
Bw - 2 to 30 inches: gravelly fine sandy loam
2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 20 to 41 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Hollis, Extremely Stony

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Side slope, nose slope, crest
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
A - 2 to 7 inches: gravelly fine sandy loam
Bw - 7 to 16 inches: gravelly fine sandy loam
2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 8 to 23 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144AY033MA - Shallow Dry Till Uplands
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Hills, ridges
Parent material: Igneous and metamorphic rock

Typical profile

R - 0 to 79 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent
Depth to restrictive feature: 0 inches to lithic bedrock

Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Available water capacity: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Charlton, extremely stony

Percent of map unit: 7 percent
Landform: Hills, ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydric soil rating: No

Leicester, extremely stony

Percent of map unit: 4 percent
Landform: Ground moraines, depressions, drainageways, hills
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Sutton, extremely stony

Percent of map unit: 2 percent
Landform: Hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Paxton, extremely stony

Percent of map unit: 2 percent
Landform: Ground moraines, drumlins, hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Hydric soil rating: No

Ff—Fluvaquents-Udifluvents complex, frequently flooded

Map Unit Setting

National map unit symbol: bd8k
Elevation: 100 to 3,000 feet
Mean annual precipitation: 46 to 50 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 115 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Fluvaquents and similar soils: 50 percent
Udifluvents and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fluvaquents

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Alluvium with highly variable texture

Typical profile

H1 - 0 to 5 inches: gravelly silt loam
H2 - 5 to 70 inches: very gravelly silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: FrequentNone
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Available water capacity: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Description of Udifluvents

Setting

Landform: Flood plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Alluvium with a wide range of texture

Typical profile

H1 - 0 to 4 inches: gravelly silt loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)
Depth to water table: About 24 to 72 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water capacity: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Sun

Percent of map unit: 3 percent
Landform: Depressions
Hydric soil rating: Yes

Knickerbocker

Percent of map unit: 2 percent
Hydric soil rating: No

Riverhead

Percent of map unit: 2 percent
Hydric soil rating: No

Ridgebury

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Leicester

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Hinckley

Percent of map unit: 2 percent
Hydric soil rating: No

Palms

Percent of map unit: 1 percent
Landform: Swamps, marshes
Hydric soil rating: Yes

Carlisle

Percent of map unit: 1 percent
Landform: Marshes, swamps
Hydric soil rating: Yes

KnB—Knickerbocker fine sandy loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: bd8s
Elevation: 100 to 800 feet
Mean annual precipitation: 46 to 50 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 115 to 215 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Knickerbocker and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Knickerbocker

Setting

Landform: Deltas, terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy glaciofluvial deposits or deltaic deposits

Typical profile

H1 - 0 to 9 inches: fine sandy loam
H2 - 9 to 19 inches: fine sandy loam
H3 - 19 to 31 inches: loamy fine sand
H4 - 31 to 60 inches: loamy fine sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Minor Components

Hinckley

Percent of map unit: 5 percent
Hydric soil rating: No

Riverhead

Percent of map unit: 5 percent
Hydric soil rating: No

Pompton

Percent of map unit: 4 percent
Hydric soil rating: No

Unnamed soils, occasionally flooded

Percent of map unit: 1 percent
Hydric soil rating: No

PnB—Paxton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t2qp
Elevation: 0 to 1,570 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Paxton and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landform: Drumlins, ground moraines, hills
Landform position (two-dimensional): Backslope, summit, shoulder

Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 8 inches: fine sandy loam
Bw1 - 8 to 15 inches: fine sandy loam
Bw2 - 15 to 26 inches: fine sandy loam
Cd - 26 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 18 to 39 inches to densic material
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 18 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water capacity: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Woodbridge

Percent of map unit: 9 percent
Landform: Hills, drumlins, ground moraines
Landform position (two-dimensional): Backslope, footslope, summit
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ridgebury

Percent of map unit: 6 percent
Landform: Drainageways, hills, ground moraines, depressions
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Head slope, base slope, dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Charlton

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear

Hydric soil rating: No

SuB—Sutton loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2xffp
Elevation: 10 to 1,250 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 145 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Sutton, loam, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sutton, Loam

Setting

Landform: Hills, ridges, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy melt-out till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 9 inches: loam
Bw1 - 9 to 17 inches: fine sandy loam
Bw2 - 17 to 30 inches: sandy loam
C1 - 30 to 39 inches: sandy loam
C2 - 39 to 60 inches: sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 12 to 27 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D
Ecological site: F144AY008CT - Moist Till Uplands
Hydric soil rating: No

Minor Components

Charlton

Percent of map unit: 10 percent
Landform: Ridges, ground moraines, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Leicester, loam

Percent of map unit: 5 percent
Landform: Depressions, drainageways, hills, ground moraines
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Concave
Hydric soil rating: Yes

Woodbridge, loam

Percent of map unit: 5 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Footslope, summit, backslope
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

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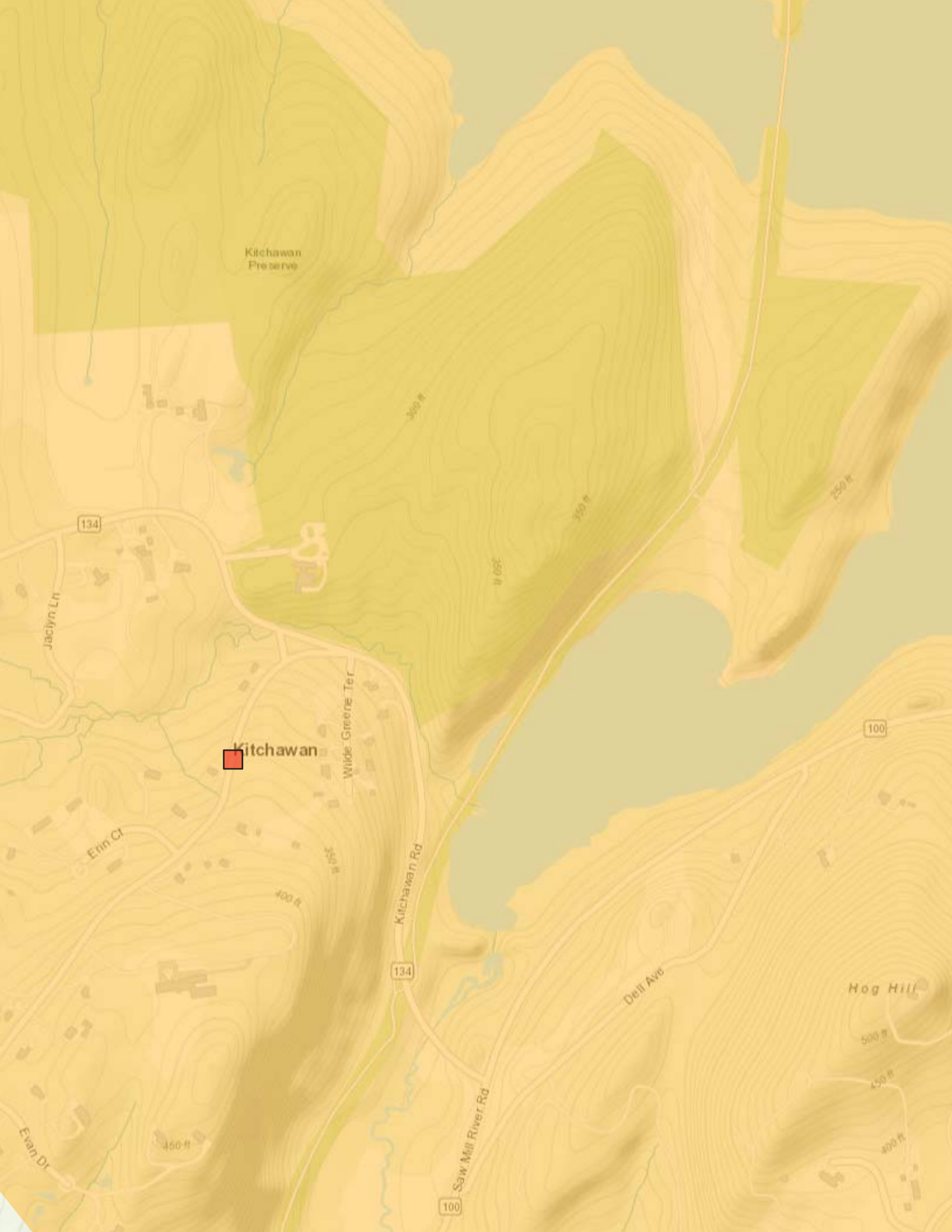
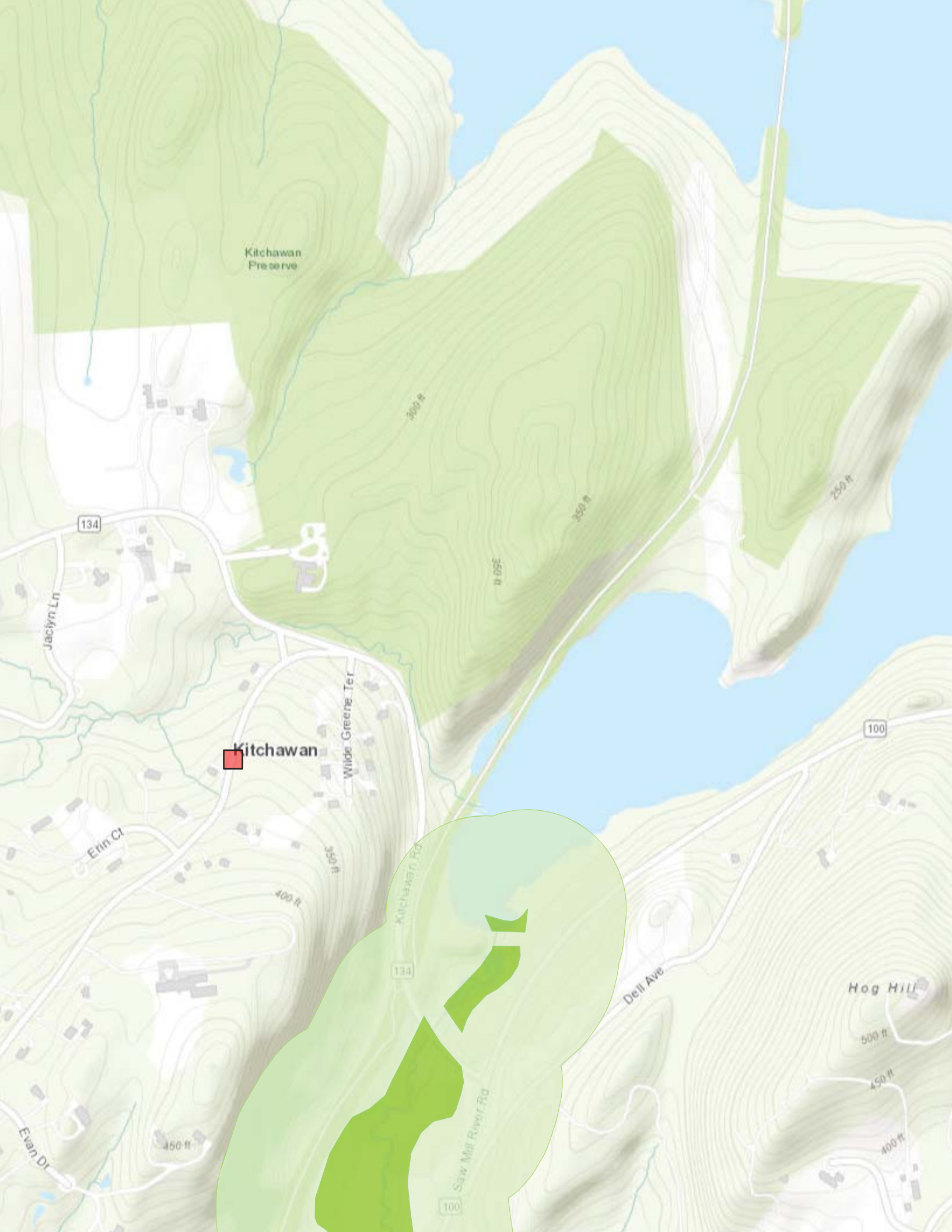
APPENDIX C

NYSDEC ERM, FLOOD MAP AND WETLAND MAP


Kitchawan Preserve
Kitchawan
Wilde Greene Ter
Kitchawan Rd
Saw Mill River Rd
Dell Ave
Hog Hill
Jaclyn Ln
Erin Ct
Evan Dr
134
100
350 ft
400 ft
450 ft
500 ft


Kitchawan Preserve
Kitchawan
Jaclyn Ln
Wilde Greene Ter
Erin Ct
Kitchawan Rd
Saw Mill River Rd
Dell Ave
Hog Hill
Evan Dr
134
100
300 ft
350 ft
250 ft
400 ft
450 ft
500 ft

National Flood Hazard Layer FIRMette

FEMA

73°47'27"W 41°13'26"N

73°46'50"W 41°12'59"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/1/2021 at 3:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

National Wetland Inventory- 712 Kitchawar

March 1, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

APPENDIX D

PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Operators Certification

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

Name (please print): _____

Title _____ **Date:** _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____

c. Qualified Professional's Credentials & Certification

"I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (please print): _____

Title _____ **Date:** _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____

d. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

APPENDIX E

CONTRACTOR AND SUBCONTRACTOR CERTIFICATIONS

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Sub-Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Sub-Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

APPENDIX F

QUALIFIED PROFESSIONAL'S CERTIFICATION

QUALIFIED PROFESSIONAL'S CERTIFICATION

" I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the Pre-Construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

APPENDIX G

OWNER/OPERATOR CERTIFICATION

CERTIFICATION STATEMENT

"I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I also certify under penalty of law that that this document and the corresponding documents were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Further, I am acknowledging that this SWPPP has been developed and will be implemented as the first element of construction and agree to comply with all the terms and conditions of the general permit for which the NOI is being submitted."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

APPENDIX H

NOTICE OF TERMINATION

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person:	4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:	
Title/Position:	
Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

2572 Gregory St (Collier)

TOWN OF YORKTOWN TOWN BOARD

Resolved, the Town Clerk is authorized to refer out to appropriate agencies for their review and/or recommendation a Wetlands/Stormwater Application submitted by Christopher & Amanda Collier for the purpose of construction of a new house at property located at 2572 Gregory Street, Yorktown, New York (S/B/L 27.14-1-2).

Further Resolved, the Town Board declares its intent to act as Lead Agency. We are transmitting the following referral for your review and recommendation and ask that you respond back to the Town Clerk by Friday, April 2, 2021.

TO:

- ☒ File
- ☒ Town Clerk
- ☐ ABACA
- ☒ Building Inspector
- ☐ Community Housing Board
- ☒ Conservation Board
- ☐ Fire:
  - ☐ Lake Mohegan
  - ☐ Yorktown
- ☒ Highway Dept.
- ☐ Open Space Committee
- ☒ Planning Dept. / Board (6)
- ☒ Police Dept.
- ☐ Public Safety Committee
- ☐ Recreation Commission
- ☐ School District:
  - ☐ Yorktown
  - ☐ Lakeland
- ☒ Town Attorney
- ☒ Town Board
- ☒ Town Engineer
- ☒ Water Department
- ☐ Wetlands Inspector
- ☐ Yorktown Land Trust

Westchester County

- ☒ Planning Department / Board
- ☐ Dept. of Public Works
- ☐ Dept. of Health
- ☐ Parks & Recreation
- ☐ Environmental Facilities
- ☐ Soil & Water

New York State

- ☐ DEC Albany
- ☒ DEC New Paltz (Region III)
- ☐ DOT
- ☐ Parks & Recreation

- ☒ **NYC DEP**
- ☐ **Army Corp. of Engineers**

Bordering Municipality

- ☐ Town of Cortlandt
- ☐ Town of Ossining
- ☐ Town of Somers
- ☐ Town of Putnam Valley

- ☐ Homeowner Association, Mohegan Lake
- ☐ Yorktown Chamber of Commerce
- ☐ Other – Tree Conservation Advisory Com.

FROM: DIANA L. QUAST, YORKTOWN TOWN CLERK, CERTIFIED MUNICIPAL CLERK

SUBJECT: **We are transmitting the following: Application for a Wetlands/Stormwater Permit for property located at 2572 Gregory Street, Yorktown, NY (S/B/L 27.14-1-2) in the Town of Yorktown**

DATE: March 11, 2021

- ☒ Application/Petition
- ☒ Drawings
- ☒ EAF
- ☐ EAF Addendum
- ☐ Report
- ☒ Wetlands Permit Application
- ☐ SEQRA Scope
- ☐ Other – Proposed Local Law

FOR YOUR: ☒ Information ☒ Review ☒ Comment

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be convened by the Town Board, Town of Yorktown, Westchester County, New York on April 6, 2021 at the Town Hall, 363 Underhill Avenue, Yorktown Heights, NY at 7:30 pm o'clock or as soon thereafter can be heard to consider a Wetlands/Stormwater Permit Application submitted by Christopher & Amanda Collier for the construction of a new house on property located at 2572 Gregory Street, Yorktown, NY, also known as Section 27.14, Block 1, Lot 3 on the Tax Map of the Town of Yorktown. The proposed work includes moving wetlands from the proposed house location to wetlands at rear.

The Town Board of the Town of Yorktown, Westchester County, NY will not be meeting in person. Until further notice, meetings will be held via video conferencing.

All persons in interest and citizens shall be heard at the public hearing to be held as aforesaid.

You will have an opportunity to see and hear the meeting live on Channel 20 (Cable) or Channel 33 (Fios). The public will have an opportunity to speak during the public hearing section of the meeting. You can also email comments in advance of the meeting to dquast@yorktownny.org. All written questions and comments received before the meeting will be given to the Town Board in advance of the meeting.

Make sure to register in advance to speak during the public hearing by contacting dquast@yorktownny.org or call 914-962-8152. You will need to provide your name, phone number, and email address when registering so we can send a confirmation email to you containing instructions on how to join the meeting.

DIANA L. QUAST, TOWN CLERK
TOWN OF YORKTOWN
CERTIFIED MUNICIPAL CLERK

J.D. BARRETT & ASSOCIATES, LLC
www.jdbarrett.com
Landscape Architects • Site Planners • Environmental Scientists

January 27, 2021

Mr. Joel Greenberg, RA, AIA
Architectural Visions, PLLC
2 Muscoot Road North
Mahopac, NY 10541

Re: Collier Property / Proposed New Residence
2572 Gregory Street
Yorktown, NY

Dear Mr. Greenberg:

Per your request and that of the owners, we have completed the site planning for the above project in support of a Wetland Permit Application to the Town of Yorktown to allow the construction of the new house. We provide the following information to accompany your architectural plans and Building Permit Application for the project.

- This **Narrative Project Summary**, prepared by J.D. Barrett & Associates, LLC, dated January 27, 2021, providing a narrative overview of the property and proposed project improvements.
- **Revised Site Plans**, prepared by J.D. Barrett & Associates, LLC, dated January 27, 2021, including:
  - Sheet 1 of 2 – Site Plan
  - Sheet 2 of 2 – Mitigation Planting Plan
- **Tree & Wetland Survey**, prepared by Rowan Land Surveyors, PLLC, Garrison, NY, dated September 9, 2020.
- An **Environmental Report**, prepared by Stephen W. Coleman Environmental Consulting, entitled "2572 Gregory Street, Yorktown Heights NY, tax map #27.14-1-2 Evaluation and Classification of existing wetland parallel to Gregory Street, Functional Assessment of Wetlands, Proposed Mitigation Measures", dated January 27, 2021.

Overview

The Collier property is positioned on the east side of Gregory Road in an established subdivision of homes. It is positioned in an R-1 zone and measures approximately 1.65 acres. The property is serviced by public utilities, including water, sewer, gas and electric and cable services located in Gregory Street. Currently, the property is primarily wooded with a very light understory. There are wetlands and wetland buffers on the property and adjacent to the property. Inasmuch, the majority of the property is encumbered by either wetlands or wetland buffer areas. (A

comprehensive Wetland Report is included in this information, prepared by Stephen W. Coleman Environmental Consulting).

The site topography is relatively level and gently slopes to a high point in the central portion of the lot where the new house is proposed. We have worked with the applicant and project team to site the house centrally on the lot at the higher portion of the property approximately equidistant to the wetlands at the east and west ends of the property. The driveway will access the house along the southern property which generally avoids the wetland along the front of the lot as best possible. However, the site plan shows that a small portion (325 SF) of the southern tip of the onsite wetlands will be filled and impacted by the installation of the driveway. We believe that this impact is unavoidable given that the onsite wetland extends across the entire property frontage that is parallel to Gregory Street.

It is proposed to mitigate the impact to the wetlands by replacing the 325 SF impacted area. To effect this mitigation, the plan shows the creation of approximately 550 SF of new wetland replacement area just west of the subject impact area. We have highlighted the wetland impact area on the plan in red hatches/stripes and the wetland replacement area is shown with yellow highlighting. The plan shows that the southern tip of the existing wetlands will be enlarged by approximately 550 SF directly adjacent to the existing wetland so it is contiguous with the existing wetland. The grade in the wetland replacement area will be slightly lowered and be set at the existing grade of the adjacent wetland it borders. This will promote similar hydrology in both the existing wetland and newly created wetland. The area will then be planted with native wetland vegetation to complete the wetland replacement so there is no net loss of wetlands on the property as a result of this project

Please note that it will be necessary to install a low boulder wall (+/- 2' ht.) along the north edge of the proposed driveway to separate the driveway from the wetland area. The driveway will be approximatly1'-2' higher than the wetland. An 8" Sched 40 PVC pipe will be set in the boulder wall to allow accumulated runoff in the wetland to drain under the driveway to an existing catch basin on the south side of the proposed driveway. This existing catch basin currently serves to accommodate flow out of the wetland and direct same easterly in an existing subsurface pipe that discharges to the existing wetland at the east end of the property.

Wetland Buffer Impact Summary

The majority of the property falls within the 100' wetland buffer and, therefore, most of the improvements, including the house, most of the driveway, patios, walks and utility trenches for connections to Town utility services will occur in the regulated wetland buffer. This, we believe, is unavoidable, but we have attempted to minimize the wetland buffer impacts to the greatest extent practical. The new home is proposed to be centrally located on the lot and between the wetlands in the front and back (west and east) of the property. The driveway avoids the wetlands

as much as practical. The garage parking court area occurs in the only non-regulated portion of the property.

We have prepared the following calculations with regard to the regulated areas.

- Total site area	71,874 SF
- Total area of onsite wetlands	27,071 SF
- Total area of onsite wetland buffer	51,869 SF
- Total area of non regulated-upland	1,626 SF
- Total wetland disturbance and impact within gll	+/- 325 SF
- Total wetland replacement within the gll	+/-550 SF
- Total site disturbance within the grading limit line (gll)	+/- 24,485 SF
- Total wetland buffer disturbance within gll	22,736 SF
- Total wetland buffer planting mitigation within the gll	+/- 13,000 SF

Wetland and Wetland Buffer Mitigation Summary

As noted above, it will be necessary to impact approximately 325 SF of wetlands on the property in order to install the proposed driveway into the property. In addition, it will be necessary to disturb approximately 22,736 SF of wetland buffer areas on the property to effect the installation of the new home and appurtenant features on the property. It has been calculated that approximately 13,000 SF of wetland buffer mitigation is provided on the plan to help offset any potential impacts to the wetland buffer on the property.

Mitigation measures proposed include the installation of a comprehensive Erosion Control Plan to control and prevent erosion and sediment in the short term during construction. Long-term protection of the site shall be provided by stabilizing the driveway and walks and patios with paving and installation of trees, shrubs, groundcovers and lawns to re-vegetate all bare earth areas. Additional site mitigation proposed includes the removal of any invasive vegetation found on the property within and adjacent to the grading limit line. In addition, all fallen branches and previously dumped yard waste from adjacent properties will also be removed from the property. Once the site cleanup and site re-grading are completed, a comprehensive wetland buffer enhancement planting plan shall be installed to enhance the wetland understory with native shrubs and groundcovers to create a high quality wetland understory to enhance wildlife nesting and foraging opportunities. In addition, new plantings are proposed around the home and perimeter of the property to help frame the home on the property and re-vegetate the site with trees, shrubs and groundcovers. There shall also be modest lawn areas in front of and behind the home to allow open lawn areas for the family's children to play upon.

Tree Removals

The property is moderately heavily treed and tree removals will be required to install the new home and appurtenant features. We have calculated that approximately 57 trees will need to be

removed, 54 of which occur in the wetland buffer. There are no tree removals proposed in the actual wetland. We have calculated that the 54 tree removals that will occur in the wetland buffer will result in the removal of approximately 848 caliper inches of trees. We believe that this is unavoidable. As noted above, it is proposed that the site be re-vegetated per the mitigation planting plan and we are proposing to install 35 new trees, 260 shrubs 776 perennials and ferns and 8,000 SF of wetland seed mix.

Summary

We trust that this information will be helpful in supporting the Building Permit application to allow the construction of the new home on the property. Please let us know if there are any questions. We appreciate this opportunity to be of service.

Respectfully submitted,

Jeri Barrett

Jeri D. Barrett, R.L.A.
JDB:lj

cc: Mr. & Mrs. Collier
Stephen Coleman

STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

January 27, 2021

Mr. Chris Collier
2572 Gregory Street
Yorktown Heights, New York 10598

Re: 2572 Gregory Street, Yorktown Heights NY, tax map # 27.14-1-2, - Evaluation and Classification of existing wetland parallel to Gregory Street, Functional Assessment of Wetlands, Proposed Mitigation Measures

Dear Mr. Collier:

I have completed an evaluation and classification of the existing wetland closest to Gregory Street and, also performed a wetland functional assessment of both wetland areas that have been identified on the subject property. The wetlands were flagged on 02-25-20 by HydroEnvironmental Solutions, Inc., and survey located. The evaluation of existing wetlands including a functional assessment was completed on 09-21-20. The wetlands were evaluated according to "A Rapid Procedure for Assessing Wetland Functional Capacity" by Magee and Hollands, 1998.

Existing Conditions

The wetland community on the subject property is best described as a Forested Wetland Complex Ecological Community. The forested wetland complex includes a remnant forested depressional wetland in the front and a riparian stream corridor in the rear of the property. Both respective wetland areas merge into one wetland system on the adjoining parcel along the west to northwestern property line.

The forested depressional wetland in the front emanates from the adjoining property to the south. The wetland on the adjoining parcel has been altered and culverted near the property line. Water flows through the wetland and outlets on the adjoining property to the western side of the parcel. The wetland exhibits typical wetland vegetation including red maple, American elm in the tree canopy and shrubs including spicebush and winterberry. The understory includes skunk cabbage, ferns and scattered common rush and sedges. The soils consist of a histic epipedon (12-16 inches) which is typical of leiscester soils, a wetland soil. Hydrology is evident with extensive buttressing of tree trunks, tree roots at the surface and saturated clay soils. A question was raised whether this wetland exhibited vernal pool characteristics. The wetland shows an inlet and an outlet which is not typical of vernal pools. Sufficient hydrology is present – even in drought conditions – to function more as a depressional forested wetland.

The second wetland feature in the rear of the property consists primarily of a stream complex with some fringe wetland areas immediately adjacent to the stream where the topography slopes down towards the stream. The wetland areas adjacent to the stream consisted of typical wetland vegetation including red maple, green ash, American elm, spicebush and winterberry. Phragmites grass, tussock sedge, common rush, clearweed and sensitive and cinnamon fern were observed within the ground layer. Hydric soils were represented within the wetland area and consisted of leiscester soils. Hydrological features included saturated soils at the surface or immediately below the test holes, buttressing of tree trunks and roots, and positive drainage patterns.

A large percentage of the property consists of wetland and regulated wetland buffer. The middle section of the property rises in elevation and the buffer is dominated by upland plant species in all strata layers. Common upland species include American beech, ironwood, black birch and red and black oak.

Functional Assessment

The wetlands were evaluated according to "A Rapid Procedure for Assessing Wetland Functional Capacity" by Magee and Hollands, 1998. This method is based on the Hydrogeomorphic Classification system (HGM) as developed by the Army Corps of Engineers. The wetlands on the property are classified as a combination of a depressional wetland (upper wetland), and the wetland/stream in the rear of the property as a slope wetland.

This Magee and Holland's model examines the functions and values of freshwater wetlands based upon biological characteristics, landscape position, geology, hydrology, and vegetation present. The majority - of the wetland system occurs on slopes ranging from 1% to 3%. Within the model, several key attributes of wetlands are evaluated that relate to specific wetland values and functions, including:

- Modification of groundwater discharge
- Modification of groundwater recharge
- Storm and flood-water storage
- Modification of stream flow
- Modification of water quality
- Export of detritus
- Contribution to abundance and diversity of wetland vegetation
- Contribution to abundance and diversity of wetland fauna

The above functions are evaluated based upon the existing site conditions that are present within the wetland area. The data collected is used to evaluate the functional capacity of the existing wetland (rated from 0 to 1) and allows the investigator to make preliminary planning decisions on wetland functions and values as it related to future conditions and proposed changes. Functions are rated low to high with low levels 0 to 0.33, moderate levels from 0.34 to 0.66, and high levels from 0.67 to 1.0.

The wetland complex consisted of two HGMs: 1.) A depressional wetland along the front portion of the property and 2.) slope wetlands consisting of the stream and riparian forested wetlands. These HGMs were evaluated based upon the depressional and sloped wetland characteristics and criteria. Each of the functions performed by these HGMs is briefly described below. This discussion is based on the wetland assessment model scores achieved from collecting site-specific data on the wetland system. The scores represent the potential for this wetland type to perform that specific function. It is important to evaluate the data based upon the size of the wetland, its landscape setting and not just the numerical scores. The wetland functional model scores have been summarized in the tables below.

Depressional Wetland -Ponds and Emergent Wetland – Functional Model Scores Summary			
WETLAND FUNCTION	**RANGE**	**SITE-SPECIFIC SCORE**	**FUNCTIONAL CAPACITY INDEX (FCI)**
Modification of Groundwater Discharge	3-18	10	0.55
Modification of Groundwater Recharge	4-21	9	0.43
Storm and Flood Water Storage	4-27	13	0.48
Modification of Stream Flow	1-9	4	0.44
Modification of Water Quality	4-18	12	0.66
Export of Detritus	5-18	10	0.55
Contribution to Abundance and Diversity of Wetland Vegetation	2-15	8	0.53
Contribution to Abundance and Diversity of Wetland Fauna	4-33	21	0.63

Slope Wetland – streams, vernal pool and forested wetland- Functional Model Scores Summary			
WETLAND FUNCTION	**RANGE**	**SITE-SPECIFIC SCORE**	**FUNCTIONAL CAPACITY INDEX (FCI)**
Modification of Groundwater Discharge	2-15	11	0.73
Modification of Groundwater Recharge	N/A	N/A	N/A
Storm and Flood Water Storage	4-21	15	0.71
Modification of Stream Flow	1-9	6	0.67
Modification of Water Quality	3-15	11	0.73
Export of Detritus	4-15	8	0.53
Contribution to Abundance and Diversity of Wetland Vegetation	2-15	10	0.66
Contribution to Abundance and Diversity of Wetland Fauna	4-33	22	0.66

Description of Functional Summary Scores (for both wetland types):

Modification of Groundwater Discharge

Depressional wetlands collect surface and groundwater from many directions and may or may not have specific outlets. This wetland exhibits a well-defined outlet and can collect and discharge groundwater on the site. The wetland model scores for this function of the depressional wetland are considered moderate (55%). Slope wetlands serve as areas that discharge groundwater (water intersecting the land surface). The slope wetland areas are a combination of sloping hillside watercourse, sloping forested wetland and other intermittent areas which collects water from characteristics such as seasonal hillside seeps, intermittent watercourse channels and springs where the groundwater emerges at the surface and is transmitted as surface flows. The wetland model scores for this function are considered moderate to high (73%).

Modification of Groundwater Recharge

Depressional wetlands on glacial till can often intercept with groundwater and function in groundwater recharge. The wetland model scores for this function are considered moderate (43%). Hillside seeps were observed in several areas within the wetland. Consistent with the HGM model for sloped wetlands, this area of the wetland is not capable of modifying groundwater recharge.

Storm and Flood Water Storage

Depressional wetlands are often good sources for retaining and detaining storm and flood water. The forested wetland collects water and stores it before it leaves via intermittent and perennial outlets. In general, slope wetlands do not typically provide for storm and floodwater storage but the slope wetlands around the edges of the stream are also storing some storm and flood waters. The wetland area is relatively small - but does increase the ability of this type of wetland to serve a higher degree of storm and flood water storage. The wetland model scores for this function are shown to be at moderate levels (48% and 71% respectively).

Modification of Stream Flow

The sloping wetland and the juxtaposition of the forested wetland helps to modify the outlet stream flow and provide preliminary storage and treatment. The storage of storm and flood waters does serve to modify stream flow, due to storage capacity and fringe wetland areas. The wetland model scores were considered high (66%) for the depressional ponds, and, also for the sloping wetlands (67%) for this function.

Modification of Water Quality

To modify water quality requires the wetland to be able to trap and dissolve sediments and other elements that are transported from surface water flows. The depressional wetland allows some settling of sediments and other debris, so there does exist a greater ability to modify water quality. The wetland's ability at storm and flood water retention, and the slowing of surface flow due to the microtopography within the wetland does allow for some sediments to settle and biochemical transformations to occur thus increasing the water quality potential. As a result, the wetland model scores were moderate for this function for both the depressional wetland and the sloping wetlands (66% and 73% respectively).

Export of Detritus

The depressional wetland and fringe wetlands adjacent to the stream system does provide the potential for some export of detritus during larger storm events. The wetland model scores for this wetland function were moderate (55%). The flowing hillside streams normally transport detritus more rapidly, however, the forested wetland and dense vegetation and clay soils serve to trap more detritus, and therefore the wetland model scores for the sloping wetlands onsite were lower (53%) for this function.

Contribution to Abundance and Diversity of Wetland Vegetation

Plant species diversity and density are important factors for this function. Slope wetlands in general are unpredictable in their ability to retain soil saturation or standing water during the growing season. However, a variety of plant communities are present on site within the sloping wetland areas including forested wetlands, and the stream. The diversity and density of plant strata layers at the site increase the attractiveness and species diversity. The plant community is considered of medium diversity and the juxtaposition within the landscape is fairly, intact in this rural setting and support a moderate abundance and diversity of wetland vegetation. The wetland model scores for this wetland function were moderate (53%) for the depressional and (66%) for the sloping wetlands.

Contribution to Abundance and Diversity of Wetland Fauna

The moderate land use impacts, well defined vegetation layers and percent cover increase this system's ability to maintain habitat conditions utilized by a variety of species. The combination of wetlands on the property and their offsite connection contribute to the potential for contributing to an abundance and diversity of wetland fauna. The wetland model for this function reflect a moderate (63%) for depressional and (66%) for the sloping wetland.

Summary

The model scores for both the depressional and slope wetlands represent a moderate functioning wetland system. The unique combination of wetland assemblage and location within the landscape combine to provide important functional attributes and have the capacity to provide beneficial water quality treatment measures and provide valuable habitat services for wetland dependent plant and animal species. The property does exhibit impacts from adjacent land use practices including minor amounts of invasive plant species, and fragmentation of the forested community.

References

D.W.Magee and G.G.Hollands. 1998. A Rapid Procedure for Assessing Wetland Functional Capacity based on Hydrogeomorphic (HGM) Classification. Normandeau Associates and ENSR. 190 pg.

Wetland and Wetland Buffer Impacts and Mitigation Measures

The majority, of the property, includes wetlands and the regulated 100 ft. wetland buffer. Access to the upland portion of the lot, where the house will be constructed, will require a minor wetland encroachment (325 sq.ft., or .007 acre) for the proposed driveway. To minimize as much as feasible, the driveway has been placed along the southern boundary where it would minimize the amount of wetland encroachment. Disturbance will also be required within the regulated wetland buffer for most of the site improvements, including the residence, most of the driveway, patios, walks and utility trenches for connections to the Town's utility services. The amount of wetland buffer disturbance represents 22,736 sq. ft., or 0.522 acres.

To mitigate disturbance to the wetland and wetland buffer areas, a Mitigation Planting Plan has been prepared. (Please refer to Site Plan and Mitigation Planting Plan as prepared by J.D. Barrett & Associates, LLC, dated 01-27-21, for specific details of proposed impacts and mitigation measures).

Mitigation of the permanent wetland disturbance for the driveway will be creation of new wetland area immediately adjacent to the edge of the wetland that is parallel to the proposed driveway. This area (highlighted in yellow on the Mitigation Plan) will consist of extending the wetland to the edge of the driveway. A low boulder retaining wall will be constructed along the western edge of the driveway to create a permanent barrier to protect the wetland. The grade within this area will be lowered to the existing grade of the wetland and then re-planted with a combination of native wetland ground covers and shrubs. The lowering of the grade will provide important hydrology support for the new wetland area.

To mitigate the proposed disturbance within the wetland buffer, the forested depressional wetland will be enhanced with new native plantings to improve the functional habitat value and provide additional water quality maintenance functions. The interface between the new plantings and the existing soils will allow for additional nutrient uptake that can be stored within the wetland. Enhancement and restoration of the wetland with additional plantings represents approximately 8,820 sq. ft.

As part of the site improvements, a total of 54 trees are proposed to be removed. To mitigate the tree removal, a total of 35 new trees and 260 shrubs are proposed (eight, two-gallon shrubs is equivalent to 1- 2.5 caliper tree) to replace the impact from the loss of the existing trees.

This completes the wetland report. Please let me know if you have any questions or require additional information.

Sincerely,

Stephen W. Coleman

Stephen W. Coleman
cc: J.D. Barrett & Associates, LLC
J. Greenburgh, R.A.

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

Section 27.14

Block 1

Lot # 2

RECEIVED
TOWN OF YORKTOWN
FEB 12 2021
ENGINEERING DEPARTMENT

Job Site Address: 2572 Gregory Street

City/State/Zip: Yorktown Heights
N.Y., 10598

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

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

APPLICANT:

YOUR NAME: Christopher & Amanda Collier
COMPANY: Owner
ADDRESS: 397 Barrett Hill Road
Mahopac, N.Y. ZIP 10541
PHONE: (609) 703-8274
EMAIL: _____

OWNER:

YOUR NAME: Christopher & Amanda Collier
COMPANY: Owner
ADDRESS: 397 Barrett Hill Road
Mahopac, N.Y. ZIP 10541
PHONE: (609) 703-8274
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/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.

Move Wetland from proposed house location and add to Wetland at rear.

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

3. Tree Removal:

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

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

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

I, Christopher Collier **hereby authorize** Joel Greenberg of Architectural Visions, PLLC **to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.**

Signature: _____ **Date:** 2/11/2021

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.

Christopher Collier

PRINT NAME

SIGNATURE OF APPLICANT

2/11/2021

DATE

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Christopher & Amanda Collier

Project Location (describe, and attach a location map):
2572 Gregory Street, Yorktown Heights, NY 10598

Brief Description of Proposed Action:
New House & Driveway

Name of Applicant or Sponsor:	Telephone: 609-703-8274
Christopher & Amanda Collier	E-Mail: cmcollier49@gmail.com

Address:
397 Barrett Hill Road

City/PO:	State:	Zip Code:
Mahopac	NY	10541

	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 governmental Agency? If Yes, list agency(s) name and permit or approval: Yorktown Building Department	☐	☑

3.a. Total acreage of the site of the proposed action? 1.849 acres
b. Total acreage to be physically disturbed? 0.56 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.849 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

RESET

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐	
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:	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
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: _____ See attached Wetland Mitigation Plan	☐	☑	

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 plain?	☑	☐
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? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

RESET

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Collier Date: 07/17/2020

Signature: _____ Project Architect

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

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

RESET

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

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

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

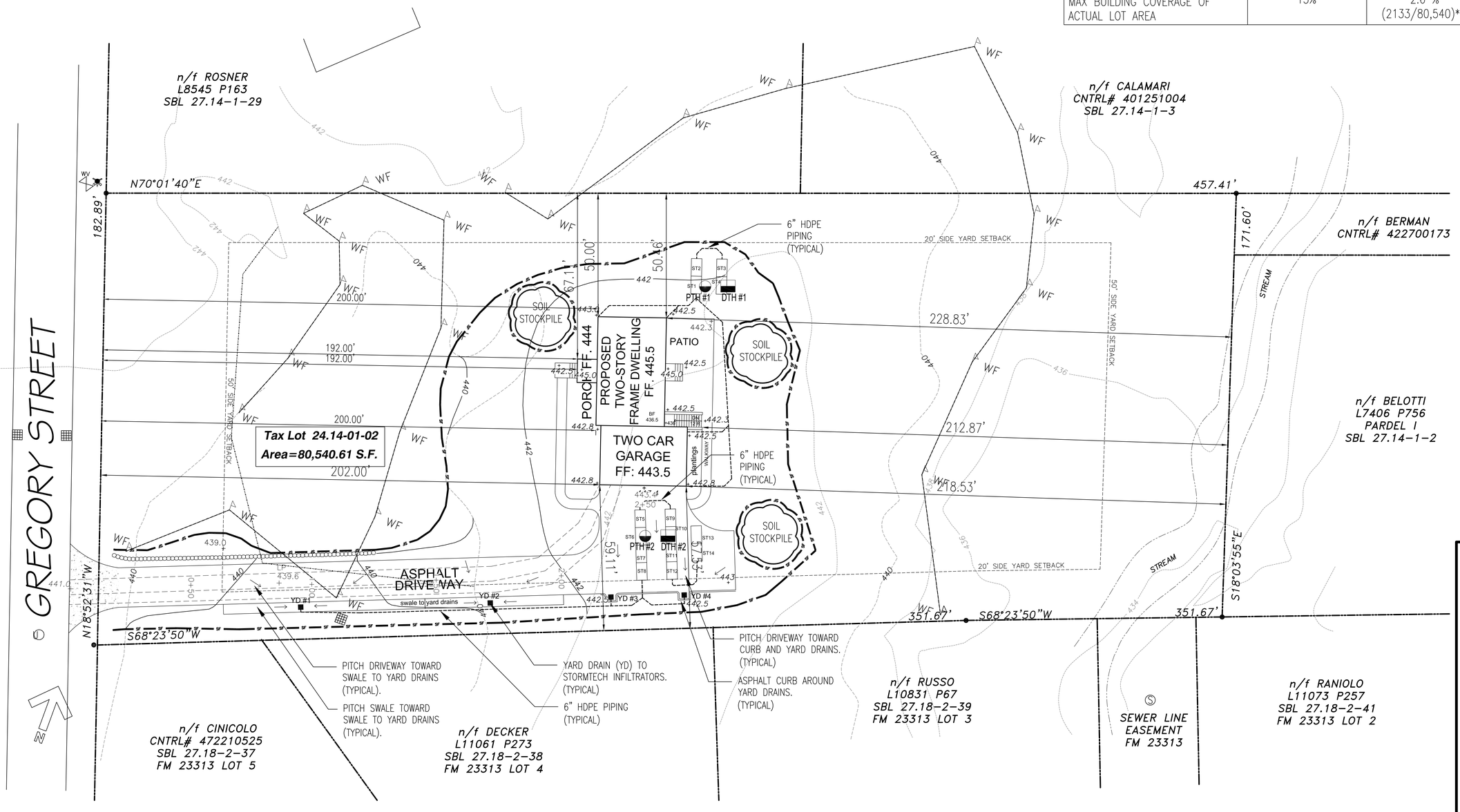
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET

TOWN OF YORKTOWN			
BASIC DATA: ADDRESS: 2572 GREGORY STREET SECTION:27.14 BLOCK:1 LOT:2 ZONING DISTRICT: R1–40 PROPOSED USE: NEW RESIDENCE			
BULK REGULATIONS	REQUIRED/ALLOWABLE	EXISTING/PROPOSED	VARIANCE REQUIRED
LOT AREA	40,000	80,540.61	NONE
ROAD/LOT FRONTAGE:	150'	182.89 FT	
FRONT YARD SETBACK:	50'	192.00 FT	NONE
REAR YARD SETBACK:	50'	212.87 FT	NONE
SIDE YARD SETBACKS:	20'	50.00 FT 57.53 FT	NONE NONE
HEIGHT OF STRUCTURE:	35'	34 FT	NONE
MAX BUILDING COVERAGE OF ACTUAL LOT AREA	15%	2.6 % (2133/80,540)*100	NONE



1 SITE PLAN
1" = 20'

YD = YARD DRAIN
ST = STORMTECH

NOTE: STORMTECH 740 UNITS TO BE H-20 LOADING FOR USE IN DRIVEWAY

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCH-VISIONS.COM
P: 845-628-6613
F: 845-628-2807

PROJECT: NEW RESIDENCE FOR CHRIS & AMANDA COLLIER

PROJECT ADDRESS
2572 GREGORY STREET
YORKTOWN HEIGHTS, NY 10598

MAILING ADDRESS
397 BARRET HILL RD.
MAHOPAC, NY 10541

TAX MAP NO. 27.14-1-2

SITE PLAN

ISSUANCE	
FOR REVIEW	02/19/2020
FOR REVIEW	07/17/2020
FOR REVIEW	10/05/2020
FOR REVIEW	10/16/2020
FOR REVIEW	10/22/2020
FOR REVIEW	11/6/2020
FOR REVIEW	02/09/2021

SCALE
AS NOTED

DRAWN BY/CHKD BY
MLS/--- /JLG

PROJECT NO.
10-19-130

AS-100

Table 1- Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation[1]	Compaction/Density Requirement
D Final Fill: Fill Material for layer 'D' starts from the top of the 'C' layer to the bottom of flexible pavement or unpaved finished grade above. Note that the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement subgrade requirements.	N/A	Prepare per site design engineer's plans. Paved installations may have stringent material and preparation requirements.
C Initial Fill: Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 18" (450 mm) above the top of the chamber. Note that pavement subbase may be part of the 'C' layer.	Granular well-graded soil/ aggregate mixtures, <35% fines or processed aggregate. Most pavement subbase materials can be used in lieu of this layer.	AASHTO M45 A-1, A-2-4, A-3 or AASHTO M431 3, 357, 4, 467, 5, 56, 57, 6 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (53 kN). Dynamic force not to exceed 20,000 lbs (89 kN).
B Embedment Stone: Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	No compaction required.
A Foundation Stone: Foundation Stone below the chambers from the subgrade up to the foc (bottom) of the chamber.	Clean, crushed, angular stone,	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor.[2,3]

PLEASE NOTE:

1. *The listed AASHTO designations are for gradations only. The stone must also be clean, crushed, angular. For example, a specification for #4 stone would state: "clean, crushed, angular no. 4 (AASHTO M43) stone".*
2. *StormTech compaction requirements are met for 'A' location materials when placed and compacted in 6" (150 mm) (max) lifts using two full coverages with a vibratory compactor.*
3. *Where infiltration surfaces may be comprised by compaction, for standard installations and standard design load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.*

Figure 1- Inspection Port Detail

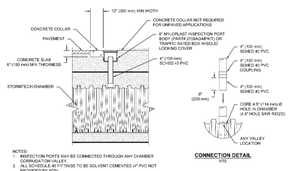
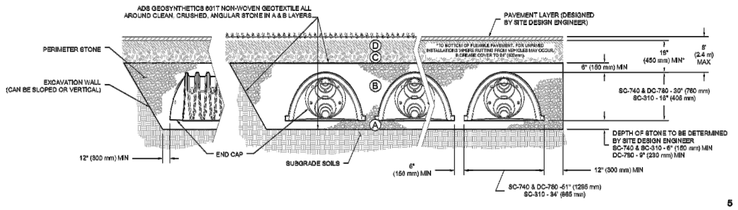


Figure 2 - Fill Material Locations



STORM TECH 740 INFILTRATOR

NOTE: STORMTECH 740 UNITS TO BE H-20 LOADING FOR USE IN DRIVEWAY, ALL PIPING 6" HDPE.

ROOF & DRIVEWAY DRAINAGE INFILTRATION STUDY
Collier, 2572 Gregory Street – Yorktown (T)

25 Year Design Storm	6.0 in.
25 Year Impervious C Factor	CN 98 = 5.7
25 Year Existing C Factor (fair woods)	CN 74 = 3.3
Soil Type	
Hydrologic Group	
Rock Depth	> 7 feet
Water Depth	> 7 feet
Soil Percolation Rate	15 Minutes per Inch

PROPOSED IMPERVIOUS AREA:

House	2,057 SF
Driveway	5,341 SF
Walls, Rear patio & Stairs	1,396 SF

Total proposed impervious 8,794 SF

IMPERVIOUS C FACTOR LESS EXISTING C FACTOR

CN_A = CN 98 - CN 74 = 5.7-3.3 = 2.4

INCREASED RUNOFF FROM PROPOSED IMPERVIOUS

DRIVEWAY $R_I = CN_A (A_I) = 2.4(5,341SF) / 12 = 1,068$ CF
ROOF $RI = CNA (AI) = 2.4(2,057 SF) / 12 = 411$ CF

THESE ARE THE REQUIRED TREATMENT VOLUMES

STORMTECH 740 INFILTRATION SYSTEM DESIGN

PERC VOLUME FOR 24 HR PER STORMTECH CHAMBER
VS = SCR x AS = 1.14 CF/SF/DAY x 30.26 SF = 34.5 CF/SF/DAY

STORMTECH CHAMBER DESIGN VOLUME
VD = VS + VC = 34.5 CF/DAY + 75 CF = 110 CF/DAY

It is proposed to utilize fourteen (14) Storm Tech 740 units with a capacity of 110 CF each.

IT IS PROPOSED COLLECT WATER FROM THE ENTIRE ROOF AND PART OF THE DRIVEWAY AND DIRECT TO 14 STORMTECH 740 CHAMBERS TOTAL CAPACITY OF 1,640 CF/DAY. PART OF THE DRIVEWAY DRAINAGE, THE WALLS REAR PATIO AND STEPS WILL SHEET FLOW ONTO ADJACENT LAWN AREAS FOR INFILTRATION

DRIVEWAY:	1,068 CF/ 112 CF	= 9.53 = 10 STORMTECH 740 UNITS FOR DRIVEWAY
HOUSE:	411 CF/ 112 CF	= 3.66 = 4 STORMTECH 740 UNITS FOR HOUSE
TOTAL:		14 STORTECH 740 UNITS.

PERCOLATION ANALYSIS

PERC AREA AT TEST HOLE BOTTOM (4" RADIUS)
$A_B = 3.14 \times R^2 = 3.14 (4IN/12)^2 = 0.349$ SF

PERC AREA AT TEST HOLE SIDE (AVE. HT. 8.5)
$A_C = 3.14 \times D \times H = 3.14 \times 8 / 12 \times 8.5$ IN/12 = 1.48 SF

TOTAL PERC AREA
$A_P = A_B + A_C = 0.349$ SF + 1.48 SF = 1.83 SF

PERC VOLUME
$V_P = A_B$ + PERC HT. = 0.349 SF ÷ 3 IN/12 = .087 CF

SOIL PERC RATE (T = 15 MIN/IN x 3 IN = 45 MIN)
$S_R = V_P/A_P/T$ x 1440 MIN/24 HOUR = .087CF/1.83SF/45 x 1440 = 1.52 CF/SF/DAY

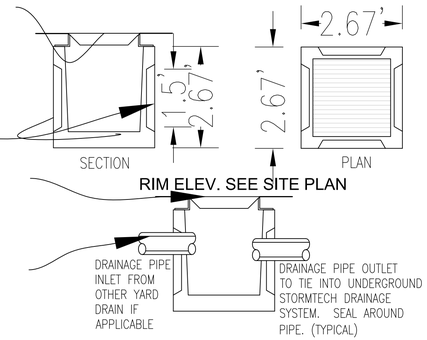
SOIL PERC RATE REDUCTION FOR CLOGGING
$S_{CR} = S_R$ x 75% = 1.52 CF/SF/DAY x 0.75 = 1.14 CF/SF/DAY

24" CAST IRON SQUARE CAST IRON GRATES BY WOODARD'S CONCRETE PRODUCTS

KNOCKOUTS

24" CAST IRON SQUARE CAST IRON GRATES BY WOODARD'S CONCRETE PRODUCTS

6" DIAMETER HDPE PIPE, SEAL AROUND PIPE, TYPICAL.



PRECAST YARD DRAIN/ CATCH BASIN WOODWARD'S CONCRETE PRODUCTS MODEL CB-2X2 W/ 24" CAST IRON GRATES

SPECIFICATIONS;
CONCRETE MIN. STRENGTH: 4,000 psi AT 28 DAYS
REINFORCEMENT: #4 REBAR/ ASTM A615

LOAD RATING: H20 WEIGHT= 4,400 LBS
MANUFACTURE:
WOODWARD'S CONCRETE PRODUCTS, INC.
629 LYBOLT ROAD, BULLVILLE NY 10915
800-735-3471

PRECAST 2'x2' YARD DRAIN/ CATCH BASIN

NOT TO SCALE

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
25 Moore Ave
Mount Kisco, NY 10549

DESIGN DATA SHEET – SEPARATE SEWAGE SYSTEM FILE NO._____

Owner Chris Collier Address 2572 Gregory Street

Located at (Street) Gregory ST Sec. 27.14 Block 1 Lot 2
(Indicate nearest cross street)

Municipality Town of Yorktown Watershed_____

SOIL PERCOLATION TEST DATA REQUIRED TO BE SUBMITTED WITH PPLICATION

Presoak Date: 12/16/2020 Run Date: 12/17/2020

Hole #	CLOCK TIME				PERCOLATION			
					Depth to Water From Ground Surface		Water Level Drop In Inches	Soil Rate
Hole Number	Run No.	Start	Stop	Elapse Time Min.	Start Inches	Stop Inches		Min/in Drop
1	1	11:30	12:00	30	36	39	3"	30/3=10
	2	12:01	12:31	30	36	38.5	2.5"	30/2.5=12
	3	12:32	1:02	30	36	38.5	2.5"	30/2.5=12
	4							
	5							
2	1	11:32	12:02	30	36	38.5	2.5"	30/2.5=12
	2	12:03	12:33	30	36	38	2"	30/2=15
	3	12:34	1:04	30	36	38	2"	30/2=15
	4							
	5							
	1							
	2							
	3							
	4							
	5							

Perc test done by: Joel Greenberg

Notes:
1. Tests to be repeated at same depth until approximately equal soil rates are obtained at each percolation test hole. All data to be submitted for review.
2. Depth measurements to be made from top of hole. DO NOT REPORT INCREMENTS OF LESS THAN ONE INCH.

TEST PIT DATA REQUIRED TO BE SUBMITTED WITH APPLICATION
DESCRIPTION OF SOILS ENCOUNTERED IN TEST HOLES

DEPTH G.L.	HOLE NO. 1	HOLE NO. 2	HOLE NO. ____	HOLE NO. ____
6"	Topsoil	Topsoil		
12"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
18"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
24"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
30"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
36"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
42"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
48"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
54"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
60"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
66"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
72"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
78"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		
84"	Sandy Loam w. traces of clay	Sandy Loam w. traces of clay		

WAS GROUNDWATER ENCOUNTERED
INDICATE LEVEL AT WHICH GROUND WATER IS ENCOUNTERED
INDICATED LEVEL FOR WHICH WATER LEVEL RISES AFTER BEING ENCOUNTRED
DEEPTEST MADE BY Joel Greenberg DATE OF DEEP TESTS 1/4/2021

DESIGN

Soil Rate Used 11-15 Min/1" Drop: S.D. Usable Area Provided_____

No. of Bedrooms_____ Septic Tank Capacity_____ Gals. Masonry_____ Metal _____

Absorption Area Prov. by _____ L.F. x 24"_____ width trench. Other_____

Name_____ Signature_____

Address_____ Seal

Westchester County Health Department

Soil Rate Approved_____ Sq. Ft./Gal Checked by_____

S.D. 27.6
4/98

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MAHOPAC NY, 10541
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PROJECT:
COLLIER

PROJECT ADDRESS
2572 GREGORY STREET
YORKTOWN HEIGHTS, NY 10598
TAX MAP NO. 27.14-1-2

MAILING ADDRESS
CHRIS & AMANDA COLLIER
397 BARRET HILL RD.
MAHOPAC, NY 10541

SITE DETAILS - DRAINAGE

ISSUANCE

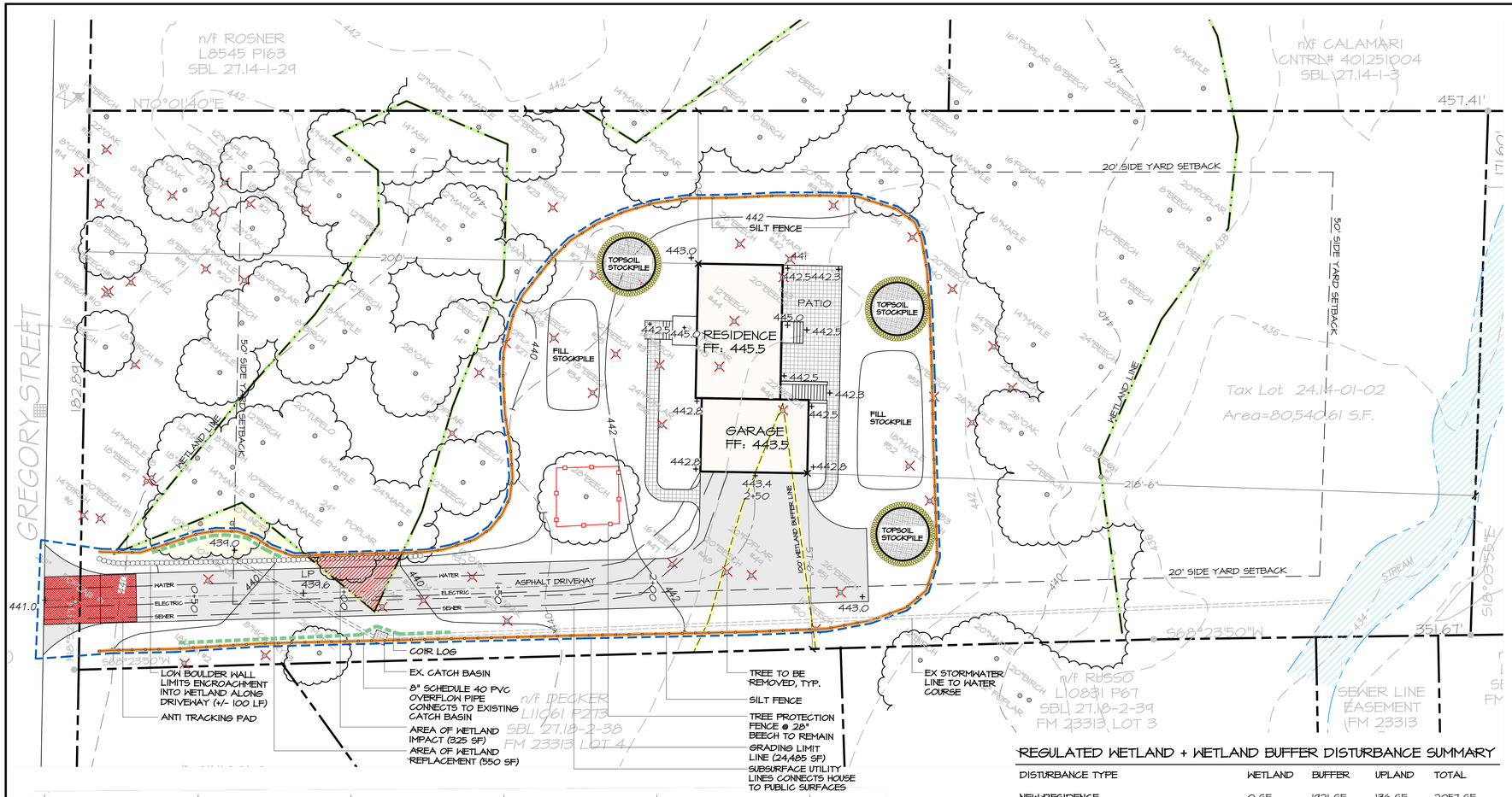
ISSUANCE	DATE
FOR REVIEW	03-09-2021

SCALE
AS NOTED

DRAWN BY/CHKD BY
MLS / JJG

PROJECT NO.
10-19-130

AS-101



TREE REMOVAL LIST

ID #	Species	Size
1	Poplar	20"
2	Ash	18"
3	Hickory	8"
4	Oak	10"
5	Beech	20"
6	Birch	14"
7	Beech	18"
8	Maple	14"
9	Birch	18"
10	Birch	10"
11	Beech	10"
12	Birch	8"
13	Birch	16"
14	Cherry	8"
15	Oak	22"
16	Beech	8"
17	Beech	10"
18	Maple	8"
19	Birch	8"
20	Maple	14"
21	Beech	18"
22	Beech	8"
23	Birch	8"
24	Birch	10"
25	Poplar	18"
26	Beech	14"
27	Poplar	24"
28	Poplar	14"
29	Poplar	18"
30	Poplar	10"
31	Elm	8"
32	Oak	16"
33	Oak	24"
34	Beech	18"
35	Beech	12"
36	Poplar	24"
37	Beech	14"
38	Poplar	20"
39	Beech	20"
40	Beech	20"
41	Beech	26"
42	Maple	14"
43	Beech	20"
44	Beech	12"
45	Poplar	30"
46	Beech	22" *
47	Beech	16"
48	Beech	20" *
49	Poplar	22" *
50	Beech	14"
51	Beech	26"
52	Maple	18"
53	Beech	18"
54	Maple	26"
55	Beech	12"
56	Beech	22"
57	Beech	14"

* LOCATED IN UPLAND

TREE REMOVAL SUMMARY

NUMBER OF TREES TO BE REMOVED WITHIN WETLAND/ BUFFER	54
TOTAL DBH TO BE REMOVED WITHIN WETLAND/ BUFFER	848"

TREE REPLACEMENT SUMMARY

NUMBER OF TREES PROPOSED	35
NUMBER OF SHRUBS PROPOSED	260

NOTE: SEE ADDITIONAL INFORMATION, SHEET 2 OF 2.

LOCATION MAP

AERIAL PHOTO

GENERAL NOTES

1. THIS PROJECT INFORMATION IS PREPARED IN SUPPORT OF A WETLAND PERMIT APPLICATION TO ALLOW HOME AND DRIVEWAY CONSTRUCTION WITHIN THE REGULATED WETLAND BUFFER AREA.

2. SURVEY INFORMATION FOR THE PROJECT HAS BEEN PREPARED BY ROWAN LAND SURVEYOR PLLC, GARRISON, NEW YORK.

3. SITE PLAN INFORMATION PROVIDED ON THESE DRAWINGS HAS BEEN PREPARED BY J.D. BARRETT & ASSOCIATES, LLC, LANDSCAPE ARCHITECTS AND ENVIRONMENTAL PLANNERS.

4. ARCHITECTURAL INFORMATION FOR HOUSE DESIGN AND CONSTRUCTION PROVIDED BY ARCHITECTURAL VISIONS, PLLC, MAHOPAC, NEW YORK.

5. ZONING INFORMATION PROVIDED BY ARCHITECT.

DRAWING INDEX

REGULATED WETLAND + WETLAND BUFFER DISTURBANCE SUMMARY

DISTURBANCE TYPE	WETLAND	BUFFER	UPLAND	TOTAL
NEW RESIDENCE	0 SF	1921 SF	136 SF	2057 SF
NEW ASPHALT DRIVEWAY	178 SF	4206 SF	957 SF	5341 SF
NEW CONCRETE PATIOS/ WALKWAY	0 SF	1155 SF	0 SF	1155 SF
NEW STEPS + LANDINGS	0 SF	241 SF	0 SF	241 SF
TOTAL IMPERVIOUS AREAS	178 SF	7523 SF	1093 SF	8794 SF
EARTHWORK DISTURBANCE TO INSTALL IMPROVEMENTS	147 SF	15,213 SF	331 SF	15,691 SF
TOTAL WETLAND DISTURBANCE	325 SF	—	—	—
TOTAL BUFFER DISTURBANCE	—	22,736 SF	—	—
TOTAL UPLAND DISTURBANCE	—	—	1,424 SF	—
TOTAL PROJECT DISTURBANCE (GLL)	—	—	—	24,485 SF

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.

2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. 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 ENVIRONMENTAL CONSULTANT. 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.

3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENVIRONMENTAL CONSULTANT, AND IN ACCORDANCE WITH HE STANDARDS SET FORTH PER LOCAL CODES.

4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE STRIPPED FROM THE WORK AREA FIRST AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.

5. ALL INACTIVE DISTURBED AREAS NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL RECEIVE TEMPORARY SEEDING WITHIN SEVEN DAYS. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO SEEDING. FINAL STABILIZATION SHALL BE APPLIED UPON COMPLETION OF FINAL GRADING AND SOIL RESTORATION WITHIN 7 DAYS.

6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE METTED AS NECESSARY TO PROVIDE DUST CONTROL.

7. 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. SEE NOTE NUMBER 8 BELOW ON ANTI TRACKING PAD DETAIL.

8. SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

9. EROSION CONTROL MEASURES SHALL BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A WEEKLY BASIS WHILE EARTHWORK ACTIVITY IS ON GOING AND UP UNTIL VEGETATIVE STABILIZATION OCCURS ON ALL DISTURBED AREAS.

SITE PLAN

Prepared For :
CHRIS AND AMANDA COLLIER
2572 GREGORY STREET
YORKTOWN, NEW YORK
Sec. 27.14 Blk 1 Lot 2 1.849 Ac

Prepared by:
Landscape Architect/Environmental Planner:
J. D. BARRETT & ASSOCIATES, LLC
109 SPORT HILL ROAD
EASTON, CONNECTICUT 06612
Tel. 203.372.5805 Fax 203.372.0499

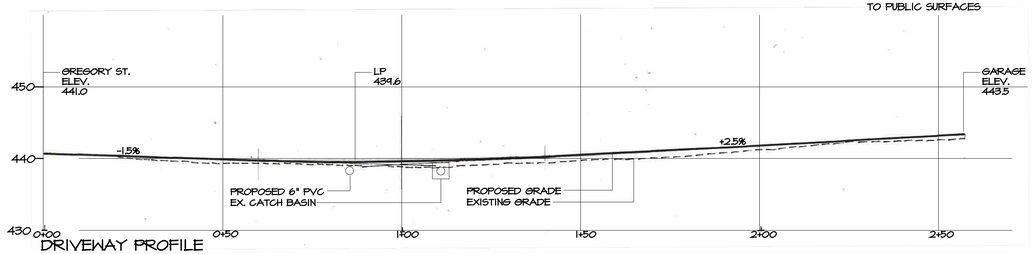
Architect:
ARCHITECTURAL VISIONS, PLLC
2 MUSCOOT ROAD NORTH
MAHOPAC, NY 10541
Tel. 845.628.6613

Surveyor:
ROWAN LAND SURVEYING, PLLC
330 OLD ALBANY POST RD
GARRISON, NY 10524
Tel. 914.815.3486

Environmental Scientist:
STEPHEN W. COLEMAN ENV. CONSULTING
3 ASPEN COURT
OSSINING, NY 10562
Tel. 914.762. 7288

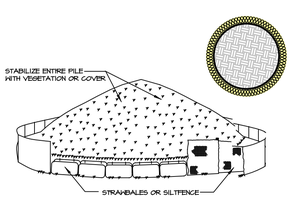
SCALE: 1"=20'-0"
Date : January 27, 2021

SHEET: 1 OF 2



DRIVEWAY PROFILE

VERTICAL SCALE 1" = 10'
HORIZ. SCALE 1" = 20'

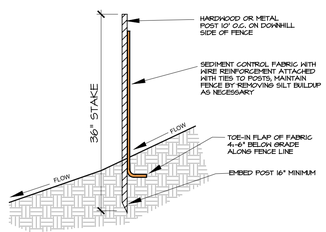


INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

SOIL STOCKPILE

SCALE: NTS



INSTALLATION NOTES

1. WIRE REINFORCED SILT FENCING FABRIC TO BE FASTENED SECURELY TO POSTS WITH WIRES OR STAPLES, POSTS SHALL BE STEEL, EITHER "T" OR "U" SHAPE TYPE OR HARDWOOD.

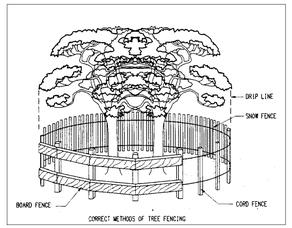
2. WHEN TWO SECTIONS OF FABRIC CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

4. MAINTENANCE SHALL BE PREFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ORANGE SILT FENCE

SCALE: NTS



CORRECT METHODS OF TREE FENCING

DESCRIPTION

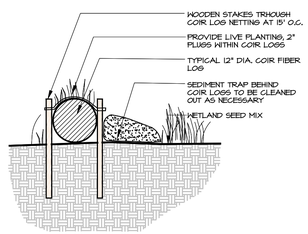
All significant trees to be preserved located within the limits of disturbance and on the perimeter of the disturbance limits shall be protected from harm by erecting a 3' high (minimum) snow fence surrounding the tree or group of trees. Snow fence should extend to the drip-line of the trees to be preserved. Trees designated to be protected shall be identified during the staking of the limits of disturbance.

MAINTENANCE / INSPECTION

The snow fence shall be inspected daily to ensure that the perimeter of the fence remains at the drip-line of the tree to be preserved. Any damaged portions of the fence shall be repaired or replaced immediately. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

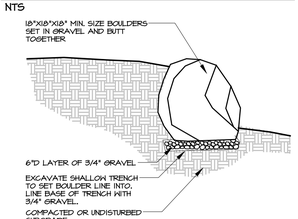
TREE PROTECTION FENCING

NTS



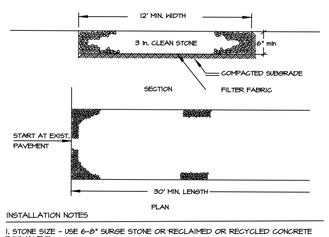
12" HIGH DENSITY COIR LOG

NTS



BOULDER WALL DETAIL

Scale: NTS



INSTALLATION NOTES

1. STONE SIZE - USE 6-8" SURGE STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - AS REQUIRED, SEE PLAN.

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

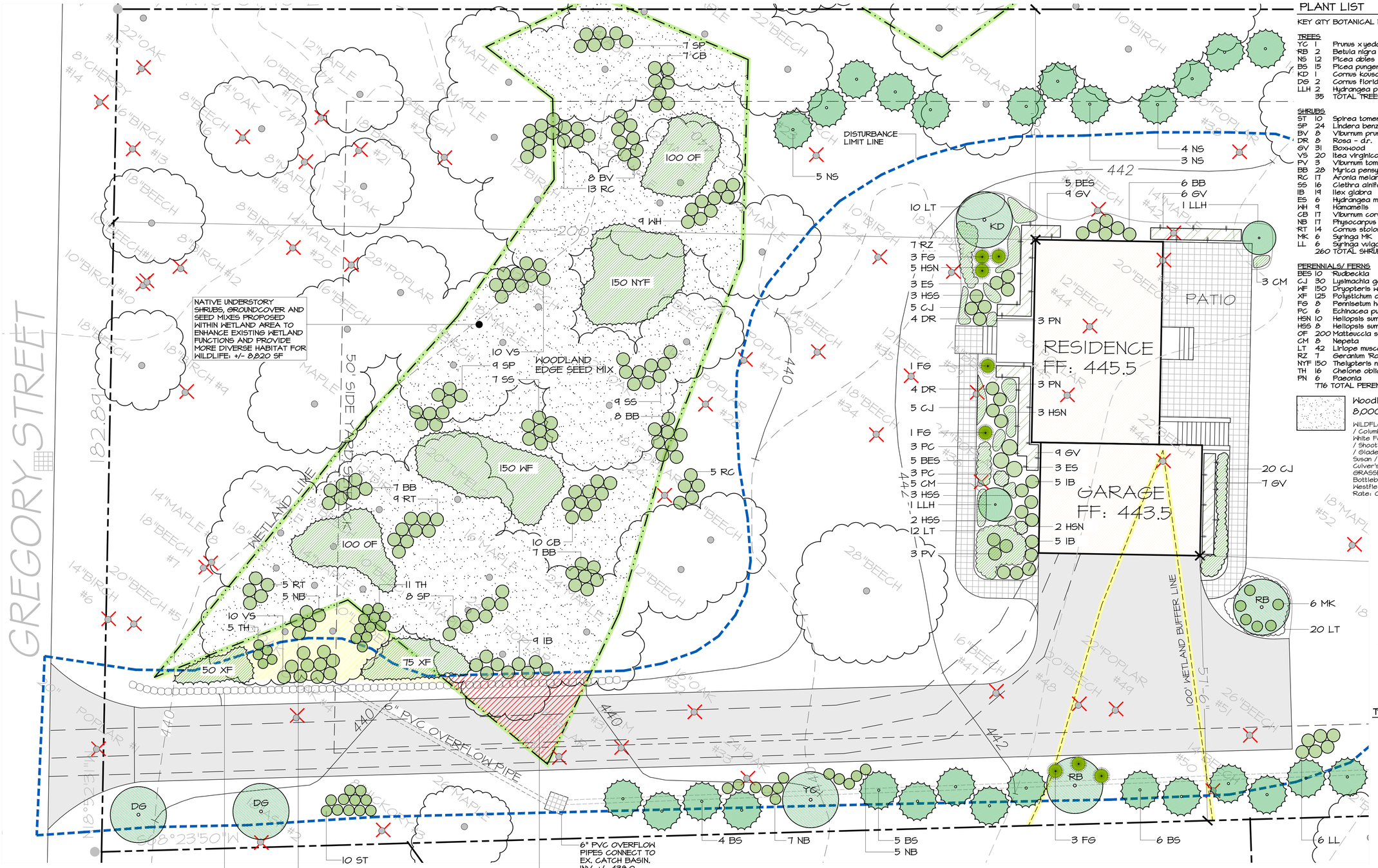
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS PERFORMED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. TIRE WASHING REQUIRED BEFORE VEHICLE ENTERS PUBLIC ROAD.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

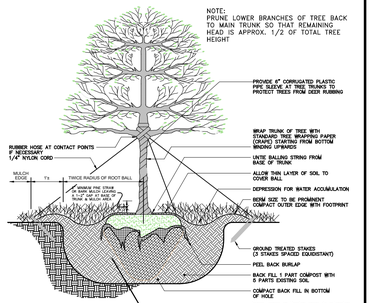


PLANT LIST

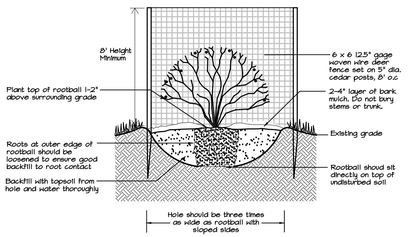
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
YC	1	Prunus x yedoensis	YOSHINO CHERRY	1-1.5" CAL
RB	2	Betula nigra	RIVER BIRCH	1-1.5" CAL
NS	12	Picea abies	NORWAY SPRUCE	4'-5' HT
BS	15	Picea pungens	BLUE SPRUCE	4'-5' HT
KD	1	Cornus kousa	KOUSA DOGWOOD	1-1.5" CAL
DG	2	Cornus florida	FLORIDA DOGWOOD	1-1.5" CAL
LLH	2	Hydrangea paniculata-tf	LIMELIGHT HYDRANGEA TREE FORM	1-1.5" CAL
	35	TOTAL TREES		
SHRUBS				
ST	10	Spirea tomentosum	STEEPLEBUSH	2 GAL
SP	24	Lindera benzoin	SPICEBUSH	2 GAL
BV	8	Viburnum prunifolium	BLACKHAW VIBURNUM	2 GAL
DR	8	Rosa - dr.	DRIFT ROSE	2 GAL
GV	31	Boxwood	GREEN VELVET	2 GAL
VS	20	Itea virginica	VIRGINIA SWEETSPIRE	2 GAL
FV	3	Viburnum tomentosum pc	POPCORN VIBURNUM	2 GAL
BB	28	Myrica pensylvanica	BAYBERRY	2 GAL
RC	17	Aronia melanocarpa	RED CHOKEBERRY	2 GAL
SS	16	Clethra alnifolia	SUMMERSWEET	2 GAL
IB	19	Ilex glabra	INKBERRY	2 GAL
ES	6	Hydrangea macrophalla	ENDLESS SUMMER HYDRANGEA	2 GAL
WH	9	Hamamelis	WITCH HAZEL	2 GAL
CB	17	Viburnum corymbosum	CRANBERRYBUSH	2 GAL
NB	17	Physocarpus opulifolus	NINEBARK	2 GAL
RT	14	Cornus stolonifera	REDTWIG DOGWOOD	2 GAL
MK	6	Syringa MK	KOREAN LILAC	2 GAL
LL	6	Syringa vulgaris	COMMON LILAC	2 GAL
	260	TOTAL SHRUBS		
PERENNIALS/ FERNS				
BES	10	Rudbeckia	BLACK EYED SUSAN	1 GAL
CJ	30	Lysimachia golden Jenny	CREEPING JENNY	1 GAL
WF	150	Dryopteris wf	WOOD FERN	2" PLUG
XF	125	Polystichum acrostichoides	CHRISTMAS FERN	2" PLUG
FG	8	Pennisetum hameln	DWARF FOUNTAIN GRASS	1 GAL
PC	6	Echinacea purpurea	PURPLE CONEFLOWER	1 GAL
HSN	10	Hellopsis summer night	HELIOPSIS 'SUMMER NIGHT'	1 GAL
HSS	8	Hellopsis summer sun	HELIOPSIS 'SUMMER SUN'	1 GAL
OF	200	Matteuccia struthiopteris	OSTRICH FERN	2" PLUG
CM	8	Nepeta	CATMINT	1 GAL
LT	42	Liriope muscari	LILY TURF	1 GAL
RZ	7	Geranium 'Rozanne'	ROZANNE GERANIUM	1 GAL
NYF	150	Thelypteris noveboracensis	NEW YORK FERN	2" PLUG
TH	16	Chelone obliqua	TURTLEHEAD	1 GAL
PN	6	Paeonia	PEONY	1 GAL
	716	TOTAL PERENNIALS		

Woodland Edge / Savanna Seed Mix #50015
8,000 sf - 2 lbs

WILDFLOWERS: Red Baneberry / Lavender Hyssop / Nodding Pink Onion / Columbine / Jack In the Pulpit / Calico Aster / Blue False Indigo / White False Indigo / Wild Hyacinth / Pale Indian Plantain / Tall Bellflower / Shootingstar / Purple Coneflower / Sweet Joe Pye Weed / Bergamot / Glade Mallow / Smooth Penstemon / Great Solomon's Seal / Black Eyed Susan / Sweet Black Eyed Susan / Brown Eyed Susan / Solomon's Plume / Culver's Root / Golden Alexanders
GRASSES: Prairie Brome Grass / Virginia Wild Rye / Silky Wild Rye / Bottlebrush Grass. SUPPLIER: Prairie Nursery, Inc., P.O. Box 306, Westfield, WI 53964, www.prairienursery.com (800)476-9453. Seed Rate: 0.25 lbs/1,000 SF



TREE PLANTING DETAIL



SHRUB/ DEER FENCE DETAIL

PROPOSED TREE REPLACEMENT SUMMARY

QUANTITY	TYPE	INSTALLED SIZE	DBH EQUIVALENT	TOTAL REPLACEMENT DBH
8	DECIDUOUS TREE	1½" Cal.	1½" DBH/TREE	12.0"
27	EVERGREEN TREE	4'-5' Ht.	1½" DBH/TREE	40.5"
260	SHRUBS*	2 Gal.	2½" DBH/ 8 SHRUBS (260/8 x 2.5)	81.25"
TOTAL TREE REPLACEMENT INCHES PROPOSED				133.75"

* ASSUME EIGHT (8) - 2 GAL. SHRUBS IS EQUIVALENT TO ONE (1) - 2 ½"CAL. TREE

MITIGATION PLANTING PLAN

Prepared For :
CHRIS AND AMANDA COLLIER
2512 GREGORY STREET
YORKTOWN, NEW YORK
Sec. 27.14 Blk 1 Lot 2 1.849 Ac

Prepared by:
Landscape Architect/Environmental Planner:
J. D. BARRETT & ASSOCIATES, LLC
109 SPORT HILL ROAD
EASTON, CONNECTICUT 06612
Tel. 203.372.5805 Fax 203.372.0499

Architect:
ARCHITECTURAL VISIONS, PLLC
2 MUSCOOT ROAD NORTH
MAHOPAC, NY 10541
Tel. 845.628.6613

Surveyor:
ROWAN LAND SURVEYING, PLLC
330 OLD ALBANY POST RD
GARRISON, NY 10524
Tel. 914.815.3986

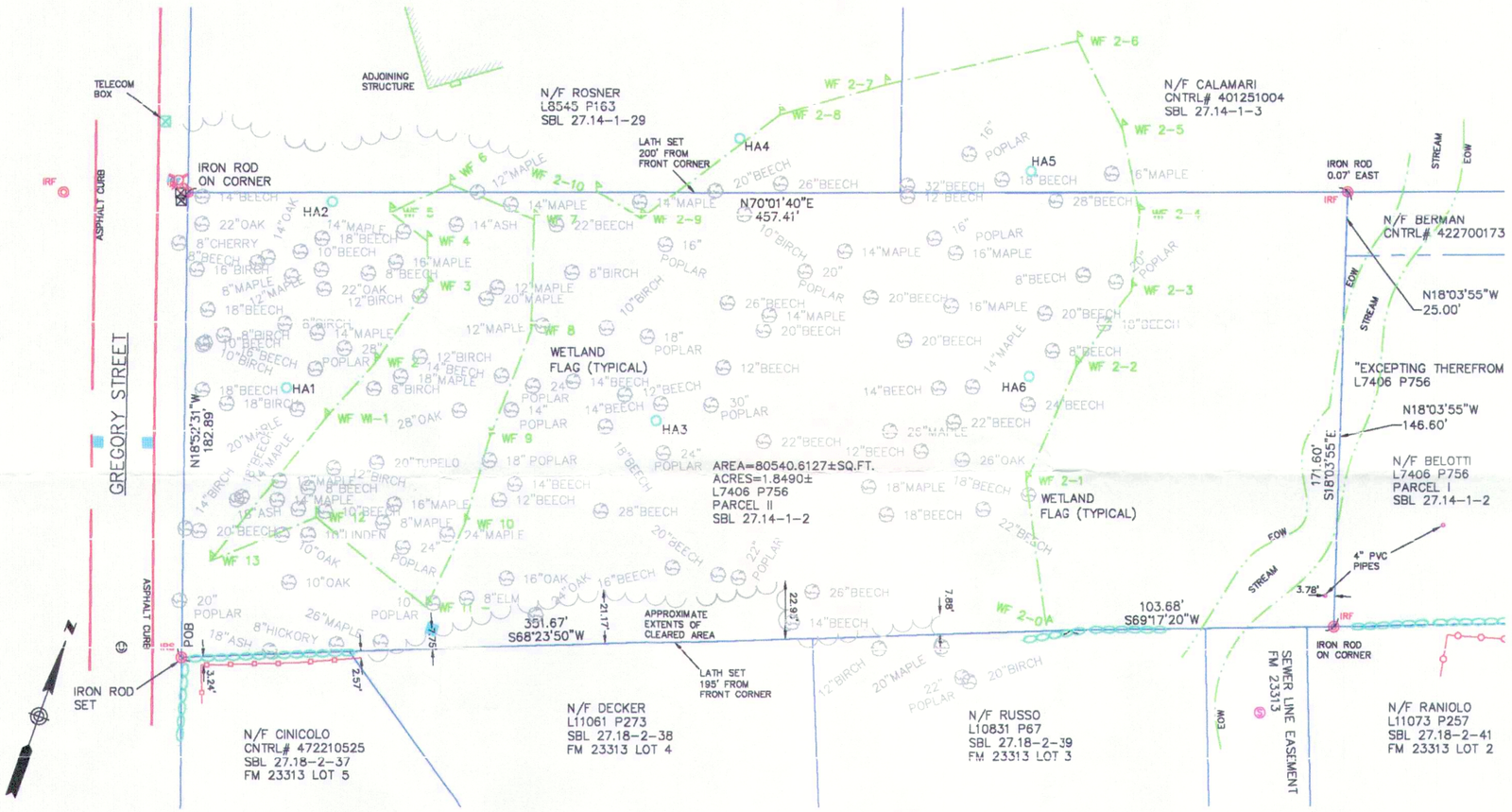
Environmental Scientist:
STEPHEN W. COLEMAN ENV. CONSULTING
3 ASPEN COURT
OSSINING, NY 10562
Tel. 914.762. 7288

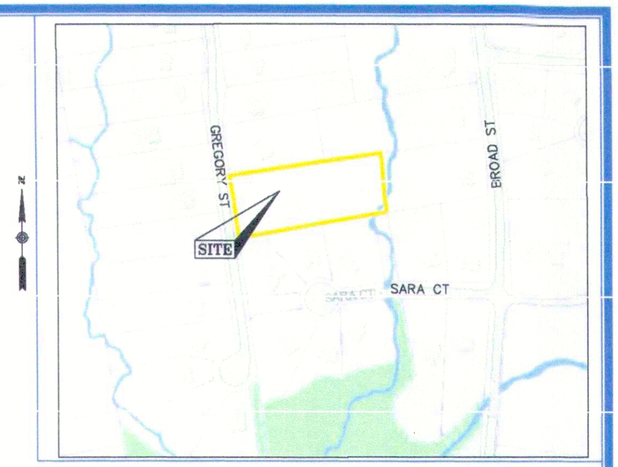
NORTH

SCALE: 1"=10'-0"

Date : January 27, 2021

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH. UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.





LOCUS MAP
(N.T.S.)

SURVEY NOTES

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON AUGUST 21, 2020 AND ON THE FOLLOWING DATUM –

   MERIDIAN: L7406 P756

   HORIZONTAL: ASSUMED

2. REFERENCES

   STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS –

   A. LAND CONVEYED TO EVA BELOTTI BY DEED BOOK 7406 PAGE 756, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON JULY 22, 1977.

   B. MAP 18078 ENTITLED, "SUBD. MAP OF GREGORY EST.", PREPARED BY J. HENRY CARPENTER AND FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON OCTOBER 26, 1973.

3. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.

4. THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.

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

7. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.

8. OFFSETS OR DIMENSIONS FROM THE RECEIVED LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR CONSTRUCTION OF ANY TYPE.

RECEIVED
TOWN OF YORKTOWN
FEB 12 2021
ENGINEERING DEPARTMENT

RECEIVED
PLANNING DEPARTMENT
MAR 12 2021
TOWN OF YORKTOWN

LEGEND

- IRON ROD
- CATCH BASIN
- ELECTRIC BOX
- UNKNOWN MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DECIDUOUS TREE
- CONIFER TREE
- PROPERTY LINE
- CHAIN LINK FENCE
- METAL/VINYL FENCE
- STONE WALL
- TREE LINE

POB	POINT OF BEGINNING
PL	PROPERTY LINE
EOW	EDGE OF WATER
PVC	POLYVINYL CHLORIDE

Paul Rowan

STATE OF NEW YORK
PAUL A. ROWAN
050999-1
LICENSED LAND SURVEYOR

TREE & WETLAND SURVEY
2572 GREGORY STREET
YORKTOWN, NEW YORK
PREPARED FOR
AMANDA & CHRISTOPHER COLLIER

ROWAN LAND SURVEYING, PLLC
330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com

Drawn By PR	Date	Job No.
Surveyed By PR	SEPTEMBER 9, 2020	019-128
	Scale 1" = 40'	Sheet No. 1 OF 1

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: **Town Board**

From: **Conservation Board**

Date: **March 4, 2021**

Re: **2572 Gregory Street Collier**

The Conservation Board at its March 3rd 2021meeting discussed 2572 Gregory Street with Joel Greenberg and Stephen Coleman. The Conservation Board has the following comments:

- The Conservation Board appreciates the re-established wetland and screening for the neighbors. The Board feels mitigation has been satisfied and recommends the project move forward.

Respectfully submitted:

Diane Dreier

For the Conservation Board

CC: Planning Board
Diana Quast, Town Clerk
Applicant

2678 Gregory St

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

RECEIVED
TOWN OF YORKTOWN
JAN 21 2021
ENGINEERING DEPARTMENT

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

Section 27.14
Block 1
Lot # 17

Application #: # FSWPPP 005-21
Date Received: 1/21/21
Date Issued: 1/21/21
Expires: 1/21/22
Fee Paid: $ # 1500.00

Job Site Address: 2678 GREGORY ST
City/State/Zip: YORKTOWN, NY 10598

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

APPLICANT:

YOUR NAME: JON FARRELL
COMPANY: AMERICAN CUSTOM BUILDERS
ADDRESS: 369 BIRDSALL DRIVE
YORKTOWN ZIP 10598
PHONE: (914) 245-2242
EMAIL: CHEFMASONRY@GMAIL.COM

OWNER:

YOUR NAME: JON FARRELL
COMPANY: AMERICAN CUSTOM BUILDERS
ADDRESS: 369 BIRDSALL DRIVE
YORKTOWN ZIP 10598
PHONE: (914) 245-2242
EMAIL: CHEFMASONRY@GMAIL.COM

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

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

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

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

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

a. Lake/pond	☐	Control area of lake/pond	☐
b. Stream/River/Brook	☐	Control area of stream/river/brook	☐
c. Wetlands	☐	Control area of wetlands	☐

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

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

EXCAVATION FOR NEW 2 STORY SINGE FAMILY HOME W/ UTILITY & DRAINAGE SYSTEM

3. **Tree Removal:**

Amount of trees and/or stumps to be removed: TREES PER PLANS-28
Sizes; approximate DBH: APPROX 12" OR LESS
Species of trees to be removed (i.e. Birch, Spruce - if known):
Reason for removal: CONSTRUCTION OF HOME
Trees marked In field (trees must be marked prior to inspection): Yes: ☒ No: ☐
Tree removal contractor: CITY OF MOUNTAINLE
PO BOX 1389
YORKTOWN, NY 10598

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

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

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

Signature: _____ Date: _____

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

GENERAL CONDITIONS

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

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

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

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

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

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

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

Jon Farrell

PRINT NAME

SIGNATURE OF APPLICANT

1/20/21

DATE

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project: NOW KNOWN AS
363 GRANITE SPRINGS ROAD 2678 GREGORY STREET

Project Location (describe, and attach a location map):
2678 GREGORY STREET

Brief Description of Proposed Action:
PROPOSED CONSTRUCTION OF 2 STORY SINGLE FAMILY RESIDENCE

Name of Applicant or Sponsor:

Telephone: 914-245-2242

E-Mail: CHEFMASONRY@GMAIL.COM

Address: PO BOX 1389

City/PO: YORKTOWN,

State: NY

Zip Code: 10598

	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 governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

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

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

RESET

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
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: _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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: _____	☒	☐	
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			
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 plain?	☐	☐	
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? ☐ NO ☐ YES	☒	☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____			

RESET

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: 1/20/21

Signature: _____

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

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

RESET

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

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

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET

QN-17203/JN-69423/NY

IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THE DRAWINGS IN ANY WAY TO CHANGE THE STRUCTURAL DESIGN OR INTENT. IF A DRAWING BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX HIS SEAL TO THE DRAWING WITH A NOTATION ' ALTERED BY ' FOLLOWED BY HIS SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEMS FILED WITH THE STATE.

NY CERTIFICATION FOR MODULARS
YES _X_ NO ___

THE FOLLOWING ELEMENTS OF CERTIFICATION REQUIRED BY THE MANUFACTURER TO EXCLUDE EACH HOME ARE AS FOLLOWS:
1) DESIGNATED ONLY FOR ERECTION ON A SITE-BUILT PERMANENT FOUNDATION
2) NOT DESIGNED TO BE MOVED ONCE INSTALLED.
3) DESIGNED AND MANUFACTURED TO COMPLY WITH NATIONALLY RECOGNIZED MODEL BUILDING CODE OR EQUIVALENT TO BUILDING CODES FOR ON-SITE HOUSING, OR WITH MINIMUM PROPERTY STANDARDS ADAPTED BY THE SECRETARY PURSUANT TO TITLE II OF THE NATIONAL HOUSING ACT, AND
4) TO THE MANUFACTURER'S KNOWLEDGE IS NOT INTENDED TO BE USED OTHER THAN ON A SITE-BUILT PERMANENT FOUNDATION.

PORCH SLAB,
RAILING AND POSTS
ON-SITE BY OTHERS

NOTE:
GARAGE DOORS SUPPLIED &
INSTALLED BY OTHERS

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
FRONT ELEVATION

BUILDING LOCATION: 363 GRANITE SPRINGS ROAD YORKTOWN HEIGHTS, NY 10598 WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

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

LAYER: FRONT

FILE NO: A17203(66)

SNOW ZONE: 30 PSF

WIND ZONE: ? MPH Vult

WIND LOAD: ? PSF

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
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THE PEAK OF PERFECTION
APEX HOMES of PA, LLC.
7172 ROUTE 522
MIDDLEBURG, PA 17842
PHONE: (570) 837-2333

QN-17203/JN-69423/NY

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NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
REAR ELEVATION

BUILDING LOCATION: 363 GRANITE SPRINGS ROAD YORKTOWN HEIGHTS, NY 10598 WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

WIND LOAD: ? PSF

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

LAYER: REAR

FILE NO: A17203(66)

SNOW ZONE: 30 PSF

WIND ZONE: ? MPH Vult

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
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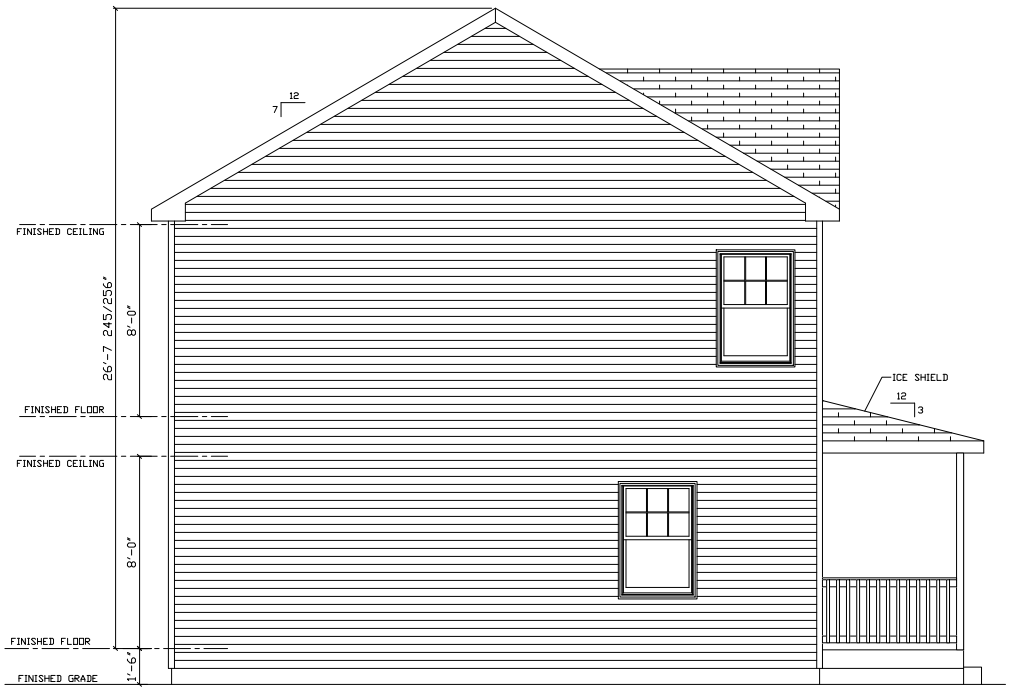

PORCH SLAB,
RAILING AND POSTS
ON-SITE BY OTHERS

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
LEFT SIDE ELEVATION

BUILDING LOCATION:
363 GRANITE SPRINGS ROAD
YORKTOWN HEIGHTS, NY 10598
WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

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

LAYER: LEFT

FILE NO: A17203(66)

SNOW ZONE: 30 PSF

WIND ZONE: ? MPH Vult

WIND LOAD: ? PSF

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
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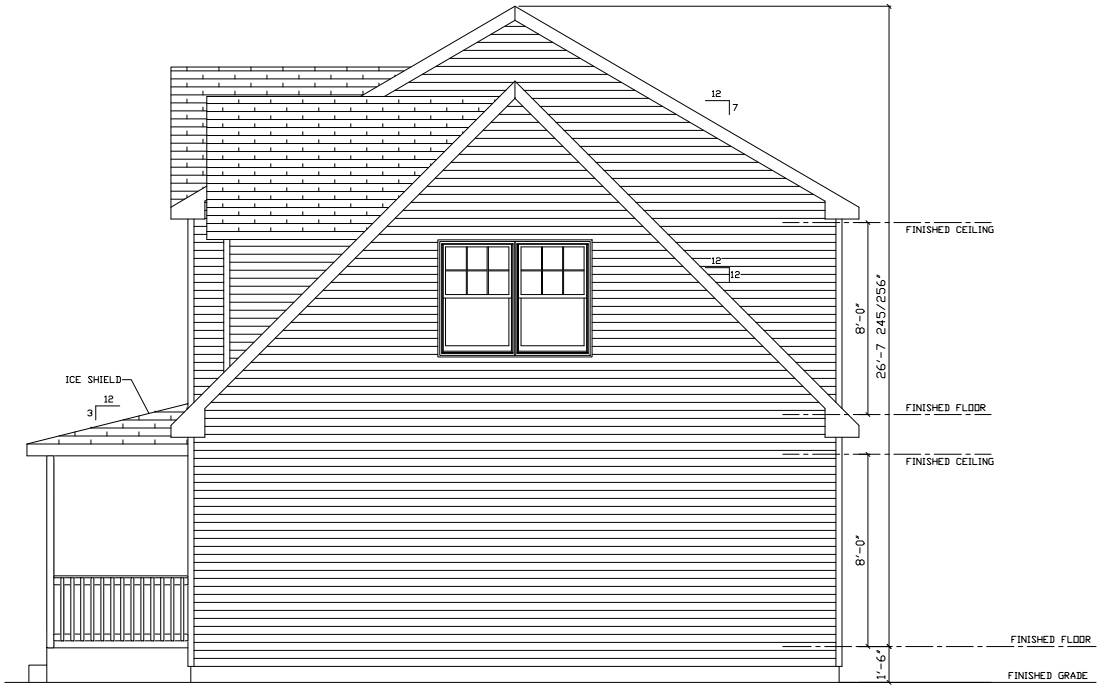

PORCH SLAB,
RAILING AND POSTS
ON-SITE BY OTHERS

RIGHT SIDE ELEVATION

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
RIGHT SIDE ELEVATION

BUILDING LOCATION:
363 GRANITE SPRINGS ROAD
YORKTOWN HEIGHTS, NY 10598
WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

WIND LOAD: ? PSF

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

LAYER: RIGHT

FILE NO: A17203(66)

SNOW ZONE: 30 PSF

WIND ZONE: ? MPH Vult

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
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QN-17203/JN-69423/NY

NEW YORK CODES
2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (WHICH INCORPORATES BY REFERENCE):
2020 RESIDETNAIL CODE OF NYS
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
2017 NATIONAL ELECTRICAL CODE

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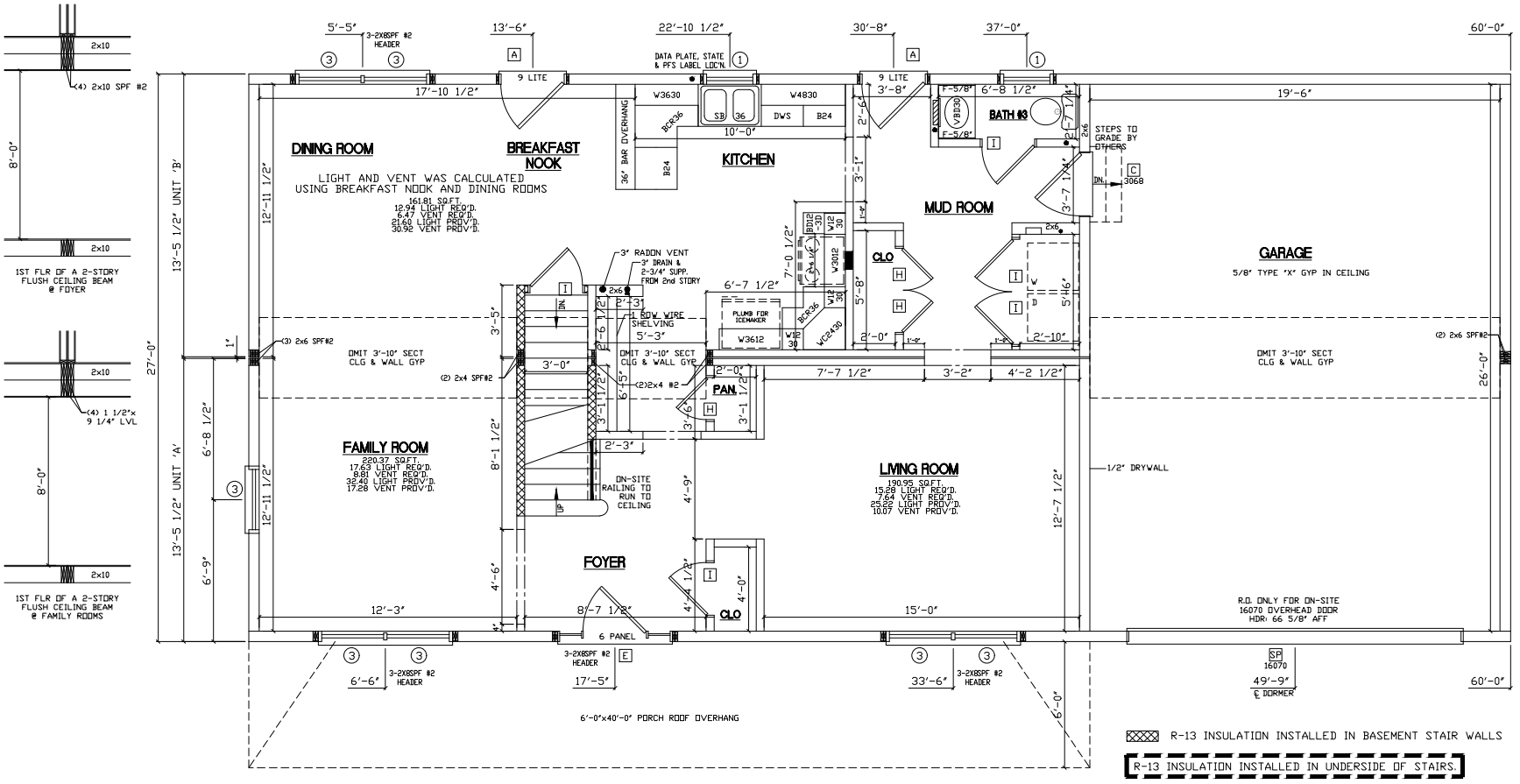
GLENCO SYSTEM CALC'S: (HOUSE)
ALL EXT. LOAD BEARING HDR'S: WITH SPAN OF 5'-2" OR LESS WILL BE (3) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED. ALL REQUIRED JACK STUDS SHOWN ARE 2x6 SPF #2.

ALL M/W HDR'S: WITH SPAN OF 4'-3" OR LESS WILL BE (4) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED.

THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEMS FILED WITH THE STATE.

GLENCO SYSTEM CALC'S: (GARAGE)
ALL EXT. LOAD BEARING HDR'S: WITH SPAN OF ?'-?" OR LESS WILL BE (3) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED. ALL REQUIRED JACK STUDS SHOWN ARE 2x6 SPF #2.

ALL M/W HDR'S: WITH SPAN OF ?'-?" OR LESS WILL BE (4) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED.



NOTES:
1. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A 53,000 BTU LOSS
2. HEAT LOSS WAS CALCULATED WITH R-19 FLOOR INSULATION
3. MW CLASSIC WINDOWS BY PLYGEM
4. 1ST FLOOR SQUARE FOOTAGE = 1080 SQ/FT, GARAGE - 540 SQ/FT
5. 8'-0" 1ST FLOOR CEILING HEIGHT
6. CLG BEAM @ FAMILY ROOM TO BE (4) 1 1/2"x9 1/4" LVL
7. CLG BEAM @ FOYER TO BE (4) 2x10 SPF #2
8. CLG BEAM @ GARAGE TO BE CALC'D
9.

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
1ST STORY FLOOR PLAN

BUILDING LOCATION: 363 GRANITE SPRINGS ROAD YORKTOWN HEIGHTS, NY 10598 WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

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

LAYER: SH1/FP1

FILE NO: A17203(66)

WIND LOAD: ? PSF

WIND ZONE: ? MPH Vult

SNOW ZONE: 30 PSF

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
-	-	-
-	-	-
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THE PEAK OF PERFECTION
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MIDDLEBURG, PA 17842
PHONE: (570) 837-2333

QN-17203/JN-69423/NY

GLENCO SYSTEM CALC'S:
ALL EXT. LOAD BEARING HDR'S: WITH SPAN OF 6'-4" OR LESS WILL BE (3) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED. ALL REQUIRED JACK STUDS SHOWN ARE 2x6 SPF #2.

ALL M/W HDR'S: WITH SPAN OF 5'-2" OR LESS WILL BE (4) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED.

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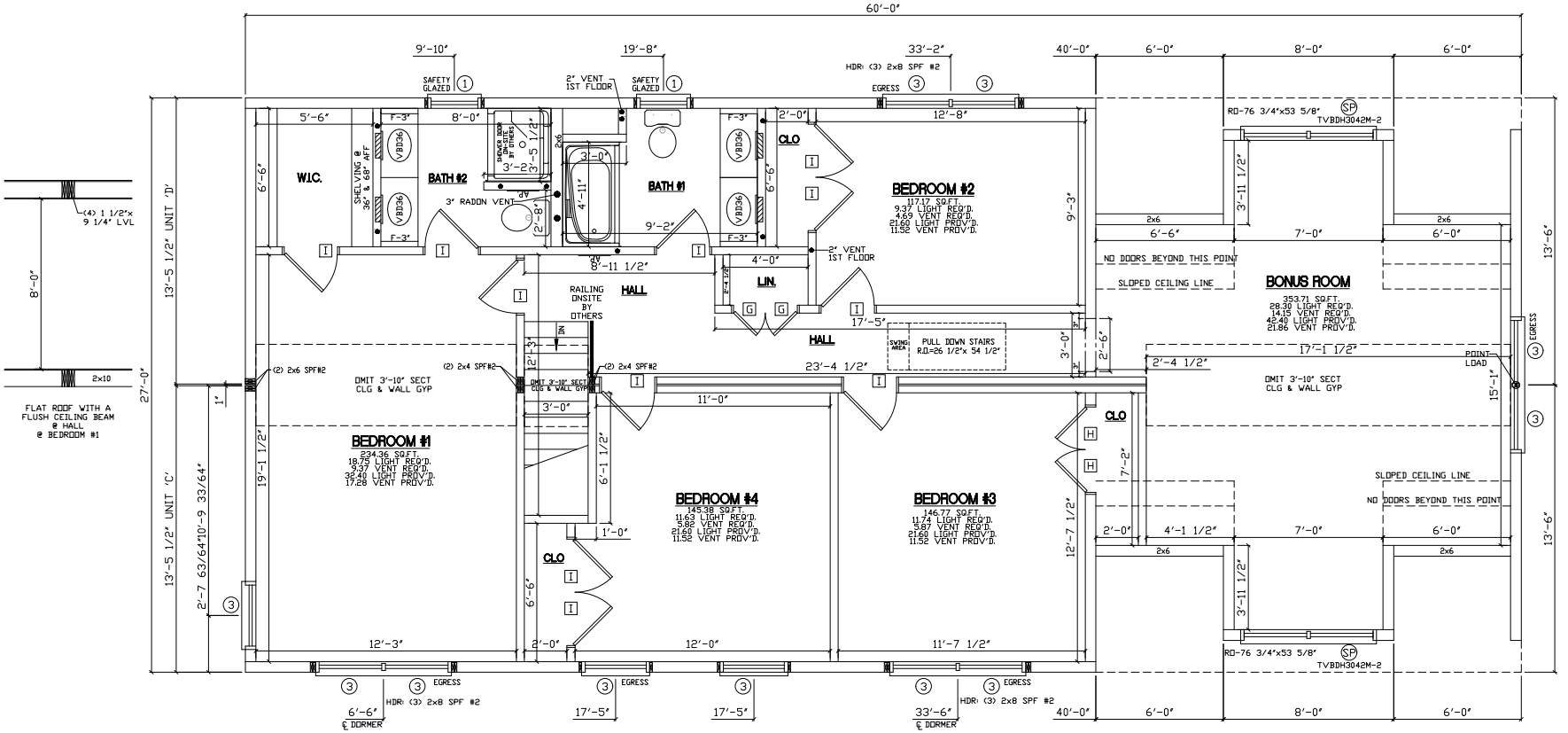

NOTES:
1. MW CLASSIC WINDOWS BY PLYGEM
2. 2ND FLOOR SQUARE FOOTAGE = 1620 SQ/FT
3. 8'-0" 2ND FLOOR CEILING HEIGHT
4. 7/12 STORAGE RAFTER ROOF SYSTEM @ 16" O.C. (HOUSE)
5. 12/12 CAPE RAFTER ROOF SYSTEM @ 16" O.C. (BONUS ROOM)
6. CLG BEAM @ HALL TO BE (4) 1 1/2"x9 1/4" LVL
7. CLG BEAM @ BEDROOM #1 TO BE (4) 1 1/4"x9 1/4" LVL
8.
9.
10.

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
2ND STORY FLOOR PLAN

BUILDING LOCATION: 363 GRANITE SPRINGS ROAD YORKTOWN HEIGHTS, NY 10598 WESTHCHESTER COUNTY
SEISMIC DESIGN CATEGORY: C
WIND LOAD: ? PSF
SCALE: 1/8"= 1'-0"
LAYER: SH2/FP2
FILE NO: A17203(66)
SNOW ZONE: 30 PSF
WIND ZONE: ? MPH Vult

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
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* NOTE :
PLEASE PROVIDE LOCATIONS FOR THE FOLLOWING :
- PANEL BOX / DROPS
- MAIN ELECTRIC
- MAIN WATER SUPPLY
- MAIN SEWER
- (2) PHONE JACKS
- (2) TV JACKS

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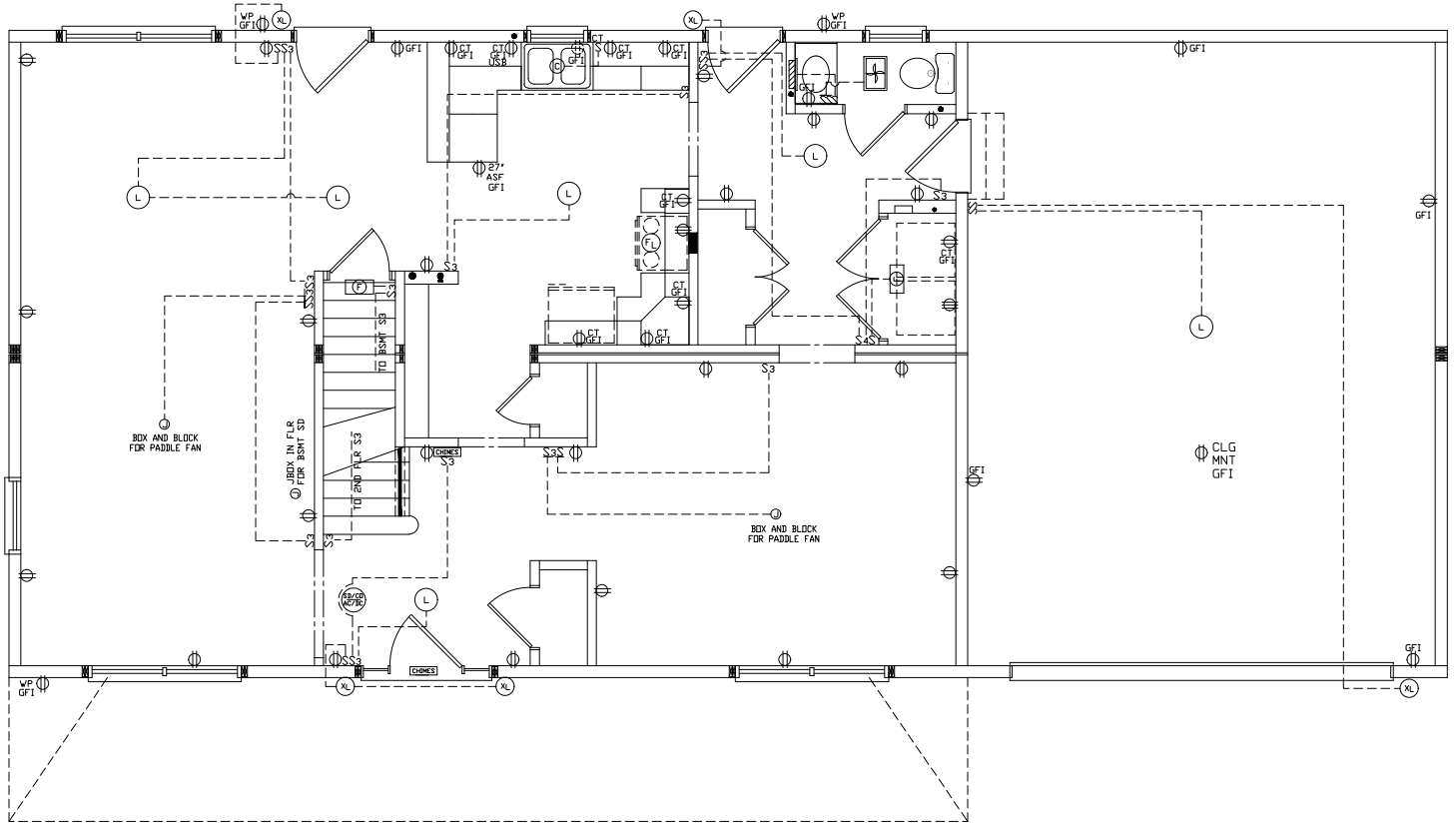

NOTES:
1. ALL LIVING SPACES ARE ARC-FAULT PROTECTED COMBINATION TYPE
2. SEE 2017 NEC NOTE
3.
4.

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
1ST STORY ELECT PLAN

BUILDING LOCATION: 363 GRANITE SPRINGS ROAD YORKTOWN HEIGHTS, NY 10598 WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

WIND LOAD: ? PSF

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

LAYER: SH1 /EL1

FILE NO: A17203(66)

SNOW ZONE: 30 PSF

WIND ZONE: ? MPH Vult

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
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QN-17203/JN-69423/NY

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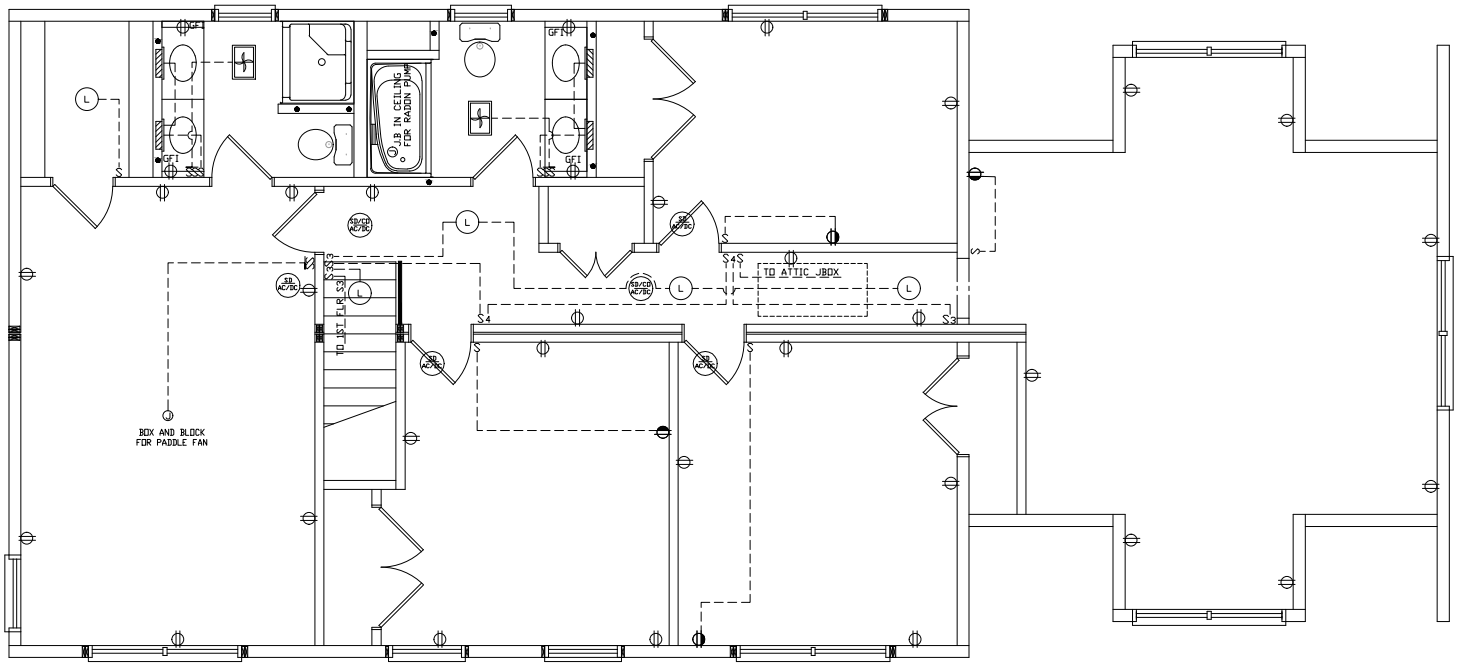

NOTES:
1. ALL LIVING SPACES ARE ARC-FAULT PROTECTED COMBINATION TYPE
2. SEE 2017 NEC NOTE
3.
4.

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
2ND STORY ELECT PLAN

BUILDING LOCATION: 363 GRANITE SPRINGS ROAD YORKTOWN HEIGHTS, NY 10598 WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

WIND LOAD: ? PSF

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

LAYER: SH2 /EL2

FILE NO: A17203(66)

SNOW ZONE: 30 PSF

WIND ZONE: ? MPH Vult

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
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APEX HOME'S of PA, LLC.
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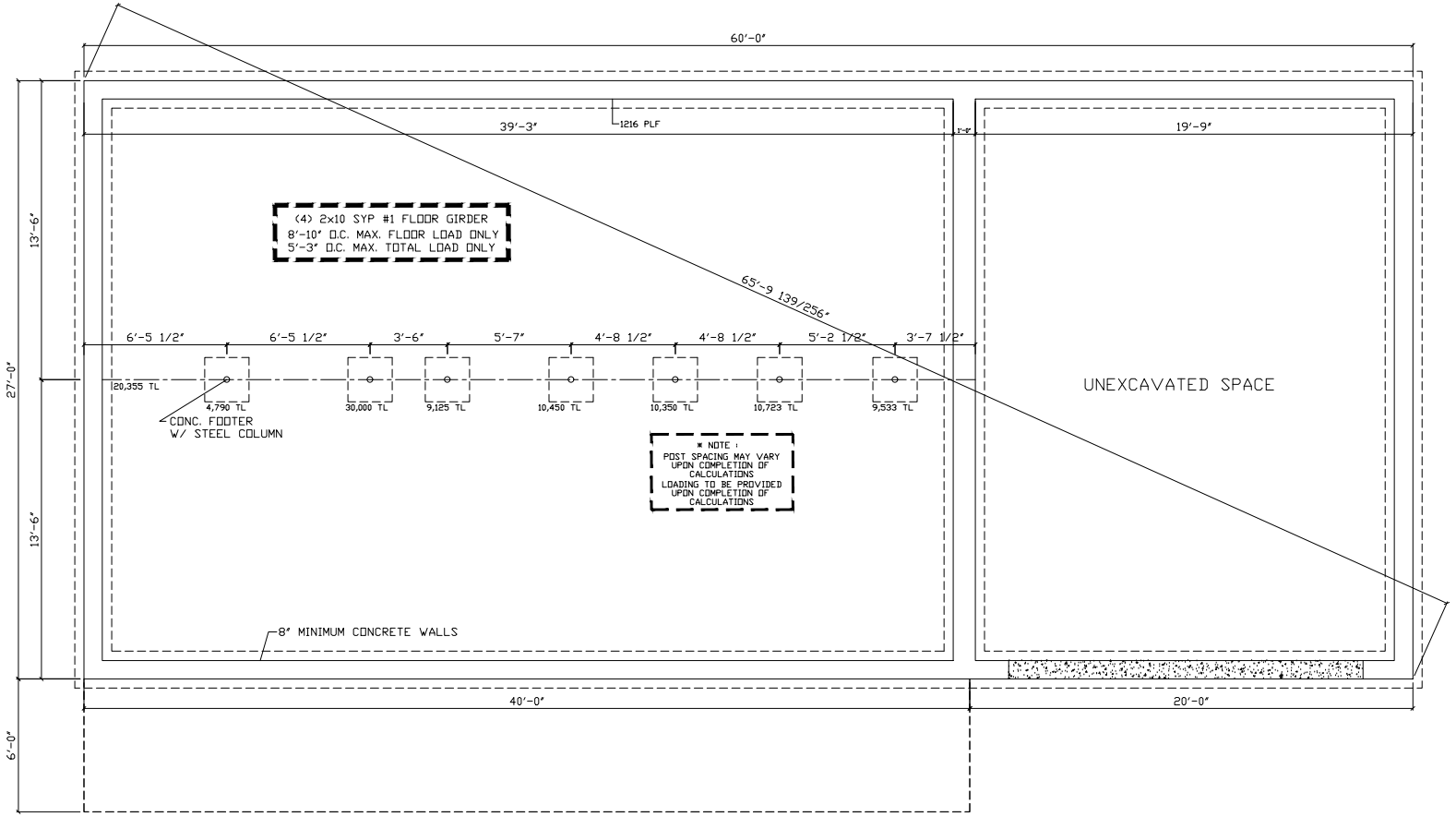

FOUNDATION DRAWINGS ARE TO BE USED AS A GUIDE ONLY. APEX HOMES WILL NOT ACCEPT ANY LIABILITY OR RESPONSIBILITY FOR INCORRECT FOUNDATIONS.

NOTES:
1. FOR ADDITIONAL INFORMATION SEE TYPICAL FOUNDATION DRAWING A15,16 OF THIS SET
2. PERIMETER RAIL ATTACHED TO SILL WITH 16d NAILS AT 6" O.C.
3. PIER FOOTINGS BASED UPON 2000 PSF ALLOWABLE SOIL BEARING PRESSURE
4. CONCRETE COMPRESSIVE STRENGTH: 2500 PSI
5. M OR S TYPE MORTAR TO BE USED
6. MAX ANCHOR BOLT SPACING: 6'-0" O.C. (4'-0" O.C. MAX IN AREAS WHERE WIND VELOCITY IS @ OR EXCEEDS 100 MPH)
7. WINDOWS OR VENTS (INSTALLED BY OTHERS) ARE REQUIRED TO PROVIDE 1/150 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE
8. NOTES ON THIS PAGE TAKE PRECEDENCE OVER NOTES ON TYPICAL FOUNDATION DWG. A15/A16

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY
FOUNDATION PLAN

BUILDING LOCATION: 363 GRANITE SPRINGS ROAD YORKTOWN HEIGHTS, NY 10598 WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

WIND LOAD: ? PSF

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

LAYER: FOUNDATION

FILE NO: A17203(66)

SNOW ZONE: 30 PSF

WIND ZONE: ? MPH Vult

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
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GENERAL NOTES

1. GASKET OR WEATHERSTRIPPING AND INSULATION, EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES, IS TO BE INSTALLED UPON COMPLETION OF THE SET-UP OF THE HOME AT CEILING ACCESS PANELS AND / OR PULL DOWN STAIRS ON SITE BY OTHERS.
2. DRYER VENT DUCT SHALL TERMINATE ON AN OUTSIDE WALL OF A BUILDING NOT LESS THAN 3'-0" IN ANY DIRECTION FROM ANY OPENING INTO THE BUILDING AND MUST BE EQUIPPED WITH A BACKDRAFT DAMPER.
3. TUB / SHOWER CONTROL VALVES TO HAVE A HIGH STOP LIMIT SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120° F (49°C).
4. THE BASEMENT AND / OR ATTIC DOOR MUST HAVE WEATHERSTRIPPING AND A SWEEP PROVIDED AND INSTALLED ON-SITE BY OTHERS.
5. ADD BLOCKING IN WALLS ON ALL ENDS OF CABINET RUNS FOR BASE, WALL, TALL AND VANITY CABINETS TO PULL SIDE OF CABINETS TIGHT TO THE WALL.

2020 RESIDENTIAL CODE OF NY NOTES

1. WINDOW EGRESS REQUIREMENTS MEET 2020 RESIDENTIAL CODE OF NY STATE, SECTION R310.1
2. VISUAL INSPECTION OF THE INSULATION INSTALLATION WILL BE DOCUMENTED BY THE APEX QC DEPARTMENT.
3. BUILDER TO INSTALL A FRESH AIR INTAKE FROM THE ON-SITE FORCED AIR SYSTEM TO MEET THE REQUIREMENTS OF M1507.3.3(1).
4. HOT WATER PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE W/ SECT. N1103.4.2 OF THE 2020 RESIDENTIAL CODE OF NY STATE
5. EXTERIOR WALL FIRE RATING AND REQUIRED FIRE SEPARATION DISTANCES MEET THE REQUIREMENTS PER THE 2020 RESIDENTIAL CODE OF NY STATE TABLE 302.1(1) & (2)
6. BUILDER TO PROVIDE AND INSTALL HIGH-EFFICACY LAMPS IN 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES ON-SITE PER SECTION N1104.1.
7. ALL WINDOWS WITH OPENINGS WHICH OPEN 4 INCHES OR GREATER, ARE 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR, WILL REQUIRE WINDOW GUARDS PER 2020 RESIDENTIAL CODE OF NY STATE SECTIONS R312.2. THE WINDOW GUARDS WILL BE PROVIDED AND INSTALLED ON-SITE BY OTHERS.

ELECTRICAL NOTES

* 2017 NEC NOTES :
1. ALL LIGHT BOXES MUST BE RATED TO SUPPORT 50# FOR NON-PADDLE FANS AND 70# FOR PADDLE FAN BOXES.
2. TAMPER RESISTANT (T.R.) RECEPTACLES REQUIRED THRU-OUT THE ENTIRE HOME, UNLESS NOTED OTHERWISE ON THE PLAN.
3. ALL BALCONIES, DECKS AND PORCHES ACCESSIBLE FROM INSIDE THE DWELLING UNIT ARE REQUIRED TO HAVE ONE WATERPROOF (W.P.) T.R. GFI RECEPTACLE WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH.
4. 1 & 2 FAMILY DWELLINGS ARE REQUIRED TO BE PROVIDED WITH ONE W.P. T.R. GFI RECEPTACLE ACCESSIBLE WHILE STANDING AT GRADE LEVEL LOCATED A MAX. OF 6'-6" ABOVE GRADE AT THE FRONT AND REAR OF EACH DWELLING UNIT.
5. THE GROUNDING CIRCUIT CONDUCTOR FOR THE CONTROLLED LIGHTING CIRCUIT SHALL BE PROVIDED AT THE LOCATION WHERE SWITCHES CONTROLLING LIGHTING LOADS THAT ARE SUPPLIED BY A GROUNDED GENERAL PURPOSE BRANCH CIRCUIT FOR OTHER THAN THE FOLLOWING:
A. WHERE CONDUCTORS ENTER THE BOX ENCLOSING THE SWITCH THROUGH A RACEWAY, PROVIDED THAT THE RACEWAY IS LARGE ENOUGH FOR ALL CONDUCTORS, INCLUDING A GROUNDED CONDUCTOR.
B. WHERE THE BOX ENCLOSING THE SWITCH IS ACCESSIBLE FOR THE INSTALLATION OF AN ADDITIONAL OR REPLACEMENT CABLE WITHOUT REMOVING FINISH MATERIALS
C. WHERE SNAP SWITCHES WITH INTEGRAL ENCLOSURES COMPLY WITH 300.15 (E)
D. WHERE A SWITCH DOES NOT SERVE A HABITABLE ROOM OR BATHROOM
E. WHERE MULTIPLE SWITCH LOCATIONS CONTROL THE SAME LIGHTING LOAD SUCH THAT THE ENTIRE FLOOR AREA OF THE ROOM OR SPACE IS VISIBLE FROM THE SINGLE OR COMBINED SWITCH LOCATIONS
F. WHERE LIGHTING IN THE AREA IS CONTROLLED BY AUTOMATIC MEANS
G. WHERE A SWITCH CONTROLS A RECEPTACLE LOADS
6. ALL 15 AND 20 AMPERE 125 AND 250 VOLT RECEPTACLES INSTALLED IN A WET LOCATION STILL MUST HAVE AN ENCLOSURE AND COVERS THAT ARE WEATHERPROOF WHETHER AN ATTACHMENT PLUG CAP IS INSERTED OR NOT. ALL ENCLOSURES AND COVERS INSTALLED IN WET LOCATIONS MUST BE LISTED AS "EXTRA DUTY"
7. A LUMINARIES WEIGHING MORE THAN 50 LBS. SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS IT IS LISTED AND MARKED FOR THE MAXIMUM WEIGHT TO BE SUPPORTED.
8. ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS BEDROOMS, SUN ROOMS RECREATION ROOMS CLOSETS, HALLWAYS, LAUNDRY AREA, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
9. ALL BATHROOM RECEPTACLES, LAUNDRY RECEPTACLES, EXTERIOR RECEPTACLES AND ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, THE DISHWASHER CIRCUIT OR RECEPTACLES THAT ARE WITH IN 6'-0" OF THE OUTSIDE EDGE OF THE KITCHEN SINK INCLUDING RECEPTACLES UNDER THE SINK OR IN CABINETS ARE REQUIRED TO BE GFI PROTECTED.

CHIEF MAINTENANCE/GRANITE SPRINGS

2740 CUSTOM 2-STORY

BUILDING LOCATION: 363 GRANITE SPRINGS ROAD YORKTOWN HEIGHTS, NY 10598 WESTHCHESTER COUNTY

SEISMIC DESIGN CATEGORY: C

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

LAYER:

FILE NO: A17203(66)

WIND LOAD: ? PSF

WIND ZONE: ? MPH Vult

SNOW ZONE: 30 PSF

STAGE	DATE	DRAWN BY
STF	4/28/20	MS
REV FINAL	5/26/20	MS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

THE PEAK OF PERFECTION
APEX HOMES of PA, LLC.
7172 ROUTE 522
MIDDLEBURG, PA 17842
PHONE: (570) 837-2333

JOB NUMBER: R.O. 1979-20-24

GENERAL NOTES

1. Gabriel E. Senor, P.C. is not responsible for construction supervision unless retained under separate contract.
2. Gabriel E. Senor, P.C. must be notified prior to backfilling any storm water system for inspection if The Engineering Dept. will require a final letter of certification from the design engineer for the storm water approval, site work and drainage installation.
3. Any changes made to these plans shall be approved by Gabriel E. Senor, P.C. Any changes must be filed and approved by the appropriate Department as amendments.
4. Gabriel E. Senor, P.C. is not responsible for damages if changes are made and not approved as in item 1 above.
5. All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and must report all discrepancies to the Design Engineer prior to the start of construction.
6. All work and materials shall comply with all applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, ACI and AISC.
7. The Contractor is responsible for all construction means and methods to implement the designs shown.
8. Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal Agencies' requirements.
9. The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction.
10. Final grading shall be sloped away from the building and foundations.
11. Unless noted, all drainage piping on this plan is to be 6" Rigid HDPE ASTM F810-07 or better.
12. This storm water design plan is not designed to accept footing drains. Refer to Architectural plans for footing drain design. Do not connect footing drains or sump pumps to this surface water drainage system.
13. If the drainage system is to be built in a filled area, the fill should be well drained material with a settling period of one to three months prior to the system installation. Additional percolations are required after the settling period and the system design will be revised as necessary.
14. Proposed Silt Fence to be installed along existing and proposed contours.
15. Orange Construction Fence to be installed along the limits of the proposed disturbance limits line.
16. Roof leaders to be connected to the drainage system with 6" rigid HDPE pipe at 2% min. slope or as shown.
17. The Contractor and all Sub-Contractors must submit a "Contractor Certification Statement" as per section 294-8 of the NYSDEC "Stormwater Pollution Prevention Plan" manual prior to the start of construction.
18. If imported fill material is required, it shall be certified in writing by a New York State licensed Professional Engineer as non-contaminated, clean fill suitable for the intended use. Percolation tests shall be performed by the Design Engineer to demonstrate that the stormwater management practice will draw down the entire water quality volume within 48 hours. The results of the percolation test (s) shall be submitted to the Municipal Engineer for review and approval.
19. All proposed temporary seeding mixture shall be in accordance with the New York State Standards and Specifications for Urban Erosion Control, dated August 2005.
20. New sewer laterals are required for all new construction. Laterals must be extra heavy cast iron or ductile iron pipe or as directed by Municipal Engineer.
21. Connection permits are is required from the Department of Public Works for Sewer, Water, and Storm Water System overflows.
22. All trenches in the Municipality Right of Way must be backfilled with controlled density fill (k-crete) or as directed by Municipal Engineer.
23. A street opening permit must be obtained from the Municipality, all work in the Right of Way and an inspection performed prior to back filling and final approvals.
24. Replace or re-lay stone curb as directed by Municipal Engineer
25. A non-conversion agreement for the basement in Special Flood Hazard Zone must be signed and filed prior to the issuance of a C. of O. for properties subjected to flooding.
26. Curb cut permit is required from the Department of Public Works. Curb cut maximum width is 18 feet.
27. The contractor shall schedule with the Municipality a rough grading inspection prior to any framing of a building above the first floor braced decking. Excess soils of significance shall be removed and disposed of upon completion of the rough grading.
28. The structures for the storm water management system shall be installed at the earliest date possible when the structure's roof is complete. The contractor shall consult with the Municipality and schedule this work upon completion and inspection of the rough grading activities.
29. The contractor shall secure a Street Opening Permit with the Municipality for all work to take place on the right of way including construction of a new driveway apron, and installation of new service laterals.
30. If necessary, the Contractor shall secure a Tree Removal Permit with the Municipality prior to the commencement of construction activities.
31. Contractor required to provide Dig Safe NY ticket prior to issuance of permits.

EROSION CONTROL NOTES

INSTALLATION & MAINTENANCE OF EROSION CONTROL

CONSTRUCTION SCHEDULE

NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES

1. Install all erosion control measures prior to start of construction.
2. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 Days prior to finish.

INSPECTION BY MUNICIPALITY

MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

1 After any rain causing runoff, Contractor to inspect silt fences, etc. and remove any excessive sediment and inspect stockpiles and correct and problems with seed establishment.
2 Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.

STOCK PILING OF EXCAVATED MATERIAL

1 Strip Topsoil and Stockpile.
2 Stockpile Excavation Subgrade.
3 Seed piles with 1 lb. total annual rye or remove from site within two days.

INSPECTION BY MUNICIPALITY

FINAL GRADING

1 Remove unneeded subgrade from site.
2 Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

INSPECTION BY MUNICIPALITY

LANDSCAPING

1 Spread topsoil evenly over areas to be seeded. Hand rake level.
2 Broadcast 1 25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.

Rainfall intensity was utilized for 25 Year storm event at 6.41" for a 24 hour rainfall in Westchester County. The development is the construction of a single family residence with associated impervious areas. The site originally consisted of a vacant lot. For the post development condition, excess surface stormwater generated by the impervious surfaces of the building and the driveway areas shall be stored in cultec drainage structures to be constructed on-site.

Runoff is to be mitigated by one system of 330 xl Cultec drainage structures which will be connected to the roof leader system of the entire house.

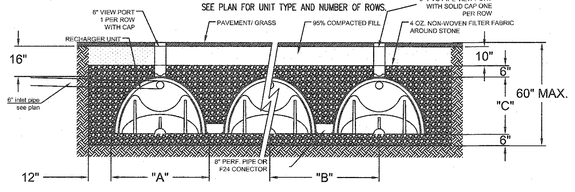
The system is designed to take the runoff of all impervious areas on the property. (approx. 2700 s.f.) The system is designed for 3000 SF. This system consists 8 cultecs. See configuration on Site Plan.

Given the Post Development basin routing runoff rates for the selected storms shown peak runoff has no significant net increase of those of the Pre Development condition. It is concluded that the proposed design satisfactorily meets the Village regulation of no net increase in the rate of offsite storm water discharge.

Zoning Analysis Chart R1-20		
	Required/ Allowable	Actual
Lot Area (Sq. ft.)	20000	20890
Lot Width	100	117
Lot Depth	100	175
Front Yard (ft.)	40	40
Corner Lot Front	40	75
Side Yard	15	40
Rear Yard (ft.)	40	40
Max Height	35	28.7
Min Usable FloorArea	800	2160
Off-street Parking	1	2
Bldg Coverage	20%	6%

* VARIANCE REQUIRED

DETENTION SYSTEM



GENERAL NOTES

Maintain 10 ft. clearance to buildings and private property lines.

This system is only designed to receive runoff from the new additional impervious surfaces.

Do not connect footing drains to this system . Install separate system for the footing drains and sump pumps.

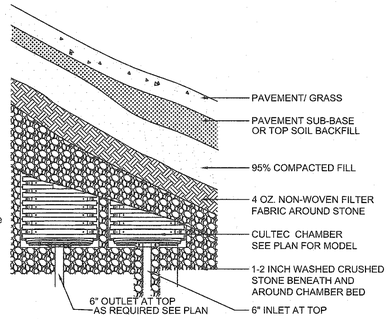
Recharger unit by Cultec, Inc. of Brookfield, ct. refer to Cultec, Inc.'s current recommended installation guidelines.

Use recharger 330HD heavy duty for traffic and/or H20 applications.

Recharger 330HD heavy duty units are marked with a color stripe formed into the part along the length of the chamber.

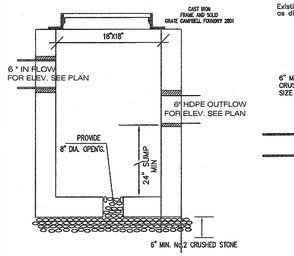
All recharger chambers must be installed in accordance with all applicable local, state and federal regulations.

Unit	A	B	C
Contractor 100	36"	40"	12.5"
Recharger 180HD	36"	39"	20.5"
Recharger 330XLHD	52"	58"	30.5"

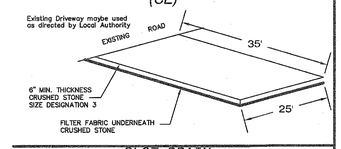


SEE PLAN FOR ACTUAL LOCATION AND ELEVATIONS OF PIPES

WATER QUALITY STRUCTURE (WQ) 18"X18"

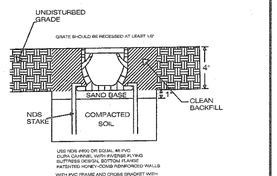


CONSTRUCTION ENTRANCE DETAIL (CE)

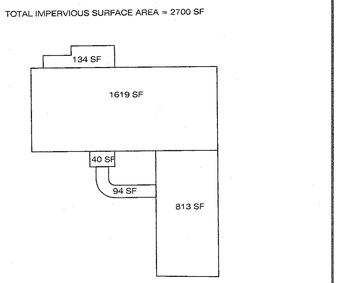


SLOT DRAIN

N.T.S.

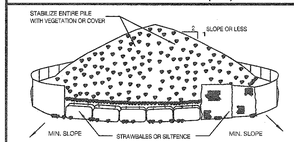


IMPERVIOUS SURFACE



IMPERVIOUS SURFACE TOTAL = 2700 sq.ft.

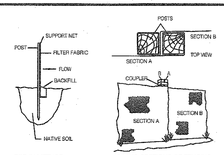
SOIL STOCKPILING (SS)



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALLS, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

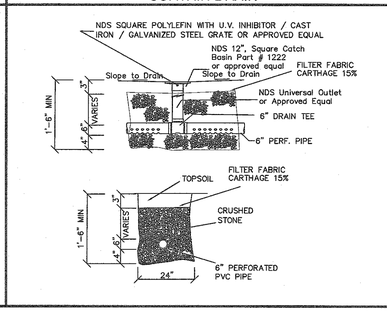
SILT FENCE (SF)



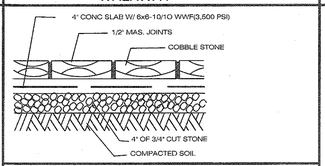
INSTALLATION NOTES

1. EXCAVATE A 4 INCH * 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION WALL OF THE TRENCH (NOT SIDE AWAY FROM THE POSTS AGAINST THE BACK (DOWNSTREAM) DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE FROM THE TRENCH BOTTOM. FABRIC IS APPROXIMATELY 2 INCHES
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH. UNDISTURBED BOTTOM OF THE TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

CURTAIN DRAIN



WALKWAY



POST CONSTRUCTION MAINTENANCE

POST CONSTRUCTION MAINTENANCE:

1. Land Owner to visually inspect all stormwater structures for silt and debris during May and November of each year. Any silt and debris to be removed by jet vacuum if within 12" of lowest pipe invert (min 24" sump required.)
2. De-compaction of soils following construction is recommended. This will not only aid in the re-establishment of vegetation following construction, but will help to ensure that lawn area is pervious in the future.
3. Verification of the ownership of any tree designated to be removed near the property line prior to the tree removal.

DRAINAGE CALCULATION

Soil and Percolation Rate

Soil percolation Tests were done at the site and performed in accordance with the procedure outlined in the "Stormwater Management Wrestchester County Stormwater Best Management Practices Manual Series." The rate on the tests performed were as follows:

Perc Test # [illegible] 36 inch deep Rate = 45 min/3" DROP
12 inch dia.

Drywell Design
This design procedure follows the procedure outlined on Page 6.23A.25 of the above mentioned Manual.

Design Criteria
The impervious surface = 5005 S.F.
1. Use toe design storm criteria of 25 Year Storm. 24 Hour. Zero net increase in runoff.

2. Provide subsurface disposal system consisting of Cultec Recharger 330XL embedded in 1.5" to 2"crushed stone as per detail.

3. Determine Soil Percolation Rate.

A. Area of Soil Percolation (Ap)
Surface Area of Cylinder (As)
As = 2 x 3.14 x (Avg. depth of water)
As = 3.14 X [illegible] X [illegible] 0.83
As = 2.61 S.F.

Bottom Area of Cylinder
Ab= p X r^2
Ab= 3.14 X 0.5 ^2
Ab= 3.14 X 0.25
Ab= 0.78 S.F.
Ap= As + Ab
Ap= 3.39

B. Volume of Percolation (Vp)
Vp= Ap X
Vp= 0.78 X 0.25
Vp= 0.20

C. Soil Percolation Rate (Sr)
Sr = (Volume(Vp)/ Area (Ap)) (Time RAte/PER 3" DROP) X 60 min X 24hr
Sr = 0.20 / 3.39 / 45 x 1440
Sr = 1.85 C.F./S.F./DAY
Sr = 1.85 - 25% CLOGGING FACTOR
Sr = 1.39

4. Calculate Required Storage Volume (Vs)
25 Yr. Storm 24 Hour Rainfall is 6 inches
Using the Table 3-2 on Page 3.7, Lawn with 75% Grass Cover in fair condition, and Hydrologic CB [illegible] for soils of this type.
The area [illegible] 76 The CN number for pavement is 98.

Using Table 3-4 on Page 3.10 for a 25 Yr. Storm the depth of runoff
CN= 98 Runoff is 6.44 inch 0.53 ft
CN= 98 runoff is 3 inch 0.25 ft.

Volume of Storage R (Vs)
Vs= .5 Volume X Area of Impervious Surface
Vs= 0.25 X 3000
Vs= 833 C.F.

5. Calculate Volume of Cultec Chamber (per L.F.(Vr)

Vr= Volume of Chamber = Volume of Gravel
Vs= 14.5 C.F./L.F + 8.66 C.F.
Vs= 23.05 C.F./L.F.

6. 24 Hour Percolation Rate Volume Per Cultec Chamber (Vp) (per L.F.)
Vp= bottom Surface Area of Gravel X Soil Perc Rate (Sr)
Vp=C 11 x 1.39
Vp= 15.28 C.F./L.F./Day

7. 24 Hour Volume per Cultec Chamber (Vt) (per L.F.)
Vt= Vs + Vp
Vt= 23.55 + 15.28
Vt= 38.83 C.F./L.F./Day

8. Required Number of Cultec Chambers
Dn= Required Volume of Storage/ Total Volume per Cultec Chamber (* L.F.)
Dn= 853 C.F./ 38.83 C.F./L.F./Day
Dn= 21.96 L.F.

Dn Number of Units Required
Dn= 21.96 L.F. / L.F. per unit
Dn= 3.1 Cultec Chamber Units USE
Use 4.0 Units (two per row)

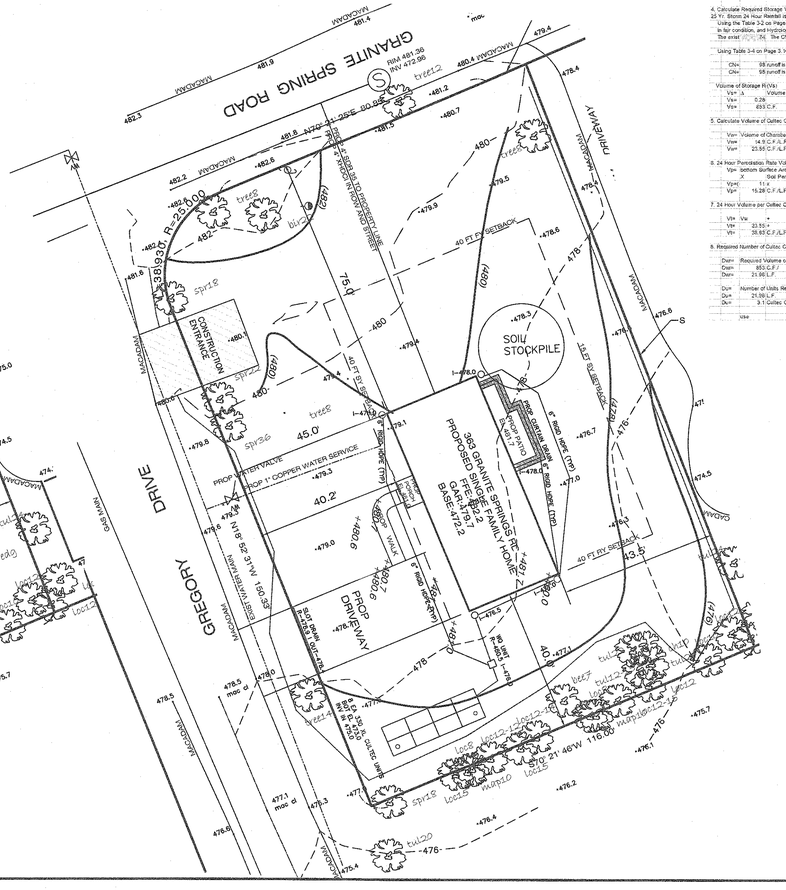
VICINITY MAP

LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SF——SF——SF— SILT FENCE /AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- ——102—— EXISTING GRADE (102)
- PROPOSED GRADE
- 14TREE SIZE TREE TO BE REMOVED

EXISTING CONDITIONS AND TREE REMOVALS

STORMWATER AND GRADING



* VARIANCE REQUIRED

1	9-16-2020	zone chart	es
NO	DATE	DESC	BY

REVISIONS

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN

PREPARED FOR: JON FARREL
STREET: 363 GRANITE SPRING RD

CITY: YORKTOWN, NY

A.K.A. SECTION 27.14 - TAX BLOCK 1 - LOT 17

LOT No. 17

SITUATED IN THE
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

STATE OF NEW YORK ELIOT SENOR No. 081827 LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: JUNE 15, 2020
DRAWN BY: GC | CHECKED BY: ES.

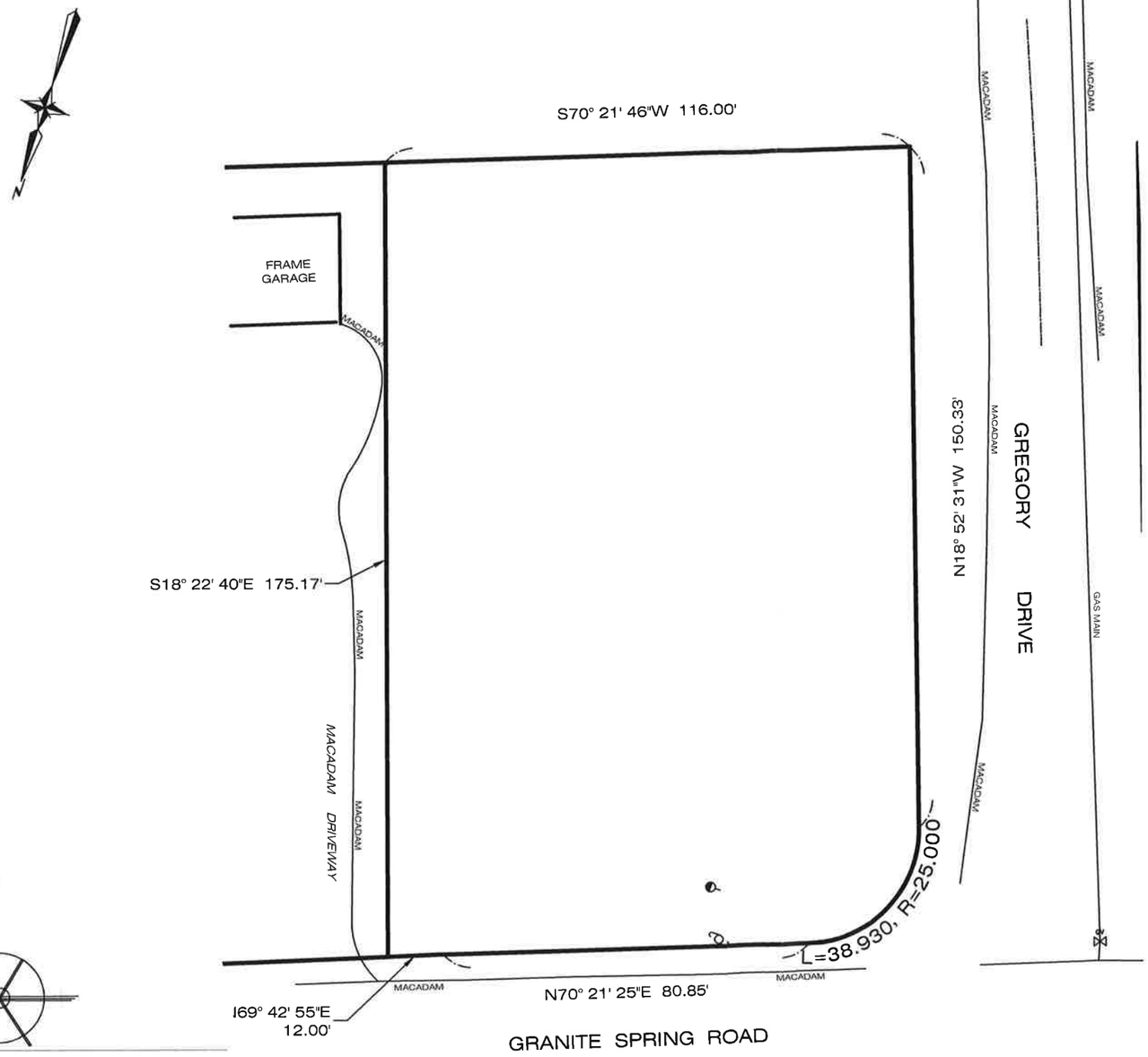
SHEET 1 OF 1 SHEETS

P:\DWG Drawings\RO#\RO15013.dwg, 9/16/2020 12:55:11 PM

JOB NUMBER: RO.15013-1

LEGEND

- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GV GAS VALVE
- LIGHT POLE
- TRAFFIC POLE
- (T) TELE. MANHOLE
- ELECTRIC BOX
- (S) SEWER MANHOLE
- (W) WATER MANHOLE
- (E) ELECTRIC MANHOLE
- (D) DRAIN MANHOLE
- (M) MANHOLE
- +242.5 EXIST ELEV.
- +(242.5) PROP'D ELEV.
- EVERGREEN
- 14 TREE | SIZE



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90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on May 11, 2020, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown . A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed.Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

NOT FOR TITLE TRANSFER

SURVEY OF
LOT No.1
AS SHOWN ON SUBDIVISION MAP OF
CRISDCI ESTATES
LOCATED IN THE
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK.

SCALE: 1" = 20' DATE: MAY 11, 2020

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on October 20, 1966 as R.O. Map number 15013.

P:\DWG Drawings\RO#\RO15013.dwg, 9/16/2020 12:59:01 PM